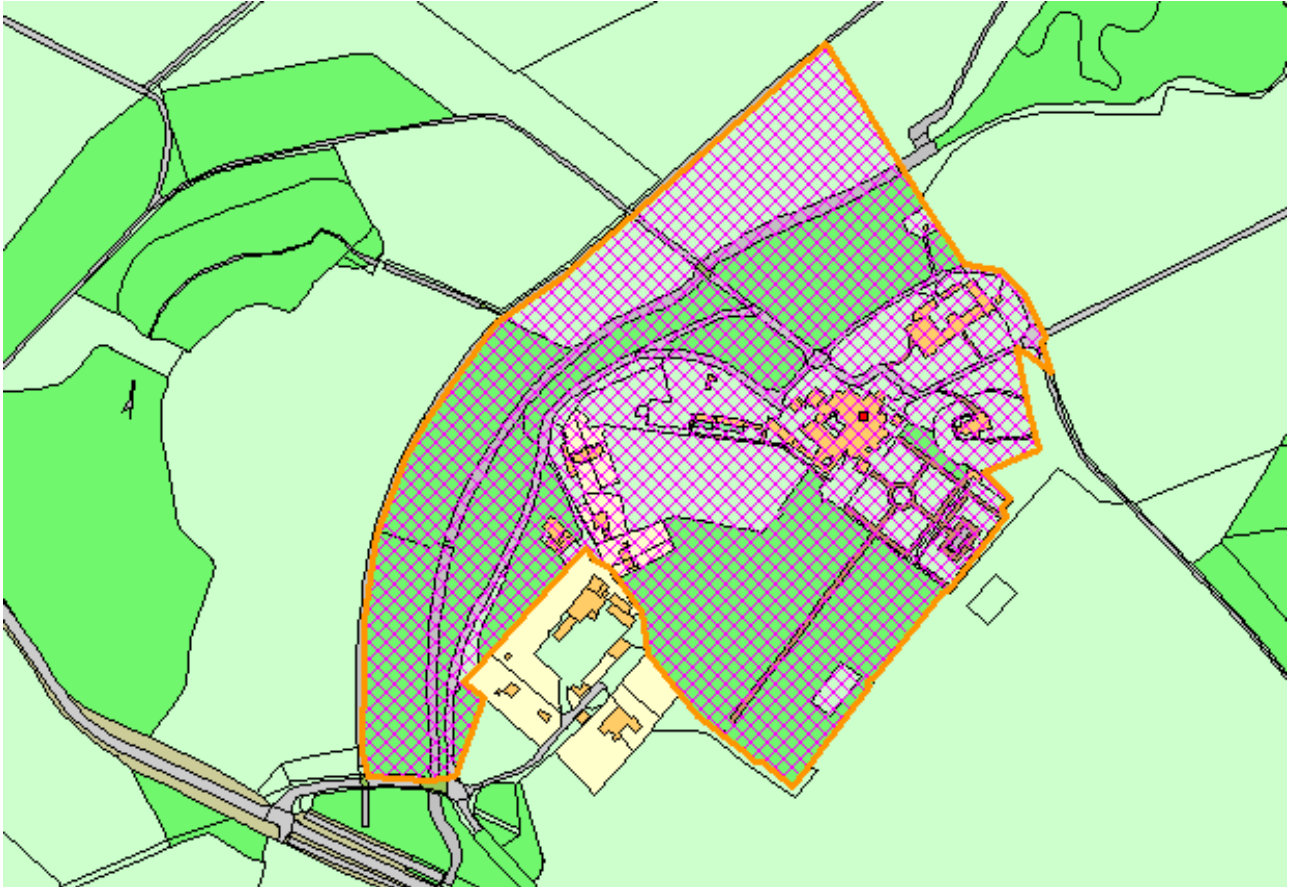


**COMMITTEE REPORT
ITEM NUMBER 10:**

APPLICATION NO.	21/02743/FUL
LOCATION	The Elvetham Hotel Fleet Road Hartley Wintney Hook Hampshire RG27 8AR
PROPOSAL	<p>Alterations to and extension of The Elvetham Hotel (to include the provision of 46 guest accommodation units) including:</p> <ul style="list-style-type: none">- Repair and restoration of chapel within Elvetham Hall- Demolition of 1970s extension to Elvetham Hall and erection of a single storey extension to accommodate new rooms- Partial demolition of existing extension and reinstatement of internal courtyard to Elvetham Hall- Various other minor internal and external alterations to Elvetham Hall- Demolition of underground air raid shelter- Erection of an events centre featuring basement, ground floor and mezzanine floor and a subterranean access from service wing- Demolition of glasshouses- Erection of new building attached to existing garden wall and small buildings for use as a spa- Renovation and conversion of St Mary's Church to provide function facility- Refurbishment of water tower to include installation of platform lift and conversion to guest accommodation units- Demolition of Bluebell Cottages and the erection of 2 two storey buildings to provide guest accommodation units- Demolition of Heather Cottages and the erection of 3 two storey buildings to provide guest accommodation units- Conversion of garden store and erection of a part single part two storey building to be known as Journeyman Cottages to provide guest accommodation units- Erection of refuse storage building- Erection of fuel tanks, generators- Replacement of one and creation of one sewerage treatment plant and associated utilities- Resurfacing, rearrangement and extension to car parking- Hard and soft landscaping works- Replacement entrance gates- Formation of gardener's yard- Lighting Scheme
APPLICANT	AMENDED PROPOSAL Elvetham Hall (Property Ltd)
CONSULTATIONS EXPIRY	14 June 2022
APPLICATION EXPIRY	14 March 2022
WARD	Hartley Wintney
RECOMMENDATION	Grant, subject to planning conditions



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BACKGROUND

This planning application is brought to Planning Committee at the request of the Head of Place. The proposal involves complex heritage and economic arguments and are required to be debated in public.

THE SITE

The application site is located off the Fleet Road (A323) between Fleet and Hartley Wintney and comprises some 12 hectares of the former Elvetham estate and is outside of any defined settlement policy boundary.

The site is a Grade II Registered Park and Garden (RPG) in which there are the following designated heritage assets:

- The Grade II* Hall.
- The Grade II Stable Court.
- The Grade II St Mary's Church.
- The Grade II Water Tower.
- The Grade II Gardeners Cottage.
- The Grade II garden features including the listed bridge and garden walls.

In addition, there are the curtilage listed glasshouses and Bothy Cottage (undesignated heritage assets) and the modern Bluebell Cottages and Heather Cottages.

The main house was extended in the early 1900s and subsequently in 1970 on the north-east elevation and a conservatory was added to southeast elevation in 1956 and extended in 1997-8. The landscape was enhanced in the early 20th century by William Goldring.

The estate was emparked in 1359 and evolved from a mediaeval hunting park which dates back to the Norman period and is mentioned in the Domesday Book. It was owned by the Seymour family from 1426 and Edward Seymour entertained Henry VII there in 1535 and Elizabeth 1 visited for 4 days in 1591. The Tudor house burned down in the mid 19th century and was rebuilt in more or less its present form by the Calthorpe's between 1859 - 1862. It was designed by the architect Samuel Sanders Teulon, one of the leading proponents of this highly ornate Victorian Gothic style.

Until the early 1950s the property was a private country mansion but was used as a Red Cross hospital in the 1914-18 war. It became a management training centre in 1953 and continued in this use until 2002, when planning permission was granted for use as a hotel. The current owners acquired the property in 2019.

The hotel currently has 72 bedrooms (43 in the Hall and 29 in the stables of which only one is accessible), 15 meeting rooms (in the Hall and in the Stables) and 6 staff apartments (one in the Bothy, one in the Gardener's Cottage, two in Bluebell Cottages and 2 in Heather Cottages). There is a restaurant and bar in the Hall. There is a chapel in the Hall which is now divided with a mezzanine floor into an office and store. The church on the estate, St Mary's, was converted into a squash court in the 70s and is now used as a store. The walled garden has some disused glass houses backing onto a row of small buildings which separate it from the car park with 87 parking spaces.

The River Hart encircles the site to the north and west and part of the site is in Flood Zones 2 and 3, although the Hall sits on elevated ground in Flood Zone 1.

A public footpath runs from the Elvetham old rectory across a small part of the site to the south entrance of the church.

PROPOSAL

The proposal is for the conversion, alteration and replacement of existing buildings to provide a total of 132 bedrooms of which 7 will be accessible and 3 adaptable; the erection of a spa; and the creation of 4 event spaces, 4 multifunctional public rooms, a restaurant, and a bar.

There are improvements proposed to the facilities through works to the Hall, the modern buildings, the water tower, and the church, through the provision of utility buildings and structures and landscape restoration. These works are described in more detail below.

The Hall

- Replacement of the existing 1970s extension to the northwest elevation (front) of Elvetham Hall (which has 6 rooms that can only be accessed from the outside and are stated to be rarely booked) and modern garages and store with a new extension to provide 10 rooms with a better design and layout (net gain of 4 rooms) using the same building line and at the same height and of the same architectural style and materials as the 20th century wall enclosing the service courtyard.
- Removal of the modern toilet extension within the internal courtyard.
- Restoration of the Chapel.
- Alterations to the internal layout to accommodate underground access to the new events centre in the Walled Garden, to create a wedding suite and improve servicing arrangements.

The Walled Garden

- Replacing the disused glasshouses with a new glazed spa building.
- Recreate the formal garden at the top of the slope and creation of an underground events centre with a superstructure.
- Remove of mid-20th century air-raid shelter.
- Increase size of the car park.
- Provision of landscaping and paths and a water feature.

St Mary's Church

- Convert to events centre.
- Repair of the external envelope.
- Removal of Squash Court and all recent additions.
- Conservation and repair (where applicable) of existing historic elements.
- Creation of a new accessible toilet and 2 unisex toilets.
- Reinstatement of original levels on main gallery.
- New floor finish in the main nave.
- Installation of new lighting, heating and plant.
- Amendment of existing levels to achieve compliance with Part M of the Building Regulations (regarding ensuring that people are able to access and use buildings and their facilities).

Water Tower

- Convert to guest accommodation with event space in former water tank.
- Re-configuration of existing openings.

- Change the main entrance louvred door panel to a wooden tongue and groove panel.
- Remove timber boarding.
- Reinstall original windows.
- Re-configure existing roof pitch. Install A/C air cooled condensing units in the roof valley.
- Install roof light.
- Install 3 floor levels.
- Retain cast iron spiral stair and pumping equipment and metal beams used to support the full water tank.
- Insulate space between rafters and clad in timber boarding.
- Form openings in the water tank for event space access.
- Install secondary glazing.

