

# **PLANNING STATEMENT**



**The Change of Use of Outbuildings to Form an Events Venue and the  
Erection of a Spa**

**At**

**Hotham Hall  
The Park  
Hotham  
East Yorkshire  
YO43 4UA**

**On Behalf of Hotham Hall Estate**

**December 2023**

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## 1.0 Introduction

1.1 The planning application and listed building consent that this report accompanies have been submitted on behalf of Hotham Hall Estate and relate to a proposed development at the Grade II\* listed Hotham Hall in East Yorkshire. The site of application is identified in the location plan extract below at Image 1.

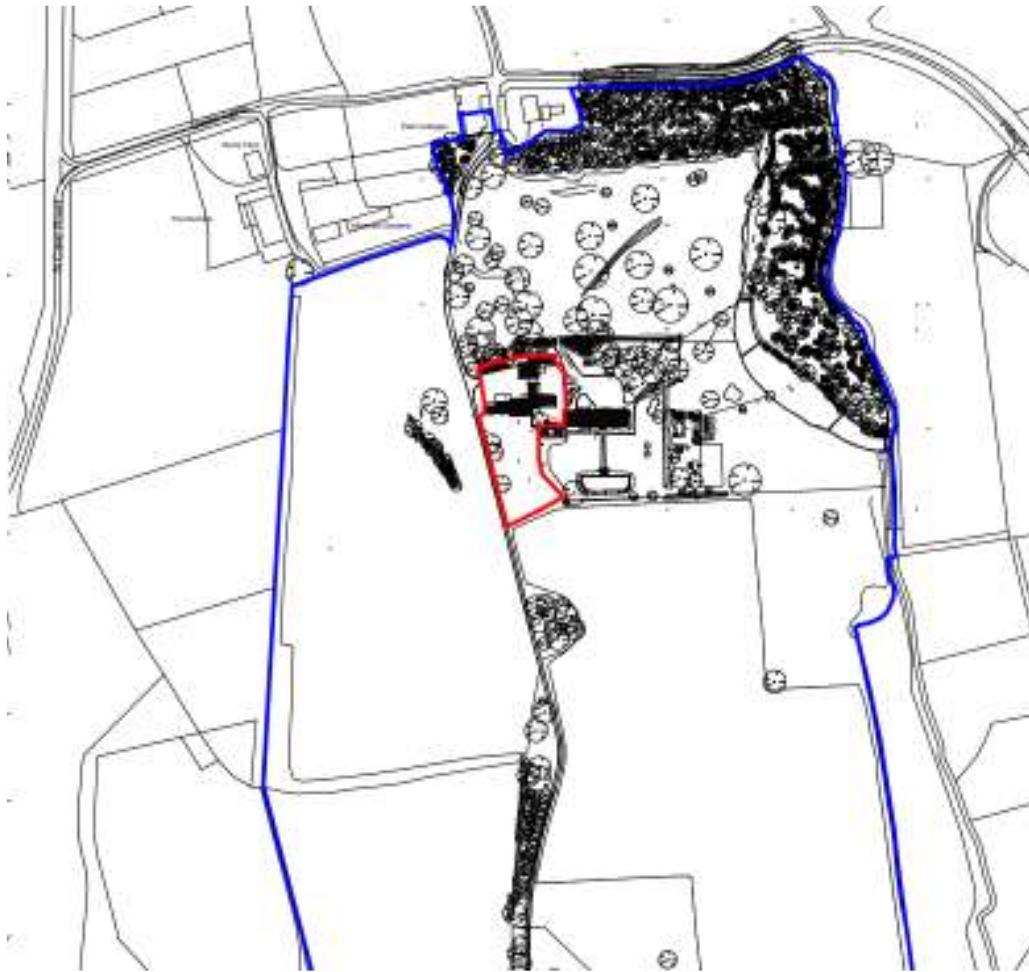


Image 1: Site Location Plan Extract (Brown and Company)

1.2 The proposed development involves the change of use of a range of outbuildings associated with Hotham Hall to form an events venue and related uses and the erection of a purpose built spa within the Hall's grounds.

1.3 These applications are accompanied by:

- A Design and Access Statement prepared by Brown and Company;
- A full set of planning drawings prepared by Brown and Company;
- A Heritage Impact Assessment prepared by Purcell;
- A Bat Report prepared by Wold Ecology;
- A Noise Assessment prepared by Infinity Acoustics;
- A Transport Statement prepared by Local Transport Projects;
- A Business Case Report prepared by Hotham Hall Estate Partnership;
- A Drainage Strategy prepared by Alan Wood and Partners;
- A Tree Report Prepared by David Houldershaw; and
- This Planning Statement prepared by Gallagher Planning.

## **2.0 Description of Site and Proposed Development**

2.1 Hotham Hall is, as mentioned above, a grade II\* listed building and the stable block it is proposed to convert is itself Grade II\* listed. The gates and gate piers within the stable yard are also separately listed as Grade II. Hotham Hall lies to the south of the village of Hotham in the East Riding of Yorkshire and is within the Hotham Conservation Area. The village of North Cave lies approximately 1km to the south of the Hall. The site is located in open countryside in planning policy terms.

