



## Planning Statement

Client: Dine at Howsham Hall Ltd

Proposal: Dual Use Permission under Class V of Part 3 of Schedule 2 of the General Permitted Development (England) Order (2015) for a residential dwelling (Class C3) and for private hire events (Sui Generis) such as weddings, conferences, corporate retreats, and private house parties plus the erection of an outdoor marquee on a temporary basis.

Site: Howsham Hall, Howsham, Malton, York, YO60 7PB.

Date: June 2018

Ref: HG3795



Rowe House, 10 East Parade, Harrogate HG1 5LT  
Tel: +44 (0)1423 857 510  
Email: harrogate@wyg.com Website: www.wyg.com

WYG Planning Limited. Registered in England & Wales Number: 5241035  
Registered Office: Amdale Court, Otley Road, Headingley, Leeds, LS6 2UJ



**Document control**

Document:	Planning Statement		
Project:	Howsham Hall, Howsham, Malton, York, YO60 7PB.		
Client:	Dine		
Job Number:	HG3795		
File Origin:			
Revision:			
Date:	14.06.18		
Prepared by:	Checked by:	Approved By:	
SD	JEH	JEH	
Description of revision:			
Style: WYG Table text			



**Contents**

1.0 Introduction .....1

2.0 The Site and Surroundings .....2

3.0 The Proposed Development .....4

4.0 Planning Policy Context .....6

5.0 Key Considerations.....10

6.0 Conclusions .....16



## 1.0 Introduction

- 1.1 This Planning Statement is submitted on behalf of the Applicant, Dine at Howsham Hall Ltd, and accompanies a Full Planning Application for Dual Use Permission under Class V of Part 3 of Schedule 2 of the General Permitted Development (England) Order (2015) for a residential dwelling (Class C3) and for private hire events (Sui Generis) such as weddings, conferences, corporate retreats, and private house parties plus the erection of an outdoor marquee on a temporary basis.
- 1.2 The application will not involve any significant alterations to the fabric of the building, however, there are some minor works necessary to support the function of the commercial uses such as signage, lighting, and fire and safety measures. These will be predominately temporary in nature but are discussed further in Section 5 of this report. These works also form part of an application for Listed Building Consent which is combined with the planning application.
- 1.3 In addition to this report, the following supporting documents accompany the planning application:
- Pre-application drawings relating to the fire safety measures;
  - Statement of Community Involvement;
  - Operational Plan;
  - Heritage Statement;
  - Noise Assessment; and
  - Transport Statement.
- 1.4 This report considers the planning considerations relevant to the application.



## 2.0 The Site and Surroundings

- 2.1 Howsham Hall is Grade I Listed property, located within the village of Howsham, and lies to the north-east of York.
- 2.2 The property is understood to have been a family home for 350 years and forms part of a country estate comprising approximately 11,000 acres. More details about the history of Howsham Hall are provided within the Heritage Statement which accompanies this application.
- 2.3 Howsham Hall is built on a slight rise, on the south bank of the River Derwent, about three miles downstream from the ruins of Kirkham Priory. It is entered through a gateway flanked by lodges to the north-west, along a curving drive. A stable block is located to the south-east of the Hall. To the west, in the orchard, is a folly and further downstream is a mill.
- 2.4 The site is located within the Howsham Hall Park and Garden (which is Grade II Listed), Howsham Conservation Area and in the Howardian Hills Area of Outstanding Natural Beauty (AONB).
- 2.5 Howsham Village is situated to the south-east of the Hall and consists largely of a single street with cottages built of local ironstone on the right-hand side which descends towards the stable block of the Hall.
- 2.6 The village is approximately 14 miles from York. The A64 lies to the north of the village which provides connections to Scarborough to the north-east and York and Leeds beyond to the south-west.
- 2.7 Howsham Hall is within Flood Zone 1 but is adjacent to the south bank of the River Derwent which sits in Flood Zone 2. In our view, a Flood Risk Assessment is not required for this application, despite its proximity to the River Derwent, as no physical form of development is proposed which could have implications for flooding in the area.

### Planning History

- 2.8 A planning history search on the Council's website identified the following applications associated with Howsham Hall.
- 2.9 12/01206/FUL – Change of use and alteration of the rear northern domestic annex to a three-bedroom self-contained residential unit, erection of a conservatory/orangery within the courtyard and erection of a detached 5 no. bay garage and storage building to the east of the main house. Application Refused.

