

REPORT SUMMARY

REFERENCE NO 20/03848/FULL
APPLICATION PROPOSAL Development of a new community centre to include a 40-place nursery and associated play space, car parking and landscaping.
ADDRESS Paddock Wood Memorial Recreation Ground, Maidstone Road, Paddock Wood, Tonbridge, Kent
RECOMMENDATION: to GRANT planning permission subject to a copy of this application being submitted to the Secretary of State, and to there being no objection from the Secretary of State (see section 11 of report for full recommendation)
SUMMARY OF REASONS FOR RECOMMENDATION <ul style="list-style-type: none">- The proposed development complies with paragraph 11 of the NPPF, as the proposal represents sustainable development and should therefore benefit from the presumption in favour.- The proposed development would provide a significant public community benefit for the residents of Paddock Wood and surrounding areas, which is a material consideration.- It is acknowledged that the proposed community centre building cannot fully comply with the Sport England Policies E1 and E3, however it is considered that the public benefit of a much-needed Community Centre for the town of Paddock Wood, and a 40 place children's nursery for the wider Paddock Wood Area, outweighs the loss of 11% of the Memorial Field.- The existing 3 tennis courts do not meet the Lawn Tennis Association (LTA) standards, and it is proposed to relocate the courts to the north of the site and provide 2 tennis courts of a larger and more suitable size and standard compliant with the LTA standards with space between them.- It is noted in the applicant's submission that the proposed development of the community centre does not seek to reinstate the cricket square on site but shows that it could be accommodated should future demand allow.- Sport England object, however, they confirm that the proposed development would not result in any reduction in a cricket pitch capacity at the site. Whilst it is acknowledged that there would be a small loss in the cricket field area, which would make pitch rotation more limited than currently, the overall capacity is not affected and wider significant community benefits (which include enhancements to the tennis courts) would be delivered.- There is additional public open space provided around each of the three large housing sites being built out at present, namely, Church Farm, Mascalls Court, and Mascalls Court Farm.- The proposed building and the central and sustainable location would provide a well designed and much-needed community facility and children's nursery for the town, whilst posing minimal impact on the site, and the surrounding area.- There would be no significant impact on the residential amenity enjoyed by any nearby residents.- Community Centre Contributions in the region of just over £1.1m have been secured through four Section 106 legal agreement/unilateral undertakings for the 3 major housing sites in Paddock Wood being built out at present to help deliver the community centre in Paddock Wood.- The parking and access arrangements are acceptable to KCC Highways.- There is no impact on the significance of any heritage assets and the Conservation and Urban Design Officer supports the application.
INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL

The following are considered to be material to the application:

Community Centre Contributions in the region of just over £1.1 m (£1,112,186.90) have been secured through 4 x Section 106 legal agreement/unilateral undertakings for 3 major housing sites in Paddock Wood:

- Church Farm – (14/504140/HYBRID approved 14.02.2018) 300 dwellings - £307,800 index linked towards the construction of a new community centre (payable before the occupation of 35 market dwellings, this site is being built out not yet reached the trigger point, at time of writing).
- Mascalls Court Farm (14/506766/HYBRID approved 23.03.2018) 375 dwellings - £384,750 index linked (£394,460 paid) towards the construction costs of a new community centre at the Memorial Park, Maidstone Road, Paddock Wood (has been paid in full in May 2020, as payable before the occupation of any dwellings in phase 1, which is being built out at present).
- Mascalls Farm (17/03480/FULL approved 29.10.2018) 309 dwellings- £317,034 index linked towards the construction costs of a new community centre on the Memorial Playing Fields at Paddock Wood (to be paid in full before the occupation of more than 34 market dwellings, this is site being built out at present, not yet reached the trigger point, at time of writing)
- Mascalls Farm Phase 2 - (19/03349/FULL approved 31.03.21) 100 dwellings - £102,602.91 index linked towards the costs of a new community centre in Paddock Wood (to be paid in 2 equal installments, before the occupation of 15 and 30 market dwellings - this site is being built out at present, not yet reached the trigger point, at time of writing)
- **TOTAL: £1.1 m (£1,112,186.90)**

Net increase in numbers of jobs: 10 full time equivalent jobs (2 in the community centre and 8 in the nursery)

Estimated average annual workplace salary spend in Borough through net increase in numbers of jobs: £146,432

The following are not considered to be material to the application:

Estimated annual council tax benefit for Borough: N/A

Estimated annual council tax benefit total: N/A

Estimated annual business rates benefits for Borough: £15,000 (Note that the building may be operated as a charity which would then receive 80 per cent mandatory relief.)

REASON FOR REFERRAL TO COMMITTEE

Councillor Atkins has called in this application for the following reasons:

- The materials used are not in keeping with surrounding buildings, this building is a steel cladding construction. All other buildings around are residential and thus are brick construction;
- This is not a dwelling construction but a community building.
- Highway safety – again a community centre building will have sudden movements of traffic both in and out at very short periods of time on to a busy main road.
- Being a community building – there will be an element of noise, far in excessive of that of normal house dwellings.
- There is also much community concern about the location of the community building on Memorial Field as shown by the resident called for Parish poll in Jan 2019 (details are on PWTC website

<https://paddockwood-tc.gov.uk/wp-content/uploads/2020/06/Declaration-of-Result-of-Parish-Poll.pdf>), that resulted in the majority not wanting this location; and by the Dec 2020 Neighbourhood plan consultation (on the PWTC website

<https://paddockwood-tc.gov.uk/wp-content/uploads/2021/01/Neighbourhood-Plan-Questi>

<p>onnaire-Response-Summary.pdf)</p> <ul style="list-style-type: none"> Page 5 states: <i>In terms of those providing further comment, most focused on the leisure and recreational benefits of green spaces as opposed to their wildlife and biodiversity value. Indeed, the proposed community centre facility to be built on the Memorial Playing Field is a recurring issue in this context. While many recognise the need for a new community centre, respondents repeatedly point out that it should not be built on existing green space. However, the proposals for the centre are likely to be determined ahead of the Neighbourhood Plan being made, limiting scope for the Plan to influence this.</i> 			
WARD Paddock Wood West	PARISH/TOWN COUNCIL Paddock Wood Town Council	APPLICANT Paddock Wood Town Council AGENT DHA Planning	
DECISION DUE DATE 30/10/21	PUBLICITY EXPIRY DATE 22/07/21	OFFICER SITE VISIT DATE 13/01/21, 15/04/21, 01/07/21	
RELEVANT PLANNING HISTORY			
18/00740/FULL	Erection of 4 x 5m poles and addition of impact ball netting along existing fence	Granted	15/05/2018
08/02287/FUL	New 3.5m wide gates and one 1.2m wide pedestrian gates, both 2.1m high, with infill panels to either side	Granted	10/10/2008
05/01313/FUL	Erection of a workshop and ancillary accommodation for grounds maintenance staff	Granted	12/07/2005
86/01152/FUL	Girl Guides Headquarters building	Refused	01/12/1986
Relevant history on other large housing sites:			
19/03349/FULL	Development of 100 new homes including the provision of affordable homes together with access, parking, hard and soft landscaping and areas of open space Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	Granted	31.03.2021
17/03480/FULL	Development of 309 new homes, including provision of affordable homes together with access, parking, landscaping and areas of open space Land At Mascalls Farm Badsell Road Paddock Wood Tonbridge Kent	Granted	31.03.2021
14/506766/HYBRID	Erection of up to 375 dwellings, associated access, open space, landscaping, highways, foot and cycle paths, drainage, earthworks and a primary school. Part detailed: Phase 1 comprising of erection of 175 dwellings and associated access, highways, foot and cycle paths, landscape, drainage and open space proposals. Part Outline (Access not reserved): Later Phase(s) comprising of erection of up to 200 dwellings, highways, foot and cycle paths,	Granted	23.03.2018

	open space, allotments and primary school, with matters relating to layout, scale, appearance and landscaping to be reserved Mascalls Court Farm Mascalls Court Road		
14/504140/HYBRID	Outline (Access not reserved) - Residential development of up to 300 dwellings including 105 affordable dwellings (comprising 36 x 1-bed flats, 26 x 2-bed flats, 68 x 2-bed houses, 75 x 3-bed houses, 80 x 4-bed houses and 15 x 5-bed houses) and associated highways, landscaping, allotments, flood mitigation works including attenuation basins and open space; Full Application - Change of use of land to country open space Church Farm And Land Church Road Paddock Wood Tonbridge Kent	Granted	14.02.2018

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.1 The Memorial Field or the Memorial Recreation Ground is located towards the south of Paddock Wood town and within the Limits to Built Development (LBD). The recreation ground is located on the western side of Maidstone Road, with access to a small carpark opposite the Putlands Veterinary Surgery. The field is bounded by Maidstone Road to the East, the rear residential gardens of Ringden Avenue to the North, allotments and a children's playground to the West, and the rear gardens of properties at Mascalls Park to the South.
- 1.2 The "Memorial Recreation Ground" has been used as a recreational field by the town since 1938. Memorial Field is a relatively flat, grassed area, rising towards the South West corner. The field is bounded by several mature pine, spruce, oak, larch and sycamore trees, many smaller shrubs and various types of fencing.
- 1.3 The proposed site for the new community building is the most northern part of the Memorial Field, directly in front of, and to the south of, the existing tennis courts. The site includes the small tarmac car park area (for 26 cars), the existing access from Maidstone Road, and the area where the 3 tennis courts are located, and a small portion of the field adjacent to the southern part of the carpark.
- 1.4 The 3 tarmac tennis courts to the north, are not in use and are in need of repair. There is a small timber cricket pavilion to the West of the field, which occasionally operates as a café run by volunteers, and a brick Council workshop building and a row of garages, located to the north of the field. The Council depot stores gardening and landscaping equipment and is accessed from Ringden Avenue. There are gates at the Ringden Avenue access which can be locked at night. The cricket pavilion, workshop building, and garage buildings are not part of the site.
- 2.1 The grassed area of the Memorial Field included as part of the application site for the community centre equates to approximately 11% of the whole field. The whole development (including all external works and the new tennis courts) would affect 11.3% of the Memorial Field. This is based on a total of the field (excluding existing

areas of hardstanding: tennis courts and carpark) of 24,928m². When the new development is superimposed on the field. The area of grass affected is 2,834m². (2,834 divided by 24,928 is 11.3%) Based on the above, the floorspace figure for the amount of grassed area to be lost would be 2,834m²

- 1.5 The red edged site includes the carpark area, a small part of the field, the 3 tennis courts, and the existing access from Maidstone Road. It also includes a small area located to the south and adjacent to the Council depot building. This would be the site of the small substation building.
- 1.6 The access to the carpark from Maidstone Road is sited next to the former Police Station, which has planning permission for a terrace row of seven dwellings, which are now under construction. The former Police Station site is currently fenced off with construction fencing, and the access to the former police station site is adjacent to the access to the Memorial Field carpark. Both properties share the same wide crossover from Maidstone Road, and the accesses then separate off to each respective property.
- 1.7 The site is characterised by large pine trees on the Maidstone Road eastern frontage. There are established hedging and trees on all boundaries to the field, with a small section of fencing and a pedestrian gate which provides pedestrian access to the site from the Maidstone Road frontage, just south of car park access.
- 1.8 The Memorial Field is roughly rectangular in shape and is located to the south of the centre of Paddock Wood and is within an area of predominantly 1970/80's aged residential housing, with some older houses.
- 1.9 The field is bounded to the east by the B2160 Maidstone Road, the main road which runs through the centre of Paddock Wood and is bound to the west by allotments. To the northern boundary the site abuts the rear gardens of properties along Ringden Avenue. A row of garages is sited behind the Council depot building which are accessed from Ringden Avenue.
- 1.10 The main access to the Memorial Field is from Maidstone Road and there is a second pedestrian access from the Ringden Avenue, which is also a driveway access to the Council Depot and garages, as explained above. The remainder of the Memorial Field lies to the southern boundary of the site for the community centre. The western boundary is separated from the rear gardens of 1970/80's age housing of The Poplars and The Greenways by a small children's playground, and the allotment gardens, and an electricity substation.
- 1.11 The southern part of the Memorial Field adjoins the rear gardens of 1970/80's age dwellings at Mascalls Park. There are established trees and hedges on the boundary of the rear gardens to the south, which separate and screen the residential properties from the field.
- 1.12 The Fire Station is located to the south east, opposite the most southern part of the field on the eastern side of Maidstone Road. The Putlands Veterinary Surgery is opposite the access to the site, also on the eastern side Maidstone Road.
- 1.13 A football pitch is marked out on the southern end of the Memorial Field and is not part of the site. A cricket pitch/square has been played on the field, and is located in front of the cricket pavilion, and is not part of the site.

- 1.14 Paddock Wood is included within the second tier of the Draft Local Plan's settlement hierarchy and has a wide variety of services and facilities including: a supermarket and convenience stores, food establishments, primary and secondary schools, a department store and a few smaller independent shops and services. The Draft Local Plan directs significant growth to Paddock Wood through the delivery of an additional 3,490 to 3,590 homes (including land in east Capel), which has been comprehensively masterplanned to ensure the growth is delivered on garden settlement principles.
- 1.15 There are a number of listed buildings within the wider area of Paddock Wood. The nearest Grade II listed buildings are opposite the site on Maidstone Road, Putlands Farmhouse and Putland's Oast.
- 1.16 There are no official Public Right of Ways/footpaths (PROW) that run through the site or the field, however, it is a publicly accessible recreation ground. The field is regularly used by the community of Paddock Wood, and can be accessed by foot from Ringden Avenue, and at 2 places on Maidstone Road, and the carpark and the pedestrian gate further south as mentioned above.

2.0 PROPOSAL

- 2.2 This application seeks full planning permission for the development of a new community centre building with associated parking and landscaping on the most northern part of the Paddock Wood Memorial Recreation Ground.
- 2.3 The building would be a multi-purpose building that would also include a children's nursery for up to 40 children, in 2 classrooms with 20 children in each, with an adjacent play area. The operation of the nursery would be during working hours during the week only.
- 2.4 The proposal includes the refurbishment and adjusted re-siting of the existing tennis courts to the north of the site. The 3 existing courts do not meet Lawn Tennis Association (LTA) standards, due to their small size and run off areas, and it is proposed to adjust the siting and replace the 3 courts with 2 larger refurbished courts of a suitable size and standard, with more space between them, as required by the LTA. The tennis courts are designed to be in line with the site boundaries at the northern part of the site, making a more efficient use of that part of the site.
- 2.5 The Memorial Field covers an area of 27,051m² (including the existing car park and tennis courts but excluding the children's play area). If the hard standings are excluded in the area calculation (i.e., tennis courts and car park), the entire grassed area of the field is 24,928m².
- 2.6 The proposed community centre building footprint is 752m², and the total area of the development site is 3,409m². This includes external paving, parking, a refuse store and the main nursery play area, but excludes the new tennis courts. If the new tennis courts are also included, the area totals 4,510m². The figure for the amount of grassed area to be lost is 2,834m².
- 2.7 The red edged site area boundary is roughly L shaped, located to the east of the council workshop building and is sited adjacent to rear garden boundaries of 4 Ringden Avenue properties, and then follows the rear boundaries of the Maidstone Road properties, and the former Police House site. It then follows the existing boundary of the carpark and uses the same the same access, and then steps around the carpark area and includes a small portion of the grassed memorial field.

- 2.8 The building would be designed to make good use of the views across the field. The tennis courts would be located behind the community centre building, sited between the Council workshop and the carpark.
- 2.9 The proposed location of the community centre building is roughly in a direct line from the children's playground and Putlands Oast, and directly adjoins the southern edge of the tennis courts.
- 2.10 The amended location plan includes a small red edged area for a substation building, located adjacent and just south of the Council Depot building.
- 2.11 To facilitate construction of the access drive, and the pedestrian path leading to the new Community Centre extends beyond the Council ownership boundary up to the edge of Maidstone Road. These small areas of land which are outside of council ownership are owned by KCC Highways, who would be notified of the planned works, subject to planning approval.

3.0 SUMMARY INFORMATION

	Existing	Proposed
Site Area (northern part of site only) red edged area	-	5,757m ²
Area of Memorial Field including tennis courts and carpark	-	27,051m ²
Area of Memorial Field grass to be lost to the development	-	2,834m ²
Area of Memorial Field excluding tennis courts and carpark	-	24,928m ²
Building footprint	-	752m ²
Gross New Internal Floorspace	-	706m ²
Total area of development including external paving, parking, refuse store, and the nursery play area, but excluding new tennis courts	-	3,409m ²
Total area of development if including new tennis court area	-	4,510m ²
Land use(s) including floor area(s)	Community use	Community use
Number of jobs	0	10
Car parking spaces (inc. disabled) (Existing car park 24 spaces)	28	60
Disabled car spaces	0	4
Service vehicle service spaces	0	1
Cycle spaces	0	20
Motor cycle spaces	0	5
No. of storeys	-	1
Max height	-	30.5m
Max height inc. plant	-	30.5m
Max eaves height	-	30m
Electric Vehicle Parking Spaces	0	10

4.0 PLANNING CONSTRAINTS

- Inside Limits to Built Development (INSIDE LBD1)
- Surface Water Management Plan (SWMP) Ref M200_600
- Local Landscape Character Area (Low Weald Farmland)
- Archaeological Potential Area (KCC)

- Public Access Land, Foal Hurst Wood, Paddock Wood (Local Nature Reserve, Foal Hurst Wood is located 500m to the west of the site, on southern side of Badsell Road)
- Site Allocations 2016 - Area of Important Open Space - EN21
- Strategic Flood Risk Area Level 2 and 3A and 3B (Environment Agency classification for surface water flooding on to the east of Maidstone Road)
- Strategic Flood Risk Area L1 and L2 Planning Policy (on land surrounding the site the site)
- Grade II Listed Buildings (Barn Cartshed & Walls, Putlands Farmhouse, Putlands Oast) (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)
- Biggin Hill Airport Wind Turbine Area (an area which extends from Tonbridge and includes the north western part of Paddock Wood, and only just includes the site) .