Other works

- Demolish Bluebell and Heather Cottages and replace with new buildings to provide guest accommodation.
- Conversion of gardener's stores/workshops to guest accommodation.
- Re-configuration, re-landscaping and resurfacing of the existing 87 dedicated car parking spaces and creation of 45 new car parking spaces including accessible parking spaces plus bicycle parking.

Note:

Permission has been granted for works to the Stables to increase the number of bedrooms from 29 to 48 with 2 accessible (planning ref 20/0344/FUL). Further amendments to that scheme are being considered under applications 22/00760/FUL and 22/00761/LBC and works to the stables do not form part of this application.

RELEVANT PLANNING HISTORY

The site has an extensive planning history, the most relevant is listed below.

53/01349/HIST AA sign approved 14.12.1953

55/01942/H Erection of external staircase (stable block) approved 08.09.1955

56/02324/H Erection of two Nissen type huts for storage purpose 17.09.1956

56/02388/H Erection of Glazed addition to dining room Approved 10.11.1956

67/06026/H Erection of 3 garages for staff use approved 27.02.1967

70/06796/H Alterations to existing garage to form a games room approved 20.08.1970

75/01713/HD Erection of bedroom complex. Approved 12.11.75

HDC 6040 - Proposed boiler house (stable block) - Approved 22.08.1979

81/08064/HD Demolition of existing garage and erect pair of semi-detached dwellings refuses 13.05.1981

84/12185/FUL - Erection of bedroom complex (stable block)- Approved 29.01.1985 useful plans

90/19218/FUL Installation of additional sewage treatment plant together with new details approved 12.04.1990

91/00782/LBC - Demolition of 2 single storey stores and erection of 2 new bedrooms and jacuzzi/sauna. Reconstruction of external wall and roof to part of existing games/exercise sitting area and construct within roof 2 additional bedrooms (stable block) - Granted 03.04.1991

91/20327/FUL - Erection of extension to provide 4 additional bedrooms and Jacuzzi (stable block) - Approved 03.04.1991

95/00867/LBC Insertion of a glazed door/screen to front entrance to form a storm lobby. 11.04.1996

95/00474/LBC New doorway, Alterations to existing doorway, new ceilings & other minor amendments to reception area 31.07.1995

95/00861/FUL New front door to form draught lobby. pp not required

95/00919/LBC Conversion of existing office & workshop in water tower to offices & toilet Approved 24.01.1996

95/00912/COU Conversion of existing office & workshop in water tower to offices & toilet Approved 24.01.1996

96/00104/FUL Conversion of existing store in water tower to an office approved 20.03.1996

96/00123/LBC Conversion of existing store in water tower to an office approved 20.03.1996

97/00538/LBC Conversion of existing store in water tower to an office Approved 01.08.1997

97/00540/COU Conversion of an existing store in water tower to an office Approved 01.08.1997

97/00893/FUL Demolition & reconstruction of existing conservatory & extension of the same. Approved 01.12.1997

97/00894/LBC Demolition & reconstruction of existing conservatory & extension of the same. Approved 01.12.1997

00/00305/FUL - Insertion of new windows into two existing stable-yard bedrooms - Approved 19.04.2000

00/00306/LBC - Insertion of new windows into two existing stable-yard bedrooms - Granted 19.04.2000

02/00346/COU Change of use to hotel and residential conference facility - Approved 27.06.2002

02/01408/LBC Partial demolition and alteration of staircases to upgrade fire escape facilities. Amended plans received to comply with building regulations (inc. ramp access). Approved 27.06.2002

02/01409/LBC Removal of existing bar and relocation of new bar and new french doors

Approved 27.06.2002

04/00153/LBC Convert existing window opening to service door opening with door similar to existing. Approved 18.03.2004

04/02675/TEMP RETROSPECTIVE - Temporary permission for installation of portacabin - Approved 21.01.2005

04/00867/LBC Conversion of existing sales office to form new female toilets, alterations of existing toilet accommodation to form larger male toilets. - Approved 12.05.2004

04/02676/FUL Erection of two sections of timber fencing - Approved 24.1.2005

04/01126/LBC Reposition kitchen and washup area, alter circulation and servery and re-order adjoining rooms to improve hygiene and health and safety issues. Approved 16.08.2004

20/00915/FUL Change of use of land for the siting of 4 no. portacabins and 2 no. storage container units for a temporary period of one year during renovation and development works associated with the hotel - Approved 24.08.2020

20/02344/FUL - Internal and external works to The Stables and the provision of a replacement plant room following demolition of existing plant room - Approved 06.04.2021

20/02345/LBC - Internal and external works to The Stables and the provision of a replacement plant room following demolition of existing plant room Approved- 06.04.2021

RELEVANT PLANNING POLICY

Section 38(6) of the Planning and Compensation Act 2004(as amended) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The adopted development plan for Hart district comprises the Hart Local Plan (Strategy and Sites) 2032 (HLP32), the saved policies of the Hart District Local Plan (Replacement) 1996-2006 (HLP06). Adopted and Saved policies are up to date and consistent with the NPPF (2021).

The Hartley Wintney Neighbourhood Plan 2017-2032 is also part of the development plan; however, the site is outside the neighbourhood area.

The relevant policies within the Development Plan are:

Hart Local Plan (Strategy & Sites) 2032 (HLP32):

Policy SD1 - Sustainable Development

Policy SS1 - Spatial Strategy and Distribution of Growth

Policy ED3 - The Rural Economy

Policy NBE1 - Development in the Countryside

Policy NBE2 - Landscape
Policy NBE3 - Thames Basin Heaths Special Protection Area
Policy NBE4 - Biodiversity
Policy NBE5 - Managing Flood Risk
Policy NBE8 - Historic Environment
Policy NBE11 - Pollution
Policy INF2 - Green Infrastructure
Policy INF3 - Transport

Hart District Local Plan (Replacement) 1996-2006 'saved' policies (HLP06):

Policy GEN1 - General Policy for Development
Policy GEN2 - Changes of Use
Policy GEN6 - Noisy unneighbourly developments
Policy CON7 - Riverine Environments
Policy CON8 - Trees, Woodland & Hedgerows: Amenity Value
Policy CON23 - Development Affecting Public Right of Ways

South East Plan 'saved' policies (SEP):

NRM6 - Thames Basin Heaths SPA

Hartley Wintney Neighbourhood Plan 2017-2032

Policy 10 The Rural Economy

Other relevant planning policy documents:

National Planning Policy Framework 2021 (NPPF)
National Planning Practice Guidance (PPG)
Hart Landscape Assessment (1997)
Hart Landscape Capacity Study (2016)
Hart Parking Provision Interim Guidance (2008)

CONSULTEES RESPONSE (summarised)

Hartley Wintney Parish Council

General comments:

- pleased to see the positive intent to restore and repair the historic elements of the Elvetham Hall;
- mostly sensitive approach to bring the site into the 21st century;
- appreciate the engagement and local consultation;
- understand need to offer competitive facilities and accommodation;

Specific elements:

The Hall alterations and extensions - No Objection

The Stables Court - No Objection

The Event Centre - No Objection. The structure would form a sensitive addition to the proposal. There is an argument for attempting to blend the old with the new, but it was felt that to contrast

the contemporary styling of the Events Centre with the historic background of the Hall would present a pleasing aspect to guests and visitors alike.

The Spa – Objection

- transition of the glasshouses into a state-of-the-art spa facility has not succeeded;
- elegant and peaceful continuum of the glasshouses has been lost;
- a more subdued, softer appearance required to reflect times gone by consideration must be given to the historic location;
- proposed alterations do not enhance the heritage asset and detract from the surroundings.

St Mary's Church - No Objection

- current use is totally inappropriate;
- support its conversion into a MICE environment incorporating historic detail;
- pleased to see that it will be compliant with part M regulations of the DDA.
- The War Memorial which is located close to St Mary's Church forms an integral part of the Hartley Wintney Remembrance Day Services and we require that this tradition shall not be broken.

The Car Park - No Objection

- the new configuration will provide all the necessary car parking spaces required for the increased guest capacity;
- inclusion of both disabled and EPVC spaces welcomed.

The Water Tower - No Objection

Heather and Bluebell Cottages - No Objection

- support the removal of the 1970s buildings and their replacement with a more appropriate style of accommodation reflecting the nearby Gardener's Cottage in both materials and palette.

The Gardens and Wider Estate - No comments

Journeyman Cottages - No Objection

Hampshire County Council (Archaeology)

- The site has high archaeological potential for containing significant archaeological remains. These remains could provide valuable information, feeding into local and regional research agendas regarding the origins of Elvetham, the development of the site throughout the medieval and post medieval period and the later uses of the Hall. The proposed works will negatively impact these remains where they are present.
- Therefore, recommend that an archaeological condition is attached to any planning permission granted, in keeping with the NPPF. Owing to the complex and multi-faceted nature of the development proposals, this condition should secure the submission and implementation of an Archaeological Mitigation Plan.
- This document should describe and coordinate the approach to the archaeological mitigation of the development, setting out detailed methods and plans for archaeological

responses to each of the elements of the development. The document should also set out provision for reporting and public dissemination of the results of the archaeological work.

