

Application No: 14/5654N

Location: Doddington Hall, LONDON ROAD, DODDINGTON, CW5 7HN

Proposal: Proposed restoration and conversion of the Grade I Doddington Hall and Grade II Stables to a 5 star Country House Hotel (Class C1) providing 120 letting rooms, restaurant, bars, function rooms involving a series of internal and external alterations, integrating / retaining the 3 no. Cottages and Stables into the scheme and the erection of a new build bedroom accommodation annex wing; with a new build Spa Leisure facility (Class D2); temporary event space and associated parking provision, landscape (garden) restoration of the Grade II Registered Park and Garden; detailed landscaping, and the installation of a new electricity sub-station. • Proposed structural restoration, refurbishment and conversion of the Grade I Delves Castle (Delves Tower / Delves Hall) : with its use to be defined at a later date outwith of this application. • Proposed structural restoration and refurbishment of the Grade II* Star Barn : with its use to be defined at a later date outwith of this application.

Applicant: Lady Rona Delves-Broughton, The Doddington Hall Conference Centre Lt

Expiry Date: 20-Mar-2015

REASON FOR REPORT:

The proposal is a major development requiring a Committee decision.

SUMMARY:

The site is located within the open countryside, where conversion of existing dwellings to hotels is acceptable in principle. The proposed general repair and restoration works to the Star Barn and Delves Tower do not require planning permission. The proposal is therefore acceptable in principle subject to compliance with other policies in the local plan.

Subject to appropriate conditions the proposal is considered to be socially sustainable in terms of its amenity implications.

The economic benefits of the development include, creation of a new hotel business in the Borough with associated employment as well as bringing direct and indirect economic benefits to the area including additional trade for local shops, businesses supply the hotel and it's guests, tourist attractions, jobs in construction and economic benefits to the construction industry supply chain. There are no Section 106 requirements.

With regard to environmental sustainability, the proposal will not have any adverse flooding, highway or landscape impacts. Ecological and tree impacts can be adequately mitigated through the use of conditions. Whilst there will inevitably be some adverse impact on, and loss of the historic and architectural character of the listed building, building and it's setting, including the historic parkland as a result of the proposed conversion, alterations and

extension, this harm is considered to be outweighed by the benefits of bring and historic building at risk back into a productive economic use.

Accordingly, it complies with the requirements of paragraph 134 of the Framework which states *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”*

The proposal, which is solely for the conversion and extension of the building to form an hotel must be considered on its own merits separately from any proposal for enabling development which may or may not be submitted in the future. Any such proposal should also be judged on its own merits.

The proposal is therefore considered to be sustainable and benefits from the presumption in favour under paragraph 14 of the framework. It also complies with the relevant development plan policies and under the terms of paragraph 14 should therefore be approved without delay.

SUMMARY RECOMMENDATION:

APPROVE

PROPOSAL:

The description of the development is broken down into 3 elements as follows:

1. Proposed restoration and conversion of the Grade I Doddington Hall and Grade II Stables to a 5 star Country House Hotel (Class C1) providing 120 letting rooms, restaurant, bars, function rooms involving a series of internal and external alterations, integrating / retaining the 3 no. Cottages and Stables into the scheme and the erection of a new build bedroom accommodation annex wing; with a new build Spa Leisure facility (Class D2); temporary event space and associated parking provision, landscape (garden) restoration of the Grade II Registered Park and Garden; detailed landscaping, and the installation of a new electricity substation.
2. Proposed structural restoration and refurbishment of the Grade I Delves Castle (Delves Tower / Delves Hall): with its use to be defined at a later date outwith of this application.
3. Proposed structural restoration and refurbishment of the Grade II* Star Barn : with its use to be defined at a later date outwith of this application.

SITE DESCRIPTION:

The site is located within the rural area to the south east of Nantwich and south of Crewe; both located some 6 miles away.

The application site comprises the central core to the historic Doddington Estate which presently extends to some 323 ha (800 acres) of woodland, water features, agricultural pasture, remnants of ancient deer park and feature parkland.

The Estate still comprises its core assets, namely the Hall, Delves Tower and the Star Barn. It is set within a registered Park & Garden and whilst some of this feature is regrettably owned by a neighbouring third party it remains largely intact.

The application site has been drawn to define and include the Doddington Hall, Delves Tower and Star Barn and a large area of the parkland and this area extends to 82.33 ha (203 acres). The parkland area is included because the applicant considers that it is important that rather than simply isolating the buildings in some sort of cocoon manner they all site within an important landscape setting; one that benefits from its registered status and one that deserves some restoration itself.

The application site lies off the A51 London Road and is accessed by its principal estate drive that serves Doddington Hall and also provides access to a neighbouring residential property (known as Doddington Park Farm – owned by a third party).

RELEVANT HISTORY:

There are no relevant previous decisions.

NATIONAL & LOCAL POLICY

National Policy

National Planning Policy Framework

Local Plan policy

By virtue of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for Cheshire East currently comprises the saved policies from the Congleton Borough (January 2005), Crewe and Nantwich (February 2005) and Macclesfield Local Plans (January 2004).

Policies in the Local Plan

- BE1 (AMENITY)
- BE2 (DESIGN STANDARDS)
- BE3 (ACCESS AND PARKING)
- BE9 (LISTED BUILDINGS – ALTERATIONS AND EXTENSIONS)
- BE10 (CHANGES OF USE FOR LISTED BUILDINGS)
- BE11 (DEMOLITION OF LISTED BUILDINGS)
- NE2 (OPEN COUNTRYSIDE)
- NE5 (NATURE CONSERVATION AND HABITATS)

NE9 (PROTECTED SPECIES)
NE15 (RE-USE AND ADAPTATION OF A RURAL BUILDING FOR A COMMERCIAL,
INDUSTRIAL OR RECREATIONAL USE)
BE.14 (DEVELOPMENT AFFECTING HISTORIC PARKS AND GARDENS)
BE.15 (SCHEDULED ANCIENT MONUMENTS)
BE.16 (DEVELOPMENT AND ARCHAEOLOGY)
E.6 (EMPLOYMENT DEVELOPMENT WITHIN OPEN COUNTRYSIDE)
TRAN.9 (CAR PARKING STANDARDS)
RT.6 (RECREATIONAL USES IN THE OPEN COUNTRYSIDE)
RT.7 (VISITOR ACCOMMODATION)

National Policy

National Planning Policy Framework

Other Material Policy Considerations

The Conservation of Habitats and Species Regulations 2010.

Cheshire East Local Plan Strategy – Submission Version

As the examination of this plan has now been suspended, its policies carry limited weight. The following are considered relevant material considerations as indications of the emerging strategy:

PG5 - Open Countryside
SD1 - Sustainable Development in Cheshire East
SD2 - Sustainable Development Principles
SE1 - Design
SE3 – Biodiversity and Geodiversity
SE4 - The Landscape
SE5 – Trees, Hedgerows and Woodland

CONSULTATIONS:

Environmental Health: No objection subject to the following conditions:

- Construction Environmental Management Plan
- Hours of construction
- External Lighting
- Acoustic Enclosure of any fans
- Electric Vehicle Charging Infrastructure,
- Events in the proposed temporary structures shall be limited to 6 days per calendar year.

Environment Agency: No objection in principle to the proposed development but we request a planning condition requiring a scheme for the improvement of the existing sewerage system to be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved.

United Utilities: No objection to the proposal providing that the recommended conditions are met.

Head of Strategic Infrastructure (HSI): The HSI is satisfied that the development proposals can be safely accommodated on the adjacent highway network; accordingly, the HSI has no objection to the planning application.

PROW Improvement Team: At present there are no Public Rights of Way within the Doddington Estate. The aspiration of improving public access routes through the Estate, including to Delves Hall, has been logged under the Council's statutory Rights of Way Improvement Plan (Ref 328).

Such links could be made to the south via Church Lane to Hunsteron Road and connecting Public Footpaths, to the north to Public Bridleways and Public Footpaths carrying the South Cheshire Way long distance route, and to the east to London Road. In particular off-road access opportunities for horse riders and cyclists in this area are limited and would be welcomed.

Opportunities to increase the public's access may also offer potential visitor economy benefits to the developer.

The developer should be tasked under the Travel Plan to provide guests and employees with information about local walking, cycling and public transport routes for both leisure and travel purposes.

The inclusion of cycle facilities, including parking designed to best practice, for employees would be welcomed.

Nantwich Civic Society would like to SUPPORT this application. After many years of neglect, this fine set of listed buildings, amid a listed landscape, is close to being restored. The conversion to a hotel, is an obvious new use. The new hotel building and then Spa building, benefit from the lower position and separation from the main building. It leaves the Hall clearly isolated from the new buildings, keeping its character in the landscape. It will also create 60 new full time jobs, which is a significant number and benefit.

Archaeologist: No objection subject to condition requiring a programme of archaeological works to be carried out.

Georgian Group: No objection to hotel use but remain to be convinced that this scheme represents the most sensitive and sustainable solution for the long term future of the Hall and its associated structures. Recommend that the scheme is not determined until the design issues outlined in their detailed comments have been satisfactorily resolved. Recommend that further revisions are necessary to the designs for the conversion of the stables in order that its architectural and historic interest may be better safeguarded. Would also advise that the relationship between the proposed new bedroom wing and the structures in the service yard is in need of further consideration, as is the design of the proposed new buildings facades.

Councillor Clowes: The application currently fails to:

1. Provide evidence that the owner has made all reasonable efforts to sell the building to secure its restoration WITHOUT progressing to the enabling development route.
2. To provide evidence that a Hotel & Spa function as proposed, is a sustainable and economically viable option for the future use of this building in the medium to long-term.

