

**SUPPLEMENTARY REPORT OF THE SPATIAL PLANNING TEAM LEADER –
THE NORTH WILTSHIRE DISTRICT COUNCIL LOCAL DEVELOPMENT SCHEME
AND THE PROPOSED BOWOOD ESTATE AREA ACTION PLAN**

1. Purpose

- 1.1 To update the proposed Revised Local Development Scheme in the light of the offer by the Bowood Estate to produce a planning policy document to assist in the implementation of a 10 year Plan for the Bowood Estate.

2. Supplementary Recommendation

- 2.1 That the Public Spaces and Local Plans Panel recommend including the addition of a Bowood Estate Area Action Plan to the revised LDS, subject to the approval of the Government Office of the South West, the Planning Inspectorate and by the Secretary of State.

3. The Justification for a Bowood Estate Area Action Plan

- 3.1 The agent for the Estate, Turley Associates, have produced a justification for producing an Bowood Estate AAP as follows:
- 3.2 The Bowood Estate is recognised as one the largest Heritage assets in the administrative district of North Wiltshire. The estate comprises more than 3,800 acres of land, 80 cottages, and 51 listed buildings and structures including the Grade 1 listed Bowood House and Park.
- 3.3 Although held in various different trusts, the Estate, being a combination of buildings, historically associated contents and land, remains a single historic entity, which if broken up through sale would result in the loss of much of the significance and cultural value of the entity. This view is endorsed by English Heritage.
- 3.4 Today Bowood remains an essentially rural Estate, which is well maintained and managed, with due regard to the built and natural environment. This is the result of the determination and effort of the current Marquis of Lansdowne, who has worked relentlessly for the past 30 years to enhance the economic and social vitality of the Estate and its communities. However, the sharp decline in the agricultural industry in recent years has highlighted the need for further diversification. Maintaining the high number of listed buildings, the other Heritage structures, and the Grade 1 Listed Park are a continual drain on the Estate's resources. For a number of years, despite strong visitor numbers, revenue expenditure has exceeded revenue income and this situation is clearly not sustainable in the longer term if the historic entity that comprises Bowood is to remain intact.
- 3.5 To this end, the initial stages of the proposed development of a Golf & Country Club have now been completed, being a championship 18 Hole Golf Course with Club House and Bar/Restaurant. However, in order to fully capitalise on this substantial initial investment, the addition of a hotel with conference and spa facilities is essential. Outline planning permission for the hotel development was granted in 2005. In order to fund this development, NWDC have also resolved to approve an application for 'enabling development' in Derry Hill Village, comprising 15 affordable and 35 open market homes.

- 3.6 Whilst it is hoped that this new development will bridge the gap between current revenue expenditure and revenue income, it is clear that a longer term strategy should be adopted to guide the further diversification and development of the Historic asset over a longer period. For this reason, the Estate and NWDC have agreed to work together, along with their specialist consultants to prepare an Area Action Plan.
- 3.7 The Bowood AAP will seek to identify the constraints and opportunities for future development over a 10 year period, including land buildings and other assets, within the context of NWDC's Core Strategy which it is anticipated will embody the accepted principles of sustainable development. The document will also include a 'health check' assessment of the Heritage asset and 'risk analysis'.
- 3.8 Government advice as contained within Planning Policy Statement 12 and other guidance documents is clear:

*"2.17 Area action plans should be used to provide the planning framework for areas where significant change or conservation is needed. A key feature of area action plans will be the **focus on implementation.**"*

And from the Companion Guide, it states:

*"Linked to the above, local development framework teams may need to second staff from other local authority departments, county councils, external stakeholders or even appoint consultants. **There may also be opportunities to secure external resources to produce area action plans, particularly from scheme promoters or those with major development interests in the area.**"*

- 3.9 This programme will need to be reproduced within the revised North Wiltshire Local Development Scheme. The relevant insertions are included as supplementary Appendix A at the end of this report. Appendix B indicates the Area proposed.

4. Corporate Priority

- 4.1 This is related to several corporate priorities concerning the delivery of the Local Development Framework.

5 Financial Implications

- 5.1 This will involve additional development plan work with the bulk of the costs covered by the Bowood Estate and with North Wiltshire District Council supporting with staff time for the formal administrative arrangements and relevant policy development.

6 Human Resources Implications

- 6.1 This will involve additional development plan work with joint workplan arrangements for staff and the consultants.

7 Environmental Implications

- 7.1 None arising directly from this report.

8 Community Implications

- 8.1 None arising directly from this report, though in the future, the Development Plan Document will have a significant impact upon a wide variety of community interests in the Calne Community Area.

Documents Used: Correspondence with Turley Associates; PPS12.

Prepared by: Lachlan Robertson – Spatial Planning Team Leader

1. Insert into the revised Local Development Scheme, the following additional Development Plan Document.

Document Title	Status	Brief Description	Chain of Conformity	Date for Issues and Options	Date for Preferred Options Consultation	Date for publication of Draft	Date for Submission to Secretary of State	Proposed Date for Adoption
Bowood Estate Area Action Plan (to be prepared in partnership with the Bowood Estate)	DPD	Identifies specific policies and actions that are necessary to maintain the integrity of the Bowood Estate including its Grade 1 Historic Park	NWDC Local Plan 2011 and Core Strategy	Sep 2006	Jan 2007	N/A	May 2007	May 2008

2. Insert amended timeline to the timetable chart to reflect the above schedule and also insert new Profile as follows:

The Bowood Estate Area Action Plan

Document Details	
Role/Subject matter	To include site allocations and area specific policies for the Bowood Estate
Geographical Coverage	The Bowood Estate
Status	LDD
Chain of Conformity	The North Wiltshire Local Plan 2011 and the Core Strategy.
Timetable for Production	
Preparatory Work	March – September 2006
Publication of preferred options	January 2007
Submission to Secretary of State	May 2007
Pre-Examination Meeting	August 2007
Examination	December 2007
Estimated date for adoption	May 2008
Justification for Programme	<p>A long term strategy must be adopted to guide the further diversification and development of the Historic asset over a long period to ensure its survival. For this reason, the Estate and NWDC have agreed to work together, along with their specialist consultants to prepare this Area Action Plan.</p> <p>The Bowood AAP will seek to identify the constraints and opportunities for future development over a 10 year period, including land buildings and other assets, within the context of NWDC's Core Strategy which it is anticipated will embody the accepted principles of sustainable development. The document will also include a 'health check' assessment of the Heritage asset and 'risk analysis'.</p>
Arrangements for Production	
Organisational Lead	The Bowood Estate (through specialist planning consultants) in association with the North Wiltshire District Council Spatial Planning Team Leader.
Political Management	The respective Executive/Cabinet Committees of each Authority and Full Council Resolutions to adopt final document.
Resources	The Bowood Estate will finance the production of the document with assistance from North Wiltshire District Council
Consultation	Will include consulting the Council's Calne Area Committees, Town and Parish Councils, statutory consultees and other interested parties. Types of consultation to be decided, taking account of the latest draft of the SCI.