
Painters Forstal Community Association

Registered Charity no. 1180045. Member of the National Council for Voluntary Organisations no. 21539

Patron: Lady Kingsdown OBE

Planning Application 19/506038/REM **Land Fronting Painters Forstal Road, Ospringe, ME13 0EG**

Assessment of Alternative Site Arrangements

By the Painters Forstal Community Association (PFCA)

Introduction

At the Planning Committee meeting held on 5 March Members agreed to defer making a decision on our application and to hold a site meeting. In so doing it was suggested by Members that to help them in making a decision PFCA might like to give thought to alternative siting of the proposed community hall. In the following pages we present our assessment of alternative arrangements for the site, and we hope that this will help Members to consider the pros and cons of the impacts of our proposals alongside those of the realistic alternatives.

In considering our application, and the alternative arrangements, it is important to understand that the site needs to be considered as a whole. The application is about providing a hall **and** making the best use of the land around it, and ensuring that the proposals as a whole meet a number of objectives. Therefore, when considering alternative locations for the building it is not simply a matter of moving it to another part of the site, as suggested by the objector and by the Parish Council. There will be knock on effects to the layout of the building and the usability and viability of the site as a whole.

Considerable time was spent by the PFCA Trustees on assessing how the site could be best configured to meet the needs of the community and to ensure that we deliver a sustainable, viable and self-supporting development. After very careful assessment, it was concluded that the proposals included in the application make the best use of the site as a whole for the community and for the future viability and sustainability of the hall. We also believe that the proposals will have the least impact on the residents of Pawley Farm and other nearby residents. The proposals have also been planned to ensure that they can be delivered within budget. The submitted Planning and Design Statement sets out the reasons for locating the hall as proposed.

Members should note that the proposals for the site were subject to community consultation undertaken in September 2019 when the plans were formally displayed and comments invited. All community members were given ample notice of this event, including the objector. No one attending the consultation objected to the proposals, and there was overwhelming and enthusiastic support for them. Neither the Parish Council nor the objectors responded to the consultation. The support for the proposals was subsequently articulated in the 30+ representations of support submitted to the application itself. PFCA has taken great care to work with the community in developing the proposals for the site and the community is fully behind them. **This is first and foremost a community led project.**

Our proposals were discussed in detail with the case officer at a pre-application site meeting, and no concerns were raised. We also met with officers to discuss the objection submitted by the residents of Pawley Farm and the concerns raised by the Parish Council. The officers agreed that we had addressed the required conditions imposed on the outline planning permission that were intended to protect residential amenity, and that our design and internal layout of the hall was sensitive to Pawley Farm. In particular, the outline consent requires the provision of a landscaped buffer of at least 5m along the boundary with Pawley Farm. This was the measure specifically intended to address concerns about residential amenity. By providing the buffer and in addition locating the building 6.68m away from the boundary, we have more than complied with this. However, we agreed with officers that further safeguards could be provided by way of additional conditions, which are considered in the officer's report. It is clear from our meetings with officers, and as explained in the officer's report, that there will not be an unacceptable impact on the residential amenity of Pawley Farm from our proposals.

Members should be advised that although the residents of Pawley Farm did not respond to the consultation on the plans, representatives of PFCA met with them prior to the submission of the application. At the meeting the residents explained their concerns with the proposed location of the building and we explained the rationale for it. As a product of that meeting we moved the building 5.5m further away from the farmhouse by moving it as far as possible into the northern corner of the site. Following the Planning Committee Meeting on 5 March, representatives of PFCA met again with the residents of Pawley Farm to discuss their concerns. At the meeting, and further to the change we had already made prior to submission, we suggested that the building could be moved to 7.5m away from the boundary, as Mr and Mrs Macey asked in their objection. This further change, though, was unacceptable to them. It was clear at the meeting, and despite what they say in their objection, that their sole objective is to secure the relocation of the building to the western corner of the site (alternative 3 in our assessment).

