

**Parish: Newby Wiske**  
Ward: Morton on Swale  
**1**

Committee date: 9 November 2017  
Officer dealing: Peter Jones  
Target date: 14 November 2017

**17/01285/FUL**

**Change of use to a residential training centre (Class C2), incorporating up to 550 guest bed spaces and staff accommodation**

**At Newby Wiske Hall, Newby Wiske  
For PGL Travel Limited**

**1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The site comprises a parcel of land approximately 14.5ha in size, situated at the western fringe of the village of Newby Wiske, approximately 500m to the west of the A167 which runs through the neighbouring village of South Otterington. Northallerton lies approximately 5km to the north and Thirsk is situated approximately 7.5km to the south east. The site is accessed from a junction with Newby Wiske Village Street. The site can be accessed from the north from the A684, Warlaby crossroads and from the east from the A167 from South Otterington over the listed River Wiske Bridge. There is no other access point into the site and no additional access is proposed in the current submission.
- 1.2 The Village Street runs along much of the eastern boundary, with a number of houses between the street and the site. Maunby Lane runs alongside the southern site boundary and a number of substantial detached residential properties lie between the eastern corner of the site and Maunby Lane and the village street. The River Wiske lies approximately 200m to the east of the site boundary.
- 1.3 The site is dominated by Newby Wiske Hall which is a Grade II Listed Building, constructed in 1684 by Northumbrian landowner William Reveley.
- 1.4 In recent years the site has been the North Yorkshire Police Headquarters, although the force relocated to new headquarters in Northallerton during the course of the application. Expressions of interest to purchase the Newby Wiske site were invited by North Yorkshire Police in February 2016 in anticipation of this.
- 1.5 The site as a whole comprises extensive grounds with the listed Hall centrally located. The Hall has been much altered and extended. To the north of the Hall there are a number of houses, associated with the site, along with a former coach house and other ancillary buildings. Within the grounds there are areas of open grass land, woodland and a small lake in the north west corner.
- 1.6 There is a permissive footpath which runs around part of the perimeter of the site which would be closed as a result of the proposed development. This route is not on the Definitive Rights of Way map and is not considered to be a Public Right of Way. A submission has been made by a third party to the County Council requesting that the route be included as a Public Right of Way.
- 1.7 The development would make provision for up to 350 guests on opening (Phase 1, anticipated Spring 2018), but allows for capacity to increase to 500 guests through a second phase of development involving the further refurbishment of buildings on the site. It is noted in the submission that the 500 figure results from an assumed 10% under occupancy rate for the 550 bed spaces proposed. The application as submitted included additional accommodation for up to a further 220 guests in tents over the summer months; however this has since been deleted from the proposal.

1.8 As amended the maximum number of guests that could be accommodated on the site would be 550, (or 500 assuming 10% under-occupancy within the buildings), at peak times in the summer.

1.9 The application proposes no new buildings and sets out the uses of the existing buildings as follows:

Building 1 (the main hall): Three large class rooms, five offices, two guest WCs and a staff WC, a fencing hall, guest waiting hall, a server room, two standard store rooms, a kitchen with three associated stores, a large dining area with a servery along with associated staff WCs, lockers etc. The first floor would be mostly bedrooms for staff, including four en-suite bedrooms along with 19 standard bedrooms and a staff lounge. This floor would also include shared WC/shower rooms for guests of those bedrooms without sanitary provision.

Building 2 and 2A (a block immediately to the rear of the main hall): Accommodation for guests in a mixture of four bed, six bed and eight bunk bed rooms along with eight single teacher rooms and two double teacher rooms.

Building 3 (a 1950s block on the north side of the main hall, adjoining Building 2A): Accommodation for guests, incorporating a mixture of four bed, six bed and eight bunk bed rooms on the ground floor. Also included are five single teacher rooms.

Building 4 (a modern open plan office to the west of the main hall): Guest accommodation incorporating a mixture of six bunk bed rooms and a disabled access room per floor. Also included would be six single teacher rooms and three twin rooms per floor.

Building 5 (the former police control room): A welcome point for guests after alighting their coach, a sports hall for indoor games and an entertainment area for communal purposes in the evening and during inclement weather. It would also include a small ancillary shop for guests to access basic provisions.

Buildings 6 and 10 (forensic block): Guest accommodation; no details available.

Building 7 (former stables and coach house used as print rooms): Guest accommodation.

Buildings 8 and 9 (gate lodge): Staff accommodation.

Building 11 (former store): Internal air rifle range.

Buildings 12 – 16 (former police houses and interview rooms on the north side of the site): Staff accommodation.

1.10 The application as submitted included the following main elements;

- Up to 550 guest bed spaces;
- Staff accommodation;
- An outdoor tent area (now removed from the scheme);
- Alterations to parking arrangements;
- A new coach passing place;
- A new boundary fence for the public access area;
- A lake extension; and
- Outdoor games areas as detailed in the following paragraphs.

- 1.11 The applicant's supporting statement comments that all existing buildings would be retained with the sole intention of changing the site's overall use from offices and non-residential training centre to a residential training centre accompanied by a range of outdoor activity equipment to be located within the grounds.
- 1.12 The supporting statement sets out the nature and form of activities and example timetables outlining the activities that guests would experience. The proposed range of outdoor activities includes: three multi use games areas (reduced to one in the revised submission); an outdoor sports area; four giant swings; two four-sided abseil/climbing towers; two double zip wires; two challenge courses; activity bases and shelters; three high linear ropes courses; a low level ropes course; a problem solving area; a sensory trail; a survivor course; an extended lake for canoeing, kayaking and rafting; four-person aeroball; and an archery area, along with the re-use of an existing store (Building 11) for use as an indoor air rifle range. The applicant also proposes a number of evening activities within the buildings and grounds of the site.
- 1.13 PGL provide organised activity holidays mostly to school groups for the full age range of 7-17 years, although PGL does also offer independent holidays for children who are not part of a larger group.
- 1.14 The applicant states that the residential courses would enable engagement in a variety of organised sporting and outdoor adventure activities which test both physical and mental abilities while helping to improve a young person's social skills by engendering teamwork. Courses offered are typically 3, 5 or 7 days in length with the shorter stays more popular from March-June to September-October and the longer weekly stays generally more popular over July and August.
- 1.15 The following documents have been submitted in support of the application:
- Planning and heritage statement;
  - Arboricultural report;
  - Transport assessment;
  - Bat survey;
  - Ecological report;
  - Environmental site investigation;
  - Noise assessment; and
  - Supporting drawings.
- 1.16 Improvements have been secured as follows:
- Removal of multi-use games area pitches from the eastern part of the site reducing the number of pitches from three to one (one remaining to the west of the site);
  - The removal of the proposed tented area with an associated reduction in the overall number of people on site at any one time;
  - A reduction in the number of trees to be removed;
  - Amendments to the alterations to the Listed Building;
- 1.17 During the process additional supporting information has been secured in the form of a revised report on noise impact and a revised report on transport impact.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 There is an extensive planning history relating to the police's occupation of the site. A summary of the more significant applications is set out below:

- 2.2 01/00481/FUL - Slimline telecommunications tower; Granted 26 November 2001.
- 2.3 03/00263/FUL - Additional car parking areas; Granted 7 April 2003.
- 2.4 03/02205/FUL - Three storey office building; Granted 15 March 2004.
- 2.5 There have also been applications for works to be carried out to trees within the Conservation Area but these have no bearing on the current application.

