

## Appendices

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**Appendix A: A.1. Pre-application Planning Statement**



**Nonsuch House and associated buildings / land,  
Westbrook Road, Bromham, Wiltshire, SN15 2ED**

**Pre-Application Planning Statement**

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## AZ URBAN STUDIO

### Pre-Application Planning Statement

#### **Nonsuch House and associated buildings / land, Westbrook Road, Bromham, Wiltshire, SN15 2ED**

Client: Boyce Group

Reference: AZ2338  
Status: PRE-APP  
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## 1. Introduction and summary of case

1.1. This Planning Statement has been prepared by AZ Urban Studio (Planning & Development Consultants) in support of a pre-application enquiry in relation to proposed development and works at Nonsuch House and associated buildings / land (“the Site”), as identified on the Site Location Plan submitted. Our team of planning consultants at AZ Urban Studio are experienced in shaping and delivering complex development proposals in sensitive rural and heritage environments, and have a strong track record in the South West of England taking such projects successfully through the planning process. For example, our work over the last decade to deliver *The Newt in Somerset*, centred upon the Grade II\* Hadspen House and engaging numerous other built and landscape heritage assets secured our team the *2020 RTPI Award for Excellence in Planning for Heritage and Culture*. Recent and ongoing projects in Wiltshire include comprehensive proposals secured for the Grade II\* listed Bolehyde Manor, and a range of projects engaging heritage assets at the Temple Estate near Marlborough. In all projects of this nature we see great value in pre-application engagement with the local planning authority, Historic England, and other appropriate stakeholders.

1.2. The proposals are for a comprehensive scheme of conservation-led enhancement to buildings and landscape, centred upon the Grade II\* listed and heavily fire-damaged Nonsuch House that is currently on the Historic England ‘Heritage at Risk’ register. The scheme proposes a sustainable and viable future for the Site as hotel and short-stay accommodation together with associated facilities and infrastructure, set within a greatly enhanced landscape setting.

1.3. The core components of the scheme set out in this pre-application enquiry are:

- a) Repair and appropriate alteration to Nonsuch House and gardens, together with change of use to hotel accommodation;
- b) Use of existing adjacent dwellings and buildings suitable for conversion as short-stay accommodation;
- c) Erection of new buildings for guest facilities (Welcome Building; Wellness Building, Artist’s Studio, Yoga Studio)

- d) Erection of Estate Manager's house and associated Estate Office and farm / forestry buildings
- e) Associated drainage, irrigation, primary and internal access, and parking infrastructure enhancements;
- f) Associated landscape enhancements;

1.4. The pre-application enquiry is submitted concurrently to Wiltshire Council and Historic England, to engage directly and purposefully upon the proposals set out for the future of this collection of buildings and associated landscape.

1.5. A comprehensive pre-application enquiry is submitted, reflecting the depth of investigation, assessment, option testing and design formulation that has taken place over nearly 24 months, to arrive at high quality, robust and deliverable proposals for the future of the Site and to rescue the primary at-risk designated heritage asset.

1.6. The following documents are provided, together with this Planning Statement, in support of the pre-application enquiry:

- Design and Access Statement (Clifton Development Studio)
- Existing and proposed drawings (Clifton Development Studio)
- Heritage Statement (Cursus Archaeology)
- Landscape and Visual Impact Assessment (ADSDF)
- Transport Assessment (Transport Planning Associates)
- Marketing Assessment (Lloyd Williams with Carter Jonas / Allsop)
- Ecology Assessment (Abricon)
- Arboricultural Assessment (NB Tree Management)

1.7. The purpose of this Planning Statement is to provide information which will assist the Council and Historic England in their assessment of the pre-application proposals against the relevant statutory and policy provisions. The report brings draws upon and brings together the findings of the specialist reports listed above and summarises the nature of the Site, the planning history and existing uses, the need for change and the current proposals, and how the proposals have been appropriately formulated to comply with national and development plan policies. The proposals have

been generated by Clifton Development Studio, who have strong experience of working within historic environment contexts in the South West of England.

1.8. This is an important project that engages considerations of economic development and the ‘saving’, enhancement and long term conservation of a presently ‘at risk’ Grade II\* listed principal building, together with other buildings (including non-designated heritage assets) and semi-rural landscape.

1.9. A summary of the case for the development is set out below:

- Nonsuch Estate has been in decline over recent decades, leading to the long-term owners (over 100 years) to put the estate on the market in 2019. After a difficult and extended sale process, a devastating fire occurred in February 2021 at the Grade II\* listed Nonsuch House resulting in extensive loss of the roof and upper floors, and the estate to be marketed once again with sale at auction. Having failed to sell at auction, Boyce Group purchased the estate by private treaty;
- Nonsuch House has been placed on the Historic England ‘Heritage at Risk Register’ in Category A following the fire, reflecting the possible total loss of the building. Upon purchasing the estate Boyce Group immediately erected a temporary roof covering on the building and boarded broken windows to prevent further water / weather damage. The building is in a perilous state. Other designated heritage assets at the estate associated with Nonsuch House are not at risk, but require investment and new uses to sustain them. The wider group of buildings that forms the setting of Nonsuch House similarly requires investment and future viable uses to sustain them;
- Boyce Group has assessed options for the future of Nonsuch House and the wider estate, and concluded that reconstruction and conservation of the house as a dwelling is not viable, as the cost of the required works do not justify the end value of what is a constrained country house;
- The estate as a whole is in a general state of disrepair and requires significant investment to restore buildings and landscape, and future uses that will be able to maintain them. There is much scope for enhancement of what has become a rather barren landscape setting to the buildings;
- The Site is located outside of any settlement boundary and therefore in the open countryside for planning purposes. There are no area or site specific planning policies or designations applicable to the Site;