## Planning Statement



- 2.10 12/01207/LBC – External and internal alterations to include conversion and alteration of the rear northern domestic annex to a three-bedroom self-contained residential unit with opening up of archway and formation of 2 no. additional glazed archways and erection of conservatory/orangery within the courtyard. Application Refused.
- 2.11 10/00059/LBC – Internal alterations to lower and upper ground floors (revised details to part of consent 08/00803/LBC dated 24.02.2009). Application Approved.
- 2.12 08/00997/FUL – Installation of 3 x 4000 litre underground LPG tanks on east side of dwelling and 2 x 4000 litre underground LPG tanks on west side of dwelling. Application Approved.
- 2.13 08/00792/FUL – Erection of detached quadruple garage with stores and detached garden building, erection of flat roof extension in courtyard to cover swimming pool, extension of roofline above courtyard toilets, erection of entrance gates. Application Approved.
- 2.14 08/00803/LBC – External and internal alterations to include removal of existing courtyard corrugated roof and erection of replacement flat roof extension above swimming pool, unblocking of some original door and window openings and alterations to interior layout to form integrated domestic accommodation. Application Approved.
- 2.15 07/00804/FUL – Change of use of private school to single residential dwelling. Application Approved.
- 2.16 01/01293/CLEUD – Certificate of Lawfulness in respect of use of portable building as science laboratory in excess of 10 years. Application Approved.



### **3.0 The Proposed Development**

- 3.1 This application seeks Dual Use Permission under Class V of Part 3 of Schedule 2 of the General Permitted Development (England) Order (2015) for a residential dwelling (Class C3) and for private hire events (Sui Generis) such as weddings, conferences, corporate retreats, and private house parties plus the erection of an outdoor marquee on a temporary basis.
- 3.2 Other one-off private events may also be held for small number of pre-invited/pre-booked guests such as Dinners with a tour and historical talk. Afternoon Teas, Village Events and Celebrations could also be accommodated within the main building.
- 3.3 A detailed Operations Plan has been prepared and accompanies the application which sets details as to how traffic and noise will be managed including limiting the frequency of some events and identifying the times of when events will end.
- 3.4 The proposal also related to the occasional erection of a marquee either in the lawn area immediately in front of the Hall or within the courtyard area of Howsham Hall. The number of occasions will be limited to 4 times per year only and for each occasion the marquee will be erected and dismantled within a 5 day period.
- 3.5 The applicant seeks to maintain the use of the building as a residential dwelling but would like the flexibility to hire it out during the year for private hire events too.
- 3.6 The application will not involve any significant alterations to the fabric of the building, however, there are some minor works necessary to support the commercial uses such as signage, lighting, and fire measures. These will be predominately temporary in nature but are discussed further in Section 5 of this report and have been assessed in the Heritage Report which accompanies this application. These works also form part of the combined Listed Building Consent and planning application.

#### **Pre-application Consultation with Ryedale District Council**

- 3.7 The applicant began initial engagement with Officers about the proposals for the building in November 2017. During this engagement, the applicant explained their aspirations was to help generate income and contribute to the running and future maintenance of the building as a residential dwelling. The applicant met on site with Officers on 7 February 2018 to discuss the intentions for the building further and to formalise an approach for the planning application. Following the site visit (and confirmed in an email dated 21 February 2018),

## Planning Statement



Officers agreed with the applicant's approach to pursue a planning application for dual-use permission in which to regularise the proposed uses for the building. Subsequently, a list of supporting documents for the planning application were also agreed with Officers.





## 4.0 Planning Policy Context

### Introduction

- 4.1 This section summarises the current and relevant planning policy context which should be considered during the determination of the planning application for the proposed development, including the development plan and other material considerations.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, in the determination of planning applications, decisions are made in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 The Development Plan for Ryedale District Council currently comprises the following: Ryedale Plan – Local Plan Strategy (adopted September 2013); Hemsley Plan (adopted July 2015); Ryedale Local Plan (adopted 2002); Saved Policies of Yorkshire and Humber Regional Spatial Strategy; The Yorkshire and Humber Plan Regional Spatial Strategy to 2026 and The Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013.
- 4.4 For this application the most relevant aspects of the Development Plan are set out within the Local Plan Strategy adopted in September 2013.
- 4.5 In addition to this, other material considerations that should be considered in the determination of the proposal include the National Planning Policy Framework and Planning Practice Guidance.
- 4.6 The Council are also preparing the second stage of the Ryedale Plan known as the Ryedale Plan Local Plan Sites Document and once adopted it will replace the 2002 Ryedale Local. It is considered there are no relevant policies in the emerging document that would influence the determination of this application.

