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# SUPPLEMENTARY PLANNING GUIDANCE 1998

# SHEFFIELD'S HISTORIC PARKS

# & GARDENS



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and Leisure

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# **HISTORIC PARKS AND GARDENS**

## **Supplementary Planning Guidance**

**Approved by Planning and Economic Development Programme Committee  
on 8<sup>th</sup> January 1998**

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Environment and Leisure  
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- 1 Government Guidance on Supplementary Planning Guidance
- 2 Policy BE21 - Historic Parks and Gardens
- 3 Consultation on the Draft Supplementary Planning Guidance

## 1. **WHAT IS SUPPLEMENTARY PLANNING GUIDANCE?**

1.1 Supplementary Planning Guidance is published by the City Council to:

- show how parts of the Unitary Development Plan will be put into practice, or
- give greater detail on policies and proposals than would be appropriate in the Plan, or
- anticipate guidance which might be included in a future review of the Plan.

1.2 Supplementary Planning Guidance does not carry the special statutory status of the Unitary Development Plan. But the Government's national planning guidance indicates that:

- it can provide helpful guidance to those preparing planning applications;
- it may be taken into account as a material consideration in deciding planning applications; and
- the weight accorded to it will increase if it has been prepared in consultation with the public and has been the subject of a Council resolution.

1.3 Supplementary Planning Guidance should always be read alongside the Unitary Development Plan – it is not a freestanding document. Cross references to the UDP are included to help the user of the Guidance.

Government guidance on Supplementary Planning Guidance is reproduced in Appendix 1.

## 2. **WHAT THE UDP SAYS**

2.1 This Supplementary Planning Guidance (SPG) supplements Policy BE21 of the UDP which states that:

*"The character, setting and appearance of historic parks and gardens will be protected."*

The full text of the Policy is set out in Appendix 2.

### 3. **WHY MORE GUIDANCE IS NEEDED**

3.1 The aim of the Policy is to protect the character, setting and appearance of historic parks and gardens in Sheffield. This raises two main questions:

(a) **Which** parks and gardens will be protected?

(b) **How** will they be protected?

These are dealt with in sections 3 and 4 respectively.

3.2 A third question is **why** should they be protected? The rationale behind the policy is set out in detail in Policy Background Paper Number 4. It sets out the events leading to national recognition of the importance of national Register of Historic Parks and Gardens of special historic interest in England in 1983 and of Government support for their protection in Planning Policy Guidance Note PPG15, Planning and the Historic Environment, in 1994.

3.3 Sheffield has a rich heritage of mainly 19<sup>th</sup> century public parks and private gardens and whilst four of these are on the national Register and a further three have been suggested for inclusion by the City Council, there are many others which, though not of national importance, are nevertheless valuable for the contribution which they make to the visual character and social history of Sheffield. They can also be of interest and importance in their own right as designed landscapes. The Policy covers both national Register sites and those considered to be of local importance.

3.4 The scope of this SPG is therefore to supplement the Policy by stating which parks and gardens will be protected and how this will be achieved. The UDP does not contain a complete list of sites to which the policy will apply because the Deposit Version was produced before the necessary research was carried out to select suitable candidates for inclusion in a Local Schedule. The items listed in the Practice section of the Policy also need some amplification for the benefit of owners and applicants for planning permission.

### 4. **THE LOCAL SCHEDULE**

4.1 The Local Schedule is separated into public parks, which are owned by the City Council and open to the public, and private gardens. The majority of the latter are the grounds of buildings in institutional use, such as offices, student residences, schools and almshouses. Only seven are still the gardens of private houses or flats. The private gardens are not open to the public but many contribute to the visual character of the surrounding area and are often appreciated by a wider public than their owners or occupants.

4.2 Those sites on the national Register are included in the Local Schedule, as are those recently recommended for the national Register. Inclusion in the national Register identifies a higher degree of historic interest and the fact that a site is of national importance carries extra weight in the planning context, particularly at planning appeals. However, this does not of itself confer protection in planning terms, in the way that a Listed Building is protected. It is a material consideration in the determination of a planning application. Policy BE21 applies to both national Register and Local Schedule sites.