- The potential of the different elements of the proposal to impact below ground archaeological remains and the fabric of standing historic buildings (see submitted DBA) is as follows:
- The Hall: May incorporate elements of earlier buildings e.g., 16th century basements. Courtyard has high potential for unidentified archaeological remains associated with earlier buildings therefore archaeological response required i.e., a phased approach to archaeological mitigation and/or archaeological monitoring.
- Event Centre: Deep excavations proposed in an area that possibly contained an estate village the remains of which may survive, and a Second World War Air Raid Shelter will be removed.
- Archaeological interest in this area is high and the proposal has potential to result in the partial or total loss of significance to unidentified buried archaeological assets which may be of regional or local significance therefore archaeological response required i.e., evaluation, followed by mitigation and a programme of historic building recording for the air raid shelter - not agreed that the air raid shelter is of low significance - the study of civilian air raid shelters is specifically mentioned in the regional archaeological research agenda (Solent-Thames Research Framework 2014, pp.289) with many examples being demolished with no record. As such, any programme of historic building recording should not solely be a descriptive Level 2 record as recommended in the submitted DBA but should incorporate some analytical Level 3 elements.
- Spa: Within an area of high archaeological potential related to the possible estate village and possibly waterlogged deposits of the Elizabethan Lake.
- Agreed archaeological remains may have been affected by post medieval canals and glasshouses and 18th and 19th century landscaping. but given the extent of groundworks required for the spa, some form of archaeological evaluation should be undertaken in this area to understand the deposits and existing impact - to be followed by mitigation works if required.
- St Mary's Church: A church was first constructed on the site in the 11th century, although the current building dates to the 19th century. The church includes a graveyard, used for burial until the 1960's.
- Agree with DBA assessment that the archaeological interest is medium to high. Installation of toilets in the north transept has the potential to disturb archaeological remains and burials of local significance.
- Do not agree that the replacement of the floor will not have any archaeological implications as earlier burials disturbed by the construction of the later church may be present as a disarticulated or semi in situ nature under the floor of the church along with rubble from the original church (such as moulded stone elements) which could provide an indication as to the architectural style and date of the previous church building. Therefore, a programme of archaeological monitoring is required.
- Heather and Bluebell Cottages: In a location that formed part of the Elizabethan Lake. Agree with the DBA that below ground archaeological remains potentially linked to the

landscaping associated to the Elizabethan Hall are likely to be truncated by later landscaping but that waterlogged deposits may remain, but as proposed replacement cottages are not confined to the existing an archaeological response is required ie evaluation followed by mitigation, if required.

County Rights of Way Group

No Objection.

- Informatives are recommended to prevent blocking of the footpath.

Environmental Health (Internal)

No Objection, subject to conditions to secure:

- the timing of construction, demolition and deliveries;
- submission of a Construction Management Plan;
- contaminated land and gas protection measures.

Hampshire County Council (Highways)

No objection, subject to conditions and Travel Plan.

Historic England

(Revised response of 08/06/2022)

- Historic England welcomes a number of the amendments to the scheme and the provision of additional information. Nevertheless, some aspects of the proposals, particularly the design of the Spa and Journeyman's Cottage, would still harm the significance of the estate. In our view this harm is not justified as it could be greatly reduced by improved design.
- Additionally, critical information is required relating to the repair and phasing strategy of the proposed development. We therefore suggest that determination of these applications be delayed to give the applicant the opportunity to make revisions and provide additional information in line with our detailed advice.
- The Spa: Construction of a spa inside the walled garden would inevitably harm the significance of this space. It would involve the loss of glass houses that form an important element of the productive garden and their replacement with a larger structure that would encroach into the garden area. However, we recognise that the glass houses are in very poor condition, they do not have a usefulness to the current owner that would justify the expense of their reconstruction, and this would be the least instructive location for a spa that was close enough to the house.
- We therefore accept the principal of a spa on this site, but its design should have as little impact on the character and appearance of the walled garden as possible. The current proposals look rather awkward and thus the building would be more intrusive than it needs to be.
- The reason for this awkwardness is that the architects have referenced the form of glasshouses, but the new building would have a much larger footprint. A design study

has been undertaken to explore how to deal with this and the solution arrived upon is to place two mono-pitch roofs behind the main pitch, creating a ridge and furrow effect. This results in a confused and over-complicated design. There are too many roof pitches, and the front slope rises to a rather odd, glazed peak. This complexity contrasts with the simplicity that lean-to glasshouses around walled gardens historically have taken and fails to create a truly elegant building in this space.

- The options study looks at a number of alternatives, none of which are wholly satisfactory. This leads us to conclude that attempting to reference the form and character of the existing glasshouse is not the best approach here. Creating a completely new design that fits the character of the walled garden well, and has a simpler form, is likely to result in a better building. Orangeries, which tended to be larger buildings, may act as a good starting point for the design.
- Development in and around the walled garden: Historic England maintains the view that the proposed Journeyman's Cottage would have a negative impact on the setting of the Gardener's Cottage, by intensifying development around it.
- Proposals seek to emulate the early 20th century 1 ½ storey workshop building to the north as opposed to the likely more modest 19th century linear building previously on the site. Proposals therefore create a building taller, longer (extending further south) and projecting further west than previous historic and existing development.
- Heritage benefits: As stated in our last letter, we welcome the inclusion within the application of a number of comprehensive condition assessments and are pleased that a condition report has now been included for the interior of the Hall as requested. Together the reports identify extensive repairs required across the site. We also welcome the sharing of the Gantt chart which gives indicative phasing of repairs.
- However, at present it is unclear what repairs would be undertaken, as there is no prioritised schedule of works, nor is there a commitment to link the delivery of these works with the new development proposed. This means that the positive benefit that can be attached to these works should be regarded as limited.

HCC Local Lead Flood Authority

No Objection, subject to planning conditions to secure:

- investigation of the existing drainage system;
- construction of the revised drainage system; and
- long-term maintenance.

Natural England

No Objection

Environment Agency

(Revised response of 30/06/2022)

- The proposed garden refuse storage, fuel storage tanks and generators are shown to be near the edge of Flood Zones. The FRA addendum describes the loss of flood storage to be 10.6m³ in Flood Zone 3 and 14.2m³ in Flood Zone 2. The FRA addendum proposes a flood storage area to mitigate for the loss of flood storage from these

structures. We do note the applicant proposes to raise the generator and fuel tanks for flood resilience purposes which we welcome.

- The addendum proposes level for level compensatory flood storage to mitigate for lost flood storage. However, we note from the submitted additional information, it appears that the storage is being proposed where an existing wall is located, which if solid would impede flood flow and restrict this compensation area becoming active. As set out in our previous reply, ordinarily the 1% flood with an allowance for climate change should be assessed to understand the extent of risk in this return period. Detailed modelling would consider the channel and any structures such as the downstream bridge. Then once then extent of risk in understood any mitigation that may be required can be applied.
- We note that there is a photo within the Design and Access statement (page 120, chapter 8) and plans and description of a wall in the location of the proposed works that runs along the north of the site close to the river. The wall appears to be a brick wall approximately 2m high. We understand this is an existing wall and it will not change as a result of the proposed development. If this is a solid structure that runs the entire length of where the proposed works are at the edge of the floodplain, we are concerned that this would create an impedance to flood flow that would restrict floodwater reaching the proposed works?
- The existing site plan 08-PL-00-111 dated 25/06/2021 of the Heather and Bluebell Cottages appears to show a wall running behind the Journeyman Cottages through to the Gardeners Cottage. Is this correct? Can the applicant please provide clarification with regard to the wall and whether there are any openings within the wall that would allow floodwater through? Photographs or elevational plans of the wall(s) would be useful. If there is a wall along the site this may negate the need for providing flood mitigation for the proposed garden refuse storage, fuel storage tanks and generators.

Tree officer (Internal)

Objection

- The submitted tree survey report and Tree Constraints Plan (TCP) ref 210201_TCS dated 05/07/21 do not provide sufficient information. An arboricultural impact appraisal (AIA) is required as a minimum, preferably accompanied by an arboricultural method statement (AMS) and tree protection plan (TPP) prepared by a suitably qualified arboricultural consultant and following the guidance of BS5837:2012 to demonstrate which aspects of the development impact on trees and how such impacts would be mitigated.
- In the absence of sufficient supporting information in respect of arboricultural impact, the application fails to demonstrate that trees and tree cover will not be adversely affected by the proposals and thus fails to meet the criteria of Hart policies GEN1 and CON8.

Ecology Consult (Internal)

No objection, subject to conditions to secure:

- Implementation of the ecological information submitted.
- Submission of a Landscape Ecology Management Plan (LEMP)
- Submission of a Construction Environmental Management Plan (CEMP)

Drainage officer (Internal)

Due to the size of the proposed development, refer to Hampshire County Council as the Lead Local Flood Authority.

Joint Waste Client team (refuse)

No comment as it is for commercial development.

The Victorian Society

(Revised response of 08/06/2022)

- Overall, the amendments address most of our previously raised concerns and we welcome the omission of the glazed corridor and stable proposal from the application. Similarly, the design changes to Heather and Bluebell Cottages are appreciated and these are now acceptable.
- However, our concerns regarding the walled gardens and glass houses remain.
- The proposed landscaping of the walled garden would harm the significance of the Registered Park and Garden and the setting of the Listed Building.
- Similarly, it is unfortunate that the removal of the glasshouses is still contemplated. It is feasible that at least some of the existing glasshouses could be restored in place. The loss of the glasshouses would harm the significance of the walled garden and the historic legibility of the garden as part of the wider historic estate and house. When paired with the harmful landscaping proposals this damage would be considerable, eroding the impression of how the walled garden originally functioned.
- Note the alterations which have been made to the design of the new spa complex and the more uniform proposed elevation which would face into the walled garden. However, these changes do not address previously raised concerns. The proposed design would continue to have a larger footprint than the existing glasshouses and intrude upon an historic axial route within the walled garden, thus harming its significance.

Hampshire Garden Trust

- This is a major proposal for this important site of a Grade II* listed building and its setting. Much of the proposals are concerned with the architecture and the potential impact upon the setting and this will be dealt with by others well qualified within their remit. Following a site visit in October last year, the Trust's comments will therefore be confined to any impact upon the historic landscape. The scheme has developed from previous proposals and some of the more controversial aspects of those proposals from earlier last year have been removed, thus our comments are focused on a few particular items.
- The Proposed Spa within the Walled Garden: This is a large complex and although it has been attempted to be set into the slope, it will inevitably have a visual impact. Some reduction in scale would serve the setting better at this high point and in respect of the main house.
- Glass houses: One particular aspect of concern is the replacement of the existing

glasshouses. Such glass houses are becoming a rarity and any loss as such would be detrimental to the historic relationship of the site and the setting. It is recognised that the structure is in a parlous condition, but it has been let get into that state. It is hoped that this can be reconsidered, and a scheme of restoration and reuse can be put forward in order to retain this piece of the house's history.