3. The Travel Plan is not robust and fails to identify that in terms of logistics and infrastructure, this site remains motor vehicle dependent.
4. There is no Highways assessment provided with this application, or assessment and modelling of the traffic movements that this development will generate on the highly rural infrastructure surrounding the Estate. (It must also be remembered that a further fourteen sites for enabling housing development are also proposed that will also have to utilise the same highways network.
5. Further work is required regarding design elements of the proposed re-modelling of the Hall and new build structures.
6. A far more robust and detailed renovation programme for the Hall, Star Barn and Delves Tower is required in order to better assess project viability. In the case of the Hall, this is essential to confirm if (in the light of years of neglect) it is economically feasible to restore it for long-term use.
7. Additional Ecological survey work is required in relation to the Star Barn, Delves Tower and Bat mitigation.
8. The Use of marquees for external events next to the Hall is contested both in terms of appropriateness within the listed park and next to the Hall.
9. The Use of marquees for 60 events per annum is considered a serious concern in relation to the amenity of local residents.
10. There has been no analysis of the costs required to ensure secure electricity and mains water supplies to service the Development and wider estate.
11. There is no analysis of flood and drainage risks to the wider community as a result of additional surface water run-off from the development, the high water table associated with the estate, poorly maintained estate field drainage systems and areas of flood risk along Bridgemere Lane.
12. This Phase 1 Enabling Application should not be approved until a sufficiently robust Business Case is submitted that enables the fiscal viability of the project to be assessed both in terms of the CONSERVATION DEFICIT and the sustainability of the business.
13. For the reasons outlined above, request that this Application is recommended for refusal

Doddington and District Parish Council: At a meeting of the Parish Council on Tuesday 10th February 2015, the council voted to object to the above planning application on the following material grounds.

1. Highways

The impact of increased vehicles approaching and exiting the estate on the A51 along with substantially more traffic, both guest and deliveries, on surrounding narrow lanes, causes major concerns in regard to safety, based on the current infrastructure. The A51 is a very fast road and if the entrance is used for both entry and exiting the estate it will create a major safety concern.

The rural lanes are very narrow and many accidents happen on a regular basis, especially on Checkley Lane which is used by cars/vans as a rat run and by articulated lorries to Grange Farm. Any increase in vehicles on these lanes will have a major impact and the Parish Council are not aware of a Highways Impact Assessment being undertaken.

The access by service vehicles to the estate also causes concern. If this is from the A51 not only will large vehicles be braking to enter the estate, the estate road is single track and both guest and service vehicles will be attempting to pass each other.

2. The Hall

The costs for development are still very sketchy and it is thought, having looked through the application documents, that key issues have not been addressed such as a detailed structural survey. Many budgets are overrun due to hidden costs and where the application documents cover a visual survey of the building it only addresses the structure of the building, rotten wood and damp areas without substantiating the cost effect on the overall budget.

Parking spaces do not seem to be adequate. Given that the application is for 120 bedrooms, when staff and day visitors to the restaurant and spa plus large events are factored in, it seems that there will not be enough spaces to accommodate all.

Although the application in its own right is to develop the Doddington Hall, Star Barn and Delves Castle, in the view of the Parish Council it is still deemed to be the first process in an eventual enabling application for 120 or so houses, so accurate costs are a major point in this application and it is felt that this has not been addressed in enough detail.

Some design issues do not seem to have been fully addressed as recommended by Cheshire East and English Heritage such as external lifts, copper style coverings to the spa, the glazed access routes etc.

There are numerous emails from Cheshire East and English Heritage raising the following:

A) The project cannot be considered as true enabling development because the property has not been market tested and in the absence of previous marketing it would be helpful to properly explain why the sale of the property has not been considered and to provide details of the outcome of when it was placed on the market some time ago.

B) With any enabling development the applicant needs to demonstrate that real efforts have been made, without success, to continue the present use or to find compatible alternative uses for the place. This should normally include the offer of the unrestricted freehold or long leasehold (125 years or more) on the market at a realistic price reflecting the condition of the place.

The council fully realise that this, on its own merit is not an enabling application but again counter this as a route toward an enabling application. It is also felt that English Heritage and Cheshire East Planning have not been proactive in enforcing any other way forward to save the hall without going down the enabling process. No one, neither councillors nor the public, are aware as suggested above, the hall has been looked at for other uses or to put it on the market.

3. External Events

A number of the public have raised concerns about the impact of outside events and noise levels especially that on livestock. Horse owners are many surrounding the estate and noise from music and possibly fireworks when celebrating events will frighten horses, the council

have in the past had numerous complaints from horse owners whose neighbours have used fireworks.

4. Utilities

A proposed heat exchange system via the pool is a concern as the ecology of the pool may be affected by such a system.

The sewage treatment site identified does not go into enough detail and it is not known what is required for this size of facility.

5. Ecology

Whilst it is seen that some surveys have been carried out and suggestions on how to support and counteract the ecological effect, the introduction of light, noise and humans will have a dramatic effect on many species which currently have freedom of the estate with little disruption.

The Parish Council have met numerous times with the estate representatives and members of the public at our regular meetings. The estate has listened to many of our concerns and addressed a number of them. The public have been invited to speak and have raised their concerns in question and answer sessions which have been beneficial, transparent and informative. The objection is based on the points raised over the past two years, after listening to both the estate representatives and the public, along with the documents read within the planning application.

Hatherton And Walgherton Parish Council: At their meeting held on 16th February 2015, Hatherton & Walgherton Parish Council resolved to strongly object to the proposal on the following material planning concerns, noting that we have been placed in the difficult position of being required to comment on this application, without being informed of the full implications to the community of enabling development. It was noted that there would be no conservation deficit if we had not witnessed the neglect of the Hall and the estate since 1985 when the Hall was last used. This dereliction has been brought about by the owner's disengagement to a point where renovation of the Hall may be unfeasible or only possible at such a high cost that the dis-benefits to the community outweigh the benefits to the owner. It is noteworthy that other local Grade 1 Listed Buildings in the area have been maintained in a good state of repair without cost to the local community.

The Statement of Community Involvement referred to in the planning documents cites Hatherton & Walgherton Housing needs survey as indicating a requirement for additional housing to potentially fund Hall improvements. However, with recent approved barn conversions and granny annex extensions, our housing needs have already largely been met. Our objections are on the following grounds:

1. No development should take place until the viability of the business case has been put forward and the conservation deficit established and audited.

The developer has confirmed that the proposals will require enabling development. This will have considerable impact on the local community. No development should be approved until full and up-to-date structural surveys of the buildings have been completed and it has been confirmed that the development is logistically and financially feasible. CE Pre-Planning advice also requested further development of Star Barn and Delves Tower proposals and restoration

of parkland and boathouse. These have not been addressed in the application. The application as it stands contains insufficient detail for the heritage deficit to be fully established.

2. Design

- The proposed external lift shaft is out of character with the historic building.
- The proposed glazed walkway is out of character with the historic buildings.

3. Visual Impact and Noise/Light Pollution

- There are significant concerns regarding the holding of up to **60** outside events per year. This will lead to considerable noise and light pollution and loss of amenity for local residents over a wide area. Noise and fireworks will also have a detrimental effect on horses and farm livestock in the area. The noise from existing local outside events, e.g. Betley, albeit held infrequently and therefore not too intrusive a nuisance, travels a considerable distance.
- Any external lighting of the hotel and grounds would be intrusive in this otherwise rural area of “dark skies”.
- Marquees for the proposed 60 outdoor events per year on two or three proposed positions on the estate would be unsightly visual intrusions. As it takes several days to erect and decommission these structures, it is likely that they would become an unsightly permanent or semi-permanent feature. .

4. Ecological Concerns

- A full ecological survey of the Star Barn has not yet taken place. The proposed remedial repairs are sufficiently disruptive to require a full ecological survey prior to approval.
- The proposed illumination of trees and other external lighting would be detrimental to wildlife.
- The derelict hall and buildings are home six species of protected bat, two of which are significant presences in the county. The presence of six different bat species in one location is exceptional in Cheshire and great care will be needed to preserve their habitat. Some species of bat are natural building dwellers and attempts to rehouse them in bat boxes in trees may not be successful. Any additional light pollution from the 10 proposed external lighting sites plus hall restoration activities, will negatively affect this protected bat population. Any evening marquee music or externally lit events would also be detrimental to these protected species.
- There are some ancient trees on the estate which are older than the Hall itself, more aligned to the former hunting park associated with Delves Tower. These and their diverse wildlife populations may be put at risk.
- Badger populations would be disturbed.

5. Lack of or out-of-date Surveys

- There is no survey of the Cottage. A full structural survey is required before permission can be granted.
- The Hall timber decay report is out-of-date (1998) but identified serious decay/rot. A new survey is required as timbers will have continued to deteriorate. The current timber decay condition may make renovation unfeasible.
- Main Hall structure – there are no structural survey details and no indication of costs involved in restoration/conversion.

As this is phase 1 of an enabling development, it should not be approved until full and up-to-date structural surveys of the fabric of the key buildings have been completed and it is known that it is logistically and financial feasible to proceed.

6. Travel Plan and Travel Assessment

This is inadequate in the context of the rural location and associated infrastructure.

- A 120 bedroom 5 star hotel and spa, plus associated staff and spa day visitors, will require considerably more car parking spaces than planned.
- For large events, additional parking will also be required.
- The amount of car parking required will have detrimental impact on the historic parkland and thus the setting of the hall.
- There is no public transport along the A51 or other rural roads in this area, necessitating access only by private vehicles.
- The nearest major population centres are in excess of acceptable walking and cycling distances.

7. Access to and Servicing of the Estate

In order to maintain the integrity of the listed parkland, only one access to the Hall is identified – through the main entrance off the A51 and past the lake. This route require a full highways survey to ensure it is suitable for service vehicles, HGVs and coaches, taking into account this will also be the access road for hotel guests, visitors and staff.