- Statutory provisions require decision makers, in cases affecting a listed building or its setting, to *have special regard to the desirability of preserving the building or its setting*. National and local planning policy then identifies the importance of conserving heritage assets in a manner appropriate to their significance, including putting them to new uses consistent with their conservation;
- The National Planning Policy Framework (“the NPPF”) sets out (Chapter 6) how sustainable rural economic development including appropriate tourism and leisure facilities should be promoted. The Wiltshire Core Strategy (“the Core Strategy”) provides further support for hotel development, including through re-use of historic buildings outside of settlement boundaries, and rural economic development. The NPPF defines *Main Town Centre Uses* as including offices and tourism development (including hotels). The NPPF and Core Strategy directs *Main Town Centre Uses* to locations in Town Centres, as defined on local policies maps, in a sequential approach. The Planning Practice Guidance (“the PPG”) provides further guidance on the application of the sequential approach, noting that ‘*certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations*’. We consider that applies to re-use of a Grade II\* listed country house at risk and associated buildings and landscape for hotel and associated purposes.
- The previous established C3 use of the primary building cannot sustain the reconstruction and conservation needs of the building going forward. The proposals will both secure the future conservation and enhance the setting of the site’s heritage assets, whilst putting them to a viable use consistent with their conservation in accordance with chapter 16 of the NPPF *Conserving and enhancing the historic environment*.
- Associated with the change of use, proposals for alterations to the buildings internally and minor external alterations, together with a limited number of new buildings and appropriate site infrastructure are proposed, all having been informed by landscape and heritage assessment and designed to contribute to an overarching enhanced sense of place and distinctives to the estate;
- There will be no adverse impact upon protected species, and the restoration and replanting of the gardens and other landscape works provide a clear opportunity for significant biodiversity gains;

- On balance, the proposals represent sustainable development that finds support in both NPPF and Core Strategy policy and should be supported.

## 2. The Site and its context

2.1. The Site extends to 18ha and is located adjacent to the A3102 Westbrook Road, to the north of the village of Bromham. Westbrook, a small hamlet is located approximately 600m to the south west, along the A3102. The Site is located centrally between the larger settlements of Chippenham, Calne, Devizes, and Melksham, which are all between 5-7km away.

2.2. The Site can be summarised for planning purposes as follows, with further detailed assessment provided in the DAS, LVIA and Heritage Statement:

- Existing buildings, yards etc clustered in the north-west corner of the Site, in a generally linear format following Westbrook Road, with multiple vehicle entrance points;
- The majority of the Site is grazed pasture with a parkland appearance, with some areas cultivated as arable cropland;
- Strong enclosure from mature boundary hedgerows and the ancient woodland to the south (beyond Site boundary but within Applicant ownership), and notable trees within the Site.

2.3. The built area of the Site in the north-west corner contains the following:

- Nonsuch House and East Wing – large building (Grade II\* listed) containing two dwellings, extensively fire damaged, with associated gardens, pool, tennis court etc.;
- The Stables / Stable End / Gate Cottage / The Bungalow – four dwellings located to the north-east of Nonsuch House, with independent vehicle access;
- Agricultural barns, Estate office and Dovecote, located to the north-east of Nonsuch House
- Access drive from an existing field gate on Westbrook Road (formerly a main entrance into the site), providing a safe access for large vehicles associated with temporary works to stabilise Nonsuch House following fire damage

2.4. Alongside the Grade II\* listed Nonsuch House, the following designated heritage assets are located within the Site:

- Garden Walls and Summerhouse at Nonsuch House (Grade II)
- Walls and Gate Piers at Nonsuch House (Grade II)
- Outbuilding at Nonsuch House (formerly listed as Dovecote) (Grade II)
- Stable Block at Nonsuch House, consisting of the Stables / Stable End (Grade II)

2.5. The Site is not subject to any policy designations within the Wiltshire Core Strategy.

2.6. As described in detail in the DAS, the Site forms the core of what was once a larger rural estate that has been broken up and reduced in size over time. The remaining core of the estate focused around Nonsuch House, its gardens, farmstead, and associated agricultural land has experienced decline in recent decades and is now in a generally poor condition. The majority of the farming operations were off-sited many decades ago and relocated to the north at Nonsuch Nurseries (under separate ownership). Seasonal grazing and a small section of productive land remains amongst the parkland style setting at Nonsuch House.

### 3. Planning history

3.1. We have examined the Council's online planning register to ascertain the planning history of the Site, and this is summarised below by area / building.

#### Site wide / general

- PL/2022/09303 - Prior notification: Road (agricultural/forestry) – refused (30.12.2022) *This application was made by the current owner seeking to improve the operations of agriculture and forestry at the site, and was refused due to lack of information provided in relation to potential impacts on various planning considerations.*

#### Nonsuch House

- There is no history on the online register in relation to Nonsuch House

#### Other buildings

- PL/2023/00030 - Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses – refused (12.05.2023) *This application was refused as the Council considered that the buildings were 'curtilage listed' buildings, but all other aspects were considered compliant.*
- K/32612 - Conversion of former workshop into an office – approved subject to conditions (16.04.1996)
- K/86/1085 - Divide existing bungalow into two units and provide new road access – approved subject to conditions (19.02.1987)

3.2. The above is likely to be incomplete and a full records search of the Council's archives will be carried out in due course.

#### 4. The need for change and the development for which planning permission and listed building consent are sought

4.1. The challenges facing owners of historic rural houses and estates are well known. Reduced agricultural and forestry incomes are received in the face of ever-increasing costs associated with building maintenance and operation costs. As described in the DAS, the 21<sup>st</sup> century rural estate is often by necessity diverse if it is to remain intact.

4.2. Nonsuch House and estate is no different, and has also experienced unusual and catastrophic events that have added to the more ubiquitous difficulties facing rural estates. The Marketing Report prepared by Carter Jonas submitted as part of this pre-application enquiry sets out how the owners finally made the decision in September 2019 to market the estate for sale, at which time it was in 'fair condition', with the main house 'in a habitable condition but required modernising and required regular upkeep'. The Carter Jonas report documents how 22 months of marketing were undertaken, with 121 enquiries, 22 viewings and only 2 offers received (one of which was subsequently withdrawn). Feedback from viewings included concern regarding the position of the house immediately adjacent to a busy road, the extent of works and investment required to take the buildings to a good standard, and the costs of upkeep. The estate finally sold in June 2021 at below the already significantly reduced asking price. Carter Jonas conclude that the market for this type of property is very limited.

