

Many of the issues which need to be considered in proposals for use of historic landscapes and buildings for hotels and/or leisure development are common to any proposed change of use and GHS PCAN 1: Change of Use (of landscape, and of principal and/or subsidiary buildings) should be consulted in the first instance.

The following is intended to supplement this first advice note by highlighting particular areas for consideration.

1.0 Introduction

1.1 Sports and leisure pursuits were integral to high status living from at least C15. Hunting and hawking were a standard part of royal and aristocratic male education and, together with archery (not so exclusively confined to the upper classes), were believed to foster the acquisition of military skills. Bowling greens became fashionable on country estates in this century and some estates also aspired to real tennis courts.

1.2 By the mid 16th century restrictions had been imposed to prevent those ‘worth less than £100’ (per year) playing bowls and other ‘handgames’, and ‘Renaissance Man’ was expected to be proficient in real tennis (by then hugely popular), gymnastics and swimming. The royal family had private bear gardens* (for the sport of bear-baiting) and schoolboys played versions of cricket and football.

*the term ‘garden’ in this context probably signifying an enclosure only

1.3 From the Restoration onwards, facilities for sports and pastimes were increasingly included within private designed landscapes. Bowls, fishing (with platforms and ‘temples’) and horse racing (with courses laid out, and stadia or towers for spectators), were relatively early additions. ‘Hunting, shooting and fishing’ became virtually universal in the country house landscape by C18 and later periods saw ornamental menageries, fowl houses and aviaries for animal and bird collections, croquet grounds, tennis lawns, plunge pools and (on rare occasions) private golf courses*.

Where provision for sports and pastimes was made within the designed landscape, the layout was usually carefully considered, with structures often carrying high levels of ornamentation and sited as the focus of long views. Greens for croquet, bowls etc. were usually enclosed by walls or high hedges and fitted in well with walks or formal garden compartments. Rides for hunting could double as vistas, and cover for game could be provided by underplanted clumps of trees in parkland. Plunge pools too could be designed as a landscape feature and animal and bird collections enlivened the scenes of landscape walks.

*golf was known from the early 17thC but was largely confined to Scotland

1.4 Grounds designed for public recreation were known from at least the mid 17th century although ornamental grounds, such as public pleasure gardens and walks*, tended to be exclusive to particular sectors of the community, and the recreation they offered usually confined to sedate promenading, limited games (e.g. skittles) or passive enjoyment of a range of entertainments (e.g. concerts and fireworks). Riding and carriage driving could be enjoyed in some larger grounds (e.g. the Royal Parks in and around London) but commonly only in specifically designated areas.

*Communal gardens, attached to residential squares and terraces from C18 onwards, were even more exclusive — many such grounds are still enjoyed solely by surrounding house-owners — and recreational potential was usually limited to promenading (site specific documentation indicates sustained resistance to inclusion of active sports even in the later C20).

1.5 The 19th century saw a growing awareness of the value of sports and exercise for the health of all classes. Some communal sports were enjoyed on country house landscapes (e.g. the ‘estate’ cricket match), existing facilities in schools and colleges were extended and the layout of grounds of new institutions, particularly those devoted to patient care (asylums, hospitals etc.), increasingly included such provision. However, by far the greatest contribution to active recreation for the population came from public parks.

1.6 Formally laid out grounds for active sports and children’s play were offered in public parks from at least the 1840s and 50s. These were usually sited away from main promenades and ornamental areas (often around the edges of a park) and discreetly screened with planting, raised banks etc. Like the public pleasure gardens they succeeded, public parks also offered a range of entertainments. Bandstands and winter gardens were common by the end of C19 and lakes and lakeside margins were increasingly enjoyed for boating, swimming and children’s play — with the addition in many parks in the early 20th century of lidos (open air swimming pools).

- 1.7 In the twentieth century, as staffing levels progressively declined in both public and private landscapes, many leisure facilities requiring a high level of maintenance were abandoned (e.g. manicured bowling greens and tennis courts; animal and bird collections etc.). In the latter part of the century, provision of updated sports and recreational facilities elsewhere (e.g. covered swimming pools and multi-leisure complexes) and changes to local authority procedures led to a further decline in facilities within designed grounds.
- 1.8 Those with adequate means and suitable grounds (including the better-off owner of urban and suburban villas), have continued to implement and maintain private leisure facilities and, within the last decade or so, the Public Parks Programme of the Heritage Lottery Fund has provided a much-needed injection of capital into many historic public parks. However, the changes in recreational aspirations and security needs* since the heyday of such parks can pose problems when this element is considered within schemes for repair.
*particularly in respect of children's play areas or where vandalism and disruptive behaviour have become an issue.

