



**Sedgefield Borough Council**

**Draft Windlestone Hall SPD**

**Sustainability Appraisal Report**

**February 2008**

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## Non-Technical Summary

### Introduction

- i) Sedgefield Borough Council has begun the production of a document that will provide detailed advice and guidance for the public and developers, covering the development potential of Windlestone Hall and surrounding area.
- ii) The document, called a Draft Supplementary Planning Document, contains a list of fourteen draft recommendations that the Council would like all developers to use within development proposals for Windlestone Hall.
- iii) The key aim of the Draft SPD is to ensure that it contributes to Sustainable Development, in other words it must be sustainable. This means that development of Windlestone Hall should meet the needs of the community whilst protecting the local and global environment. To make sure that the Draft SPD is sustainable, it has gone through a process called Sustainability Appraisal.

### What is Sustainability Appraisal?

- iv) Sustainability Appraisal is a process that is used to identify and predict the good and bad consequences that a particular action (*i.e.* a development proposal) will have on the local economy, community and the environment. It also suggests how the proposed action should be changed to avoid or reduce the bad consequences and if possible, increase the good consequences.

### Results of the Sustainability Appraisal

- v) The majority of the draft recommendations will have good consequences on the sustainability of Sedgefield Borough. However, the Sustainability Appraisal has identified that some of the draft recommendations would have some minor environmental impacts that will need to be prevented. These are briefly summarised below;
  - **Loss of biodiversity** (*i.e.* plants and animals and the places that they live in). Windlestone Hall is not just important for its Listed Building status but also for its historic park and garden. These areas (and also the buildings themselves) are likely to be homes for a wide variety of plants and animals *e.g.* protected species of bats. Care will have to be taken during the development to ensure that these plants and animals are not damaged or disturbed. There is also a large potential to create more places for the plants and animals at Windlestone Hall to live.

- **Increasing energy use contributing to Climate Change** (*e.g.* carbon dioxide emissions). The development will require an increased use of energy for heating and lighting. There is potential to improve energy efficiency and install renewable energy generation on the site to power the development.
  - **Demolition waste.** If some of the modern and unsympathetic buildings are demolished this will produce waste that will require disposal. This waste could be re-used and/or recycled in the development so that as little as possible of the waste will need to go landfill
- vi) A full and detailed description of the anticipated consequences of the Draft SPD on the sustainability of the Borough is contained within this report.

## How to Comment on this Report

The Draft Windlestone Hall Supplementary Planning Document provides detailed advice and guidance covering the development potential of the Listed Buildings and surrounding area. The Sustainability Appraisal Report should be read in conjunction with the Draft Windlestone Hall Supplementary Planning Document. These documents are the subject of a formal consultation exercise from \*\*\*\* until \*\*\*\* 2008. Sedgefield Borough Council genuinely welcomes the active and constructive involvement of local people, and wishes to increase the levels of public participation in the planning policy process. The Local Development Framework: Statement of Community Involvement (June 2006) sets out how the council is encouraging greater levels of participation.

**Copies of all the relevant documents are available from the Council's Planning section at the Council's Spennymoor offices (see the address below), or by phoning the section on 01388 816166. Copies have also been placed for inspection at all libraries.**

The documents are also available on the Council's web site on [www.sedgefield.gov.uk](http://www.sedgefield.gov.uk)

Comments must be in writing, and should specify the matters/paragraphs to which they relate.

Comments should be sent to:

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DL16 6JQ

or by e-mail to: [cmyers@sedgefield.gov.uk](mailto:cmyers@sedgefield.gov.uk)

ALL COMMENTS MUST BE SUBMITTED BY \*\*\*\* 2008

The Supplementary Planning Document will be adopted, following the consideration of all responses, by the autumn of 2008.

Sedgefield Borough Council telephone number: **01388 816166**

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 Lãngüagê Liñè

## **Chapter 1**

### **Introduction**

- 1.1. This is the Sustainability Appraisal Report for the Draft Windlestone Hall Supplementary Planning Document (SPD). This report should be read in conjunction with the Draft SPD.

### **Sustainability Appraisal**

- 1.2. The Planning and Compulsory Purchase Act 2004 made it mandatory that a Sustainability Appraisal (SA) should be performed on all Local Development Documents (LDDs). The purpose of SA is to promote Sustainable Development by integrating social, environmental and economic considerations into the preparation of LDDs and planning policies. SA involves identifying and evaluating the effects of a plan on the three principles of Sustainable Development; our society, the environment and the economy. The SA also suggests how to avoid or reduce any negative impacts and identifies where positive effects could be enhanced.
- 1.3. It is the Council's opinion that as the Draft SPD will not have any significant environmental impacts, it does not require a Strategic Environmental Assessment. The Council has followed Government "guidance"<sup>1</sup> for the Sustainability Appraisal of the Draft SPD.

### **Sedgefield Borough Council Local Development Framework**

- 1.4. The planning system is one of the most important processes by which Sustainable Development can be achieved. The Planning and Compulsory Purchase Act 2004 made Sustainable Development and the achievement of sustainable communities central to the new planning system. The Act also requires Sedgefield Borough Council to prepare, maintain and regularly review a new style development plan; called the Local Development Framework (LDF).
- 1.5. The LDF will comprise a number of separate documents that will be produced incrementally and will progressively replace the existing Sedgefield Borough Council Local Plan.
- 1.6. The Council has recently published the Core Strategy Development Plan Document (DPD)<sup>2</sup>. It provides the strategic planning framework for the Borough. It also sets out the vision, spatial strategy and core policies for meeting known and anticipated development requirements to 2019.

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<sup>1</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, ODPM (2005)

<sup>2</sup> LDF Core Strategy DPD Sedgefield Borough Council 2007

## Draft Windlestone Hall SPD

- 1.7. The Draft SPD has been prepared to guide the redevelopment of Windlestone Hall, that respects the intrinsic value of the Grade II\* Listed Building, its setting and other constituent elements that are currently being offered for sale. It provides detailed advice and guidance covering the development potential of the Listed Building and surrounding area.
- 1.8. The Draft SPD contains a list of fourteen recommendations that it is hoped will be used to inform any future development proposals of Windlestone Hall. These recommendations are listed below in **Table 1** and are the subject of this Sustainability Appraisal report.

<b>Draft SPD Recommendations</b>
a) Prepare (at the outset) a thorough appraisal of the archaeological and historic character and potential of the property
b) Prepare a site-wide Conservation Plan as a primary objective which must demonstrate a sound understanding of the heritage asset, the relative significance of its component parts and identified threats and opportunities
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order
d) Remove all unsympathetic, uncharacteristic and relatively recent additions and alterations to Windlestone Hall and its curtilage in order to preserve and enhance the historic buildings and their setting within the Windlestone Conservation Area
e) Carefully restore all the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces inside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably
f) Maximise the adaptation of the listed buildings but within the constraints set by the special architectural and historic character associated with this site, this to be based on appropriate research and condition survey of the buildings and park by the potential developer
g) Restore and enhance the open spaces around the buildings, particularly the terrace to the west of the Hall and south of the listed curved wall
h) Restore and enhance those elements of the site that form part of the Windlestone Hall historic park and garden by treating the buildings, park and garden as an entity in itself rather than individually
i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met
j) Consider opportunities for wildlife creation and enhancement
k) Seek to improve accessibility of the site to the surrounding countryside
l) Conserve and enhance green spaces
m) Consider opportunities for developing heating system that utilise existing sources of wood fuel from the surrounding woodland
n) Consider the re-use of demolished materials and the use of locally produced materials as part of any new build

**Table 1. Draft SPD Recommendations**

## Chapter 2

### Sustainability Appraisal Process

- 2.1. In June 2005, the first stage of the Sustainability Appraisal process (Stage A, the Scoping Stage) for the Local Development Framework was completed with the publication of the Sustainability Appraisal Scoping Report<sup>3</sup>. The Scoping Report defined the context for the Local Development Framework Core Strategy and the Draft SPD.
- 2.2. The Sustainability Appraisal process for the Local Development Framework has continued and been updated with the publication of the Local Development Framework Core Strategy Sustainability Appraisal Full Report<sup>4</sup>.
- 2.3. The Sustainability Appraisal Full Report contains the majority of the background information that should be referred to during the reading of this Sustainability Appraisal of the Windlestone Hall Draft SPD. For brevity this information is not duplicated within this report.
- 2.4. The Sustainability Appraisal Full Report contains the following information;
  - A "**Context Review**" of a wide variety of plans, policies and programmes that influence the Local Development Framework, the Draft SPD and the Sustainability Appraisal,
  - A "**Sustainability Baseline**" that characterises the environmental, social and economic situation in the Borough,
  - The "**Sustainability Issues**" identified from the baseline, that describes the key environmental, social and economic problems in the Borough,
  - A "**Sustainability Appraisal Framework**" that is used to check the compatibility of all Local Development Framework documents, including the Windlestone Hall Draft SPD, against the principles of Sustainable Development.