4.3. The devastating fire within Nonsuch House in February 2022 whilst the new owners were having maintenance work undertaken has created a significant further challenge for the future of the estate, as Nonsuch House is now wholly uninhabitable with no roof and extensive internal and structural damage particularly at the upper floors. The building was placed on the Historic England 'Heritage at Risk' Register with the entry noting:

|                         |                                                                                                |
|-------------------------|------------------------------------------------------------------------------------------------|
| <i>Condition:</i>       | <i>Very bad</i>                                                                                |
| <i>Occupancy / Use:</i> | <i>Vacant / not in use</i>                                                                     |
| <i>Priority:</i>        | <i>A – Immediate risk of further rapid deterioration or loss of fabric; no solution agreed</i> |

- 4.4. It is clear from the above that there is risk of complete loss of the heritage asset if intervention is not forthcoming.
- 4.5. In the face of such a challenge, the owners placed the estate on the market once again, with Allsop instructed to sell the property at auction in late 2022. The property failed to sell at auction with no enquiries or bids.
- 4.6. Boyce Group approached Allsop following the auction with an interest in the property, based upon a vision of significant investment in the estate as a high-quality leisure project, based around a range of visitor accommodation types, excellent facilities, and a historic environment and landscape setting. Boyce Group completed the purchase, and immediately set about stabilising Nonsuch House with a temporary roof covering to prevent further damage and loss of fabric.
- 4.7. A range of options for the future of the estate were assessed by Boyce Group at the time of purchase and discounted, as summarised below:
- a) *Restore main house, and maximise value through sale of remainder of estate in component parts* – The core failing of this approach is that the cost of restoring the main house exceeds the value of the end result, with the value of the house for private residential use limited by the presence of the road and the lack of privacy when other buildings land are sold off separately to fund the restoration. This approach is not a viable investment to secure funding to undertake, and would also result in fragmentation of the historic estate.
  - b) *Housing development* – An approach explored to extract value from the land to cross-subsidise works to restore Nonsuch House was housing development on land to the north-east part of the site, along the road frontage. Given the location of the site in relation to other settlements and services, housing development of any significant scale upon the Site was not considered feasible in planning terms and discounted.
  - c) *Restoration of Nonsuch House for office purposes* – Office use of rural buildings of historic interest set within a good quality rural environment and with good road access remain popular with occupiers, although the office market generally is suffering as companies downsize and allow

increased home working. However, the nature of the office market and rental values achieved do not support finance upon investment of the order required to bring the house back to a useable standard, nor the significant investment in associated access, parking and other infrastructure required to support such a use.

4.8. The vision and approach put forward by Boyce Group for the future of the estate is ambitious, dynamic, and crucially will secure the full restoration and viable future use of Nonsuch House - but it is also fundamentally grounded in the place and its values, represents high quality building and landscape design appropriate to context, and will enable a wide range of benefits to be secured both on site and in the wider economy and community.

4.9. The proposed primary use of the site as visitor accommodation with 45 bedrooms presents an opportunity to achieve economic, landscape and heritage benefits, namely facilitating a viable business that will be able to sustain the needs of the heritage assets, generating tourism and associated economic benefits for the rural area, and enhancing the appearance and significance of a grade II\* listed building and its immediate setting.

4.10. The key components of the proposals, and the key headline benefits of each, are summarised below (see DAS for full evolution and explanation of the proposals):

- a) Repair and appropriate alteration to Nonsuch House and gardens, together with change of use to hotel accommodation – *preventing loss of this at-risk designated heritage asset and providing a viable future use compatible with the significance of the building – the hotel use is very close to the format of a country house designed for living and entertaining guests; hotel use will contribute significantly to the local economy and create employment opportunities; opening up of the Estate to guests will provide an opportunity to explore what has been a private collection of historic buildings and associated landscape for the last four hundred years*
- b) Use of existing adjacent dwellings and buildings suitable for conversion as short-stay accommodation – *appropriate conversion and re-use of a number of redundant rural buildings (including heritage assets) and*

*change of use of existing dwellings – the ‘Farmstay’ area of the proposals provides diversity to the accommodation with larger units and self-catering, facilitating longer stays; visitor accommodation use will contribute significantly to the local economy and create employment opportunities*

- c) Erection of new buildings for guest facilities (Welcome Building; Wellness Building, Artist’s Studio, Yoga Studio) - *High-quality and beautiful buildings provided in support of the accommodation use appropriately located within the Site to preserve the landscape qualities and setting of heritage assets; operating in support of the primary use of the site proposed and will contribute significantly to the local economy and create employment opportunities*
- d) Erection of Estate Manager’s house and associated Estate Office and farm / forestry buildings – *operational facilities required to support the estate operation and manage the landscape / farmland / woodland; located sensitively in the working landscape*
- e) Associated drainage, irrigation, access and parking infrastructure – *a holistic masterplan approach is taken to the site to provide a comprehensive and sustainable approach to drainage, irrigation, and energy supply; access and parking is managed sensitively within the landscape, keeping all vehicles close to northern boundary of the site and north of the restored tree-lined avenue;*
- f) Associated landscape enhancements – *a range of landscape enhancements are proposed to reinstate lost historic landscape features, introduce new elements of interest and ecological / drainage value, and significantly enhance trees and woodland within the Site.*

## 5. Planning Assessment

### *Introduction*

5.1. The proposed development has been described above and is detailed on the submitted drawings and explored in detail in the submitted documents, principally within the DAS, Heritage Statement and LVIA.

### *Statutory provisions:*

5.2. Section 70(2)(a) of the Town and Country Planning Act 1990 sets out that in determining a planning application, the local authority shall have regard to the provisions of the development plan, so far as material to the application and any other material considerations.

5.3. This is reconfirmed at section 38 of the Planning and Compulsory Purchase Act 2004 which sets out that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, then the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.4. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act (1990) requires that decision makers, in considering whether to grant planning permission for development which affects a listed building or its setting, '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'.

