

**CRANBROOK PLAN DEVELOPMENT  
2013-2031: February 2019**

**ANSWERS: Issues and Questions  
For Examination  
29 November 2019**

**P. Boekman (367)**

**Matter 8      Phasing**

**Issue 11      Is the Phasing Programme Within (Policy CB7) Positively Prepared, Justified and Effective?**

- Q118      There is no evidence within the official documents prepared and issued by East Devon District Council inclusive of the Sustainability Appraisal 2017 in the East Devon Local Development Scheme 2018 and the East Devon Local Plan 2013-2031 that any comprehensive feasibility has been prepared to achieve a coordinated appraisal to ensure measured release of sites over the planned period that confirm with the developer's contractual programme of works.
- Q119      It is not known whether multiple landowners have reached an agreement, this is subject to the legal procurement of East Devon District Council. There is nothing within documentation prepared which clarifies uncertainty for owners of smaller landholdings.
- Q120      Is to be improved by the developer's confirming on purchase of the land by preparing a detailed programme with reference to providing buildings.
- Q121      There is no evidence of the occupation restriction having been validated and there is no evidence that there are funds available to enable the delivery of the infrastructure which is due to Government restriction on finance. As stated there is no clarification with reference to the expansion area of CB2 to CB5 and a programme for the works accordingly.
- Q123      East Devon District Council have to legally confirm the position of SANGS which is to be put in place before any development of new housing is processed. There is no evidence in the documentation submitted on how this will be done.
- AQ11      Feasibility study is required to ensure that the phasing programme complies with Positively prepared, Justified, and Effective. There is no evidence within the document submitted by East Devon District Council that any of the questions Q118 to Q124 have been answered in a proper and comprehensive manner.