4.3 The criteria used by English Heritage in the selection of sites for the national Register are set out in Appendix 2 of Policy Background Paper Number 4. So, too, are the criteria for inclusion in the Local Schedule. The Policy Background Paper (Appendix 5) also includes a full description and map for each site, which sets out its special character, how it meets the criteria and those UDP policies which are particularly relevant.

#### 4.4 Local Schedule: Public Parks

Abbeyfield Park  
Beauchief Gardens  
Chelsea Park  
Firth Park  
\* General Cemetery  
Glen Howe Park  
Graves Park  
Hillsborough Park  
Meersbrook Park  
Monument Ground  
\*\* Norfolk Park  
\* Porter Valley Parks  
\*\* Sheffield Botanical Gardens  
\*\* Weston Park  
\* Whinfell Quarry Garden  
Whirlow Brook Park

#### 4.5 Local Schedule: Private Gardens

Ashdell, Broomhill  
Barnes Hall, Grenoside  
Beauchief Hall  
4, Cavendish Road, Nether Edge  
Clifford House, Whirlow  
Cook and Beard Almshouses, Heeley  
Crewe Flats, Endcliffe  
Dore Moor House, Dore  
John Eaton's Almshouses, Norton  
Elmwood, Mosborough  
Middlewood Hospital Grounds

Moorwinstow, Dore  
Mylnhurst, Millhouses  
Notre Dame School, Ranmoor  
\*\* Oakes Park, Norton  
Parkhead Hall, Ecclesall  
Queens Tower, Park Grange Road  
Shrewsbury Almshouses, Norfolk Park  
Spring Leigh, Nether Edge  
Swallow Hotel, Nether Edge  
Tapton Court, Ranmoor  
The Glen, Endcliffe  
The Towers, Sandygate  
Thornbury Hospital, Ranmoor  
Whirlow Court, Whirlow  
Woodland View, Licensed Victuallers' Almshouses, Abbeydale  
Woofinden Almshouses, Hunters Bar

\*\* Sites on the national Register of Parks and Gardens of special historic interest in England.

\* Sites recommended for inclusion in the national Register

## 5. HOW THE POLICY WILL BE PUT INTO PRACTICE

### Definitions

5.1 This guidance aims to explain how Policy BE21 will be implemented, in greater detail than is possible in the Plan itself. The policy states:

*"The character, setting and appearance of Historic Parks and Gardens will be protected."*

It is helpful to explain how the words in the Policy are interpreted.

5.2 **Character** is related to the features which led to the garden being identified a formal garden. The **setting** is the area immediately surrounding the garden, which may be affected by development, for example, by causing the loss of views into or out of the garden by tall buildings, or the loss of trees. The **appearance** includes the basic elements making up the garden such as walls, buildings, trees or lawns.

5.3 The Plan's glossary states that '**protected**' generally means *"action taken on site to maintain a feature in essentially its present form but allow some adaptation to meet changing circumstances."* PPG15 also uses the word 'protect' in relation to local planning authorities' duty towards **registered** parks and gardens.

- 5.4 The Policy raises the question of from what historic parks and gardens need protection. Gardens of private houses may be threatened by subdivision, following the selling off of all or part and by the subsequent residential or business development. It is important to be aware that their character can also be changed by relatively minor works such as the construction of house extensions, garages, conservatories, swimming pools etc, by tree felling, removal of significant features, unsympathetic planting or merely neglect. Not all of these constitute development. Their character can also be changed by development in their setting, close to but outside their boundaries. Gardens of houses which are now in institutional or office use face similar threats, plus the introduction of large areas of car parking.