8. Highways Impact Assessment and Cumulative Impact on Surrounding Highways Infrastructure

- There is currently no wider Highways Impact Assessment of this development on the surrounding road, lanes and settlements.
- The estate is bounded by the A51 and by narrow country lanes which are unsuitable for the considerable increase in traffic this development would bring to the area.
- The application should be refused in the absence of an accurate Highways Impact Assessment and the absence of financially viable mitigation solutions.

9. Utilities and Energy

- The existing water utilities are in a “fragile” state with frequent water leaks and poor pressure. It is questioned whether the proposed bore hole will supply adequate water for a development of this scale, thus putting unsustainable load on the existing pipe network.
- Electricity supply in the area is mainly by overhead power lines which are vulnerable to outages in poor weather. The proposed development is likely to place considerable additional demand on electricity supply. Upgrading of supply lines may be required, with consequent disruption to residents.
- The proposed heat exchange system in Doddington Pool does not identify the potential impact of the cooling on the ecology of the pool.
- The amount of heat generated from the pool during winter months is likely to be negligible, but demand may be high.
- There is insufficient detail regarding the size or capacity of the proposed package treatment plan. A development of this size will require a significant soil/sewage treatment plant definition before permission can be granted.

10. Drainage and Flooding

- A development of this size will generate considerable surface water run-off. The Estate and surrounding area is known to have a high water table, with water-logged woodlands and regular flooding along parts of Bridgemere Lane.
- Due to the high water table levels throughout the Estate, this application should be refused until a robust flood and drainage assessment with associated hydrological survey has been completed and appropriate mitigation designed to prevent negative collateral impact on sites at distance from the application site.

11. Marketing Exercise

This application is phase 1 of a complex system of enabling development planning applications to meet an unnecessary conservation deficit, which will have considerable impact on the local community, also English Heritage requested that a marketing survey be completed to justify the option of developing the Hall into a five-star hotel and spa to create a sustainable enterprise to preserve the historic assets of the estate. However:

- There is no evidence of a marketing exercise in the papers associated with this application to date, although this was requested by Cheshire East Pre-Planning advice in order to demonstrate the robustness of the application.
- There are at least three other 5 star hotels in South Cheshire and it is questioned if another is sustainable in this area.

Conclusion

Although this application is for the restoration and conversion of Doddington Hall, it should be considered in the context of the future enabling development applications which will be considered in their own right at a later date.

It is essential that a robust, detailed and sustainable business case is presented to the Strategic Planning Board and made available in the public domain for this application. This needs to include the costs of restoring and converting the historic assets, the costs of the new build elements and infrastructure, together with the five year forward business case identifying the total end value of the fully completed hotel and spa. It is only at this stage that the fiscal viability of the project can be assessed both in terms of the conservation deficit and the sustainability of the business. This information is required to effectively judge the benefits versus the dis-benefits of the schemes and must be submitted as part of this initial application.

English Heritage:

Summary

This letter relates to amended plans, including changes to the new accommodation block and stables. We have no objection to the revised plans. However, we remain concerned that details and phasing of repairs to the grade I Delves Tower be secured with any consent and recommend that a planning condition be applied and that we be consulted on the wording of this.

Historic England Advice

The revised plans referred to above have been received further to our letter of the 6 February 2015 in which our support in principle was tempered by a number of concerns about the proposals and their impact on the grade I listed building.

The proposed amendments to the siting, form and massing of the new accommodation block has improved the relationship with the cottages and service wing of the listed building. The alterations to retain the existing entrance and re-locate links to the stables is a significant improvement. Retaining the important central entrance to the stables and its architectural and spatial character and making circulation easier and more compatible with the simple internal planning of the original building are significant improvements on the previous design. We can therefore confirm that the proposed amendments satisfactorily address our concerns.

With regard to Delves Tower, we note that there are no details on the repairs within the submission and it was confirmed at a meeting with the agents in March that this was unlikely to be forthcoming in the short term. It was proposed that this aspect be resolved by planning condition(s), including a date for carrying out the works. It is extremely important that the repair of the grade I listed Tower takes place as part of this development, given its poor condition, and that the date for completion (as opposed to commencement) is tied into a consent for this development. A date for the commencement alone would clearly be deficient as it would allow repairs to be started but left incomplete, possibly indefinitely.

We note that there is a condition survey with the planning application but no details of proposed repairs. We believe it is vital that the repair of this grade I listed building, which is an essential component of the registered landscape and setting of the grade I Doddington Hall, is addressed at an early stage in the re-development and not left to later phases at some uncertain point in the future. Given the very serious condition of the building and that there are no details of the proposed conversion of the Tower submitted with the application we are very concerned about the potential for delay. We would therefore advise that the essential structural repairs of the building and its roof should take place well before the hotel conversion of the Hall is completed.

We would therefore recommend that a phasing condition(s) be applied for the submission and approval of a fully-costed schedule of repairs and for thereafter carrying out and completing the repairs. We would strongly advise the need for the condition to specify that repairs to the Tower be completed at least 6 months prior to the first use of the Hall as a hotel following its conversion. Because of the importance of such a condition(s) we would request that its precise wording be agreed with ourselves before the issuing of any consent. We would also request our consultation in any proposals to varying such conditions subsequent to consent being granted. A condition for the approval of details for the subsequent conversion of the Tower would also be necessary.

We presume a condition in relation to the siting of a marquee would also form part of any approval. Approval of its size and appearance is required together with the period of time for its siting, to ensure it does not effectively amount to a permanent feature within the setting of the grade I hall. We would refer you to our guidance <http://content.historicengland.org.uk/images-books/publications/guidance-on-temporary-structures-for-events/temporary-structures-historic-places.pdf/>. Other conditions for more detailed approval are also likely to be required with respect to the works to the listed buildings and landscaping within the registered Park and Garden, including details/samples of joinery, materials, finishes, services, internal & external

lighting and measures to protect the historic fabric, particularly decorative elements, during the construction phase.

Subject to the above we are satisfied that the proposals now meet the statutory and policy tests within the 1990 Act and the NPPF. We therefore confirm our support for the scheme as amended subject to the above matters.

Recommendation

We have no objection to the proposed amended scheme subject to our further involvement in advising on conditions to secure the phased repair of Delves Tower.

REPRESENTATIONS:

Circa 30 representations of objection have been received to the application raising the following points;

Principle

- Already sufficient hotel / spa facilities in the area
- Site is a greenfield site not brownfield
- No commercial justification for the number of bedrooms
- No evidence to support commercial viability / business case
- No mains gas in the area
- Use of the hall should be minimum necessary to secure it's future
- This may not be the most profitable but may be a more balanced proposition causing less harm
- No voluntary active involvement by the community in caring for the hall because they have been discouraged.
- Hall does not have a huge significance to local people
- Owner does not have any real regard for the heritage of the hall.
- It has been allowed to become derelict like other estate properties.
- No work has been done since English Heritage stopped in to stop the rot 15 years ago.
- The cost of previous work has already been paid for by English heritage
- Much of the parkland not in applicant's ownership. Therefore no public access to this land.

Design / Conservation/ Listed Building

- Concern about piecemeal additions which are harmful to the building
- Objections from the Georgian Group
- Insufficient information to allow the local community evaluates the proposals.
- Failure to demonstrate the current proposals represent the most sensitive / commercial viable use for the building
- Lack of consideration of alternatives
- Council has a duty to preserve and not harm the setting of the building
- No survey of the cottage undertaken
- Hall Timber Survey is out of date
- Lack of Structural Survey of Hall

- No indication of costs of the work
- Insufficient information on the restoration and repair works
- Objections to the loss of historic fabric by the Georgian Group.
- Bedroom block has bland, overpowering facades with poor palette of materials that has more in common with and resembles a low cost leisure/sports centre that seriously harms and detracts the setting of this sensitive and important building, rather than a quality building that is truly complimentary, sympathetic, and subservient to the listed building. CEC should not permit this heritage Asset to be ruined in this way.
- Concerns regarding design of the proposed new external lift shafts on the side of the original house.
- Concerns regarding choice of black (dark) copper treatments of third floor of new bedroom block.
- Concern about alterations to stable block
- The proposed new bedroom block and the proposed new spa building are also extremely modern and rather ugly in design and not at all in keeping with the existing buildings.
- The English Heritage comments state that some works proposed are harmful to the listed building.
- Temporary event space will adversely affect setting of the building. Whilst these are erected on a 'temporary' basis they often become permanent to the detriment of the listed building
- Concern that hotel use is the most sensitive / suitable. Likely to result in most significant harm in medium to long term
- Concern about size of extension encroaching onto historic parkland / setting of listed building
- The addition of a new build hotel block, separate spa building, sewage treatment plant, carparks, electricity sub-station are major alien features in this rural landscape and not essential to restoration of the hall itself.
- The restoration plan is also incomplete as it does not include other Doddington Estate listed buildings - Star Barn, Delves Tower and the boat house. This is a business proposition without solid foundation.
- Proposal would destroy setting of hall by huge extensions and tents
- Would look like an encampment
- Concern about visual impact on open countryside.
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Ecology / Flooding

- Concern about water abstraction
- Previous ponds have result in loss of parkland.
- Risk of Flooding
- Risk of subsidence due to soluble rocks.
- Harm to Doddington Pool SIB as a result of Heat Exchanger
- Concerns remain regarding mitigation for Bat Species and Badgers.
- Star Barn: To date, this site has only been subject to preliminary ecology surveys.
- No detailed plans for treatment plant for sewage. Dirty water getting into watercourses causing problems for wildlife.