### Sustainability Appraisal Framework

- 2.5. The Sustainability Appraisal Framework consists of eighteen sustainability objectives and selected sustainability indicators. The full framework is described in **Appendix A**.
- 2.6. The sustainability objectives were derived to satisfy the requirements of the information gathered from the context review, sustainability baseline, sustainability issues, requirements of government guidance, and stakeholder responses from the Sustainability Appraisal consultation process. The sustainability objectives are listed below in **Table 2**.

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<sup>3</sup> Local Development Framework: Sustainability Appraisal Scoping Report, SBC (2005)

<sup>4</sup> Local Development Framework: Core Strategy Sustainability Appraisal Full Report, SBC (2007)

<b>Sustainability Objectives</b>
<b>SO1. To reduce poverty and social exclusion</b>
<b>SO2. To improve the health and well-being of the population</b>
<b>SO3. To improve education, skills and lifelong learning</b>
<b>SO4. To provide everybody with the opportunity to live in a well designed, sustainable and affordable home</b>
<b>SO5. To improve community safety and reduce crime and the fear of crime</b>
<b>SO6. To improve the quality of the local environment</b>
<b>SO7. To ensure all groups have improved accessibility to essential services and facilities</b>
<b>SO8. To support and enhance community activity and increase public involvement in all decision making</b>
<b>SO9. To improve tourism, culture and leisure opportunities</b>
<b>SO10. To reduce the need to travel and improve access to integrated and sustainable forms of transport</b>
<b>SO11. To protect, conserve and enhance and where appropriate create biodiversity and geo-diversity</b>
<b>SO12. To protect, maintain and enhance the distinctive appearance and character of the landscape, the historic environment and built heritage</b>
<b>SO13. To protect and enhance water, air, land and soil</b>
<b>SO14. To reduce the Borough's contribution to climate change and improve our ability to adapt to, prepare for and mitigate its impacts</b>
<b>SO15. To reduce the production of waste and increase re-use, recovery and recycling</b>
<b>SO16. To encourage, support and promote a competitive and diverse business industry</b>
<b>SO17. To provide a range of good quality sustainable employment opportunities</b>
<b>SO18. To encourage the social and environmental performance of the economy</b>

**Table 2. Sustainability Objectives**

### **Sustainability Appraisal Methodology**

- 2.7. In accordance with best practice the Sustainability Appraisal was performed independently from the Council's Forward Planning Team who devised the Windlestone Hall Draft SPD. It is not advisable that plan makers undertake the Sustainability Appraisal of their own plan. This approach ensured a degree of separation and transparency for the Sustainability Process process.
- 2.8. Each of the Draft SPD recommendations (**Table 1**) was "appraised" against each of the sustainability objectives using the following criteria, **Table 3**.
- Magnitude of effect. *i.e.* the predicted effect that the Draft SPD recommendation will have on the sustainability objective,
  - Duration of effect. *i.e.* how long the effect would last,
  - Likelihood of effect occurring. *i.e.* how certain we are that the effect will occur if the Draft SPD recommendation is implemented,
  - Scale of effect. *i.e.* geographical area likely to be affected.

	<b>Key</b>	<b>Effect on the Sustainability Objective</b>
<b>Magnitude of effect</b>		Likely to have a very positive effect (thumbs up)
		Likely to have a positive effect
	<b>0</b>	No significant effect or no clear link
	<b>?</b>	Uncertain or insufficient information to determine effect
		Likely to have a negative impact
		Likely to have a significant impact (thumbs down)
	<b>I</b>	Effect depends on implementation
<b>Duration of effect</b>	<b>Short</b>	2008-2009
	<b>Medium</b>	2009-2015
	<b>Long</b>	2015+
<b>Likelihood of effect occurring</b>	<b>Certain</b>	High probability of effect occurring
	<b>Possible</b>	Medium probability of effect occurring
	<b>Uncertain</b>	Low probability of effect occurring
<b>Scale of effect</b>	<b>Local</b>	Effects locally <i>i.e.</i> on-site
	<b>District</b>	Effects within the District
	<b>Outside</b>	Effects outside the District

**Table 3. Sustainability Appraisal Criteria**

## Chapter 3

### Sustainability Appraisal Results

- 3.1. The Sustainability Appraisal results for the fourteen Draft SPD recommendations are summarised in **Table 4**. The full detailed Sustainability Appraisal matrices are in **Appendix B** and should be read in conjunction with these summaries.
- 3.2. Due to the scope of the Draft SPD (*i.e.* Re-development of existing Listed Buildings) and its protectionist approach and focus, the Sustainability Appraisal has identified that there will be no significant environmental impacts associated with its implementation. The majority of the effects of the Draft SPD on the sustainability objectives are positive (or would not have any effect). However, the Sustainability Appraisal has identified various effects that will depend on implementation (*i.e.* could be positive or negative depending on the final SPD).
- 3.3. There are also some minor environmental impacts that should also be addressed by alteration of the Draft SPD recommendations. Mitigation measures are proposed, that if implemented within the final SPD recommendations, will reduce the impacts that were identified in the Sustainability Appraisal.

#### **Draft SPD Recommendation**

a) Prepare (at the outset) a thorough appraisal of the archaeological and historic character and potential of the property

#### **Mitigation Measures**

This recommendation should be widened to ensure a full and detailed appraisal of the biodiversity and geo-diversity of the site

#### **Proposed Changes to the Draft SPD Recommendation**

***a) Prepare (at the outset) a thorough appraisal of the archaeological, historic character and biodiversity potential of the property***

#### **Draft SPD Recommendation**

b) Prepare a site-wide Conservation Plan as a primary objective which must demonstrate a sound understanding of the heritage asset, the relative significance of its component parts and identified threats and opportunities

#### **Mitigation Measures**

Conservation plan should also include specific recommendations for biodiversity. It may be appropriate to consider extending ecological surveys into the immediate vicinity *e.g.* to extent of known species foraging ranges, link to open water habitats. The Conservation Plan should also include biodiversity and climate change mitigation and adaptation measures *e.g.* improved energy efficiency, renewable energy and linked wildlife corridors

#### **Proposed Changes to the Draft SPD Recommendation**

***b) Prepare a site-wide Conservation Plan as a primary objective which must demonstrate a sound understanding of the heritage and biodiversity asset, the relative significance of its component parts and***

***identified threats and opportunities including Climate Change***

**Draft SPD Recommendation**

c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order

**Mitigation Measures**

Mitigation measures will depend on final use of the site. Unlikely that "affordable" housing would be delivered but there is potential for providing a hotel and/or office development. Potential for provision of cultural and artistic activities after development. Rights of way should be preserved and enhanced. SPD should ensure community benefits are maximised (e.g. public access at certain times upon request).

Rural location is likely to require access by motor vehicle. Effect will depend on final use e.g. if hotel access for visitors is likely to be by private vehicle.

Mitigation response is dictated by final use e.g. promotion of use of sustainable transport for visitors, links to cycle-ways, rights of way.