2.2 The Heritage Statement which accompanies these applications (prepared by Purcell) sets out a brief history of Hotham Hall as follows:

- Hotham Hall was begun around 1720 for William Burton, possibly to the designs of gentleman architect James Moyser. The original house was of five bays, two storeys with attics and cellars.
- The house was extended in 1772 by Robert Burton, with the addition of east and west pavilions to complement the existing house and create new entertaining spaces. A year later, Burton extended the park when he purchased a neighbouring manor in North Cave; he may have moved the ballroom panelling to Hotham from the North Cave manor at this time.
- When Hotham Hall was inherited by Lieut. Col. Edward John Stracey-Clitherow in 1869, he set about making improvements to the Hall. The west pavilion was demolished, and a new wing built in its place 1872, probably to the designs of William Moseley. The wing was designed to appear as two separate villas, to help break up the frontage.
- During the 20th century, the Hall was modernised; heating was installed in 1921 and bedrooms received ensuite bathrooms. The service quarters were also transformed, the floor was partially raised, and the kitchen moved to the south front with a breakfast room created adjacent.
- The Hall was purchased by Mr & Mrs Stephen Martin in 1985 who set about making extensive repairs and further alterations to Hotham Hall, including building a terrace, repairing and replacing fireplaces, installing a decorated ceiling, fitting cupboards and shelving to a number of rooms.
- The Hall was purchased by the present owner in 2020.

2.3 The current owners of the Hall and Estate embarked upon a major project of renovation at the Hall and have invested substantial capital in the property. As set out in the planning history section below, the Hall itself is now part private residence and part an events venue (sui generis). The vision of the applicants is to *“create a sophisticated destination for events and country pursuits which make create use of a wonderful historic building and its grounds and allow it to be enjoyed by local communities as well as by a much wider audience. The approach is a heritage led regeneration project which will create jobs and develop visitor assets. The overall objective is to create an economically resilient estate which will ensure a sustainable future for generations to come.”*

2.4 Image 2 below is view of the Hall's primary (southern) facade.



Image 2: Photo of Hotham Hall

2.5 The proposed development consists of the following:

- Change of use of the former stable block to form an events venue, guest accommodation, ancillary retail space, member's area and a proposed extension to the stable block to provide sanitary facilities

- Erection of a spa building within the curtilage of the Hall (to the south east)

### **3.0 Planning History**

- 3.1 Based on information available on the website of the Local Planning Authority, the site has an extensive planning history. A summary is provided below of the more recent planning applications and listed building consents:

Ref. No: 20/02823/PLF

- 3.2 External and internal alterations consisting of: Opening of blocked up window openings and reinstating windows to match existing on north elevation (WG-42) and west elevation (WG-37, WF-26 & WF-28); Unblocking of existing Ground Floor window WG-02 and timber shutters on the north elevation from the inside, edge of staircase to be inspected, modern glass panes to be replaced with traditional float glass where necessary; Removal of ground floor window (WG-03) on north Elevation, re-opening of blocked up door DG-40 and installation of a new glazed timber frame single door with fan-light, associated internal cupboards and sink to be removed; Removal of ground floor window (WG-17) on south elevation and opening extended down to floor level for the installation of glazed timber frame double door; Removal of ground floor windows (WG-32 & WG-33) on south elevation and openings extended down to floor level for the installation of glazed timber single doors. All architraves and timber mouldings to be retained and extended to suit new openings. Status: Application Approved

Ref. No: 20/02824/PLB

- 3.3 External and internal alterations consisting of: Opening of blocked up window openings and reinstating windows to match existing on north elevation (WG-42) and west elevation (WG-37, WF-26 & WF-28); Unblocking of existing Ground Floor window WG-02 and timber shutters on the north elevation from the inside, edge of staircase to be inspected, modern glass panes to be replaced with traditional float glass where necessary; Removal of ground floor window (WG-03) on north Elevation, re-opening of blocked up door DG-40 and installation of a new glazed timber frame single door with fan-light, associated internal cupboards and sink to be removed;



Removal of ground floor window (WG-17) on south elevation and opening extended down to floor level for the installation of glazed timber frame double door; Removal of ground floor windows (WG-32 & WG-33) on south elevation and openings extended down to floor level for the installation of glazed timber single doors. All architraves and timber mouldings to be retained and extended to suit new openings. Status: Application Approved

Ref. No: 20/02825/PLF

- 3.4 Construction of limestone terrace, balustrades, plinths and urns to front (north) elevation. Status: Application Approved

Ref. No: 20/02826/PLB

- 3.5 Construction of limestone terrace, balustrades, plinths and urns to front (north) elevation. Status: Application Approved

Ref. No: 20/02827/PLF

- 3.6 Construction of limestone terrace, balustrades, plinths, urns and steps with sandstone flags to the rear (south) elevation following removal of existing terrace and steps and removal and alteration to 4 existing windows (WG-27, WG-28, WG-29 & WG-30) and 1 door (DG-19) extended down to new floor level; all architraves and timber mouldings to be retained and extended to suit new openings. Status: Application Approved

Ref. No: 20/02828/PLB

- 3.7 Construction of limestone terrace, balustrades, plinths, urns and steps with sandstone flags to the rear (south) elevation following removal of existing terrace and steps and removal and alteration to 4 existing windows (WG-27, WG-28, WG-29 & WG-30) and 1 door (DG-19) extended down to new floor level; all architraves and timber mouldings to be retained and extended to suit new openings. Status: Application Approved