- Lack of adequate sewerage / treatment plant.
- Community is well aware of the presence of many protected species living in and around the hall and its outbuildings. The area is known for its many species of Bats, Owls and Newts, there are certainly Badgers too. It also has to be a concern around the potential damage to the Trees and other flora and fauna that are the nesting areas for a huge variation of wild birds.
- Impact on protected species, of noise, light disturbance and building works
- Loss of farmland for food growing
- Under the Protection of Badgers Act 1992, it is an offence to willingly and/or deliberately cause harm to badgers by death, injury or disturbance. Badger setts have already been identified very close to the suggested new build/extension. How would they not be disturbed or harmed by this building work?
- The Wildlife and Countryside Act 1981 states it is an offence to willingly and/or deliberately cause harm to bats by death, injury or disturbance. Within the hall itself are several species (Kingdom Ecology Report). Work on the hall would result in disturbance at the very least.
- Estate has a high water table. Regular flooding and drainage problems on Bridgemere Lane
- Concern about effluent from outdoor events
- Naturally we are concerned about how the developments will affect the rural area and its wildlife, we are aware of the bats and newts which make their habitats amongst the old buildings and existing meres and feel the development would put them at risk. The area has historically been recognised as a conservation area and is in threat of ruin. Already huge trees are being felled around the manor house and excavations to the main property can be seen. One proposal outlining up to 40 chalets dwellings around the lemon pool was beyond belief and emphasises the greed of the project

Highways

- Travel plan assessment is inadequate in the context of the rural location and associated infrastructure.
- Insufficient parking
- Single point of access / narrow driveway is insufficient to take construction and hotel traffic.
- Distances from major population centres are in excess of acceptable walking and cycling distances (7 miles from Crewe, 6 miles from Nantwich)
- No public transport services exist along the A51 or along other minor routes adjacent to the Estate.
Failure to consider wider highway impacts inc. M6 junctions and Bridgemere Lane/Hunsterson Road / other traffic generators in the area e.g. Dagfields / Whitakers green Farm Waste Site / Hazardous Junction at Boards Head
- Fatalities on main road A51 nearby
- Spa and secondary entrance shown off Bridgemere Lane – totally unsuitable
- Concern about impact of holiday village proposals
- Insufficient parking spaces (120). Residents expect 300 parking spaces required for guests and up to 2000 for the 60 events per year. This would require 12 to 15 acres of parking with associated contamination and flooding issues.
-

Amenity

- Concern about fireworks and Chinese lanterns affecting wildlife and livestock.
- Concern about noise / music from outdoor events / marquee
- Light pollution spoiling countryside
- Proposals focus entirely on preserving the view over the parkland with little consideration of the setting in its totality or wider landscape or visual impacts from other aspects
- Residents live in the area because of the environment and do not want it spoiled
- Do not want to see open countryside destroyed.

Enabling Development

- This is Phase one of an enabling development
- It is not credible to remove the enabling development.
- Most of the financial gain from the enabling development would be to provide infrastructure from the housing not restoring the hall.
- The intention of removing was to avoid considering it under enabling development policies
- The Local Authority is doing a disservice to residents accepting the application in its current form.
- It is a 1 side application There is no indication of the harm
Without knowing costs it is uncertain whether the scheme is financially viable
It is like signing a blank cheque.
- Failure to comply with EH guidelines on enabling development e.g. marketing, consideration of alternative uses etc.
- Lack of costings for enabling development
- Unclear whether enabling development will be required
- Concerns about impact of 135 houses in different locations around the area. There areas are no longer part of the estate.
- Impact of houses on countryside / road infrastructure / school places/ doctors etc.
- Insufficient waste and energy infrastructure to support development. No mains drainage etc.
- Should not be considered independently of enabling proposals
- There would be no conservation deficit if we had not witnessed the wilful neglect of the whole estate buildings since 1985 when the Hall was last used. This dereliction has been brought about by the owner's disengagement to a point where the Hall may be past preserving.
- The majority of renovations of this nature overrun their budget due to unforeseen circumstances. There is much that is unforeseen in this overview of a plan. There will be far too much of a conservation deficit to bridge. It should be best preserved as a ruin and prevented from further decay.
- The proposal presents all the private gain with all the harm to the community
- Any balanced judgement has been avoided to established whether
 - o if the proposal destroys more than its saves,
 - o is the proposal the minimum necessary to secure the hall,
 - o does the proposal minimise harm to public interests
 - o Does the benefit of securing the future of the hall through what will inevitably result in an enabling application through ha Trojan Horse approach outweigh the disbenefits

- Impossible to assess the planning balance because only one side of the equation is presented and development is purely speculative
- Enabling development should be at the heart of the proposals
- The proposal is premature
- Any enabling development proposals are pure conjecture.
- The hall owner who lives in London clearly has no concern about the implications these proposals will have upon local people and their lifestyles as this is purely nothing more than a money making venture.
- A proper business case should be put forward stating
 - o If it is a viable option
 - o What other options have been considered and why have they been disregarded
 - o Is the proposal sustainable
 - o What is the conversation deficit
 - o How many houses will be built
 - o Where will they be built?

APPRAISAL:

Principle of Development.

The site lies in the Open Countryside as designated in the Borough of Crewe and Nantwich Replacement Local Plan where according to Policy NE2 there is a general presumption against development unless it falls into one of a number of uses appropriate to a rural area. Policy RT1 states that development proposals to provide hotels or guest houses within the settlement boundaries as defined on the proposals map, or for the change of use of existing residential properties in the open countryside to guest houses, will be permitted where they are appropriately located and of a suitable design, (in accordance with policies BE.1- BE. 5.)

The proposal is therefore considered to be acceptable in principle subject to compliance with the other relevant local plan policies and no other material considerations indicating otherwise and subject to a finding of being sustainable development would benefit from the presumption in favour under paragraph 14 of the framework.

There are three dimensions to sustainable development:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high

quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

These roles should not be undertaken in isolation, because they are mutually dependent.

If the proposal is found to be sustainable development paragraph 14 states that there is a presumption in favour of granting planning permission. For decision taking means:

“where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or*
- *specific policies in the Framework indicate development should be restricted.”*

According to footnote 9 the latter bullet point includes those policies related to designated heritage assets. Accordingly, it necessary to consider also whether the proposal complies with the requirements of paragraph 134 of the Framework which states *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”*

Social Sustainability Amenity

The Hall is set within a substantial parkland, and consequently, the nearest neighbouring residential properties, not within the control of the estate are several hundred metres away. As a result no adverse impacts are anticipated as a result of overlooking, overshadowing etc. from the proposed extension.

Some objections have raised concerns about noise from outdoor events. However, in the absence of any objection from Environmental Health, it is not considered that a refusal on this basis could be sustained. However, they have recommended that events in the proposed temporary structures shall be limited to 6 days per calendar year. The applicant would require a Premise Licence under the Licensing Act 2004 to hold events with regulated entertainment in the temporary structures and as such, to be consistent with other venues in the Borough, the applicant would be restricted to 6 days. This is because temporary structures offer very little in terms of noise mitigation and in a rural location, there is the potential for the noise to travel some considerable distance. Hence consistency is needed within both the Planning and Licensing regimes. This could be secured by condition

The Environmental Health department have recommended, however, conditions relating to a scheme for the acoustic enclosure of any fans, compressors or other equipment with the potential to create noise. To avoid any adverse impacts resulting from light pollution, conditions are required stating that the lighting scheme shall be installed and operated in accordance with the submitted Lighting Strategy Report dated November 2014.

It is also recommended that conditions are imposed requiring, prior to the development commencing, an Environmental Management Plan to be submitted and agreed by the planning authority. The plan shall address the environmental impact in respect of air quality and noise on existing residents during the demolition and construction phase. In particular the plan shall show mitigation measures in respect of noise and disturbance during the construction phase including piling techniques, hours of construction, vibration and noise limits, monitoring methodology, screening, a detailed specification of plant and equipment to be used and construction traffic routes; waste management and dust generation.

Whilst the air quality impacts of this proposal are relatively small and would not require an impact assessment we have to consider the cumulative impacts of a number of developments in the Crewe and Nantwich area.

Modern Ultra Low Emission Vehicle technology (such as all electric vehicles) are expected to increase in use over the coming years (the Government expects most new vehicles in the UK will be ultra low emission). As such it is considered appropriate to create infrastructure to allow charging of electric vehicles in new developments. This can be secured by condition.

Contaminated land Phase I and II reports have been received, reviewed and approved prior to receipt of the planning application, and the reports recommend that no further action is required. It is noted that any imported topsoil should have appropriate certificates confirming its suitability prior to placement.

Environmental Sustainability

Ecology

Wybunbury Moss

The application site is located some distance from Wybunbury Moss which is designated as a National Nature Reserve, SSSI, SAC and Ramsar site. The application site falls within Natural England's risk zone for proposes associated with SUDS/Soakaways. As it is proposed to discharge surface water to a SUDS this proposed development could potentially have an adverse impact upon the features for which the Ramsar and SSSI was designated.

Therefore, Natural England have been consulted upon this application. Comments were awaited at the time of report preparation and a further update will be provided to members.

It will be necessary for the Council to undertake an "assessment of significant likely effects" of the proposed development upon on the features for which the Ramsar and SAC were designated and the Councils Ecologist has stated that he will advise further on this once Natural England's consultation response has been received.

Main Hall and associated buildings

Bats

Evidence of bat activity in the form of numerous roosts of up to six bat species has been recorded within the Main Hall itself, the service wing, the cottages and the stables. The usage of the building by bats is for most bat species present likely to be limited to small

numbers of animals using the buildings for relatively short periods of time during the year, there is however a small maternity roost of one species present in the service wing.

In the absence of mitigation the proposed development is likely to result in a HIGH adverse impact upon bats as a result of the loss of most of the identified roosts and the risk of bats being killed or injured during the construction phase. Additional lighting associated with the development is also likely to deter bats from roosting within the buildings and possibly result in the desertion of the remaining roosts.

It should be noted that since a European Protected Species has been recorded on site and is likely to be adversely affected by the proposed development the planning authority must have regard to whether Natural England would be likely to subsequently grant the applicant a European Protected species license under the Habitat Regulations. A license under the Habitats Regulations can only be granted when:

- the development is of overriding public interest,
- there are no suitable alternatives and
- the favourable conservation status of the species will be maintained.