Context

The site comprises approximately one acre of land, comprising the front half of what is locally known as 'the football field'. It is now primarily used for the growing of grass for hay with occasional grazing of sheep. The site is relatively flat, though slopes down towards the western corner. The site was generously donated to PFCA by the owner of Painters Farm in memory of her late partner. The farmhouse, a grade II listed building, is located approximately 100m to the south-west of the site, and is visible from this part of the site.

In preparing the proposals for the site, PFCA has sought to address a number of objectives. These have been developed following extensive consultations with the community over the last three years to understand their needs, and as a result of site assessments (i.e. planning assessment, phase 1 ecological assessment, topographical assessment and the availability of services). The objectives are to ensure that the proposals:

- respect the sites' location in the AONB and to **maintain views through the site** from Painters Forstal Road
- provide a community hall that meets the **identified needs of the community**
- provide **flexible space** in the building that can be used for a range of uses and attractive to a range of users and uses
- provide a building that **relates well to usable open space**
- provide maximum **usable open space for the community** – e.g. for informal recreation, village fete and other community events
- maximise the use of the site by **avoiding dead unusable space**
- make the building and open space **attractive for income generating events** to secure future viability and sustainability
- respect **biodiversity** interest – as identified in the phase 1 ecology report (badger foraging and grazing). Badgers access the site from the western corner.
- provide a **memorial garden** in memory of the land donors partner, as close as possible to the farmhouse at Painters Farm
- protect the residential **amenity of Pawley Farm**
- protect the residential **amenity of residents of Cades Orchard**
- provide a sustainable and **energy efficient building**
- provide sufficient car parking to **prevent off-site parking** and impact on residents at Cades Orchard and the village generally
- provide an **attractive/engaging entrance approach**
- can be delivered within an assigned **budget of £500,000**

In addition, there are factors which are fixed which means that the site does not comprise a 'blank canvass'. These are:

- The **access point and visibility splays** – fixed by KCC Highways
- **Access to services** – water, sewage and electricity (located along Painters Forstal Road)
- Providing **accessibility for all** in design and layout of the building and site – statutory requirement
- Meeting the **conditions attached to the outline Planning Permission**: Primarily to provide:
 1. a landscape buffer not less than 5m with Pawley Farm to protect residential amenity
 2. adequate land for car parking in accordance with KCC requirements
 3. covered and secured cycle parking
 4. an uncontrolled pedestrian crossing of Painters Forstal Road

The Alternatives

Having regard to all these matters there are only three realistic locations for the hall in the site:

- the northern corner;
- the western corner; or
- centrally in the site

It is not physically possible to locate the building (and allow for a potential extension to it) in the southern and eastern corners of the site because of the location of the access point. In any event we would not wish to locate it in the eastern corner, directly next to Pawley farmhouse.

Our proposals place the hall in the northern corner of the site with its back to the boundary with Pawley Farm and with the car park, comprising 12 spaces as required by KCC, in the eastern corner. The wildlife/memorial garden is located in the western corner, which is the most logical location because:

- it is the quietest part of the site being away from the working Pawley Farm and the road;
- it is the only part of the site where any wildlife interest was identified in our ecological survey (badger foraging and grazing) and the point at which badgers access the site; and
- it is the closest part of the site to the land donors' home, and thus most appropriate for the memorial garden.

It is also the lowest part of the site and therefore most suitable for the potential provision of an attenuation pond, if needed, but which would also enhance the diversity of the wildlife garden.

The open space would run north-south through the central part of the site to the southern corner. The over-flow car parking would be provided in the southern corner when needed. The building has been specifically designed for this location so that activities in the hall will not impact on Pawley Farm, it being located in the furthest part of the building away from the farm, and 'buffered' by the store room and service rooms. The building will also be seen as part of the cluster of existing farm buildings when viewed from the road providing a more attractive vista than currently, with views through the site to the countryside beyond maintained. In addition, the location of the hall means that all the outdoor activity will be on the western half of the site, well away from Pawley Farm.