### *Planning policy*

5.5. Planning policy at national level is provided by the National Planning Policy Framework (NPPF) (2023) and through National Planning Practice Guidance (NPPG).

5.6. The Development Plan for the site comprises the Wiltshire Core Strategy (January 2015), and the saved policies of the Kennet Local Plan 2011.

5.7. Wiltshire Council are preparing a new Local Plan for the district. The Local Plan Regulation 19 consultation closed in late 2023, and it is expected that the Local Plan will be submitted for examination later in 2024.

5.8. The relevant planning policies have been outlined below thematically, followed by a short evaluation of the outline proposal against these policies. For the purposes of this pre-application, we have focused on key planning policy areas associated with the proposals which in our judgement are:

- Principle of development;
- Design and Heritage;
- Landscape and arboriculture;
- Flood risk and drainage;
- Ecology;
- Access, parking & servicing;
- Sustainability

5.9. These key planning policy areas are assessed individually below.

## **Principle of development**

### *Introduction*

5.10. The principle of development in this case engages consideration of the loss of the existing lawful uses at the Site, and the change of use of existing buildings and provision of a new appropriately designed buildings to provide hotel and short-stay accommodation with associated supporting infrastructure and leisure facilities within a rural area.

5.11. Presently, the Site hosts a number of buildings in residential and agricultural use, as shown on the existing site plan provided. These can be summarised as:

- Nonsuch House – large dwelling (Grade II\* listed), extensive fire damage, with associated gardens, pool, tennis court etc.

- The Stables / Stable End / Gate Cottage / The Bungalow – four dwellings located to the north-east of Nonsuch House, with independent vehicle access
- Agricultural barns, Estate office and Dovecote, located to the north-east of Nonsuch House

5.12. There is no policy provision in the NPPF or Core Strategy that relates to protection of existing housing or residential uses, and therefore no explicit policy resisting loss of existing residential units or floorspace at the Site. In terms of the existing agricultural buildings, there is a range of policy support at NPPF and Core Strategy levels, together with extensive permitted development provisions, that promotes the conversion of such buildings to new uses to promote rural economic development.

5.13. Moreover, the Grade II\* Nonsuch House - in a perilous condition following extensive fire damage in early 2022 and currently on the Historic England 'Heritage at Risk' register - requires extensive reconstruction works to conserve it and avoid total loss. As set out in section 4 above, the property was widely marketed but failed to sell as a residential refurbishment project and therefore consideration of alternative viable uses to secure and sustain it are required, as supported by NPPF para 203.

### *Policy*

5.14. Turning to consideration of the principle of the proposed uses at the Site, planning policy at national and local levels provides strong support for appropriately scaled rural economic development including rural tourism and leisure developments, where they respect the character of the countryside and where possible are based upon re-use of existing buildings. As noted above, national planning policy also supports putting heritage assets to viable uses consistent with their conservation.

5.15. The NPPF at Section 6, under the sub-heading *Supporting a prosperous rural economy*, sets out how planning policies and decisions should enable (a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings, and (c) sustainable rural tourism and leisure developments which respect the character of the countryside.

- 5.16. Wiltshire Core Strategy provides further support for rural economic development in policies 39 *Tourism development*, 40 *Hotels, bed and breakfasts, guest houses and conference facilities*, and 48 *Supporting rural life*.
- 5.17. Policy 40 *Hotels, bed and breakfasts, guest houses and conference facilities* is directly related to the proposals. The supporting text at paragraph 6.31 identifies that there is a lack of both budget and high quality leisure accommodation, with hotel accommodation having been lost in the past to residential use. Policy 40 sets out how new hotel development will be supported, including (iii) outside of settlements, where the proposals involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be. It goes on to state that proposals must not have a detrimental impact on the vitality of the town centre and avoid unacceptable traffic generation.
- 5.18. Policy 39 *Tourism development* recognises the strength of Wiltshire's natural and historic environment in attracting visitors, including to rural areas. Paragraph 6.30 usefully summarises how:
- 'Wiltshire's built and natural environment is a key part of the tourism product and the future success of the area's tourism industry is, in many ways, dependent on the effective management and conservation of the environment'*
- 5.19. The policy sets out how, outside of Principal Settlements and Market Towns, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings. Any proposal needs to carefully consider the need to protect landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction.
- 5.20. Policy 48 *Supporting rural life* applies to development outside of settlements and seeks to protect the countryside and local distinctiveness, support the sensitive reuse of built assets, and improve access between places and to services. The policy provides support for the conversion and

re-use of rural buildings, including for tourism purposes, where the building is capable of conversion, can be served adequately by access and infrastructure, has reasonable access to local services, and where conversion or re-use of a heritage asset would lead to its viable long term safeguarding.

- 5.21. Policy in the NPPF at Section 7 *Ensuring the vitality of town centres* and in Wiltshire Core Strategy Policy 38 *Retail and leisure* seeks to direct proposals for main town centre uses to town centres in a sequential approach based upon settlement and centre hierarchy. The NPPF at paragraph 93 sets out how the sequential approach should not be applied to small scale rural development.

### *Assessment*

- 5.22. The proposals for Nonsuch House and associated land / buildings represent a comprehensive and ambitious vision for the future of the estate, as described in detail in the DAS submitted. The challenges and opportunities presented by the Site are unique to the place and circumstances, and the resulting holistic proposals represent a high quality, sustainable, and viable response to those particular opportunities – it is therefore not surprising that the proposals do not fit wholly or neatly within any particular planning policy. Rather, the overall vision and objectives for the site start with the challenge of saving and conserving a Grade II\* listed building, enhancing its setting, and securing a viable future for the estate to remain intact and functioning as a diverse and sustainable rural ‘ecosystem’ for the 21<sup>st</sup> century. Such an approach finds strong alignment and support with the objectives and requirements of relevant planning policy at national and local level as summarised below.