### **3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP2 - Access  
Core Strategy Policy CP4 - Settlement hierarchy  
Core Strategy Policy CP12 - Priorities for employment development  
Core Strategy Policy CP15 - Rural Regeneration  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Core Strategy Policy CP17 - Promoting high quality design  
Core Strategy Policy CP18 - Prudent use of natural resources  
Core Strategy Policy CP19 - Recreational facilities and amenity open space  
Core Strategy Policy CP21 - Safe response to natural and other forces  
Development Policies DP1 - Protecting amenity  
Development Policies DP3 - Site accessibility  
Development Policies DP4 - Access for all  
Development Policies DP6 - Utilities and infrastructure  
Development Policies DP10 - Form and character of settlements  
Development Policies DP16 - Specific measures to assist the economy and employment  
Development Policies DP17 - Retention of employment sites  
Development Policies DP25 - Rural employment  
Development Policies DP28 - Conservation  
Development Policies DP29 - Archaeology  
Development Policies DP30 - Protecting the character and appearance of the countryside  
Development Policies DP31 - Protecting natural resources: biodiversity/nature conservation  
Development Policies DP32 - General design  
Development Policies DP33 - Landscaping  
Development Policies DP36 - Waste  
Development Policies DP37 - Open space, sport and recreation  
Development Policies DP38 - Major recreation  
Development Policies DP44 - Very noisy activities  
National Planning Policy Framework

### **4.0 CONSULTATIONS**

- 4.1 Parish Council – Objects on the following grounds:
- Impact on the Conservation Area;
  - Impact on the landscape character of the area;
  - Impact on trees, in particular due to the number of trees that would be removed to accommodate equipment;
  - Impact of noise on residential amenity; and
  - Detrimental impact on road network due to use by coaches.

- 4.2 Highway Authority – No objection subject to conditions.
- 4.3 Ministry of Defence – No safeguarding objections.
- 4.4 Yorkshire Water – No objection subject to conditions relating to surface and foul water disposal.
- 4.5 NYCC Archaeology – No objection subject to an archaeological watching brief and a suitable condition with regard to ground works.
- 4.6 Environmental Health Officer

Initial response:

I believe residents are likely to be affected by noise from the proposed development, in particular from raised voices and shouting associated with the outdoor sporting activities in the sports area and MUGA pitches. How intrusive and disturbing this will be is difficult to assess and will depend partly on the management of the site, the location of the activities and when they occur.

The noise reports provided by the SLR for the applicant and Wardell Armstrong for the Newby Wiske Action Group come to different conclusions but do agree that there will be an increase in noise levels during the day, the greatest increase + 4.7dB LAeq. However, I do not believe this is the main issue, it is the nature of the noise from the proposed development. Its intermittent nature and different character to the existing noise environment means the development will impact on residential amenity, particularly as outdoor events will often occur at the same time as residents wanting to use their gardens at weekends and bank Holidays.

I also believe it's important to consider the existing background levels. Taking SLR's figures, noise from the development would be over 10dBA above the measured background (LA90 level) during the day. This would again indicate that noise from the development will be heard by residents. Sport England Guidance also supports the assumption that residents close to the sports pitches will be affected by noise from it and that the most significant impact will be from the raised voices.

BS4142, although not directly applicable, can still be used to give an indication of impact on residents and I believe SLR should have made reference to this method for the activities on site. The Wardell Armstrong report does make reference and it would suggest again that the residents will be impacted by noise.

In comparison the SLR report refers to BS 8233: 2014 but this standard states it is for 'the design of new buildings, or refurbished buildings undergoing a change of use, but does not provide guidance on assessing the effects of changes in the external noise levels to occupants of an existing building', which shows reference to standards not directly applicable are made.

There may be some scope for re-siting the sports area and MUGA pitches further away from residential premises but the applicant would have to consider if this is feasible. However, as the applications stands environmental health would object to the application due to noise impact it is likely to have on residents.

Response following initial inclusion of acoustic barrier to MUGA area:

The report from SLR dated 18th September and addresses my main concerns about the sports area, which will now be moved away from the neighbouring residential premises and that a noise barrier / bunding will be used around the south and east of the MUGA pitches to again reduce noise levels at the nearest residential premises.

The design of the barrier is important if one is used to prevent it becoming a source of complaint itself when balls are kicked / thrown against it and so it doesn't get damaged, which would significantly reduce its effectiveness but I'm sure this can be done.

Very important is their proposal to produce a Noise Management Plan and for this to be a condition on any approval. I believe if they can show there will be effective management of the site and supervision of those on it in terms on noise then the proposal could be acceptable to Environmental Health.

Further response following receipt of amendments:

In view of the recent withdrawal of camping area and MUGA pitches from the proposed application. I would make the following comments:

The absence of the MUGA pitches and camping area from the scheme and the resiting of the sports area, further from the nearest residential premises, are positive changes in terms of noise from the development impacting on residents. These changes do address the principle concerns raised by this department, I would however recommend that the applicants are required to provide a Noise Management Plan and this is agreed by and conditioned on any approval. I believe if they can show there will be effective management and supervision of the remaining activities on the site in terms on noise, particularly as activities will occur at the same time as residents wanting to use their gardens, then the proposal could be acceptable to Environmental Health.

(Officer Note: A draft Noise Management Plan is being prepared and the latest position will be reported to the meeting.)