Ref. No: 20/02934/PLB

- 3.8 Internal alterations consisting of: 1) Proposed closing up and making good of internal door and window openings (DG-18, DG-37, DG-20, DG-25, DG-31, DG-32, DF-05, DF-10, DF-13, DF-17, DF-21, DF-22, DF-25, DF-26, DF-28, WG-51, WG-52 & WG-55) and forming of new / opening up of blocked internal door openings to ground floor and first floor (DG-07, DG-10, DG-12, DG-36, DG-38, DG-55, DG-56, DG-59, DG-60, DG-61, DG-63, DF-16 & DF-29) (reusing existing timber mouldings and architraves where possible); 2) Removing/opening up internal walls and installation of extended/new steel supports concealed in ceiling to ground floor and first floor walls (between GF-13 & GF-21, FF-07 & FF-08, FF-08 FF09 & FF-10, FF-18 & FF-20, FF-02 & FF-03, FF-14 & FF-15); 3) Removal of existing raised flooring and installation of a new lower level floor in GF-13 and GF-21 with relocation of steps GF-17; 4) Reinstatement of existing fireplaces on ground floor and first floor (GFP-06, GFP-08, GFP-14 & FFP-14), opening up works to investigate conditions of existing flues and chimneys and over-boarding of existing fireplace (GFP-01), formation of new fireplace in entrance hall (GFP-15); 5) Reconfiguration/installation of internal walls in GF-23, GF-24, GF-25 and GF-26 to create WC rooms; 6) extension of floor in FF-03 to create gallery. Status: Application Approved

Ref. No: 20/03885/PLF

- 3.9 Erection of two single-storey garages and walls and gates on either side of existing grade II listed gate piers following demolition of existing walls, with associated landscaping to form formal forecourt North of the main house. Status: Application Withdrawn

Ref. No: 20/03886/PLB

- 3.10 Erection of two single storey garages and walls and gates on either side of existing grade II listed gate piers following demolition of existing walls, with associated landscaping to form formal forecourt North of the main house. Status: Application Withdrawn

Ref. No: 21/00389/PLF

- 3.11 Part change of use from residential (C3) to event space (sui generis). Status: Application Approved

Ref. No: 21/03036/PLB

- 3.12 Internal alterations consisting of under floor heating, timber flooring, stone flooring, interior fit out, construction of internal joinery and removal of existing soil vent pipes. Status: Application Approved

Ref. No: 21/03345/PLF

- 3.13 Demolition of existing modern brick wall, oil tanks and concrete bases and the erection of a new limestone freestone wall with piers and returning wall and gates to connect to Courtyard building. Status: Application Approved

Ref. No: 21/03346/PLB

- 3.14 Demolition of existing modern brick wall, oil tanks and concrete bases and the erection of a new limestone freestone wall with piers and returning wall and gates to connect to Courtyard building. Status: Application Approved

Ref. No: 21/03532/VAR

- 3.15 Variation of Condition 3 (approved plans) of planning permissions 20/02825/PLF (Construction of limestone terrace, balustrades, plinths and urns to front (north) elevation). Status: Application Withdrawn

Ref. No: 21/03558/PLB

- 3.16 Construction of limestone terrace, balustrades, plinths and urns to front (north) elevation (revised scheme of 20/02826/PLB). Status: Application Withdrawn

Ref. No: 21/30454/CONDET

- 3.17 Submission of details required by Condition 5 (Joinery Details) of planning permission 20/02824/PLB. Status: Application Approved

Ref. No: 21/30457/CONDET

- 3.18 Submission of details required by Condition 2 (Full Profiles and Joinery Details of Doors) and Condition 3 (Materials and Joinery Details of Fireplace) of planning permission 20/02934/PLB. Status: Application Approved

Ref. No: 21/04379/PLF

- 3.19 Erection of a garage within existing garden wall, creation of two openings in and increase in height of existing garden wall, installation of timber garage doors to garden wall following demolition of existing outbuilding and re-building of western boundary wall. Status: Application Approved

Ref. No: 21/04380/PLB

- 3.20 Erection of a garage within existing garden wall, creation of two openings in and increase in height of existing garden wall, installation of timber garage doors to garden wall following demolition of existing outbuilding and re-building of western boundary wall. Status: Application Approved

Ref. No: 21/04673/PLB

- 3.21 Construction of sandstone terrace, balustrades, plinths, and urns and to the rear (south) elevation following removal of existing terrace and steps. Status: Application Approved

Ref. No: 21/04691/VAR

- 3.22 Variation of Condition 2 (materials) and Condition 4 (approved plans) of planning permission 20/02827/PLF (Construction of limestone terrace, balustrades, plinths, urns and steps with sandstone flags to the rear (south) elevation following removal of

existing terrace and steps and removal and alteration to 4 existing windows (WG-27, WG-28, WG-29 & WG-30) and 1 door (DG-19) extended down to new floor level; all architraves and timber mouldings to be retained and extended to suit new openings).  
Status: Application Approved

Ref. No: 21/04702/PLB

3.23 Internal alterations to reconfigure ground to first floor back staircase. Status: Application Approved

Ref. No: 22/00814/PLF

3.24 Erection of a single storey orangery extension to southern elevation. Status: Application Withdrawn

Ref. No: 22/00875/PLB

3.25 Erection of a single storey orangery extension to southern elevation. Status: Application Withdrawn

Ref. No: 22/01525/PLF

3.26 Construction of limestone terrace, balustrades, plinths and urns to front (north) elevation; removal of non original garage doors from north elevation and reinstatement of brick facade with painted hardwood windows and doors (retrospective); internal alterations to provide new sanitary accommodation for public events use. Status: Application Approved