In this case, the submitted Ecological Appraisal recommends the installation of bat boxes on the nearby trees, the incorporation of features for bats within the converted building and two replacement 'bat houses' as a means of compensating for the loss of the roosts. One bat house would be provided above the gardeners store and the other above the proposed electricity substation/bin store. The submitted assessment also recommends the timing and supervision of the works to reduce the risk posed to any bats that may be present when the works are completed.

The gardeners store is not optimally designed for roosting bats however the proposed bat house above the substation/bin store is appropriately designed to meet the needs of the species of bat concerned. If planning consent is granted the proposed mitigation/compensation proposed for the impact on bats resulting from the conversion of the Main Hall and associated buildings is acceptable and is likely to maintain the favourable conservation status of the species of bat concerned. If planning consent is granted a condition should be imposed requiring the proposed development to proceed in accordance with the recommendation made by section 6.3.5 the submitted Ecological Assessment dated 2nd December 2014

Great Crested Newts

It is advised that this protected species is unlikely to be affected by the proposed conversion of the main hall and associated buildings/

Badgers

Two badger setts have been identified on site. The setts would be retained on site and an outline mitigation strategy has been submitted. In order to allow the Council to assess whether the proposed outline badger mitigation is acceptable The Council's Ecologist has advised that the applicant should provide an annotated plan showing the distance of the proposed works from the identified setts. This had been provided and the Ecologist has commented that in essence there are two setts on site. The proposed development will take

place within close proximity to the sett, but it should be feasible to retain the sett as part of the proposed development. A minor adverse impact on the sett is identified as a result of additional lighting.

He advises, that as the status of a sett can change in a short time scale a condition should be attached to require an updated badger survey and updated mitigation strategy to be submitted prior to the commencement of development.

Woodlands

The proposed car park would result in the loss of recently planted woodland habitats which have been assessed as being of local value. The proposed spa extension would result in the loss of scrub habitat and also encroach into an area of established woodland which has been assessed as being of district nature conservation value.

To compensate for this loss of woodland the applicant is proposing the restoration of 2.3ha of parkland and the creation of an additional 2.3ha of woodland. In the event that planning consent is granted the proposed woodland creation and parkland restoration would be adequate to compensate for the loss of woodland habitat associated with the development.

If planning consent is granted a condition should be attached requiring the submission of a detailed planting plan and method statement for the proposed woodland creation and parkland restoration. A condition requiring the submission of a 10 year woodland and parkland management plan would also be required. It is suggested that the management plan also includes proposals for the removal of rhododendron from the woodlands around Doddington Pool (as identified as target notes 7 and 8 on submitted Phase One habitat plan).

Nesting Birds

If planning consent is granted it is recommended that the standard conditions be attached to safeguard nesting birds requiring surveys to be carried out prior to commencement of works during nesting season and provision of nesting boxes:

Star Barn

Bats

The ecologist who undertook the submitted bat survey is aware of a Pipistrelle bat pip maternity roost being present at Demesne House located 10m from the Star Barn. The star barn has potential to support roosting bats and the presence of a significant maternity roost nearby increases the likelihood of bats being present at the Star Barn. *It is advised that the proposed works to the Star Barn have the potential to have an adverse impact upon roosting bats. No bat activity surveys have been undertaken of the barn and so at present insufficient survey work has been undertaken of the Star Barn to establish the presence/absence of roosting bats at the barn.*

Further bat activity surveys must be undertaken to determine the presence or absence of roosting bats at the barn prior to any planning permission for works to the building being granted. However, at this stage, no conversion works are proposed, only general repair and

maintenance which do not require planning permission. Therefore it is not considered to be reasonable to request such surveys, although the owners would remain bound by the requirements of the Wildlife and Countryside Act and an informative should be added to the decision notice recommending that surveys are undertaken before works commence.

Barn Owls

Limited evidence of barn owl activity was recorded within the Star Barn. The Council's ecologist has advised that usage of the barn by barn owls is likely to have been low and it is highly unlikely that barn owls have breed at the site. The submitted ecological statement includes proposals for the erection of three barn owl boxes on site and the suggested breeding bird condition would mitigate any risk of barn owls being disturbed during the core breeding season.

Great Crested Newts

Great crested newts have been identified as breeding at a pond 100m from the Star Barn. Considering the location of the pond, the nature of the intervening habitat the distance between the pond and the barn and the nature of the proposed works great crested newts are unlikely to be affected by the proposed works.

Delves Tower

Bats and barn owls

Evidence of bat activity was recorded within the tower during the submitted ecological survey. No bat activity surveys have been completed and the Council has insufficient information to assess the significance of any roost present or to determine the potential impacts of the proposed works to the tower on roosting bats. The tower has been identified as offering potential habitat for barn owls and there is anecdotal accounts of barn owls previously roosting within the tower. Due to access difficulties the tower has not been subject to sufficient survey to determine the likely presence/absence of barn owls.

As with the Barn further bat activity surveys and a further barn owl survey must be undertaken to determine the presence or absence of roosting bats at the tower prior to any planning permission for works to the building being granted. However, at this stage, no conversion works are proposed, only general repair and maintenance which do not require planning permission. Therefore it is not considered to be reasonable to request such surveys, although the owners would remain bound by the requirements of the Wildlife and Countryside Act and an informative should be added to the decision notice recommending that surveys are undertaken before works commence.

Great Crested Newts

Great crested newts are unlikely to be affected by the proposed works to the tower.

Lake

The Council's Ecologist does not anticipate there being any significant impacts on the pool in terms of excess heating. However, the installation of the heat pumps could potentially have an impact on the nature conservation value of the pool for example through the loss of aquatic/marginal vegetation and the disturbance of any protected species present.

Additional information on this point has been sought from the development and the Council's Ecologist has confirmed that there will be some loss of habitat for which the SBI was designated, but in the context of the size of the site the loss will be minor. However, he suggests that if planning consent is granted a condition be attached requiring the exact route of the pipeline for the pumps to be agreed with the LPA prior to their installation. The standard breeding birds conditions are also required in respect of this aspect of the development, as the installation of the pipes may disturb birds nesting in the bankside vegetation.

Design

Background

Doddington Hall is a Samuel Wyatt designed mansion house, listed grade I. The Hall comprises the main house and the servants wing to the west, with the L shaped grouping completed by the Stable block to the north, grade II. The Hall sits within its historic parkland, which is listed grade II on the National Register of Historic Parks and Gardens. Also within the grounds are the separately listed Boat House (grade II) and the entrance wall/gates, also grade II. Two notable buildings/groupings within the estate are the Delves Hall (also known as Delves Tower and Castle), a remnant of the mediaeval manor house, listed grade I and the Demesne Farm buildings (the Star barn) also designed by Wyatt, grade II* and associated farmhouse and cottages, grade II. Delves Hall is circa 500 m to the north, whilst Demesne Farm is circa 1 km to the north west of the Hall.

The park comprises a mix of parkland, agricultural land and woods/copses with Doddington Mere, a large waterbody circa 0.5 km wide to the east of the main house. Another large water body lies circa 2-300 metres to the south west of the Hall. Whilst the general topography of the area is relatively flat, the land does fall away to the south west of the Hall, with the servants wing, cottages and stables sitting below the elevated position of the Hall. The grounds are more heavily wooded to the south west of the Hall, around the western, northern and southern edges of the lake and on approach to the Hall via the main entrance driveway from the north.

The Hall, Star Barn and Delves Tower are all identified on the Heritage at Risk Register compiled by Historic England. The lower grade assets except Demesne House, which was recently occupied and re-acquired by the estate, would also be considered to be at risk as a consequence of their state of repair and/or lack of use. The Hall roof was extensively repaired in the recent past, with the benefit of English Heritage grant aid and this has gone some way to halting deterioration within the main house. However, the servant's wing is in a far worse condition, with the first floor structure largely removed due to dry rot.

Proposals

The proposals comprise adaptation of the Hall, servants wing and stables with the main extensions/new buildings located in the area behind the service wing/cottages to provide a 2.5 storey bedroom wing and hotel spa, both of which are partially accommodated below natural ground level, with careful re-contouring. Light links are proposed to connect the new and old elements in the area behind the service wing/cottages, particularly to provide an enclosed connection to the stables, which are also proposed for conversion to additional bedrooms. A new lift tower is proposed at the intersection of the Hall and the service wing. The new elements are proposed in a restrained contemporary character, which is honest and clearly references the development as being current rather than pastiche. This approach is also reflected in the materials palette comprising a light brick, copper cladding and detailing and large expanses of glazing within the Spa and the glazed links

A car park is proposed in the area to the west of the stables, with further parking in the area of the disused tennis courts.

A parterre garden is proposed to the south of the Hall, with some modest, light touch enhancements to the wider parkland landscape. Repairs are also proposed to Delves Tower and to the Star barn, with schedules provided as part of the application. The extent of those repairs needs to be fully determined and controlled via an appropriate mechanism and triggers.

Impact of the proposals

This section of the report considers primarily the new build elements, these largely relate to an assessment of the impact of the proposed development upon the assets within their setting. The refurbishment and alterations to the listed building itself are dealt with elsewhere.

It is clear from the heritage assessment that the significance of the hall and other heritage assets is largely derived from their individual architectural and historic interest, their value in group terms and the wider historic and aesthetic value of the historic landscape. But, it is also clear that the setting of the individual heritage assets is interconnected and that there are differing degrees of sensitivity for different areas in proximity to the Hall and within the historic landscape.

This sensitivity analysis informed initial stages of work to identify where potential extensions would best be located to minimise impact upon the setting. This approach led to the collective view that the area to the south west of the service wing was the zone where an extension would have least impact in built heritage terms, whilst also meeting the operational needs of a hotel operator.