The three alternative arrangements, as shown in the plans attached, comprise:

Alternative 1: Locating the building in the northern corner of the site, as currently proposed, but rotating it by 90 degrees so that it faces towards Painters Forstal Road side-on to Pawley Farm. The building would need to be reconfigured for this new positioning. The car park would abut

the western side of the building, to enable accessibility, but this would require the access road to run through the centre of the site, and thus dividing it. The wildlife/memorial garden would be retained in the western corner and the open space would be at the front of the building running alongside the boundary with Pawley Farm. The over-flow car parking would be located in the southern corner. This alternative will mean that the residents of Pawley Farm will look directly towards the front of the hall and the activities therein, and the activities in the open space will be immediately adjacent to their property.

Alternative 2: Locating the building in the centre of the site with the car park provided in the southern corner of the site. The wildlife/memorial garden would be retained in the western corner and the open space would be to both the rear and front of the building in two smaller areas. The over-flow parking would be located in the eastern corner adjacent to Pawley Farm. With the hall being located in the centre of the site it will need to be completely re-designed to enable it to address the open space to both the front and rear. This is likely to mean that it will be a larger building and more expensive to construct and to run. It will also mean that the building will be more imposing in views both from Pawley Farm and from Painters Forstal Road. Also, views to the wider countryside from Painters Forstal Road will be lost. Whilst the building could be designed to ensure that the inside activities will not be visible from the farm, outside activities will be directly adjacent to the farm.

Alternative 3: The building would be located in the western corner of the site facing towards the north-east. The building would need to be reconfigured for this new positioning. The car park would be located in the southern corner. The wildlife/memorial garden would be located in the northern corner, adjacent to the farm outbuildings, which would be far from ideal. The open space would be in front of the building running west-east through the centre of the site to the eastern corner. The over-flow parking would be provided in the eastern corner of the site. This alternative will mean that although the building will be at the furthest point from Pawley Farm it will look directly towards the farm and inside activities will be visible. Outside activities will extend from the hall to the farm house across the site.

Members may feel that a compromise solution would be to 'tweak' our proposed layout by moving the building a few metres further away from Pawley Farm. This too has been considered by the Trustees and has been discussed with the objector, as explained above. Whilst there may be some limited scope to do this, this will not meet the objector's concerns nor those of the Parish Council, both wanting the hall relocated to the western corner of the site (Alternative 3).

Conclusion

The detailed assessment of the alternative arrangements for the site presented in the following pages, considers how each proposed layout performs against each objective listed above before reaching an overall conclusion on each alternative. The clear conclusion of this assessment, and why the proposals were selected for inclusion in the application, is that they present the best package to meet the objectives and to deliver an exciting new asset for the community that makes the best and most sustainable use of the site. The proposal also has the least impact on the residents of Pawley Farm as they will not be impacted by any activities in the hall and all the outdoor activities will be in the western half of the site, away from the farm. All the other alternative arrangements will mean that activities either in the hall or involving the outdoor space will have a greater impact on Pawley Farm and the privacy of the residents. Also, to a lesser or greater degree, they are unacceptable to us because they fail to meet both the needs of the community and our ability to deliver a community asset within budget and to secure its longer term viability and sustainability. Therefore, we strongly appeal to Members to support our application.

Assessment of Proposed and Alternative Layouts of Site

In the following table the colours denote the following:

	Positive Impact – meets objective
	Some Negative Impact – partly meets objective
	Major Negative Impact – fails to meet objective

<u>Fixed Constraints</u>	<u>How Addressed</u>	<u>As Proposed in the application</u> (hall in northern corner facing to the west)	<u>Alternative 1</u> (hall in northern corner facing towards Painters Forstal Road)	<u>Alternative 2</u> (hall in centre of site)	<u>Alternative 3</u> (hall in western corner facing towards the east)
Access Point & visibility splays – fixed by KCC Highways	Fixed point – so unmovable				
Access to services – water, sewage & electricity (located along Painters Forstal Road)	By location of building to minimise distance and cost of connection	Achievable within budget	Achievable, but will be a longer linkage to services making it more expensive	Likely to be achieved within budget	Achievable, but longer linkage to services likely and will be more expensive
Accessibility for all in design and layout	By providing an accessible building By providing easy access for pedestrians By providing car parking next to hall (especially for the disabled)	All achieved	Could all be achieved	Could all be achieved	Could all be achieved