2.0 Information needed to evaluate proposals for Hotel and Leisure Development

- 2.1 With the help of the English Heritage *Register* description of the site (or of local inventory entries*), and of any available listed building or conservation area descriptions, establish the significance within the context of the design of the historic landscape of affected areas and features of the landscape, and of subject buildings/ structures and their surroundings.

*Where a site is unregistered but designated of local or regional historic significance, local inventories (as produced by local authorities, county gardens trusts or other interested organisations) may provide a similar level of information to the English Heritage *Register of Parks and Gardens of Special Historic Interest*.

N.B. While the *Register* is a reliable guide, it should not be viewed as a comprehensive description, and the potential for additional structures and areas of importance to be identified should be recognised. A historic landscape assessment should be used as a supplement if *Register* or inventory entries and listed buildings or conservation area descriptions do not fully explain structures and areas in the context of the designed landscape, and insufficient information is presented with an application. See also 3.1. below

- 2.2 Subsidiary development which would be generated by hotel & leisure use should be clearly identified in proposals so that the potential impact (and the potential cumulative impact) upon the historic landscape may be properly assessed.

e.g. For vehicle access and circulation – information should be available on any modification of entrances or special parking arrangements needed to comply with the Disability Discrimination Act. Bulk delivery of goods and equipment may be required and information should also be available on the size of vehicles which require access to the site and their turning and/or reversing requirements. Similar information should be available regarding any buses or coaches for which access is proposed. Where these or any other types of vehicles would cross the designed landscape, information on the extent and frequency of such access should also be available.

For implications for the landscape and for integral structures and features See:

GHS PCAN 6: Vehicle Parking & Access

Where alterations to entrances and boundaries are proposed See:

GHS PCAN 7: Treatment of Boundaries & Entrances.

- 2.3 Where proposals constitute **Enabling Development***, English Heritage advises that there should be a presumption against development which does not meet all of the following criteria:
- The enabling development will not materially detract from the archaeological, architectural, historic, landscape or biodiversity interest of the asset or materially harm its setting
 - The proposal avoids detrimental fragmentation of management of the heritage asset
 - The enabling development will secure the long term future of the heritage asset and, where applicable, its continued use for a sympathetic purpose
 - The problem arises from the inherent needs of the heritage asset, rather than the circumstances of the present owner or the purchase price paid
 - Sufficient financial assistance is not available from any other source
 - It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimises disbenefits
 - The value or benefit of the survival or enhancement of the heritage asset outweighs the long term cost to the community (i.e. the disbenefits) of providing the enabling development.'

Enabling development and the conservation of heritage assets
English Heritage, London. 2001

*Enabling Development may be defined as development that would normally contravene planning policy guidance and plan policies, but which is proposed in the context of funding essential repair and conservation of an important heritage asset.

Authorities will be aware of the extent and level of information required to assess whether the above criteria have been met.

3.0 Additional Information required (Hotel and Leisure Development)

- 3.1 In assessing the potential impact of proposals on historic landscape, the potential for repair of the landscape also needs to be taken into account.

(Where a historic landscape has been unmanaged or inappropriately managed for some time, the significance of a particular area may not be immediately apparent e.g. where these are overgrown or where new structures have been sited, or areas hard surfaced. Evaluators need to ensure that development will not compromise future repair of important historic landscape areas and features e.g. the reopening of a vista through woodland; replanting of an avenue; reinstatement of a circuit walk with associated features etc.).

Any evaluation of change on historic landscape should therefore include assessment of:

1. Existing damage (e.g. areas of tarmac for vehicle parking; modern buildings, structures, access ways etc. which were not designed to preserve or enhance the character or appearance of a historic landscape) and its potential reversibility
2. Decay (e.g. lost features, lost or overgrown planting) and potential for its repair

A full historic landscape assessment can be an invaluable aid to understanding the provenance and significance of structures, features and areas of a historic landscape. A Conservation Management Plan, based on a Historic Landscape Assessment will confirm such potential for repair in cases of doubt.

