

PLANNING STATEMENT IN ACCORDANCE WITH CABE RECOMMENDATIONS

- Site:** Bramble Hall Farm, Oakenden Road, Gravesend,, Kent DA13 0XQ
- Use:** The property is farm with stables, outbuildings, equestrian yard, paddocks and a dwelling house..
- Previous approval:** In July 1993 approval was granted for detached two storey double garage with accommodation over ref: SW/93/0657
- Proposal:** The proposal is for the conversion of part of the existing dwelling for a new business Reset Remedy Community Interest Company and construct a two-storey extension to replace the accommodation used for the new business.

Whats is a CIC

From GOV/UK website

The concept of community is important to understand as it can have a wide range of meanings from the population as a whole to a section of the community, such as the residents of a particular area or a group of people suffering from a particular disadvantage.

CICs are limited companies which operate to provide a benefit to the community they serve. The purpose of a CIC is primarily one of community benefit rather than private profit.

Examples of a CIC could be a direct welfare service to vulnerable people, or an activity that generates profits which are used to support a specific purpose such as a running a cafe where all profits generated are used to benefit the community.

A CIC operates in the same way as any other company. It has all the well understood characteristics of a limited company such as a separate legal identity; the ability to enter into contracts and own assets in its own name; and flexibility in borrowing and fund raising. The separate legal identity means that a CIC will continue to exist despite changes in ownership or management. The directors can be paid or unpaid and have the same rights and duties as any other directors.

CICs will become established as a brand of company that the public recognises and trusts and whose social purpose they understand.

Reset Remedy Community Interest Company

Is a registered Charity and at present is using a bell tent as temporary accommodation. At present the applicant is setting up the company and will be gradually inviting local volunteers to the scheme. The CIC will be supporting vulnerable adults and traumatised families. The horses are an important part of support in the process. The proposal allows for areas for meditation, crafts and cooking in a family environment. The kitchen would be used by families to learn baking and general cooking. The meeting room would be used for group therapy, meditation, grounding

exercises. The workshop would be used for arts and crafts. The office would be used for administration and interviews. This would mean that families have more skills as a unit and understanding.

Location:

The site is located in Oakenden Road which is a country lane

Reasons for design

There are two possible design solutions for the provision of the CIC. The first is for a purpose-built building. The disadvantage of this for those using the CIC that it would have the appearance and atmosphere of an interstitial building. The second is to use part of the existing dwelling which would give a more relaxed and friendly atmosphere.

Layout:

The layout in the existing dwelling is for the new business on the ground floor consisting of kitchen, meeting room, workshop, office, store and toilet. The extension would accommodate a dining/kitchen on the ground floor and a family bathroom and bedroom on the first floor.

Access:

Access is via a level entrance at the front. There is car parking on site

Landscaping:

The farm is made up of paddocks

Appearance:

The proposed extension to the dwelling reflects the existing design using the same materials. The proposal would not have a detrimental effect on the existing dwelling or on the surrounding area.

Environment:

The proposal would not have any detrimental effect on surrounding area..

Planning Policies:

The proposal is in accordance with policies in the Gravesham Local Plan regarding design.

Gravesham Local Plan

2.8 Health, Deprivation and Crime

2.8.1 There are wide variations in the level of overall deprivation in the Borough. Parts of Gravesend and Northfleet are amongst the most deprived in England. Conversely, much of the rural area is amongst the least deprived in England. This has an impact on life expectancy which, for men living in the most deprived areas, is nearly nine years lower than for men living in the least deprived areas. The difference for women is seven years⁷. To help overcome the deprivation issues experienced in Gravesham, there is a need to improve the local economy as well as to ensure that existing communities gain benefits as a result of the new developments in their area such as improved access to better facilities and improvements to the built environment.

2.11 Natural Environment, Sport and Recreation

2.11.2 As a result of the above, there is a need to conserve and enhance the Borough's high quality natural environment. There is also a need to protect, enhance and make adequate provision for greenspaces and indoor and outdoor sports facilities to meet the needs of the existing and future population of the Borough. In addition, it will be important to

prevent adverse impacts on the birds and habitats of the internationally important wildlife sites, including disturbance to birds from uncontrolled recreational intrusion on the marshes.

5.1.37 The Council will support proposals that promote the appropriate expansion and diversification of the rural area economy. Support will be given to the conversion of rural buildings to employment use/live-work units where it is compatible with national policies for protecting the Green Belt and where it accords with policies in this plan, in particular relating to Green Infrastructure.

5.3.6 The National Planning Policy Framework (NPPF)

recognises the importance of cultural well-being to providing strong, vibrant and healthy communities. It also states that people's quality of life can be positively improved by improving the conditions in which people take leisure. The NPPF requires the planning system to deliver sufficient community and cultural facilities and services to meet local needs. It also seeks to support sustainable rural tourism that benefits rural businesses, communities and visitors, and which respects the character of the countryside. This includes support for the provision and expansion of tourist and visitor facilities in appropriate locations where needed.

5.6.1 Green infrastructure is defined by the National Planning Policy Framework as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure, sport and recreation facilities enrich the quality of life for residents and visitors in the Borough. They have a vital role to play in encouraging and enabling active and healthy lifestyles. Green infrastructure is also important for protecting and increasing biodiversity, protecting the landscape and providing improved access for leisure and sustainable travel purposes.

5.15.14 New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change.

Relevant Gravesham Local plan policies

Although incorporated in policy **Policy CS20: Heritage and the Historic Environment** it is relevant to the application as it protects the green belt.

5.16.12 When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset's conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have

regard to the scale of any harm or loss and the significance of the heritage asset.

**Government
Policies:**

The proposal falls with Government policy of Care in the Community especially in relation to mental health and well being.