**Control of Development by the Planning System:**

- 5.5 Provided that the proposed operations are classed as development requiring planning permission, then Policy BE21 is a material consideration in the determining of planning applications. An application needs to contain enough information to enable the effect of the proposal on the garden to be judged against certain considerations. In the case of sites in Conservation Areas and Areas of Special Character, this is stipulated in Policies BE16 and BE18. The importance of the site in the local context and the features which contribute to its character, setting and appearance, will be determined by reference to the description and site plan in the Policy Background Paper. If the development would bring other benefits such as helping to secure the repair and appropriate use of a Listed Building, this may mitigate adverse effects on the garden's character or appearance. But in some cases the effects may be so severe that a refusal is justified.

**Other Relevant Policies in the UDP:**

- 5.6 Many of the Sheffield sites are afforded additional and statutory protection by being included within Conservation Areas, in the Green Belt or as part of the setting of a Listed Building. Others are covered by the policies in the UDP relating to Open Space Areas or Areas of Special Character, and some are Areas of Natural History Interest or Local Nature Sites. Only three of the private gardens on the Local Schedule do not benefit from any of these extra forms of protection.
- 5.7 Where planning applications are submitted which affect Historic Parks and Gardens, the following other policies in the UDP may be of relevance in addition to BE21. (The list is not necessarily exhaustive).
- BE15 Areas And Buildings of Special Architectural or Historic Interest.
  - BE16 Development in Conservation Areas.
  - BE17 Design and Materials in Areas of Special Architectural or Historic Interest.
  - BE18 Development in Areas of Special Character.
  - BE19 Development Affecting Listed Buildings.
  - GE1 Development in the Green Belt.



- GE3 New Building in the Green Belt.
- GE4 Development and the Green Belt Environment.
- GE5 Housing Development in the Green Belt.
- GE6 House Extensions in the Green Belt.
- GE10 Green Network.
- GE11 Nature Conservation and Development.
- GE13 Areas of Natural History Interest and Local Nature Sites.
- GE15 Trees and Woodlands.
- GE16 Lakes, Ponds and Dams.
- GE17 Rivers and Streams.
- LR4 Open Space.
- LR5 Development in Open Space Areas.
- LR6 Development of Recreation Space for Indoor Recreation.
- LR7 Development of Recreation Space for Non Recreational Uses.
- LR8 Development in Local Open Spaces.
- LR9 Cemeteries, Graveyards and Crematoria

### **Listed Buildings**

- 5.8 Listed Buildings legislation is separate from the UDP policies and provides strong protection because unauthorised works to them can be a criminal offence. Gardens cannot themselves be listed but garden structures can be Listed as Buildings of Special Architectural or Historic Interest and thus protected in their own right. Sheffield examples include: the entrance gateway to the Swallow Hotel, the walls of the walled garden at Beauchief Hall, the pavilion and statue of Queen Victoria in Endcliffe Park. There is additional protection where repairs notices can be served on private owners if a Listed Building is deteriorating and at risk from neglect. However, the cumulative value of features in a garden, both planted and built, is far greater than that of the individual features which may be listed. Gardens can also be protected as part of the setting of a Listed Building.

### **Conservation Areas**

- 5.9 In some cases it is appropriate for Historic Parks and Gardens to be included within a Conservation Area. This gives extra control over the various activities listed in Policy BE16. Of particular relevance are subparagraphs (a) and (c) which cover the protection of trees and open spaces. The declaration of new Conservation Areas is a separate process from the preparation or amendment of UDP's. In this context, the description written to justify the declaration can support the protection of Historic Parks and Gardens by emphasising the importance of open spaces and their contributions to the character of a Conservation Area.

## **Areas of Special Character**

- 5.10 Because Areas of Special Character may in time become Conservation Areas it is important to preserve or enhance them, rather than allow their character to be eroded in the meantime, and Historic Parks and Gardens may contribute to that character. However, the controls on new development and demolition are less rigorous than in a fully designated Conservation Area, which is a statutory designation.

## **Sites and Monuments Record**

- 5.11 Sites on the Local Schedule are to be included in the Sites and Monuments Record maintained by the South Yorkshire Archaeology Service. This will give them the consideration given to other archaeological sites, in particular with regard to the need, spelt out in PPG16, 'Planning and Archaeology', for assessment of historic interest, paid for by the applicant, as part of a planning application for development.