<u>Fixed Constraints</u>	<u>How Addressed</u>	<u>As Proposed</u>	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>
<p>Meet the conditions attached to Outline Planning Permission:</p> <ol style="list-style-type: none"> 1. Landscape buffer not less than 5m with Pawley Farm 2. Adequate land for car parking in accordance with KCC requirements 3. Covered and secured cycle parking 4. Uncontrolled pedestrian crossing of Painters Forstal Road 	<p>By providing:</p> <ol style="list-style-type: none"> 1. Landscape buffer 2. Required car parking 3. Required cycle parking 4. Required pedestrian crossing 	All provided	Could all be provided	Could all be provided	Could all be provided

<u>Objectives of the Development</u>	<u>How Addressed</u>	<u>As Proposed</u>	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>
To respect location in the AONB and to maintain views through the site from Painters Forstal Road	In the design of the building and its location in the site	Achieved. Building positioned so viewed as part of cluster of existing farm buildings. Over half of site undeveloped with views through site largely retained.	While building is located close to farm buildings it will be seen as standalone and more prominent in views. Orientation of building will reduce views through site.	Building will need to be redesigned and likely to be larger because of need to address both front and rear aspects. Building will be seen in isolation in the middle of the site. All views through site will be blocked. Site will look more developed	While building will be located away from farm buildings it will create new built feature on site. Over half of site undeveloped with views through site largely retained.

<u>Objectives of the Development</u>	<u>How Addressed</u>	<u>As Proposed</u>	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>
To provide a hall that meets the identified needs of the community (identified in community consultations and surveys)	In the design of the hall and the layout of the site	Achieved	Could be achieved, but hall will need reconfiguring to its new location	Could be achieved, but hall will need significant redesigning as it will need to address looking in two directions – i.e. towards the front and the rear of the site	Could be achieved, but hall will need reconfiguring to its new location
To provide a flexible space that can be used for a range of uses and attractive to a range of users and uses	In the design of the hall and its configuration	Achieved	Could be achieved but hall will need reconfiguring to its new location	Could be achieved, but hall will need significant redesigning as it will need to address looking in two directions – i.e. towards the front and the rear of the site	Could be achieved, but hall will need reconfiguring to its new location
To provide a building that relates well to usable open space	In the positioning of the hall on the site	Achieved	Could be achieved in part, but access road will divide open space making direct access from hall to usable space more limited	Building would relate well to usable space to the rear of the building, but not to the open space at the front	Could be achieved
To provide maximum usable open space for community use – e.g. informal recreation, village fete	By providing open space sufficient in size and location for a range of uses	Achieved	Could be achieved in part, but access road will divide open space making range of uses more limited	Usable open space will be minimal and will limit range of community uses	Could be achieved

<u>Objectives of the Development</u>	<u>How Addressed</u>	<u>As Proposed</u>	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>
To maximise the use of the site by avoiding unusable 'dead' space	By the layout of the site to avoid small and unusable areas By dual use of land for multipurpose	Achieved	Access road will divide usable open space making range of uses more limited	Significant areas of dead and unusable space to both sides of the building	Could largely be achieved, though some dead space likely around building because of acute angle of site
To make the building and space most attractive for income generating events	The location and orientation of the building to provide attractive backdrop for income generating events that would use the outdoor space (e.g. weddings) by avoiding views from hall dominated by farm buildings, traffic and other distracting development	Achieved	Views from hall will be towards Pawley Farm, Painters Forstal Road and the development beyond meaning that the open space is less secluded and is likely to make the hall and space less attractive to hirers	Could be achieved as will benefit from outlook to the rear and seclusion	View from hall and open space towards working farm buildings likely to be less attractive to hirers
To respect biodiversity interest – as identified in phase 1 ecology report (badger foraging & grazing on site)	By protecting Identified wildlife interest by providing a wildlife garden and keeping western side of site undeveloped	Wildlife garden proposed where badger activity identified and western half of site retained as open land for continued foraging and grazing	Wildlife garden proposed where badger activity identified. Some, but less, open land retained on western side of site for continued foraging and grazing	Wildlife garden proposed where badger activity identified, but small in size. No open space on western side of site for continued foraging and grazing.	Wildlife garden is located in wrong part of site to achieve objective. No open space on western side of site for foraging.
To provide a memorial garden for land donors partner (resident at Painters Farm)	By providing a quiet tranquil area away from the working farm and at the closest point to their home (Painters Farm)	Achieved	Could be achieved	Could be achieved, but being next to hall will be less tranquil	Undesirable location - being close to working farm will not be suitable