4.7 Public comments - A total of 221 objections have been received. The issues raised are summarised below:

- Poor quality of submission, including errors and omissions which results in an application which should not be considered for determination;
- Detrimental impact on the character of the Conservation Area in particular through a loss of tranquillity;
- Road safety impacts due to large number of vehicles, in particular coaches, using the site;
- The road network is narrow and not suitable for coaches, in particular the bridge over the Wiske;
- Impact on the character of the site and surrounding area through loss of tree cover;
- Tree planting will result in a loss of sunlight;
- Impact on the ecology of the site due to harm to trees and level of noise and disturbance;
- Detrimental impact on aquatic ecology due to the proposed alterations to the lake;
- Loss of residential amenity due to level of noise from the site emanating from outdoor activities, coaches entering and leaving the site and evening noise from un-supervised children once activities have ended;
- If the proposal goes ahead there should be restricted times for outdoor activities, high fences or hedges to stop noise travelling and restricted drop offs/pick-ups and deliveries to reduce noise from traffic;
- Detrimental impact on similar businesses in the area;
- Detrimental impacts are not offset by economic benefits to the area;
- Jobs would be seasonal;

- The applicant's noise assessment report fails to take account of all of the activity areas;
- Surface water and foul water capacity is insufficient for the development;
- The number of beds is larger than that quoted at the pre-application meeting;
- The applicant's ecology report fails to set out how the bats and badgers will be protected;
- This is not a suitable location for adrenaline fuelled sports;
- Current public access to the grounds will be curtailed;
- Due to the level and period of use, the footpaths in the site are lawful rights of way;
- The noise assessment does not take into account of the tented area or weekend background noise levels which are lower than weekday levels;
- The outdoor equipment will be overbearing, out of scale and out of character for the Conservation Area and the setting of the listed building;
- The staff numbers alone will lead to a 60% increase in the population of the village;
- In peak season coaches will travel through the village 40 times per day;
- The suggestion that most staff will be able to cycle to site as they live locally is unjustifiable;
- Congestion around the school will lead to traffic problems for coaches;
- The development will contribute nothing positive to the area;
- The village will be overwhelmed by the proposal;
- The building is currently the Police HQ and not a training centre;
- Great Crested Newts and bats will be harmed by the development;
- The development is too close to residential properties;
- Two multi use games areas are proposed in close proximity to housing;
- The development will result in a loss of access to the site for the local school;
- There should be compensation for the loss of habitat if approved;
- What will the children do in the evening when not undertaking activities?;
- Pollution from heavy vehicles;
- Trees will be set alight by children;
- The development will be harmful to the physical and mental health of residents;
- Evening activities will be extremely intrusive;
- PGL's site at Marchant Hills registered noise levels between 86.8 and 99.6db. A 98 decibel level at source would require around 400m of distance travelled to reduce to 45 decibels;
- The local water main will be fractured by heavy coaches;
- The development will result in 919 people on site, which is 5 times the population of Newby Wiske;
- The development will be like having a theme park in a small village;
- An area of over 9,000m<sup>2</sup> would be disturbed for the construction of the various items of outdoor equipment;
- The development will result in disturbance to archaeological remains;
- Potential harm to nearby historic buildings through vehicular vibration;
- The recent leaving party and accompanying singer highlighted the way in which noise travels from the site;
- Development will lead to increased isolation for elderly or infirm residents;
- Lack of transparency in the sale process;
- Lack of clarity or detail with regard to external lighting;
- Coaches using the road will have a detrimental impact on the ability of people to walk to South Otterington, particularly school children;
- Misleading information at the pre application meeting;
- PGL keep changing the information on their website about the proposal; and
- Access onto Maunby Lane is inappropriate due to the dangerous drop from the site onto the road.

Seven representations supporting the proposals have been received. The comments made are summarised below:

- The proposal is a good alternative use of the site;
- Economic development will be good for the area;
- It will improve job opportunities in the area;
- PGL sites are well run, well organised, disciplined outdoor activity centres;
- The development will bring joy and life experience to the lives of many children;
- The proposed development would be a brilliant use for this building;
- The life skills that this development would bring would outweigh the arguments of objectors;
- Children would not be allowed unsupervised off site;
- A local school would be noisier than the proposal;
- Access to this site would benefit a multitude of youngsters who are not fortunate enough to live in this sort of environment;
- A great opportunity to offer outdoor training facilities for young people;
- PGL sites are managed for the benefit of wildlife; and
- We should not be objecting to children laughing and enjoying outdoor activities.

## **5.0 OBSERVATIONS**

- 5.1 The main issues to consider are: (i) the principle of development; (ii) noise and residential amenity; (iii) design, heritage and tree impacts; (iv) highway and rights of way impacts; (v) ecology; (vii) flood risk and drainage; and (viii) economic impacts.

### Principle of development

- 5.2 The application is for the change of use of the site from an office use to a residential training centre, along with associated equipment. Policy DP28 is supportive of the re-use of listed buildings in order to ensure their continued beneficial use.
- 5.3 The site is in a location where development is only supported by Core Policy CP4 and Development Policy DP9 if one of six exceptions listed in policy CP4 applies. The following four exceptions from that policy may apply to this development:
- i. It is necessary to meet the needs of farming, forestry, recreation, tourism and other enterprises with an essential requirement to locate in a smaller village or the countryside and will help to support a sustainable rural economy; or
  - ii. It is necessary to secure a significant improvement to the environment or the conservation of a feature of acknowledged importance; or
  - iv. It would re-use existing buildings without substantial alteration or reconstruction, and would help to support a sustainable rural economy or help to meet a locally identified need for affordable housing; or
  - vi. It would support the social and economic regeneration of rural areas.
- 5.4 The other centres the applicant operates within the UK are in rural areas and whilst it is not argued that a countryside location is strictly necessary to accommodate the proposal, it is clear that from an operational standpoint the locational requirements of the business are complex in as much as the applicant requires a large open space which can accommodate climbing and other equipment, along with extensive residential accommodation. It is difficult to see how this might be accommodated within the Development Limits of larger settlements. The use would contribute to the rural economy through direct employment and buying in services and would be centred on the re-use of a grade II listed building. Subject to the detailed requirements of other policies relating to heritage and the rural economy and other

impacts considered below, the principle of the development is therefore considered to be acceptable in this location.