See *GHS PCAN 13: Briefs for Historic Landscape Assessments*

GHS PCAN 14: Management Plans

- 3.2 Proposals for hotel and leisure centres may be presented initially with fairly modest requirements. However, such requirements often increase once the use is established, and the potential for the landscape to accommodate additional facilities and further subsidiary development (such as vehicle access and parking) without damage should be assessed at the outset.

Information on likely future requirements may be provided by a long term strategy document or business plan. Constraints and opportunities for future development in the landscape context may be established through a Historic Landscape Conservation Management Plan (based on a historic landscape assessment).

See also: Appendix 1 for lists of most common subsidiary and further development associated with particular uses.

- 3.3 Staffing of hotel and leisure complexes requires particularly careful evaluation. Any staff accommodation proposed on site will almost certainly be integral to an overall scheme (and therefore subject to planning consent) but information on casual, part-time or visiting specialist staff should also be available, since these may add substantially to vehicle movement and requirements for parking within the landscape.
- 3.4 Refer also to *GHS PCAN 1: Change of Use* — Section 3.0: Additional Information Required
- Amongst other guidance, this highlights that outline applications and piecemeal proposals should be avoided.

4.0 Potential for Mitigation

- 4.1 Where vehicle access or vehicle parking adjacent to buildings or facilities would result in adverse impact, consideration may be given to siting of vehicle parks at a distance and the provision of regular internal transport*. For hotels, the potential for drop-off and transport of visitors' cars by staff, to outlying or underground car parks, may also be explored.

See also *GHS PCAN 6: Vehicle Parking & Access*, for further guidance on mitigation of adverse impact

*e.g. by electric buggy with carriage train. This strategy has been successfully adopted by national organisations on a number of sites open to the public

- 4.2 Where the size of vehicles such as coaches and delivery vans would require unacceptable changes to the historic landscape (e.g. to boundaries and entrances) or result in damage to features and areas (e.g. bridges, avenues etc.), consideration may be given to 'dividing the load' by the use of a greater number of smaller vehicles*.

* such strategy must be assessed against the potential impact of increased intensity of use on access and circulation routes.

4.3 Where creche facilities are desired, use of otherwise redundant entrance lodges may be considered. The small scale of such buildings may be particularly appropriate for use by children, and those areas of a lodge curtilage not designed to be on view* can usually be secured and screened for children's play without adverse visual impact on the wider landscape.

* See section 1.10, *GHS PCAN 7: Treatment of Boundaries & Entrances*.

4.4 Where a walled garden formerly in productive use is integral to the design of the landscape which forms the proposals site, its repair (including ornamental features such as pleached walks and glasshouses) and return to such use is likely to be desirable. The catering requirements of hotel or leisure complexes may make this viable. In any 'package' of proposals for such use, this is likely to be accounted a gain.

4.5 Where structures would result in adverse impact (e.g. a course of horse jumps in parkland) consideration may be given to removal between events and to a condition to that effect in any consent which an authority may be minded to grant.

4.6 In open parkland, post and wire fencing is likely to be less visually intrusive than a substantial post and rail construction.

5.0 Watchpoints

5.1 Where a range of leisure facilities is proposed in a landscape it is important to assess the cumulative effect of subsidiary development on each area and in total over the site. The accumulation of speed restriction measures, signage, lighting, security barriers and kiosks, together with regular movement of traffic, may seriously affect both the character and the appearance of a historic landscape.

For more detailed guidance on the following aspects of subsidiary development See:

PCAN 6: Vehicle Parking & Access

PCAN 7: Treatment of Boundaries & Entrances (signage, lighting etc.)

PCAN 9: Development of Domestic Amenities (tennis courts, swimming pools, etc.)

PCAN 10: CCTV & Lighting

5.2 Where hotels offer conference facilities which are not associated with overnight stays, need for additional vehicle parking may be generated. Similarly, hotel leisure facilities opened to non-residents may significantly increase the required level of vehicle parking and access.