<u>Objectives of the Development</u>	<u>How Addressed</u>	<u>As Proposed</u>	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>
To protect the residential amenity of Pawley Farm	By the design and configuration of the building By location of building in site By orientation of building By compliance with conditions attached to outline consent	Building is modest in size and low lying. Building designed to provide internal noise buffering by placing store room and service areas to rear of building. By locating building beyond minimum required buffer zone. Maintaining privacy by orientating building away from the farm. Maintaining privacy by having no overlooking from rear of building. No lighting to the rear of the building. By having all external activities at the front of the building in the centre/west of the site away from the farm maintaining privacy.	Building could be same design so still modest in size and low lying. Building will be beyond minimum buffer zone. Building will be further away from Pawley farmhouse. Building will be orientated towards Painters Forstal Road. Front of building directly visible from farmhouse creating impact from noise, light and loss of privacy. All outdoor activities Immediately alongside farm resulting in some loss of privacy.	Building will need to be redesigned for new location given need to address both front and rear of site meaning a potentially larger building. Building no further away from Pawley farmhouse but more prominent in views from it. Use of building will create noise, light and loss of privacy at front and rear. Outside activities immediately alongside farm resulting in loss of privacy.	Building could be same design so still modest in size and low lying. Building moved to furthest point from Pawley Farm. Building will face the farm with consequential noise, and light though mitigated by distance. All outside activity in front of building extending to alongside farmhouse resulting in loss of privacy.
To protect the residential amenity of residents of Cades Orchard	By location of building away from road frontage By providing over flow car parking to prevent off-site parking	Achieved	Could be achieved	Less space for overflow car parking and building located closer to road may increase impacts on residents of Cades Orchard	Could be achieved

<u>Objectives of the Development</u>	<u>How Addressed</u>	<u>As Proposed</u>	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>
To provide a sustainable and energy efficient building	By compact design of building to minimise heating of space By construction of building and use of locally sourced materials By orientation of building to catch natural light and heat By renewable heating system – ground source or air source By good insulation	All achieved	Could largely be achieved Orientation of building not best for catching natural light and heat which will increase running costs	Building will need to be redesigned to address front and rear aspects and is likely to be bigger requiring more energy to construct and run. Orientation of building not best for catching natural light and heat which will increase running costs	Could partly be achieved Orientation of building not conducive to catching natural light and heat which will increase running costs
To provide car parking to prevent off-site parking	By providing necessary car parking as required by KCC By providing overflow car parking as part of flexible use of outside space	Achieved	Could be achieved	Required car parking can be achieved but less space for over flow car parking	Could be achieved
To provide an attractive entrance approach	By design of building and its relationship with the access point	Achieved	Could be achieved	Could be achieved	Unlikely to be achievable as hall is tucked away in far corner of site on lower land and looking away from the road

<u>Objectives of the Development</u>	<u>How Addressed</u>	<u>As Proposed</u>	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>
To deliver the project within assigned budget of £500,000	By size, design and location of building to minimise construction costs By maximising potential use of land and the dual use of land Deferring some elements of development to 'phase 2' e.g. extension to hall	Can be achieved in budget	Extra costs likely due to reconfiguration of building and less sustainable orientation.	Due to complete redesign of building significant extra costs are likely making it undeliverable within budget	Extra costs likely due to reconfiguration of building and less sustainable orientation.