- 5.23. Whilst the proposals do not neatly accord with Core Policy 38 regarding town centre siting and sequential test, it must be acknowledged that the Site is clearly an exceptional case as the primary consideration is an at-risk Grade II\* listed building that requires a viable use and investment, and the nature of the ‘country estate’ accommodation to be provided in conjunction with the landscape offer is a location-specific form of development that could not be located in a town centre. The PPG provides further guidance on the application of the sequential approach, noting that

*‘certain main town centre uses have particular market and locational requirements which mean that they may only be accommodated in specific locations’.* We consider that applies to re-use of a Grade II\* listed country house at risk and associated buildings and landscape for hotel and associated purposes.

5.24. Core Policy 40 part (iii) also provides explicit support for out of settlement hotel-based development, where it would conserve historic interest of buildings and landscape, and we consider compliance with that policy outweighs any conflict with the general principal of policy 38. Put simply, when trying to save an at risk Grade II\* listed building, it is illogical to seek other locations for the viable use and investment that can save the heritage asset.

5.25. *Hotel / short-stay accommodation uses of existing buildings and small-scale new development* – At the heart of the scheme is the proposed use of Nonsuch House as the core hotel offer, providing a viable future use consistent with the heritage significance of the building that will enable the necessary investment to be made in the reconstruction and conservation of this important designated heritage asset. Other adjacent buildings already in residential use will be used as short-stay accommodation, offering larger family units to provide a diverse guest offer. Existing agricultural buildings will be converted to short-stay accommodation. A total of 45 bedrooms of guest accommodation are proposed across all buildings, with 18 of those being located within Nonsuch House. Only 3 rooms are proposed within a new-build structure, which is the new Gate House. The proposed hotel and short-stay guest accommodation resulting from the change of use of existing buildings (including securing the viable future use of designated heritage assets) and small-scale new development at the Site finds support in the NPPF at sections 6 (para 88) and 16 (para 203), and in the Core Strategy within policies 39, 40 and 48.

5.26. *Associated new facilities proposed in support of hotel / short-stay accommodation* – To support the primary hotel / guest accommodation use, four new buildings are proposed. These have been sensitively designed and appropriately located within the landscape and setting of the historic

buildings, and provide the supporting functions required for a hotel use of this nature. These buildings are:

- Hotel spa building and associated colonnade – single storey new building located on the site of the current tennis court, with colonnade providing shelter for guest to walk to adjacent accommodation;
- Welcome Building – a distinctive arrival point for guests, containing reception and guest services area, restaurant, and range of operational 'back of house' functions;
- Boat House (Artist's Studio) – small flexible lakeside studio space to host classes etc for guests; and
- Yoga Studio – small flexible space set within the quiet agricultural landscape to provide a retreat for guests.

The provision of appropriately designed new buildings ancillary to the primary use of the Site for tourist accommodation purposes finds support in NPPF section 6 and Core Strategy policy 39.

5.27. *New agricultural / forestry buildings and manager's residence* – The existing agricultural buildings at the Site are unsuited to modern machinery and practices, and it is desirable to re-locate this working landscape function away from the proposed guest accommodation for amenity purposes. New modern agricultural barns are proposed in the south-east corner of the Site, in an area of low and sheltered ground and well positioned in relation to the landscape and woodland that is to be managed. A site manager's residence is proposed as part of this cluster. These buildings are necessary for the management of the landscape within the Site, and the barns could be approached as agricultural / forestry permitted development through prior notifications. The site manager's residence is necessary for ongoing management of a diverse estate of this size, and we would envisage this being considered as a replacement and relocation of one of the five dwellings proposed to be lost at the Site as opposed to a net additional dwelling.

## Summary

5.28. The proposed primary hotel / short-stay guest accommodation use of the Site is centred upon the 'at risk' Grade II\* listed Nonsuch House, and will provide a viable use that will enable the full restoration and future conservation of the building, together with significant enhancement to its landscape setting. Other existing buildings at the Site are to be converted to short-stay visitor accommodation, and a small number of associated facilities / services buildings provided, together with new forestry / agricultural buildings cluster and a site manager's house.

5.29. The proposals find strong support in principle in planning policy at national and local level, as they will secure the optimum viable future use for the primary designated heritage asset, deliver sustainable rural economic development based upon re-use of existing buildings with provision of some high-quality and beautiful new buildings, and provide significant landscape and biodiversity enhancements (see further sections below). The comprehensive masterplan proposals for the site represent a viable future estate strategy that will deliver and maintain sustainable development.

## Design and Heritage

### Policy

5.30. NPPF section 16 *Conserving and enhancing the historic environment* sets out how local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 202 sets out how the deteriorated state of a heritage asset as a result of *deliberate neglect or damage* should not be taken into account. Paragraph 203 requires that local planning authorities 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.*

5.31. Paragraph 205 goes to set out how when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 208 sets out how where a proposal will lead to less than substantial harm to a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.32. NPPF Section 12 *Achieving well-designed and beautiful places* outlines how the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

5.33. Core Strategy Policy CP57 *Ensuring High Quality Design and Space Shaping* states that proposals should make a positive contribution to the character of Wiltshire by enhancing local distinctiveness by responding to the value of the natural and historic environment.

5.34. Core Strategy Policy CP58 *Ensuring the conservation of the historic environment* requires that development should protect, conservation and where possible enhance the historic environment. The policy goes on to set out how the potential contribution of heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57. It concludes by setting out how heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged, and the advice of statutory and local consultees will be sought in consideration of such applications.

## Assessment

5.35. The proposals for Nonsuch House and the wider estate have been formulated by Clifton Design Studio in conjunction with Cursus Archaeology and have been informed by extensive research and assessment of the heritage values and significance associated with the buildings and Site. The proposals represent a palette of works through conservation, adaptation, and new work, and represent high quality design appropriate to context and the heritage significance of the heritage assets engaged. The heritage assets, including the principal ‘at risk’ Grade II\* listed Nonsuch House will be conserved in a manner appropriate to their significance and put to viable uses consistent with their conservation. In doing so a wide range of further benefits including social, cultural, economic and environmental benefits for the area will be secured. New development within setting of the heritage assets has been designed to make a positive contribution to local character and distinctiveness, and will deliver high quality, beautiful, and sustainable buildings.