Development on the site may have a negative impact on local biodiversity e.g. bat species, lichens. Significance of impact will be informed through detailed ecological surveys performed through recommendation a). Consider the provision of compensatory habitats.

There will still be large requirement for resources and energy to be used both in the re-development and operation of the site. High resource and high-energy efficiency standards should be applied. Embedded renewable energy should be used on site.

**Proposed Changes to the Draft SPD Recommendation**

***c) Retain all listed buildings within the site by introducing uses that provide benefits to the local community and will be compatible to the preservation and enhancement of the historic buildings, structures and biodiversity. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order***

	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14	SO15	SO16	SO17	SO18
a	0	0	👍	0	0	0	0	0	0	0		👍👍	0	0	0	0	0	0
b	0	0	0	0	0	0	0	0	0	0		👍👍	0		0	0	0	0
c	👍	0	👍		👍	👍	0	👍			👎	👍👍	👍	👎	👍			
d	0	0	0	0	0	👍	0	0		0	👎	👍👍	0	0	👎	0	0	0
e	0	0	👍	0	0	👍	0	0		0	👎	👍👍	0	👎		0	0	0
f	0	0	0	0	0	👍	0	0		0	👎	👍👍	0	👎	👍	0	0	0
g	0	👍	0	0	0	👍	0	0		0	👍	👍👍	0	👍		0	0	0
h	0	👍	0	0	0	👍	0	0		0	👍	👍👍	0			0	0	0
i		0	0		0		0	0				👍👍						
j	0	👍	👍	0	0	👍	0	0			👍	👍	👍	👍	0	0	0	
k	0	👍	0	0	0	👍	0	0			👍	0	0	👍	0	0	0	
l	0	👍	👍	0	0	👍	0	0		0	👍	👍👍	👍	👍	0	0	0	
m	0	0	0	0	0	0	0	0	0	0	👍	👍		👍	0	0	0	
n	0	0	0	0	0	0	0	0	0	0	0		0	👍		0	0	

Key	Effect on the Sustainability Objective
👍👍	Likely to have a very positive effect ( <i>thumbs up</i> )
👍	Likely to have a positive effect
0	No significant effect or no clear link
?	Uncertain or insufficient information to determine effect
👎	Likely to have a negative impact
👎👎	Likely to have a significant impact ( <i>thumbs down</i> )
	Effect depends on implementation

Table 4. Summary of Effects on the Sustainability Objectives

**Draft SPD Recommendation**

d) Remove all unsympathetic, uncharacteristic and relatively recent additions and alterations to Windlestone Hall and its curtilage in order to preserve and enhance the historic buildings and their setting within the Windlestone Conservation Area

**Mitigation Measures**

The removal of existing buildings may have a negative impact of local biodiversity e.g. bat species, lichens. Significance of impact will be informed through detailed ecological surveys e.g. bat survey, roosts etc. Appropriate mitigation may involve avoidance of demolition and compensatory habitats. Removal of buildings will increase waste requiring disposal e.g. demolition waste. This waste should be utilised within the re-development as specified by recommendation n)

**Proposed Changes to the Draft SPD Recommendation**

*None suggested*

**Draft SPD Recommendation**

e) Carefully restore all the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces inside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably

**Mitigation Measures**

Restoration may have a negative impact on local biodiversity e.g. bat species. Significance of impact will be informed through detailed ecological surveys. Appropriate mitigation may involve avoidance of areas for restoration. Potential for additional resource use and energy use with increased greenhouse gas emissions from restoration. Attempt to balance resource and energy efficiency with restoration. Restoration of historic buildings may increase waste requiring disposal. This waste should be utilised within the re-development as specified by recommendation n)

**Proposed Changes to the Draft SPD Recommendation**

*e) Carefully restore the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces and biodiversity inside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably*

**Draft SPD Recommendation**

f) Maximise the adaptation of the listed buildings but within the constraints set by the special architectural and historic character associated with this site, this to be based on appropriate research and condition survey of the buildings and park by the potential developer

**Mitigation Measures**

Adaptation may have a negative impact on local biodiversity e.g. bat species. Significance of impact will be informed through detailed ecological surveys. Appropriate mitigation may involve avoidance of buildings for adaptation Potential for additional resource use and energy use with increased greenhouse gas emissions from adaptation. Attempt to balance resource and energy efficiency with adaptation

**Proposed Changes to the Draft SPD Recommendation**

*f) Maximise the adaptation of the listed buildings but within the constraints set by the special architectural, historic character and biodiversity value associated with this site, this to be based on appropriate research and condition survey of the buildings and park by the potential developer*

**Draft SPD Recommendation**

g) Restore and enhance the open spaces around the buildings, particularly the terrace to the west of the Hall and south of the listed curved wall

**Mitigation Measures**

Restoration/enhancement may produce additional waste requiring disposal. This waste should be utilised within the re-development as specified by recommendation n) e.g. landscaping

**Proposed Changes to the Draft SPD Recommendation**

*None suggested*

**Draft SPD Recommendation**

h) Restore and enhance those elements of the site that form part of the Windlestone Hall historic park and garden by treating the buildings, park and garden as an entity in itself rather than individually

**Mitigation Measures**

Ensure specific attention to Climate Change adaptation and mitigation measures is included in final design e.g. open space for run-off drainage and benefits to biodiversity. Open space could facilitate use of ground source heat renewable energy

Restoration/enhancement may produce additional waste. This waste should be utilised within the re-development as specified by recommendation n) e.g. landscaping

**Proposed Changes to the Draft SPD Recommendation**

*None suggested*

**Draft SPD Recommendation**

i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met

**Mitigation Measures**

Enabling development is a way that the community may secure the future of a heritage asset but this will depend on the type of development permitted. While local environmental quality is likely to be enhanced there is the potential for loss of open space and access to it. Design for any development should ensure open space and nature conservation interests are protected and enhanced. Sustainable construction criteria should apply to any enabling development e.g. Code for Sustainable Homes

**Proposed Changes to the Draft SPD Recommendation**

*None suggested*

**Draft SPD Recommendation**

j) Consider opportunities for wildlife creation and enhancement

**Mitigation Measures**

Recommendation should help ensure no net loss of habitats or species by linking enhancement to mitigation measures. Final site design should consider the use of open water habitats (perhaps ephemeral) for wastewater treatment e.g. reed-bed system. Potential to link habitat enhancement to improved access e.g. cycle-ways, rights of way

**Proposed Changes to the Draft SPD Recommendation**

*j) Create, protect and enhance wildlife habitats*

**Draft SPD Recommendation**

k) Seek to improve accessibility of the site to the surrounding countryside

**Mitigation Measures**

None required

**Proposed Changes to the Draft SPD Recommendation**

*None suggested*

**Draft SPD Recommendation**

l) Conserve and enhance green spaces

**Mitigation Measures**

Potential to create additional green space

**Proposed Changes to the Draft SPD Recommendation**

*l) Create, conserve and enhance green spaces*

**Draft SPD Recommendation**

m) Consider opportunities for developing heating system that utilise existing sources of wood fuel from the surrounding woodland

**Mitigation Measures**

Will reduce carbon emissions from operation of the site and potentially protect and enhance the woodland although other forms of renewable energy generation may also be appropriate e.g. ground source/air source heating. Widen the recommendation to ensure some form of renewable energy is required on-site

**Proposed Changes to the Draft SPD Recommendation**  
*m) Provide appropriate on-site renewable energy generation*

**Draft SPD Recommendation**

n) Consider the re-use of demolished materials and the use of locally produced materials as part of any new build

**Mitigation Measures**

Strengthen the recommendation to require the re-use or recycling of materials and use of local materials

**Proposed Changes to the Draft SPD Recommendation**

*n) Reduce the amount of waste from the re-development by re-using and recycling demolished materials and using locally produced materials*

## Chapter 4

### What Happens Next?

#### Consultation

- 4.1. The publication of this Sustainability Appraisal report and the Windlestone Hall Draft SPD document will begin a 6-week public consultation period. The Council in the preparation of the Windlestone Hall Final SPD document will then take the comments from the consultation and the findings of the Sustainability Appraisal into account.