Ref. No: 22/01526/PLB

3.27 Construction of limestone terrace, balustrades, plinths and urns to front (north) elevation; removal of non original garage doors from north elevation and reinstatement of brick facade with painted hardwood windows and doors (retrospective); internal alterations to provide new sanitary accommodation for public events use. Status: Application Approved

Ref. No: 22/01999/PLB

- 3.28 Erection of Loggia to wrap around ground floor northwest corner, installation of wrought iron pedestrian access gate and wrought vehicular access sliding gate. Status: Pending Consideration

Ref. No: 22/02681/PLF

- 3.29 Erection of Loggia to wrap around ground floor northwest corner, installation of wrought iron pedestrian access gate and wrought vehicular access sliding gate. Status: Pending Consideration

Ref. No: 22/30297/CONDET

- 3.30 Submission of details required by Condition 3 (profiles and joinery details - replacement doors) of planning permission 20/02827/PLF. Status: Application Approved

Ref. No: 22/30303/CONDET

- 3.31 Submission of details required by Condition 3 (profiles and joinery details - replacement doors) of planning permission 20/02828/PLB. Status: Application Approved

Ref. No: 22/03855/PLF

- 3.32 Change of use of part of Hotham Hall from residential (C3) to mixed-use residential and event space with ancillary guest accommodation (sui generis) and installation of replacement door to western side elevation (DG-24). Status: Application Approved

Ref. No: 22/03856/PLB

- 3.33 Internal alterations and repairs to building fabric and layout including walls, floors, ceilings and internal doors at ground and first floor; installation of replacement external door (DG-24) to western elevation; installation of revised fitted furniture

designs; removal of internal walls; and revised fire safety compliant M&E installations and strategies including installation of Events Kitchen and associated ventilation and heating systems and service runs. Status: Application Approved

Ref. No: 23/00821/PLF

- 3.34 Construction of new parkland drive through northern parkland to form principal arrival route to the Hall, erection of new entrance gates and wall at entrance of parkland drive, restoration and re-build of ha-ha bridge, northern forecourt landscaping works, construction of staff parking and associated service area landscaping works, construction of new service road from park drive to west of estate, construction of guest car park and overflow parking, alterations and repairs to pond in south lawn, installation of external lighting and below ground infrastructure ductwork throughout estate, installation of generator and ducts to guest car park and construction of hoggin paths in southern garden. Status: Application Approved

Ref. No: 23/00822/PLB

- 3.35 Restoration and re-building works to ha-ha bridge and alterations, repairs to fishpond walls in south garden, construction of new service road and installation of external lighting and subterranean ductwork infrastructure. Status: Application Approved

## 4.0 Planning Policy

### National Planning Policy

4.1 The National Planning Policy Framework (NPPF 2023) is a material consideration and is the Government's overarching framework for planning policy. The NPPF identifies that applications should be considered in the context in favour of sustainable development. Proposals that accord with the development plan should be approved without delay and where it is silent or relevant policies are out of date, permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific policies within the NPPF indicate that development should be restricted.

4.2 Paragraph 81 of the NPPF states that planning policies and decisions should:

*"...help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential."*

4.3 Paragraph 84 sets out that:

*"Planning policies and decisions should enable:*

*a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*

*b) the development and diversification of agricultural and other land-based rural businesses;*

*c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*



*d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”*

4.4 Paragraph 85 continues:

*“Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”*

4.5 Paragraph 130 states in part that planning policies and decisions should ensure that developments:

*“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where*

*crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

4.6 Paragraph 194 relates to development affecting heritage assets. It states:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

4.7 Paragraph 195 continues and states that:

*“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

4.8 Paragraph 197 states that in determining applications, local planning authorities should take account of:

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

4.9 Paragraph 199 states that:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

4.10 Finally, paragraph 202 states:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

#### Local Planning Policy

4.11 Applications are to be determined in accordance with the policies in the Development Plan. In this case, the Development Plan for the area comprises the East Riding Local Plan Strategy Document (ERLPSD) adopted in April 2016 and the Allocations Document that was adopted in July 2016. The policies most relevant to this proposal are:

- S4 - Supporting development in Villages and the Countryside
- EC1 - Supporting the growth and diversification of the East Riding economy
- EC2 - Developing and diversifying the visitor economy
- ENV3 - Valuing our Heritage

4.12 Policy S4 is the over-arching policy in the East Riding for development in open countryside. Part C states:

*“Outside of a development limit land will be regarded as the Countryside and the following forms of development supported, where proposals respect the intrinsic character of their surroundings:*

- 1. Conversion of buildings for economic development (including work-live units), tourism or community uses. Conversions for new housing will be supported where the preservation of the building would enhance the immediate setting and where it:
  - i. would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or*
  - ii. would re-use a redundant or disused building without significant alteration or significant extension.**
- 2. Replacement dwellings;*
- 3. New dwellings of exceptional quality or of truly outstanding innovative design;*
- 4. Affordable housing for local people;*
- 5. Agricultural, forestry or other rural-based occupational dwellings subject to demonstrating an essential need. Such dwellings will be subject to an agricultural occupancy condition;*
- 6. Employment uses in accordance with Policy EC1;*
- 7. Agricultural, horticultural and forestry uses;*
- 8. New and enhanced infrastructure;*
- 9. Energy development and associated infrastructure;*
- 10. Development to support existing military defence operations; and*
- 11. Sports, equine, recreation, community facilities and tourism development.”*

