

Cranbrook Plan

Matter 7 : The Grange Expansion Area

Statement from Richard Ayre on behalf of Baker
Estates Limited

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Q106: there are 3 landowners involved all of whom are making their land available for this purpose. Baker Estates controls a large part of the Grange area and is in discussion with the landowner in the middle of our land control. They are keen to bring their land forward.

Each owner has London Road frontage with the road being straight so there is no reason to believe that an integrated, safe and appropriate access for all means can not be provided.

I have raised concerns in relation to the comprehensive development scheme requirement and phasing in relation to infrastructure in an earlier statement so will not repeat those here. However with some flexibility we do not believe that there are any insurmountable infrastructure or service requirements. The undergrounding of the pylons will need consideration and potentially an alternative solution permitted including retaining in situ. Similarly the expectation of connecting into the CHP district heating may not be achievable so alternatives need to be acceptable.

On environmental matters, we have already submitted a landscape report showing acceptability in landscape terms. I attach a report from EAD on biodiversity and SANGs matters. In summary this confirms that following a full year of surveys there are no major issues on the land from an ecology point of view and that the allocation for The Grange area is well capable as proposed of providing its SANGs requirement. In that sense the allocation is positively prepared, justified and effective.

Q107: all those matters have been considered and the work we have done to date confirms that there are certainly no showstoppers in those respects. The only thing we would raise as we have done elsewhere is that no one owner whether within the Grange allocation or elsewhere should be able to ransom or time ransom another. This might include, for example, connection of storm water into a watercourse running in a particular ownership where the water company does not have requisition powers to discharge.

Q109: the eastern boundary follows an historic hedgerow.

Q115: the owner of the woods is a body set up to promote woodlands and access to the public to enjoy the benefits of the woodland. Presently the woods has footpaths available for the public. As explained by EAD in the attached report, the woods can be an effective part of the SANG joining up footpaths within the SANG area to allow for an effective alternative to driving to the more environmentally sensitive areas. The woods are already accessible to the public and can be enhanced.

Q117: as indicated elsewhere, we can see the benefit of a CDS in some instances but it should not be a requirement if planning applications are able to deal with everything without prejudicing each other and fairly distributing the infrastructure burden.