#### Noise and residential amenity

- 5.5 The potential noise impacts from the development are perhaps the most emotive and difficult to quantify and assess. Two potentially significant noise generators, the two multi-use games areas to the front of the site and the proposed tented area within the main field, have now been omitted from the proposal.
- 5.6 There are a number of potential sources of noise generation resulting from the proposed use. These range from noise from coaches coming to and from the site to noise generated by children participating in on-site activities through to specific noise sources, including the proposed rifle range in Building 11.
- 5.7 The applicant submitted a detailed assessment of noise (which included assessment of the two elements since omitted) which has been subject to consultation with the Council's Environmental Health Team. A third party has submitted an independent noise assessment in support of their objection, which alleges deficiencies in the applicant's noise assessment.
- 5.8 The applicant's noise assessment sets out the methodology used for measuring the background noise levels, identifying receptors and assessing the likely noise levels in sensitive locations as a result of the development. This assessment has been updated through the course of the application, to take account of comments from the Environmental Health Team.
- 5.9 Local residents under the auspices of the Newby Wiske Action Group have contracted Wardell Armstrong to undertake a review of the applicant's noise report associated with the proposed development and the impact that would have on local residential occupiers. Wardell Armstrong has also undertaken its own additional baseline monitoring of background noise levels in the vicinity of the survey locations identified in the applicant's report in order to evaluate the levels presented in the applicant's report.
- 5.10 The report submitted by objectors to the scheme argues that the applicant's noise assessment significantly overestimates the baseline noise levels associated with the existing acoustic environment. It suggests that the outdoor equipment is most likely to be used when weather conditions are good and therefore when residents are most likely to use and enjoy their gardens. It is further argued that these conditions are likely to result in the lowest residual and background noise levels, making any noise from the development appear more pronounced and noticeable to a noise sensitive receptor.
- 5.11 The applicant's noise report is also criticised on the grounds that noise measurements were taken during unsuitable conditions, because it does not refer to critical pieces of guidance, and that the noise models used lack detail and transparency. The objector's report concludes that the applicant's findings result in flawed conclusions that construct a highly misleading narrative and that the development "will almost inevitably be subject to justified statutory nuisance action when complaints are received from residents of the neighbouring properties."
- 5.12 This was put to the applicant, who provided a detailed rebuttal, which concludes that "it is [our consultant's] professional opinion that the findings of our assessment are representative of the potential noise impacts from the proposed [development] and are therefore robust". The following reasons are given for that view:

- The baseline survey and assessment methodologies were scoped and confirmed with the EHO in advance of the assessment;
  - The noise sources levels used for the various activities associated with the development were determined through an operational noise survey;
  - The noise levels were predicted using an appropriate noise modelling software programme using the appropriate calculation algorithms; and
  - The predicted noise levels were assessed using the correct and most appropriate British Standards and guidance.
- 5.13 The Environmental Health Team has examined all submissions in relation to the noise assessments and raised a number of questions through the course of the application, which resulted in changes to the methodology of the noise assessment.
- 5.14 In seeking to address the concerns of local residents the applicant has amended the proposal through the removal of the two multi-use games areas that would have been located closest to the boundary with residential properties and the removal of the large tented area which would have accommodated up to 220 additional guests during the peak summer period.
- 5.15 Questions have been asked within representations, with regard to stopping outdoor activities at 9pm. The applicant's consultant's memorandum dated 18 September states that the timetabled outdoor activities would run from 9am until 5pm with low key activities until 9.30pm. The Environmental Health Team considers that it would be difficult to argue a case to reduce by 30 minutes to 9pm on noise nuisance grounds and advises that this matter would be better dealt with through a definition of low key activities in a noise management plan, something which could be secured by planning condition. The applicant has provided a breakdown of activities likely to be run during the evenings and none of these are considered to be onerous in terms of noise generation.
- 5.16 PGL centres operate with managed groups of 12 guests doing up to 5 activity entertainment sessions per day (including evening activities) with a total of 14 sessions per week. School groups are supervised by both visiting school staff and PGL staff at a ratio of 1:8. On arrival, children join a small group of similarly aged children in the care of a Group Leader responsible for children's social welfare. Group Leaders supervise their group of children at all times when not on an activity or in their rooms at night time. During the day and evening, children would be supervised by activity instructors during activity times and by their Group Leader during all other times. At all times, the minimum supervision ratios are as follows:
- For children aged 7-13 ratio is 1:12;
  - For children aged 13-17 ratio is 1:24; and
  - During activities, the minimum ratio is 1:12, although this may increase depending on the nature of certain activities.
- 5.17 In conclusion, the Environmental Health Team is clear that whilst the proposed development would result in changes to the noise profile and levels in the area, subject to appropriate controls it would not result in any significant detrimental impact on residential amenity. A condition is recommended requiring the submission of a noise management plan which would be designed to minimise noise issues in the way activities are run and address any issues that arise through the operation of the site. For example the plan could limit numbers of people using particular items of equipment or limit the hours that certain equipment may be used. The plan would also provide for feedback mechanisms from the community and processes to ensure that appropriate mitigation is put in place. As indicated earlier, a draft Noise Management Plan is being prepared and the latest position will be reported to the meeting.

- 5.18 As noted in section 1, the applicant expects to have no more than 500 guests on site at any time due to an assumed 10% under occupancy rate for the 550 bed spaces that are proposed. The applicant has confirmed that a planning condition limiting guest numbers to 500 would therefore be accepted.

#### Design, heritage and tree matters

- 5.19 One of Hambleton's strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."
- 5.20 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.21 The National Planning Policy Framework supports this approach and, at paragraph 64, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Paragraph 66 sets an expectation that applicants engage with the local community in drawing up the design of their schemes:
- "Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably."
- 5.22 The Council's Statement of Community Involvement, adopted in 2013, requires applications for major development or other proposals likely to have any significant impact to explain how public comments have influenced the development proposals.
- 5.23 In this case the applicant undertook pre-application community consultation by way of an open day held at Newby Wiske Hall on 9 May 2017 between 1pm and 7pm. Invites went out to residents of both Newby Wiske and South Otterington, along with the Parish Councils and Ward Member. An advert detailing the public consultation event was placed in the Darlington & Stockton Times on Friday 5 May 2017. In total 120 individuals attended the consultation event, of whom 76 completed a questionnaire.
- 5.24 The applicant has included a Statement of Community Involvement in their submission which highlights concerns raised through consultation including:
- Loss of access to the site and nature trail for walking and recreation;
  - Noise and disturbance from children across the site;
  - The effectiveness of soundproofing an indoor rifle range;
  - The number of vehicle movements;
  - The size of coaches and their potential to generate noise and air pollution;
  - Insensitive siting of the multi-use games area close to residential properties towards the north eastern corner;
  - Activity bases in woodland would result in the loss of habitat;
  - Young people leaving site and behaving badly in the village;
  - The local road network is unsuitable for large vehicles;
  - The nature of local employment opportunities;
  - The potential for conflict with local school traffic;