## **Policies in the Green Environment Chapter**

- 5.12 Those Historic Parks and Gardens which are in the Green Belt are protected from most forms of development which require planning permission by Policies GE1 and GE3 to GE 6. The ecological value of parks and gardens is protected by policies relating to the Green Network (GE10) and Nature Conservation and Development (GE11). Some parks and gardens are also Areas of Natural History Interest or Local Nature Sites, which are protected by Policy GE13, whilst for those which contain water features, Policies GE16, Lakes, Ponds and Dams and GE17, Rivers and Streams are of relevance. Policy GE15, Trees and Woodland, requires developers to retain mature trees and to submit an accurate survey of all existing trees. Trees and woodland which lies within Historic Parks and Gardens are frequently suitable for protection through Tree Preservation Orders. Tree Preservation Orders are thus a useful tool in the protection of historic parks and gardens even though they can protect only one aspect of them and need to be used in conjunction with other measures. They can be made on individual trees, areas or woodlands. Some are already in place, while others may be made in response to particular threats to trees within or just outside historic parks and gardens.
- 5.13 All of the public parks which are not in the Green Belt and some of the private gardens are shown on the UDP Proposals Map as Open Space Areas. This gives them protection under Policies LR4 to LR8 which all control development in open spaces, and LR9 which deals specifically with cemeteries, graveyards and crematoria. Policy LR5, sub-paragraphs (e) and (f), is particularly relevant to Historic Parks and Gardens.

## **Negotiating on Planning Applications**

- 5.14 Negotiations with the applicant may lead to changes to the proposals to make them more acceptable. Conditions may be attached to planning permission or the applicants may agree to sign a Section 106 agreement to carry out certain operations. In exceptional cases it may be possible to devise a management agreement to maintain the character of a site after development has taken place or to set up a Charitable Trust to manage a garden. The owners will also be advised on the possibility of obtaining grant aid, for instance, for repairs to structures but it should be noted that public funding is extremely limited. In this context a recent draft document by English Heritage, 'Repair and Restoration Schemes for Historic Parks and Gardens' is helpful.
- 5.15 Where sites are threatened by operations classed as permitted development the City Council can, as a last resort, impose an Article 4 Direction to remove permitted development rights on a particular site. Other operations, such as changing planting schemes, do not constitute development but if the City Council becomes aware of particular threats it may try to raise the owners' awareness of the historic importance of their garden, and to provide advice if resources permit. Issuing this guidance is part of that process.

## **Planning Briefs**

- 5.16 Exceptionally, the City Council may prepare a planning brief for a site, usually where a Council-owned site is being disposed of, or for an important privately owned site such as Middlewood Hospital.

## **Development in Council-owned Historic Parks**

- 5.17 The main threats facing historic public parks are reduced or inappropriate maintenance, loss of built features through vandalism, neglect or demolition, the introduction of new planting and large scale development for new formal recreation facilities. There may be pressure for regeneration schemes for parks which may fail to take account of their historic character, either through lack of knowledge and awareness, or because this character is seen to be incompatible with the needs of present day uses and maintenance regimes.
- 5.18 The Historic Parks on the Local Schedule are all in the ownership of Sheffield City Council apart from the Botanical Gardens which are leased from the Sheffield Town Trust. Most are managed by the Parks and Open Spaces Division of Sheffield Leisure Services. The implementation of Policy BE21 will require close liaison between the Conservation and Landscape Sections within the Planning Division and Sheffield Leisure Services, Parks and Open Spaces Division where it is landowner, landscape manager or as otherwise appropriate.