### National Planning Policy Framework (2012)

- 4.7 The National Planning Policy Framework (NPPF) was published in March 2012. Whilst the NPPF reaffirms that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise, paragraph 2 of the NPPF confirms that the NPPF itself is a material consideration in planning decisions.
- 4.8 The NPPF is clear in stating that:



**“The purpose of planning is to help achieve sustainable development” and that “sustainable means ensuring that better lives for ourselves does not mean worse lives for future generations.”**

**“So sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.”**

**“Development that is sustainable should go ahead without delay – a presumption in favour of sustainable development that is the basis for every plan and decision.”**

4.8 The overall purpose of the NPPF is that planning should contribute to the **“achievement of sustainable development”** (Paragraph 6) and sets out the three dimensions to sustainable development (Paragraph 7):

- The economic role – ensuring that sufficient land of the right type is available in the right place at the right time to support growth and innovation;
- The social role – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations together with providing every day needs; and
- The environmental role that contributes to protecting and enhancing natural resources.

4.9 **Paragraph 8 states that:**

**“These roles should not be undertaken in isolation, because they are mutually dependent.”**

4.10 Paragraph 11 stresses the primacy of the Development Plan and states:

**“Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.”**

4.11 With regard to decision taking, it states:

**“For decision taking, this means:**

- **approving development proposals that accord with the Development Plan without delay;**



- **where the Development Plan is absent, silent or relevant planning policies are out of date, granting permission unless:**

4.12 Paragraph 197 reiterates the presumption, when it states:

**“In assessing and determining development proposals, Local Planning Authorities should apply the presumption in favour of sustainable developments.”**

4.13 At Paragraph 17 of the NPPF a core planning principle that should underpin decision taking is identified as ensuring a proactive drive and support for sustainable economic development to deliver business and thriving local places that the country needs.

4.14 Within Section 1, it confirms that the Government is committed to securing economic growth in order to create jobs and prosperity. It encourages Local Planning Authorities to plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> Century. Reference is specifically made to the opportunity to:

**“Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.”**

4.15 Section 3 deals with supporting a prosperous rural economy which encourages Local Planning Authorities to support the sustainable growth and expansion of all types of business and enterprise in rural areas. It also supports sustainable rural tourism and leisure developments that benefit businesses.

4.16 Section 4 of the NPPF promotes the importance of sustainable transport, encouraging solutions which support reductions in greenhouse gas emissions and reduce congestion.

4.17 Section 8 relates to promoting healthy communities and states in paragraph 70 that planning decisions should plan positively for the provision and use of community facilities and other local services to enhance the sustainability of communities and residential environments.

4.18 Section 11 relates to conserving and enhancing the natural environment. Paragraph 125 seeks to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

4.19 Section 12 of the NPPF seeks to promote a positive strategy for the conservation and enjoyment of the historic environment, including considering the desirability of sustaining and enhancing the significance of heritage assets and the wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring.



### **Ryedale Plan – Local Plan Strategy**

- 4.20 This document was adopted September 2013 and sets out how much new housing, employment and retail development should take place up to 2027. It also guides other forms of development as well as protecting key Ryedale assets such as environmental and historic assets.
- 4.21 Policy SP12 relates to the conservation and enhancement of the historic environment. It recognises the potential of heritage assets to contribute towards the economy, tourism, education, and community identity such as large country houses.
- 4.22 Policy SP12 also encourages the sensitive re-use and adaptation of historic buildings. It recognises that the cost of maintaining and repairing historic assets can be substantial and the potential for 'enabling development' to secure the future of a significant heritage asset.
- 4.23 Policy SP13 relates to the protection and enhancement of the distinctive landscape characters within Ryedale which includes the Howardian Hills. This area is described as a well wooded rolling countryside set on Jurassic limestone and home to exceptional examples of country houses and estate villages.
- 4.24 Policy SP13 seeks to ensure the natural beauty and special qualities of the Howardian Hills Area of Outstanding Beauty (AONB) will be conserved and enhanced. Any proposals will be carefully considered and supported where they are considered appropriate for the economic, social, and environmental well-being of the area or are desirable to support the understanding and enjoyment of the area.
- 4.25 Policy SP16 seeks to ensure any alteration or re-use of individual historic buildings is sympathetic to its character and appearance.
- 4.26 Policy SP20 covers several issues which form part of the consideration of almost every planning application received by the Council or North Yorkshire County Council such as the character of an area, the design of new development, amenity and safety, access parking and servicing.