- The potential for coaches to be waiting on the local highway outside of the site; and
  - Whether fencing would be erected around the site perimeter.
- 5.25 The Planning Statement is very detailed and sets out the character and form of the wider area and the site specifically and sets out how the design has evolved in an attempt to address the issues raised through the consultation. It is considered that the applicant has carried out sufficient local consultation in order to meet the requirements of local policy and the NPPF.
- 5.26 It has been stated in representations that the information provided through the consultation process was not representative of the submitted application, in particular in terms of the overall number of guests on site at any one time. The presentation material did not include a specific number and it appears that the confusion has arisen, at least in part, over the different numbers of guests that would be on site in Phases 1 and 2 of the development.
- 5.27 The grounds of Newby Wiske Hall contain a wide variety of trees which contribute to the setting of the listed building and the character and appearance of the Newby Wiske Conservation Area. These include large mature parkland trees and areas of woodland, along with more recently planted amenity trees. There are 26 tree species recorded at the site. The most frequently occurring species is sycamore, followed by larch, hybrid black poplar and oak. Ash and beech are the next most frequently occurring species. There are other species present including Giant Sequoia and Deodar Cedar.
- 5.28 The applicant has submitted a detailed arboricultural impact assessment with the application and the Local Planning Authority has had an independent assessment of this submission undertaken.
- 5.29 The applicant notes that the proposal would result in the more extensive use of the site by virtue of the activities proposed but concludes that a more managed approach to the woodland would ultimately have a beneficial effect on the trees as a whole.
- 5.30 Concern was expressed by the local community about the loss of trees from the site and the application has been amended to significantly reduce the number of trees that would be removed from the site. Only a limited number of trees are now proposed for removal. The majority of trees proposed for removal are for tree management purposes owing to their poor health. Only a limited number, mostly smaller trees, would be removed to facilitate the development of the proposed activity bases within the woodland. Some crown lifting of trees is also required to facilitate the construction and operation of the proposed zip wires. It is considered that the reduction in tree removal would ensure that the setting of the listed building and the character and appearance of the Conservation Area would be maintained.
- 5.31 It is recommended that a woodland management plan be prepared to accompany any grant of permission. This would ensure that the woodland and parkland trees are managed in an appropriate way in order to ensure that the character of the site is not harmed and that the woodland is managed in an appropriate fashion.
- 5.32 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving any listed building affected by the proposal or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of the Newby Wiske Conservation Area.

- 5.33 The buildings have undergone a number of significant renovations through the years, including large scale, unsympathetic alterations to the rear of the main Hall. Limited alterations are proposed to the buildings themselves with minimal changes being planned. These are considered in depth in the report on the accompanying listed building application, 17/01286/LBC, elsewhere on this agenda. Arranged principally over two floors, the Grade II listed Main Hall lies within grounds extending to approximately 14.5ha (35 acres). The southern wing of the Main Hall is the oldest part of the building, with elements dating from the seventeenth, eighteenth and nineteenth centuries. In the twentieth century an extension to the Main Hall's northern elevation incorporated catering and dining facilities.
- 5.34 Concerns have been raised through representations with regard to the way in which the proposed development would impact on the character of the Conservation Area. Whilst the application is for the change of use of the site, it also includes the construction of a number of pieces of equipment within the grounds of the Hall.
- 5.35 In terms of tree cover and the installation of the equipment, it is considered that this would have a generally neutral impact on the Conservation Area. Only small elements of the proposed equipment would be readily visible from public spaces within the Conservation Area and as such the development is not considered to have any significant impact on the character or appearance of the Conservation Area in these terms. This impact is reduced by the limited number of installations located in the open along with the form of the structures, built mostly in wood, and their context of a woodland backdrop.
- 5.36 Representations have highlighted the importance that tranquillity has in determining the character of the Conservation Area. It is agreed that tranquillity contributes towards that character. The question is the degree to which any increase in noise levels or change to the noise profile as a result of vehicular movements and activities on site would change the levels of tranquillity experienced within the Conservation Area and result in harm to its character.
- 5.37 The main change in the experience of an individual enjoying the Conservation Area would be the potential for greater awareness of the development, through the sight and sound of guests participating in activities on the site along with a change in the nature of traffic flows into and out of the site. The current background noise levels in the area are generated through traffic movements, general noise from wind through trees and buildings and the occasional overflying of jet aircraft from nearby airfields, along with police activity on the site.
- 5.38 In terms of vehicular movements and associated noise, the proposed development would result in fewer vehicular movements than the police HQ. The overall number of vehicle movements would decrease fairly significantly. However, there would be a switch in transport mode from cars to coaches. As such the greatest impact would be from coach movements along the road network, manoeuvring on site and entering and exiting the site. The pattern of movements would differ from that currently experienced, with a greater reliance on coach transport and a shift from daily movements of police staff and operational units towards weekly movements of guests and resident staff. There would therefore be an increase in vehicular activity at some times and a decrease at other times. Overall, the change in pattern is considered to have a neutral impact on the character of the Conservation Area in terms of tranquillity. It is not anticipated that the noise levels on site would be at such high levels as to result in a significant change to the character of the Conservation Area, which would therefore be preserved.
- 5.39 The physical alterations within the grounds of the Hall also have the potential to impact on the character and appearance of the Conservation Area. The majority of

these structures would be built in wood with stainless steel wire and would be mainly sited within or adjacent to trees where they would be partly obscured from public view, or viewed against a backdrop of trees. Given the parkland nature of the site at present, these structures would change the character of the space. The structures would all be de-mountable and as such their impact would be transient. Subject to conditions with regard to the constructional details of these structures, they are not considered to have any significant harmful impact on the character or appearance of the Conservation Area, which would therefore be preserved.

- 5.40 Concerns have been expressed about the impact of the proposed development on the setting of the listed building. Only minor alterations are proposed to the listed buildings themselves, which are covered in a separate report on Listed Building Consent application ref 17/01286/LBC. The proposed new structures would be set at a distance from the listed building and as such the main impacts would be to the appearance of the parkland in which the listed building is set. Similarly to the nature of the impacts on the Conservation Area, it is considered that the proposed structures would sit comfortably within the parkland setting and have little impact on the setting of the listed building as a result.
- 5.41 Representations have raised the issue of the impact that the occupation and use of the site would have on the listed building. However, it is considered that the nature of the occupation of the building not significantly different in terms of the impacts on the significance of the listed building, from the current occupation as a police HQ.
- 5.42 Paragraph 134 of the National Planning Policy Framework states that 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.
- 5.43 The enabling of a new use for the listed building is considered to aid its preservation, in line with the expectation set in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The future maintenance of the site and the provision of employment are considered to weigh in favour of the proposal and is considered to offset the limited potential for harm to the character and appearance of the Conservation Area, in line with Section 72 of the same Act.

#### Highway and rights of way Impact

- 5.44 Approval of this scheme would result in a change to the nature of vehicle movements around the site. The current use, effectively as an office, results in high numbers of car movements, mostly - although not exclusively - to and from the site at the start and end of the working day.
- 5.45 The proposed development would introduce a focus on coaches bringing guests into and out of the site, but would involve other vehicle movements associated with staff and ancillary services and deliveries coming to the site.
- 5.46 There are two likely ways for vehicular traffic to enter the site. From the north from Warlabby crossroads on the A684 and from the east from the A167 at South Otterington. Both routes are relatively narrow and have places where large vehicles may have difficulty passing one another, in particular the listed bridge over the river Wiske between South Otterington and Newby Wiske.
- 5.47 The applicant has submitted a detailed transport assessment which has been updated through the course of the application. Automatic traffic counters were installed on the main street and the site access in order to determine the existing traffic conditions, whilst the police HQ was still fully operational. This allowed a

detailed assessment to be made of the number and type of vehicles using the village street and the number of these vehicles coming to and from the Police HQ.