- Redevelopment at the western end of the Walled Garden: Any development must have close regard to the nearby listed Gardener's Cottage and the Water Tower, together with the visual aspect when viewed from the walled garden. The proposed demolition of the two 'modern' houses and their replacement with new larger scaled dwellings with historic leanings would appear to increase the visual impact upon the view from the Walled Garden, due to their style and scale, including the proposed Journeyman's Cottage. Whilst the existing houses are not of any particular merit, they are unobtrusive in the setting, and one wonders in this era of sustainable thinking whether a scheme of upgrading of the existing might not be more beneficial all round? If they are to be replaced then considering the overall effect of any buildings at this western boundary of the Walled Garden, perhaps it should be the aim of any new designs for buildings to be set below the height of the tall wall, or at least be visually recessive in impact.
- Landscaping: The deliverance of a high-quality scheme will be vital to the success of this development. Careful reference to the original 18th Century landscape and refurbishment of the areas of the Golding's design with appropriate trees and planting are to be welcomed. Planting proposals should conform to the historic information where possible. Particular attention should also be given to the proposed extended parking area within the lower end of the Walled Garden.

Referral of application to Secretary of State

For the purposes of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the proposed development falls within Schedule 4 (q) (development materially affecting a Grade II* listed building) which requires notification of Historic England; 4 (s) (development likely to affect a battlefield, garden or park of special historic interest which is registered in accordance with Section 8c of the Historic Buildings and Ancient Monuments Act 1953) requiring notification to the Garden History Society; 4 (zc) (development, other than minor development, which is to be carried out on land in an area within Flood Zone 3) requiring notification of The Environment Agency.

Historic England and the Victorian Society have confirmed that their comments on the application would not amount to objections.

Notwithstanding, the Environment Agency, at the time of writing this report, has an outstanding objection to the application. On that basis, and in accordance with the Town and Country Planning (Consultation) (England) Direction 2021, a resolution to grant permission must be referred to the Secretary of State. A further discussion on the outstanding objection is given in the 'Flood Risk and Drainage' section of this report, and an update to the report will be given at the meeting.

PUBLIC COMMENTS

The statutory requirements for publicity, are set out in the Development Management Procedure Order 2015 (as amended) and the Council's Statement of Community Involvement (SCI). To publicise this application, neighbour letters were posted to relevant addresses, a site notice displayed, and a local press notice was advertised in the local newspaper providing

interested parties with a minimum of 21 days to comment. Further letters were sent out following receipt of amended details and further information.

Pre-application consultations were undertaken by Engage Facilitate (EFC) on behalf of the applicant. During the process the web site had 1,281 unique visits and EFC engaged with approximately 100 residents. No amendments were suggested.

No public representations regarding the submitted application have been received.

CONSIDERATIONS

PRINCIPLE OF DEVELOPMENT

The site is located in the Countryside outside any defined settlement limit according to the proposals map of the adopted HLP32. The principle of the development proposed must be assessed in light of the policies of the adopted HLP32 and other material considerations.

Policy ED3 (The Rural Economy) confirms that development proposals will be supported where the criterion of the policy are met. Of particular relevance to this proposal are the provisions of criterion c) - enable the continuing sustainability or expansion of a business or enterprise, and e) - in the case of new buildings, and extensions to existing buildings, are supported by evidence of need for the scale of the development proposed.

All development proposals assessed under policy ED3 must be of a scale and use that is appropriate to the site and location when considering: (i) landscape, heritage and environmental impacts, (ii) impacts on residential amenity, (iii) the accessibility of the site, and the impact on the local highway network.

Policy NBE1 indicates, amongst other things, that new development in the countryside will only be supported where it is: b) providing business floorspace to support rural enterprises (Policy ED3), or c) providing reasonable levels of operational development at institutional and other facilities.

Although the site is outside the policy area of the Hartley Wintney Neighbourhood Plan, Policy HW10 of the Neighbourhood Plan confirms support will be given to proposals that strengthen the rural economy and provide local employment opportunities.

There is considered to be broad policy support (policies ED3, NBE1 of the HLP32 and policy 10 of the HWNP) for the proposal and as such the proposal is acceptable in principle subject to the details of the scheme and the applicable material considerations.

LANDSCAPE AND VISUAL IMPACT

Policy NBE2 of the HLP32 seeks to achieve development proposals that respect and wherever possible enhance the special characteristics, value, or visual amenity of the district's landscapes. This policy contains five criteria to assess development proposals in relation to landscape impacts. It also states that, where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings.

The application site is located within the defined landscape area 5 of the Hart Landscape Character Assessment.

This landscape character area is 'Northeast Hampshire Plantations and heath' - and is

described as gently undulating with plateau areas dissected by river valleys with a high concentration of designed landscapes many originating from deer parks - set in wooded area - mosaic of grassland, arable fields, grazed meadows, heathlands and woodlands - habitats connected by River Hart and tree lines.

The site is already in hotel use, and any development within the site would be confined to the envelope of the already developed parts of the site and gardens. Any wider landscape impacts are therefore considered to be minimal. Whilst public views would be available from Public Footpath 11, which runs east from St Mary's Church, this would be largely unaffected by the proposals, and any construction impacts would be temporary only. Localised improvements to the setting of the parkland would be achieved through the improvements proposed to the historic gardens. The proposal would accord with Policy NBE2 of the HLP32.

HERITAGE IMPACTS

S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, when considering whether to grant listed building consent for any works the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraphs 189 - 197 of the NPPF 2021 set out the national policy in relation to proposals affecting heritage assets. Heritage assets range from sites and buildings of local historic value to those of the highest significance. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

In determining applications LPAs should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise.

When determining applications LPAs should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) The desirability of new development making a positive contribution to local character and distinctiveness.

Significance of the heritage assets.

The site is a Grade II Registered Park and Garden (RPG). The estate was emparked in 1359 and evolved from a mediaeval hunting park which dates to the Norman period and is mentioned in the Domesday Book. It was owned by the Seymour family from 1426 and Edward Seymour entertained Henry VII there in 1535 and Elizabeth 1 visited for 4 days in 1591. The estate was altered again by Samuel Sanders Teulon, who designed the main hall and stable court in the mid -19th Century. It was further developed in 1911 by landscape architect William Goldring – much of his work on the state is what survives today, apart from the Walled Garden, which dates to Teulon's work. The formal, pleasure and walled garden have all faded from their previous zenith, with the walled garden suffering to the greatest extent due to the modern car parking area it beholds. Nonetheless, the wider landscape around the hall remains of special

interest and is Grade II registered.

As well as being listed in its own right, the Elvetham Estate includes the following designated heritage assets:

- The Grade II* Hall

The original Tudor house burned down in the mid 19th century and was rebuilt in more or less its present form by the Calthorpes between 1859 - 1862. It was designed by the architect Samuel Sanders Teulon one of the leading proponents of this highly ornate Victorian Gothic style.

The main Hall is constructed of red brick with stone dressings and is ornate with horizontal courses and decorations in black brick. The building is highly varied in its groupings, with one and two storey blocks and a tall entrance towers. The various roof forms include tall chimney stacks, mansards or hips with gables, dormers and finials. The interior of the hall is a showpiece of mid-19th century applied artwork and design, with stained glass windows, painted walls, decorative tiles and metalwork. There are several high-quality carved fireplaces by Thomas Earp.

Alterations to the Hall took place at the turn of the 20th century, by architect Stanley Pool, including the richly decorated Chapel, with its hipped roof clerestory formed of elaborate lanterns surmounted by an octagonal cupola, ribbed and coved ceiling, trompe l'oeil painted wall hanging and fine oak carvings.

The main house was extended in the early 1900s and subsequently in 1970 on north-east elevation and a conservatory was added to southeast elevation in 1956 and extended 1997-8. The landscape was enhanced in the early 20th by William Goldring.

Whilst some of the special value of the Hall is currently diluted by its poor condition and modern alterations, as a whole it remains of more than special interest and is Grade II* listed.

- The Grade II Stable Court

Also designed by Teulon in 1860, the Stable Court uses the same High-Gothic language as the main hall. E-shaped in plan form, its principal elevation faces the historic access route into the estate.

The Stable Court has been subject to recent alterations which include the loss of the clock turret about the central gable, and alterations to door and window openings. To the rear it is enclosed by a gated decorated wall. Alterations to the interior, and particularly the west wing, the historic fabric has been concealed or lost. Nonetheless, the building remains of high value and is Grade II listed.

- The Grade II St Mary's Church

Built in 1840-1841, St Mary's Church is in the Neo-Norman style and forms an important visual group with the Hall and Stable Court. It was designed by Henry Roberts and predates Teulon's work on the Estate. Much of the fine interior has been lost, but the exterior of the building retains its architectural and special interest.

- The Grade II Water Tower

Designed in the same High Gothic architectural style as the main Hall and Stables, it is of high

architectural merit and forms an important visual understanding of how a mid-19th century estate operated.

- The Grade II Gardener's Cottage
- The Grade II garden features including the listed bridge and garden walls
- The curtilage listed glasshouses and Bothy Cottage

Overall, the estate can be said to be of significant heritage value, both in terms of the individual buildings, structures and gardens, but also in terms of the combined value of the groupings.

Assessment of harm

In its original response to the scheme, Historic England (HE) recognised the need to upgrade the facilities at the hotel, noting that this was likely to be its optimum viable use and that a degree of change may be justified in order to meet modern hotel standards. It also accepted the principal of some additional accommodation being provided and recognised that several heritage benefits would ensue, including the repair of the chapel, church, water tower and restoration of the gardens. However, the following aspects of the scheme were considered by HE to be harmful to the significance of the heritage assets and their setting:

- Glazed corridor to new accommodation at the rear of the hall
- Glazed corridor to the Stables
- The new spa
- Additional accommodation in and around the Walled Garden

HE concluded that these works would harm the significance of the heritage assets and this harm would be within the mid-range of 'less than substantial'. At the time of the original submission, Historic England was not satisfied that the harm caused by these elements of the scheme would not be justified or outweighed by public benefits and could be greatly reduced by improved design.

In addition, the Victorian Society (VS) also raised objection to the following aspects of the scheme, as originally submitted:

- Glazed corridor to the new extension
- Glazed corridor to the stables
- Landscape proposals around the events centre
- Loss of the glasshouses
- Design of Heather and Bluebell Cottages

Further, the Hampshire Gardens Trust (HGT), on behalf of the Gardens Trust, made the following comments in response to the impact of the proposal on the historic gardens and parkland, and its setting:

- The scale of the Spa building within the Walled Garden.
- The loss of the glasshouses.
- The scale and design of the replacement dwellings at the western end of the walled garden.
- The need for a high-quality landscaping scheme to be secured, particularly around the proposed parking area adjacent to the Walled Garden.