It is noted that the application site falls within the allocation for the strategic growth around Paddock Wood, including land in east Capel, within the Draft Local Plan (Policy STR/SS1), as shown on the draft Policies Map.

5.0 POLICY AND OTHER CONSIDERATIONS

5.1 In determining this application, the Local Planning Authority had regard to the following:

5.2 **National Planning Policy Framework (NPPF) 2021** - The NPPF sets out the national planning policies for England and how these should be applied. Para's 2, 11, 8, Chapter 8 (Promoting healthy and safe communities) paras 92, 97, 121, Chapter 12 para 124, 127, 128 and 131 are relevant.

5.3 **National Planning Policy Guidance (NPPG 2021)**

5.4 **The National Design Guide (2019)**- sets out components for good design, (from page 5 paras 20-22) Good design involves careful attention to other important components of places. These include:

- the context for places and buildings;
- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and
- social infrastructure – social, commercial, leisure uses and activities.
- The choices made in the design process contribute towards achieving the ten characteristics and shape the character of a place.

5.5 **TWBC Local Plan- (2006) Saved Policies:**

Policy EN1 Design and other development control criteria

Policy EN8 Outdoor Lighting

Policy EN10 Sites of Archaeological Interest

Policy EN13 Tree and Woodland Protection

Policy EN21 Areas of Important Open Space

Policy R1 Retention of existing recreation open space

Policy TP1 Major development requiring Transport Assessment and Travel Plan

Policy TP2 Multi-modal access for smaller-scale non-residential development

Policy TP4 Access to the road network

Policy TP5 Vehicle parking standards

Policy TP9 Cycle parking standards

5.6 **TWBC Core Strategy (2010)**

Core Policy 1 Delivery of development
Core Policy 3 Transport Infrastructure
Core Policy 4 Environment
Core Policy 5 Sustainable development
Core Policy 8 Retail, leisure and community facilities provision
Core Policy 11 Development in Paddock Wood: this policy sets out the need for a site for a community facility within Paddock Wood

Site Allocations Local Plan (2016)

5.7 In response to Core Strategy Policy 11 which recognises the need to provide a community facility in Paddock Wood, the Site Allocations DPD allocates the Wesley Centre in Paddock Wood for community facilities (Policy AL/PW2). Development on the site is subject to the following:

- the existing building shall be retained and additional floorspace provided as an extension to the existing building, if appropriate
- a community hall to be used for general community activities
- the Children's Centre shall be retained on the site
- proposals should explore the potential to provide facilities for other community groups as part of the redevelopment

Pre-Submission Local Plan (PSLP)

5.8 The Pre-Submission Local Plan (PSLP) has recently been out to consultation; the Regulation 19 consultation closed on 4 June 2020. The Plan is due to be submitted to the Secretary of State for examination in the Autumn of 2021. The policies within the PSLP therefore carry weight in the consideration of applications given its advanced stage, and this weight would continue to increase as the Plan progresses towards examination and beyond up to adoption (when it would then be a statutory consideration).

5.9 The application site forms part of a strategic site for growth set out in the PSLP. Policy STR/ SS1 relates to land at Paddock Wood and east Capel, which would deliver a significant expansion to Paddock Wood with approximately 3,490 to 3,590 new homes, significant employment uses and along with education, commercial, and other uses and accompanied by significant investment in new infrastructure. This growth is to be delivered on garden settlement principles and has been informed by comprehensive masterplanning accordingly to ensure a holistic stance to delivering the growth and to ensure it assimilates fully into the existing town.

5.10 The strategic policy for this growth (STR/SS1) includes the provision of a community centre within the strategic site. The location is not prescribed in this policy to enable flexibility moving forward, however, the application site is located within the allocation boundary. PSLP Policy STR/PW1 identifies the development strategy for Paddock Wood, and this includes the provision of a community hub at Memorial Field.

5.11 The development is therefore acceptable in principle in this location in line with the emerging PSLP, and weight should be provided to this.

5.12 It is also pertinent to note that within the PSLP the Wesley Centre is no longer included as an allocation for community uses, and is not located within the strategic allocation for the growth around Paddock Wood and east Capel (STR/SS1) or Paddock Wood Town Centre (STR/SS2).

5.13 Other policies of note in relation to the application development include:

5.14 Policy OSSR 1 'Retention of Open Space'. The site is shown as open space on the draft Policies Map, and Policy OSSR1 makes clear that existing open space, sports, and recreational buildings and land, including playing fields, as defined on the Policies Map, unless allocated for another purpose/use/development in this Local Plan, should be retained and not be built on. In this respect we note the previous mention policies which identify the land as being available for development.

5.15 Policy EN 15 Local Green Spaces: A Local Green Space is a designated area of green or open space that is demonstrably special to the local community that it serves, and development would normally not be permitted. Whilst Memorial Field is designated as a Local Green Space, the application site boundary is excluded from this allocation.

Other relevant planning policy:

Sport England Playing Field Policy and Guidance (March 2018)

5.16 Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- All or any part of a playing field, or
- Land which has been used as a playing field and remains undeveloped, or
- Land allocated for use as a playing field

5.17 This will apply unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions. These exceptions are as follows:

5.18 Exception 1 - A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

5.19 Exception 2 - The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

5.20 Exception 3 - The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any part of a playing field and any of its playing pitches.

5.21 Exception 4 - The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quality, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements

5.22 Exception 5 - The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to

outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

5.23 **Draft Paddock Wood Neighbourhood Plan** - The Neighbourhood Plan Steering Group have been working on a draft Neighbourhood Plan since 2015, with drafts produced in 2017 and 2018. However, at that point, it became apparent that the work would be affected by the emerging Local Plan and accordingly, work was halted until publication of the draft Local Plan. The subsequent Covid-19 pandemic has further delayed progress, but work has now re-commenced with a local consultation exercise held at the end of 2020. This consultation will inform a Regulation 14 draft, which will be subject to further consultation prior to submission. As such, the current draft is not considered to be of any significant weight or material relevance to this application given its early stages. The last published draft does reference plans being in hand for a community centre to be built within the town.

5.24 **Supplementary Planning Documents (SPDs)**

- Noise and Vibration
- Recreation open space
- Kent Design Guide
- Borough Landscape Character Area Assessment – Local Character Area 13 Paddock Wood/Five Oak Green

6.0 LOCAL REPRESENTATIONS

6.1 Site Notices have been displayed around the perimeter of the site, (22.01.21) and the application has been publicised in the local press.

6.2 In response to a revised site plan to extend the red edging to include a small substation, and a planning statement addendum with amended plans, additional Site Notices have been displayed around the perimeter of the site, (15.04.21) and the application has been publicised in the local press

6.3 In response to issues raised by the KCC Highways Officer and TWBC Tree Officer revised details and plans on access, drainage services and impact on trees, additional Site Notices have been displayed around the perimeter of the site, (01,07.21) and the application has been publicised in the local press.

6.4 Amended plans were received on 2 and 13 September, a landscape plan was updated and the EVC plan also updated in line with the amendments received in July. A plan to show the substation enclosure was also submitted, with standard materials proposed for the substation. Details of the boundary treatment between the tennis courts and the nursery were also submitted. This detail is also included within the Design and Access Statement previously submitted. No new information was submitted, and therefore an additional site notice was not considered necessary in this case.

6.5 A total of **67 objections** have been received to the application, and **29 in support** of the application. More than one representation has been received from some households.

6.6 A total of **4 further objections** were received to the amended plans received in July, August and September, the issues raised are covered in the body of the report under "Amended Plans"

- 6.7 **A paper petition and an e-petition has been received from The Friends of the Memorial Field** with 517 number of signatories. The petition is against the application on the following grounds:
- Wish for TWBC to lobby the Paddock Wood Town Council; to reconsider their plans to build a community centre on the Memorial Field
 - The PWTC analysis scored Putlands as the equal top site for the proposed community centre
 - The parish poll (15 Jan 2019) advised the Memorial Field is not the right site for the community centre
 - Plans were drawn up by the Urban Design Officer (now retired) of TWBC in 2015 to make Putland's into a multi-purpose community and leisure centre
 - The Paddock Wood neighbourhood plan states protect and enhance green space and not to build on it.
 - TWBC needs to work with the PWTC to save money, by enhancing what is available at Putlands, TWBC should be able to save considerable subsidies that it already makes in order to keep Putlands open as a leisure centre.
- 6.8 The petition was signed by 517 people, details are here:
<https://democracy.tunbridgewells.gov.uk/mgEPetitionDisplay.aspx?ID=50000028&RPID=18045728&HPID=18045728>
- 6.9 The petition was considered by the Tunbridge Wells Borough Council Overview and Scrutiny Committee on 26 July 2021 and they resolved as follows:
- a. "To forward to Paddock Wood Town Council, without prejudice, the petition and all submissions made to the Overview and Scrutiny Committee at its meeting on 26 July 2021."
 - b. This action was discharged on 29 July 2021.
- 6.10 **A letter from the local Member of Parliament (02.08.21)** (Summary) is concerned that the planning application should only proceed if the Committee is satisfied - on the basis of dependable evidence - that there is no impediment to the future sporting use of this very important and valuable facility.
- 6.11 **The following issues were raised as concerns/objections:**
- Funding and cost unacceptable
 - The community centre costs have never been put to public consultation
 - Undemocratic and not keeping the public informed
 - No need for a new Community Centre as can use the existing 4 halls in Paddock Wood i.e. St Andrews, Day Centre, Wesley Centre and the Masonic Hall.
 - The Memorial field has Historic value to the community and the field should not be built on, even if only 11% to be built on.
 - Green space important for Paddock Wood, a growing town and is already limited on open green space.
 - Alternative Sites Available, agree there are benefits to Paddock Wood having a new Community Centre.
 - Putlands Sports Centre is an under used sports centre that would be more cost effective to use and refurbish. An agreement be arranged with Fusion Lifestyle or a new partner be found.
 - Community centre should be within one of the housing estates being built, with a new school and pedestrianised shopping area.
 - Surface water drainage and increased surface water flooding on Ringden Avenue, due to additional hard surfacing on the field.
 - Cricket ground / square cannot co-exist with the football pitches.

- The parish poll did not support the Memorial Field site
- The Neighbourhood Plan does not support a Community Centre on the memorial field.
- Paddock Wood Town Council did not support the memorial field to be named within the section 106 legal agreement.
- Highway Safety, additional parking and traffic when football and church services take place at same time in locality
- Access too tight, the entrance into and out of the memorial field will not allow cars to pass one another leaving and entering. Entrance to carpark is near a bend and opposite the veterinary practice.
- Insufficient car parking for the facilities being offered, less than 70 spaces for a 299 seat theatre, will lead to cars parking on the main road and surrounding residential streets, and will cause problems for residents.
- The fire station of paddock wood is nearby, and in an emergency the fire engine would have problems turning right onto Maidstone Road
- Past planning application on the memorial field has already been refused, the inspector refused permission on grounds of historic value and tranquil setting and detriment to the local community.
- Paddock Wood has a problem with sewage and waste water causing sewage to flood the roads, the community centre would exasperate the situation.
- Agree with the comments from Sport England and other sports related bodies in objecting to this proposal.
- Building design does not represent the towns character or heritage.
- No clear consultation on the use of other potential sites. The parish poll did not support a community centre in this location.
- Loss of Landscaping by removing trees and building over green space will contribute to the flooding of Paddock Wood.
- Noise issues, the hall will be used for the playing of amplified music (eg functions, dance/exercise classes etc). The ventilation strategy includes roof and wall mounted units with sound attenuation.
- A noise management plan needs to reconsider hours of use to 23:00hrs – given amplified music and events – not clear how will this be managed.
- Glass bottle recycling up to 23.00hrs is unreasonable and a nuisance to nearby residents.
- Lighting and Personal Safety, no lighting at the entrance from Ringden Avenue or by the Council garages, or during construction of the building
- Litter Access to park via Ringden Avenue has had litter problems in past, how will this be managed
- Surface Water Flooding on Ringden Avenue will be made worse by this development.

6.12 The following issues were raised in support:

- Paddock Wood has lacked the facility of a Community Centre for many years.
- Need for a Community Centre especially with a growing population, and additional large housing sites being built
- Need somewhere safe where all ages can meet and enjoy activities.
- Need a community centre for the wellbeing for the community, for the elderly, for the young people to become active in various organisations to develop their abilities, for all and for families to enjoy.
- Post Covid this will be a valuable asset and a perfect time to develop this facility.
- Well overdue and Town Council has a positive vision to make it happen.
- Central location for a new community centre building, with good transport links, for walking and cycling, and a large carpark

- Only a very small amount of the Memorial Field will be lost.
- The centre will enhance the Memorial Field
- Current lack of youth facilities in Paddock Wood, a youth hub is needed to support young people and the community as a whole.
- The plans are well thought out and the facility will be a great asset to the town.
- Situated centrally in Paddock Wood town, the building will be reachable on foot for many, for others it will be easily accessible on one of the bus-routes through town and for those in need of driving, there will be parking facilities on-site.
- There is a well-lit path to the train station. There are existing crossing points along the Maidstone Road to ensure safe foot traffic.
- The site is situated away from existing housing developments
- The centre will be visible from Maidstone Road and is within easy walking and cycling distance from the town centre.
- It is a great location to become a hub for our community.
- The field is large enough to accommodate the new building as well as still offer the existing amenities and sports activities, the field and the building will be complimentary to each other.
- Focal Point surrounded by tennis-courts, a large playground, allotments and a large recreational area, it will be a great focal point for Paddock Wood as a growing community
- The Community Centre will provide a much-needed baby and toddler nursery, a large hall with a stage, that easily can be divided into smaller areas, along with a kitchen/café area and smaller meeting rooms, will facilitate activities for groups of all ages.
- An internet café and space for the elderly during the day and teenagers in the afternoon/evening. Opportunities for a pensioner's daycentre with seminars, courses, dance-classes etc., followed by lunch or a cuppa in the café. Teenagers on the way home from school, can relax with friends/planning their next home-work project or parents catching up before picking up the children, after a tennis-match or a run around the field. Local drama, dance and theatre groups, wedding receptions, birthday parties.
- Other smaller venues in Paddock Wood will still be needed/used in conjunction with the new building to facilitate many of the groups in our town, however with a growing population and perhaps changing demands following the ongoing Covid-19 Pandemic, there will be room for the Community Centre, too.
- It's been over 50 years since our last Community Centre was pulled down to make space for Shops. This is the right building in the right place.
- Long overdue addition for the Paddock Wood infrastructure.
- The use of a very small proportion of Memorial Playing field (including the rejuvenation of the tennis courts) for community use is an excellent use of council owned space.
- The addition of a new pre-school will be beneficial, as when bringing up my own young family this was always a struggle to get a space, ending up with us having to travel to neighbouring villages.
- Many local villages have community halls and it is surprising that a town the size of Paddock Wood has to rely on its Church and Masonic halls when it should have its own Community Centre.
- The Town Council have considered the available options and have chosen the correct site for this much needed Community Centre. They have ensured that the public have been kept informed by leaflet drop to all residents and over 75% of the comments are favourable. A lot of time has been spent ensuring the public get this much needed facility.

- The net loss of green space on the playing field itself is 11%. This is contained to the south section of the playing field. I cannot see any loss of amenity. All field functions including dog walking, football, cricket, community events etc will not be affected by the introduction of the centre and indeed they will be enhanced and supported by the presence of the facility.
- The Putlands Leisure Centre location is a very poor alternative to the current proposals.
- Well designed, well communicated, well consulted and well positioned scheme.
- Thank you to all the people involved in the community centre project, the area has needed this type of building for many years. I have lived in this area for 35 years, and trying to find spaces for committee meetings, club parties, wakes, wedding groups and so on has been a problem for so long. Unfortunately Paddock Wood has missed out on any money which would have been raised holding these events. Pembury, Matfield, Five Oak Green, and East Peckham all benefitted instead of Paddock Wood.

7.0 CONSULTATIONS

Paddock Wood Town Council (18.02.21)

- 7.1 The Paddock Wood Town Council have stated that it is not appropriate to comment on its own planning application.

Sport England

- 7.2 Comments on amended plans/additional information (04.05.21) – maintain objection

- 7.3 Sport England maintains its objection to the application and make the following comments in response to the planning statement addendum.

- 7.4 As discussed in our original response, the proposal is not compliant with the Council's Playing Pitch Strategy or draft Local Plan policy AL/PW 4. The applicant has not demonstrated that the part of the playing field to be lost (11% of the total) is surplus to requirements and the proposal does not meet any of the other exceptions to Sport England's policy or paragraph 97 of the NPPF.