5.3 Application for temporary consent may be made for specific sporting or leisure events but where such application is repeated e.g. on an annual basis, this may result in an events ground (and access to it) effectively becoming a permanent feature of the landscape. For public parks this can reduce the area open to the public and in all grounds may result in adverse impact. A detailed evaluation of potential impact is recommended therefore on any repeat application for events within historic landscape or its setting.

5.4 Similarly, repeated use of temporary structures (e.g. erection of framed marquees for extension of conference facilities, weddings etc.), may have significant implications for the landscape. Access may be required for trucks carrying the structures and/or gear for their erection, and level platforms may need to be established for both structures and for the use of such gear. In formal garden areas this can result in damage to gateways and to hard and soft landscaping and, if structures are left standing throughout the season, grass dieback, ground compaction and erosion may result.

Where temporary structures associated with hotel or leisure use are proposed, particularly within formal garden areas or terraces, service arrangements also need to be considered (e.g. transport of furniture, equipment, crockery etc. between levels may result in ramping of steps or banks. Where these are integral to the designed layout, damage may occur, particularly if such ramps are left in position for extended periods of time).

Where such provision would require temporary planning consent, it is recommended that decisions be informed by a detailed evaluation of potential impact upon the historic landscape.

Where proposed change of use to hotel or leisure would result in the above type of provision falling within 'permitted development', it is recommended that such permitted development rights be expressly excluded from any consent which an authority may be minded to grant.

5.5 Signage, new landscaping, subsidiary structures etc., produced to corporate designs which highlight ownership of a site by a particular hotel or leisure group, may conflict with good conservation practice which seeks to preserve the integrity and unique character of an individual historic landscape.

For detailed evaluation see section 9.0, *GHS PCAN 12: Evaluation of New Landscape Features*

5.6 Where use as a hotel and/or leisure complex is being considered, former service structures and areas (e.g. barns, storage enclosures, generator buildings etc.) may be proposed for sports facilities or accommodation.

However, care should be taken to ensure that adequate structures and service areas to maintain the landscape are retained in any scheme (see also 4.4 above).

- 5.7 Where topography mitigates against potential adverse visual impact of leisure facilities (e.g. sports pitches) associated subsidiary development, such as high fencing and lighting columns, should be similarly obscured.
- 5.8 Leisure use of water bodies (e.g. ski-ing, boating etc.) may require slipways, quay headings and associated structures. Bank erosion and compaction may be caused both by boating (e.g. wash from speed boats) and by spectators at regular events. Alternatively, areas of water may be fenced off for safety, with subsequent overgrowth of waterside margins, silting up of water channels and progressive decay of structural elements such as cascades and weirs.

All have potential for adverse impact upon the historic landscape.

- 5.9 Leisure use which involves horses (e.g. riding schools, pony club courses etc.) may require special grazing enclosures which are usually fenced with post and rail for security, areas for manege (usually similarly fenced, and with special surfacing e.g. bark) or courses of varied 'jumps'. Grazing of parkland by horses may result in uneven appearance to the grass, partially because of paddocking and because horses' hooves cut deeply into turf, but also because horses dung in particular areas. Subsidiary buildings (for stabling, tackrooms and feed stores), vehicular access (for feed delivery) and hard standing (for horse boxes) may also be required.

All have potential for adverse impact upon the historic landscape.

- 5.10 Leisure pursuits and sports where vehicles are an integral element (e.g. off-road vehicle trials and bike racing) are unlikely to be appropriate in historic landscape or its setting, since adverse visual impact, ground erosion and compaction, and high noise levels are likely to result.
- 5.11 Some leisure pursuits may require equipment laid out over a wide area (e.g. trim trails and obstacle courses) as well as specially surfaced tracks. While interest in such pursuits may be relatively transitory and equipment ephemeral, location and materials should be chosen to minimise adverse impact upon the historic landscape and consideration should be given to future reinstatement of grounds. Consideration may also be given to grant of temporary consent in the first instance to establish extent of interest.
- 5.12 For proposals involving new landscape features or structures see: *GHS PCAN 12: Evaluation of New Landscape Features*.
- 5.13 Views within and across historic landscape may change markedly in different seasons. Any evaluation of potential impact should take this into account.
- 5.14 The potential impact of overtly modern structures is likely to be greater on areas and views of historic landscape where no such imposition has occurred to date.
- 5.15 The more areas of a landscape from which development is visible the greater will be the cumulative effect.
- 5.16 Where the development history of a site (as identified through a historic landscape assessment) suggests existence of areas of potential archaeological significance*, and changes in levels or contours are proposed, consider archaeological evaluation.

