

Cranbrook Plan

Matter 9: Infrastructure Delivery

Statement from Richard Ayre on behalf of Baker
Estates Limited

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General comment:

The questions imply an assumption that in total there is an uneven distribution. As always once we get into the detail of different planning applications and full assessment of each of the constraints, the viability of each area might change. In the case of the Grange, it is not a matter affecting overall deliverability and hence affecting the soundness of the allocation but the final development area available will be affected by matters like the solution to the pylons, amount of employment land required and solutions to ensure zero carbon at the furthest point from the CHP. The Grange being on the eastern extremity is also likely to be a lower density character so will not necessarily have the same economies as the more town centre locations.

Rather than trying to redistribute, there should be flexibility to reduce the infrastructure requirement where viability is threatened for each area such that the more negotiable infrastructure requirements are managed as justified and required at application stage.