

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

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

P. Boekman (367)

Matter 9 Infrastructure Delivery

Issue 12 Is the Infrastructure Delivery Envisaged by Policy (CB6) Justified and Realistic?

Q125 The infrastructure requirements on the development of this magnitude critical. There is no evidence within the documentation issued by East Devon District Council that the feasibilities prepared for road transport; rail transport and footprint are practical. There is no proper viability document.

Q126 The Cranbrook Infrastructure Delivery Plan attempts to be justified and effective but fails on both categories with reference to the infrastructure projects identified in the IDP. The projects are identified in the IDP are critical for the delivery of the Cranbrook Plan and it would be impossible for the project to be completed with any meaningful usage without it. There is grave doubt that the infrastructure proposed is deliverable due to the practical and financial restraints caused by Government financial policy.

Q127 The higher burden of infrastructure delivery has to be incorporated within the feasibility with reference to the development costs and the resale prices on properties other than Local Authority finance.

Q129 Allocation of costs and responsibilities referred to in Question 127.

Q130 Policy CB6 is not justified or effective. It will be impossible for the developers to provide the common infrastructure to make the transit development successful, not able to view the infrastructure delivery plan that is claimed as being produced for the district as a whole. Do not consider that the S106 legal agreements will be sufficient to provide the infrastructure and financial contributions required for a development of this size.

Q131 The allocation boundaries are insufficient as a stand-alone policy for a development of this size.

Q132 It is deemed that the developers will not provide finance for a town centre until additional homes have been built and sold. Even though there is still no guarantee that the developers will comply and provide a town centre. There are ongoing difficulties with the town centre for the existing development.

Q 133 The increased demand for school places will have an adverse effect on the existing Whimple primary school.

AQ12 The continuing reliance on developer finance to provide the infrastructure for the project is defective and not adequate for a development of this size. Additional outside finance and control will be required from East Devon District Council to provide the infrastructure required.