

Cranbrook Plan

Matter 3: Housing Strategy

Statement from Richard Ayre on behalf of Baker
Estates Limited

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Q37: It is important that the Plan provides sufficient land to allow a choice and mix. If the Plan were to seek too high a density throughout based on historic completions then that will prevent the diversity. It would be normal for densities to reduce as distance from the centre increases.

Q38: In general the policies and guidance are appropriate but subject to some specific matters raised in relation to the CB5 policy set out in a separate statement and comments below.

Q43: A Comprehensive Development Scheme (CDS) may be helpful or relevant in some instances but in other instances might just become an extra layer of planning administration that is not necessary. This would lead to delays and uncertainty. Therefore these should be regarded as an option rather than a requirement. For example, where it can be demonstrated or adjudged that each owner within an expansion area is not prejudicing the delivery of other parts and there is a fair distribution of the infrastructure burden, individual applications should be capable of determination. What is important is for no one owner to be able to ransom or time ransom another through not allowing connections, easements or delaying infrastructure provision. This could be set out in policy and specified in planning permissions.

Q44: I make similar observations as for Q43. As worded there is potential for one land area to frustrate delivery of another so there needs to be flexibility and potential interim solutions. Again if an application is acceptable then a phasing strategy might well become an unnecessary extra layer of planning. On detailed evaluation, it is possible that the requirement for undergrounding of the power lines will make the expansion undeliverable or unviable so this should not be an absolute requirement. It would be possible if needs be to plan around the power lines in situ albeit it is recognised that this is a plan B rather than a Plan A. Recognising that power distribution companies are private entities with commercial aspirations, the Plan is more likely to achieve its aspirations by allowing flexibility than to limit scope through policy requirements.

Q47: higher build out rates are achievable if there is flexibility and interim solutions are accepted pending delivery of permanent infrastructure. It may be that there needs to be sufficient pools of funding from plot completions to allow delivery of certain items of infrastructure so there is a danger of a stall on one part of the development stalling other parts. If more parts of the expansion areas are allowed to come forward there is a greater chance of diversity of product meeting different needs in the market even if there is a lag in all the non essential infrastructure.