4.13 Policy EC 1 states in part:

*“To strengthen and encourage growth of the East Riding economy, employment development will be supported where the proposal is of a scale suitable to the location. Proposals will be encouraged where they:*

- 1. Contribute to the modernisation, development and diversification of the local economy;*
- 2. Develop and strengthen the East Riding's key employment sectors and clusters including: renewable energy; manufacturing and engineering (including chemicals);*

*agriculture/ food and drink; tourism; ports and logistics; transport equipment; digital and creative industries; finance and business services; construction; public administration, defence, health and education; and retail....”*

4.14 Policy EC 2 relates to tourism developments such as that proposed:

*A. Tourism developments including attractions, facilities and accommodation, particularly those helping to meet existing deficiencies, will be encouraged to help strengthen and broaden the tourism offer across the East Riding.*

*B. In the Countryside, proposals for tourism development will be supported where their scale and cumulative impact is appropriate for the location, and they:*

*1. Utilise existing buildings;*

*2. Involve new, expanded, upgraded or rolled back/re-located static and touring caravan sites;*

*3. Are part of a farm diversification scheme, providing existing buildings are re-used where possible;*

*4. Support an existing countryside attraction, providing existing buildings are re-used where possible; or*

*5. Have a functional need to be located in the Countryside, providing existing buildings are re-used where possible.”*

4.15 Policy ENV 3 is a policy of high relevance to these applications. It states in part:

*“A. Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.*

*B. The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding’s distinctive historic character including:*

*1. Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal;*

*2. Listed Buildings and their settings;...*

*C. Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or better reveal the significance of the asset should be treated favourably.....”*

## 5.0 Planning Considerations

5.1 A review of the planning policies quoted above gives rise to a series of planning considerations that require discussion. We look at each in turn below.

### Principle of Development

5.2 The key policy questions that emerge from a review of said policies to establish if the principle of the development is acceptable are examined below at Table 1.

<b>Policy Criterion</b>	<b>Compliance</b>
Does the development involve the conversion of buildings for economic development or tourism? (Local Plan Policy S4)	Yes. The proposed development involves the conversion of various buildings at Hotham Hall for both economic development and tourism.
Is the proposed development in open countryside and does it involve recreation or tourism development? (Local Plan Policy S4)	Yes.
Does the development contribute to the modernisation, development and diversification of the local economy? (Local Plan Policy EC1)	Yes. The proposed development will be the first of its kind in this area and will without question contribute to modernisation, development and diversification of the local economy.
Does the proposed development develop and strengthen the East Riding's key employment sector of tourism? (Local Plan Policy EC1)	Yes. Tourism is rightly regarded by the Local Planning Authority as a key sector within the East Riding's economy. The proposed development will bring substantial direct and indirect benefits to the local economy and will strengthen the entire sector in the area.
Does the proposed development constitute a tourism development (including attractions, facilities and accommodation, particularly those helping to meet existing deficiencies)? (Local Plan Policy EC2)	Yes. There is a deficiency in the area for this type of destination/venue/business. No other comparable venue exists in the East Riding. Market research has shown there to be an unmet need for such a facility.

Does the development utilise existing buildings (Local Plan Policy EC2)	Yes. The proposed development utilises all available outbuildings at Hotham Hall.
Support an existing countryside attraction, providing existing buildings are re-used where possible (Local Plan Policy EC2)	Yes. Hotham Hall and Estate can be considered to be an existing countryside attraction and is/are most certainly an important heritage asset(s). The proposed new spa facilities cannot be provided for in the existing outbuildings as all available space is required for other uses as shown in the application drawings. The need for the proposed spa is evidenced in the Business Case report prepared by the applicant and which accompanies these applications.
Does the proposed development constitute the sustainable growth and expansion of a business in a rural area, both through conversion of existing buildings and well-designed new buildings (NPPF 84)	Yes.

Table 1: Principle of Development Policy Compliance (NPPF and Local Policies)

- 5.3 On the basis of the above assessment, we conclude that the principle of the use for the proposed development is acceptable in general land use planning terms and fulfils the requirements.

### Ecology

- 5.4 The applications are accompanied by a Bat Report prepared by Wold Ecology. Please note that the pool house referred to in this report does not form part of the proposed development. The report's authors carried out emergence surveys during the 2022 and the summer of 2023 and identified several low significance bat roosts within the former stable buildings. The report requires that a development licence will be required from Natural England prior to certain works being carried out on site.



- 5.5 Bird nests were observed in some of the buildings. All nests should remain undisturbed during bird nesting season. There was no evidence of barn owls on site. Further planting is also proposed as part of this development which will have biodiversity benefits.
- 5.6 Subject to adherence to the mitigation measures outlined in the report, the proposed development is acceptable in terms of ecological impact.