Subsequent iterations at pre-application then sought to resolve massing and form considerations for the extensions, both in terms of plan layout but also architectural identity and massing of the extensions: should they seek to mimic, or define a contemporary design language that clearly expressed these works as 'of today' interventions? And, should the buildings be strident or subservient? It was considered that a contemporary approach, informed by the language of the Hall, but mainly the servant's wing, should be adopted and the sense of diminishing scale and subservience should also be reflected in form and detail, exploiting the site topography.

The bedroom wing

Several designs were tested, both at pre-application and early in the application itself, with concern expressed by both Historic England and ourselves that the design of the additional bedroom wing was still not right. The concerns related to the proportions within facades, the detailing of the roof storey, the imbalance of solid and void and proportion within fenestration (i.e. not reflecting the pattern, rhythm and proportionality displayed in the main house and servants wing), the lack of fenestration on the southern elevation and that its form and detail did not appropriately express or respond to the architectural character of the existing buildings.

The amended design for this building has addressed concerns about the interface with the servant's wing/cottages, the general mass and form of the building and the detailing of the extension, most particularly the pattern of fenestration and the proportions and detailing of the roof storey.

At a finer level of detail, a more active and animated façade has been created and there is now a harmonious balance between subservience and 'being part of the family of historical architecture' that is Doddington but also the building having a sufficiently strong identity of its own so that it didn't appear like an afterthought or try to hide itself away. This has been achieved by complimenting the classical character and rhythms within the historic grouping of buildings, most notably the neoclassical pattern and proportion of windows, the horizontal strength and robustness of the parapet and string courses, setting back of the roof and the tone of the main facing. A more articulated frontage with insets within the building line, defined by copper cladding and glazing and the regular arrangement of Oriel type windows framed in copper creates a contemporary reflection of classical design. The design and materiality of the roof storey also ensures a respectful but also contemporary approach to what proved a thorny detail to resolve. This all combines to create a subtly individual building that will provide another positive layer in the history and evolution of Doddington Hall.

Spa building and interface with stable yard

The spa building's location to the west, harnessing the natural change in levels within this part of the site, has resulted in a multi-level building that works well for the Spa function but which also steps away in scale from the Hall and the servant's wing, reinforcing a sense of subservience in relationship to the most sensitive listed elements. The relationship to trees and landscape to the south west also benefits the Spa use. A key issue in relation to this particular part of the scheme is the quality of the interrelationship between it and the cottages and the stable block, including the enclosure of space between, echoing the enclosure of the existing yard area. A significant aspect is in the materiality in this part of the site. Namely, whether it should be red brick to reflect the cottages and the stables, or, a pale facing brick to reflect the bedroom extension and the Hall and service wing.

The latter approach, although not the initial preference, does help unify the new elements of the scheme, as illustrated in the latest visualisations but it will create a significant contrast with the historic elements of the functional part of the Hall complex. Use of the same pale brick and copper detailing reinforces the 'of today' credentials of the Spa building whilst form and architectural expression also reflect its function as a leisure building, with larger areas of glazing and expanses of unpunctuated walling. The mass of the Spa building has been

effectively managed by use of areas of flat living roofs in conjunction with a pitched roof for part of the building.

Glazed link/yard area

Whilst it would be preferable to not physically link the stables and the new build elements, this has been identified as an important requirement to make the hotel use viable. To this end, discussion has therefore focused on creating 'light', reversible interventions and in their positioning to achieve both the best practical but also aesthetic outcome. This has resulted in a system using structural glazing with a minimalist roof, which is overtly contemporary but also eminently reversible with minimal impact. Its revised siting to the west of the cottages, removes this as a feature of the historic courtyard, instead placing this within the space between the rear of the cottages and the new build elements, meaning the service courtyard retains more of its open character.

A further glazed link of the same type is situated between the yard cottages and the new bedroom block to articulate the junction between.

Stable block

The Listed Building Section of the report principally considers this as part of the impact of proposals on the historic fabric, although it should be noted that the revisions seem to reflect discussions that the central archway be enclosed with structural glazing and the space utilised as a communal/circulation area rather than for bedroom accommodation, which better lends itself to the character of the space and its central, focal position. However, no updated floor plans are included and therefore it is difficult to verify this. These are being sought from the Applicant.

Car parking

Initially there were concerns about the location and extent of car parking originally proposed. The location to the west of the stables makes best use of the space behind the stables but seemed modest for this scale of hotel. There was concern that informal, fly parking would occur. There was also a desire to remove car parking in views on approach from the drive, in front of the main house.

Subsequently, an area was identified to the west, on the former tennis courts to provide additional parking, where the landscape was less sensitive and where a more informal approach and additional landscaping could be achieved, set away from the house and its immediate setting.

This approach is generally supported, subject to appropriate landscape detail.

Within the parking zone, is an historic bear pit, mounting block and the remnants of the hydroelectric infrastructure that once powered the Hall. These are all to be integrated within the parking area and intervening landscaping with interpretation, which is welcomed and retains elements of the history of the Hall for visitors to appreciate. This approach could be extended more widely to create an informal heritage trail around the grounds and potentially within parts of the Hall too and could be secured by condition.

Lighting

As part of the landscape and external works, there are proposals to introduce both functional and aesthetic lighting. Whilst a degree of lighting is both a necessity and aesthetically desirable, there remain concerns that the night time environment and setting could be harmed if the appropriate balance in lighting is not achieved. There is a danger that too much light would affect the setting/ambience of the park and its tranquillity and also introduce light pollution within the wider countryside.

Conclusions

Inevitably, with this scale of intervention, there will be a degree of change to the setting of the Hall; this will be as a consequence of the physical changes and additions, impact on the localised landscape but also as a consequence of the change in use. It will be busier, less tranquil and generally more active than it would have been when in use as a country house. This will change seasonally but also at different times of the day and on different days of the week, depending on usage and events. This is all part and parcel of the use as a hotel.

But, it also shouldn't be forgotten that when in use as a country house there would have been activity. It was a living, breathing country estate, supporting the local community and economy, the life and energy of which has been missing from Doddington for many years. The House and its wider environment are in need of re-use to breathe new life into the property, secure its repair and long term use and to reverse the tide of decline. This investment will secure its removal from the national At Risk register.

Consequently, the scale of impact upon the asset within its setting needs to also be balanced against the sensitivity of the re-use and the benefit it will bring. This also needs to be compared against the relative impacts of other alternative usage, having regard to the significance of the assets themselves and the likely impacts arising from alternative use. Other uses could be less sensitive in terms of fabric and plan, residential re-use of the main house for example. It could also lead to the estate being in multiple ownership rather than staying within control of the current owners and their future descendants.

In terms of the physical changes, these are considered to be as sensitively conceived as they could be given the proposed use; respecting the hierarchy within the building grouping and utilising site topography to reduce perceived scale and prominence. The buildings will clearly express their modernity but in a way that is respectful of the history around them, and with limited impact upon the heritage assets in their setting. Appropriate conditions will also add a level of control over detailing and materiality and control over lighting and temporary structures associated with the use.

Whilst there will inevitably be a degree of harm to the setting arising from the development, given the revisions and refinements this will be relatively low and decisions relating to the design have been informed by an understanding of the assets and their significance. Being mindful of the statutory provisions in Section 66, in the round, the scheme will generate such benefit to the heritage assets in terms of physical investment and a future use that any harm to setting would be outweighed by the buildings sustainable re-use and conservation, and

with the benefit of landscape mitigation, these impacts will also further lessen in time. For these reasons, the proposals are therefore supported.

It is suggested that more clarity is needed as to the exact nature, extent and timing of the investment into repairs to the Star Barn and Delves Hall to help inform a planning condition

Listed Building Considerations

Doddington Hall is a Grade I listed building within a Grade II Historic Park and Garden. Its adjacent stable block is listed Grade II together with the Boat House next to the lake (Doddington Pool). To the north is the Grade I listed Delves Hall (Tower) and to the north west its Grade II listed Woodside Cottages, next to which is the Grade II listed Demesne House and its star shaped Grade II* Barn and Farm Buildings.

The proposed works to convert Doddington Hall, its service wing and stables have been considered by the Council's Conservation Officer and it is considered that their impact upon the architectural and historic interest of this Grade I listed building will be minimal. Provided, conditions are inserted within the decision notice to require the submission of details of the location, design, materials and the colour of all new radiators, fan coil unit enclosures, and ensuite pods.

Doddington Hall

It is appreciated that the current proposals involve the retention and repair of existing doors, windows, fireplaces, floorboards, cornices and skirting boards but conditions should be inserted to require the retention of single glazing and to ensure that repairs to any of these features are carried out in like for like materials, design and colours.

Whilst the proposed introduction of an external glass lift to the west gable is a significant addition and will result in the removal of a internal staircase it is accepted on balance, given that the glass lift will be set back from the principal elevation and its design is sympathetically simple and given that the staircase is of limited importance within the hierarchy of staircases.

Service Wing

The proposed works are similarly minimal and will address problems of dry rot which is welcome. The proposed retention of the internal railway is also welcome.

Stable Block/Cottages

Whilst the proposed works for conversion will serve to retain the distinctive stable building the proposed loss of the central entrance hallway and the associated demolitions would be regrettable, as now noted by English Heritage in their consultation response. The agent should therefore be asked re-consider the internal layout in order to retain the majority of the walls, arched stable entrances, cupboard doors and circular windows which are significant components of the original design, based on the advice given by English Heritage in their consultation response. Revised floor plans were awaited in respect of this matter at the time of report preparation and a further update will be provided.

The proposed retention of the cottages is now welcome, following officer's advice.

Delves Hall Tower

This structure is owned by a third party and subject to restrictive covenants relating to its use. Planning Statement.

A condition survey has been submitted for Delves Hall Tower as part of this current application, with the Heritage Statement suggesting it will be made watertight and repaired on a like for like basis to retain this structure which may in future years be used in association with a local existing programme of shooting events.

