

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

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

**P. Boekman (367)**

**Matter 18      Town Centre**

**Issue 32      Is the Cranbrook Town Centre Policy (CB22) Justified and Effective?**

Q217      Not answered

Q218      There is no confirmation that the expansion areas will facilitate the delivery of the town centre. The developer's and EDDC are still in legal discussions regarding the delivery of the town centre.

Q219      Not answered

Q220      Not answered

Q221      There is no confidence that the town centre will be delivered which is a crucial factor with any development, especially for the development of some 5,000 dwellings.

Q222      The delivery mechanism for the town centre and market square is by development led finance and sale of houses.

Q223      Due to the nature of Cranbrook as a new town, there is no justification for residential use within the town centre.

Q224      There is no delivery mechanism in place for the neighbourhood centre reference the low take-up of premises in Phase 1. There is no demand.

Q225      Modular units are not applicable in the development of this size and should be omitted.

Q226      Town centre public space will be maintained by the Cranbrook Town Council. Reference should be made to the underfunding within the budget. Cranbrook Town Business Plan 2019-2024

Q227      Sustainability of the proposed market is not evident.

Q228      None of the new residents would be sustainable to achieve the objectives of the Cranbrook town without a town centre. It is inconceivable that a new town would be proposed without a town centre.

Q229      The Council does not have to finance to achieve the delivery of a town centre prior to any new phases of development.

Q230      Not answered

Q231      Not answered

Q232      Not answered

AQ32      The Cranbrook town centre policy requires revising in its entirety due to legal and financial restrictions.