5.36. Full details of the proposals are set out in the DAS and scheme drawings, and assessed in detail in the Heritage Statement provided. A summary of the key attributes of the proposals in terms of design and heritage is provided below:

- At the macro or Estate scale, the proposals are guided by the morphology of the Site and its historic development, and primarily focus new development and associated infrastructure to the north, as a continuation of the secondary and tertiary buildings that have evolved over time in support of the principal asset. The proposals for the Manager’s House and associated Estate Buildings are an appropriately remote function located within the wider landscape, away from the heritage assets. Other minor buildings new buildings within the landscape are small in scale and carefully integrated into their immediate setting to appear folly-like, in the tradition of the country estates and buildings created to facilitate enjoyment and appreciation of the landscape.
- Nonsuch House is to be brought back into a state near-identical to its previous form, layout and appearance, with the proposed hotel use

having a very close functional relationship with the original use of the property as a large country house for entertaining guests etc. The series of elevation and plan diagrams in Section 4 of the DAS illustrate well the process of returning the building to that near-identical form following the extensive loss as a result of the fire. The demolition diagrams show how minimal the proposed further adjustments to the building are, and these are all assessed and justified in the Heritage Statement provided. The proposed works vary in level of intervention moving up through the building, in accordance with the strategy of preserving what remains salvageable in terms of building fabric following the fire. At ground floor much can be saved, whereas at first floor, attic floor and roof level extensive new work is required. Where new work is required the opportunity to add modern structure and services is taken, whilst maintaining the appearance of the building. The garden and wider landscape setting of Nonsuch House are enhanced as set out in the *Landscape* section below.

- The Farmstay area of the proposals incorporates the collection of buildings and yards to the north-east of Nonsuch House – the historic *Farmstead* that grew over time in support of the house is now reinterpreted as the *Farmstay*, providing a series of short-stay accommodation units in associated with the main house hotel use. Where buildings are already in residential use minimal or no works are required, whilst other buildings currently in agricultural use are proposed to be sensitively converted to provide for their new use, as detailed in the DAS.
- The two main new buildings proposed – the Wellcome Barn and the Hotel Spa – have very different forms but have each been designed to carefully integrate within the existing cluster of buildings as secondary elements. The Wellcome Barn uses a traditional agricultural barn form and appearance to manage a necessary scale and range of functions. A contemporary interpretation of the traditional barn forms of the local area, it will appear familiar and interesting, whilst also clearly utilitarian and discernibly supporting of the historic buildings beyond. The Hotel Spa takes a different approach of a single storey scale, with a form and appearance that integrates with the landscape, reducing the perception of the building, in line with its function as a place of quiet retreat.

5.37. The Heritage Statement concludes that the development has been formulated holistically within an overall masterplan for the site, and represents sensitive adaption and addition that will secure the optimum viable use of the principal heritage asset, whilst conserving and enhancing the wider special qualities of the place. The estate will be opened for semi-public use (i.e. paying visitors), which will better reveal the significance of the heritage assets to a wider audience without detriment.

5.38. Our assessment of the proposals is therefore that any harm to designated heritage assets is the minimum level that can be achieved whilst securing the future viable use of the assets as a whole (including the principal at-risk asset), a range of public benefits ranging from biodiversity to economic benefits will be secured, and the proposals are therefore justified on balance.

## **Landscape and arboriculture**

### *Policy*

5.39. NPPF Section 15 Conserving and enhancing the natural environment sets out how planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the intrinsic character and beauty of the countryside.

5.40. Core Strategy Policy CP51 (Landscape) states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

### *Assessment*

5.41. The proposals have been informed by, and developed in conjunction with, the Landscape and Visual Impact Assessment (LVIA) work carried out by ADSDF Ltd. A detailed LVIA report and associated images / diagrams is provided as part of the pre-application enquiry, and should be referred to for

detailed consideration of landscape matters, together with the relevant sections of the DAS. A summary of landscape matters at this stage in relation to planning policy objectives and requirements is set out below.

- 5.42. The purpose of the LVIA report is set out the baseline conditions and the sensitivity of landscape and visual receptors, and establish the nature of the impact that will arise from the proposed development. Feedback from the LVIA process has informed the proposals presented.
- 5.43. The Site is not within any designated landscape area, but does form the setting of Nonsuch House and associated outbuildings and gardens, currently in a poorly managed condition.
- 5.44. The proposals have been strongly influenced by the landscape and represent a ‘landscape led’ approach to design, and from a character perspective will not result in loss of any landscape resources beyond those that are typical and common. Any such losses as a result of the development will be mitigated by the reinstatement of landscape features, proposed gardens and landscape designs, as well as the reconstruction and reuse of Nonsuch House.
- 5.45. Key landscape features of the proposals have been informed by both historic and new key axial views through the site, whilst original features such as the Walled Garden will be reinstated and the protection of the original avenue trees form part of the landscape proposed.
- 5.46. Other notable aspects of the proposals in landscape terms include:
- Enhanced access to the currently private estate landscape as a result of the hotel and visitor accommodation proposals, with users of the public right of way also able to benefit from the enhanced landscape;
  - Formation of an ornamental reservoir with liminal edges;
  - Planting of a buffer zone of deciduous tree planting to protect the ancient woodland to the south of the Site, together with enhanced management of the woodland;
  - Protection of all veteran trees and avoidance of development in their respective protection zones;

- Reinstatement of lost landscape features such as the proposed tree lined avenue;
- Formalisation of pasture land into a series of grazing paddocks;
- Overall significant enhancement to green and blue infrastructure networks;
- New buildings are sensitive to views and the existing buildings in terms of scale and positioning, take influence from the local vernacular, and have a horizontal emphasis when closer to Nonsuch House. Proposed new buildings integrate with the landscape as a result of the collaborative design approach.

5.47. The LVIA report concludes that the landscape design when viewed as a whole is of high benefit and low impact, embodying conservation enhancement principles. As the proposals meet the objectives and requirements of NPPF and Core Strategy policy with regard to landscape they should be supported.