		<u>As Proposed</u>	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>
Meeting objectives as a whole		<p><u>Conclusion</u></p> <p>Overwhelmingly positive in meeting the objectives set.</p> <p>Design and location of building and layout of site best for achieving the most holistic use of the site, maximising benefits and minimising impacts.</p> <p>Building positioned so viewed as part of cluster of existing farm buildings.</p> <p>Over half of site undeveloped with</p>	<p><u>Conclusion</u></p> <p>Can meet some, but less than half of the objectives.</p> <p>Does not provide a holistic approach to secure the best use of the site or to minimise impacts.</p> <p>Will require reconfiguration of the building adding to costs.</p> <p>Building will be more isolated in site and will reduce views through site from road to countryside beyond.</p>	<p><u>Conclusion</u></p> <p>Overwhelmingly negative impacts with few positives.</p> <p>Does not provide a holistic approach to secure the best use of the site or to minimise impacts</p> <p>Will require a complete redesign of the building in order for it to look in two directions, likely to require a bigger footprint and significant additional costs.</p> <p>Building will be prominent making the</p>	<p><u>Conclusion</u></p> <p>Has some positives, but mainly negative impacts.</p> <p>Does not provide a holistic approach to secure the best use of the site or to minimise impacts</p> <p>Will require reconfiguration of building adding to costs</p> <p>Will be unobtrusive in views through the site</p>

		<p>views through site largely retained.</p> <p>Wildlife garden proposed where badger activity identified and western half of site retained as open land for continued foraging and grazing.</p> <p>Memorial garden provided in quietest part of site and at closest point to Painters Farmhouse.</p> <p>As agreed by the Council's Planning Officers, impact on residential amenity of Pawley Farm has been addressed by compliance with outline planning conditions and due to design, configuration and orientation of building.</p> <p>Privacy maintained by no overlooking from rear of building; no lighting to the rear of the building; all external activities at the front of the building in the</p>	<p>Layout will be more expensive to provide given greater distance from road frontage (e.g. cost of providing longer access road and a linkage to services).</p> <p>South-easterly orientation of building is less sustainable and will increase running costs.</p> <p>Site will be divided by access road, limiting range of uses for outdoor space.</p> <p>Will be less viable as likely to be less attractive to potential users for events (e.g. for weddings) because of less attractive outlook and less seclusion because of proximity of outdoor space to Pawley Farm</p> <p>Will provide different and potentially more intrusive impacts on residents of Pawley Farm due to proximity of open space and orientation of building</p>	<p>site look more developed.</p> <p>All views through site from road to countryside beyond will be lost.</p> <p>South-easterly orientation of building is less sustainable and will increase running costs.</p> <p>Less useable open space for community events and activities and significant areas of dead unusable space</p> <p>Will provide significant intrusive impacts on residents of Pawley Farm due to location of building and the use of the building and open space.</p> <p>Will potentially have greater impact on residents of Cades Orchard through on-street car parking and closer proximity.</p> <p>Only minimum opportunity to protect and enhance biodiversity and to provide a memorial</p>	<p>Layout will be more expensive to provide given greater distance from road frontage (e.g. cost of providing linkage to services).</p> <p>Location will make it difficult to provide a welcoming entrance.</p> <p>North-easterly orientation of building is poor for catching natural light and heat and will increase running costs.</p> <p>Location of hall is where the identified wildlife interest is.</p> <p>The location of wildlife garden is in the wrong place and will not protect and enhance identified wildlife interest.</p> <p>Memorial garden will be immediately next to working farm buildings, making it less tranquil, and is some distance from Painters Farm</p>
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		<p>centre/west of the site away from the farm.</p> <p>Greatest impact will be on the view across the field from the farmhouse, but this is not a material planning consideration.</p>	<p>Less beneficial to protection of identified wildlife activity and less tranquil for a memorial garden as built development encroaches more into western side of site</p> <p>Likely to be above budget and will be less viable because of increased running costs and less revenue from events.</p>	<p>garden as building and car park encroach more into western side of site</p> <p>Is likely to be considerably above budget and unaffordable.</p>	<p>The front of the hall and all activities will face towards Pawley Farm and will result in intrusive impacts.</p> <p>Will provide more intrusive impacts on residents of Pawley Farm due to close proximity of open space</p> <p>Will be less viable as likely to be less attractive to potential users (e.g. for weddings) because of outlook towards utilitarian farm buildings.</p> <p>Likely to be above budget and will be less viable because of increased running costs and less revenue from events.</p>
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