## Appendices

### Appendix A. Sustainability Appraisal Framework

No.	Final SA Objective and decision-making criteria	Draft Sustainability Indicators	Source
SO1	<b>To reduce poverty and social exclusion</b> <ul style="list-style-type: none"> <li>Will it help those on low incomes?</li> <li>Will it increase access to opportunities, services and facilities?</li> <li>Will it contribute towards local regeneration initiatives, or benefit areas suffering from deprivation?</li> <li>Will it tackle disadvantage and reduce the gaps between better off and less well off neighbourhoods?</li> </ul>	Indices of Multiple Deprivation	DCLG <sup>5</sup>
		Number of children in relative low-income households	NI <sup>6</sup> 116/PSA <sup>7</sup> 9
		Working age people on out of work benefits	NI152/PSA8
		Tackling fuel poverty	NI187/DEFRA <sup>8</sup> /DSO <sup>9</sup>
SO2	<b>To improve the health and well-being of the population</b> <ul style="list-style-type: none"> <li>Will it reduce health inequalities?</li> <li>Will it improve access to high quality health facilities and services?</li> <li>Will it encourage healthier lifestyles?</li> </ul>	Obesity among primary school age children in Reception year	NI55/DCSF/DSO
		All-age all cause mortality rate	NI120/PSA18
		Healthy life expectancy at age 65	NI137/PSA17
		Access to health facilities	SBC GIS <sup>10</sup>
SO3	<b>To improve education, skills and lifelong learning</b> <ul style="list-style-type: none"> <li>Will it encourage people to train, study or learn?</li> <li>Will it improve qualifications and skills of young people?</li> </ul>	Achievement of 5 or more A*- C grades at GCSE and equivalent	NI78/PSA10
		Skills gaps in the current workforce reported by employers	NI174/DIUS <sup>11</sup> /DSO
		16 to 18 year olds who are not in education, training or employment	NI117/PSA14
		Working age population qualified to at least Level 2 or higher	NI163/PSA2
SO4	<b>To provide everybody with the opportunity to live in a well designed, sustainable and affordable home</b>	Net additional homes provided	NI154/PSA20
		Number of affordable homes delivered	NI155/PSA20

<sup>5</sup> Department for Communities and Local Government

<sup>6</sup> National Indicator, DCLG 2007

<sup>7</sup> Public Service Agreement, HM Treasury

<sup>8</sup> Department for Environment, Food and Rural Affairs

<sup>9</sup> Departmental Strategic Objectives

<sup>10</sup> Sedgefield Borough Council, Geographical Information System

<sup>11</sup> Department for Innovation, Universities and Skills

	<ul style="list-style-type: none"> <li>• Will it increase the range and affordability of housing for everyone?</li> <li>• Will it reduce the number of unfit homes?</li> <li>• Will it reduce homelessness?</li> </ul>	<b>Median house price</b> <b>Lower quartile house price to lower quartile income ratio</b> <b>% Decent council homes</b> <b>Supply of ready to develop housing sites</b> <b>Number of households living in Temporary Accommodation</b>	DCLG DCLG NI158/DCLG/DSO NI159/DCLG/DSO NI156/PSA20
<b>SO5</b>	<b>To improve community safety and reduce crime and the fear of crime</b> <ul style="list-style-type: none"> <li>• Will it enhance a sense of safety and security?</li> <li>• Will it reduce opportunities for crime?</li> </ul>	<b>Overall crime rate</b> <b>Fear of Crime</b> <b>Indices of Crime Deprivation</b> <b>Perceptions of anti-social behaviour</b>	PSA1 (Floor) SBCDRP <sup>12</sup> DCLG NI17/PSA23
<b>SO6</b>	<b>To improve the quality of the local environment</b> <ul style="list-style-type: none"> <li>• Will it improve areas of environmental degradation?</li> <li>• Will it enhance the cleanliness and environmental quality of towns and villages?</li> <li>• Will it protect, enhance or create access to open green space, nature conservation areas?</li> </ul>	<b>Improved street and environmental cleanliness</b> <b>Number of environmental enhancement schemes</b> <b>Access to, and quality of green open space (e.g. Accessible Natural Greenspace Standards)</b> <b>Access to designated nature conservation areas</b>	NI195/DEFRA/DSO SBC Planning/Sustainable Communities SBC Planning/Sustainable Communities SBC GIS
<b>SO7</b>	<b>To ensure all groups have improved accessibility to essential services and facilities</b> <ul style="list-style-type: none"> <li>• Will it retain existing or encourage more shops and services in towns and villages?</li> <li>• Will it help disadvantaged groups (e.g. disabled, elderly) access services and facilities more easily?</li> </ul>	<b>Accessibility to essential services (Schools, Post Office, Health facility)</b> <b>Accessibility to community facilities</b> <b>Viability and vitality of services in towns and villages</b>	SBC GIS/LTP2 <sup>13</sup> SBC GIS/LTP2 SBC Planning Town Centre Survey
<b>SO8</b>	<b>To support and enhance community activity and increase public involvement in all decision making</b>	<b>The percentage of people who believe people from different backgrounds get on well together in their local area</b>	NI1/PSA21

<sup>12</sup> Sedgefield Borough Crime Disorder Reduction Partnership

<sup>13</sup> Local Transport Plan2, Durham County Council

	<ul style="list-style-type: none"> <li>Will it encourage a wider community involvement in the design and provision of services and community activities?</li> <li>Will it increase the ability of people to influence local decision-making?</li> <li>Will it improve mutual understanding of different ethnic and cultural groups?</li> </ul>	<b>The percentage of people who feel that they belong to their neighbourhood</b>	NI2/PSA21
		<b>The percentage of people who feel they can influence decisions in their locality</b>	NI4/PSA21
		<b>Election turnout</b>	LGC <sup>14</sup> Election Centre
		<b>Participation in regular volunteering</b>	NI6/CO <sup>15</sup> /DSO
<b>SO9</b>	<b>To improve tourism, culture and leisure opportunities</b> <ul style="list-style-type: none"> <li>Will it encourage the provision of tourism facilities?</li> <li>Will it encourage the provision of and involvement in leisure, artistic or cultural activities?</li> <li>Will it attract visitors to the area?</li> </ul>	<b>Adult participation in sport</b>	NI8/DCMS <sup>16</sup> /DSO
		<b>Use of public libraries</b>	NI9/DCMS/DSO
		<b>Visits to museums or galleries</b>	NI10/DCMS/DSO
		<b>Engagement in the arts</b>	NI11/DCMS/DSO
<b>SO10</b>	<b>To reduce the need to travel and improve access to integrated and sustainable forms of transport</b> <ul style="list-style-type: none"> <li>Will it lead to a reduction in road-based transport, including freight?</li> <li>Will it encourage more walking, cycling or attractive and viable alternatives to car travel?</li> <li>Will it help to reduce the distance people need to travel to work, or to access key facilities and services?</li> </ul>	<b>Access to services and facilities by public transport, walking and cycling</b>	NI175/DFT <sup>17</sup> /DSO
		<b>Children travelling to school - mode of travel usually used</b>	NI198/DFT/DSO
		<b>Travel to work patterns</b>	ONS <sup>18</sup> Census
		<b>Distance travelled to work</b>	ONS Census
		<b>Road traffic levels</b>	DETR
<b>SO11</b>	<b>To protect, conserve and enhance and where appropriate create biodiversity and geo-diversity</b> <ul style="list-style-type: none"> <li>Will it protect, conserve or enhance the viability of protected habitats and species?</li> <li>Will it promote the achievement of Durham BAP targets?</li> <li>Will it enhance overall biodiversity e.g. employ the "no net" loss principle, create urban habitats?</li> <li>Will it create any new habitats?</li> </ul>	<b>Area of land designated as Sites of Special Scientific Interest in favourable condition</b>	Natural England
		<b>Extent of DBAP<sup>19</sup> habitat created, restored or enhanced in the Borough</b>	Natural England/DBAP
		<b>Area of land in the Borough managed under agri-environment agreements</b>	Natural England
		<b>Improved local biodiversity, active management of local sites</b>	NI197/PSA28 SBC Sustainable Communities