Following a review of these comments, and a post-submission meeting, Officers invited amendments to the scheme to address the concerns raised by consultees. Amended information was submitted on 25/03/2022 which sought to address these concerns. The

amended information included:

- Removal of glazed corridor to the new extension; clarification on windowsill detail and colour.
- Removal of the works to the stable block from this application (now subject to separate applications references: 22/00760/FUL and 22/00761/LBC).
- Additional information submitted in relation to the design approach for the events centre and landscaping.
- Alterations to the design of the Spa, including changes to the roof pitch and design; reduction in height at point of connection with building at the Spine wall; new openings reduced in Spine wall; bulk reduced by breaking down the building into sections to better resemble the glass houses; alterations to the dwarf wall heights; and a reduction in the projection from the western end of the building.
- Alterations to Bluebell and Heather Cottage designs, including revised elevational treatment; lowered terraces and replacement of boundary wall with vegetative planting;

Following these amendments, the Amenity Societies (HE, VS and HGT) were reconsulted. HE is now satisfied with the removal of the glazed link and its replacement with a ramp, together with the revised design of Bluebell and Heather Cottages.

However, it remains concerned regarding the design and impact of the spa building. HE recognises that the existing glasshouses are in very poor condition, they do not have a usefulness to the current owner that would justify the expense of their reconstruction, and that the position inside the Walled Garden would be the least intrusive location for a spa that is functionally close enough to the main house.

Nonetheless, it remains concerned regarding the revised design of the Spa. The revised roof form, and replication of the design of the glasshouses, but on a different scale, results in a confusing and overly complicated design. HE recognises the design study undertaken but considers that referencing the design of the glass houses is not the correct approach. It also considers that the design of Journeyman's Cottage would be harmful to the setting of the walled garden, having taken its design cues from a 19th-century workshop, rather than the traditional linear buildings previously on site.

HE therefore concludes that whilst there are heritage benefits from the scheme, the revised proposals would continue to result in less than substantial harm, within the middle of the spectrum of harm.

Similarly, whilst the VS is now satisfied following the removal of the glazed Spa link and revised design of Bluebell and Heather Cottages, it continues to have concerns regarding the landscaping of the walled garden and demolition of the glasshouses. In particular, reference is made to the proposal to dismantle any viable remains of the glasshouses on site and restore and reconstruct them elsewhere on site. The VS considers that it is therefore feasible that at least some of the existing glasshouses could be restored in place, and that their loss from this location, or in their entirety, would harm the significance of the walled garden and historic legibility of the garden as part of the wider historic estate and house. When paired with the harmful landscaping proposals, the damage would be considerable, eroding the impression of how the walled garden originally functioned.

The VS also remains concerned regarding the design of the Spa building, which it considers does not address its previous concerns and would continue to have a larger footprint than the existing glasshouses and intrude upon an historical axial route within the walled garden.

Therefore, the remaining elements are considered to result in the following less than

substantial harm to the significance of the heritage assets:

- Loss of the existing glasshouses (curtilage listed buildings).
- Spa building (by reason of the design of its roof form and position in the walled garden, and harm to the setting of the listed buildings).
- Journeyman's Cottage (by reason of its scale and form and impact on the setting of the listed buildings).

It is acknowledged that HE remains of the view that the harm caused by the spa building and Journeyman's Cottage could be reduced through improved design. The applicant has outlined in their submission a number of design options that have been considered for the spa building, none of which HE considers to be successful. Whilst officers recognise the desire to improve the design, the application must be decided upon its merits, and the harm by reason of the design is recognised as a key harmful element which must be outweighed by other considerations, in order for the development to be acceptable overall.

The harm identified is within the middle of the less-than-substantial spectrum of harm; however, that is not to say that it is inconsequential, as the statutory test requires development to have a neutral or positive impact on heritage assets. Paragraph 202 of the NPPF set out 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, where appropriate, securing its optimum viable use.

Assessment of heritage benefits

The following benefits will arise from the proposed development, which will enhance the significance of the heritage assets on site:

- Restoration of the Chapel.
- Demolition of the 1970s extension.
- Removal of the toilets from the internal courtyard.
- Restoration of the landscaped gardens.
- Removal of the Georgian glass screens on the first and second floor balconies.
- Reinstatement of the stained glass in the hall.
- Repairs to the historic fabric of the buildings, inside and out, as identified in the Condition Reports prepared by Carden and Godfrey.

The restorative works and repairs to the historic fabric of the main Hall building, Chapel, St Mary's Church and Stable Block (the subject of a separate application) as set out in the Condition Report submitted by the applicant can be attributed significant beneficial weight in terms of both the preservation and enhancement of the historic fabric of the heritage assets on site. The Condition Report categorises the repairs and enhancements into urgent works, and those which should be for attention within 2 years, 5-10 years, longer term, and routine maintenance and monitoring. The applicant has submitted a GANTT chart which sets out the time periods for these repairs to take place, which will run concurrently with the other works proposed within this application. These works can be secured by planning condition and are attributed significant weight in the heritage balance.

Overall, the heritage benefits of the scheme are considered to outweigh the harmful elements. This should be weighed into the final planning balance assessment, given at the end of this

report.

IMPACTS UPON AMENITY

Policy NBE11 of the HLP32 supports development which does not give rise to, or would not be subject to, unacceptable levels of pollution. Saved policy GEN1 of the HLP06 supports development that, amongst other requirements, causes no material loss of amenity to adjacent properties. Saved Policy GEN6 states that development which generates volumes of traffic unsuited to the local area will only be permitted where the proposal incorporates adequate noise abatement measures to alleviate any material loss in amenity.

The NPPF 2021 advises that planning decisions should ensure that developments achieve a high standard of amenity for existing and future users and also do not undermine quality of life for communities.

Overall, the site is well contained within the parkland setting, with few immediate residential or commercial neighbours. The nearest neighbouring buildings are those at Lodge Farm to the southwest, which are located closest to the Water Tower and Bluebell, Heather and Gardener's Cottages. Whilst there would be some disruption from construction noise during the relevant phases, this would be short term and could be controlled through submission of a Construction Environmental Management Plan. Longer term impacts during the operational phase of the development would likely be noticeable to the residents of Lodge Farm, by reason of the increased activity from guest arrivals, housekeeping etc, once the guest accommodation is functional. However, the site has a lawful hotel use, and given the level of activity associated with these parts of the site, it is considered that there would not be a materially harmful impact on residential amenity as a result of the proposal.

Subject to compliance with these measures, which would be secured by condition, the Council's Environmental Health Team has no objection. The proposal would not have any significant detrimental impact on neighbouring amenity and complies with Policy NBE11 of the HLP32 and Saved Policies GEN1 and GEN 6 of the HLP06 in this respect.

HIGHWAY SAFETY, ACCESS AND PARKING

Policy INF3 of the HLP32 states that development should promote the use of sustainable transport modes prioritising walking and cycling, improve accessibility to services and support the transition to a low carbon future.

Saved policy GEN1 of the HLP06 supports developments that do not give rise to traffic flows on the surrounding road network which would cause material detriment to the amenities of nearby properties and settlements or to highway safety, do not create the need for highway improvements which would be detrimental to the character or setting of roads within conservation areas or rural lanes and do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads.

Paragraph 111 of the NPPF 2021 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The existing access to the site onto Fleet Road would be maintained and utilised to serve the new development. Following an assessment of the submitted information, including additional junction modelling, the County Highway Authority is satisfied that the access and junction arrangements onto the highway network are sufficient to serve the proposed development.

The proposal would result in an increase in trip rates to and from the site. Hotel rooms at the site would increase from 72 to 132, meaning that the number of 2-way trip rates at the hotel would increase from 366 daily trips to 671 daily trips. The Spa facility would likely generate an additional 56 daily trips, and the Event Centre could generate an additional 60 daily trips. Overall, the number of daily trip rates, accounting for occupation of hotel rooms, users of the spa, and an event of 320 people in the Event Centre, would generate an additional 264 two-way trips. The CHA is satisfied that the additional trip generation from the development proposals, as a whole, would not have a detrimental impact on highway safety.

The proposal also includes an increase in parking spaces. Currently there are 87 formal spaces on site, and a further 43 spaces used informally.

HDC's Interim Parking Guidelines indicate the following requirements for the various uses contained within this proposal:

- 1 parking space per bedroom for a hotel
- 1 space per 5 fixed seats plus 1 space per 10sqm of pool area for a swimming pool/health club
- 1 space per 5 fixed seats for a conference facility

The proposal would therefore generate the following parking needs:

- 123 spaces to serve the hotel
- 10 spaces to serve the spa
- 40 spaces to serve the function space

The proposal seeks to increase the overall number of spaces on site from 87 to 132 spaces, an increase of 45 parking spaces over the existing number. It is considered that this is a reasonable and required amount of parking spaces to serve the proposed development on site. Whilst the number of spaces proposed to serve the function space is equivalent to 1 space per 10 seats, it is acknowledged that a proportion of the car parking spaces allocated to each event would include hotel parking spaces also, as a proportion of guests attending events at the site are likely to also require bedroom accommodation. Therefore, in order to avoid unnecessary double-counting, the number of spaces allocated for event parking would be reduced.

Given that the site is in a relatively isolated location, with limited access to public transport, a Travel Plan has been submitted by the applicant. The Travel Plan outlines that the applicant intends to reduce travel by single occupancy cars by 5% by the end of year 3, and by 10% by the end of year 5 (from completion of the project). This will be achieved by promoting sustainable travel to and from the site, and by providing on site infrastructure to facilitate sustainable travel, such as having cycle parking, changing facilities and electric charging points.

The effectiveness of the Travel Plan can be measured through the submission of details to the LPA, which can be reviewed in conjunction with the CHA. This can be controlled by way of a planning condition.

Subject to the above, the proposal would not have an adverse impact on highway safety or capacity and would comply with Policy INF3 of the HLP32.

FLOOD RISK AND DRAINAGE

Policy NBE5 of the HLP32 states that development will be permitted providing over its lifetime it will not increase flooding elsewhere and will be safe from flooding. For major developments, SuDS should be used unless demonstrated to be inappropriate, and within Causal Areas all development should take opportunities to reduce the causes and impacts of flooding. If development is located within an area at risk from any source of flooding, it should be supported by a site-specific FRA and comply with national policy tests. Proposals should not compromise the integrity and function of a reservoir or canal embankment.

Paragraph 159 of the NPPF states that development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).