## **Flood risk and drainage**

### *Policy*

5.48. NPPF Section 14 *Meeting the challenge of climate change, flooding and coastal change* sets out how major developments should incorporate sustainable drainage systems and where possible, provide multifunctional benefits.

5.49. Core Strategy Policy CP67 *Flood Risk* requires that development is directed towards areas of low flood risk in line with national policy, and that all new development includes sustainable drainage measures where feasible.

### *Assessment*

5.50. Published data by the Environment Agency confirms that the site is wholly within Flood Zone 1 and also at no risk of surface water flooding.

5.51. The proposals for the site have been formulated with expert advice from Earth Environmental and Miles Water Engineering regarding

sustainable drainage, and ensuring that opportunities to effectively manage water sustainably within the site are maximised. Section 8 of the DAS exploring *Landscape* provides a summary explanation of how sustainable drainage considerations have been incorporated into the landscape design, with the key elements being:

- At the heart of the site a new pond and lake are proposed, providing a picturesque focal point in the landscape and significant water storage capacity for irrigation. The pond will maintain a constant water level and provide new wetland habitat, whilst the lake will fluctuate in level with the seasons, and provide rainwater attenuation for the wider site landscape with discharge into Clacker's Brook to the south;
- All pathways and tracks proposed will be a hoggin-type surface typical of rural estates, and will provide a good degree of permeability to surface water;
- Hard landscape areas will be designed to drain locally to ground;
- Extensive localised rainwater storage to buildings will be provided and used locally in grounds / gardens maintenance;

5.52. Foul drainage for the site is to be provided by a new private treatment plant on site, with outflow into the pond and irrigation lake.

5.53. Full details and assessment of the drainage proposals will be provided in a Flood Risk Assessment and Sustainable Drainage Report at full application stage.

## Ecology

### *Policy*

5.54. NPPF Section 15 *Conserving and enhancing the natural environment* sets out how development should minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

- 5.55. Core Policy 50 Biodiversity and Geodiversity requires that development proposals must demonstrate how they protect features of nature conservation and geological value, avoid disturbance to sensitive species and habitats, and seek opportunities to enhance biodiversity.
- 5.56. Achieving a minimum of 10% Biodiversity Net Gain is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

### Assessment

- 5.57. The proposals for the site have been developed with guidance from specialist ecology consultant Abricon, integrated with the landscape masterplanning of the wider design team. A *Preliminary Ecological Appraisal* (PEA) report has been prepared by Abricon and is submitted as part of the present pre-application enquiry. The PEA sets out the existing ecological value of the site (following field surveys and preliminary bat roost assessment of buildings in September 2023), and potential ecological constraints and opportunities relating to the proposed development, which have informed the shaping of the pre-application proposals.
- 5.58. The PEA identifies the baseline ecological conditions of the site as:
- majority of site area is modified grassland, with scattered trees and lowland deciduous woodland (NB the ancient woodland area is excluded from the site);
  - a pond, hedgerows, a stream and traditional orchard (priority habitats) within the walled gardens;
  - small areas of maize crops, other neutral grassland, formal gardens and a swimming pool (non-priority habitats);
- 5.59. In terms of habitats, Wyatt's Wood and The Coppice Local Wildlife Site are in the applicant's ownership, but not included in the site. The proposals seek to retain and protect the majority of the priority habitats identified on the site, with the exception of a small section of the northern hedgerow. Whilst the proposals will result in the loss of areas of grassland as well as cropland habitats on site, extensive new planting and habitat creation

is proposed including trees, woodland and meadow planting together with a new irrigation lake.

5.60. In terms of protected and notable species, 5 buildings were identified as confirmed bat roosts, and several further buildings were assessed as having potential roosting features. 6 buildings were not assessed as the proposals do not include physical works to their roof areas. Areas of the site have suitability for ground nesting birds, reptiles, amphibians (including GCN), and dormice. An active badger sett was identified within the ancient woodland area (excluded from the site).

5.61. The PEA sets out a number of recommendations for further survey work that will be required to inform and support a full planning application, including:

- Bat activity surveys of buildings;
- Ground level tree assessment of any trees to be removed or otherwise affected;
- Reptile surveys including eDNA of pond, and
- Badger surveys.

5.62. It should be noted that the decision to exclude the ancient woodland area to the south from the application site, and plant a woodland buffer zone, has arisen a direct result of the PEA and therefore the red line site boundary shown in the PEA is not current in that regard.

5.63. The proposals – both in relation to buildings and landscape – will be further informed by continued ecological survey work undertaken and the progression of a BNG assessment. The design team are confident that the extensive and carefully considered landscape enhancements proposed can deliver well in excess of the required 10% BNG, and appropriate mitigation can be provided in relation to any impacts on priority or protected species to meet the objectives and requirements of NPPF and Core Strategy policy.

## **Access, parking & servicing**

### *Policy*

5.64. NPPF section 9 *Promoting sustainable* transport sets out how the planning system should actively manage development to promote sustainable travel choices, but recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas. Paragraph 114 sets out how specific applications for development should take up appropriate opportunities to promote sustainable transport modes given the type of development and location, provide safe and suitable access for all users, design streets and parking in line with national guidance, and ensure that any significant impacts on the transport network are mitigated to an acceptable degree. Paragraph 115 states 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. Paragraph 117 requires all developments that will generate significant amounts of movement to be supported by a transport statement – a pre-application Transport Statement prepared by TPA is provided as part of the present enquiry, and sets out full details of transport and movement matters in relation to the site and proposals.

5.65. Wiltshire Core Strategy Policy 60 *Sustainable* transport sets out the council will seek to reduce the need to travel and encourage sustainable movement of people and goods. Policy 61 *Transport and new development* sets out how Transport Assessments should demonstrate how consideration has been given to the need of all transport users, that the proposal is capable of being served by safe access to the highway network, and that fit for purpose servicing of development is provided. Where appropriate, travel plans will be required to encourage the use of sustainable transport alternatives. Policy 62 *Development Impacts on the Transport Network* states that developments should provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.