<sup>14</sup> Local Government Chronicle, University of Plymouth

<sup>15</sup> Cabinet Office

<sup>16</sup> Department for Culture Media and Sport

<sup>17</sup> Department for Transport

<sup>18</sup> Office for National Statistics

	<ul style="list-style-type: none"> <li>Will it conserve and protect geological diversity?</li> <li>Will it improve the understanding of, and/or accessibility to biodiversity and/or geology for people?</li> </ul>	<b>Changes in populations of DBAP species</b>	Natural England/DBAP
<b>SO12</b>	<b>To protect, maintain and enhance the distinctive appearance and character of the landscape, the historic environment and built heritage</b> <ul style="list-style-type: none"> <li>Will it protect and enhance designated areas?</li> <li>Will it improve despoiled landscapes/townscapes?</li> <li>Will it safeguard archaeological and historic areas and features?</li> <li>Will it encourage high quality design?</li> <li>Will it promote the maintenance, sensitive adaptation and re-use of buildings?</li> <li>Will it maintain the integrity of open areas between settlements?</li> </ul>	<b>Number of listed buildings under each grade and percentage at risk</b>	English Heritage/SBC
		<b>Number of SAM<sup>20</sup>s and archaeological sites and percentage at risk</b>	English Heritage/SBC
		<b>Number of registered historic parks and gardens and percentage at risk</b>	English Heritage/SBC
		<b>Total number of conservation areas in the Borough</b>	English Heritage/SBC
		<b>Percentage of conservation areas in the Borough with an up-to date character appraisal</b>	English Heritage/SBC
		<b>Percentage of conservation areas with published management proposals</b>	English Heritage/SBC
<b>SO13</b>	<b>To protect and enhance water, air, land and soil</b> <ul style="list-style-type: none"> <li>Will it reduce the loss of green-field sites, and use Previously Developed Land and derelict land?</li> <li>Will it prevent the deterioration of land and soil quality and quantity (e.g. contamination, compaction)?</li> <li>Will it prevent and reduce sources of pollution?</li> <li>Will it reduce the amount of water used?</li> </ul>	<b>Concentrations of air pollutants (e.g. NOx, NO<sub>2</sub>, PM10)</b>	UK Air Quality Archive
		<b>Percentage of water bodies at "good ecological status" and good chemical quality</b>	Environment Agency (EA)
		<b>Number of groundwater bodies of good quantity and quality</b>	Environment Agency
		<b>Net loss of soils to development</b>	SBC GIS
		<b>Area of contaminated land (ha)</b>	SBC Planning
		<b>Previously developed land that has been vacant or derelict for more than 5 years</b>	NI170/DCLG/DSO
		<b>Domestic water use</b>	EA/Northumbrian Water
		<b>Per capita reduction in CO<sub>2</sub><sup>21</sup> emissions in the local authority area</b>	NI186/PSA27/DEFRA
<b>SO14</b>	<b>To reduce the Borough's contribution to climate change and improve our ability to adapt to, prepare for and mitigate its impacts</b>		

<sup>19</sup> Durham Biodiversity Action Plan

<sup>20</sup> Scheduled Ancient Monument

<sup>21</sup> Carbon Dioxide

	<ul style="list-style-type: none"> <li>Will it minimise the need for energy, and/or increase efficiency?</li> <li>Will it encourage renewable energy generation?</li> <li>Will it reduce emissions of greenhouse gases?</li> <li>Will it minimise the risk and impact of flooding?</li> <li>Will it provide opportunities for wildlife to adapt to Climate Change e.g. provide wildlife corridors?</li> <li>Has the need to cope with climate extremes been considered? e.g. design of buildings</li> </ul>	<b>Adapting to Climate Change</b> <b>Renewable energy generation in the Borough (MW)</b> <b>Flood and coastal erosion risk management</b> <b>Carbon Footprint</b> <b>Number of properties at risk of flooding or covered by Flood Warning scheme</b>	NI188/PSA27 SBC Planning NI189/DEFRA/DSO SEI <sup>22</sup> /SBC Sustainable Communities Environment Agency/SBC
<b>SO15</b>	<b>To reduce the production of waste and increase re-use, recovery and recycling</b> <ul style="list-style-type: none"> <li>Will it reduce the amount of waste going to landfill?</li> <li>Will it increase the amount of waste re-used, recovered and recycled?</li> <li>Will it minimise the demand for raw materials, and/or increase the demand for recycled materials</li> </ul>	<b>Residual household waste per head</b> <b>Household waste recycled and composted</b> <b>Municipal waste land filled</b> <b>Amount of secondary/recycled aggregates used in construction compared with virgin aggregates</b>	NI191/DEFRA/DSO N192/DEFRA/DSO N193/DEFRA/DSO DCLG
<b>SO16</b>	<b>To encourage, support and promote a competitive and diverse economy</b> <ul style="list-style-type: none"> <li>Will it help diversify the economy?</li> <li>Will it help support and encourage local businesses?</li> </ul>	<b>VAT registration rate</b> <b>Business start ups and closures</b> <b>Diversity of economic sectors</b> <b>VAT registered businesses in the area showing growth</b>	NI166/BERR <sup>23</sup> /DSO SBC Regeneration SBC Regeneration NI172/BERR/DSO
<b>SO17</b>	<b>To provide a range of good quality sustainable employment opportunities</b> <ul style="list-style-type: none"> <li>Will it increase earnings?</li> <li>Will it maintain or generate new jobs for people in the area?</li> <li>Will it reduce unemployment?</li> </ul>	<b>Overall employment rate</b> <b>Working age people on out of work benefits</b> <b>Average earnings of employees in the area</b>	NI151/PSA8/ONS NI152/PSA8/DWP <sup>24</sup> NI166/BERR/DSO
<b>SO18</b>	<b>To encourage the social and environmental performance of the economy</b> <ul style="list-style-type: none"> <li>Will it encourage the development of social/community enterprises?</li> </ul>	<b>Environment for a thriving third sector</b> <b>Ecological Footprint</b>	NI7/PSA21/CO/DSO SEI/SBC Sustainable Communities

<sup>22</sup> Stockholm Environment Institute

<sup>23</sup> Department for Business, Enterprise and Regulatory Reform

<sup>24</sup> Department for Work and Pensions

<ul style="list-style-type: none"> <li>• <i>Will it support the development of the voluntary sector?</i></li> <li>• <i>Will it encourage the use/consumption of local products?</i></li> <li>• <i>Will it encourage the adoption by organisations of higher standards of social and environmental stewardship?</i></li> </ul>	<b>Number of companies with an environmental management system and/or Green Travel Plan</b>	SBC Regeneration
	<b>Businesses recognised as Investors of People</b>	SBC Regeneration