- 7.5 Specifically, the proposal does not meet policy exception E3 as the area affected is capable of being used as playing pitches and also provides necessary space to rotate pitches and to maintain adequate run offs and safety margins with neighbouring uses. Whether or not the applicant intends to reinstate or re-provide specific pitches is not a factor in the assessment to be made in accordance with paragraph 97 or Sport England's Playing Field Policy. The Council's evidence base that informs its draft Local Plan policy is that the site should be protected for football and cricket use unless Sport England's policy is met. The introduction of sensitive community non-cricket related uses in close proximity to the potential square (approximately 50m) introduces a significant new risk to the potential to accommodate future cricket use at the site, significantly in excess of any existing risk to users of the tennis courts and car park. Therefore, the proposal without appropriate mitigation, prejudices the future potential use of the playing field for cricket (and also other pitch sports to some extent) and is therefore contrary to our policy.

- 7.6 The example of proximity that the addendum uses to the cricket pavilion at Marden Cricket Club to suggest that mitigation is not required is not analogous because in that instance, the cricket related users of the site will be fully aware of the potential for ball strike. That is much less likely to be the case where significant numbers of people are visiting the site for unrelated community uses and utilising the external

space immediately outside of the proposed community building and adjacent to the cricket outfield.

- 7.7 With reference to paragraph 1.8.1., the England Cricket Board (ECB) undertook a condition survey of the cricket square at the application site in 2019. It does not agree that there is no existing square at the site. Although it does acknowledge that the square is in poor condition it has advised Sport England that it has been maintained for ad hoc bookings since 2016. The ECB does not accept the proposition in the addendum that lack of demand is the reason behind the underutilisation of the square. On the contrary, it is of the opinion that if the square was improved to a satisfactory standard that there are a number of local cricket clubs that would be interested in accessing the cricket pitch. Sport England understands that the cricket pavilion is in relatively good condition. The applicant has not followed up on the ECBs identification of specific teams that might wish to use the square if it was up to standard in our original response. Not aware that any consultation has been carried out with the football club as requested by the Football Foundation.
- 7.8 At paragraph 1.8.9. it is said that Sport England has not given sufficient weight to significant wider community benefits including the provision of two tennis courts in assessing the application. Sport England's remit as a statutory consultee is of course confined to the impact on playing fields and pitches and our policy and paragraph 97 of the NPPF do not allow for the offsetting of other non-sport uses such as the proposed community centre against their loss.
- 7.9 It is acknowledged that the three tennis courts that the two new ones would replace did not meet LTA recommended dimensions for community courts however, that did not prevent them being registered with the LTA with a booking system for use and coaching programme being delivered on them. The LTA has advised Sport England that their use ceased because the surface deteriorated and was not repaired. While the renovation of the courts to provide two size compliant courts is therefore supported because there is known to be community demand here, the impact in our assessment is neutral.
- (02.03.21) Object
- 7.10 (Summary): Sport England objects to the application as it is not considered to meet our adopted playing field policy or paragraph 97 of the NPPF because it would prejudice the future use of the remaining area of playing field and it has not been demonstrated through a robust assessment that the playing field is surplus to requirements.
- 7.11 **Medium/Intermediate Gas Pipelines** - no comments received
- Kent Fire and Rescue Service** (15.03.21) no objection
- 7.12 The Kent Fire and Rescue Service do not consider that the development will have an adverse effect on the ability of the fire engine to respond from Paddock Wood Fire Station.
- KCC Highways** – no objection and recommend conditions and informatives.
Comments on amended plans (21.07.21) – no objection and recommend conditions
- 7.13 Following the submission and assessment of additional information, KCC Highways are satisfied that the proposal is acceptable.
- 7.14 The Technical Note published on the planning portal on 30th June 2021 adequately addresses concerns regarding car parking provision as illustrated in the parking accumulation tables.

7.15 A swept path analysis drawing 14995/T-04/P2 has been submitted in Appendix C of the Technical Note. This plan highlights that a number of changes are proposed including the removal of the height restriction barrier and poles, removal of the kerb edge previously shown, amendment of the alignment, widening of the access, and provision of white lining provided. An additional 20cm of hardstanding has also been revealed following the cutback of an overgrown area, and this is now shown on the same plan. This plan shows the tracking works, although the removal of the tree to the south of the access would improve the situation.

7.16 Please note that plan 14995/T-04/P2 also shows a proposed change to the surface colour at the entrance. This is not acceptable to KCC Highways: the surface should be black tarmac to match the existing footway and for future maintenance reasons.

7.17 The Draft Travel Plan (June 2021) is acceptable and should be a condition of any approval given.

7.18 INFORMATIVE: (same as that recommended in 27.4.21 response above)

Comments on amended plans (27.4.21) - objection

Vehicular Access:

7.19 The Highway authority considers that the scheme must demonstrate that the access can comfortably accommodate two way working.

7.20 The swept path analysis demonstrates that this is not readily achieved with the proposed arrangement and does therefore raise highway safety concerns.

7.21 The applicant should explore further opportunities to improve the proposed access and crossover.

7.22 Request clarification as to whether the applicant will wish to retain any height restriction barrier. As described, structures close to the edge of the driveway will have an immediate effect on positioning.

7.23 Further vehicle tracking diagrams for a coach and/or refuse vehicle will be requested once an appropriate design for regular cars is submitted.

7.24 The proposals include alternative materials on the crossover and verge, but no details have been provided. Further details are requested as this will require the separate agreement of the highway authority.

Playground Access and Western Pedestrian Access:

7.25 Our site visit revealed the importance of the existing playground both for people arriving by car and people accessing the site on foot using the western access point. While I appreciate a paved path may not be the most appropriate solution greater attention could be paid to the internal site connection between the building / walkway south of the building and both the playground and western access point. The 'Public Realm Resurfacing' following the edge of the western building does not seem to cater to these connections.

Community Centre Purpose:

7.26 Paragraph 1.2.9 describes the dominant use of the proposed halls as serving local groups such as Scouts and Guides. Seasonal events such as carol services are referenced as one offs and subject to several management measures. Presumably, larger events such as theatre/concert productions or hobby/trade shows will not be

proposed? Or at least, seldom considered with substantial event planning oversight and demand management?

7.27 Answers to these questions should outline how the Parish Council will manage event and hall bookings in combination with the parallel use of other halls, the nursery, and outdoor sports facilities.

7.28 An expansion of Section 5.5 of the draft Travel Plan into a demand management section would assist.

Current Car Park Demand and Capacity: Layering on 'Group Sport'

7.29 It has been suggested that the existing car park can accommodate up to 28 vehicles.

7.30 On this basis, the parking survey demonstrated surplus capacity at the time of the surveys. However, it was understood by both KCC and the applicant that outdoor gatherings of multiple households and formally organised outdoor sports were not permitted at the time of the survey.

7.31 We request that the applicant provides an assessment of parking demand with additional team sport / field use factored in or 'layered on top' of the parking survey.

7.32 Please reference KCC's emerging parking standard for playing fields in addition to comparing to any other data source they wish to consider.

Proposed Car Park Demand and Capacity:

7.33 The proposed parking provision of 64 spaces represents an uplift of 36 spaces (assuming an existing capacity of 28 vehicles).

7.34 While the applicant has put forward alternative calculations, we request that the number of spaces required for each use is calculated with respect to SPG4 and KCC's emerging parking standards.

7.35 Proposed parking provision should be considered in light of each proposed use in isolation and for several combinations of use including the existing field and playground uses.

7.36 The application should demonstrate adequate parking provision for each possible combination of existing and proposed uses, including the baseline survey data. In scenarios where adequate parking provision is not demonstrated the applicant should:

- Demonstrate how demand for different uses will 'dovetail' together throughout the day – naturally according to demand
- Or demonstrate how demand for different uses could be managed or programmed to 'dovetail' together (with special demand management measures carried forward into a travel plan).
- Or propose further parking provision.

Proposed Use: Tennis Courts

7.37 The current tennis courts are out of use and are understood to be sub-standard. Therefore, demand associated with the new tennis courts should also be added in line with KCC's emerging parking standard. It is safe to assume no spectators for the tennis courts but 1 space per 2 participants should be provided.

Proposed Use: Nursery

- 7.38 KCC's emerging parking standard for nurseries is 1 parking spaces per 2 members of staff and 1 parking space per 4 children. This standard already accounts for some fluctuation in pick up and drop off times. To consider how the daily profile meshes with other uses, I would recommend a comparison to TRICS data based on the number of pupils instead of gross floor area. Compared to the TRICS average, the space per pupil is slightly lower so this approach will ensure a more robust result. The worst case should be derived from the maximum possible accumulation from hourly TRICS data and/or parking standards.

Proposed Use: Community Centre & Cafe

- 7.39 We recommend some typical uses (such as the children's party and Scout's group) are explored in more detail. We have discussed various definitions for the halls in relation to KCC's emerging parking standards. Please use 1 space per 22m² for your standard assessment with 1 space per 5 seats to represent a worst case for larger events.

- 7.40 The cafe cannot be discounted entirely, at least not from the perspective of staff. Cafes require 1 parking space per 2 members of staff. For your reference, KCC's emerging parking standards also recommend 1 space per 6m² for customers.

Travel Plan:

- 7.41 The draft Travel Plan shows some potential to encourage sustainable mode choice for average, every-day use of the centre. I have suggested additional demand management measures earlier in this response. Further recommendations for the Travel Plan include;
- Clear and specific guidance for staff to consider when taking bookings and managing the schedule of events.
 - A preliminary list of information which will be distributed to people booking halls including guidance / rules as to how they promote events?
 - Identification of overspill parking for occasional events?
 - Consideration for:
 - a. Secure and weather protected cycle parking for staff.
 - b. Pushchair storage to encourage walking / public transport to the nursery.

Please Note:

- 7.42 As we are responding to a revision and requesting further information, this response is not intended to be exhaustive. There are further items to discuss such as coach access, electric vehicle charge-points.

- 7.43 INFORMATIVES Recommended.

Comments on plans as originally submitted (19.02.21) - objection

- 7.44 The proposed access is not suitable for increased use. As advised at pre-application and during Reg 18 Consultation, the access should be reconfigured to provide two-way working (in conjunction with meeting the needs of the adjacent property – see application 19/02999). These issues should be assessed in more detail and a plan demonstrating improvements together with available visibility splays is required. Alternatively, a separate access and egress could be considered.

- 7.45 It is not clear if the existing car park is operating within capacity and therefore a more detailed review of existing parking demand is required. At pre-app it was recommended that a survey should be undertaken of existing usage.

- 7.46 KCC Highways are concerned that the Transport Statement provided with his application understates the demand for parking associated with this development and the number of spaces required.
- 7.47 Further parking spaces may be required to meet the expectations of SPG4 and to address the cumulative demand of the potential combination of uses across the site as a whole including the pitches, playground, tennis courts, main halls, meeting room, café and nursery o The size of the nursery and the likely staff:child ratio is understated in the Transport Statement (other documents refer to 40 places rather than 24 and the number of staff should be confirmed).
- 7.48 The proposed use of the halls has not been fully explored but clearly includes the potential for:
- Seated events for up to 300 people with stage-based performances.
 - Potential for up to three separate events in smaller halls partitioned from the main hall or conference style events with parallel programmes using different halls.
 - Future use of retractable seating.
 - Catered events with use of the kitchen. Therefore, use of the 'social club' car parking standard (1 space per 22m²) is insufficient. Instead, the parking standard for concert halls, conference centres or theatres should be used (1 space per 5 seats) or if the applicant can demonstrate it is more applicable - the banqueting hall standard (1 space per 2 staff + 1 space per 10m²).
- 7.49 The Transport Statement falls short in terms of identifying and exploring potential opportunities to improve walking and cycling connectivity. This should be explored in more detail, including options for pedestrian only access points and improved linkages to the existing footway network.
- 7.50 **Kent Police** - (10.02.21 & 04.05.21) (summary) no objection provided conditions/informatives
- 7.51 Concerns with regard to the design of the building to be in accordance with Secured by Design features. A planning condition and an informative relates to:
- Secured by Design
 - Perimeter, boundary and divisional treatments including lockable gates
 - Nursery and CCTV
 - Parking
 - CCTV
 - Lighting
 - Access control
 - Doorset's
 - Windows
 - Roof area
 - PV's
 - Cycle and bin stores
 - Mail delivery
 - Alarms
 - Landscaping
 - Site security in construction phase
- 7.52 **UK Power Networks** (27.01.21) no objection– informative regarding the safety of underground cables
- 7.53 **Southern Natural Gas** (SGN) (26.01.21) no objection– informative regarding the safety of underground cables
- 7.54 **KCC Drainage– Surface Water Flooding (SUDS)**

Comments on amended plans (09.07.21) – no further comments

- 7.55 Kent County Council as Lead Local Flood Authority have reviewed the re-submitted documents which contain minor amendments to the drainage design we therefore have no further comment to make on this proposal and refer to previous response dated 5 May 2021.

Comments on amended plans/additional information (05.05.21) – additional information requested and a pre commencement condition recommended.

- 7.56 “Kent County Council as Lead Local Flood Authority have reviewed the Planning Statement Addendum by DHA dated April 2021 and the Drainage Layout drawing by Evans Langford 3003-EAL-00-00-DR-C-1025 Rev P04 agree in principle to the proposed amended development.
- 7.57 Whilst we appreciate that the proposals have been amended to utilise permeable paving as attenuation prior to discharge at Qbar for the site which is 5.4 l/s into an existing public surface water sewer negating the need for a pumped solution the network and storage calculations have not been submitted.
- 7.58 We would therefore recommend retaining the pre-commencement condition until clarification on the network and storage calculations are provided for the amended. We would expect to see the drainage the drainage system modelled using 2013 FeH rainfall data in any appropriate modelling or simulation software. Where 2013 FeH data is not available 26.25mm should be manually input for the M5-60 value, as per the requirements of our latest drainage and planning policy statement (June 2017); the unadjusted FSR dataset should not be used.”
- (21.01.21) no objection
- 7.59 As Lead Local Flood Authority, Kent County Council is required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.
- 7.60 The application falls outside the definition of major development and also falls outside of KCC’s remit as statutory consultee.

Southern Water – (04/05/21) no objections subject to conditions and informatives (request that the representation dated 12/04/21 be withdrawn and the following substituted).

- 7.61
- 7.62 Southern Water has undertaken a desktop study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.
- 7.63 Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.
- 7.64 It may be possible for part of the development to connect with the current capacity in the network, pending network reinforcement to provide capacity for the remaining development. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required.

- 7.65 Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of any works required.
- 7.66 Southern Water endeavour to provide reinforcement within 24 months of planning consent being granted (Full or Outline) however for large developments our assessment of the timescales needed will require an allowance for the following which may result in an extension of the 24-month period:
- Initial feasibility, detail modelling and preliminary estimates.
 - Flow monitoring (If required)
 - Detailed design, including land negotiations.
 - Construction.

Southern Water requests the following condition to be applied:

- 7.67 Occupation of the development aligns with any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development.

The planning application form makes reference to drainage using Sustainable Drainage Systems (SuDS).

- 7.68 Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption will be considered if such systems comply with the latest Sewers for Adoption (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents
ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

- 7.69 Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.
- 7.70 Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:
- Specify the responsibilities of each party for the implementation of the SuDS scheme.
 - Specify a timetable for implementation.
 - Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- 7.71 The additional information submitted indicates that the proposed surface water flows from the building are reduced from the existing contributing flows limiting to no greater than 5.5 l/s to public surface water sewers. This discharge can be permitted, if proven to be connected and it is ensured that there is no overall increase in flows into the surface water system.
- 7.72 The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.
- 7.73 Land uses such as general hard standing that may be subject to oil/petrol spillages should be drained by means of appropriate oil trap gullies or petrol/oil interceptors.

- 7.74 We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Environment Agency (25.01.21) no objection

- 7.75 This planning application falls outside the EA remit as a statutory planning consultee

- 7.76 **Historic England South East (09.02.21)** – no objection

TWBC Conservation and Urban Design Officer (13.09.21)

- 7.77 The proposal is for a new community centre to serve Paddock Wood, including a new footpath, and reconfigured tennis courts. Please note that these comments have been made without the benefit of a site visit.

HERITAGE

- 7.78 The planning statement gives some consideration to the heritage assets that could be affected by the proposals, which are the three listed buildings forming the historic farmstead of Putlands. Historic maps show that there was no functional relationship of the playing fields with the farmstead, which was a semi-rural farmstead just to the south of the historic centre of Paddock Wood. The Recreation ground was in place by the 1959 OS map series, as long as residential development just to the north of Putlands, including the Police Houses. The setting of the listed buildings as a farmstead set piece was therefore fundamentally altered in the 20th century and the recreation ground formed part of its setting as a vital open space from which to still appreciate the farmstead. The proposed pavilion is therefore located on land whose use is well-established as part of the setting of the farmstead. A community hall is an appropriate addition to this use, and therefore an appropriate addition to the character of this part of the setting of the farmstead. It does not intrude into any part of the setting of the listed buildings that is important to its significance, and it is set well away from them, with intervisibility unlikely or minimal. The prominence of the oast, barn and farmhouse will not have competition from a community building which will be visually associated with the playing grounds and the town, and which will be set well back from the main road, unlike the farmstead, which is set next to the road. Therefore, I agree with the conclusions of the planning statement; there will be no impact on the significance of the listed buildings.