Star Barns

This structure is now in single ownership and has recently been subject to emergency repairs, under the guidance of English Heritage.

A schedule of repairs for the Star Barns prepared in May 2013 has also been submitted as part of this application, with the Heritage Statement suggesting that a further phase of repairs may in future years enable it to be used for wedding events.

Bedroom Extension/Spa & associated Glazed Links

These aspects need to be addressed in the light of comments received from English Heritage and our design colleagues, which may involve the need for a much smaller more focused meeting as now suggested by English Heritage.

Landscape Proposals

The landscape proposals will introduce a new formal terrace to the south front of the hall, following the broad unimplemented early twentieth century design principles for a new partee garden on the site. On this basis this aspect is considered acceptable.

The proposed siting of the marquee set back to one side of Doddington Hall is also acceptable, as it follows officer advice at pre application stage. Full details of its proposed design, materials and colours will need to be submitted for officer approval.

The second marquee to the rear of Doddington Hall would be acceptable on a temporary basis/as a removable temporary structure. Full details of its proposed design, materials and colours will need to be submitted for officer approval.

Conclusions

The proposal is acceptable and justified, provided the issues highlighted above are conditioned as appropriate the comments of the Design Officer & English Heritage on the design of the glazed links and new bedroom block and spa are taken into account and the comments of the landscape officer are taken into account.

Archaeology

The application is supported by an Archaeological Desk-Based Assessment and a Heritage Statement, both of which have been prepared by CgMs Consulting.

The desk-based assessment benefits from a consideration of data held in the Cheshire Historic Environment, historic mapping, aerial photographs, and readily-available secondary sources. It notes that the present 18th-century hall sits in an extensive contemporary park, which is included in the English Heritage *Register of Parks and Gardens of Special Historic Interest; Grade II* (2001). Documentary evidence allows the origins of the estate to be traced back to the early 14th century, when activity was centred on an area c 600m to the north of the present hall where the ruins of a medieval tower, a Grade I Listed Building, mark the site of a formerly more-extensive complex.

In the 1990s parts of the park, but not the present application area, were subject to a programme of systematic fieldwalking which examined a significant sample of the arable land that characterises much of the landscape today and is dotted with a number of small basin mires and mosses. This work recovered occasional sherds of Roman pottery and prehistoric flint work, as well as a more extensive spread of late medieval and early post-medieval pottery from the area between the present hall and the modern Hunters Road c 200m to the south. The significance of this material is presently unknown but it may indicate areas of earlier settlement and it is possible that similar remains are present within un-surveyed parts of the park, including the application area.

The desk-based assessment concludes that the archaeological potential of the site is not sufficient to generate an archaeological objection to the development or to justify further pre-determination work (Paragraph 6.4). It does accept, however, that further archaeological mitigation will be necessary and recommends that this should take the form of an archaeological strip and record exercise within areas of new build, car park construction, and landscaping. This work will seek to identify, excavate and record archaeological deposits present within the areas subject to monitoring and will lead to the production of a report. It is advised that this represents an appropriate response and that the work may be secured by condition.

The use of such a condition is in line with the guidance set out in Paragraph 141, Section 12 (*Conserving and Enhancing the Historic Environment*) of the *National Planning Policy Framework* (2012), published by the Department for Communities and Local Government and the still current *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* (Department for Communities and Local Government, Department for Culture Media and Sport, English Heritage, 2010).

In addition, it is noted that the application contains proposals for the conservation of the Delves Hall or Doddington Castle, the medieval 'pele' tower, c 600m to the north of the present hall. The Heritage Statement (P33) specifically states that this will not involve anything beyond repairs to the fabric but it should be noted that the tower is associated with below-ground archaeological remains of a medieval hall and any works involving ground disturbance in this area would have significant archaeological implications.

Flood Risk and Drainage

A number of local residents have raised concerns regarding flooding. The Environment Agency and United Utilities have been consulted on the proposals and raised no objection subject to conditions. It is therefore not considered that a refusal on these grounds could be sustained.

Highways

The HSI has reviewed the highways reports submitted by the applicant in support of the development proposals and finds the following:

Locational Sustainability

The site is not in a sustainable location; it is located in a rural area with poor access to public transport and is not easily accessed on foot or by bicycle. However, given the nature of the development proposals, which would be unlikely to generate significant levels of traffic on a daily basis, the HSI does not consider there to be sufficient grounds for refusal on the basis of sustainability.

Access and Car Parking

It is proposed that the existing access to the site, taken from the A51 London Road, is retained. Vehicle speed surveys have been undertaken which demonstrate that the 85thile wet weather speed of traffic in the vicinity of the site access is around 53mph, thus, in accordance with relevant design standards visibility splays of 2.4m x 160m are provided.

The layout and visibility splays set out in the access proposals are considered to be an acceptable solution to serve the development proposals.

In terms of car parking, the HSI is satisfied that the number of spaces proposed is sufficient to serve the development proposals.

Traffic Impact

The development proposals are expected to generate in the order of 600 two way (300 in, 300 out) vehicle movements per day between the hours of 0700 and 2100 which equates to on average around 40 movements (20 in, 20 out) per hour; and it is expected that some 72% of the daily traffic generation will occur outside of the morning and evening commuter peak periods.

The HSI concludes that the commuter peak hour and daily traffic generation associated with the development proposals would not be expected to have a material impact on the operation of the adjacent or wider highway network.

Conclusion and Recommendation

The HSI is satisfied that the development proposals can be safely accommodated on the adjacent highway network; accordingly, the HSI has no objection to the planning application.

Trees & Landscape

The applicant has submitted a full tree report with the application. The Council's Heritage and Design (H&D) Manager has examined the document which appears to be comprehensive. For the most part he agrees with the proposals in the report except for:

- 1) T27 and T28 are category A Oak trees which are identified for felling. There will be impact on the root zone from the necessary improvement of the access road, but as these are both important trees in the landscape, the root zone is already affected by hard surfacing and a detailed design has not been submitted I cannot at this stage agree to them being felled. It will be necessary for the applicant to demonstrate that a reasonable alternative to felling the trees does not exist. For other category A and category B trees the requirement to fell is clear from the submitted details.
- 2) It is not clear why the northern part of Group 4 is proposed for felling – these trees are valuable to the landscape setting of the stable block and will help to screen the car park area from the parkland to the north.
- 3) The proposed tree protection is acceptable where it is shown, but there are gaps and areas where footpath construction will take place where the form of tree protection is not shown.
- 4) A service drawing is not submitted, so it is not clear how retained trees are to be protected from service runs (other than drainage).
- 5) The proposed drainage plan has the potential to cause substantial damage to retained trees and is unacceptable in its present form. If it is overlain on the tree survey this will become immediately apparent.
- 6) A significant number of trees and area of woodland will have to be felled to accommodate the proposed buildings, parking and roads. However very substantial compensatory planting has been indicated in the landscape and ecology reports – individual trees, woodland blocks W1 to W7 and parkland areas P1-P3. These proposals are sufficient if undertaken in full. Given the current issue with Ash disease it is suggested that Ash is not planted and should be substituted by another appropriate species such as Lime.
- 7) The area of parkland restoration P1 appears to include an area that is already within woodland and it would be helpful to review this boundaries are finalised.

In respect of the submitted landscape proposals, these are appropriate for the hall and its grounds. The H&D Manager would like to see the rhododendron planting confined to the "garden edges" of the woodland and rhododendron removed from other woodland areas such as by the lake both to help increase the biodiversity of the woodlands and to prevent the long term threat of "invasion". The opening up of the lakeside boundary immediately to the east of hall needs to be undertaken with sensitivity and should be marked and agreed on site. A woodland management plan was mentioned in the text, but I have not found it within the submitted documents. He suggests that this should also include long term management proposals for the restored parkland areas and Wilbraham's walk.

It is accepted that some lighting will be required for health and safety reasons and to enhance the night time views of the buildings and immediate garden areas. However the hall is in a prominent location within a relatively dark part of Cheshire East and the amount of external lighting should be minimised. The submitted proposals are indicative and should be subject to further agreement.

The submitted Drainage Planning Statement (both foul and surface water drainage) conflicts with both the retained trees and proposed planting. Also the proposed possible location for the “foul water package” conflicts with tree retention and could have landscape implications. Drainage for the hard surface car park and road is not shown.

No details appeared to be provided of proposed finished levels, it is relatively easy to understand levels around the spa, but not within the car park area or adjacent to the “bin store”

These concerns have been brought to the attention of the application who has submitted revised documents. The H&D manager has now confirmed that these have substantially addressed the issues raised above. The revised drainage proposals and changes to road construction mean that it is possible to retain/protect the large trees which were giving particular concern. The proposed tree protection is appropriate, but should be reinforced with a condition stating that any excavation within the root protection zone of retained trees should be supervised by an arboricultural consultant and undertaken by hand excavating or an agreed method such as an air spade (final wording tba). A management plan for woodland, trees, new tree planting, landscaping and parkland areas can be conditioned. Approval of external lighting can be conditioned, but again that this should be low key.

The submitted landscape assessment is appropriate and he does not disagree with its findings.

Economic Sustainability

Supporting Jobs and Enterprise

The Framework includes a strong presumption in favour of economic growth.

Paragraph 19 states that:

‘The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth’

Given the countryside location of the site, consideration must also be given to one of the core principles of the Framework, which identifies that planning should recognise:

‘the intrinsic character and beauty of the countryside and supporting thriving rural communities within it’.

Specifically, in relation to the rural economy the Framework identifies that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

‘support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings’

The economic benefits of the development include, creation of a new hotel business in the Borough with associated employment as well as bringing direct and indirect economic benefits to the area including additional trade for local shops, businesses supply the hotel and it's guests, tourist attractions, jobs in construction and economic benefits to the construction industry supply chain.