## Appendix B. Sustainability Appraisal Results

SPD Recommendation	Magnitude of Effect			Likelihood	Scale	Duration	Key findings and recommendations
	Short term	Medium Term	Long Term				
<b>Sustainability Objective 1: To reduce poverty and social exclusion</b>							
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order	👍	👍	👍	Certain	District	Permanent	The preservation of the built and cultural heritage resource of Windlestone Hall will indirectly benefit all present and future sectors of the community
i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met				Possible	District	Permanent	Effect will depend if tests for enabling development provide benefits to the community e.g. achieve preservation of the built and cultural heritage resource. Enabling development is a way that the community may secure the future of a heritage asset but this will depend on the type of development permitted
<b>Sustainability Objective 2: To improve the health and well-being of the population</b>							
g) Restore and enhance the open spaces around the buildings, particularly the terrace to the west of the Hall and south of the listed curved wall	👍	👍	👍	Certain	Local	Permanent	Enhancing access to open space will benefit health of residents <i>i.e.</i> recreation

h) Restore and enhance those elements of the site that form part of the Windlestone Hall historic park and garden by treating the buildings, park and garden as an entity in itself rather than individually	👍	👍	👍	Certain	District	Permanent	Preservation and enhancement of the existing public rights of way will provide recreational opportunities for all residents in the District. Effect could be enhanced if access to historic park/garden is increased
j) Consider opportunities for wildlife creation and enhancement	👍	👍	👍	Certain	District	Permanent	Enhancement would increase recreational potential and therefore health benefit. Effect would be enhanced if recommendation is strengthened to ensure enhancement is delivered
k) Seek to improve accessibility of the site to the surrounding countryside	👍	👍	👍	Certain	District	Permanent	Preservation and enhancement of accessibility to open countryside with increase recreational opportunities for all residents in the District. Effect could be enhanced if access is linked to rights of way, cycle-ways
l) Conserve and enhance green spaces	👍	👍	👍	Certain	Local	Permanent	Enhancing access to green space will benefit health of residents <i>i.e.</i> recreation
<b>Sustainability Objective 3: To improve education, skills and lifelong learning</b>							
a) Prepare (at the outset) a thorough appraisal of the archaeological and historic character and potential of the property	👍	👍	👍	Certain	Outside	Permanent	Appraisal will increase knowledge of the sites archaeology and heritage and therefore the learning resource
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order	👍	👍	👍	Certain	Outside	Permanent	Similar to above recommendation. Will preserve and enhance a valuable heritage educational resource

e) Carefully restore all the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces inside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably	👍	👍	👍	Certain	Outside	Permanent	Similar effects as c)
j) Consider opportunities for wildlife creation and enhancement	👍	👍	👍	Certain	District	Permanent	Increased potential for the sites biodiversity as a educational resource in the area e.g. veteran trees
l) Conserve and enhance green spaces	👍	👍	👍	Certain	District	Permanent	Similar effects as j)
<b>Sustainability Objective 4: To provide everybody with the opportunity to live in a well designed, sustainable and affordable home</b>							
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order				Possible	District	Permanent	Effect will depend on final use of the site. Unlikely that "affordable" housing. Potential to include sustainable design and construction methods into the development e.g. re-use of materials, on-site renewable energy

i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met				Possible	District	Permanent	Unlikely as this is dependent on extent of enabling development.
<b>Sustainability Objective 5: To improve community safety and reduce crime and the fear of crime</b>							
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order	👍	👍	👍	Certain	Local	Permanent	Development of the site will improve community safety and reduce opportunities for crime in the immediate vicinity (e.g. vandalism of empty building). Should enhance feeling of security for residents in close proximity to the development
<b>Sustainability Objective 6: To improve the quality of the local environment</b>							
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order	👍	👍	👍	Certain	Local	Permanent	Retention and preservation of this high quality and distinctive site will improve the quality of the local environment. Development will prevent any further deterioration of the site and its immediate locality. Development will also provide protection and access to existing open space

<p><b>d) Remove all unsympathetic, uncharacteristic and relatively recent additions and alterations to Windlestone Hall and its curtilage in order to preserve and enhance the historic buildings and their setting within the Windlestone Conservation Area</b></p>				<p><b>Certain</b></p>	<p><b>Local</b></p>	<p><b>Permanent</b></p>	<p>Similar effect as c)</p>
<p><b>e) Carefully restore all the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces inside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably</b></p>				<p><b>Certain</b></p>	<p><b>Local</b></p>	<p><b>Permanent</b></p>	<p>Similar effect as c)</p>
<p><b>f) Maximise the adaptation of the listed buildings but within the constraints set by the special architectural and historic character associated with this site, this to be based on appropriate research and condition survey of the buildings and park by the potential developer</b></p>				<p><b>Certain</b></p>	<p><b>Local</b></p>	<p><b>Permanent</b></p>	<p>Similar effect as c)</p>

g) Restore and enhance the open spaces around the buildings, particularly the terrace to the west of the Hall and south of the listed curved wall				Certain	Local	Permanent	Similar effect as c)
h) Restore and enhance those elements of the site that form part of the Windlestone Hall historic park and garden by treating the buildings, park and garden as an entity in itself rather than individually				Certain	Local	Permanent	Similar effect as c)
i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met				Possible	Local	Permanent	Effect will depend on type and scale of "enabling development". While local environmental quality is likely to be enhanced there is the potential for loss of open space and access to it. Design should ensure open space and nature conservation interests are protected and enhanced
j) Consider opportunities for wildlife creation and enhancement				Certain	Local	Permanent	Will protect and enhance open green space and nature conservation areas within the development
k) Seek to improve accessibility of the site to the surrounding countryside				Certain	Local	Permanent	Will increase access to open space and the surrounding countryside
l) Conserve and enhance green spaces				Certain	Local	Permanent	Will protect and enhance open green space and nature conservation areas within the development
<b>Sustainability Objective 7: To ensure all groups have improved accessibility to essential services and facilities</b>							
<b>No effects on any of the Sustainability Objectives</b>							
<b>Sustainability Objective 8: To support and enhance community activity and increase public involvement in all decision making</b>							

<p>c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order</p>				<p>Certain</p>	<p>District</p>	<p>Permanent</p>	<p>The publication of the Draft SPD will follow the consultation procedures set out in the Council's Statement of Community Involvement</p>
<p><b>Sustainability Objective 9: To improve tourism, culture and leisure opportunities</b></p>							
<p>c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order</p>				<p>Possible</p>	<p>District</p>	<p>Permanent</p>	<p>Effect depends on final use and access to the heritage resource. Cultural heritage will be preserved for the future and access may change in the future e.g. residential to tourism development. Potential will remain for provision of cultural and artistic activities after development. Rights of way should be preserved and enhanced</p>
<p>d) Remove all unsympathetic, uncharacteristic and relatively recent additions and alterations to Windlestone Hall and its curtilage in order to preserve and enhance the historic buildings and their setting within the Windlestone Conservation Area</p>				<p>Possible</p>	<p>District</p>	<p>Permanent</p>	<p>As above although removal of unsympathetic additions/alterations will enhance potential to improve tourism, culture and leisure opportunities</p>

<p>e) Carefully restore all the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces inside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably</p>				Possible	District	Permanent	As above although restoration will enhance potential to improve tourism, culture and leisure opportunities
<p>f) Maximise the adaptation of the listed buildings but within the constraints set by the special architectural and historic character associated with this site, this to be based on appropriate research and condition survey of the buildings and park by the potential developer</p>				Possible	District	Permanent	As above although adaptation will enhance potential to improve tourism, culture and leisure opportunities
<p>g) Restore and enhance the open spaces around the buildings, particularly the terrace to the west of the Hall and south of the listed curved wall</p>				Possible	District	Permanent	As above although restoration and enhancement of open spaces will enhance potential to improve tourism, culture and leisure opportunities

h) Restore and enhance those elements of the site that form part of the Windlestone Hall historic park and garden by treating the buildings, park and garden as an entity in itself rather than individually				Possible	District	Permanent	As above although restoration and enhancement of the historic park and gardens will enhance potential to improve tourism, culture and leisure opportunities
i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met				Possible	District	Permanent	Effect depends on whether "enabling development" is proposed e.g. supporting tourism attraction or leisure facility
j) Consider opportunities for wildlife creation and enhancement				Possible	District	Permanent	Should increase environmental capital and quality and therefore the potential and attraction of the site
k) Seek to improve accessibility of the site to the surrounding countryside				Possible	District	Permanent	Should increase environmental capital and quality and therefore the potential and attraction of the site
l) Conserve and enhance green spaces				Possible	District	Permanent	Should increase environmental capital and quality and therefore the potential and attraction of the site
<b>Sustainability Objective 10: To reduce the need to travel and improve access to integrated and sustainable forms of transport</b>							
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order				Possible	District	Permanent	Rural location is likely to require access by motor vehicle. Effect will depend on final use e.g. if hotel access for visitors is likely to be by private vehicle. Mitigation response is dictated by final use e.g. promotion of use of sustainable transport for visitors, links to cycle-ways, rights of way