Hampshire County Council, as Lead Local Flood Authority, rises no objection to the proposal on the basis of surface water flooding. There is an existing surface water flow path crossing the site, with surface waters being stored on site before it flows away. In order to retain this overland flow path and to avoid displacement of flood waters, the existing ground levels should be retained. This can be controlled by way of planning condition, if permission is granted.

The existing, impermeable hard surfaces would remain around the main Hall, Stable Court (not part of this application) and the water will continue to drain as existing. Surface water run-off from the carpark will be managed through a combination of channels, swales, raingardens, attenuation tanks and permeable paving, before being discharged into the River Hart. This will result in a betterment in terms of the existing discharge regime.

Therefore, subject to conditions to ensure the drainage system is constructed in accordance with the submitted drainage strategy, investigation of the existing drainage system prior to any new connection being made, and the submission of details of the long-term maintenance for the surface water drainage system, the proposal would not result in an increased risk of surface water flooding, on site or elsewhere.

With regards to fluvial flooding, it is noted that part of the site lies in Flood Zone 3. The proposal would result in the loss of flood storage capacity of 10.6m³. Compensatory, like-for-like flood storage is proposed to mitigate this loss, within the area shown to house garden refuse, fuel storage tanks and generators.

The Environment Agency has commented that the flood compensation area is shown to be behind an existing brick wall. The applicant has clarified that the wall is existing, and that the situation will not change from existing, but in any event, the wall is permeated with a gateway to the west, which will allow floodwaters to flow into this area. Whilst a final consultation response from the EA had not been received at the time of writing this report, it is considered that on the basis of the information provided by the applicant's qualified flood risk expert, the proposal would not lead to a greater flood risk on site, or elsewhere.

An update on this matter will be given at the Committee meeting, but it is not considered that flooding will pose a constraint on the development, subject to conditions.

ECOLOGY, TREES AND LANDSCAPING

Policy NBE4 of the HLP32 states that in order to conserve and enhance biodiversity, new development will be permitted where it does not have an adverse effect on the integrity of an international, national or locally designated site. Proposals should not result in a loss or deterioration of irreplaceable habitats, unless the need for, and benefits of the development in that location clearly outweigh the loss. Opportunities to protect and enhance biodiversity and to contribute to wildlife and habitat connectivity should be taken where possible. All development proposals will be expected to avoid negative impacts on existing biodiversity and

provide a net gain where possible.

The application is accompanied by an Ecological Assessment by Tyler Grange (EATG), dated Feb 2022, which considers the impact of the development on protected species present on the site, as well as the wider impact on the TBH SPA.

With regards to protected species, the EATG outlines that bats are known to be present on the site. Bat surveys were undertaken in 2020, and as a result a bat mitigation strategy has been included which reflects all the bat roosts identified during both the preliminary roost assessment, and detailed emergence surveys. The report also confirms that as the air raid shelter (to be removed) has no access points, no further survey work is required for that building. The proposed lighting scheme has been designed with input from the scheme's ecologist. Subject to the bat mitigation set out at Section 3 of that report being undertaken, no objection is raised to the scheme in terms of harm to bats or their roosts.

No harm to other protected species has been identified by either the applicant's, or the Council's ecologist. Whilst there is an offsite pond within 500m of the site, which has not been surveyed for Great Crested Newts (GCN), the MAGIC data available to the Council indicates that there are no records of GCNs at this site. The Council's ecologist therefore raises no objection in this regard. Natural England is satisfied that the proposal would not harm or destroy the interest features at the Castle Bottom to Yateley and Hawley Commons, Bramshill, Hazeley Heath, and Bourley and Long Valley SSSIs.

Policy NBE3 of HLP32 and Saved Policy NRM6 of the South-East Plan relate to the Thames Basin Heaths Special Protection Area and control impact on the ecological integrity of the designated area.

Natural England is satisfied that the proposed increase in hotel guests is not likely to pose a recreational disturbance that would have a significant effect on the TBH SPA.

Subject to a LEMP, CEMP and the works being undertaken in accordance with Section 3 of the EATG, the proposal is considered to comply with Policies NBE3 and NBE4 of the HLP32 and Policy NRM6 of the South East Plan.

The applicant has submitted a detailed Arboricultural Impact Assessment (AIA), Tree Survey (TS) and Arboricultural Method Statement (AMS), prepared by LLM Ltd. The TS outlines that collectively, the tree resource on site is considered to have high visual value and makes a moderate value to the local green infrastructure in terms of infrastructure value and ecosystem service provision. The trees also contribute to the historic and cultural value of the site.

Of the 181 trees on site, including 2 mature oak trees which are considered to be veteran trees - T171 is located to the far northeast of the site, beyond St Mary's Church and T312 is located to the southeast corner of the site, beyond Bluebell Cottages. The largest tree on site, T19, is located along the main entrance driveway through the estate, to the immediate north of the Water Tower.

Of the 14 trees to be removed as part of the development, 8 are of low quality, and a further two are advised to be removed irrespective of development. These trees are primarily located around Gardener's Cottage and are low to moderate quality but largely screened from public view.

One category A tree would be removed, and another tree (T14) would potentially be negatively affected by new service runs. However, in the overall context of the site, and having regard to the landscape improvements which would be delivered by the scheme, it is considered that

the scheme is acceptable in arboricultural terms, subject to conditions relating to the landscaping of the site and tree protection measures to be implemented prior to works taking place.

CLIMATE CHANGE

On 29th April 2021 Hart District Council agreed a motion which declared a Climate Emergency in Hart District. Policy NBE9 of the HLP32 requires proposals to demonstrate that they would:

- i) reduce energy consumption through sustainable approaches to building design and layout, such as through the use of low-impact materials and high energy efficiency; and
- j) they incorporate renewable or low carbon energy technologies, where appropriate.

Permanent buildings will use low carbon technologies as far as possible.

The proposal therefore meets the requirements of Policy NBE9 of the HLP32 and the NPPF in terms of sustainability/renewable or low-carbon energy technologies to address climate change.

EQUALITY

With regard to equality, the Council has a duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics and those who do not under the Equalities Act. The application raises no concerns about equality matters.

PLANNING BALANCE

Section 70(2) of the Town and Country Planning Act 1990 ("TCPA 1990") provides that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Page 39 The Hart Local Plan (Strategy & Sites) 2032 is a recently adopted and up to date development plan document. In determining an application, the decision maker must also have due regard to the NPPF, in particular paragraph 11 (ii).

The impact of the proposed development on heritage assets has been assessed in section 3 of the Planning Considerations set out above and whilst there are some very clear heritage benefits deriving from the works, particularly the repair and restoration of the Hall and Chapel and St Mary's church, there are also some harmful elements of the proposal. It is therefore appropriate to consider whether there are other public benefits which might outweigh that harm, including the optimum viable use of the heritage asset.

Historic England commented in its original consultation reply that the hotel use is likely to be the optimum viable use. To support this view, a Business Plan Review has been prepared on behalf of the applicant in order to demonstrate that the proposal represents the optimal viable use of the building, from a financial point of view. Officers have engaged the services of a hotel viability consultant, Avison Young (AY) which confirms that the business case presented by the applicant is viable and financially sound and provides sufficient scope to offer economic benefit to the region. With regards to the applicant's financial projections, it is anticipated that the business will be in a stabilised trading position within 3 years, which AY considers

reasonable.

It is noted that the proposal would also result in other economic benefits, namely the creation of local jobs throughout both the construction phase, and the operational phase, with the additional bedrooms and additional event and leisure facilities proposed. These facilities would also attract additional visitors to the local area, boosting the tourism economy more widely. Therefore, from an economic point of view, the hotel use as proposed is an optimum viable use. This attracts significant weight in the planning balance assessment.

In social terms, the refurbishment of the Hotel would facilitate the on-going use of the listed buildings on site and allow for its upkeep which would clearly be a benefit to current and future generations. The restoration of the historic parkland estate would provide cultural benefits in the locality and would help to preserve the rich and varied historical landscape of the region. Whilst some harm would occur to the historic setting of the buildings, through the design and form of the Spa building and Journeyman Cottages, and loss of the glasshouses, resulting in a loss of significance, when weighing this up against the social and cultural benefits the scheme would deliver, the overall outcome is considered to be beneficial, which also attracts significant weight in the planning balance assessment.

In environmental terms, it is noted that the site is not in a sustainable location and not well served by public transport. However, the site is already operating as an established hotel which is heavily reliant on the private car for guest travel. The scheme would secure the implementation of a Travel Plan, which includes a commitment to reducing unsustainable travel to and from the site. This is a clear benefit of the scheme.

The proposal would also result in the need for some mitigation of harm to protected species (bats) which weighs against the proposal. However, the proposal would also deliver the restoration of the estate and parkland and would secure a Landscape and Environmental Management Plan, which would deliver clear benefits to the local environment, including restoration of the grassland habitat, improvements to the river channel, removal of invasive species, and the creation of new habitat on site. Therefore, whilst recognising the need for mitigation for bats the proposal will result in an environmental benefit which attracts significant weight in the planning balance assessment.

OTHER MATTERS

Matters pertaining to heritage works which are not the subject of Listed Building Consent are subject to planning conditions, namely the works relating to the excavation of the events centre and archaeology. Other heritage conditions are recommended on the concurrent Listed Building Consent application ref: 21/02744/LBC.

CONCLUSION

The proposal would result in some harm to the heritage assets on site, which is identified above as being less than substantial, and within the middle of that spectrum. Great weight is attached to the preservation and enhancement of heritage assets.

Nonetheless, the scheme would provide a comprehensive range of environmental, social and economic benefits which, having regard to all material considerations, would outweigh the harm identified.

The proposal would comply with the Development Plan and NPPF 2021. Permission should

be granted, subject to conditions.

