

Cranbrook Plan

Matter 17: Development Management Policies

Statement from Richard Ayre on behalf of Baker
Estates Limited

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Issue 26:

For an outline application, there will be a Design and Access statement. An applicant who is also going to be the only developer on the application site might be content with a Design Code at outline stage. However an applicant who may not be the final developer in whole or part will not wish to dictate the design details to a developer or developers who are at that time not known.

Therefore a Design Code can only be a requirement for a detailed application or following an outline rather than as part of an outline application.

A Design and Access statement will still set out the design aspirations and parameters as a framework but really it is the detailed stage where the developer(s) is known that a Design Code is appropriate.

Issue 30: this is becoming a more common expectation. However there is always inadequate consideration of electricity requirements in the form of extra sub stations required and extra capacity required overall. This also takes up space within development areas.

Issue 31: the inability to include garages - even larger garages – in the car parking is somewhat limiting. If garages are not to be counted towards car parking then there should not be minimum size requirements.