

**25/0137/MFUL**

**Full planning permission for the construction of an Extra Care Housing Scheme with associated communal facilities, amenity space, access road, parking, landscaping, and drainage.**

**Land At Tc1 Tillhouse Road Tillhouse Road Cranbrook**

The proposed development includes the construction of a scheme of 58 extra care units, associated access road and pedestrian links. This is located on town centre parcel TC1. Residents will have their own tenancy and care package to maintain the ability to live independently.

Documents submitted in support of the application can be seen on the EDDC planning website but the following have been extracted for ease of reference.

- Location plan
- Site Plan
- Elevations (3)
- Landscaping
- Drainage strategy
- Highway plan
- Planning Statement
- Green Infrastructure

The key planning considerations associated with the proposed development are considered to be:

- Principle of Development
- Layout, Scale and Appearance
- Access & Highways
- Drainage
- Ecology, BNG, Landscaping, Trees
- Contamination
- Lighting
- Waste
- Climate Change and Sustainability

The principle of development has been long established through the Cranbrook Plan which has been found sound. The development is also part of the Section 106 planning requirements.

The proposed materials appear to fit well with the surrounding character and are considered to compliment the town centre design already delivered along Tillhouse Road.

Proposed car parking is located in the northern section of the site and will provide 27 car parking space and 2 disabled bays with 1 further disabled space, 1 ambulance space, and 1 contractor space located off the proposed access road to the east. The car park land is

to be supported on gabions and will be higher than the Country Park and proposed path immediately to the north.

Surface water will be discharged directly off site to strategic attenuation ponds. Surface water run-off from the car parking be conveyed to the proposed on-site attenuation. The storm water will be attenuated prior to discharging off site. The Committee will be aware of the awaited expansion of the capacity of basin 2C and the question for members will, no doubt, be whether the approved changes to basin 2C recognise the anticipated volume from this proposal.

The raised land levels of the car park may also create water run off to the north which could materially affect the path that runs east - west and the area of the country park immediately adjacent.

Foul water drainage from the development will discharge to the main infrastructure foul water sewers located within the northern boundary.

The access road is intended to be adopted by DCC. It provides access to the frontage of the development to the west of the road and to the car park at the northern edge. There is a turning head that could provide access to TC2 but otherwise the proposed landscaping to the east of the access road would appear to prevent future development along that frontage and also prevent any alternative access to TC2.

The general layout and green infrastructure plans appear to isolate the development somewhat and there is little relationship to the country park immediately to the north which is possibly a lost opportunity for future residents who could have greater benefit by having direct access to the open space to the north.

## **Recommendation**

**No objection to the principle of development. The general design is acceptable and appears to be in-keeping with the town centre development already delivered.**

**There are a number of issues that the Committee feels requires further consideration and clarity. These are:**

- 1. Whether the drainage strategy - particularly for surface water drainage and run off is within the capacity of the consented expansion of basin 2C.**
- 2. Concern that the raised profile of the proposed car park will create water run off impacts to the path that is immediately to the north and to the area of the country park that is adjacent.**
- 3. The proposed landscaping scheme to the west of the access road appears to prevent any development along that frontage and appears to prevent any additional access to TC2.**
- 4. There is a disappointing relationship between the development and the country park to the north. The Committee believes that this is a missed opportunity which could have provided strong linkages between the site and the country park and provide direct access to allow future residents to better enjoy the open space on their doorstep.**