DESIGN

- 7.79 The scale and appearance of the building proposed now is consistent with that given informal support previously. The form of the building and the lightweight, naturalistic cladding help to break up the scale, which is appropriate in any case given its use as a community centre, and the need to be legible and identifiable to users. I believe, given the scale of the building, that the cladding in particular is appropriate in giving it a distinct identity but also not making it too prominent - darker cladding or brickwork is likely to make the building have a heavier, more bulky appearance.
- 7.80 Overall, therefore, the proposal is supported.

TWBC Landscape Officer (23.07.21) – no objection

- 7.81 Verbal advice – it is suggested that if required, a planning condition be imposed for a scheme of landscaping and a scheme of biological enhancement with details to be submitted.

TWBC Environmental Protection

7.82 No objection to the amended EVC plan (13.09.21)

Comments on additional information (11.05.21)

7.83 Further to previous comments of 16.02.21 - A supplementary note to the Anderson Acoustics Noise Impact Assessment report (ref 4706 dated November 2020), has been received. The supplementary note (dated March 2021) proposes a draft noise management plan for control of noise emissions from events, and a condition requiring a more detailed & satisfactory noise management plan may be a better alternative to restriction on hours of use, since this could cover daytime and night-time noise, and to combine the acoustic report requirements as well as management control measures.

7.84 Request 3 planning conditions:

External noise

7.85 The rating level of noise emitted from the proposed plant and equipment to be installed on the site (determined using the guidance of BS4142 : 2014 Rating for industrial noise affecting mixed residential and Industrial areas) shall be low as can be possible. In general this is expected to be 5dB below the existing measured background noise level LA90, T. In exceptional circumstances, such as areas with a very low background or where assessment penalties total above 5 the applicant's consultant should contact the Environmental Protection Team to agree a site specific target level.

Noise from events

7.86 A detailed and satisfactory noise management plan should be submitted to address potential issues of noise relating to planned events.

Noise Mitigation

7.87 The developer should have regard to the original noise impact assessment by Acoustic Consultants Ltd, report reference 7599/DO Dated 16 January 2019; plus the supplementary Anderson Acoustics Noise Impact Assessment report (ref 4706 dated November 2020) and the supplementary note (dated March 2021); plus should submit for approval written evidence that the development meets all the recommendations specified in the reports prior to occupation.

(17.02.21) – no objection - conditions and informatives

7.88 Main points considered: Noise. Amenity. Air Quality. Land contamination. Asbestos. Lighting. Odour. Accumulations. Sewage. Private Water Supplies.

7.89 No objection, subject to comments above and the conditions plus informatives below

7.90 The site is in an urban area, but traffic noise is unlikely to be a significant problem for this particular site. An Anderson Acoustics Noise Impact Assessment report (ref 4706 dated November 2020), has been supplied in support of the current application. This is a supplementary assessment in order to account for recent design changes, particularly those affecting a change in music noise breakout which may impact on receptors. This supplementary report is to be read in conjunction with the original noise impact assessment by Acoustic Consultants Ltd, report reference 7599/DO Dated 16 January 2019. The latest report demonstrates that the acoustic mitigation and management measures taken to control noise are expected to result in a low noise impact for both users of the proposed community facility and for nearby residential receptors.

- 7.91 The site is outside the Tunbridge Wells Air Quality Management Area and it is not considered the scale of this development and/or its site position warrants either an air quality assessment or an Air Quality Emissions Reduction condition applied to it.
- 7.92 The Electric Vehicle charging points and EV car charging layout is a sustainable travel option.
- 7.93 There is no indication of land contamination based on information from the contaminated land database & historic maps databases. A waste classification Hazard Assessment of soil samples from the Paddock Woods Memorial Fields site has been carried out, all tested samples were found to be non-hazardous. A CET Phase 1 Preliminary Risk Assessment reference 491600v2 dated December 2018, the report concludes that additional investigation is unnecessary, but testing for waste classification will be necessary before removing superficial Made Ground or reworked natural ground from site.
- 7.94 The application form states that foul sewage will be dealt with via mains system; and there are no known Private Water Supplies in the vicinity. A Kench Consultants statement re external lighting, reference A184 & dated December 2020, has been provided.
- 7.95 Any demolition or construction activities may have an impact on residents and so the usual conditions/informatives should apply in this respect.
- 7.96 No objection, subject to comments above and request following conditions:
- EV charging points
 - Restrictions on times of use
 - Hours of working (Demolition/construction)
 - Plant and ducting systems
 - Noise mitigation
 - Land contamination
 - Code of construction
 - Verification of installation of lighting scheme
- 7.97 Request following informative:
- Mid Kent Environmental Code of Development Practice
- TWBC Environmental Planning Officer** (06/05/21) no objection and recommend conditions.
- 7.98 The following documents are reviewed:
- Draft Travel Plan (April 2021)
 - Energy Statement (Revision P3)
 - Roof Plan (Revision PO3)
 - Electric Vehicle Car Charging Layout (Revision P3)
- 7.99 With regard to energy conservation, the application follows a recognised methodology to meet the criteria of existing policy described within the TWBC Renewable Energy SPD to first reduce emissions and then offset 10% of the side wide carbon emissions via the use of renewable energy generating technology. Specifically, the proposal is to install 6.7 kWp photovoltaic panels.
- 7.100 Like many Local Authorities, TWBC has made a declaration of Climate Emergency and set itself a target for both its own operations and all wider activities in the borough to become carbon neutral by 2030. This is in tandem with central

government's decision to pass a net zero emissions target into law. Planning will have an important and central role to play in achieving these targets.

- 7.101 The 2007 Renewable Energy SPD is now out of date and TWBC has addressed this by introducing more ambitious climate change policies within the Draft Local Plan which has recently undergone Reg 19 consultation. For this reason, applicants are currently being encouraged to strive towards these more ambitious policy targets.
- 7.102 The applicant has proposed a provisional further PV array on the south facing side of the Nursery which would offset 42% of emissions. This additional proposal is laudable (although subject to funding). The Borough Council can assist with the preparation of this funding application if required.
- 7.103 Support the application and recommend standard energy reduction and renewable technology conditions.
- 7.104 With regard to electric vehicles charging points, the applicant is proposing the installation of 4 active charge points and 6 passive charge points (cabling only). This is in comparison to a 64 space car park.
- 7.105 The Borough Council's latest Electric Vehicle Guidance Note (2020) states that the number of type of charging points in public car parks can be agreed with the Local Planning Authority. For other development types, a ratio of one active charge point per ten spaces is typically required. Given, the varied use of this car park, my preference would be to instead install 6 active charge points, and 4 passive charge points. Recommend a condition is applied with words to this effect. The plans do not include detail on the type of chargers. As per the Guidance Note, recommend a Mode 3, 7.4kW (32A) single phase to be installed as a minimum. Again, this can be secured via condition.
- 7.106 **TWBC Parking/Technical Services** (10.02.21) no objection
- 7.107 **TWBC Housing** - no comments required
- TWBC Tree Officer**
- 7.108 No objection to the amended EVC plan – (13.09.21)
- 7.109 The routing for the trenching of services is minor and is west of the building and will not affect any trees.
- (27.07.21) (summary) no objection
- 7.110 No outstanding concerns and recommend the following conditions:
- Condition compliance with approved Arboricultural Method Statements**
- 7.111 All construction activities and tree protection measures shall be carried out in accordance with approved Arboricultural Method Statements and Tree Protection Plan, unless the Local Planning Authority gives prior written consent to any variation.
- 7.112 The approved AMS and TPP shall be provided to the site foreman prior to commencement of development, and all contractors on site shall be made aware of the specified tree protection measures.
- 7.113 No equipment, machinery or materials shall be brought onto the site prior to the erection of the approved barriers, trunk protection and/or ground protection, except to carry out pre-commencement operations approved in writing by the Authority.

- 7.114 Nothing shall be stored or placed, nor ground levels changed, nor excavations made, nor fires lit within the construction exclusion zones formed by the approved barriers.
- 7.115 No alterations shall be made to the siting of barriers or other tree protection measures without the prior written consent of the Authority, and these measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.
- 7.116 Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990, to safeguard existing trees to be retained, mitigate impacts from development which could lead to their early loss and protect the public amenity and character of the local area.

Condition schedule of arboricultural supervision and monitoring

- 7.117 Prior to commencement of development, a schedule of arboricultural supervision and monitoring shall be submitted to and approved in writing by the Local Planning Authority.
- This schedule shall cover works within the root protection areas of trees near the site entrance and car park, and include:
 - the contact details of the arboriculturist to be appointed by the developer or their agents to oversee tree protection on the site;
 - the frequency of visits; and
 - the reporting of findings.

All demolition and construction activities shall be carried out in accordance with the approved schedule, unless otherwise agreed in writing by the Authority.

Reason: To ensure correct implementation of approved tree protection measures and to avoid harmful impacts on existing trees to be retained, the effects of which may not be immediately apparent but could lead to the trees' early loss.

8.0 APPLICANT'S SUPPORTING COMMENTS

8.1. Summary of key points from the Planning Statement and the Design and Access Statement as follows:

- 8.2. **Background** – The Architects have reviewed the proposals produced in 2019 and in close consultation with the Working Group, to further develop the scheme. It was critical that the areas of accommodation previously agreed were maintained, but the layout needed to be as efficient as possible to bring the project within budget.
- 8.3. It was important that the impact on Memorial Field be reduced, and if possible, sufficient space maintained on the field for a cricket pitch.
- 8.4. The nursery layout also needed to be reconfigured so that it was DfE compliant, and the building needed to be in keeping with the character of the area, whilst creating its own presence.
- 8.5. **The design to successfully incorporate the following features** (explained in more detail below):
- Hall to accommodate 300 people, that can be divided into 3 smaller halls for flexible use of space
 - Stage - for local theatre groups and events
 - Kitchen that can either serve as a café, community kitchen or as a function of the hall for events

- Café seating area with links to outside
 - Reception office
 - A small, dedicated meeting room
 - A variety of stores to house event equipment or to be rented out to groups
 - Department of Education compliant pre-school nursery including 2 classrooms for maximum of 40 children
 - Toilets to suit hall use
 - An entrance lobby that provides the building with protection from wind
 - Car and Bicycle Parking (64 spaces to replace the 26 spaces) to replace the existing parking
 - Delivery bay which can also be used for external catering if needed
 - A suitable location for a memorial sign to be placed on the building to remember those fallen in wars.
- 8.6. **Site Layout** - The layout of the Community Centre has been carefully designed to on a compact and efficient footprint, to reduce the impact onto Memorial field and make for an affordable, sustainable building. The proposed building will be a flexible, modern, and accessible venue for many local groups to use, such as the U3a, brownies, sports clubs, and amateur dramatics, as well as providing a DfE compliant nursery.
- 8.7. The tennis courts have been relocated (to the northern corner of the field), to allow the most efficient use of the site, the community building is to be sited to the north west, and the car parking layout to the east of the building, using the existing access, with an expanded carparking area, with no need to extend south into the field.
- 8.8. **Cricket pitch** – a cricket pitch will still be viable. It is hoped that the building will offer facilities for existing users of the Memorial Field pitches, whilst also encouraging more community use of the area.
- 8.9. **Use** - The proposed building will be multi-functional totalling 706m² of floorspace, which would provide a variety of facilities. including community halls, a community café, and a pre-school. The main hall will provide accommodation for a maximum number of 299 seats, with a stage. The hall will have the capacity to be split into three smaller halls, i.e., 2 halls of 90m² and one smaller hall of 60m².
- 8.10. **Layout of building**– the layout includes a reception area and office space, as well as cupboards and storage facilities for clubs and activities to use, and for cleaning and maintenance. A kitchen for catering for larger events and other activities. A small café is located to the centre of the building for use by the local community.
- 8.11. **Nursery** The building includes a pre-school nursery which for capacity for 40 children across two classrooms in line with Department for Education requirements. This area will include the provision of a small staff office/work area, and a kitchenette.
- 8.12. **Design** The proposed car parking area is compact and uses the existing vehicular entrance and introduces a larger amount of natural finish (cellular grassed paving).
- 8.13. The proposed community centre building has an easily recognisable and distinctive form, achieved with the aid of a butterfly roof arrangement. The building footprint has been rationalised to ensure that all circulation spaces within the building are as efficient as possible, which will in turn reduce the impact on the field.

- 8.14. The nursery is located to the north of the building, with a dedicated play area located immediately adjacent. This avoids the previous safeguarding issue of public footpaths separating the internal and external spaces.
- 8.15. The community centre use of the building forms the central and southern parts of the building, with core services located along the central spine with the main hall to the south. A glazed café area is positioned by the main entrance to the east, creating an interesting visual link between people approaching the centre and for people within the building. The south facade has a careful balance of glazing and solid structure to maximise the light and views across the Memorial Field whilst avoiding solar gain, which assists in making the building more efficient and sustainable.
- 8.16. The butterfly roof profile allows for natural cross ventilation of the full height spaces, eliminating the need for air conditioning, and provides large areas suitable for south-facing PV panels, hidden from view due to the roof design.
- 8.17. The proposed design is a contemporary style with a butterfly roof design, which will accommodate photovoltaic panels to maximise on-site renewable energy. The submitted Design and Access Statement and plans demonstrate how the photovoltaic panels are incorporated into the scheme.
- 8.18. In summary the proposed design of the building incorporates a mix of robust, environmentally friendly and long-lasting materials of high-quality. The carefully positioned windows and skylights will ensure a maximum level of natural daylight into the building. The proposed butterfly roof allows for natural cross ventilation in the building, which will eliminate the need for air conditioning, which contributes to further to the sustainability of the scheme.

9.0 BACKGROUND PAPERS AND PLANS

Application Form
Planning Statement
Planning Statement Addendum
Statement of Community Involvement
Transport Statement
Design and Access Statement
Site Location Plan
Block Plan
Ground Floor Plan
Roof Plan
Site Plan 1:200
Existing Site Plan 1:200
Elevations
Sections1
Visualisations External 01
Visualisations External 02
Visualisations Internal 01
Arboricultural Impact assessment and Method Statement
Existing Tree Schedule
Tree Retention Protection Plan
Tree Constraints Plan
Landscape Design Strategy
Landscape Masterplan
Landscape Masterplan Wider Area
Existing Potential Capacity
Proposed Potential Capacity

Phase 1 Preliminary Capacity Part 1
Phase 1 Preliminary Capacity Part 2
Waste Classification Assessment
Geotechnical Report on Ground Investigation
Ground Investigation
Stage 3 Technical Report Mechanical and Electrical Services
Energy Statement
Environmental Noise Assessment
Noise Impact Assessment Supplementary Note
RIBA Acoustic Report
Topographical Survey
Utilities Survey
EV Car Charging Layout
External Lighting Statement
Proposed External Lighting Layout
Flood Risk Assessment and Drainage Strategy
Drainage Strategy
Ecological Impact Assessment
Construction Environmental Plan

10.0 APPRAISAL

10.1 The main issues to consider are:

- Principle of development and community need
- Loss of part of Recreation Field (including Sport England objection)
- Surrounding Provision and existing recreation grounds and open spaces
- Layout Scale and Design (including Visual Impact)
- Residential amenity (including Noise and Traffic and Management of Building)
- Sustainable Design and Construction (including Renewable Energy)
- Highways, Access and Parking (including Highways Officer and Tree Officer concerns)
- Landscaping and impact on trees
- Ecology
- Heritage Impacts
- Crime Prevention and Security
- Flood Risk and Drainage (including Climate Change)
- Foul Drainage (including Southern Water)
- Utilities (including new Substation)

Principle of development and community need

Principle of development

- 10.2 The NPPF highlights that local planning authorities should plan to support strong, vibrant and healthy communities with accessible local services that reflect the need and support its health, social and cultural well-being contributing to sustainable development.
- 10.3 Policy LBD1 of the saved Local Plan and Policy CP1 of the Core Strategy represents the policies for directing development. They both include a desire to focus development within the existing limits to built development. It is considered the site is therefore acceptable in principle in this sense.
- 10.4 There is an existing established need for a community centre in Paddock Wood as identified in the adopted Core Strategy and Site Allocations Local Plan Documents, and detailed further below.

- 10.5 The site forms a draft allocation for the development of a community centre under policy STR/PW1 of the emerging Local Plan. Whilst it is acknowledged that draft policy AL/PW1 only carries limited weight at this time, its allocation reflects the direction of travel for the Council and its view that the provision of a community centre in this location is acceptable in principle. This has followed a review of sites within the town that are suitable and available for this use. The policy, along with emerging Policy STR/ SS1 also demonstrates the continued recognition of need for this development within the community. The emerging policy is therefore considered as a material consideration to this application.
- 10.6 Further, the emerging Local Plan recognises that the protection of open space only applies if the site has not been allocated for any other purpose (Policy OSSR/1).
- 10.7 It is noted that Memorial Field is designated as Local Green Space, which is a designated area of green or open space that is demonstrably special to the local community that it serves. The northern part of Memorial Field commensurate with the application boundary of this development is not included within this allocation; the remainder of Memorial Field is.
- 10.8 Whilst it is recognised that this open space allocation, it is considered on balance that there is a need for a new community centre, along with the emerging policy position which allocates this use. This need, along with site justification is discussed below.