- 5.19 The latter have been consulted on this guidance and it is expected that they will consult the Planning Division on proposals for repair and restoration schemes, alterations or changes to maintenance regimes and any new developments which could affect the character or appearance of the parks. It is therefore proposed that consultation on development affecting Historic Parks will extend beyond that required under planning legislation. This is in order to protect them from well intentioned but potentially damaging interventions and to allow an opportunity for conservation advice to be offered. It is intended that the special qualities of Historic Parks can be protected by promoting a dialogue on the key issues. Consultation on management plans will also be expected. Consultation by Sheffield Wildlife Trust and community groups such as 'Friends' of particular parks will also be expected, where their proposals or interventions significantly change plantings. Historic Parks, including the preparation of management plans.
- 5.20 The results of recent research and recommendations presented in 'A Strategy for Heritage Parks and Green Open Spaces of Sheffield' by Joan D Sewell on behalf of the Parks and Open Spaces Division are seen as a firm basis on which to progress the management of Historic Parks in Sheffield and the start of ongoing discussions between all parties.

## **REFERENCES**

Department of the Environment  
Planning Policy Guidance Note PPG12, Development Plans and Regional  
Guidance  
1992

Department of the Environment  
Planning Policy Guidance Note PPG15, Planning and the Historic  
Environment  
1994

English Heritage  
Repair and Restoration Schemes for Historic Parks and Gardens (draft)  
1996

Joan D Sewell, for Parks and Open Spaces Division, Sheffield Leisure  
Services  
A Strategy for the Heritage Parks and Green Spaces of Sheffield  
1996

Sheffield City Council  
Policy Background Paper Number 4 (Revised), Historic Parks and Gardens  
1997

Planning and Environmental Training  
Planning for the Protection of Historic Gardens  
1994

## **APPENDIX 1**

### **GOVERNMENT GUIDANCE ON SUPPLEMENTARY PLANNING GUIDANCE**

The following extract is taken from Planning Policy Guidance Note PPG12, Development Plans and Regional Planning Guidance. It was produced in 1992 by the (then) Department of the Environment and published by HMSO.

#### **Supplementary Planning Guidance (SPG)**

- 3.18 Policies and proposals that are likely to provide a basis for deciding planning applications, or for determining conditions to be attached to planning permissions, should be set out in the appropriate plan, which is subject to statutory procedures. But many authorities prepare planning guidance which supplements the policies and proposals of the plan itself (for example, design guides for specified areas) and the Secretary of State believes this can provide helpful guidance for those preparing planning applications. Any such guidance ought to be consistent with the plan and clearly cross-referenced to the relevant plan policy or proposal. It should be issued separately from the plan and made publicly available, and its status should be made clear.
- 3.19 Only the policies in the development plan can have a special status (see paragraph 3.1 on section 54A) in deciding planning applications. However, SPG may be taken into account as a material consideration. The weight accorded to it will increase if it has been prepared in consultation with the public and has been the subject of a council resolution. But the Secretary of State wishes to emphasise that SPG must not be used to avoid subjecting to public scrutiny, in accordance with the statutory procedures, policies and proposals which should be included in the plan. Plan policies should not attempt to delegate decisions to SPG or to development briefs.

## **APPENDIX 2**

### **POLICY BE21 HISTORIC PARKS AND GARDENS**

**The character, setting and appearance of historic parks and gardens will be protected.**

#### **Definitions**

**'Historic parks and gardens'** - public or private parks and gardens which have an historic layout, landscape or architectural features.

#### **Reason for the Policy**

Historic parks and gardens are part of Sheffield's heritage. They have a special character which should be preserved wherever possible.

Some are Conservation Areas in their own right (e.g. Oakes Park) or within Conservation Areas. However, many do not have any special protection.

#### **How it will be put into practice**

By:

Maintaining a Schedule of Historic Parks and Gardens which will include those in the Register of Historic Parks and Gardens in England.

Including them within Conservation Areas, wherever possible.

Deciding planning applications.

Providing appropriate advice to developers, which could include supplementary planning guidance or planning briefs.

Public participation and consultation with appropriate interested bodies.