*Not all areas of potential archaeological significance in respect of designed landscapes, have yet been identified on county Sites and Monuments Records (SMRs).

6.0 Unavoidable Development

- 6.1 Where hotel or leisure use is deemed the *only* way of securing the future of a heritage asset**, **Enabling Development** calculations should be rigorously scrutinised and conservation gain should be clearly identified, and achievable. Repair and future conservation management of the historic landscape, in the form of a comprehensive, long term conservation management plan, to be tied to a Section 106 Agreement***, should be secured as part of any consent granted to such enabling development.

** See 2.3 above and *Enabling development and the conservation of heritage assets*. English Heritage, London. 2001 (See also: *Policy Statement*. English Heritage, June 1999) and *Rescued or Ruined: Dealing with Enabling Development*. Joint Amenities Societies publication. June 1999

***Such plan should include proper scheduling of works, identification of timescale within which works are to be completed and arrangements for monitoring, arbitration in case of dispute, and identification of action which would be taken by an authority in such event. Authorities need to be aware of the resource implications of a long-term commitment to securing conservation gains on offer.

N.B. Enabling development proposals following closely upon division of a landscape (and sale away of areas and structures) which has restricted opportunities for the proposed development to be implemented without

damage to the historic landscape should be treated with particular caution since consent granted to such development could set a very undesirable precedent.

- 6.2 If hotel or leisure use would result in significant adverse impact but development is difficult to resist (e.g. replacement footprint on a Major Developed Site, or outline consent already granted – BUT, see 3.4 above), every attempt should be made to mitigate against such impact, and corresponding gain for the affected historic landscape should be secured as part of any consent which an authority may be minded to grant. This may include funding for a comprehensive conservation management plan or, if such a plan is already in place, funding for specific repair projects, planting etc.

7.0 Application of Advice

- 7.1 Where proposals for hotel or leisure use on historic landscape would result in adverse impact and are not considered to be unavoidable development, the Society would anticipate that the authority would refuse consent to the application.
- 7.2 Where proposals for hotel or leisure use on historic landscape constitute unavoidable development, the Society would anticipate that the advice outlined in Section 6.0 above would be followed and would not anticipate consultation.
- 7.3 Where proposals for hotel or leisure use on historic landscape would not result in adverse impact or where such impact could be appropriately mitigated against, the Society would be unlikely to object in principle and would not anticipate consultation.
- 7.4 Should there be any doubt over whether proposals for hotel or leisure use on historic landscape would result in adverse impact, or where further advice for procedure to follow in the case of unavoidable development is required, we advise that a request be made via our London office* for the Society's regional conservation officer to discuss the case with the local authority.

*Such request should be made by telephone to the Society's Conservation Casework Manager, on 020 7608 2409.

8.0 Planning Context

This section highlights some parts of government Planning Policy Guidance notes (general guidance on specific topics), which may be particularly relevant to applications for change on historic landscape. Further information may be accessed via the planning website (see 8.9 below)

PPG15: Planning & the Historic Environment

- 8.1 **Para 2.24** instructs that 'planning authorities should protect registered parks and gardens in preparing development plans and in determining planning applications'.
- Para 2.24** also confirms that the effect on a registered park or garden or its setting is a material consideration in assessing an application.
- N.B. It is important to recognise the difference between setting of a listed building, which may comprise historic landscape, and the setting of the landscape itself, the evaluation of which involves a range of different issues (See *GHS PCAN 11: Development in the Setting of Historic Designed Landscape*).
- 8.2 **Para 2.16** notes that when authorities consider applications for planning permission or listed building consent for works which potentially affect a listed structure they should pay special regard to certain matters including the desirability of preservation of the setting of a listed building.
- Para 2.16** also notes that, 'The setting is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function and para 2.17 continues, 'In some cases setting can only be defined by a historical assessment of a building's surroundings'.
- 8.3 **Para 4.6** notes that conservation area '... designation may well ... be suitable for historic parks or gardens and other areas of the historic landscape containing structures that contribute to their special interest'.
- Para 4.40** directs that, '... when considering whether to extend protection to trees in conservation areas, local planning authorities should always take into account the visual, historic and amenity contribution of trees'.
- 8.4 **Para 2.24** notes that, 'Planning and highway authorities should also safeguard registered parks and gardens when themselves planning new developments or road schemes.
- Para 5.2: Transport & Traffic Management** continues, 'Local highway and planning authorities should ... integrate their activities and should take great care to avoid or minimise impacts on the various elements of the historic environment and their settings'.