Community Need

- 10.9 It is agreed that there is an established need for a community centre within Paddock Wood.
- 10.10 Paddock Wood is the only town in the Borough without a local Council-owned community centre and as such, discussions have been ongoing since 2006 to develop a community centre for the town.
- 10.11 At the current time, over 1,000 homes are being built in Paddock Wood following consents at Mascalls Farm, Mascalls Court Farm and Church Farm and other smaller sites, with a further c. 3,600 proposed for allocation in the TWBC Draft Local Plan on land around Paddock Wood. This is a large increase in dwellings in comparison to the existing population of Paddock Wood which stands at 8,253 (2011 Census). Given there is an already identified need based upon the existing population, following the planned addition of significant growth in the area, this need for a community centre will continue to increase. This will place further pressure on community halls in surrounding wards, particularly as the population increases in the Borough up until 2033. This demonstrates a need for a further 3.6 community halls for the Borough as a whole.
- 10.12 This need is already acknowledged by TWBC given the 2010 Core Strategy and 2016 Site Allocations Local Plan, and both reference a requirement for a community centre in Paddock Wood. Importantly the application site is allocated within the Council's emerging Local Plan for the development of a community centre. There is therefore a widely acknowledged need for this new facility. Given this draft allocation, the application site has been identified by TWBC as suitable and available to meet this identified need over other potential sites, as discussed below.
- 10.13 This identified need has been supported by the allocation of S106 legal agreement monies from the approved 3 large housing sites in Paddock Wood, of which three agreements specifically condition the contributions to be used for development on the

Memorial Field. The S106 contributions have been sought and obtained from recent developments:

- 10.14 This constitutes a total of £1,112,186.90 worth of contributions to the development of a community centre in Paddock Wood, of which three S106 agreements specify the contribution to made for the development of a centre on the Memorial Field site.
- 10.15 Within the committee reports for 14/504140/HYBRID (Church Farm) and 14/506766/HYBRID (Persimmon Homes) the following is stated with regards to S106 contributions: ***'It has long been an aspiration for a purpose built community centre to serve Paddock Wood. A project that aims to deliver a new Community Centre at the Memorial Playing Fields is progressing through the design stages. The applicant would provide a significant financial contribution towards this. When combined with other contributions from other allocations, this would provide in the order of £1 million, which is a major share of the anticipated delivery costs (other potential sources of funding include grants).'***
- 10.16 The Committee Report for application 17/03480/FULL (Berkeley Homes) further states the following: ***'When combined with other contributions from the two other allocations, this would provide in the order of £1 million, which is a major share of the anticipated delivery costs (other potential sources of funding include grants).'***
- 10.17 The Committee Report for application 19/03349/FULL (Berkeley Homes) states the following: ***"The additional residents would increase pressure on community services/facilities, including indoor and outdoor sports facilities, community facilities, PROW network and the Local Nature Reserve, which is used for recreational purposes. The following contributions are deemed necessary to mitigate the impact of the new residents on recreation/community facilities and to support the health and well-being of future residents; thus meeting the social objective set out in the NPPF: - Community Centre - £102,602.91 towards the community centre to be built on the Memorial Field"***
- 10.18 As set out in Regulation 122(2) of The Community Infrastructure Levy Regulations 2010, planning obligations must only be sought where they meet all of the following tests:
- a) Necessary to make the development acceptable in planning terms;
 - b) Directly related to the development; and
 - c) Fairly and reasonably related in scale and kind to the develop
- 10.19 Therefore, within each of these agreements it would have been required to demonstrate that there is an identified need for this type of development in Paddock Wood, and in the case of two agreements, that the Memorial Field was a suitable site of choice. This would have been necessary to prove these requested contributions met the required tests of the Community Infrastructure Levy Regulations 2010.
- 10.20 To further demonstrate this need, the agent has undertaken an analysis of surrounding community hall provision and nursery provision within the catchment to demonstrate the need for this essential facility. We therefore accept the conclusion of the Planning Statement submitted with the application.
- Community Hall Analysis (Summary)
- 10.21 Each of the halls available to hire in Paddock Wood are restricted in some form, whether that be the hall's capacity, hours/days of use or on the event that can be

hosted in each hall. In addition, each hall is used as ancillary to another function and is privately owned (aside from the Wesley Centre which is owned by TWBC) placing further restrictions on halls to hire and use. Full details are set out in the Planning Statement.

Nursery Provision Analysis (Summary)

- 10.22 The KCC Childcare and Sufficiency Assessment (2019) identifies Paddock Wood as currently having a surfeit of 96 0–4-year-old childcare places (modelled on 2020 Summer Term). Whilst this presents a good level of provision at the current time, this is not a significant number of surplus places in the context of the size of the settlement and its wider catchment, as well as its planned growth. There is therefore a need for an additional nursery in Paddock Wood as it continues to grow, particularly given the number of homes allocated in Paddock Wood over the next Local Plan period. Full details are set out in the Planning Statement.
- 10.23 The nursery is also a key component of the business and delivery model for the community centre and key to its delivery, which in turn would meet wider identified community needs and result in considerable social benefits to the community.
- 10.24 This evidenced need for a community centre and nursery should therefore be considered and given considerable weight when undertaking a weighted balance, when having regard to all other impacts of development, as set out below.

Public Engagement

- 10.25 Throughout the development of the proposed community centre scheme, PWTC has frequently engaged in consultation with the local community. The comments from residents have been continually taken on board, and influenced the final scheme, ensuring it becomes a community centre which meets the needs for all. A full breakdown of the Town Council's consultations overtime can be found in the submitted Statement of Community Involvement (December 2020). The Town Council will continue to consult members of the community as the scheme continues to develop.

National Planning Policy

- 10.26 Paragraph 11 of the NPPF 2021 states that 'plans and decisions should apply a presumption in favour of sustainable development' whereby development proposals that accord with an up-to-date development plan should be approved without delay. It notes that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless the application of policies in this Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 10.27 Paragraph 8 of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The three overarching objectives are as follows:
- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

10.28 Chapter 8 (Promoting healthy and safe communities) discusses the promotion of healthy and safe communities. Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

10.29 Paragraph 93 highlights that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

10.30 Paragraph 99 (Open Space and Recreation) outlines that existing open space, sports and recreational buildings and land, including playing fields should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

10.31 Paragraph 123 (Making effective use of land) states that local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
- b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

10.32 Chapter 12 (Achieving well-designed places). Paragraph 126 explains that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

10.33 The NPPF attaches great weight to the creation of high-quality buildings and places.

10.34 Paragraph 130 outlines how planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

10.35 Paragraph 132 sets out how design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling

local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

- 10.36 Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:
- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents supplementary planning documents such as design guides and codes; and/or
 - b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings

Site Justification and Site Selection

- 10.37 Several representations received discuss the choice of the Memorial Playing Field as the site for the Community Centre. Many representations reference that Putlands Leisure Centre would in their view be a more suitable choice for the development.
- 10.38 As set out in the main Planning Statement and the Statement of Community Involvement, this application follows a long history of discussions for a new community centre in Paddock Wood, dating back to 2006. In 2009 ten possible sites were identified in the town to be the site for the new community centre. This list was eventually shortlisted to three sites, and following extensive discussions and engagement with the public, the Memorial Field was chosen as the preferred site of choice.
- 10.39 The site is easily accessible by both vehicle, public transport and foot, a large unused part of the site to the north could be built on, therefore less green land would need to be built upon compared with other sites, and the site would pose less impact on residential amenity as opposed to other potential sites that were assessed. Importantly, the site was wholly within the ownership of Paddock Wood Town Council meaning that development on the site would be deliverable.
- 10.40 The Putlands leisure centre site has previously been considered by PWTC and was discussed directly with the Friends of Memorial Field, at a Paddock Wood Town Council meeting in February 2019. As was outlined then, the site was not taken forward or explored further due to identified concerns over the loss of existing indoor sports space (at a time when expanded space was being promoted) and insufficient community space. PWTC held regular meetings with the management of Putlands.
- 10.41 The Putlands centre was duly considered by PWTC as part of the site selection process and was discounted, whilst appropriate in many respects, is close to its capacity. The site was therefore not considered suitable.
- 10.42 In summary, the Memorial Field was chosen by the Town Council as it was in their view the most suitable, deliverable, and achievable.
- 10.43 In terms of the considerations of this application it is important to recognise that the role of the Local Planning Authority in determining the application is not to seek to or find a more preferable site, it is to determine the application as submitted and

consider the planning merits of the scheme and come to a final recommendation having considering only the material planning considerations. The location of a community facility within the town centre of Paddock Wood along with a nursery would result in considerable social benefits to the population. There would be some impact in terms of loss of green space (outlined further below) however, the social benefits of locating a very accessible community building that can be delivered would carry considerable weight in the determination of the application.

Loss of part of Recreation Field (including Sport England objection)

- 10.44 Sport England have been consulted and responded on the proposals. As part of this response Sport England consulted the national governing bodies, including the English and Welsh Cricket Board (ECB). The proposed development of the community centre does not seek to reinstate the cricket square on site at this time (but shows how it could be accommodated should future demand require), as there has not been an established cricket square on the field since 2016. It is stated by Sport England that the ECB confirm there is a high demand locally for cricket pitches within the area, with the square last used in 2019 for a one-off charity match, and the ground was used by Horsmonden Cricket Club up until 2015.
- 10.45 Having reviewed the booking records held by Paddock Wood Town Council, Paddock Wood Cricket Club has not played in Paddock Wood since 2006, whilst the pitch was booked by them for 2007 no games were played. Following the closure of Paddock Wood Cricket Club, the Town Council were approached by Kent County Cricket Board (KCCB) to use the cricket square for junior matches and training sessions. The Town Council agreed, and the square was subsequently used by KCCB from 2008-2014. At the time, KCCB attempted to set up a junior cricket club in Paddock Wood but there was insufficient interest.
- 10.46 Following this, use of the cricket square continued on an ad hoc basis by clubs from Horsmonden, Bells Yew Green, Yalding, Capel and Castle Hill as an overflow site when they were unable to use their own pitches. The last formal use of the square was in 2016 when Horsmonden Cricket Club used the site 8 times for their junior team games.
- 10.47 As a result of the declining interest and demand in using the square, the income received from letting the square steadily declined.
- 10.48 Given the declining income generated from the pitch, and the ongoing costs to maintain the square's standards, in 2017, the Town Council decided to cease maintenance of the cricket square.
- 10.49 Contrary to Sport England's view that the lack of demand or use is reflective of the ground's condition, it is the lack of use and demand which resulted in the square no longer being maintained as it was not viable to do so. As the submitted plans demonstrate however, and confirmed by Sport England, with the development proposed there remains the physical space to re-provide a new square and pitch to Sport England standards of an equivalent size to the existing potential provision.
- 10.50 Sport England and the ECB raise concern with the community centre building being placed within 80m on the cricket square, which they consider increases ball strike risk. Whilst we acknowledge this concern, as per the existing situation the Memorial Field's site boundaries, the tennis courts, car park and cricket pavilion all lie within 80m of where the cricket square was previously sited. This 80m distance is therefore not achievable even in the current situation and we are aware of other grounds locally which have recently been approved with buildings much closer than the 80

metres quoted without any objections raised. One such example is Marden Cricket Club and its new multi-functional pavilion building which sits less than 50 metres from the cricket square and was supported by Sport England. Although Sport England identify that their view was that the Marden centre and the cricket pitch would have a closer link.

- 10.51 Whilst it is acknowledged that the community centre would introduce added risk and activity within 80 metres, the ground and centre would be under the same ownership and could therefore be managed appropriately. Should cricket be reinstated on site in the future, a suitable mitigation and management strategy for the site would be developed (as Sport England suggest this could include netting or similar and management of the door openings on the southern elevation), as with other grounds. Sport England quote NPPF paragraph 182 (now new para 187 in the NPPF 2021 with the same wording), however, that relates to existing operations and as acknowledged by Sport England, there is no existing cricket square at the site. Notwithstanding this, it has been proven that the space remains for its inclusion in the future and that it is officers view that through appropriate management and protection measures the uses could be managed accordingly.
- 10.52 Sport England confirm that the proposed development does not result in any reduction in pitch capacity at the site. Whilst it is acknowledged that the small loss in area would make pitch rotation more limited than currently, the overall capacity is not affected and wider significant community benefits would be delivered. It has been confirmed that Sport England do not consider any potential benefits to the wider community from the multi functional centre and nursery as they are solely considering the impact on the sports facilities. Accordingly, Exception E3 could be considered to be satisfied.
- 10.53 With regard to Exception E1, Sport England rightly refer to the Council's Playing Pitch Strategy and raise concern over the case presented in the original Planning Statement. That case is presented on the proviso, as accepted by Sport England, that the pitch capacity of the site is not affected by the development. Therefore, concern raised over protection of existing pitches to meet demand is unfounded as no pitches are to be lost by the development. The Planning Statement uses the Town Council's own evidence base in respect of open space more widely to illustrate how the small 11% reduction on site does not affect the function of the site and meets their own defined standards for the supply of open space and playing field.

Surrounding Provision and existing recreation grounds and open spaces

- 10.54 Policy R1 of the Local Plan and paragraph 97 of the NPPF, whilst resisting building on existing recreation grounds and open spaces, outline that development will be acceptable provided the proposed development would not result in a deficiency of recreation space within the catchment, and that an assessment demonstrates there is a surplus of this space in the surrounding area. Policy OSSR1 of the PSLP relates to existing open space, sports, and recreational buildings and land, including playing fields, as defined on the Policies Map (which includes the application site), and states that unless allocated for another purpose/use/development in this Local Plan, this space should be retained and not be built on. As identified above, the emerging PSLP allocates the site for provision of a community centre.
- 10.55 As well as this, exception 1 of Sport England policy requires an up-to-date assessment that demonstrates there is an excess of playing field provision in the catchment, which will remain the case should development be permitted.

- 10.56 An independent assessment of surrounding recreation grounds has been undertaken to demonstrate there is a surplus of recreation grounds within the Paddock Wood catchment.
- 10.57 Tunbridge Wells as a Borough has a total of 126.51ha of Parks and Recreation Grounds (combined figure). This overall, calculates at a provision of 1.14ha per 1000 people. 1.1ha per 1000 people has been set as the baseline to assess levels of provision in the borough, and to inform requirements of new development (Open Space Study 2017). It is therefore important to assess whether the proposed development on the Memorial Field would present a significant impact upon resident's access to parks and recreation spaces.
- 10.58 Paddock Wood on its own contributes 12.85ha to the borough parks and recreation (combined) spaces, which when based upon the most recent census data (2011), provides 1.56ha of parks and recreation space per 1000 people. Paddock Wood is therefore currently providing more than the per capita borough requirements. The loss of a small portion of the Memorial Field will therefore not result in a deficiency of parks and recreation space based upon TWBC requirements
- 10.59 Despite this overprovision, it is acknowledged that an additional c. 3,600 homes are proposed in the town which would result in an increased need for open space in the area. The agent has undertaken some indicative calculations based on this increase in population and the additional open space provided by the Mascalls Farm, Mascalls Court Farm and Church Farm developments. Based on the average UK household of 2.4 people, the three new housing developments (being built out) and an additional 4,000 homes would increase the town's population by 11,962 to 20,215 people (based on 2011 census data). These new developments would provide an additional 18.22ha of open space. When this open space is combined with the town's existing 12.85ha of recreation space, it would result in an average of 1.54ha of space per 1000 people and thus still result in an over provision of space above the Council's standards and importantly maintain a similar level of provision per capita that exists currently.
- 10.60 As identified in the Local Plan (2006) and Emerging Local Plan, there are four allocated park and recreation grounds within Paddock Wood, including the Memorial Field. Each site is identified and discussed in turn below.
- 10.61 **Putlands Sports Ground** is located on the corner of Mascalls Court Road and Maidstone Road. The site is available for use by all members of the public. The site is the largest of all four and has a variety of sports provision including full sized grass football and rugby pitches, athletics track and field, and bowling green. The site also includes the provision of a skatepark.
- 10.62 **St Andrews Field** is located to the eastern side of the town, adjacent to St Andrews Close. The site comprises a large open playing field, available for any community use. It is regularly used by local dog walkers. A children's play park is located to the western edge of the site. The PWTC offices lie to the north of the site.
- 10.63 **Green Lane Sports Field** is located to the south eastern corner of the built-up area of Paddock Wood. The site comprises a large open playing field with a full-size grass football pitch available for public use. A small pavilion is provided on site and a children's play park to the site's western corner.
- 10.64 **The Memorial Field** provides open playing fields, along with a grassed football pitch and parking. The site is regularly used by local dog walkers. Three tennis courts

(currently not in use and under-sized) lie to the north of the site and a small pavilion/community store lies to the western edge of the site. A children's play area and the community allotments lie to the site's western boundary. The grassed football field to the south of the site is regularly used for matches and training.