## 5.0 Key Considerations

### Principle of proposed use

- 5.1 Howsham Hall is a private residential dwelling but is understood to cost approximately £10,000 per month to run with an additional £60,000 per annum in routine maintenance costs. This total of £180,000 per annum is before any unplanned maintenance.
- 5.2 To support this cost and to help maintain the long-term sustainability of the property, the current owner has collaborated with the applicant to generate income at Howsham Hall.
- 5.3 The applicant is an experienced event, venue management and outside catering company which specialises in working with historic locations. It has a high degree of understanding when it comes to marketing appropriate services which generate income and complement the nature of historic properties and their environment.
- 5.4 The applicant is also a corporate member of the Historic Houses Association and have worked previously with the National Trust, English Heritage, and various private trusts to help generate income and support the running of either publicly or privately held sensitive/historic properties and spaces.
- 5.5 The intention with Howsham Hall is, therefore, not to turn it into a permanent commercial enterprise but the proposal would have the ability to help support its up-keep and function as a residential dwelling in a sustainable way.
- 5.6 The type of proposed events organised by the applicant would include weddings, corporate retreats, private hire for international Clients (often for a few family members) and small dinners. In managing these events, the applicant can control the number of guests attending, times of arrival and the type of entertainment to be used.
- 5.7 The applicant met with Council Officers on site in February this year and there was general consensus in terms of the suitability of these types of events at Howsham Hall. The key issue was regularising these events so they could be controlled in an appropriate manner having regard to the sensitivity of the building, its surroundings and the amenity of residents in the village.
- 5.8 Following the site visit, Officers agreed a planning application for dual-use permission would be an appropriate way in which to regularise the commercial uses whilst allowing the building to remain as a residential dwelling as well.



- 5.9 A planning application for a dual-use permission is therefore submitted under Class V of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This allows the dual-use of a property to switch between two separate uses that can be used flexibly and interchanged over a 10-year period.
- 5.10 Usually there are restrictions regarding the use of Permitted Development Rights where listed buildings are concerned but it would not apply with this piece of legislation and is therefore an indication of what the Government considers to be acceptable.
- 5.11 Policy SP12 of the adopted Local Plan encourages the sensitive re-use and adaptation of historic buildings. It recognises that the cost of maintaining and repairing historic assets can be substantial and the potential for 'enabling development' to secure the future of a significant heritage asset.
- 5.12 The proposed uses at Howsham Hall will help to support the long-term maintenance and future of this building and it is therefore considered to accord with objectives of Policy SP12 and should be supported on this basis.
- 5.13 The development will also contribute to supporting economic growth in rural areas and in terms of employment generation there will be 3 Full Time posts directly created to manage all aspects of the event hire function. In addition to this, it has been estimated that part time work would equate to around 13 people working full time whilst events are taking place.
- 5.14 It is also important to note that further employment generation will be created through work that is sub contracted out, for example, marquee hire/erection/dismantling/wedding and taxi transport, entertainment etc). This will present opportunities for other local companies and enterprises which may in turn lead to additional spin off employment created.
- 5.15 Given the proposals would contribute towards the rural economy whilst preserving the historic environment, we consider it would accord with Policy SP12 of the Local Plan as well as the guidance in the NPPF

### **Residential Amenity**

- 5.16 Based on the pre-application public consultation exercise undertaken by the applicant we are aware of the village resident's views and concerns in terms of their perceived sensitivities regarding noise and disturbance issues. In this regard the applicant has commissioned a noise assessment and using best practice guidance the report provides relevant evidence and justification to support the proposed development.