i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met				Possible	District	Permanent	As above as type and scale of development will determine effect
j) Consider opportunities for wildlife creation and enhancement				Possible	District	Permanent	Could link habitat enhancement to improved access e.g. cycle-ways, rights of way
k) Seek to improve accessibility of the site to the surrounding countryside				Possible	District	Permanent	As above with accessibility linked to sustainable transport
<b>Sustainability Objective 11: To protect, conserve and enhance and where appropriate create biodiversity and geo-diversity</b>							
a) Prepare (at the outset) a thorough appraisal of the archaeological and historic character and potential of the property				Possible	District	Permanent	The SPD should be widened to ensure a full and detailed appraisal of the biodiversity and geo-diversity of the site
b) Prepare a site-wide Conservation Plan as a primary objective which must demonstrate a sound understanding of the heritage asset, the relative significance of its component parts and identified threats and opportunities				Possible	District	Permanent	Similar to a). Conservation plan should also include specific recommendations for biodiversity. It may be appropriate to consider extending ecological surveys into the immediate vicinity e.g. to extent of known species foraging ranges, link to open water habitats

<p>c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order</p>		<p> </p>	<p> </p>	<p>Certain</p>	<p>Local</p>	<p>Permanent</p>	<p>Development on the site may have a negative impact of local biodiversity e.g. bat species, lichens. Significance of impact will be informed through detailed ecological surveys. Assuming appropriate avoidance and/or mitigation, the impact may decrease overtime e.g. provision of compensatory habitats</p>
<p>d) Remove all unsympathetic, uncharacteristic and relatively recent additions and alterations to Windlestone Hall and its curtilage in order to preserve and enhance the historic buildings and their setting within the Windlestone Conservation Area</p>		<p> </p>	<p> </p>	<p>Certain</p>	<p>Local</p>	<p>Permanent</p>	<p>Impact similar to c). Ecological surveys will inform impact e.g. bat survey, roosts etc</p>
<p>e) Carefully restore all the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces inside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably</p>		<p> </p>	<p> </p>	<p>Certain</p>	<p>Local</p>	<p>Permanent</p>	<p>Impact similar to c)</p>

<b>f) Maximise the adaptation of the listed buildings but within the constraints set by the special architectural and historic character associated with this site, this to be based on appropriate research and condition survey of the buildings and park by the potential developer</b>				<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Impact similar to c)
<b>g) Restore and enhance the open spaces around the buildings, particularly the terrace to the west of the Hall and south of the listed curved wall</b>				<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Protection of open space should benefit local biodiversity both on the site and species that move through it. Restoration plans should be linked to recommendations identified from ecological survey
<b>h) Restore and enhance those elements of the site that form part of the Windlestone Hall historic park and garden by treating the buildings, park and garden as an entity in itself rather than individually</b>				<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Similar to g). Potential to utilise open water habitats on site for waste water treatment e.g. reed bed system
<b>i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met</b>				<b>Possible</b>	<b>District</b>	<b>Permanent</b>	Effect will depend on whether "enabling development" is proposed. English Heritage guidance requires that biodiversity is considered in assessing the appropriateness of enabling development
<b>j) Consider opportunities for wildlife creation and enhancement</b>				<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Ensure no net loss of habitats or species. Link enhancement to mitigation measures. Open water habitats (perhaps ephemeral?) could be utilised/enhanced for wastewater treatment

<b>k) Seek to improve accessibility of the site to the surrounding countryside</b>				<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Provision/maintenance of access will enable movement of biodiversity within and through the site e.g. wildlife corridors
<b>l) Conserve and enhance green spaces</b>				<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Similar to g)
<b>m) Consider opportunities for developing heating system that utilise existing sources of wood fuel from the surrounding woodland</b>				<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Potential to enhance and manage local woodland as fuel source e.g. coppicing, landscaping
<b>Sustainability Objective 12: To protect, maintain and enhance the distinctive appearance and character of the landscape, the historic environment and built heritage</b>							
<b>a) Prepare (at the outset) a thorough appraisal of the archaeological and historic character and potential of the property</b>	 	 	 	<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Compliments the objective
<b>b) Prepare a site-wide Conservation Plan as a primary objective which must demonstrate a sound understanding of the heritage asset, the relative significance of its component parts and identified threats and opportunities</b>	 	 	 	<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Compliments the objective

<p>c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order</p>				<p>Certain</p>	<p>Local</p>	<p>Permanent</p>	<p>Compliments the objective</p>
<p>d) Remove all unsympathetic, uncharacteristic and relatively recent additions and alterations to Windlestone Hall and its curtilage in order to preserve and enhance the historic buildings and their setting within the Windlestone Conservation Area</p>				<p>Certain</p>	<p>Local</p>	<p>Permanent</p>	<p>Compliments the objective</p>
<p>e) Carefully restore all the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces inside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably</p>				<p>Certain</p>	<p>Local</p>	<p>Permanent</p>	<p>Compliments the objective</p>

f) Maximise the adaptation of the listed buildings but within the constraints set by the special architectural and historic character associated with this site, this to be based on appropriate research and condition survey of the buildings and park by the potential developer	 	 	 	Certain	Local	Permanent	Compliments the objective
g) Restore and enhance the open spaces around the buildings, particularly the terrace to the west of the Hall and south of the listed curved wall	 	 	 	Certain	Local	Permanent	Compliments the objective
h) Restore and enhance those elements of the site that form part of the Windlestone Hall historic park and garden by treating the buildings, park and garden as an entity in itself rather than individually	 	 	 	Certain	Local	Permanent	Compliments the objective
i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met	 	 	 	Certain	Local	Permanent	Compliments the objective
j) Consider opportunities for wildlife creation and enhancement				Certain	Local	Permanent	Assumes habitat enhancement and creation compliment the built heritage

<b>l) Conserve and enhance green spaces</b>				<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Green space is a significant feature of the built heritage (e.g. historic park), its conservation and enhancement will compliment the objective
<b>m) Consider opportunities for developing heating system that utilise existing sources of wood fuel from the surrounding woodland</b>				<b>Certain</b>	<b>Local</b>	<b>Permanent</b>	Will assist in the preservation and enhancement of the surrounding woodland
<b>n) Consider the re-use of demolished materials and the use of locally produced materials as part of any new build</b>				<b>Possible</b>	<b>District</b>	<b>Permanent</b>	Will depend on the suitability of the demolished materials (e.g. used for hardcore) and local materials to compliment the built heritage
<b>Sustainability Objective 13: To protect and enhance water, air, land and soil</b>							
<b>c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order</b>				<b>Certain</b>	<b>District</b>	<b>Permanent</b>	Use of the site will prevent the need for the use of other land elsewhere in the Borough e.g. green-field
<b>i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met</b>				<b>Possible</b>	<b>District</b>	<b>Permanent</b>	Effect will depend whether "enabling development" is proposed for the re-development of the site e.g. additional housing would reduce need for green-field within the District

j) Consider opportunities for wildlife creation and enhancement				Certain	Local	Permanent	Protection and enhancement of the considerable open space and biodiversity heritage on-site will assist in the protection of environmental quality e.g. open water habitats and pollution control measures such as reedbed water treatment, natural drainage systems
l) Conserve and enhance green spaces				Certain	Local	Permanent	Similar effect as j)
m) Consider opportunities for developing heating system that utilise existing sources of wood fuel from the surrounding woodland				Possible	Local	Permanent	Effect will depend on technology employed and appropriate air pollution control measures. Provision of wood fuel source may protect/maintain woodland
<b>Sustainability Objective 14: To reduce the Borough's contribution to Climate Change and improve our ability to adapt to, prepare for and mitigate its impacts</b>							
b) Prepare a site-wide Conservation Plan as a primary objective which must demonstrate a sound understanding of the heritage asset, the relative significance of its component parts and identified threats and opportunities				Possible	District	Permanent	Effect would depend on the inclusion of biodiversity and climate change mitigation and adaptation measures e.g. improved energy efficiency, renewable energy and linked wildlife corridors
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order				Certain	District Outside	Permanent	Although use of existing buildings will reduce the need for use of resources (e.g. like for like and new development) there will still be large requirement for resources and energy to be used both in the re-development and operation of the site. High resource and high-energy efficiency standards should be applied. Embedded renewable energy should be used on site