- 10.65 In addition to the sites above, **Elm Tree Sports Field** lies on the outskirts of Paddock Wood and provides further recreation facilities for Paddock Wood. The site is home to several football pitches including a full-sized pitch, junior pitch and mini soccer pitch. Despite the site's location further out of the town centre, the site is regularly used for football matches and training as the home ground for Paddock Wood F.C.
- 10.66 Paddock Wood is also home to a variety of other open spaces comprising allotments, important open spaces and local green spaces including a number being included in the housing sites that are currently being constructed.
- 10.67 In terms of potential future provision, the Draft Local Plan also makes provision for a new 10 ha indoor/outdoor sports hub to be provided on land to the south west of Paddock Wood which would provide further sports provision over the plan period. In addition, a new "Wetlands" park is proposed to the north west. This would have a dual use function; providing necessary flooding infrastructure but also a recreational park for local residents to enjoy.
- 10.68 It is therefore demonstrated that Paddock Wood as a community is not lacking in open space and sports and recreation area but is lacking in terms of a community centre. Furthermore, the proposed development would result in the loss of only 11% of the Memorial field, and as such would not result in any detrimental impact to the community's recreation ground provision or the wider use of the Memorial Field (as demonstrated by the earlier assessment of playing pitch provision on site). The proposal can therefore be considered to meet Exception 1 of Sport England's policy exceptions, given Paddock Wood provides an excess of playing field and open space provision for the town, and given that there would be no reduction in the site's playing pitch capacity.
- 10.69 In this respect, the proposals also satisfy the requirements of the NPPF and the tests set out in paragraph 99, namely that the open space to be lost is surplus to requirements and its loss would not materially impact upon the function of the open space nor its capacity for playing pitch provision. This conclusion is despite Sport England's conclusion that the loss of space would mean that pitch rotation would not be possible. Accordingly, the proposals also meet the requirements of Local Plan policy R1 and emerging draft policy STR/PW1, which also requires the remaining land to be retained for recreational use, which it will be.
- 10.70 Overall, it is demonstrated that the principle of a community centre building with nursery and associated facilities would be compatible with the existing use of the recreation ground within the LBD of Paddock Wood. It would enhance the tennis offer by improving facilities and would allow for the re-provision of a cricket pitch is required in the future. There would appear to be no planning reason that would indicate that the principle of development be unacceptable.

Layout Scale and Design (including Visual Impact)

- 10.71 The community centre building would have a shallow pitched butterfly roof, with a single- storey central core. The building achieves a careful balance of a striking new centre for the community, without being overly brash or too large for the site. Accommodation has deliberately been arranged on one level, which combined with

the shallow pitch of the roofs, means that that highest ridge level is approx. 6.85m above ground level.

- 10.72 The single storey roof is approx. 3.5m above ground. This compares to the two-storey houses to the north west of the site (on Ringden Avenue) that are around 8m to ridge level. The residential properties opposite the field along Maidstone Road are also around 8m to the ridge. The nearest residential properties are just over 50m away from the new building; however, views of the nearest houses would be screened by trees to the perimeter of the field. (Please refer to the separate Noise Impact Assessment regarding evaluation and mitigation of noise impacts for these properties).
- 10.73 The mature trees surrounding Memorial Field, especially to the northern part of Maidstone Road would mean only fleeting views of the new centre from outside the field, especially as the building would be set well back from the road.

Appearance and materials

- 10.74 The timber-effect composite cladding has been selected as it is a durable impact resistant, low-maintenance product that would mean reduced running costs, especially compared with real timber. It has an 'A2 -S1-D0' fire rating, meaning it is of limited combustibility, produces little or no smoke and does not contribute to the spread of fire.
- 10.75 The following building components would be specified in mid-grey to match the darker cladding boards:
- a) Doors, windows, and curtain walling in aluminium faced composite frames
 - b) Pitched and flat roofs would be a single ply membrane
 - c) All roof flashings, fascias, gutters and rainwater pipes would be aluminium
- 10.76 The east elevation, with the striking butterfly profile, would offer the ideal location for the Memorial Plaque that would sit adjacent to building signage. The plaque is likely to be a stone carving, depicting a scene from World War I in relief.
- 10.77 The central area of glazed walling, with views of the reception space within and canopy above, would automatically guide visitors towards the entrance doors. The canopy would continue round to the nursery doorway, to provide shelter in wet weather and subtle guidance to the separate entrance area. Additional way-finding signage for the nursery would be located on the north-facing brickwork to the side of the main entrance doors.
- 10.78 The south façade, facing on to the Memorial Field, has a careful balance of glazing and solid walling to maximise the light and views across the Memorial Field whilst minimising solar gain. The projecting eaves would provide shading to the upper windows, which would assist in making the building more efficient and sustainable.
- 10.79 The building form also allows for photovoltaics to the flat roof and nursery roof that would not be visible from most parts of the site. The butterfly profile also assists with passive ventilation of spaces, helping to eliminate the need for air conditioning.
- 10.80 The Conservation and Urban Design Officer has commented that "the scale and appearance of the building proposed now is consistent with that given informal support previously. The form of the building and the lightweight, naturalistic cladding help to break up the scale, which is appropriate in any case given its use as a community centre, and the need to be legible and identifiable to users. I believe, given the scale of the building, that the cladding in particular is appropriate in giving it

a distinct identity but also not making it too prominent - darker cladding or brickwork is likely to make the building have a heavier, more bulky appearance.”

Residential amenity (including Noise and Traffic and Management of Building)

- 10.81 A Noise Impact Assessment has been undertaken. An initial assessment was completed in January 2019 and a supplementary assessment completed in December 2020 following design changes. Both reports accompany this application. Overall, the assessment concludes the relevant noise criteria would not be exceeded. Provided the recommended construction elements and noise management plan is adhered to, the development would result in a low noise impact for both users of the proposed community centre and nearby residential receptors.
- 10.82 An Acoustic Design Report has also been submitted, and provides a review of the RIBA 3 design information to establish acoustic performance standards in order to meet the suitable acoustic performance standards and design criteria appropriate for the proposed use. The report outlines the necessary design standards required to meet acoustic performance standards.
- 10.83 A supplementary Noise Impact Assessment and RIBA 4 Acoustic Report has been updated following the proposed implementation of an air source heat pump.
- 10.84 TWBC Environment Protection Officer recommends conditions for hours of construction, a noise management plan and hours of operation, for plant and ducting systems, and for land contamination.

Sustainable Design and Construction (including Renewable Energy)

- 10.85 The new community centre would be constructed using ‘Modern Methods of Construction’ or MMC. A modular timber panel system has been specified, meaning the panels making up the building would be precisely manufactured off site in factory conditions, delivered to site once complete and then swiftly assembled. There are several environmental benefits to this process and the building’s design:
- Factory assembly means reduced waste due to careful management of manufacturing, sequencing and logistics.
 - Off-site manufacture increases quality control as construction is unaffected by weather, which means improved site U-values and air pressure results.
 - Reduced deliveries to site as the panels arrive pre-assembled – rather than all the individual components arriving separately. This means less noise, dust, and pollution.
 - Light-weight panels reduce the amount of concrete required for foundations.
 - Speed of build: up to 30% faster – meaning the building is weather- tight much sooner
 - Less wet trades mean reduced dehumidifiers / drying equipment on site
 - The timber is sourced from sustainably managed forests, the insulation products are zero CDP and use CFC & HCFC free materials, and the facing plasterboard is manufactured using recycled paper.
 - The installation of an air source heat pump

Highways, Access and Parking

- 10.86 The carpark would have a total of 64 parking spaces, which would include 4 disabled parking bays, 5 motorcycle spaces and 20 cycle parking spaces. Of which 10 electric vehicle charging points would be provided for 4 spaces, with passive provision made for a further 6 spaces.
- 10.87 The proposed number of car spaces would replace both the existing car park that is to be removed (26 spaces), as well as providing for the users of the new community

centre and nursery staff. There are also 5 motorcycles spaces and 10 Sheffield hoop stands which can accommodate 20 bicycles. The results of the car park survey show that on weekdays the maximum parking space accumulation would be 20 vehicles and on weekends, the maximum parking space accumulation would be 9 vehicles. For robustness a 'worst case scenario' first principles assessment has also been carried out, looking at the individual components. In all scenarios, this showed a maximum parking accumulation below the 64 spaces proposed. The 64 parking spaces is therefore considered sufficient to meet this demand even when accounting for parking provision of staff members of the nursery. This is discussed in further detail in the Technical Note.

- 10.88 The relocated tennis courts means that all the parking can be accommodated in a compact area to the east of the building. This would result in less development on the field (as less circulation routes are required), and a more economic build. The layout has also been designed to avoid impacting the Root Protection Areas of the trees on the boundary with Maidstone Road and to the Police Station site to the north. The area of the existing car park surface would be removed and replaced, but no excavation would take place within the RPAs and compaction resistant surfacing would be used.
- 10.89 The existing access from Maidstone Road would be used and would be extended slightly to allow a two-way flow of traffic. The access has been carefully designed around the existing trees, and the provision of services and utilities.
- 10.90 To allow for safe vehicle movement, the entrance would need to be widened a little, which would mean removal of the small beech tree to the north of the entrance (T29 / Category B). This proposal has been discussed and agreed in principle with the TWBC tree officer, as the tree is not of significant value.
- 10.91 However, to preserve the valuable Scots Pine (T28 / Category A) just to the south of the entrance, construction work would be limited in this area and a 'no dig' policy employed.
- 10.92 There would be a separate pedestrian access just to the south of T28 with a 1.8m wide, level path on the approach to the building, leading to the community centre and nursery entrance doors. Within the new car park one zebra crossing would be required to cross a car circulation route.
- 10.93 The site is well connected with the majority of Paddock Wood residences within a 15-minute walk of the site. The existing pedestrian access to the west of the site is to remain without restriction, and a separate pedestrian access would be provided from Maidstone Road to the east. A revised Travel Plan further details measures for sustainable transport. The proposed development would accommodate opportunities to improve walking and cycling connectivity.
- 10.94 The car park layout has been tracked to ensure that a fire vehicle can reach the building. From the access road to the south of the disabled parking bays, more than 15% of the perimeter is accessible and the whole building would be within a 40m radius of the fire vehicle.
- 10.95 Kent County Council Highways, following the amendments and additional information, raise no objections to the proposal. The Kent Fire and Rescue Service do not consider that the development would have an adverse effect on the ability of the fire engine to respond from Paddock Wood Fire Station.

Landscaping and impact on Trees

- 10.96 Detailed drawings show that the widened access and the additional services can be accommodated without impacting on the health of the trees at the access.
- 10.97 The landscape strategy complements the architectural design and enhances the associated circulation areas and external layouts of the community centre. The proposed planting strategy would soften the approach to the building and strengthen its identity and legibility.
- 10.98 The existing mature trees and shrubs to the perimeter of the site would not be affected by the development, apart from the removal of one small, Category B tree (a birch tree) to allow for the widening of the car park entrance. The Root Protection Areas for trees have been considered when designing the car park, drainage routes and new tennis court location. Construction required within these zones would be minimal and carried out using a 'no dig' policy.
- 10.99 The scheme would incorporate hedgerow planting to the car park, filtering visibility of vehicles within the space, but at an appropriate height to aid visual permeability across the space.
- 10.100 Additional robust shrub planting would be used to the perimeter of the building as a defensive aid, e.g., discouraging people from getting too close to facades and avoiding balls being kicked against the cladding.
- 10.101 The planting scheme would promote on site biodiversity gain and increased habitat provision.
- 10.102 An Arboricultural Impact Assessment and Method Statement has been submitted. The Report provides an assessment of the direct and indirect effects of the proposed design, and recommends mitigation where necessary, which has been informed by discussions with the Council's Tree Officer.
- 10.103 The proposals have been designed around the existing trees and the footprint of the development located outside of all tree RPAs. Protective fencing would be implemented on site. Minor widening of the site entrance would require the removal of one semi-mature beach tree. Ornamental and Species-poor native hedgerows bordering the existing car park and tennis courts would also require removal. All other mature trees are proposed to remain. Small areas of no-dig construction, manual excavation and ground protection are required to accommodate the proposals.
- 10.104 The development has been accompanied by a considered landscaping scheme which would enhance the setting of the building and biodiversity performance of the site, as detailed in the landscape plans.

Ecology

- 10.105 A Preliminary Ecological Appraisal was undertaken on 22nd October 2020. Overall, the majority of the site was found to be of low ecological value. The site was found to be of negligible value for roosting bats, however the surrounding trees are likely to provide foraging opportunities. A sensitive lighting scheme has therefore been recommended with lighting kept to minimum levels and angled down away from surrounding tree lines.
- 10.106 The report finds that once avoidance and mitigation measures have been considered, the impacts of the planned development upon biodiversity would be

negligible, non-significant with proposed ecological enhancements resulting in net gain in line with national planning policy guidance.

Heritage Impacts

- 10.107 Three Grade II listed buildings lie within the vicinity of the site, to the eastern side of Maidstone Road.
- 10.108 Chapter 16 of the NPPF sets out the Government's policies for conserving and enhancing the historic environment. The NPPF defines a heritage asset as a building, site, place or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interests. It includes designated heritage assets (such as Conservation Areas) and assets identified by the Local Planning Authority.
- 10.109 The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 10.110 As outlined by paragraphs 201 and 202 of the NPPF, the impact on the significance of a heritage asset is to be considered in terms of either 'substantial harm' or 'less than substantial harm'.
- 10.111 Each of the listed buildings in proximity to the site are Grade II listed. These three buildings, and their list entries are as follows:
- Barn, Cartshed and Walls about 40 metres north west of Putlands Farmhouse.
List Entry Number 1254236: Barn, cartshed and brick walls to yard. Probably mid C19. Barn weatherboarded on brick footings; slate roof. Cartshed brick with a slate roof. Brick walls to yard.
- Putlands Farmhouse including garden walls and railings to the west
List Entry Number 1254235: Farmhouse including walls and railings to the garden in front. Circa 1850 or earlier. Brick with a slate roof and brick stacks. Brick garden walls, cast iron railings.
- Oasthouse about 40 metres south west of Putlands Farmhouse
List Entry Number 1261387: Oasthouse. Probably mid C19. Stowage brick to the ground floor, weatherboarded above; slate roof. Brick kiln with peg-tile roof.
- 10.112 The significance of each of these heritage assets stems from their historic and architectural interest and are likely to have once formed a small farmstead. The setting of these units has been largely compromised over the years through the expansion of Paddock Wood. The listed buildings lie to the east of the B2160, Maidstone Road.
- 10.113 The character of Maidstone Road is one of a busy link road, connecting Paddock Wood with the surrounding villages, and so impacts the tranquillity that would have been characteristic of these rural buildings. Furthermore, surrounding the site is a large extent of residential development of which was built up in the 1960s and 1970s, much later than the development of the heritage assets in the mid to late 19th Century. On this basis, the proposed development would not impact the setting of these listed buildings given they have been subject to a large amount of modern development in recent years.
- 10.114 The site is located within an Archaeological Potential Area. The site has been assessed by the agent who has liaised with the Senior Archaeological Officer at KCC

as having low archaeological potential, and as such a desk-based assessment is not required to be submitted with application.

10.115 In addition to the above, the Memorial Field site is well contained by established boundary trees and planting. As a result, there are no direct views from the proposed development to these listed buildings. Particularly given the buildings are set further back from the road edge and further the north, and there are little to no views between these units.

10.116 The proposed development is therefore considered to have limited to no impact on the significance of these listed features and buildings and no harm to heritage features would occur. This is confirmed by the views of the Conservation and Urban Design Officer who raises no objections from a heritage point of view.

Crime prevention and Security

10.117 The building would benefit from the following features that are intended to increase security and reduce the likelihood of crime:

- Windows and doors would be specified that meet SBD standards
- CCTV cameras would be positioned to allow surveillance of the perimeter of the building and car park, with a desk space allowed in the main reception for surveillance screens.
- External lighting to car park area – specified to avoid disturbing local wildlife and on a timer switch to avoid unnecessary light pollution.
- Anti-climb rainwater downpipes
- An external roof access stair that was part of the early design has been omitted and instead there is now an internal roof access hatch, to help prevent unauthorised access to the roof.
- The plant room is accessed via an external door on the west façade, but there is no internal connection to other parts of the building, to reduce the risk of break-ins.
- Low level railings would be installed to the southern perimeter of car park to prevent unauthorised vehicles accessing the field (with some removeable bollards for necessary maintenance vehicles).
- Refuse Store: this has been located at the front of the building where it can be safely accessed by staff and refuse collectors. There would be a degree of passive observation to avoid anti-social behaviour and fly tipping. This also complies with 'Designing Out Crime'.

10.118 The concerns raised by Kent Police in their consultation response are noted, the mail delivery and alarms, and door sets and windows, CCTV, site security, can all be addressed in the Building Regulation application (to be submitted in due course). An informative to this effect is recommended.

10.119 Conditions are recommended for full lighting details and compliance. Boundary treatment details and hard and soft landscaping plans, with a schedule of planting, and a planting specification are also conditioned. The Cycle and Bin store locations are shown on the amended plans submitted, although the full details and elevation drawings for the bin store is required by planning condition.

Impacts during construction stage

10.120 It is acknowledged that there would be impacts during construction, and a construction management plan has been submitted with the application. A planning condition would ensure compliance with this.

10.121 As stated above, the factory assembly means reduced waste due to careful management of manufacturing, sequencing, and logistics. Off-site manufacture increases quality control as construction is unaffected by weather, which means improved site U-values and air pressure results. Reduced deliveries to site as the panels arrive pre-assembled, rather than all the individual components arriving separately. This would mean less noise, dust and pollution. Light-weight panels reduce the amount of concrete required for foundations. The speed of build: up to 30% faster, meaning the building is weather-tight much sooner

Flood Risk and Drainage (including Climate Change)

10.122 This application is accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy prepared in 2019. A supplementary Drainage Strategy also accompanies the application and is designed to be read alongside the FRA report.

