

Cranbrook Plan

Matter 8: Phasing

Statement from Richard Ayre on behalf of Baker
Estates Limited

January 2020

Q118: the council needs to be careful it does not restrict delivery of different areas because that will slow the overall delivery rate and limit the choice of product available. More outlets will result in more completions. There is a limit to what a DPD can achieve and the market will manage release itself. The main policy requirement should be to prevent one part of the plan area from ransoming or time ransoming another in relation to infrastructure.

Q119: in the case of Baker Estates we have a fairly substantial area under our control and our intention would be, as always, to engage in meaningful and purposeful discussions with the council pre application as well as to liaise with other owners. We would want to be clear on what our infrastructure requirements are to be prior to application and our previous experiences with East Devon Council lead us to believe that a fair and reasonable outcome and distribution will be achieved. Therefore this can be co-ordinated by the Cranbrook team rather than requiring agreement between owners directly. Having said that, the owners of The Grange land are talking to each other and it can be expected that an agreement will be reached.

Q121: interim solutions might well be required. The Plan is created at a point in time so is not likely to be able to be prescriptive on what those interim solutions might be in detail in the future.