RECOMMENDATION – That, subject to a ‘**NO OBJECTION**’ being received from the Environment Agency by the 20th of July 2022, permission be **GRANTED subject to conditions and informatives**:

CONDITONS

- 1 The Development hereby permitted shall be begun before the expiration of three years from the date of this permission

REASON:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

- 2 The development hereby approved shall be carried out in accordance with the following plans and documents:

The Chapel Conservation Methodology Statements Carden & Godfrey January 2021

St Mary's Church Conservation Methodology Statements Carden & Godfrey January 2021

The Hall Service Courtyard Wall Methodology Statement Carden & Godfrey June 2021

Conservation Management Plan Historic Environment Associates June 2021

Exterior Condition Report (House, Stable, Church) Carden & Godfrey September 2020

Full Condition report (Gardener's Cottage, Water Tower) Carden & Godfrey November 2020

The Hall Interior Condition Report Carden & Godfrey March 2022

00-PL-00-101 Location Plan

01-PL-00-115 Proposed Site Plan Rev 04

01-PL-01-201 The Hall Demolition and strip out ground floor Rev 01

01-PL-01-202 The Hall Demolition and strip out first floor

01-PL-01-203 The Hall Demolition and strip out second floor

01-PL-01-204 The Hall Demolition and strip out roof

01-PL-01-240 The Hall Demolition and strip out sections

01-PL-01-260 The Hall Demolition and strip out elevations

01-PL-20-210 The Hall Basement Plan proposed Rev 01

01-PL-20-211 The Hall Ground Floor Plan proposed Rev 01

01-PL-20-212 The Hall First Floor Plan proposed Rev 01

01-PL-20-213 The Hall Second Floor Plan proposed Rev 01

01-PL-20-214 The Hall Roof Plan proposed Rev 01

01-PL-20-250 The Hall Proposed Sections Rev 01

01-PL-20-251 The Hall Proposed Sections Rev 01

01-PL-20-270 The Hall proposed NE and NW Elevations Rev 02

01-PL-20-271 The Hall Proposed SW Elevation (courtyard) Rev 01

01-PL-20-275 The Hall Proposed Materiality NE and NW Elevations Rev 03
01-PL-20-320 The Hall Chapel Demolition and strip out ground floor
01-PL-20-321 The Hall Chapel Demolition and strip out first floor
01-PL-20-322 The Hall Chapel Demolition and strip out section AA
01-PL-20-323 The Hall Chapel Demolition and strip out section BB
01-PL-20-324 The Hall Chapel Demolition and strip out section CC and DD
01-PL-20-327 The Hall Chapel Proposed Ground Floor Rev 02
01-PL-20-328 The Hall Chapel Proposed First Floor Rev 02
01-PL-20-332 The Hall Chapel Proposed Section AA Rev 02
01-PL-20-333 The Hall Chapel Proposed Section BB Rev 02
01-PL-20-334 The Hall Chapel Proposed Section CC and DD Rev 02
01-PL-20-335 The Hall Chapel Proposed Entrance Door Rev 02
01-PL-20-336 The Hall Chapel Proposed Jib Double Door Rev 02
01-PL-20-337 The Hall Chapel Proposed Balustrade Detail Rev 02
01-PL-20-350 Proposed Plan Extension, Details
01-PL-20-351 Proposed Sections Extension
01-PL-31-600 The Hall Proposed Window New Extension W10.04 details Rev 02
01-PL-31-601 The Hall Proposed Window New Extension W01.01 Details
01-PL-31-602 The Hall Proposed Window Existing Modern Extension Details Rev 02
01-PL-31-610 The Hall Proposed Door 0.01 details
01-PL-31-611 The Hall Proposed Door 0.02 details Rev 01
01-PL-31-612 The Hall Proposed Door 0.03 and 01.01 details
01-PL-31-615 The Hall Proposed Door 00.10 details Rev 01
01-PL-31-616 The Hall Proposed Door to service courtyard (replicating Teulon) 00.11 details
01-PL-31-617 The Hall Proposed double door replacement of window to 70s extension in inner courtyard 00.12 details
01-PL-31-619 The Hall Proposed Door 0.12 details
01-PL-31-625 The Hall Proposed Glass screen first floor
01-PL-31-626 The Hall Proposed glass screen second floor

03-PL-01-210 Event Centre Demolition of air raid shelter
03-PL 20-211 Event Centre Proposed Mezzanine Plan
03-PL 20-212 Event Centre Proposed Ground Floor Plan
03-PL 20-213 Event Centre Proposed Roof Plan
03-PL-20-250 Event Centre Proposed Section A
03-PL-20-251 Event Centre Proposed Section B Rev 01
03-PL-20-252 Event Centre Proposed Section C Events Centre Rev 02
03-PL-20-253 Event Centre Proposed Section D Events Centre Rev 02
03-PL-20-270 Event Centre Proposed South West Elevation Rev 02
03-PL-20-271 Event Centre Proposed North West Elevation Rev 02
03-PL-20-272 Event Centre Proposed North East Elevation Rev 02
03-PL 20-273 Event Centre Proposed South-East Elevation
03-PL 20-274 Event Centre Proposed Rendered Elevations
03-PL-20-275 Event Centre Proposed Rendered Elevations Rev 02
03-PL 20-400 Event Centre Typical Section and Plan details

04-PL-00-115 The Spa Proposed Site Plan Rev 03
04-PL-01-200 The Spa Demolition and strip out ground floor
04-PL-01-201 The Spa Demolition and strip out roof
04-PL-01-240 The Spa Demolition and strip out sections
04-PL-01-260 The Spa Demolition and strip out
04-PL-20-210 The Spa Proposed Ground Floor Plan Rev 02
04-PL-20-211 The Spa Proposed Roof Plan Rev 02

04-PL-20-250 The Spa proposed section Rev 02
04-PL-20-253 The Spa Proposed section details
04-PL-20-270 The Spa Proposed elevations Rev 02
04-PL-20-271 The Spa Proposed context elevations Rev 02
04-PL-20-272 The Spa Glasshouse Façade Diagram Rev 01
04-PL-20-273 The Spa Proposed West Elevation Rev 01
04-PL-20-275 The Spa Proposed elevations materials Rev 02
04-PL-31-600 The Spa External window details
04-PL-31-602 The Spa secondary glazing details Rev 02
04-PL-32-600 The Spa door details

05-PL-00-115 St Mary's Proposed Site Plan Rev 03
05-PL-01-200 St Mary's Church Demolition and strip out
05-PL-01-240 St Mary's Church Demolition and strip out sections
05-PL-01-241 St Mary's Church Demolition and strip out sections
05-PL-01-242 St Mary's Church Demolition and strip out sections
05-PL-01-243 St Mary's Church Demolition and strip out sections
05-PL-01-260 St Mary's Church Demolition and strip out elevations
05-PL-01-261 St Mary's Church Demolition and strip out elevations
05-PL-20-210 St Mary's Church proposed floor plans
05-PL-20-250 St Mary's Church Proposed sections
05-PL-20-251 St Mary's Church Proposed sections
05-PL-20-252 St Mary's Church Proposed sections
05-PL-20-253 St Mary's Church Proposed sections
05-PL-20-270 St Mary's Church Proposed elevations
05-PL-20-271 St Mary's Church Proposed elevations
05-PL-20-300 St Mary's Church Proposed Toilets
05-PL-24-600 St Mary's Church proposed balustrade details
05-PL-24-601 St Mary's Church proposed balustrade details
05-PL-31-600 St Mary's Church proposed Door 00.02 Details - porch on south entrance
05-PL-31-601 St Mary's Church proposed Door 00.04 - plant room
05-PL-31-602 St Mary's Church proposed Door 01.01 Details - internal into tower gf
05-PL-31-610 St Mary's Church proposed Window 0.00/01.02 Details - either side of porch on south elevation
05-PL-31-611 Window 00.05 details
05-PL-31-612 St Mary's Church proposed lateral windows nave secondary glazing Details
05-PL-63-600 St Mary's Church proposed lighting
05-PL-70-600 St Mary's Church proposed radiator casement

07-PL-00-115 Water Tower Proposed Site Plan Rev 03
07-PL-01-200 Water Tower Demolition and strip out ground floor
07-PL-01-201 Water Tower Demolition and strip out
07-PL-01- 240 Water Tower Demolition and strip out sections
07-PL-01- 241 Water Tower Demolition and strip out sections
07-PL-01- 260 Water Tower Demolition and strip out elevations
07-PL-01- 261 Water Tower Demolition and strip out elevations
07-PL-20-210 Proposed ground and first floor plans Rev 01
07-PL-20-211 Water Tower proposed 2nd, 3rd, 4th 5th and roof Plan
07-PL-20-250 Water Tower Proposed sections
07-PL-20-251 Water Tower Proposed sections
07-PL-20-253 Water Tower Proposed sections detail of insulation
07-PL-20-255 Water Tower Proposed sections materials Rev 01
07-PL-20-270 Water Tower Proposed elevations

07-PL-20-271 Water Tower Proposed elevations
07-PL-31-620 Water Tower Proposed door details
07-PL-31-621 Water Tower Proposed door details
07-PL-31-630 Water Tower Proposed window details
07-PL-31-631 Water Tower Proposed window details
07-PL-32-600 Water Tower Proposed water tank details

08-PL-00-115 Heather and Bluebell Cottages Proposed Site Plan Rev 03
08-PL-01-200 Heather Cottages demolition plan ground floor
08-PL-01-201 Heather Cottages demolition plan first floor
08-PL-01-202 Heather Cottages demolition plan roof
08-PL-01-203 Heather Cottages demolition plan section
08-PL-01-204 Heather Cottages demolition plan elevation
08-PL-01-210 Bluebell Cottages demolition plan ground floor
08-PL-01-211 Bluebell Cottages demolition plan first floor
08-PL-01-212 Bluebell Cottages demolition plan roof
08-PL-01-213 Bluebell Cottages demolition plan section
08-PL-01-214 Bluebell Cottages demolition plan elevation
08-PL-20-220 Heather Cottages proposed ground floor plan Rev 02
08-PL-20-221 Heather Cottages proposed first floor plan Rev 03
08-PL-20-222 Heather Cottages proposed roof plan Rev 02
08-PL-20-223 Heather Cottages proposed section Rev 02
08-PL-20-224 Heather Cottages proposed section Rev 02
08-PL-20-225 Heather Cottages proposed section Rev 02
08-PL-20-226 Heather Cottages proposed section Rev 02
08-PL-20-227 Heather Cottages proposed elevation cottage 1 Rev 02
08-PL-20-228 Heather Cottages proposed elevation cottage 2 Rev 02
08-PL-20-229 Heather Cottages proposed elevation cottage 3 Rev 02
08-PL-20-240 Bluebell Cottages proposed ground floor plan Rev 02
08-PL-20-241 Bluebell Cottages proposed first floor plan Rev 02
08-PL-20-242 Bluebell Cottages proposed roof plan Rev 02
08-PL-20-243 Bluebell Cottages proposed sections Rev 02
08-PL-20-244 Bluebell Cottages proposed sections Rev 02
08-PL-20-245 Bluebell Cottages proposed sections Rev 02
08-PL-20-246 Bluebell Cottages cottage 1 proposed elevations Rev 02
08-PL-20-247 Bluebell Cottages cottage 2 proposed elevations Rev 02
08-PL-20-270 Cottages general elevation proposed Rev 02
08-PL-20-271 Cottages general elevation proposed with landscaping Rev 02
08-PL-20-280 Heather Cottage 2 coloured with materials Rev 02
08-PL-20-281 Bluebell Cottage 2 coloured with materials Rev 02