### Noise Impact

- 5.7 The applications are accompanied by a Noise Assessment prepared by Infinity Acoustics. The report concludes that:
- The noise levels obtained during the survey have allowed a noise assessment to be undertaken in order to assess the potential noise impact from the proposed stable building venue and the mechanical plant noise associated with the proposed new spa building.
  - The noise breaking out of the proposed stable building has been calculated it has been identified that there is a low potential for adverse impact on surrounding Noise Sensitive Receptors should amplified music be utilised within the building between the hours of 23:00 – 01:00 and all recommendations within section 4 of the report are implemented. Specifically, the assessment indicated all noise levels would fall a minimum of 5 dB below the background sound level or more indicating 'No Observed Effect Level' when assessed in accordance with the NPPF and NPSE.
  - A Patron Noise Assessment was also undertaken which indicated that the increase in ambient noise levels at the NSR due to patron noise would be 'Not Significant' when assessed in accordance with the IEMA Guidelines on Noise Impact. This indicates the 'Lowest Observed Effect Level' when assessed in

accordance with the NPPF and NPSE. The LAfmax assessment of patrons shouting also indicated 'Low Impact'.

- A mechanical plant rating noise limit level has been defined to ensure all noise from mechanical plant units associated with the proposed spa and stable building events venue fall sufficiently below the background sound level in accordance with BS4142. This indicates 'Low Impact'.
- A cumulative noise assessment has been undertaken to assess the potential of noise impact when considering music noise breakout, patron noise and mechanical plant noise. The cumulative increase in ambient noise levels assessment indicated that, considering the most sensitive period of operation 23:00 – 01:00 and the cumulative noise levels the increase in noise levels would be 'Not Significant'. This equates to 'Lowest Observed Effect Level' When assessed in accordance with the NPPF and NPSE.

5.8 The findings of the Noise Assessment make it clear that no harm will arise to the amenity of residents of Hotham as a result of noise generation at the proposed development.

#### Business Case

5.9 A Business Case report has been prepared by Hotham Hall Estate Limited to accompany the planning application and listed building consent. The report sets out the various socio economic benefits (direct and indirect) of this project and concludes that:

- In essence, In essence, we are proposing a significant investment of around £7 - 8 million (with a further £1m million per annum to run the estate). HHE has already created 20 jobs with direct employment figures anticipated to reach at least 55 with the proposed development.

- The investment in restoring and developing the existing buildings (which are in poor condition) and in building the new spa will create a thriving business which will attract a wide range of customers from up to a 50-mile radius and more.
- The proposed new development will also service the local community by building high-quality facilities and providing employment and business opportunities for local companies. The inclusion of the new spa building, which has been discussed with the local planning and conservation officers, is a necessary addition to this development and will provide one of the strongest income streams, and allow us to compete with other high-end destinations in Yorkshire and beyond.
- The Spa building has been designed in a low-impact, Asian style. It is a single-story, timber building designed to snuggle unobtrusively into the landscape and built on stilts to ensure that there is little disturbance of the land. It could be removed in the future, should the next generations so desire. A comprehensive landscaping scheme will be designed around the building to ensure that the scene remains relatively unchanged.
- Not to be discounted is the impact that such a business will have on the wider East Yorkshire community! This type of high-quality facility will add to the general broadening of the local economy and will attract a different level of investors and businesspeople, who currently aren't catered for in the area.
- The business case for the development of further leisure facilities is indeed a strong one, we believe that we have demonstrated that the business benefits far outweigh any harm to the fabric of the somewhat dilapidated buildings and establish a clear future and plan for repurposing Hotham Hall. In addition, creating employment for local people and business opportunities in what is essentially a rural community are to be significantly increased.

## Highways and Transport

5.10 The application as originally submitted was accompanied by a Transport Statement prepared by Local Transport Projects. The Transport Statement concludes that:

- The site is located within a reasonable 2km walking distance of the majority of the built up areas of Hotham and North Cave, and within a reasonable cycle ride (up to 8km, approximately 25 minutes at the average cycling speed of 12mph), of the entire built-up areas of Hotham, North Newbald, South Newbald, North Cave and South Cave. The nearest bus stop to the site is located on Rectory Lane, an approximately 740m walk to the north-west of the site providing access to westbound bus services. The nearest rail station to the site is Brough Rail Station, which is located approximately 8.4km to the west of the site (as the crow flies). Brough Rail Station accommodates Northern Rail, TransPennine and Hull Trains services. Among the rail services available from the station, three services per hour to Hull, with services available to/from York, Doncaster, Sheffield, Manchester and London Kings Cross. With a connecting taxi journey, or possibly cycle ride, rail travel may be a viable option for some staff/guests.
- No Personal Injury Collisions (PICs) have occurred within the study area during the five year study period which represents a good road safety record and does not reveal any identifiable existing collision clusters associated with the existing Hotham Hallsite. If the proposed internal roads are designed with due consideration to road safety, with appropriate highway design features incorporated into the detailed design of any schemes affecting the highway, then the proposals should not have a detrimental road safety impact on the local highway network and should not adversely affect the safety of other road users.
- There are negligible number of daily vehicle movements currently generated by the owners of Hotham Hall residing at the property. 6.1.7 Approved

Wedding/Events Capacity (up to 150 guests) - The vehicle trip generation for 150 guests attending weddings/events at Hotham Hall was accepted previously by ERYC Highways as part of the Phase 2a planning approval (ref: 23/00821/PLF).

