

## REPORT TO COUNCIL

29 February 2008

## REPORT OF DEPUTY CHIEF EXECUTIVE

### Portfolio: Planning and Development

#### Sedgefield Borough Local Development Framework – Draft Windlestone Hall Supplementary Planning Document

#### **1 SUMMARY**

- 1.1 The Supplementary Planning Document has been prepared to guide the redevelopment of Windlestone Hall that respects the intrinsic value of the Grade II\* Listing Building, its setting and other constituent elements that are currently being offered for sale by the County Council.
- 1.2 Under the provisions of the Planning and Compulsory Purchase Act 2004, the Borough Council can bring forward Supplementary Planning Documents in advance of the adoption of its Core Strategy provided that the document is linked to a “saved” policy in the Local Plan. In this case, the relevant policies are E2 and E18. The Draft Supplementary Planning Document has been successfully screened against the EU Directive on Strategic Environmental Assessment 2001/42/EC. Furthermore, the draft had undergone a comprehensive Sustainability Appraisal report.
- 1.3 Copies of the Supplementary Planning Document, Sustainability Appraisal and Appropriate Assessment have been placed in the Members Rooms.

#### **2 RECOMMENDATION**

- 2.1 That Council endorse the attached Draft Windlestone Hall Supplementary Planning Document and agree to the publication of the document. It will then be subject to six weeks of consultation.

#### **3 THE DRAFT WINDLESTONE HALL SUPPLEMENTARY PLANNING DOCUMENT**

- 3.1 Windlestone Hall is a Grade II\* Listed Building located near Rushyford. The area extends to some 10.3 hectares and encompasses Windlestone Hall with its 1970's extension, stable block, clock tower, and other ancillary buildings together with related land.

- 3.2 The provisions of Policy E2 and E18 of the Borough Local Plan relate specifically to the preservation and enhancement of Historic Parklands and Conservation Areas. These policies require development proposals to respect the historic environment and be sympathetic to the existing character of the area. The County Landscape Strategy identifies that the parkland surrounding the Hall should be conserved and restored, and the woodland should be conserved and enhanced. These objectives should be incorporated into any re-development proposal.
- 3.3 The development of this Supplementary Planning Document is explicitly tied to the delivery of the Local Development Framework's Aims and Objectives.

#### Strategic Environmental Assessment

- 3.4 The Draft Supplementary Planning Document has been screened against the EU Directive on Strategic Environmental Assessment. It is our opinion that the Document will not have significant environmental impacts and therefore does not require a screening against the Strategic Environmental Assessment.

#### Sustainability Appraisal

- 3.5 The Draft Windlestone Hall Supplementary Planning Document was been subject to a comprehensive and full Sustainability Appraisal. This has been undertaken in accordance with the relevant national guidance. The Sustainability Appraisal identifies that the introduction of the Supplementary Planning Document will have a number of positive benefits, and that they could be further enhanced through making a series of amendments to the recommendations.

#### Appropriate Assessment

- 3.6 The Draft Windlestone Hall has been subject to a screening for Appropriate Assessment. This screening has concluded that there are unlikely to be any significant effects on European and / or Ramsar sites resulting from this Supplementary Planning Document alone or in combination with other plans and trends.

### **4 RESOURCE IMPLICATIONS**

- 4.1 Whilst there will not be any direct resource implications, apart from publication costs, there will indirect cost implications in terms of Officer time spent on this consultation exercise.

### **5 CONSULTATIONS**

- 5.1 The Draft Supplementary Planning Document will be subject to a period of six weeks public consultation. The consultation will be undertaken, in accordance with the consultation methods outlined in the Statement of Community Involvement.
- 5.2 Following the consultation, the responses will be collated and analysed. The final Supplementary Planning Document will be prepared and brought forward for adoption.

## **6 OTHER MATERIAL CONSIDERATIONS**

### Links to Corporate Objectives / Values

The publication of the document will help meet Corporate Aim 25, which is to provide a high quality, efficient and customer focussed Planning Service that supports sustainable improvement of the built and natural environment of the Borough.

#### **6.1 Legal Implications**

The document must be published in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.

#### **6.2 Risk Management**

If the Supplementary Planning Document is not developed, inappropriate development may be proposed at Windlestone Hall that would materially harm either the Listed Buildings or their settings.

#### **6.3 Health and Safety Implications**

No additional implications have been identified.

#### **6.4 Sustainability**

Sustainability Appraisal is covered in the main body of the report.

#### **6.5 Equality and Diversity**

The Draft Windlestone Hall Supplementary Planning Document will be made available in alternative languages, Braille or in audio format where requested, and will be placed on the website in pdf format.

#### **6.6 Social Inclusion**

Social inclusion issues are discussed with the Document.

#### **6.7 Procurement**

There are no procurement issues.

## **7 OVERVIEW AND SCRUTINY IMPLICATIONS**

### **7.1 None.**

## 8 LIST OF APPENDICES

Draft Windlestone Hall Supplementary Planning Document  
Draft Windlestone Hall Supplementary Planning Document: Sustainability Appraisal (see paragraph 6.5)

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**Ward(s):** All

**Key Decision Validation:** This is a Key Decision as a decision made by Cabinet in the course of developing proposals to Council to amend the **policy framework**.

### Background Papers

Planning Policy Statement 12: Local Development Frameworks  
Town and Country Planning (Local Development) (England) Regulations 2004

### Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>