10-PL-20-230 Refuse Storage 2 Proposed Ground Floor and Roof Plan
10-PL-20-235 Refuse Storage Proposed Sections
10-PL-20-240 Refuse Storage Proposed Elevations
10-PL-20-241 Refuse Storage 2 Proposed Elevations
10-PL-20-250 General Arrangement plan Garden Yard Rev 01
10-PL-20-255 Garden and Refuse Storage Proposed Ground Floor Plan
10-PL-20-256 Garden and Refuse Storage Proposed Roof Plan
10-PL-20-257 Proposed Sections Wilder Gardens Rev 02
10-PL-20-258 Proposed Elevations Wilder Gardens Rev 02
10-PL-20-259 Proposed Elevations Walls Wilder Gardens Rev 02
10-PL-31-600 Proposed main entrance gate
10-PL-31-605 proposed gate to car park

11-PL-00-115 Journeyman Cottages Proposed Site Plan Rev 02
11-PL-01-200 Journeyman Cottages Demolition and strip out floor plans
11-PL-01-201 Journeyman Cottages Demolition and strip out roof
11-PL-01-240 Journeyman Cottages Demolition and strip out sections
11-PL-01-260 Journeyman Cottages Demolition and strip out elevations
11-PL-20-210 Journeyman Cottages Proposed ground and first floor plans
11-PL-20-211 Journeyman Cottages Proposed roof plan
11-PL-20-250 Journeyman Cottages Proposed sections showing detail of insulation
11-PL-20-270 Journeyman Cottages Proposed Elevations
11-PL-20-271 Journeyman Cottages Proposed Elevations materials
11-PL-20-275 Journeyman Cottages Proposed Elevations in context Rev 02
11-PL-31-600 Journeyman Cottages Proposed opening in garden wall

REASON:

To ensure provision of satisfactory development and to protect the natural and historic environment in compliance with Policies NBE1, NBE2, NBE3, NBE4, NBE8 and NBE9 of the Hart Local Plan (Strategy & Sites) 2032, saved Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and Saved Policy NRM6 of the South-East Plan 2009.

- 3 Prior to the first use of the first use of the Spa building hereby approved, details of the phasing of the delivery of the proposed additional car and bicycle parking shall be submitted to and approved in writing. The phasing of delivery of car and bicycle parking spaces shall be designed such that the relevant number of car parking spaces available on site meets the requirements of Interim Parking Guidelines 2008 for each phase of development. The car and bicycle parking shall thereafter be provided, retained and maintained in accordance with the submitted details.

REASON:

In the interests of promoting sustainable modes of transport and to comply with Policies SD1 and INF3 of the HLP 32.

- 4 The development shall be carried out in strict accordance with Section 3 (Bat Mitigation) of the submitted Amended Ecological Assessment (Tyler Grange Feb 2022). No variation shall take place without the prior written agreement of the LPA.

REASON:

In the interests of the biodiversity of the site and to accord with Policy NBE4 of the HLP 32.

- 5 Notwithstanding the submitted details, an updated Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing, prior to the commencement of development. The CEMP shall include updated procedures in the event of a bat being found, refer to the recommended PMS and Licensing requirements, overnight lighting during the works, and include the recommendations of the Ecological Assessment for other species, especially breeding birds. The development shall thereafter be undertaken in strict accordance with the agreed details, unless otherwise first agreed in writing by the LPA.

REASON:

In the interests of the biodiversity of the site and to accord with Policy NBE4 of the HLP 32.

- 6 Prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the LPA. The development shall thereafter be implemented in strict accordance with the approved details, unless otherwise first agreed in writing by the LPA.

REASON: In the interests of the biodiversity of the site and to accord with Policy NBE4 of the HLP 32.

- 7 The development shall be carried out in strict accordance with the submitted Lighting Specification and Details by SKR Lighting Design dated 03.03.2022 and Lighting Implementation document dated March 2022. No variation to the approved details shall take place unless otherwise first agreed in writing by the LPA.

REASON:

In the interests of the biodiversity of the site and to accord with Policy NBE4 of the HLP 32.

- 8 The drainage system shall be constructed in accordance with the approved documentation ref 2432 Drainage Strategy by Heyne Tillett Steel dated 18.10.21 and Additional Information dated January 2022. Surface water discharge to the main river shall be limited to the approved discharge rates. Any changes to the approved documentation must be submitted to and approved in writing by the Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawing and detailed drainage calculations.

REASON:

In the interests of controlling surface water drainage from the site and to minimise flood risk on site and elsewhere, in accordance with Policy NBE5 of the HLP 32.

- 9 The condition of the existing drainage system, which will take surface water from the development site, should be investigated before any connection is made. If necessary, improvement to its condition as reparation, remediation, restitution, and replacement should be undertaken. Evidence of this, including photographs should be submitted to and approved in writing by the LPA and LLFA.

REASON:

In the interests of controlling surface water drainage from the site and to minimise flood risk on site and elsewhere, in accordance with Policy NBE5 of the HLP 32.

- 10 Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the LPA prior to the first use of the Spa building hereby permitted. The submitted details shall include:

- a. Maintenance schedules for each drainage feature type and ownership, and
- b. Details of protection measures.

The drainage system shall thereafter be implemented, retained and maintained in accordance with the approved details.

REASON:

In the interests of controlling surface water drainage from the site and to minimise flood risk on site and elsewhere, in accordance with Policy NBE5 of the HLP 32.

- 11 No construction or demolition activity shall be carried out and no construction related deliveries shall occur, taken at or dispatched from the site except between the hours of 7:30 hours and 18:00 hours on Monday to Friday and 08:00 hours and 13:00 hours on Saturday except in the case of Bank or Public Holidays when no such activities or deliveries shall take place. No such activities or deliveries shall take place on Sundays.

REASON:

In the interests of the amenity of the area and to comply with saved Policy GEN1 of the HLP06.

- 12 No development shall commence (excluding demolition) until a detailed contaminated land report to assess potential contaminants has been prepared, submitted, and agreed in writing with the Local Planning Authority in accordance with the 3-stage strategy below.

A. Site Characterisation

The investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

D. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

REASON:

In the interest of the occupiers' health and amenity and to satisfy Policy NBE11 of the HLP32, saved Policy GEN1 of the HLP06 and the NPPF.

- 13 Notwithstanding Condition 12, should any land contaminants or unexpected ground conditions be identified during the course of development then ground works shall cease, and the Environmental Health Department shall be notified so that any required remediation can be approved in writing before implementation.

REASON:

In the interest of occupiers' health and residential amenity and to satisfy Policy NBE11 of the HLP32, saved Policy GEN1 of the HLP06 and the NPPF.

- 14 The development hereby approved shall be undertaken in full accordance with the contents and recommendations of the submitted Arboricultural Impact Assessment (210201_AI, dated 24/02/22) and Arboricultural Method Statement (210201_AMS, dated 24/02/22), both by Land and Landscape Management Ltd. All tree protection measures specified therein shall be retained and maintained for the duration of the works in accordance with the submitted details, and in all cases in accordance with BS 5837:2012 'Trees in relation to design, demolition, and construction – Recommendations'.

REASON:

To ensure the continued protection of trees from potential adverse impacts of the development, to maintain the amenity value of trees on site and to accord with Policy NBE9 and saved policy CON8 of the Hart Local Plan 2032.

- 15 No below ground development pursuant to this permission (excluding any wholly internal alterations or above ground repair works to existing buildings on site) shall be undertaken until the developer has secured the implementation of an archaeological mitigation plan. The archaeological mitigation plan shall include but not necessarily be limited to evaluation, monitoring, historic building recording, proposed mitigation and a programme for publication and reporting including post excavation analysis, specialists reports and assessments and public engagement as set out within a written scheme submitted to and approved by the local planning authority.

REASON:

To ensure that any impact on the significance of unknown archaeological deposits is identified and mitigated to comply with Policy NBE8 of the Hart Local Plan and the NPPF.

- 16 Prior to commencement of the walled garden landscaping works as set out in the

submitted List of Works and as shown on on Plan number 2010/03/02E, written specifications of the hard and soft landscaping of the site shall be submitted to and approved in writing by the local planning authority.

Hard landscaping details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscaping details shall include planting plans, schedules of plants, noting species, plant size and proposed numbers/densities, as well as a programme for implementation. The details shall include a detailed programme of works, including timeframes for implementation.

The hard and soft landscaping of the site shall thereafter be implemented, retained and maintained in accordance with the approved details.

REASON:

To secure the enhancement of the designated landscape and gardens in accordance with policies NBE2 and NBE8 of the HLP32.

17. Prior to the commencement of any landscaping works shown on plan numbers 2010/03/03B and 2010/03/04D, written specifications of the hard and soft landscaping shown therein shall be submitted to and approved in writing by the local planning authority.

Hard landscaping details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures; proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

Soft landscaping details shall include planting plans, schedules of plants, noting species, plant size and proposed numbers/densities, as well as a programme for implementation. The details shall include a detailed programme of works, including timeframes for implementation.

The hard and soft landscaping of the site shall thereafter be implemented, retained and maintained in accordance with the approved

REASON:

To secure the enhancement of the designated landscape and gardens in accordance with policies NBE2 and NBE8 of the HLP32.

INFORMATIVES

1. The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:

The applicant was advised of the necessary information needed to process the application and once received, the application was acceptable and no further engagement with the applicant was required.

2. No builders' or contractors' vehicles, machinery, equipment, materials or anything associates with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to users.
3. Nothing connected with the development, or its future use should have an adverse effect on the right of way, which must always remain available for public use.
4. Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
5. The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, bats are a protected species, and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must be informed and a licence for development obtained from them prior to works continuing. For further information go to www.naturalengland.org.uk or contact Natural England (S.E. regional office) on 0238 028 6410.
6. Any heritage harm identified would need to be considered in the overall planning balance and it would need to be determined if the harm could be avoided and where it couldn't be then there would need to be clear and convincing justification for the development/works proposed.