Similarly, the NPPF makes it clear that:

“the Government is committed to securing economic growth in order to create jobs and prosperity, building on the country’s inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.”

According to paragraphs 19 to 21:

“Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century. Investment in business should not be overburdened by the combined requirements of planning policy expectations.”

Section 106 Agreement / Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (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 development.

In this case, there are no Section 106 requirements and consequently there is no conflict with the CIL Regulations 2010.

Other Matters – Enabling Development

During pre-application consultation with the Council and local communities, the developer has indicated that “Enabling Development” may be required in order to make the hotel conversion scheme economically viable.

Enabling Development is that which would normally be rejected as clearly contrary to other objectives of national, regional or local planning policy, but is permitted on the grounds that it would achieve a significant benefit to a heritage asset. Such proposals are put forward on the basis that the benefit to the community of conserving the heritage asset would outweigh the harm to other material interests. Therefore the essence of a scheme of enabling development is that the public accepts some disbenefit as a result of planning permission being granted for development which would not otherwise gain consent, in return for a benefit funded from the value added to the land by that consent.

A number of objections submitted to this application make reference to the possibility of an enabling scheme coming forward and raise 3 principal areas of concern:

- The proposal should be refused on the basis that enabling development will be required
- The approval of this application would set a precedent for approval of the enabling scheme or make such an application hard to resist.
- The proposal should not be considered until the enabling development application has been submitted and the extent of the development required is known.

However, it should be noted, that this application is not for enabling development. Any enabling development application, were it to come forward, would be a separate proposal which must be judged on its own merits on the basis of planning policy, the supporting information put forward, and other material considerations at that time.

After careful consideration the developer has elected not to submit the application for enabling development with the application for conversion of the listed building because until the conversion scheme is finalised, through the grant of planning permission and listed building consent, the final cost of the works, value of the finished asset and therefore amount of enabling development required cannot be finalised. Furthermore, unless the hotel scheme has the benefit of planning permission and listed building consent, it cannot go ahead, and therefore there would be no development to enable.

The hotel conversion proposals must therefore be considered on their own individual merits and not on the basis of the acceptability or otherwise of an enabling scheme which may or may not come forward in the future, the final form and scale of which has not been determined.

Planning Balance and Conclusion

The site is located within the open countryside, where conversion of existing dwellings to hotels is acceptable in principle. The proposed general repair and restoration works to the Star Barn and Delves Tower do not require planning permission. The proposal is therefore acceptable in principle subject to compliance with other policies in the local plan.

Subject to appropriate conditions the proposal is considered to be socially sustainable in terms of its amenity implications.

The economic benefits of the development include, creation of a new hotel business in the Borough with associated employment as well as bringing direct and indirect economic benefits to the area including additional trade for local shops, businesses supply the hotel and its guests, tourist attractions, jobs in construction and economic benefits to the construction industry supply chain. There are no Section 106 requirements.

With regard to environmental sustainability, the proposal will not have any adverse flooding, highway or landscape impacts. Ecological and tree impacts can be adequately mitigated through the use of conditions. Whilst there will inevitably be some adverse impact on, and loss of the historic and architectural character of the listed building, building and its setting, including the historic parkland as a result of the proposed conversion, alterations and

extension, this harm is considered to be outweighed by the benefits of bring and historic building at risk back into a productive economic use.

Accordingly, it complies with the requirements of paragraph 134 of the Framework which states *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”*

The proposal, which is solely for the conversion and extension of the building to form an hotel must be considered on its own merits separately from any proposal for enabling development which may or may not be submitted in the future. Any such proposal should also be judged on its own merits.

The proposal is therefore considered to be sustainable and benefits from the presumption in favour under paragraph 14 of the framework. It also complies with the relevant development plan policies and under the terms of paragraph 14 should therefore be approved without delay.

RECOMMENDATION

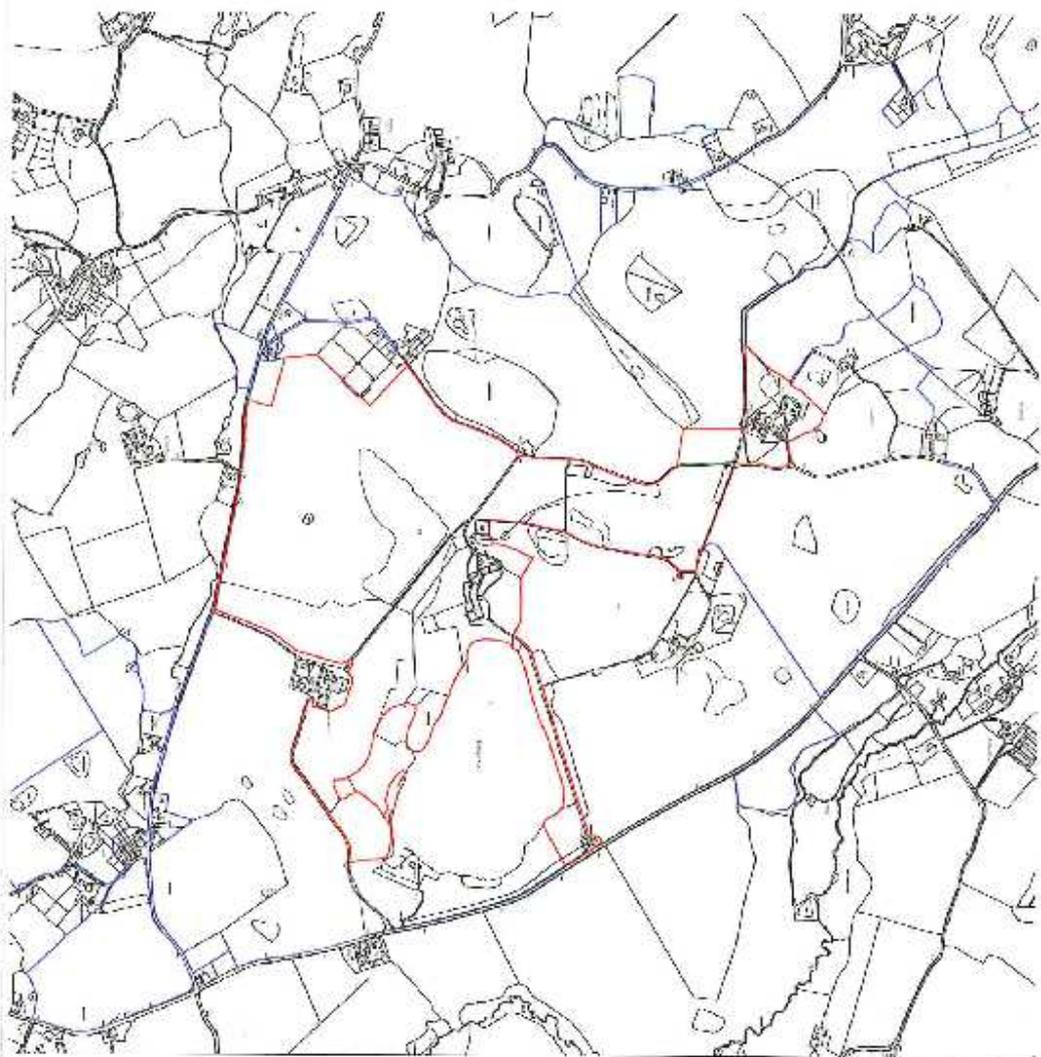
APPROVE subject to the following conditions:

- 1. Time Limit**
- 2. Plans**
- 3. Submission / approval and implementation of Materials**
- 4. Submission / approval and implementation of Construction Environmental Management Plan**
- 5. Hours of construction**
- 6. Submission / approval and implementation of External Lighting**
- 7. Submission / approval and implementation of Acoustic Enclosure of any fans**
- 8. Submission / approval and implementation of Electric Vehicle Charging Infrastructure,**
- 9. Submission / approval and implementation of scheme for the improvement of the existing sewerage system**
- 10. Submission / approval and implementation of Travel Plan**
- 11. Submission / approval and implementation of cycle facilities**
- 12. Submission / approval and implementation of programme of archaeological works**
- 13. Development to proceed in accordance with the recommendation made by section 6.3.5 the submitted Ecological Assessment dated 2nd December 2014**
- 14. Submission / approval / implementation of a detailed planting plan and method statement for the proposed woodland creation and parkland restoration.**
- 15. Submission / approval / implementation of a 10 year woodland and parkland management plan (including proposals for the removal of rhododendron from the woodlands around Doddington Pool (as identified as target notes 7 and 8 on submitted Phase One habitat plan)).**
- 16. Nesting birds requiring surveys to be carried out prior to commencement of works during nesting season**
- 17. Provision of nesting boxes**

- 18. Construction of access prior to first use**
- 19. Provision of Parking prior to first use**
- 20. Development to take place in accordance with submitted tree protection**
- 21. Any excavation within the root protection zone of retained trees should be supervised by an arboricultural consultant and undertaken by hand excavating or an agreed method such as an air spade.**
- 22. The retention of the veteran tree, bear pit, and early hydro.**
- 23. submission of details of the location, design, materials and the colour of all new radiators, fan coil unit enclosures, and ensuite pods.**
- 24. Existing doors, windows (including retention of single glazing), fireplaces, floorboards, cornices and skirting boards to be retained and any repairs to any of these features to be carried out in like for like materials, design and colours.**
- 25. Full details of its proposed design, materials and colours of marquee to be submitted for approval.**
- 26. Provision of Heritage trail**
- 27. Details of repairs to Delves Tower and Star Barn - a scheme of works including a timetable for implementation to be submitted prior to commencement of development.**
- 28. Updated Badger Survey**
- 29. Requiring the exact route of the pipeline for the heat exchange pumps to be agreed with the LPA prior to installation.**

Informative

Any works to the Star Barn or Delves Tower should not be carried out until a bat and barn owl survey has been carried out to ensure compliance with the Wildlife and Countryside Act.



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