- 5.48 The traffic count showed that the main village street experienced an average of 1,416 vehicle movements per weekday, of which 131 were classified as HGVs. Peak traffic movements occurred between 7am and 9am and between 4pm and 5pm. Of these movements, 997 (70%) are attributed to vehicles entering and leaving Newby Wiske Hall, of which 42 were classified as HGV (32%).
- 5.49 Vehicle movements at the weekend were much less with 626 vehicle movements on Saturday of which 16 were classified as HGV and 597 vehicle movements on Sunday, of which 7 were classified as HGV. A total of 43 of these movements are attributed to Newby Wiske Hall traffic on Saturday and 44 on Sunday with only one or two HGV movements.
- 5.50 The traffic generation projection in the transport assessment assumes a worst case scenario with the site fully occupied (including the tented area that is no longer part of the proposal). The assessment states that PGL are able to provide an accurate projection of traffic movement, based on their experience at other sites.
- 5.51 The majority of the visitors to the site would arrive by coach and on the busiest day for coaches (a Friday in June/July) there would be 40 coach movements (20 arrivals and 20 departures) with arrivals likely between 10am-12:00pm and departures between 13:00-13:00pm to avoid peak travel and school start/finish times.
- 5.52 The Highway Authority has raised concerns that there may be a discrepancy in the submitted vehicular movement forecast figures for the number of trips by parents because it does not appear that there is any allowance for an overlap between those arriving and those departing.
- 5.53 However, the Highway Authority goes on to say that even with the possible discrepancy in the forecast figures taken into account, whilst there would be an increase in vehicular traffic on a weekend compared to when the Police Headquarters was fully operational, on all other days there would be a decrease and overall this proposal would result in a significant reduction of vehicular movements associated with the site. Given this, the Highway Authority considers that a recommendation of refusal on highway grounds would not be appropriate or sustainable.
- 5.54 The Parish Council and local people have questioned the ability of the local road network to accommodate the traffic that the proposed use would generate. The Highway Authority has also considered issues around the width of the roads to the site and questions raised in representations about the ability of two large vehicles to pass one-another. The Highway Authority advises:

"The site is accessed via a "C" classified road known as the C10 and it is assumed that traffic will travel in both available directions to and from the site. The site is approximately 800 metres from the junction of the A167 at South Otterington and 4.9 kilometres from the junction of the A684 north of Warlaby. The C10 is generally of good width (5.5 metres wide or greater) but there are some areas of localised narrowing. To the north of the village, past Newby Foods to the junction of Back Lane, the road narrows over a length of approximately 600 metres. The width varies between 5.2 metres to a minimum of 3.6 metres single carriageway for a distance of approximately 60 metres. There are widened areas up to 7.0 metres wide within this overall length of road to allow vehicles to pass. The road also narrows slightly through Warlaby to a minimum of 5.2 metres for a distance of approximately 170 metres. "Road narrows" signs are in place to warn drivers at these locations."

The Highway Authority is satisfied that the proposed development will raise no highway safety issues in these terms.

- 5.55 A number of representations have commented on the width and form of the nearby bridge over the River Wiske and potential conflict with people and parked cars outside the school at South Otterington. Again the Highway Authority has looked at these issues and advises:

“To the east of the site, the road crosses the River Wiske and the carriageway narrows to 4.3 metres on the bridge. There is no weight restriction and drivers have to give way to others on the bridge as required. A driver of a coach has an elevated driving position and better forward visibility across the bridge as a result. The road also passes South Otterington C of E Primary School where there have been concerns raised about on-street parking at the start and finish of the school day. As stated previously it is likely that the coach movements associated with the proposal would be outside these times. An assessment of the recorded accident data over the last 5 years shows that there have been no accidents at any of these areas of concern.”

- 5.56 The Highway Authority recommends a number of conditions including the submission of a travel plan, which would cover the following matters:

- The appointment of a travel co-ordinator;
- Vehicle trip routing and timings;
- A partnership approach to influence travel behaviour;
- Measures to monitor and encourage modes of transport other than the private car;
- Provision of up-to-date details of public transport services;
- Continual appraisal of travel patterns and measures provided through the travel plan;
- Improved safety for vulnerable road users;
- A reduction in all vehicle trips and mileage; and
- A programme for the implementation of measures and physical works.

- 5.57 In conclusion, it is considered that the proposed development would result in significant changes to the nature of traffic movements in the vicinity of the site, with an overall reduction of vehicle movements from when the North Yorkshire Police was in full occupation. It is also considered that, whilst there would be an increase in coach movements, the local highway network has the capacity to accept these traffic movements without detriment to road safety.

- 5.58 It is known that North Yorkshire Police has allowed local people to use a footpath within the site. This path is not recorded as a public right of way and is therefore understood to be a permissive path, available at the landowner's discretion. The applicant intends to close this footpath and the County Council has been asked to determine whether a public right of way has become established. The path is not considered to constitute a recreational facility or amenity open space subject to policy CP19 in its own right, although the grounds of the Hall may be viewed as an amenity asset. As indicated elsewhere in this report, there would be limited change to the openness of the grounds overall and the policy objective is to maintain the space, not determine rights of entry. The claimed right of way, if proved, would be subject to protection under rights of way legislation so it does not need to be considered as part of this application. However, the proposed equipment within the site would not block the path if it were confirmed as a Public Right of Way.

### Ecology

- 5.59 Given the nature and form of the site incorporating grasslands, a lake and woodlands, it is considered to provide a relatively high quality environment for flora and fauna. An ecological impact statement was submitted with the application and the survey work carried out as part of this identified the presence of bats, badgers and breeding birds within the site. The physical scale of development on the site is relatively minimal, with new installations having a relatively small footprint. As such the impacts identified relate to localised habitat removal required in order to establish outdoor play equipment along with the physical impacts that the activity of children and their supervisors would have. This would have an effect upon mixed plantation woodland, neutral grassland, amenity grassland and the ornamental lake.
- 5.60 It is considered that the identified small scale habitat losses can be compensated through appropriate woodland management, tree planting and the creation of neutral grassland habitats. In accordance with Policy CP16, opportunities to help preserve and enhance the site's natural assets have also been identified in order for the proposal to deliver a net gain for biodiversity at the site.
- 5.61 Bat roost detection surveys were undertaken and set out in the submitted bat survey report (August 2017). The survey identified possible impacts on bats in terms of disturbance of roosts, loss of foraging grounds and the disruption of flight lines. It is considered that these impacts can each be managed and mitigated through the implementation of the submitted ecological enhancement plan, which could be secured by planning condition. The proposal has been designed in order to mitigate any impact on badgers through careful siting of activity equipment. Concerns have been expressed about the level of occupation of the site and the impact on badgers in particular, but also other wildlife on the site. However, it is considered that with suitable management of the site there would be no detrimental impact on badgers or other wildlife.
- 5.62 Overall, it is considered that there are no significant ecological impacts as a result of the development. As such the proposal is considered to be consistent with Policies CP16 and DP31, whilst also according with the principles established in the NPPF.