Para 5.3 notes that, ‘The Secretaries of State also attach particular importance to early consultation in traffic management and highway maintenance schemes, and associated development proposals which could affect listed buildings or conservation areas or parks, gardens or battlefields, and their settings’.

PPG16: Archaeology and Planning

A significant number of historic parks and gardens (registered and unregistered) are included on county sites & monuments records (SMRs) either in their own right or as part of the setting of other monuments.

8.5 **B21: (b) Field Evaluations** ‘Where early discussions with local planning authorities or the developers own research indicate that important archaeological remains may exist, it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on a planning application is taken.

B22: ‘Local planning authorities can expect developers to provide the results of such assessments and excavations as part of their applications for sites where there is good reason to suspect there are remains of archaeological importance... . If necessary, authorities will need to consider refusing permission for proposals which are inadequately documented’.

PPG17: Planning for Open Space, Sport & Recreation

8.6 **Para 14: Maintaining an Adequate Supply of Open Space And Sports And Recreational Facilities** — ‘Parks, recreation grounds, playing fields and allotments must not be regarded as ‘previously developed land’ as defined in Annex C of PPG3. Even where land does fall within the definition of ‘previously developed’, its existing and potential value for recreation and other purposes should be properly assessed before development is considered’.

8.7 **Para 17: Developments within Open Space** ‘Local authorities should (i) avoid any erosion of recreational function and maintain or enhance the character of open spaces... ’.

8.8 **Para 31: Sports and Recreation requiring Natural Features and Water** ‘... the visual amenity, heritage and nature conservation value of water resources should also be protected’.

Planning Website

8.9 The **website** of the Office of the Deputy Prime Minister (www.odpm.gov.uk) may be accessed for full information on the above PPGs and other relevant planning guidance e.g.

PPG13: Transport: Planning and Access for Disabled People: A Good Practice Guide

Permitted Development Rights

8.10 Local planning authorities may consider the serving of an Article 4 Direction to withdraw permitted development rights and to require specific planning permission to be obtained before development can proceed.

See also Appendix 3 for further parts of

PPG15: Planning and the Historic Environment

PPG16: Archaeology and Planning

PPG17: Planning for Open Space, Sport & Recreation

AND Planning in Wales

9.0 Evaluation of Impact

Section 9.0: Evaluation of impact, in GHS PCAN 1: Change of Use (of landscape, and of principal and/or subsidiary buildings) should be consulted in the first instance. In addition, the following checklist of questions is intended to highlight detailed information required on particular issues.

N.B. Section 9.2.4 of GHS PCAN 1 lists other Planning Conservation Advice Notes which may assist in evaluation of specific types of subsidiary development

9.1 Leisure use of Water Bodies

Has the significance of water bodies and any associated features (e.g. cascades) been determined in the context of the designed landscape

What management regime would maintain design intention

e.g. should margins be kept clear?; how should adequate water supply be maintained

Will proposals conflict with such regime

Do proposals include conservation of features such as cascades and appropriate management of structures such as weirs and sluices

Will proposals affect other water bodies and/or water courses within the designed landscape
e.g. retention of adequate water levels for boating on a lake in dry seasons may result in insufficient water elsewhere or reduced flow in dykes and channels (with subsequent silting up)

Will proposals require structural edging to water bodies

Would these result in adverse visual impact

Will proposals result in new buildings

Do these follow historical precedent OR accord with guidance on new landscape features
see *GHS PCAN 12: Evaluation of New Landscape Features*

Will proposals result in erosion and/or compaction of water margins

9.2 Leisure use of landscape or public parkland

Will proposals result in physical divisions of parkland (e.g, fencing)

What management regime would maintain design intention

e.g. evenly grazed grassland or mown sward

Will proposals conflict with such regime

Will proposals result in additional structures

Do these follow historical precedent OR accord with guidance on new landscape features
see *GHS PCAN 12: Evaluation of New Landscape Features*

Do proposals require new vehicle access, hard standing etc.