#### **Historic Parks in Sheffield**

North West (Proposals Map 2)  
Glen Howe Park; Hillsborough Park

North East (Proposals Map 4)  
Abbeyfield Park; Firth Park

South East (Proposals Map 6)  
Monument Ground; Norfolk Park

South (Proposals Map 8)  
Graves Park; Meersbrook Park; Oakes Park

South West (Proposals Map 9)

Beauchief Gardens; Botanical Gardens; Chelsea Park; General Cemetery;  
Porter Valley Parks; Sheffield Botanical Gardens; Weston Park; Whinfell  
Quarry Gardens; Whirlow Brook Park

**Other information**

For Open Space Areas, see Policies LR4 to LR11. See also Historic Parks and Gardens in Sheffield, UDP Policy Background Paper Number 4, (Revised), Directorate of Planning and Economic Development, Sheffield City Council, 1997.

For the Government's national planning guidance on Historic Parks and Gardens, see Planning Policy Guidance Note PPG15, Planning and the Historic Environment, Department of the Environment, 1994, paragraph 2.24.



## **APPENDIX 3**

### **CONSULTATION ON THE DRAFT SPG**

#### **LIST OF CONSULTEES**

##### **Groups with a General Interest**

English Heritage  
Garden History Society  
Yorkshire Gardens Trust  
Sheffield Wildlife Trust

##### **Property Owners/Occupiers**

Mr. S. Hulley, Barnes Hall  
The Managing Director, Electronic Data Processing, Beauchief Hall  
Mr. and Mrs. B. Smith, 4 Cavendish Road  
British Steel plc, Clifford House  
The Trustees, Cooke and Beard Homes  
The Trustees, John Eaton's Almshouses  
Ernest Sayers and Co. Ltd., Elmwood  
The Management Committee, The Glen  
NHS Executive Trust, re: Middlewood Hospital and Tapton Court  
Mr. J. McDonald, Director of Estates, University of Sheffield re: Ashdell and  
Crewe Flats  
Mr. and Mrs. Kelsey, Moorwinstow  
Diocese of Hallam re: Mylnhurst and Notre Dame School  
Mr. F. W. Meggitt re: Queens Tower  
Norfolk Estates, c/o Fowler Sandford re: Shrewsbury Hospital  
Mrs. Slater, Springleigh  
Hallam Land Management, re: Oakes Park  
Allied Industrial re: Parkhead Hall  
The Manager, Swallow Hotel  
The Manager, Thornbury Hospital  
Mr. Merali, The Towers  
The Manager, Whirlow Court  
The Trustees, Licensed Victuallers' Association Almshouses, Woodland View  
The Trustees, George Woofindin Houses

##### **Park Users Groups**

North East Conservation Group  
Friends of the General Cemetery  
Friends of Glen Howe Park  
Hillsborough Community Development Trust  
Meersbrook Park Users Action Group  
Friends of Norfolk Park  
Friends of the Porter Valley  
Friends of the Botanical Gardens  
Friends of Crookes Valley and Weston Park

## Responses to Consultation

Respondent's Name	Response	Assessment
English Heritage	General support. Some detailed changes in wording suggested.	Accepted.
Garden History Society	Enthusiastic support. Possible conflict with other UDP policies should be addressed.	No conflict identified.
Yorkshire Gardens Trust	Enthusiastic support.	
Friends of the Botanical Gardens	Inaccuracies in site description in Policy Background Paper. Lottery award is of more significance to Botanical Gardens than planning policy.	Recommend corrections.
Mr. S. Hulley, Barnes Hall	No desire for property to be included. Private property, not visible to public; see no reason for listing. Intend to continue improving grounds sympathetically.	The aim of the policy is to protect sites from development. Private gardens are more vulnerable than public parks. Inclusion is by merit only. Visibility is not a criterion. Recommend that site remains on Local Schedule.
Mr. B. Smith, 4 Cavendish Road	No objection to inclusion.	
British Steel plc, Clifford House	Object to inclusion. Private property not accessible or visible to public. No permission granted for inclusion. Use of map of site as illustration on front cover not acceptable as it could imply public access. Grazing land in NW corner of site not part of formal garden.	The aim of the policy is to protect sites from development. Private gardens are more vulnerable than public parks. Inclusion is on merit only. Visibility is not a criterion. Owner's permission is not required for any planning designation. Map used on cover as an example of historic maps in Policy Background Paper.