- If fully occupied, the overnight accommodation could be expected to generate a maximum of 18 two-way daily vehicle movements (9 arrivals in the afternoon for check-in [post 15:00] and 9 departures in the morning once checked out [pre 11:00]) and therefore the vehicle movements are expected to occur outside of the typical weekday AM and PM peak hours. The accommodation would be expected to be utilised by guests attending wedding/events at Hotham Hall and on non-event days will be available to book for leisure trips. The general staff based at Hotham Hall would be expected to cover the operation/maintenance of the overnight accommodation. Within the overnight accommodation block, adjacent to the check-in area, it is understood that there will be a small retail area for the display and sale of antiques, however, this facility is not expected to directly generate any new vehicle trips.
- The peak operation of the spa is expected to fall outside the peak vehicle trip generation for the wedding/events facility. Staff based at Hotham Hall would be expected to cover the management of the spa, although there may be a small number of additional spa staff who are qualified to provide treatments/classes.
- The spa features a total of five treatment rooms, yoga studio, and pool and amongst other amenities and it is reasonable to assume that a maximum of 30 visitors could be expected at the facility at any one time with the majority of vehicle trips generated by visitors to the spa facility outside of the typical weekday AM and PM peak hours, with visitor levels expected to be highest on weekends. Given the nature of the spa facility at Hotham Hall, it is expected that there will be an element of car sharing amongst visitors and therefore it is considered reasonable to assume that there is an average of two visitors per car. For a robust, 'worst-case' scenario, it is assumed that all visitors travel as vehicle driver or passenger, with no travel via other sustainable modes.

This would result in a maximum of 30 two-way vehicle movements generated per hour although these are generally expected to be outside of the weekday AM and PM peak hours.

- The exact opening times of the members club and expected visitor numbers are currently unknown. However, it is considered reasonable to assume that the total number of vehicle trips in the AM and PM peak hours is negligible, with trips likely to occur in the evening and weekend periods. An element of car sharing is expected between patrons of the members club.
- It is expected that the bakery will operate during typical business hours (08:00-17:00) although exact operational times are unknown, with the majority of trips to the bakery expected to be pass-by trips made by walkers travelling through the wider Hotham Hall estate and those staying at the overnight accommodation or attending an event. As such it is expected that the bakery will generate a negligible number of new vehicle trips in the typical AM and PM peak hours.
- The proposed elements associated with Phase 2b of the Hotham Hall redevelopment are not expected to generate more than 30 two-way vehicle trips during the typical AM and PM peak hours. Therefore, the potential traffic generation is not expected to be significant, and as a result, the Phase 2b proposals are not expected to have a severe impact on the local highway network.
- Based on the assessments of the TS, it is considered that the Phase 2b proposals would not be expected to have a severe impact on the operation of the local highway network. The proposals are therefore considered to be in accordance with the 'National Planning Policy Framework' (NPPF) which states that "development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (DLUHC, 2023).

5.11 Considering all of the above, it is concluded that the development proposals are acceptable and should be supported from a transport/highways perspective.

### Design

5.12 The Design and Access Statement prepared by Brown and Company which accompanies this application sets out the design rationale behind the scheme.

- This application for a new members club, events space, accommodation, retail units and spa is part of a comprehensive new vision for the Hotham Hall Estate. Split into a number of phases, which include the redevelopment of the hall itself and associated infrastructure, the new vision seeks to restore the Hotham Hall Estate to this former glory, securing the estates future, and enabling members of the public to experience it's historic importance.
- The proposals at Hotham Hall are grounded in the need to create a family home suitable for 21st century living and new commercial ventures to enable a sustainable and viable future for the estate. The heritage led proposals for the stable block and new spa building have been carefully developed to maintain and restore the historic importance of the existing buildings and their settings.
- The proposals will enable members of the public to appreciate the heritage of the buildings and the site and introduce new high quality, sensitively designed new architecture on the site. The proposed restoration and redevelopment of the Hotham Hall Estate is the next chapter in a unique and varied history for the estate, and proposals are reflective of this.
- Within the outbuildings, careful consideration has been taken to the design of each new space proposed within the historic stable block. All new interventions have been designed sensitively to maintain and enhance the character of the existing property.

- Where new fabric has been inevitably proposed it has been done so to ensure the buildings are usable and to sustain the future of the buildings. New fabric has been designed to be lightweight, subservient and easily reversible.
- The spa will take influence from Japanese garden and house design, these homes were primarily made of wood and other natural materials and were temporary, often being reconstructed around every 20 years. The structures link strongly with their outside space, with large openings framing the gardens surrounding them.
- The spa will be designed as a series of pavilions arranged around garden and courtyard spaces. The structure itself will be 'light touch' and temporary, having a minimal and sensitive impact on the original house, stable buildings and the mature trees located close by.
- Historically English landscape design has taken influences from eastern design and culture since the 17th Century, with numerous examples of eastern inspired follies set in English country gardens. The spa at Hotham Hall also draws on that influence and tradition in a contemporary way, creating a suite of spa pavilions that are sustainable and sensitive to its historic context.

5.13 Accordingly, it is our view that the building's design is compliant with national and local planning policy. Images 3, 4 and 5 below are CGIs of the proposed development:





Image 3: CGI of Proposed Development (Inner Courtyard)



Image 4: CGI of Proposed Development (Outer Courtyard)



Image 5: CGI of Proposed Spa

### Heritage and Conservation

5.1 As mentioned in the Introduction to this report, the applications are accompanied by a detailed Heritage Impact Assessment prepared by Purcell. The report finds that:

- The Stable Block at Hotham Hall is nationally listed as a reflection of its significance. The building has been largely redundant for many decades which has led to a degradation of its condition and appearance. The buildings have undergone significant removal of historic fabric prior to the purchase by the present owner, and any historic fabric which remains tends to be in fragmentary form or in poor overall condition. Elsewhere historic fabric has already been lost and replaced by modern materials. With its original use for stabling and as service rooms no longer required, it is clear that a viable new use must be found to ensure a long-term sustainable future for the building and in support of the Hotham Hall Estate - the present proposals will secure this.