Can this be accommodated without adverse visual impact

9.3 Permitted Development Rights

What permitted development rights would consent to the proposed change of use confer

Could such permitted development conflict with future conservation aims

Would removal of such permitted development rights be appropriate in any consent which an authority may be minded to grant (see e.g. 5.4 above)

9.4 Vehicle Access & Parking

See also sections 2.2, 3.3, 4.1, 4.2, 5.1 & 5.2 above

Do existing vehicle parking areas adversely impact upon the historic landscape

Have parking needs been fully evaluated (and what is the maximum possible cumulative total of residents, casual visitors, staff etc.)

Can vehicle parking requirements be accommodated without adverse impact upon the historic landscape

Would changes to entrances and access routes through the designed landscape be required for service and delivery vehicles (include buses and coaches)

Has the size (in particular height and width) of requisite service and delivery vehicles, and the turning and visibility splay of such vehicles been identified

Can such requirements be accommodated without adverse impact upon the historic landscape

CHECKLIST of DEVELOPMENT and SUBSIDIARY DEVELOPMENT (as Appendix 1)

A1.1 Leisure & Sports Centres:

Games courts (grass & hard with enclosures)
Swimming pools (with associated hard surfaced surrounds, pool covers and service buildings)
Sports pitches (e.g. football, soccer, lacrosse, with ground recontouring, lighting etc.)
Riding (see below A1.8),
Water sports (with slipways, storage buildings for equipment etc.)
Refreshment facilities (additional buildings)
Lighting, Signage and CCTV (around central structures, drives, vehicle parks, sports pitches)
Vehicle parking and access (including coaches and school buses)
Traffic Management Measures (passing bays, speed bumps, mini roundabouts etc.)
Service and delivery access (+ bin and fuel stores, laundry facilities etc.)
Increased noise levels from specialist leisure activities (e.g model aero clubs)
Potential for reduced maintenance and management of outlying areas
Potential for sale and subletting of unused structures and areas

A1.2 Health Centres & Spas

Games Courts (grass & hard with enclosures)
Swimming pools (with associated hard surfaced surrounds, pool covers and service buildings)
Riding (see below A1.8),
Trim Trails (possible ground recontouring and new access ways)
Creche facilities (including childrens play areas and colourful play equipment)
Lighting, Signage and CCTV (around central structures, drives, vehicle parks, games courts)
Traffic Management Measures (passing bays, speed bumps, mini roundabouts etc.)
Vehicle parking and access (including coaches)
Service and delivery access (+ bin and fuel stores, laundry facilities etc.)
Potential for reduced maintenance and management of outlying areas
Potential for sale and subletting of unused structures and areas

A1.3 Hotel & Conference Centres

Golf (see GHS PCAN 5)
Obstacle courses and special recreational activities (e.g. shooting & fishing with construction of individual platforms, and waterside access points, damming of watercourses etc.)
Erection of marquees: special events (access for specialist vehicles and erection platforms for framed marquees, recontouring of ground, ground erosion & compaction)
Lighting, Signage and CCTV (around central structures, drives and vehicle parks)
Traffic Management Measures (passing bays, speed bumps, mini roundabouts etc.)
Vehicle parking and access (including coaches)
Service and delivery access (+ bin and fuel stores, laundry facilities etc.)
See also recreational facilities under A1.1 & A1.2 above
Potential for reduced maintenance and management of outlying areas
Potential for sale and subletting of unused structures and areas

A1.8 b. HORSES

Subsidiary buildings (horses are bulk fed from other sources and subsidiary buildings are often needed: stables, tack rooms, feed stores)
Vehicular access (for feed delivery)
Vehicle Standing (horse boxes)
Grazing enclosures (usually require post and rail site division for security; similar requirements with special surfacing [e.g. bark] for areas of manege)

Growth of grass over parkland becomes uneven (partially because of paddocking but also because horses dung in particular areas)

Horses hooves cut deeply into turf (uneven appearance of grassland)