- 5.17 The assessment criteria has had regard to the scale, nature and frequency of the proposed events. The identified mitigation approaches for controlling activities to an acceptable level are set out within the Operation Plan. Furthermore, noise calculations have been undertaken based on the monitoring data to determine the baseline ambient noise levels currently experienced on the site to establish the relative local background noise level.
- 5.18 The baseline assessment was undertaken at six locations and these are identified within the noise report together with a plan showing the location of the key noise receptors immediately around the site.
- 5.19 The noise assessment examines both external noise events arising from the occasional use of the proposed marquee situated in the front lawn area and from more typical events that would use the internal function rooms within the hall. Based on the assumption that external amplified music will cease at 11.00pm and amplified music within the building would cease at 11.45pm (with provision of up to six music extensions for events within the building until 1.00am within a 12 month period) it has been concluded that the music noise levels and noise from guests attending the event would not have a 'significant adverse impact' on either health or quality of life.
- 5.20 Mitigation measures identified in the Operation Plan which restrict the number of external events and the adoption of a Noise Management Plan that features in the noise report at Appendix C are proposed to minimise the noise impact to an acceptable level.
- 5.21 The National Planning Policy Framework also seeks to identify and protect areas of tranquillity and the noise report clarifies that the site is situated in a CPRE Zone 6-7 area for tranquillity (1 being least tranquil and 10 being most). It concludes that the use of the site as an event venue as proposed is not considered likely to affect this rating and as there are no public rights of way within the site, the proposals will have a negligible effect on local access to areas of greater tranquillity.
- 5.22 On this basis, the applicant has demonstrated that the standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise have been applied without having a material adverse impact on the amenity of neighbouring land and buildings and therefore the scheme is in accordance with the relevant aspects of Policy SP20 of the Local Plan strategy.



### **Transport**

- 5.23 Careful consideration has been given to transport matters relating to the proposed development and the applicant has appointed WYG as transport consultants to prepare a Transport Statement to assess the likely traffic implications for the proposal.
- 5.24 The assessment has given consideration to: the ability for vehicles to pass on either access; the potential noise and disturbance that may occur to existing nearby residents (adjacent to the eastern access); and the road safety and access geometry considerations where traffic would leave and join the main road to the south of Howsham Hall.
- 5.25 The surrounding highway network features very low volumes of traffic and Howsham Hall has two existing accesses and this allows a range and combination of site access scenarios which creates flexibility and options to deal with traffic generated by the proposed event. Volumes of traffic likely to be generated by the events proposed can easily be accommodated on the local highway network and the very limited impacts do not warrant the provision of any off-site highway improvements.
- 5.26 Given that there are two existing accesses and the events are both isolated in nature and will be controlled and marshalled, it is the case that there are a range of potential access arrangements and management options that can be employed.
- 5.27 As traffic arriving and departing an event will be highly tidal in nature (ie all inbound at a certain timeframe and all out later), the issue of any potential difficulties arising from the need for traffic to pass will be minimal. However, the Transport Assessment proposes the introduction of a passing place and waiting area at the entrance to the western access to the south of the gates lodges to avoid highway impacts adjacent to the adopted public highway.
- 5.28 As there are multiple configurations of how the existing two accesses can be used it is considered that the day-to-day management of traffic can be left to the discretion of the event organisers to ensure the smooth and efficient operation within the context of the restrictions set out within the Operations Plan. Nevertheless, in light of the concerns expressed by local residents during the initial consultation the applicant is prepared to accept a restriction along the eastern access to ensure that guest cars do not exit in this direction after 9.00pm at night.





- 5.29 In terms of parking provision, there are currently 36 spaces on site and a further 20 spaces could easily be created on the grass to the east of the building. This will remove the potential for guests parking in the village particularly when also considered in the context of the signage that will be used to direct traffic. There is a plan in the Transport Statement that shows the location of the existing parking area and potential overflow parking area.
- 5.30 Based on the transport requirements that feature in Policy SP20 we consider that the Transport Assessment in conjunction with the Operation Plan demonstrates that access to and movement within the site will not have a detrimental impact on road safety and is therefore in accordance with this policy.