#### Flood Risk and Drainage

- 5.63 The entirety of the site falls within Flood Zone 1, an area at the lowest risk of flooding. As such the site is considered not to be at risk of flooding. The applicant's supporting statement sets out the current drainage strategy on site, which is not subject to significant change and notes that surface water currently drains from two main areas of the site. From the Main Hall and adjoining buildings it routes into the ornamental pond and from the paddock area and former stable block it routes to the main street. Foul water from the paddock area and former stable block is routed to a point north of the site access road and then out to the Village Street. From the Main Hall and adjoining buildings it routes to the same point and out to the Village Street. An existing pumping chamber is located on the site which helps route the foul water towards the Village Street. No objections have been raised from Yorkshire Water in this regard. Yorkshire Water has recommended conditions covering the disposal of foul and surface water from the site.
- 5.64 Representations have raised the issue of contaminated water from surface water flows getting into the surface water drainage and hence into the pond and potentially contaminating nearby farmland. Given that this is the current method of surface water management on site and no new contaminants are likely to be introduced to the surface water system the likelihood of contamination is considered to be low.

#### Economic Impacts

- 5.65 Policies CP15 and DP25 give support to the retention of existing businesses in rural areas, although policy DP25 sets a clear expectation that employment development in rural locations is small scale. Therefore, while the police HQ provided valuable employment opportunities, it was not of a scale that was entirely consistent with Development Plan policies in this area. However, the police HQ is relocating to Northallerton and therefore there should be no loss of employment to the district overall.
- 5.66 The proposed development would introduce a new business with its associated economic impacts for the area. The applicant states that 81 full-time staff would be employed on site on opening with this increasing further in the fullness of time.
- 5.67 Policy DP25 requires that development should support thriving rural communities and take account of the different roles of areas, recognising the intrinsic character and beauty of the countryside. The NPPF states that economic growth in rural areas should be supported in order to create jobs and prosperity by taking a positive approach to sustainable new development. The proposed development is considered to assist the rural economy through offering inclusive employment opportunities on a long term basis as set out in Development Policy DP25. The proposal would also make a significant contribution to the economic wellbeing of the local rural community.
- 5.68 Concern has been raised through representations about the possibility that jobs would be seasonal and as such would not give the benefits to the local community as set out in the supporting statement. Seasonal working is to be expected to some extent in leisure and tourism businesses and Development Plan policies do not place any lesser value on those enterprises as a result.
- 5.69 However, the applicant contends this view stating: "The proposal would generate 109 permanent jobs during operation and also offer potential work to local contractors during refurbishment/fit-out. It would also support other local business, for instance laundry services and the like."
- 5.70 The Newby Wiske Action Group has submitted a Social and Economic Needs Analysis, prepared by James Lambley and Associates which examines the social demographics of the area and assesses the provision of outdoor activities. The report comes to the following conclusions:
- There is evidence of a shortage of high quality mixed housing and of affordable mixed tenure dwellings in Hambleton and in rural villages in particular. This unmet need exists in Newby Wiske and surrounding villages;
  - There is no evidence of unmet supply for outdoor activities. Indeed, there are concerns that local businesses offering the same product will be edged out by a new development for outdoor activities. A net impact assessment should be undertaken to ascertain potential job and revenue losses of existing local businesses that would suffer this adverse impact;
  - Peripheral businesses should be included in a net impact assessment to account for any adverse impacts on visitor activities and spend due to the change in character of the area, particularly the quiet atmosphere and low traffic particularly at weekends;
  - The supply of land for housing is problematic. The use of Newby Wiske Hall and its footprint to develop high quality apartments and affordable housing for younger people would meet many local and district needs;
  - There is a significant proportion of children in the local villages who might wish to be able to afford housing in their villages in the future;

- A local school would benefit from the release of large homes occupied by single people or couples who wish to downsize locally, enabling families to move into the villages;
- A sympathetic development of mixed housing would not only not contravene the principles of the Conservation area but align with paragraph 1.1.1 of HDC's 1985 Conservation Area Report stating that that conservation should also "ensure that settlements remain alive and prosperous";
- PGL's proposed development would contravene the same paragraph 1.1.1: "...the local authority will be particularly concerned with character and appearance [- paying special attention to detail - materials, colour, height, proportion, design, siting -] to ensure that new development can be properly integrated into the established local scene" as well as the basic designations set out below (confidence in the future of the area for property owners; confirmation of the area's special character).

5.71 It should be noted that several points relate to an alternative of residential development that is not before the Council and therefore those points are not material to this application. It should also be noted that the 1985 Conservation Area Report referred to sets out the Council's general approach to future planning applications but does not provide specific guidance on any particular proposal. Furthermore, the representation alleging that other businesses would be edged out of business through competition is not a material planning consideration.

5.72 The applicant has responded to the Action Group's Social and Economic Needs Analysis, stating that its proposals:

- Are fully compliant with adopted policy;
- Will have a positive impact on the local economy and employment levels; and
- Would protect and reuse the listed buildings in their current form and introduce no new buildings into the grounds. Therefore, they have limited impact, but provide a secure future for the maintenance and upkeep of the listed buildings and its grounds.

Conversely the applicant considers the alternative proposals in the Social and Economic Needs Analysis inappropriate given that:

- The site is not a residential allocation in any development plan and has not been the subject of such consideration;
- The site lies outside of Development Limits and therefore new build development would be contrary to policy DP8 and could have a negative impact on the listed building; and
- Any conversion of the listed building would necessitate additional interventions into its form and fabric and would have a harmful impact on it.

Finally, in terms of the argument that there will be a negative impact on similar uses in the wider area, it is stated that:

- Of the ten outdoor activity businesses listed, only two are centres which offer accommodation, and
- Of these only Camp Hill solely targets young people/children.

Moreover, the applicant asserts there is no qualitative evidence in terms of how the PGL operation would negatively affect these other sites in the area. It is argued that, given PGL's national and international appeal there is no substantive argument provided to underpin the report's conclusions, particularly given the year on year growth in this sector.

