

# **SINGLE ISSUE REVIEW OF CORE STRATEGY POLICY CS7 (SIR)**

## **MATTER 5: DELIVERABILITY**

**ON BEHALF OF: NEWMARKET HORSEMEN'S GROUP**

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## **Pegasus Group**

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | Gloucestershire | GL7 1RT  
**T** 01285 641717 | **F** 01285 642348 | **W** [www.pegasuspg.co.uk](http://www.pegasuspg.co.uk)

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester  
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**1. ISSUE 5.1**

**1.1 The trajectory**

1.1.1 No comment.

**2. ISSUE 5.2**

**2.1 Is the level and distribution of housing based on a sound assessment of infrastructure requirements and their deliverability, including expected sources of funding?**

2.1.1 This is the main area of concern for the NHG and this concern has been justified by the Council's response to the questions raised by the Inspectors in June 2017 (see Council's response to question 4).

2.1.2 The NHG notes that the response refers to an emerging programme of improvements to horse walks and crossings and that funds have been identified despite also saying that reviews are ongoing. This programme of works and the source of funding is not identified in the evidence base and is not referred to in the Infrastructure Delivery Plan. The ability to deliver the proposals, the extent to which they mitigate impacts and the associated costs for individual developments in Newmarket has not and cannot be assessed. The NHG does not consider this to be a sound assessment of such matters – an opinion expressed consistently through representations to various iterations of the document.

2.1.3 The NHG considers that this raises concerns about the deliverability of infrastructure required to deliver the Plan and as such it cannot be judged to be positively prepared or justified.

**3. ISSUE 5.3**

**3.1 Is the housing set out in Policy CS7 financially viable?**

3.1.1 In light of the responses to Issue 5.2 above, the NHG considers it is not possible to answer yes to this question unless it is the Council's intention to allow housing development in Newmarket to come forward without contribution to planned improvements to horse walk/crossings. This is not understood to be the intention when the Site Allocations Local Plan is read.