

## Painshill Park Trust's Response to Questions from the Examining Authority

2.7.5 At ISH2 the applicant stated that the proposed access road for the gas compound, Heyswood camp site and Court Close Farm that runs through part of Painshill Park would not be an area that contributes to the significance of the Park and therefore the proposed route would not affect its significance.

### Comment by Painshill Park Trust

- The Applicant has misunderstood the significance of the land required for the proposed access road. It is part of the Grade 1 listed landscape and was an integral part of the Hon. Charles Hamilton's design of Painshill.
- It formed part of the Open Views which Hamilton created in the northern part of Painshill which in the long run the Trust aims to restore.
- In the immediate future, the Trust would use this land to plant trees to create a more effective barrier to shelter the historic landscape from the noise of traffic on the A3. Currently traffic noise makes a significant impact on the landscape and restored buildings, especially on the elevated land in the northern part of the landscape.
- The only reason that the Trustees agreed to sacrifice this part of the listed landscape was because Highways England had assured them that it would enable them to provide a replacement for the western entrance, on which the survival of the Trust and Painshill Park depends. Now that the applicant has reneged on that assurance, the Trustees do not believe they would be justified in giving up this part of the Grade 1 listed landscape.

2.12.1 Please comment on Painshill Park's expansion plans in terms of hosting events and increasing visitor numbers and, in particular, any concerns that the lack of a western access may jeopardise these plans, having regard to the comments made by Surrey Fire and Rescue Service that are cited in (REP3-063). What is the likelihood of licences for certain large-scale events being refused due to concerns over the lack of adequate access alternatives in the event of an emergency?

### Comment by Painshill Park Trust

- This question covers three main points: 1. Events and visitor numbers. 2. Surrey Fire and Rescue Service's comments as reported by the Applicant. 3. Possible refusal of licences.
  1. The Trust's future and the preservation of Painshill depends on the Trust breaking even in 2020, something it has never been able to do in the past, and

then earning surpluses in subsequent years to replace its reserves. The most important objective is to increase income from increased numbers of visitors and special events. Over the last two years a new management team has come together to achieve this.

From a base of 103,000 in 2017, visitor numbers increased to 114,000 in 2018 and 131,000 in 2019. The target for 2020 is 144,000 with similar increases in subsequent years.

Visitors attending special events, in addition to the figures above are: 2017, 7,000; 2018, 5,600; 2019, 21,000. In 2020, this figure is planned to grow to 30,000 with further increases in subsequent years.

The Trust has been advised that closure of the western entrance is likely to increase insurance premia or make insurance cover unobtainable, resulting in the need to close part of the park and reduce the ability to attract visitor numbers or hold special events.

The closure of the western entrance would thus jeopardise the future of Painshill.

2. The applicant's comments on Painshill Park Trust's Deadline 3 submission contain extracts from the report by Surrey Fire and Rescue Service which are selective and misleading, particularly in the light of a meeting on 23<sup>rd</sup> January 2020 with SFRS, PPT and the Applicant in which Paul Kenny, Group Commander, SFRS, expanded on his report.

The report begins by saying clearly: "The following is based on considerations relating to access to the Gothic Tower in the event of removal of the A3 access point. Any other element relating to Painshill is deemed as out of scope". Later in the report he says: "It is understood that Painshill Park hosts a number of public events, increasing the number of visitors during event dates. These will be out of scope for this feedback due to unknown specifics". (Underlining added.)

At the meeting on 23<sup>rd</sup> January, SFRS said that in the event of a fire at the Gothic Tower, they would need to attend with a minimum of four fire engines, three command vehicles and a number of water carriers. The latter would be too large to use the track in Painshill. The track which goes through the Grade I historic landscape would have to be provided with passing bays and a turning circle to accommodate the fire engines and command vehicles. To obtain water the water carriers would have to approach via the A3, which would have to be closed. They would then supply water to the fire engines by hose over the fence.

Alterations to the track would damage the historic landscape, while the closure of the A3 would incur considerable delay. An alternative source of water would be the lake but this too would cause delay.

Turning to the Applicants comments:

2.1.1 The quote from SFRS is misleading as it is taken out of context, see the points above.

2.1.2 The quote from SFRS is accurate but avoids the key point that made by Group Commander Paul Kenny that the closure of the access point will cause a “delay in attendance time”, an increase from 5 to 15 minutes against the Surrey standard of 10 minutes. These times were achieved in a single trial but would be lengthened if there were heavy traffic or more visitors in the park. There would be a further delay in accessing adequate water supplies. (See above).

2.1.3 The fact that Painshill Fire Station is 350m from the main entrance to Painshill Park is irrelevant. Group Commander Kenny made it clear that emergencies at Painshill would be served from other stations if the Painshill station were to be occupied on another emergency or closed. Closure depends on crewing levels. As it happens, the station is closed today (21<sup>st</sup> February) as this response is being written and it is planned to close the station at night later this year.

2.1.4 The Applicant knows that this comment is taken out of context as the SFRS report specifically says that special events are out of scope. (See above).

3. The western entrance was required as an emergency exit for the 7,500 visitors to the Elmbridge Food Fair held in 2019. The Trust believes that the closure of the entrance would limit its ability to offer similar events. The Trust learnt at the meeting on 23<sup>rd</sup> January mentioned above that Surrey County Council is the emergency planning lead for events attracting over 5,000 people, advised by the Safety Audit Group.

2.12.2 Please comment on the likelihood of any future agreement being reached with the relevant landowner(s) that would allow for the provision of a ‘western access’ into Painshill Park and set out how this could be funded.

Comment by Painshill Park Trust

- At a meeting on 30<sup>th</sup> October 2019, Painshill Park Trust explained to Highways England that there is no basis on which they could have discussions with landowners on this point and that as promoters of the scheme Highways England should take the lead. It is still not clear what the route of the proposed access road would be and in any case the Trust has no money to finance any proposed acquisition of land to provide a ‘western access’.

- The Trust believes that it is the responsibility of Highways England to have discussions with landowners on both these points. It appears that the Project Manager had a meeting with the owner of Close Court Farm on 6<sup>th</sup> February.
- The only sources of funding to replace the access which Highways England had originally promised, would either be from the cost of implementing the scheme or from compensation paid to the Trust.

2.12.3 Further to the ExA's question at ISH2 for the purposes of the Building Regulations what is the current recognised use for all the floors of the Gothic Tower?

Comment by Painshill Park Trust

- The current use of each floor of the Gothic tower is:

Ground Floor – Visitor's Toilets

1<sup>st</sup> Floor - Seasonal Café

2<sup>nd</sup> Floor - Seasonal Café Seating

3<sup>rd</sup> Floor - Exhibition Room

4<sup>th</sup> Floor - Open Roof Space with Views

- The Tower has been used for accommodation of staff in the past and will be in the future. In that event the Trust does not expect that any work will be needed that requires Building Regulation consent.

Richard Reay-Smith  
Chairman, Painshill Park Trust  
28/2/2020