<p>e) Carefully restore all the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces inside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably</p>				<p>Certain</p>	<p>District Outside</p>	<p>Permanent</p>	<p>Potential for additional resource use and energy use with increased greenhouse gas emissions from restoration. Attempt to balance resource and energy efficiency with restoration</p>
<p>f) Maximise the adaptation of the listed buildings but within the constraints set by the special architectural and historic character associated with this site, this to be based on appropriate research and condition survey of the buildings and park by the potential developer</p>				<p>Certain</p>	<p>District Outside</p>	<p>Permanent</p>	<p>Potential for additional resource use and energy use with increased greenhouse gas emissions from adaptation. Attempt to balance resource and energy efficiency with adaptation</p>
<p>g) Restore and enhance the open spaces around the buildings, particularly the terrace to the west of the Hall and south of the listed curved wall</p>				<p>Certain</p>	<p>District</p>	<p>Permanent</p>	<p>Should provide Climate Change adaptation measures e.g. open space for run-off drainage and benefits to biodiversity. Small contributions to carbon sink capacity on site. Open space could facilitate use of ground source heat</p>

h) Restore and enhance those elements of the site that form part of the Windlestone Hall historic park and garden by treating the buildings, park and garden as an entity in itself rather than individually				Possible	District	Permanent	Effect would be similar to above if specific attention to Climate Change adaptation and mitigation measures is included in final design
i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met				Possible	District	Permanent	Effect will depend on whether "enabling development" is proposed and additional greenhouse gas emissions associated with the new development. Adaptation measures should be contained in any "enabling development"
j) Consider opportunities for wildlife creation and enhancement	👍	👍	👍	Certain	District	Permanent	Ensure habitat creation and enhancement are linked to Climate Change mitigation measures e.g. linked wildlife corridors, preservation of ephemeral surface water bodies
k) Seek to improve accessibility of the site to the surrounding countryside	👍	👍	👍	Certain	Local	Permanent	Accessibility should also allow migration of species
l) Conserve and enhance green spaces	👍	👍	👍	Certain	Local	Permanent	Links to j)
m) Consider opportunities for developing heating system that utilise existing sources of wood fuel from the surrounding woodland	👍	👍	👍	Certain	District	Permanent	Will reduce carbon emissions from operation of the site although other forms of renewable energy generation may also be appropriate e.g. ground source/air source heating
n) Consider the re-use of demolished materials and the use of locally produced materials as part of any new build	👍	👍	👍	Certain	District	Permanent	Will reduce need for use of resources and associated energy use in the development. Should assist in reducing the total carbon footprint of the development
<b>Sustainability Objective 15: To reduce the production of waste and increase re-use, recovery and recycling</b>							

<p>c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order</p>				<p>Certain</p>	<p>District</p>	<p>Permanent</p>	<p>SPD is entirely concerned with the retention and re-use of Listed Buildings</p>
<p>d) Remove all unsympathetic, uncharacteristic and relatively recent additions and alterations to Windlestone Hall and its curtilage in order to preserve and enhance the historic buildings and their setting within the Windlestone Conservation Area</p>				<p>Certain</p>	<p>District</p>	<p>Permanent</p>	<p>Removal will increase waste requiring disposal e.g. demolition waste</p>
<p>e) Carefully restore all the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces inside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably</p>				<p>Possible</p>	<p>District</p>	<p>Permanent</p>	<p>Restoration of historic buildings may increase waste requiring disposal e.g. construction waste</p>

<p><b>f) Maximise the adaptation of the listed buildings but within the constraints set by the special architectural and historic character associated with this site, this to be based on appropriate research and condition survey of the buildings and park by the potential developer</b></p>				<p><b>Certain</b></p>	<p><b>District</b></p>	<p><b>Permanent</b></p>	<p>Adaptation should ensure maximum re-use and benefit of the existing structures</p>
<p><b>g) Restore and enhance the open spaces around the buildings, particularly the terrace to the west of the Hall and south of the listed curved wall</b></p>				<p><b>Possible</b></p>	<p><b>District</b></p>	<p><b>Permanent</b></p>	<p>Effect will depend on whether restoration/enhancement produces additional waste. Dispose/re-use on site e.g. landscaping</p>
<p><b>h) Restore and enhance those elements of the site that form part of the Windlestone Hall historic park and garden by treating the buildings, park and garden as an entity in itself rather than individually</b></p>				<p><b>Possible</b></p>	<p><b>District</b></p>	<p><b>Permanent</b></p>	<p>Effect will depend on whether restoration/enhancement produces additional waste. Dispose/re-use on site e.g. landscaping</p>
<p><b>i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met</b></p>				<p><b>Possible</b></p>	<p><b>District</b></p>	<p><b>Permanent</b></p>	<p>"Enabling development" may increase need for resources and waste. Sustainable design methods should be employed if any new development is approved</p>

n) Consider the re-use of demolished materials and the use of locally produced materials as part of any new build				Possible	District	Permanent	Effect will depend on whether this is compatible and achievable with the built heritage requirements although use of local materials should compliment both this objective and the heritage objective
<b>Sustainability Objective 16: To encourage, support and promote a competitive and diverse business industry</b>							
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order				Possible	District	Permanent	Effect depends on final use of the development e.g. hotel, offices
i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met				Possible	District	Permanent	Effect dependent whether "enabling development" is proposed as part of the re-development of the site e.g. office
<b>Sustainability Objective 17: To provide a range of good quality sustainable employment opportunities</b>							
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order				Possible	District	Permanent	Effect depends on final use of the development and potential for local employment e.g. hotel, offices

i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met				Possible	District	Permanent	Effect dependent whether "enabling development" is proposed as part of the re-development of the site e.g. potential for local employment in hotel/offices
<b>Sustainability Objective 18: To encourage the social and environmental performance of the economy</b>							
c) Retain all listed buildings within the site by introducing uses that will be compatible to the preservation and enhancement of the historic buildings and structures. Appropriate uses are considered to be hotel, office, institutional and residential, in a strict preferential order				Possible	District	Permanent	Effect will depend on final use of the site and how it can directly benefit local community. Indirect social benefit in preservation of locally important built heritage. Design brief should ensure community benefits are maximised (e.g. public access at certain times upon request). Inclusion on environmental criteria/recommendations within final SPD should improve the environmental performance of the development
i) There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "Enabling Development and the Conservation of Heritage Assets" can be met				Possible	District	Permanent	Effect depends on whether enabling development is permitted on the site. Environmental criteria should also apply e.g. Code for Sustainable Homes
j) Consider opportunities for wildlife creation and enhancement				Possible	District	Permanent	This recommendation has the potential to increase the environmental performance of the development e.g. habitat creation
k) Seek to improve accessibility of the site to the surrounding countryside				Possible	District	Permanent	As above but includes social criteria e.g. access, rights of way

<b>l) Conserve and enhance green spaces</b>				<b>Possible</b>	<b>District</b>	<b>Permanent</b>	This recommendation has the potential to increase the environmental performance of the development e.g. urban drainage
<b>m) Consider opportunities for developing heating system that utilise existing sources of wood fuel from the surrounding woodland</b>				<b>Possible</b>	<b>District</b>	<b>Permanent</b>	Potential to increase the environmental performance of the development through use of renewable energy and support for local sustainable resource schemes
<b>n) Consider the re-use of demolished materials and the use of locally produced materials as part of any new build</b>				<b>Possible</b>	<b>District</b>	<b>Permanent</b>	If materials are sourced locally this will provide tangible environmental and social benefits to the local community e.g. local economic multiplier effect