

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

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

P. Boekman (367)

Matter 16 Subject Specific Policies (1)

Issue 22 Is the Policy for Self Build Homes (CB12) Justified and Effective?

Q180 There is no justification for the allocation of 4% self-build homes in a projective new town of this size. This is impractical.

Q181 It is uneconomic to require developers to work with self-build groups rather than selling onto a third party.

Q182 The provision of alignment with a number of individuals on the Council's registrar is irrelevant. Those individuals would not be able to obtain finance for self-build.

AQ22 The policy for self-build homes in the Cranbrook Plan is unrealistic and should be omitted.

Issue 23 Is the Policy for Zero Carbon (CB13) Justified and Effective?

Q184 The zero-carbon allocation is an inadequate provision to comply with the national policy.

Q185 The supply of energy will be restricted by the requirement to connect to the local CHP as there is a need for it to be expanded due to the new development.

Q186 It will be impractical for the policy to relate to Zero Carbon Neutral at this time.

Q187 There is no reason why all dwellings cannot be within 400 metres of the basic facilities listed. The existing development at Cranbrook is extremely poor in providing any provisions of this nature.

Q190 The existing CHP facility relies on electricity.

AQ23 The policy for Zero Carbon on this development is restricted due to the local CHP provision which is not adequate for a development of this size.

Issue 24 Is the Policy for Safeguarding Land for Energy Uses, Justified (CB14)?

Q192 Not answered

Q193 Not answered

AQ24 Not answered

Issue 25 Is the Policy for Suitable Alternative Natural Green Space (SANGS) (CB15) Justified and Effective?

Q194 The (SANGS) funding for maintenance is essential.

Q195 Any paths within a (SANGS) should retain a natural character. The policy should be amended.

Q196 The length of all (SANGS) walks should be amended to 2.5 km in length to comply with the regulations identified in HRA.

Q198 It is crucial that the (SANGS) is in place prior to the first occupation of the dwellings as it is a legal requirement and part of the proposed plan.

Q202 It is essential that EDDC is permitted to the wider green infrastructure strategy prior to the implementation of the expansion areas.

AQ25 It is essential that the policy for (SANGS) is implemented before any development takes place.