10.123 In terms of flooding, the site is in Flood Zone 1 and less than 1ha in size and thus suitable for development. Given the sensitivities of flood risk management in the area this report has been developed to mitigate flood risk wherever possible. The FRA concludes that the site has a low probability of a flood event given it has a greater than 1 in 1000 annual probability of river flooding.

10.124 In terms of drainage, a surface water drainage system is proposed that would channel rainwater into underground pipes to an attenuation which would be discharged into existing sewers on Maidstone Road. The system has been designed in accordance with the necessary criteria and the attenuation designed to ensure there is no flooding to any part of the site for all storms up to and including a 1 in 100-year storm, with a 40% allowance for climate change.

10.125 In terms of foul drainage, a connection would be made from the community centre to the existing foul sewer. Discussions are currently being held with Southern Water to establish this. The Drainage Strategy has been prepared to supplement the Flood Risk Assessment report.

10.126 The conclusion of the Drainage Strategy recommends that under Section 106 of the Water Act a connection needs to be made to the sewer.

10.127 Climate Change – Representations have been received regarding the climate change measures to be implemented as part of the scheme. It is proposed to switch from the provision of gas on site, to providing air source heat pumps to service the future development. Also proposed is the maximum number of roof-mounted photovoltaic panels to be provided (89 panels equating to an array size of approximately 170m²). By providing the maximum number of PV panels this can achieve a carbon offset of 42% (as documented in the submitted Energy Statement), which is a significant reduction in comparison to the Local Authority policy requirement of a 10% reduction.

10.128 Several measures have been included as part of the design in order to maximise the development's sustainability. A combination of natural ventilation and Hybrid Thermal Mixing units would make the most of natural ventilation within the building, and close panel timber framing would improve the building's insulation. This ventilation strategy has been designed to TM52: The Limits of Thermal Comfort: Avoiding Overheating in European Buildings. This regulation takes into account climate change and future increases in temperature. The ventilation strategy for the development has therefore been designed in accordance with a changing climate. Solar control glass is to be provided to the southern elevation, limiting any potential overheating from the large windows proposed. In addition, 4 active electric vehicle charging spaces and a

further 6 passive spaces are proposed as part of the scheme, promoting sustainable travel in line with KCC and Environmental Protection standards.

- 10.129 The majority of the car park would employ a 'Sustainable Urban Drainage System' (SUDS) to allow free draining of surface water directly into the ground, reducing run-off into storm drains. Some areas would have permeable tarmac and others would have a free-draining product such as 'Grasscrete' or similar (the latter indicated by a green hatch on the plans submitted).

Contaminated Land

- 10.130 A Phase 1 Preliminary Risk Assessment has been submitted. Based on the historical and current on-site/off-site land uses, the report concludes there is a potential low risk to current and future users being exposed to contaminated soils on site. There may however be a moderate risk to construction workers should works be carried out in the areas of existing made ground on site which are thought to underlie the site's existing hardstanding. The report however concludes that provided good site practices by construction workers are undertaken this would manage this potential risk. No further investigation is required. A waste classification test is however required, and this has been submitted with the application.
- 10.131 A waste classification hazard assessment was undertaken, and the assessment found that all three samples of the site were compliant with Waste Acceptance Criteria (WAC) threshold criteria and asbestos was not positively identified in any sample. To comply with the requirements of disposal to landfill, a type of physical pre-treatment in the form of sorting bricks and concrete from the soil matrix may be required. This is however dependent on the volume of material to be segregated. Where the percentage is very low this may not be necessary.
- 10.132 A further Geotechnical Site Investigation report has been submitted, which provides information on the ground conditions underlying the site and sets out recommendations for construction and foundation design.
- 10.133 An updated Ground Investigation in November 2020. The submitted letter sets out their findings and identifies and recommends the most appropriate foundation design. The investigation also identifies that there is considered to be a low risk associated with contamination on site.

Foul Drainage (including Southern Water)

- 10.134 As stated above, a connection would be made from the community centre to the existing foul sewer. Discussions are currently being held with Southern Water to establish this.
- 10.135 Southern Water in their consultation have advised that 2 conditions be imposed in relation to provision and protection of foul drainage.

Utilities (including new Substation)

- 10.136 A Utilities Survey has been provided. Discussions with service providers are continuing. This has identified a requirement for the provision of an additional substation on site and the site plan has been amended (red line) to include a small substation.
- 10.137 The location of the proposed substation is adjacent to existing buildings, which ensures the substation remains serviceable but avoids a location to the front of the building where it would be more readily visible. A planning condition requiring

elevations and details of what the substation would look like to ensure minimal impact on the area.

Lighting

10.138 An external lighting statement has been submitted. The proposed design incorporates a range of sustainable design features, including the use of natural ventilation, sustainable sourcing of materials, above standard U-values and good air tightness, water conservation, LED lighting and use of PIR controls. This would significantly reduce energy demand and also reduce running costs in line with national and development plan policy which all promote environmentally sustainable and energy efficient design. Planning conditions for an external lighting schedule and verification report would ensure minimal impact on the area and public safety.

Refuse and Recycling

10.139 A refuse and recycling store is proposed to be located in front of the building, set back from the car parking: staff have a dedicated path to access the store (around the north of the cycle hoops) and would easily be able to drop refuse at the store when exiting the site in a well-lit, safe environment. There is a short path directly from the store to the roadway to limit the 'drag distance', allowing for straightforward bin collection.

10.140 The car park has been tracked to ensure an 11.4m refuse vehicle can enter the site and reverse down to the bins store collection point. The store would be discreetly enclosed with close boarded timber fencing and would have a wash down facility.

Other Matters

10.141 The issues raised in representations have been carefully considered. The issues of community need, surface water drainage, site selection, cost, and impact on amenity have all been explained above.

10.142 The petition has also been noted and the issues raised in the Letter from the MP are noted, and all have been considered. Clearly, there is no impediment to the future sporting use of the field, and this very important and valuable community facility is needed for Paddock Wood.

10.143 The need for a Community Centre is clear. The issues of cricket, football and tennis can all be accommodated as follows:

10.144 Cricket - The Memorial Field has not been the home to Cricket in Paddock Wood for the last 10 years. At the request of the new Paddock Wood Cricket (not a club, no finances, no membership, no rules). Kent County Cricket were called in to look at where the square was. Core samples were taken, and the conclusion was that there had never been a proper square and that in KCCs opinion hard ball cricket would be dangerous to play there hence only soft ball cricket is allowed. There would be room for soft ball cricket, however if there is a genuine need for hard ball cricket then the £30,000 (approx.) to install a proper square can be found. The planning agent has advised that soft ball cricket has recently been played on the field.

10.145 Football – football would still be able to be played – on the Memorial Field as before.

10.146 Tennis - there are currently 3 unusable tennis courts on the Memorial Field which even if resurfaced would not come up to Lawn Tennis Association standards, due to size and space between the courts. The main issue being there is no space between each existing court. The proposal put forward in this application is that two new tennis courts are built to LTA standards.

- 10.147 There would be additional public open space and sporting facilities provided in the wider masterplanning for Paddock Wood town, and there is additional public open space provided around the three large housing sites being built out at present, namely, Church Farm, Mascalls Court, and Mascalls Court Farm.
- 10.148 The innovative design of the building, which would include high levels of sustainable construction and energy efficiency and its central and sustainable location would provide a much-needed community facility for the town, whilst posing minimal impact on the site, and fitting in with the overall form and layout of the surrounding area.
- 10.149 The hours of use, noise mitigation, surface water runoff, and the connection to the mains sewer, can all be secured by planning conditions, with full details to be submitted prior to commencement.

Amended Plans

- 10.150 Amended plans were received in September, as the proposed site plan is now updated to match the additional drawings submitted. The landscape plan now has the existing tennis courts added (shown as a dotted line on the plans) for ease of reference, which have already been shown on the Proposed Site Plan. The changes are:
- Landscape plan** – the existing tennis courts have now been added to the proposed landscape plan for reference (dashed black line and annotated). Please note that no new information is submitted, as the existing courts are already shown on the Proposed Site Plan, but rather the plan is updated simply for clarification purposes.
- Site Plan** - this has now been updated to ensure consistency with the latest revisions to the landscape plans Site entrance revised to match previously submitted plans. Car park numbering corrected to match submitted plans. Red line updated to match submitted plans. Please note that no new information is submitted.
- 10.151 With regard to the Tennis Court query raised by the Friends of the Memorial Playing Field, there are currently 3 unusable tennis courts on the Memorial Field which even if resurfaced would not come up to Lawn Tennis Association standards. The main issue being there is no space between each existing court. The proposal put forward in this application is that two new tennis courts are built to LTA standards.
- 10.152 In terms of trees and shading, it is considered that direct leaf drop is unlikely to increase to the courts as the orientation of the proposed courts has lessened, though marginally, any canopy overhang, particularly of the trees to the eastern aspect. There may be potential for catchment of windblown leaves, however, these are likely to affect the courts generally in this location irrespective of orientation, the prevailing wind is from the south west which would also suggest that windblown leaves would be carried away from the courts in any case.
- 10.153 Similarly, shading from trees is not considered likely to be an issue due to a largely maintained orientation - the courts would be open to the south. The building would be a single storey and is situated due south such that only low, late winter sun may cast significant shadow across the courts.
- 10.154 The tennis courts' construction and surfacing are to be implemented with an LTA compliant permeable build up and finish - this would ensure that surface water drains quickly and freely from the entire playing area to specifically address any issues of potential slippage.

- 10.155 With regard to matters raised on by the Friends of the Memorial Playing Field, regarding the boundary treatment between the children's nursery and the new tennis courts, the relationship between the nursery and tennis court has been addressed within the scheme design, specifically, with the proposed provision of a green privacy & shade mesh installed to the proposed sports mesh fencing which surrounds the courts. The privacy mesh offers 95% visibility/sun/wind reduction.
- 10.156 Regarding sight lines, any effect would be most likely from the south as the other aspects surrounding the courts are all passive (as opposed to dynamic (potential for movement)), however, beyond the diffusion provided by the sports mesh fencing itself, this would be limited due to the retention of existing trees, and the location of static features such as the (2.1m height) close boarded timber fenced surround of the refuse store and cycle store plus adjacent planting. Parked cars to the south of the courts would provide additional visual buffering, albeit temporary, but disruption from pedestrians is unlikely due to the distance from the courts of the main pedestrian access to the building entrance.
- 10.157 Should the unlikely issue of disrupted sight lines from the courts toward the southern aspect arise then a visibility reduction mesh could similarly (as described for the nursery above) be applied to the court fence line as is widely popular.
- 10.158 The proposed tennis courts would have less of an outlook than the existing courts due to the proximity of the building adjacent, but far better tennis facilities. The issue of lack of changing facilities is not an issue, as the existing courts do not have changing facilities and the players arrived in tennis gear to play tennis. There is no change to this arrangement, but an added benefit of a café as well.
- 10.159 With regard to the issue raised regarding a Travel Plan Co-ordinator, this type of position is normal for a community centre or similar developments. It is likely that the Town Council would form a charity, or similar, and the job would not be a salaried position as such. The job of a Travel Plan Co-ordinator would ensure that KCC Highways would be updated with any large events, and that liaison occurs.
- 10.160 Finally, with regard to the issue of parking and surveys. The Highways Officers requested additional information and surveys throughout the Covid period as it was essential that sufficient evidence was submitted to enable the Highways Officers to assess the new emerging highways standards, the cumulative impacts of parking and traffic demands, and that the various uses of the building could dovetail with each other, The result has been additional surveys, during Covid and towards the end of Covid, The TRICs data has been collected prior to Covid. The end result is that a thorough traffic assessment has been submitted enabled the Highway Authority to accept that the proposal is acceptable. The Draft Travel Plan (June 21) is acceptable and has been recommended as a planning condition. The applicants have provided 2 more parking spaces over and above the standard recommended.
- 10.161 The Highway Authority are satisfied that the Technical Note published on the Planning Portal on 30 June 2021 adequately addresses concerns regarding parking provision as illustrated in the parking accumulation tables.

Summary and conclusion

- 10.162 This application would meet an identified and significant community need and reflects emerging policy which allocates the site for the proposed community centre use.
- 10.163 With regard to alternative sites, whilst some committee members may have sympathy with members of the community who would prefer an alternative site for

the community centre, alternative sites are not a planning reason to refuse this application. Consideration of this application on this site should be the focus of the discussion, and the planning merits of this site and the planning balance.

- 10.164 With regard the Sport England objection, this needs to be carefully considered in the wider context by committee members. Sport England do not object to the 2 new tennis courts, however they do object to the community centre and nursery building because the proposal does not comply with Sport England Policies E3 and E1.
- 10.165 It also needs to be appreciated that Sport England's remit as a statutory consultee is confined to the impact of a proposal on the playing field and pitches. Their policies do not allow for any wider assessment or weighing up of the wider planning benefits for the community.
- 10.166 Sport England's Policy is to oppose the granting of Planning Permission for any development which would lead to the loss of/or prejudice the use of all/a part of a playing field, unless one or more of the five exceptions stated in their policy apply. In this case Sport England policies E1 and E3 are relevant.
- 10.167 With regard to the proposed design, it is considered that the design would minimise the impact on the existing playing field and ensures that the site's existing use is not compromised, and its potential sports pitch capacity is unchanged. This is in the context of Paddock Wood benefitting from existing levels of open space provision above the applicable standards. Post development, it would remain possible for the site to accommodate additional football pitches or a cricket square to help meet any additional local demand or shortfall.
- 10.168 The proposed design has been carefully considered and would provide high quality community facilities and flexible space which would contribute positively to the town's existing community.
- 10.169 The development would minimise any impacts on existing trees and ecology and would deliver a high-quality landscaped setting which would enhance biodiversity. In all other respects, the design would ensure impacts in relation to drainage, contamination, and noise are all appropriately and adequately mitigated.
- 10.170 With regard to parking, appropriate levels of parking are proposed in line with guidance, with suitable provision also made for electric vehicle charging. The development would be highly sustainable, utilising renewable energy, minimising energy demands and benefitting from natural ventilation.
- 10.171 Having regard to the assessment above, the accompanying additional information and assessing the points raised in representations received, it is considered that the proposed development complies with paragraph 11 of the NPPF, as the proposal represents sustainable development and should therefore benefit from the presumption in favour.
- 10.172 The proposed development would provide a significant community benefit for the residents of Paddock Wood and surrounding areas, which is a material consideration.
- 10.173 It is acknowledged that the proposed community centre building cannot fully comply with the Sport England Policies E3 and E1, however it is considered that the public benefit of a much-needed Community Centre for the town of Paddock Wood, and

children's nursery for the wider Paddock Wood Area, outweighs the loss of 11% of the Memorial Field.

10.174 It is noted in the applicant's submission that the proposed development of the community centre does not seek to reinstate the cricket square on site (but shows how it could be accommodated should future demand allow), and that there has not been an established cricket square on the field since 2016. In addition, the agent has advised that soft ball cricket has been played on the field in recent times.

10.175 Sport England confirm that the proposed development does not result in any reduction in a cricket pitch capacity at the site. Whilst it is acknowledged that there would be a small loss in the cricket field area, which would make pitch rotation more limited than currently, the overall capacity is not affected and wider significant community benefits (which include enhancements to the tennis courts) would be delivered. Sport England do not consider any wider benefits as part of their remit. Accordingly, it is considered that the proposal would maintain a sufficient and appropriate level and quality of sports facilities whilst delivering additional wider community uses.

10.176 There would be additional public open space and sporting facilities provided in the wider masterplanning for Paddock Wood town, and there is additional public open space provided around the three large housing sites being built out at present, namely, Church Farm, Mascalls Court, and Mascalls Court Farm.

10.177 The design of the building, and its central and sustainable location would provide a much needed community facility for the town, whilst posing minimal impact on the site, and the surrounding area.

10.178 The hours of use, noise mitigation, surface water runoff, and the connection to the mains sewer, can all be secured by planning conditions, with full details to be submitted prior to commencement.

10.179 Even in the event there was any conflict with policy, the clear and significant community benefits and absence of any suitable alternative site would comprise a material consideration which would outweigh that conflict.

11.0 RECOMMENDATION: Give Delegated Powers to Grant planning permission subject to the following:

- a) As Sport England has objected to the application, the application is subject to The Secretary of State for Housing, Communities and Local Government ("the Secretary of State"), and articles 18(4), 31(1) and 45 of the Town and Country Planning (Development Management Procedure) (England) Order 20151 ("the Order") as amended 21 April 2021. Prior to a Decision Notice being issued, a copy of the application is to be submitted to the Secretary of State, and a 21-day notification period is to be observed. The start date of the 21-day notification period is when the Secretary of State acknowledge receipt of the application.
- b) Provided that there is no objection from the Secretary of State, within the 21-day notification period, and after the 21-day notification period has expired, the application can be determined for approval, and a Decision Notice can be issued.
- c) Subject to the above, the following planning conditions are recommended:

And subject to the following conditions:

1) Time limit

The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) Plans and Documents

This permission shall be carried out in accordance with the following approved plans, unless otherwise agreed in writing with the Local Planning Authority.