- The extent of change is necessitated by the requirements of turning a functional 18th century outbuilding into 21st century high quality accommodation and event space ensuring the building will be open to visitors for the first time.
- There is greater capacity for change within areas which have lost floors, ceilings and partitions, such as the first floor of the north range; these areas are easily adapted to form suites of rooms. There is also high significant capacity for change within the western workshop/machine shed ranges and the range to the north of the outer courtyard where historic features are limited or of low value. Elsewhere, spaces will be adapted to support the Hotham Hall Estate Business Plan, including a clubroom, library and private dining spaces. The most significant area (the stabling to the outer courtyard) will be repaired, restored, and adapted, retaining much of his historic fabric and character.
- In adapting the spaces, care has been taken to minimise the loss of historic fabric, re-use features where possible and using appropriate breathable materials, whilst ensuring adaptation is aligned to a successful new use. The removal of some historic fabric, such as doors, floors, stairs and ceilings, is proposed where they are in poor condition, unsafe or non-compliant. A number of new openings will be required to provide access, circulation and sufficient light to make the proposals viable. Where historic features survive, such as fireplaces, floors, stalls or feeding racks, every attempt will be made to incorporate them into the proposals, ensuring the character of the building is retained.
- The proposals represent substantial interventions, but the overall form and design of the Stables will be retained whilst its appearance will be maintained and improved through the restoration of windows, roof repairs, repointing of stonework in lime mortar and the reinstatement of chimneys. Impact on its character and appearance could be further reduced by the reuse of existing external doors. The overall impact of the proposals on the fabric of the building is therefore low adverse impact

- The Spa is of an innovative design with wellbeing at its heart. The design is intended to be light-weight and transitory, a modern interpretation of an Oriental building rather than a pastiche of a country house or stables. It will be set in its own landscaping which will screen the site and is also separated from the Hall's gardens by a garden wall and planting, ensuring it remains subservient and does not divert views from the Hall and Stables - its location south of the Stables avoids key views of the Hall but its position allows glimpsed views of the west elevation. It limits impact on surrounding trees by being constructed on piles and is ultimately reversible. Overall, the proposals will have a low adverse impact on the setting of Hotham Hall
- The Stable Block at Hotham Hall is nationally listed as a reflection of its significance. The building has been largely redundant for many decades which has led to a degradation of its condition and appearance. The proposals represent substantial interventions, but the overall form and design of the Stables building will be retained and will be open to visitors for the first time. The extent of change is necessitated by the requirements of turning a functional 18th century outbuilding into 21st century accommodation. The less than substantial harm to the significance of the Stables and setting of the Hall through the new Spa is outweighed by the benefits of the scheme; the proposals retain a redundant Grade II\* listed building improving its condition and external appearance whilst securing the long-term future for the Stables and the Hall through a viable new use, supporting the local economy and providing increased public access to the site. Ultimately, the proposals stand the tests of the NPPF and are compliant with local and national policy.

5.2 Accordingly, the proposed development complies with the requirements of the NPPF and the East Riding Local Plan in this regard.

### Landscape Impact

- 5.3 Local and national planning policies require a consideration of whether a proposed development is in keeping with the character of the area in which it is to be located or if it has a harmful impact on the landscape.
- 5.4 The proposed conversion of the outbuildings will have a positive impact on the character of the area and will self evidently be very much in keeping. The proposed spa building is a high quality design, of a single storey and in timber, designed to be in harmony with neighbouring buildings and the wider local landscape. Glimpses of this building will be visible from the footpath/road that runs through the Estate. The building will not be visible from the public highway or from North Cave or Hotham villages.
- 5.5 The design of the spa carefully takes into account the presence of mature trees around the building and further planting will be provided. The spa will not be a visually dominant structure and will “fit in” with its surroundings. Image 6 below is a CGI of the proposed spa (please note that the image below does not show the proposed landscaping scheme which would further reduce impact).



Image 6: CGI of Proposed Spa

5.6 We believe that the proposed development is satisfactory in terms of landscape and visual impact and impact on character of the area.

## 6.0 Conclusion

6.1 We believe that the principle of the development is acceptable and that the proposals represent an entirely appropriate land use.

6.2 We believe we have demonstrated above, and in the various reports accompanying this application, that the proposed development will bring about major public benefits for the East Riding of Yorkshire. The proposed development, in our view, fully complies with the requirements of national and local planning policy.

6.3 The proposed development will:

- help ensure the sustainable future of Hotham Hall and Estate;
- meet an existing deficiency in the area as a venue;
- be a sustainable form of development;
- not cause any noise impact, highways impacts or landscape impacts;
- bring about major local direct and indirect economic benefits;
- bring about a substantial direct investment in Hotham; and
- will not harm heritage assets.

6.4 We confirm that we have visited the application site and are familiar with its environs. We also confirm that we represent the applicant with respect to this application and listed building consent and will be in touch with the appointed planning officer at the East Riding of Yorkshire Council in the coming weeks to discuss the proposed development.