Respondent's Name	Response	Assessment
BDP Planning, on behalf of British Steel plc, Clifford House	<p>Over-complicated procedure for assessing development proposals.</p> <p>Implications of inclusion on Sites and Monuments Record not clear. Insufficient weight given to consideration of financial viability of schemes. Should make clear that protecting most important features within a development scheme preferable to garden falling into disrepair and lost forever.</p> <p>Suggest recording of sites prior to development in same way as archaeological sites and Listed Buildings.</p> <p>No mention of Tree Preservation Orders.</p> <p>Clifford House is in private ownership with no public right of access.</p>	<p>Agree that land in NW corner is not part of formal garden. Recommend that site remains on Local Schedule but that boundary be amended to exclude NW corner.</p> <p>SPG includes all relevant considerations which need to be taken into account in assessing applications.</p> <p>Main implication is provision for recording of sites prior to development, as suggested by objector below.</p> <p>Principle of protection should not be qualified by financial considerations which are not matters for land use policies.</p> <p>Gardens falling into disrepair are not necessarily lost forever. They can be restored.</p> <p>This is the main implication of inclusion in the Sites and Monuments Record, as stated above.</p> <p>TPOs are mentioned in paragraph 4.12.</p> <p>These are not valid considerations in relation to inclusions on the Local Schedule.</p>

Respondent's Name	Response	Assessment
	<p>Enclosed area to NE of house not visible from outside, original use unclear, should not be included in site.</p> <p>Area to SW of house is part of paddock and should not be included in historic garden.</p> <p>Policy LR8 is not applicable to this site because it is greater than 0.4 hectares.</p>	<p>Visibility from outside is not a consideration. This area is an integral part of the garden, whatever its original use.</p> <p>Agree, recommend exclusion of this area from site in Local Schedule.</p> <p>Policy LR8 applies to open spaces not shown as Open Space Areas on the Proposals Map. They are normally less than 0.4 hectares but this is only a guideline.</p>
Ernest Sayers and Co. Ltd., Elmwood	Private gardens do not need anything other than protection which exists at the moment. Ask that it be removed from Local Schedule.	This site has no other protection than its inclusion in an Area of Special Character. Private gardens are more vulnerable to development than public parks. Recommend that site remains on Local Schedule.
Mr. and Mrs. Kelsey, Moonwinstow	No objection to inclusion.	
Mrs. Slater, Springleigh (telephone call)	Welcomes inclusion.	
Percheron Properties, Swallow Hotel	<p>Object to inclusion.</p> <p>Private property, no public access, not visible from public highway.</p>	These are not valid considerations in relation to inclusion on the Local Schedule.

Respondent's Name	Response	Assessment
	<p>Garden has more than sufficient protection under the relevant planning acts.</p> <p>No current development plans but feel it is important not to be overly constrained.</p> <p>Garden is of no benefit to public as not visible from surrounding area. SPG clearly states that it should be visible to be included in Schedule.</p>	<p>The garden has no protection other than its inclusion in an Area of Special Character in the UDP. (See paragraph 3.1 of the SPG)</p> <p>The aim of the policy may require constraint on development.</p> <p>Inclusion on Local Schedule is on merit only. Paragraph 4.1 of the SPG states that "private gardens are not open to the public but many contribute to the visual character of the surrounding area and are appreciated by a wider public". This is a statement of fact, not a criterion for inclusion, and does not apply to all private gardens. Recommend that site remains on Local Schedule.</p>
Judges' Lodgings, Regional Manager re. Whirlow Court	Request deletion of the words "Judges' Lodgings" from site description in Policy Background Paper, for security reasons.	Agree. Recommend deletion of "Judges' Lodgings" reference from site description.
Northern Counties Housing Association re. George Woodfindin Houses	No objection; express interest in hearing more.	