5.66. The Council's parking standards are set out in the *Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy*.

## Assessment

- 5.67. The development proposals have been formulated in coordination with TPA to ensure that the above policy objectives and requirements can be met as appropriate to a project of this nature in a semi-rural location. Full details are provided in the Transport Statement, and summarised below for planning assessment purposes.
- 5.68. A new primary access to the site is proposed in the form of a priority junction taken from the A3102 c.330m east of Nonsuch House, making use of an existing field access which has long provided access to the site. The existing field access is to be enhanced to achieve appropriate visibility splays and turning radii, all informed by survey data findings. Limited sections of hedgerow require translocation to achieve appropriate visibility splays, and the entrance will be formalised with a new section of Cotswold stone wall. The entrance is designed to provide two-way vehicle movement and gates are well set back from the highway into the site. The existing access points to Nonsuch House and associated buildings will be retained and utilised as secondary accesses when required.
- 5.69. Pedestrian and cycle use within the site is prioritised by design, and guests will be encouraged and enabled to explore the immediate area by non-vehicle means, including through provision of hotel bicycles. The existing public right of way through the site is maintained. Due to the location and nature of the use proposed, pedestrian and cycle modes of arrival are expected to be limited for guests, but will be encouraged for local members of staff through a range of measures.
- 5.70. Vehicle parking is provided in a new landscaped area located adjacent to the entrance, with the objective of ‘capturing’ vehicles upon entry and maintaining the bulk of the site car-free for guest enjoyment. A total of 91 parking spaces are provided as set out in Table 4.1 of the TS, in accordance with the Wiltshire LTP Car Parking Strategy.
- 5.71. All servicing and delivery requirements of the proposals are fully and appropriately incorporated, including for an 11.2m refuse vehicle as shown on the tracking drawings provided.
- 5.72. In terms of trip generation, Section 5 of the TS sets out an assessment of the proposals using a ‘worst-case scenario’ of movements,

whereas due to the nature of the hotel, grounds, and facilities proposed it is likely that guests will generally remain on site during their stay to enjoy the Estate. Peak trip AM trip generation of 17 vehicle trips and PM peak 30 vehicle trips are identified in the TRICS model.

5.73. The TS concludes that the proposals would not result in any material impact on the surrounding highway network and the access proposals would be suitable to accommodate the anticipated movements.

5.74. As the proposals incorporate appropriate measures to encourage sustainable transport within this type of location, have been designed to accommodate the needs of all users, have appropriate access to the highway network and will have any material impact on operation of the safety of the network they are considered to comply with relevant NPPF and Wiltshire Core Strategy Policy, together with the Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy.

## Sustainability

### *Policy*

5.75. The Wiltshire Core Strategy places sustainability at the heart of planning policy for the area, and includes as *Strategic Objective 2* ‘Addressing climate change’, noting that the planning system can contribute by delivering the most sustainable development and shaping communities that are resilient to the unavoidable consequences of a changing climate.

5.76. Core Policy 41 *Sustainable construction and low carbon energy* goes on to set out how sustainable construction and low-carbon energy will be integral to all new development in Wiltshire, and identifies a range of measures as examples of construction methods and low-carbon energy sources that should be evaluated for inclusion in proposals, including for retrofitting of existing buildings. Major developments should include *Sustainable Energy Strategies* within planning submission documentation.

### *Assessment*

- 5.77. The proposals for Nonsuch House and wider estate have been formulated with an integrated approach to sustainability from the outset, drawing upon the inherent opportunities for integrated approaches that masterplanning at an ‘Estate’ scale bring, as well as smaller scale opportunities on an individual building scale.
- 5.78. Section 12 of the DAS outlines the key components of the Sustainability Strategy for the proposed development at this early design stag, which include:
- Sensitive provision of thermal efficiency upgrades to Nonsuch House fabric in new work (new roof works, secondary glazing), and supply of primary heating through ASHPs;
  - Proposed new Health and Wellbeing buildings to be 100% self-sufficient and carbon neutral with incorporation of PV panels and ASHPs;
  - Manager’s residence and Estate Buildings to be 100% self-sufficient and carbon neutral;
  - An integrated drainage strategy making extensive use of recycled water and providing storage on site for estate irrigation needs.
- 5.79. The overarching energy strategy is to provide 100% green electricity with over 200 PV panels incorporated sensitively, alongside 44 ASHPs to provide heating. There is also potential for a battery storage facility to be incorporated into the plant room of the Spa Building. Any additional winter supply of electricity required from external sources will be sourced from green energy providers.
- 5.80. Within the site, estate service vehicles will as far as practicable be electric and charged using site-generated electricity, and bicycle stores and estate bikes will be provided to encourage guests to enjoy cycling within and beyond the site. Guest EV charging points will be provided within the car park to meet and exceed the current Wiltshire Council requirements.
- 5.81. Dedicated waste and recycling storage and collection facilities have been designed into the proposals from the outset and are shown on the proposed site plan.

- 5.82. The Applicant is committed to pursuing an 'Estate Ecosystem' approach, making use of all opportunities afforded by the size of the site and the diversity of the landscape to enable the future operations at the estate to be a best-practice model of sustainable development. This will be set out fully at application stage in a Sustainable Energy Strategy.

## 6. Conclusion

- 6.1. This pre-application Planning Statement has explained the background to the current problematic status and condition of Nonsuch House and wider Estate, and how Boyce Group has made the bold step of purchasing the property in such a condition and formulated a vision that presents the opportunity to save the at-risk listed building and give it a new future at the heart of a sustainable and dynamic Estate.
- 6.2. The proposals presented in this pre-application enquiry have been formulated with input from a full and appropriately qualified team of consultants to ensure that the vision for the future of the Site is robust, high quality, justifiable, and deliverable.
- 6.3. The planning assessment set out above demonstrates how the proposals find strong support in planning policy at National and Local levels, and can deliver upon the full range of objectives and requirements of those policies, to secure sustainable development and the future reconstruction, conservation, and viable use of the various heritage assets engaged.
- 6.4. We look forward to the review our pre-application submission by the Council and Historic England and would be grateful for a meeting on site with Officers at the earliest opportunity to fully explain and explore them in more detail.