Drawings

Site Location Plan - Ref. 3003_MBA_ZZ-00- DR-A- 0001-S1 P05
Block Plan - Ref. 3003_MBA_ZZ-00- DR-A- 0002-S1 P04
Ground Floor Plan - Ref. 3003_MBA_ZZ-GF- DR-A- 1000 P04
Roof Plan - Ref. 3003_MBA_ZZ-RF- DR-A- 1005 P03
Site Plan 1:200 - Ref. 3003_MBA_ZZ-00- DR-A- 1010 P05
Elevations - Ref. 3003_MBA_ZZ-00- DR-A- 2000- P05
Sections - Ref 3003_MBA_ZZ-ZZ - DR-A- 3000- P04
Visualisations External 01 - Ref 3003_MBA_ZZ-ZZ - VS-A- 9010- P02
Visualisations External 02- Ref 3003_MBA_ZZ-ZZ - VS-A- 9011- P03
Visualisations Internal 01- Ref 3003_MBA_ZZ-ZZ - VS-A- 9012- P01

Reports

Planning Statement REV A
Planning Statement Addendum April 2021
Statement of Community Involvement MB/14994 December 2020
Transport Statement – SM/GB/14995 November 2020
Transport Technical Note - June 21
Draft Travel Plan Updated - Ref SM/AH/14995 June 2021
Design and Access Statement 3003-MBA-XX-XX-RP-A-100 P03

Arboricultural Impact Assessment and Method Statement - Ref. 3003-LLD-00-00-MS-AB-0001 P01
Arboricultural Impact Assessment and Method Statement Addendum Report - Ref. 3003-LLD-00-00-MS-AB-0002 P01
Existing Tree schedule- Ref. 3003-LLD-00-00-SH-AB-5000 P03
Tree Retention Protection Plan - Ref. 3003-LLD-00-00-DR-AB-1000_ P01
Tree Constraints Plan- Ref. 3003-LLD-00-00-DR-AB-0001_ P02
Landscape Design Strategy - Ref. 3003-LLD-00-00-RP-L-0000_ LDS_P05
Landscape Masterplan - Ref. 3003-LLD-00-00-DR-L-0001_ P12
Landscape Masterplan Wider Area drawing 2 of 2 - Ref. 3003-LLD-00-00-DR-L-0002_ P08
Soft Landscape Details – Ref. 3003-LLD-00-00-DR-L-5350_DPD P01
Figure No.1- Site Habitat Plan – Ref. 3003-LLD-00-00-DR-EC-0002-P01

External Works Layout 3003-EAL-00-00-DR-C-1020 P11
External Surfacing Layout_Ver4 3003-EAL-00-00-DR-C-1022 P04
Drainage Layout_Ver8 3003-EAL-00-00-DR-C-1025 P08
Hard and Soft General Arrangement_Ver2 3003-LLD-00-00-DR-L-1100-02_GA P03
Detailed Planting Plan (1 of 2)_Ver2 3003-LLD-00-00-DR-L-1200-02_DPP P02
Detailed Planting Plan (2 of 2)_Ver2 3003-LLD-00-00-DR-L-1201-02_DPP P02
3003-LLD-00-00-MS-AB-0002-P01
Hard Landscape Schedule_Ver2 3003-LLD-00-00-SH-L-6000-02_HLS P02
Detailed Plant Schedule and Specification_Ver2 3003 LLD-00-00-SH-L-6001-02_DPS P02

Phase 1 Preliminary Risk Assessment Part 1 -Ref. 3003-KCC-XX-XX-SB-K-0002_ v2

Phase 1 Preliminary Risk Assessment Part 2 - Ref. 3003-KCC-XX-XX-SB-K-0002_ v2

Waste Classification Assessment- Ref. 3003-KCC-XX-XX-RP-K-0002_ v2
Geotechnical Report on Ground Investigation - Ref. 3003-KCL-00-XX-RP-K-0008
Ground Investigation - Ref 15288X/CPS
Stage 3 Technical Report Mechanical and Electrical Services - Ref.
3003-KCL-00-XX-RP-MEP-0002

Energy Statement – Ref 3003-KCL-00-XX-RP-M-0001 P3
Environment Noise Assessment - Ref 7599/DO
Noise Impact Assessment – Supplementary Note Ref.4706_001R_4-0_EG.DOCX March
2021
Acoustic Report Ref.4706_003R_1-0_eg.docx March 2021
Topographical Survey Ref.107 Whole Site P2
Utilities Survey Ref. 10741-17
Electric Vehicle Car Charging Layout - Ref- 3003-KCL-B1-RF-DR-E-2001-S2 rev. P5
External Lighting Statement Ref.A184_3 P1
Proposed External Lighting Layout - Ref- 3003-KCL-00-00-DR-E-2000-S2 P1
External CCTV Layout- Ref- 3003-KCL-B1-RF- DR-E-2002-S2 P3
Unit or Padmount Substation in a GRP Enclosure Civil Layout Ref. EDS 07-3102.01 C Sheet
1 of 3
Unit or Padmount Substation in a GRP Enclosure Earthing Layout Ref. EDS 07-3102.01 A
Sheet 2 of 3
Unit or Padmount Substation in a GRP Enclosure Small Power and Lighting EDS
07-3102.01 A Sheet 3 of 3

Flood Risk Assessment and Drainage Strategy- Ref- 3003-KCC-XX-XX-RP-K-009
Drainage Strategy – Ref 15288

Ecological Impact Assessment - 3003-LLD-00-00-RP-EC-0001-P01
Construction Environmental Management Plan (CEMP) - Ref- 303-Rev 1

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

3) Construction Hours

No construction work shall take place before 0800hrs or after 18.30hrs Mondays - Fridays inclusive; before 0800hrs or after 1300hrs on Saturdays or at any time on Sundays or Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control the development of the land; preserve the residential and visual amenities of the locality and to secure a satisfactory standard of development.

4) Noise Management Plan and Hours of Operation

Prior to the commencement of the construction works on the site a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved Noise Management Plan, unless otherwise agreed in writing by the Local Planning Authority.

The Noise Management Plan shall include detailed and satisfactory measures to cover daytime and night-time noise, hours of operation, refer to the acoustic reports submitted with the planning application, and management control measures to cover the following matters:

- a) The hours of operation of the Community Centre and the children's nursery shall be clearly set out in the Noise Management Plan, and the operation of the community centre and nursery shall be compliance with the Noise Management Plan
- b) External noise - The rating level of noise emitted from the proposed plant and equipment to be installed on the site (determined using the guidance of BS 4142: 2014 Rating for industrial noise affecting mixed residential and Industrial areas) shall be low as can be possible. In general, this is expected to be 5dB below the existing measured background noise level LA90, T. In exceptional circumstances, such as areas with a very low background or where assessment penalties total above 5 the applicant's consultants should contact the Environmental Protection Team to agree a site-specific target level.
- c) Noise from events - to address potential issues of noise relating to planned events and how noise will be managed.
- d) Noise Mitigation – to have regard to the original noise impact assessment by Acoustic Consultants Ltd, report reference 7599/DO Dated 16 January 2019; plus the supplementary Anderson Acoustics Noise Impact Assessment report (ref 4706 dated November 2020) and the supplementary note (dated March 2021); plus should submit for approval written evidence that the development meets all the recommendations specified in the reports prior to occupation.

Reason: This information is required prior to the commencement of development to protect the amenity of residents. Such details are fundamental to the application and are therefore required prior to its commencement.

5) Plant and Ducting Systems

Prior to the first use of the premises, details of any plant (including ventilation, refrigeration, and air conditioning) or ducting system to be used in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The scheme shall ensure that the noise generated at the boundary of any noise sensitive property shall not exceed Noise Rating Curve NR35 (in areas of low background sound levels a target of NR30 shall be achieved) as defined by BS8233: 2014 Guidance on sound insulation and noise reduction for buildings and the Chartered Institute of Building Engineers (CIBSE) Environmental Design Guide 2006. The equipment shall be maintained in a condition so that it does not exceed NR35 as described above, whenever it's operating. After installation of the approved plant, no new plant or ducting system shall be used without the prior written consent of the Local Planning Authority.

Reason: This information is required to protect the amenity of local residents Such details are fundamental to the application

6) Land Contamination

If during construction/demolition works evidence of potential contamination is encountered, works shall cease, and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority.

The closure report shall include details of; a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in

the closure report together with the necessary documentation detailing what waste materials have been removed from the site. c) If no contamination has been discovered during the build then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

Reason: To avoid pollution of the surrounding area, and to protect the environment.

7) Southern Water / Foul drainage (Southern Water 1 of 3)

No development shall take place until a scheme for the provision and implementation of foul drainage works has been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water and Paddock Wood Town Council. Such works shall be implemented before the Community Centre building is occupied. Any works required to upgrade the infrastructure sufficiently to provide capacity for the new development shall be undertaken prior to the occupation of the building and thereafter retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid unacceptable additional use of existing drainage infrastructure and to avoid pollution of the surrounding area. Such details are fundamental to the application and are therefore required prior to its commencement.

8) Southern Water / Protection of public sewers (Southern Water 2 of 3)

No excavation or construction works shall take place on any part of the site until details of measures to protect any on-site public sewers present within that part of the site have been submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water, and those measures shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid pollution of the surrounding area. Such details are fundamental to the application and are therefore required prior to its commencement.

9) Southern Water/ Occupation of the development to align with any sewerage network (Southern Water 3 of 3)

The occupation of the development shall align with any sewerage network reinforcement required to ensure that adequate wastewater network capacity is available to adequately drain the development.

Reason: To avoid unacceptable additional use of existing drainage infrastructure and to avoid pollution of the surrounding area. Such details are fundamental to the application and are therefore required prior to its commencement.

10) Highways (site access road surfacing)

The surface materials at the entrance to the site from Maidstone Road shown on Drawing14995/T-04/P2 is not approved, and full details of the proposed the road surfacing at the access shall be submitted to the Local Planning Authority, in consultation with the Highway Authority, and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To protect the appearance of the area and provide continuity for maintenance of the access.

11) Travel Plan

Prior to the occupation of any part of the site, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority, and the measures in the Travel Plan shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To avoid traffic congestion of the surrounding area. Such details are fundamental to the application and are therefore required prior to its commencement.

12) External Lighting

Prior to its installation details of any external lighting shall be submitted to, and approved in writing by the Local Planning. This scheme shall take note of and refer to the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005 (and any subsequent revisions) and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The scheme shall be designed to reduce potential negative impacts on bats. The scheme of lighting shall be installed, maintained, and operated in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the appearance of the area and neighbouring residents from light pollution. Such details are fundamental to the application and are therefore required prior to its commencement.

13) Compliance with Arboricultural Method Statement

All construction activities and tree protection measures shall be carried out in accordance with approved Arboricultural Method Statement and Tree Protection Plan unless the Local Planning Authority gives prior written consent to any variation.

The approved Arboricultural Method Statement and Tree Protection Plan shall be provided to the site foreman prior to commencement of development, and all contractors on site shall be made aware of the specified tree protection measures.

No equipment, machinery or materials shall be brought onto the site prior to the erection of the approved barriers, trunk protection and/or ground protection, except to carry out pre-commencement operations approved in writing by the Authority.

Nothing shall be stored or placed, nor ground levels changed, nor excavations made, nor fires lit within the construction exclusion zones formed by the approved barriers.

No alterations shall be made to the siting of barriers or other tree protection measures without the prior written consent of the Authority, and these measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990, to safeguard existing trees to be retained, mitigate impacts from development which could lead to their early loss and protect the public amenity and character of the local area.

14) Schedule of Arboricultural Supervision and Monitoring

Prior to commencement of development, a schedule of arboricultural supervision and monitoring shall be submitted to and approved in writing by the Local Planning Authority.

This schedule shall cover works within the root protection areas of trees near the site entrance and car park, and include:

- the contact details of the arboriculturist to be appointed by the developer or their agents to oversee tree protection on the site.
- the frequency of visits; and
- the reporting of findings.

All demolition and construction activities shall be carried out in accordance with the approved schedule, unless otherwise agreed in writing by the Authority.

Reason: To ensure correct implementation of approved tree protection measures and to avoid harmful impacts on existing trees to be retained, the effects of which may not be immediately apparent but could lead to the trees' early loss.

15) Electric Vehicle Charging Points

Prior to the commencement of construction works on any part of the site, details of the provision of electric vehicle-charging points, including a timescale for their provision, shall be submitted to and approved in writing by the Local Planning Authority. (In order to facilitate the use of plug-in vehicles, cabling and communal bays should be provided). A total of 6 active electric vehicle charging points, and 4 passive electric vehicle charge points (cabling only). A Mode 3, 7.4kW (32A) single phase to be installed as a minimum. The charging points shall be provided in accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

Reason: To realise a sustainable pattern of development in the area. Such details are fundamental to the application and are therefore required prior to its commencement.

16) Landscaping details and implementation

Prior to the commencement of construction works on the development and on any part of the site, details of hard and soft landscaping and a programme for carrying out the works shall be submitted to the Local Planning Authority for approval. The submitted scheme shall include details of hard landscape works, including hard surfacing materials; street furniture and details of soft landscape works, including planting plans, written specifications (including cultivation and other operations associated with the plant and grass establishment) and schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

The landscaping scheme shall be carried out fully within 12 months of the completion of the development. Any trees or other plants which, within a period of five years from the completion of the development on that phase, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless agreed otherwise in writing by the Local Planning Authority.

Reason: To protect and enhance the amenity of the area. Such details are fundamental to the application and are therefore required prior to its commencement.

17) Materials

Prior to the commencement of construction on any part of the site, details of the external materials shall be submitted to the Local Planning Authority, such details shall include the material, source and type, and shall be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the characteristics of the locality. Such details are fundamental to the application and are therefore required prior to its commencement.

18) Crime prevention

The development hereby permitted shall incorporate measures to minimise the risk of crime. The building shall not be occupied until details of such measures, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) have been submitted to and approved in writing by the Local Planning Authority.

The approved measures shall be implemented before the development is occupied and thereafter retained, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interest of security, crime prevention and community safety. Such details are fundamental to the application and are therefore required prior to its occupation.

19) Ecology/Biodiversity

Prior to the commencement of construction on any part of the site, a scheme for the enhancement of biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall have regard to the enhancement of biodiversity generally. It shall be implemented in accordance with the approved proposals within it and shall be carried out in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: This information is required prior to the commencement of development to protect and enhance existing species and habitat on the site in the future. Such details are fundamental to the application and are therefore required prior to its commencement.

20) Construction Management Plan

Prior to the commencement of the construction works on the development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall then be carried out in accordance with the approved Code of Construction Practice and BS5228 Noise Vibration and Control on Construction and Open Sites and the Control of dust from construction sites (BRE DTi Feb 2003) unless otherwise agreed in writing by the Local Planning Authority.

The Plan shall include:

- An indicative programme for carrying out the works,
- Measures to minimise the production of dust on the site
- Measures to minimise the noise (including vibration) generated by the construction process
- Details of the piling method
- Details of areas for materials storage
- Details of the site access and parking during construction,
- Management of traffic visiting the site including parking provision for site operatives
- Measures to prevent the transfer of mud and extraneous material onto the public highway.

Reason: This information is required prior to the commencement of development in order to protect the amenity of local residents and in the interests of highway safety. Such details are fundamental to the application and are therefore required prior to its commencement.

21) Refuse Storage

Prior to the commencement of above ground construction works on the development on any part of the site, details of the storage and screening of refuse, including elevations, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the refuse facilities shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To facilitate the collection of refuse, preserve visual amenity and to reduce the occurrence of pests. Such details are fundamental to the application and are therefore required prior to its commencement.

22) Substation Details

Prior to commencement of development, full details of the proposed substation as shown on the layout plan shall be submitted, including elevations, proposed screening, landscaping

and noise levels, for the approval in writing by the Local Planning Authority. The substation shall be constructed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the characteristics of the locality. Such details are fundamental to the application and are therefore required prior to its commencement.

INFORMATIVES

1) Southern Water

The Southern Water consultation letter dated 5 May 2021 submitted to TWBC advises the applicant to take note of the following:

Southern Water records show the approximate position of a public sewers within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works. Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

We have restrictions on the proposed tree planting adjacent to Southern Water sewers, rising mains or water mains and any such proposed assets in the vicinity of existing planting. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" (southernwater.co.uk/media/3027/ds-tree-planting-guide.pdf) and the Sewerage Sector Guidance (water.org.uk/sewerage-sector-guidance-approved-documents) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.

The impact of any works within the highway/access road on public apparatus shall be assessed and approved, in consultation with Southern Water, under a NRSWA enquiry in order to protect public apparatus. Please send these enquiries to Developer.Services@southernwater.co.uk

Southern Water has undertaken a desktop study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network. This initial study indicates that these additional flows may lead to an increased risk of foul flooding from the sewer network. Any network reinforcement that is deemed necessary to mitigate this will be provided by Southern Water.

Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement. It may be possible for part of the development to connect with the current capacity in the network, pending network reinforcement to provide capacity for the remaining development. Southern Water will review and advise on this following consideration of the development programme and the extent of network reinforcement required.

Southern Water will carry out detailed network modelling as part of this review which may require existing flows to be monitored. This will enable us to establish the extent of any works required.

2) Crime Prevention Through Environmental Design (CPTED)

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary building regulation requirements are met with regard to the design details raised by Kent Police in their consultation response dated 10/02/21 in regard to security.

3) Environmental Protection

As this development involves or construction, and the applicant/contractors be supplied with the Mid Kent Environmental Code of Development Practice. Broad compliance with this document is expected.

4) Highways

It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site

Case Officer: Jennifer Begeman

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.