The planning balance

- 5.73 The main issues giving weight in the planning balance are: the beneficial re-use of the listed building along with the economic benefits associated with the development, weighed against the detrimental impacts of noise associated with the development, along with the impacts of vehicle movements in the vicinity of the application site. Issues around ecology, trees and impacts on the Conservation Area and the physical changes to the listed building could be managed by use of appropriate planning conditions and are therefore considered to have a neutral impact in the planning balance.
- 5.74 As set out previously, whilst the proposed development would have an impact on the residential amenity of a small number of properties in the vicinity of the application site, this impact is considered to be outweighed by the positive impacts of the re-use of the listed building and the economic benefits of the proposed development.
- 5.75 A number of representations have raised questions around child protection and health and safety on site. These representations have raised matters including the implications of a significant drop from the site perimeter onto Maunby Lane and a believed necessity to build a security fence around the site. The application does not include any significant fencing of the boundary of the site and matters relating to health and safety and child protection would be matters for the applicant to deal with under due diligence and are not considered to be material planning considerations. However, the applicant has stated that equipment built on the site would be locked down when not in use.

## 6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun within three years of the date of this permission.
  2. The permission hereby granted shall not be undertaken other than in complete accordance with the following drawings:

<u>Drawing Number</u>	<u>Description</u>	<u>Date Received</u>
2039 Rev P1	Location Plan	01 September 2017
2040 Rev P34	Proposed Site Plan	29 September 2017
2004 Rev P1	Manor House, Proposed Ground Floor Plan	22 August 2017
2005 Rev P1	Manor House, Proposed First Floor Plan	22 August 2017
2007 Rev P1	Proposed Manor House Elevations	22 August 2017
2036 Rev P1	B15 Proposed Plans and Elevations	22 August 2017
2044	High Linear Ropes	22 August 2017
2041	Giant Swing	22 August 2017
2042 -	Four sided Abseil Tower	22 August 2017
406.06654.00004-EC04	Landscape Mitigation and Ecological Enhancement Plan	22 August 2017
EC03	Building Locations	22 August 2017
2024 Rev P1	B7 Proposed Plans	22 August 2017

2026	B7 Proposed Elevations	22 August 2017
2017 Rev P1	Building 4 Proposed Plans	22 August 2017
2019 Rev P1	Building 4 Proposed Elevations	22 August 2017
2013 -	Building 3 Proposed Floor Plans	22 August 2017
2015 -	Building 3 Proposed Elevations	22 August 2017
2009 -	Building 2 Proposed Plans	22 August 2017
2011 Rev P1	Proposed Building 2A and 2B Elevations	22 August 2017
2038 -	Building 16 Proposed Plans and Elevations	22 August 2017
2034 -	Building 14 Proposed Plans and Elevations	22 August 2017
2032-	Building 13 Proposed Plans and Elevations	22 August 2017
2086 -	Building 12 Proposed Plans and Elevations	22 August 2017

3. No demolition/development shall commence until a Written Scheme of Archaeological Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and: (a) the programme and methodology of site investigation and recording; (b) the programme for post investigation assessment; (c) provision to be made for analysis of the site investigation and recording; (d) provision to be made for publication and dissemination of the analysis and records of the site investigation; (e) provision to be made for archive deposition of the analysis and records of the site investigation; and (f) nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation. No demolition or development shall take place other than in accordance with the approved Written Scheme of Archaeological Investigation. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Archaeological Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
4. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
5. No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and implementation of any necessary additional infrastructure to serve the development, have been submitted to and approved in writing by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
6. Prior to the opening of the development hereby approved a Noise Management Plan shall be submitted in writing and approved by the Local Planning Authority. The site shall then be managed in perpetuity in accordance with the approved Noise Management Plan.

7. Prior to the installation of any external lighting, full details of the lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall then be installed in complete accordance with the approved details.
8. Prior to the installation of any external equipment (including but not limited to climbing towers and zip lines), full details of that equipment, including micro-siting, shall be submitted in writing and approved by the Local Planning Authority. The equipment shall then be installed in full accordance with the approved details.
9. No part of the development shall be brought into use until the approved parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing (Reference "Proposed Site Plan"). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
10. Unless otherwise approved in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until details of the routes to be used by HCV construction traffic have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. Thereafter the approved routes shall be used by all vehicles connected with construction on the site.
11. Prior to the development being brought into use, a travel plan shall have been submitted to and approved in writing by the Local Planning Authority. This shall include: (a) the appointment of a travel co-ordinator; (b) vehicle trip routing and timings; (c) a partnership approach to influence travel behaviour; (d) measures to encourage the use of alternative modes of transport other than the private car by persons associated with the site; (e) provision of up-to-date details of public transport services; (f) continual appraisal of travel patterns and measures provided through the travel plan; (g) improved safety for vulnerable road users; (h) a reduction in all vehicle trips and mileage; (i) a programme for the implementation of such measures and any proposed physical works; and (j) procedures for monitoring the uptake of such modes of transport and for providing evidence of compliance. The travel plan shall be implemented and the development shall thereafter be carried out and operated in accordance with the approved travel plan.
12. Prior to the first occupation of the development hereby approved a woodland management plan setting out the short term, medium term and long term management of the woodland and trees on the site, shall be submitted in writing to and approved by the Local Planning Authority. The development shall then be managed in accordance with the approved plan.
13. Prior to the first occupation of the development hereby approved an ecological enhancement plan setting out a programme of ecological enhancement for the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be managed in accordance with the approved Plan.
14. Prior to the commencement of development a tree protection plan shall be submitted to and approved by the Local Planning Authority. The development hereby approved shall then be implemented in accordance with the tree protection plan. The plan shall provide for the protection of trees to be retained in the proximity of any new equipment to be installed.
15. The maximum number of guests accommodated on site shall not exceed 500 at any time.

The reasons are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies DP28 and DP32.
3. In order to protect Archaeological remains on the site and in order to accord with the requirements of Development Policy DP29 and Section 12 of the NPPF (paragraph 141) as the site is of archaeological significance.
4. To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the foul sewer network and to accord with Development Policy DP6.
5. To ensure that no foul water discharges take place until proper provision has been made for their disposal and to accord with the requirements of Development Policy DP6.
6. In order to protect the amenity of the area and to accord with the requirements of Development Policy DP1.
7. In order to protect the amenity of the area and to accord with the requirements of Development Policy DP1.
8. In order that the proposed equipment is compatible with the character and appearance of the area and to accord with the requirements of Development Policies DP28 and DP32.
9. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development and to accord with the requirements of Development Policy DP3.
10. In the interests of highway safety and the general amenity of the area and to accord with the requirements of Development Policy DP3.
11. To establish measures to encourage more sustainable non-car modes of transport and to accord with the requirements of Development Policy DP4.
12. In order to ensure the protection and good management of on-site trees and woodlands and to accord with the requirements of Development Policies DP28 and DP31.
13. In order to ensure the protection and good management of on-site ecology and to accord with the requirements of Development Policies DP28 and DP31.
14. In order to protect all retained trees within the development and to accord with the requirements of Development Policy DP28.
15. In order to protect the amenity of the area and to accord with the requirements of Development Policy DP1.