### **Heritage Assessment**

- 5.31 As part of preparing this application, a Built Heritage Statement has been prepared by WYG to assess the potential impacts on Howsham Hall arising from the proposed changes to: its use; the interior of the building; and the grounds of the building.
- 5.32 The Built Heritage Statement has been prepared taking into account the historical background of Howsham Hall and the wider area in order to understand its heritage significance and assess the likely impacts of the proposals.
- 5.33 As a Grade I Listed Building, Howsham Hall is deemed to have an outstanding level of significance and this is derived from its historic and aesthetical value as an early 17<sup>th</sup> Century Country House, as well as its setting within 18<sup>th</sup> Century Park. It is also noted that there are other designated heritage assets that have the potential to be affected by the proposal and these include:
- Howsham Hall Park and Garden;
  - Stable Block to Howsham Hall (Grade II);
  - Gate Lodges to Howsham Hall (Grade II);
  - Howsham Conservation Area which was adopted in May 2001.
- 5.34 The Built Heritage Assessment has concluded that:
- The dual use of Howsham Hall (normally closed to the public) as a residential dwelling and for private hire events would allow a great appreciation of the heritage assets at Howsham by the guests attending the proposed events.



- The proposals do not include any external works to either Howsham Hall or any other listed buildings. Internal changes will be kept to a minimum and will be in relation to Howsham Hall only.
- A strategic approach to fire safety measures have been agreed with the North Yorkshire Fire and Rescue Service as part of developing proposals for the proposed dual use of Howsham Hall. The agreed approach is set out within the application drawings and will ensure that direct physical impact to the historic fabric will be kept to a minimum. Where possible, fire safety measures will be freestanding. Where this is not possible, it will be surface mounted and designed to be as reversible as possible to ensure that the historic fabric can be revealed and conserved to its original condition in the future.
- Limited signage is proposed to ensure that event traffic is suitably managed. The location of the signs and example of an outdoor sign is identified within the Heritage Statement. It is not considered that these will impact on any elements of significance of the Heritage Assets.
- The Built Heritage Assessment has also examined the other elements of the proposal which include the infrequent erection of a temporary marquee, the landing of a helicopter on the front lawn area, parking provision for guests as well as the provision of a layby at the western entrance to Howsham Hall. These have all been considered and the conclusion reached is that there will be no impact on the Heritage assets.

5.35 Having regard to the guidance on Cultural Heritage within the NPPF and Policy SP12 which seeks to protect the district's historic assets and features, we are of the view that the special architectural and historic interests of Howsham Hall, Howsham Hall Park and Gardens and Howsham Conservation Area will be preserved.



## 6.0 Conclusions

- 6.1 This submission relates to the submission of a full planning application for a dual use permission under Class V of Part 3 Schedule 2 of the General Permitted Development (England) Order (2015) for a residential dwelling (Class C3) and for private hire events such as weddings, conferences, corporate retreats and private house parties plus the erection of an outdoor marquee on an occasional basis.
- 6.2 The site is located to the north west of the village of Howsham and accommodates Howsham Hall which is a Grade I Listed Building which would accommodate the proposed development.
- 6.3 The evidence to support the planning application has been extensive and includes technical work relating to transport, noise, heritage as well as including a detailed operation plan setting out clear parameters as to how the events will be managed and controlled.
- 6.4 The proposal has been assessed against the relevant policies set out within the Ryedale Local Plan Strategy which was adopted in September 2013 as well as having regard to the guidance found within the National Planning Policy Framework.
- 6.5 Given the benefits associated with the proposed use supporting the long term maintenance and sustainability of the property as well as its contribution to enhancing economic growth in this rural area, it is maintained that the principle of the proposed development is acceptable.
- 6.6 The applicant recognises the historic sensitivity of not only Howsham Hall as a Grade I Listed Building but also the heritage assets in the surrounding area. It has been demonstrated that the proposed events can be undertaken with minimal impact on these assets and thereby ensuring that the proposed use remains sympathetic to its character and appearance.
- 6.7 A detailed assessment of transport considerations has been undertaken and subject to the day to day management of traffic there are a range of potential access arrangements and management options that can be employed having regard to both road safety and potential noise and disturbance issues.
- 6.8 Similarly, a detailed Noise Assessment has demonstrated that the standards outlined in the World Health Organisation, British standards and wider international and national standards can be applied without the proposal having a material adverse impact on the amenity of neighbouring land and buildings subject to event closing time restrictions.

## Planning Statement



- 6.9 It is therefore concluded that the scheme is compliant with the relevant Development Plan policies and there are significant considerations in favour of the proposed development. The planning balance is firmly in favour for the approval of planning permission.