

DERBYSHIRE COUNTY COUNCIL**CABINET****17 JUNE 2014****Report of the Strategic Director Corporate Resources****Elvaston Castle and Estate 10 Year Vision and Plan****1. Purpose of the Report**

To seek Cabinet approval to the recommendation of the Elvaston Castle and Country Park Working Party for the 10-year 'Vision and Plan' for Elvaston Castle and Estate.

2. Information and Analysis**2.1 Background**

The County Council has been looking for a number of years for a solution which will provide a sustainable future for Elvaston Castle and the surrounding estate and relieve the Council of the significant on-going annual maintenance costs, whilst maintaining public access to the Castle and the Country Park.

Following approval by Cabinet in March 2013 the Council entered into a partnership arrangement with the National Trust to find a sustainable future for Elvaston Castle and Estate. On 6 May 2014 Cabinet approved the extension of that partnership until the end of February 2015.

2.2 Partnership working between the County Council and the National Trust

In practical terms the partnership working between the Council and the National Trust involves three discrete activity streams over a 20 month period:-

1. Construction of a compelling and palpable vision which has wide stakeholder input and ownership;
2. The formation of a formal coalition of partners from public, private and voluntary sectors to enact the vision;
3. The construction of capital and revenue funding packages to underpin the delivery of the vision

The intended outcome of this work is that by the end of the current joint working there should be:-

- An agreed and shared vision;
- A package of funding bids;
- A procurement package for the future involvement of private and community sector interests to take forward the vision.

2.3 Consultation Response Documents

The draft Vision and Plan for Elvaston Castle and Estate was developed following extensive engagement with the local community and other stakeholders in autumn 2013.

Following approval by Cabinet on 21 January 2014, a public consultation process on the draft Vision and Plan took place from the 22 January through to the 14 March 2014.

The public consultation was undertaken in a variety of ways:

- A County Council press release which garnered extensive local media coverage;
- An internal workshop with the County Council teams based at Elvaston, a public workshop, and a 'drop in' session at Elvaston Castle, were all held during February 2014 to raise awareness of the 'Vision and Plan', the consultation process, and to gather comments and views;
- In addition, associated meetings were held with a number of stakeholder groups such as Elvaston Parish Council, Elvaston Parochial Church Council, Friends of Elvaston Castle, Culture Derbyshire and Social Enterprise East Midlands;
- The draft Vision and Plan was promoted through the dedicated website www.futureelvaston.co.uk, where a copy could be viewed on-line or downloaded. Hard copies of the full document were provided on request and hard copies were made available at libraries local to Elvaston and from County Hall at Matlock. A 'round-robin' email was sent to all of those individuals and organisations engaged to date, to raise awareness of the consultation; and,
- A web-based questionnaire was provided. At the same time, many comments were provided in writing or by email.

In all, over 400 people were involved in the consultation process, and over a 1000 comments were received.

Attached as Appendix 1 is a report entitled 'Part 1 – Consultation Comments Received' which collates all of the comments fed back through the consultation process, and then draws out the 'key issues' from this feedback.

Attached as Appendix 2 is a report entitled 'Part 2 – Derbyshire County Council Response' which considers each of the key issues in turn, and the response from

the County Council on the points made, with a description of the changes proposed to the 'Vision and Plan' given where appropriate as a result of the key issue raised.

The draft Vision and Plan has been revised on this basis.

2.4 Final Vision and Plan for Elvaston Castle and Estate

The final Vision and Plan, and associated maps are attached as Appendix 3, and includes:-

- The Vision statement which looks ahead to 2024;
- The 'Outcomes' over the next 10 years;
- The Guiding Principles

Section 5 'Why are we doing this?' has been strengthened to include much more information on the heritage significance of the landscape and the buildings.

Section 7 Estate Masterplan, which sets out options for future uses of the various buildings and spaces across the Estate, has seen the most changes including:

- That whatever the final mix of uses agreed for the various buildings and spaces, the controlling body for the Elvaston Estate will need to ensure the uses provide a balanced and complementary portfolio of visitor facing activities, business and other uses that make sense collectively and work cohesively as a whole, whilst being in keeping with the Guiding Principles and helping to deliver the Vision.
- That whilst the 'Vision and Plan' sets out options for the future uses of the buildings and spaces, the Council remains open to other suggestions that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision and meet the Guiding Principles. It is also envisaged that the final mix of uses will be developed in conjunction with the proposed single management body;
- The explanatory detail on potential enabling development has been expanded. It has been made clear why enabling development may need to be considered by the Council and the safeguards that are embedded in the related planning regulations to protect the designated heritage assets (i.e. the Registered Park and Garden and the Listed buildings and structures). The site of the former London Road Lodges has also been removed as a potential enabling development site;
- The proposed new access driveway and additional car parking for the Estate have been removed. However, it has also been made clear that there is a range of 'Enabling Infrastructure' that requires further investigation to fully unlock a sustainable future for the Estate. This includes providing better vehicular access to the core buildings; drawing more visitors to the core buildings and improving the financial contribution to the facilities provided as the visitor offer grows, and improving the services (power, etc.) that provide for the Estate.

2.5 Elvaston Castle and Country Park Working Party Recommendations

The Working Party met on 23 May 2014 to consider the final Vision and Plan and is recommending that Cabinet approves the document.

3. Council's Commitment

Delivery of the Vision for Elvaston Castle and Estate will help meet the County Council's pledges to the people of Derbyshire:

- **A Derbyshire that works**

Delivery of the Vision will result in a vibrant and working Estate that provides an attractive visitor and tourist attraction, together with a setting for business and living, supporting the local economy. This will gradually secure the future of the site financially, reducing the historical annual deficit facing the Council, and allowing Council funds to be prioritised elsewhere;

- **A healthy Derbyshire**

The Elvaston Estate already provides a wonderful resource for recreation and play, and this will only increase through delivery of the Vision;

- **A safer Derbyshire**

The regeneration of the site will provide a safer, more resilient Elvaston.

- **A Derbyshire that cares**

The Elvaston Estate already provides a resource for all sectors of the community, and this will only increase through delivery of the Vision;

- **A local Derbyshire**

Community and other stakeholder engagement have already helped inform and shape the Vision for Elvaston. Going forward, increasingly community involvement in the care of the Estate will be central to its future success and delivery of the Vision.

4. Financial Considerations

Funding of £125,000 was approved by Cabinet on 26th March 2013, £75,000 of which was to finance the National Trust Project Development Team in delivering the Project Management Plan work streams identified.

A further £80,000 of funding was approved by Cabinet on 6 May 2014 to resource an extension to the joint working with the National Trust.

5. Legal Considerations

Appropriate legal frameworks which would allow for the development and future management of the Estate are being investigated. Any proposal to dispose of any parts of the Country Park to which the public have access will require the Council to publish statutory notices and consider any responses received before reaching a decision on whether to proceed.

6. HR Considerations

Consultation with staff based at Elvaston Castle and Estate has already commenced and will continue to be carried out in accordance with County Council policies and procedures.

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, equality and diversity, environmental, health and transport considerations.

7. Key Decision

NO

8. Call-in

Is it required that call-in be waived for any decision on this report? **NO**

9. Background Papers

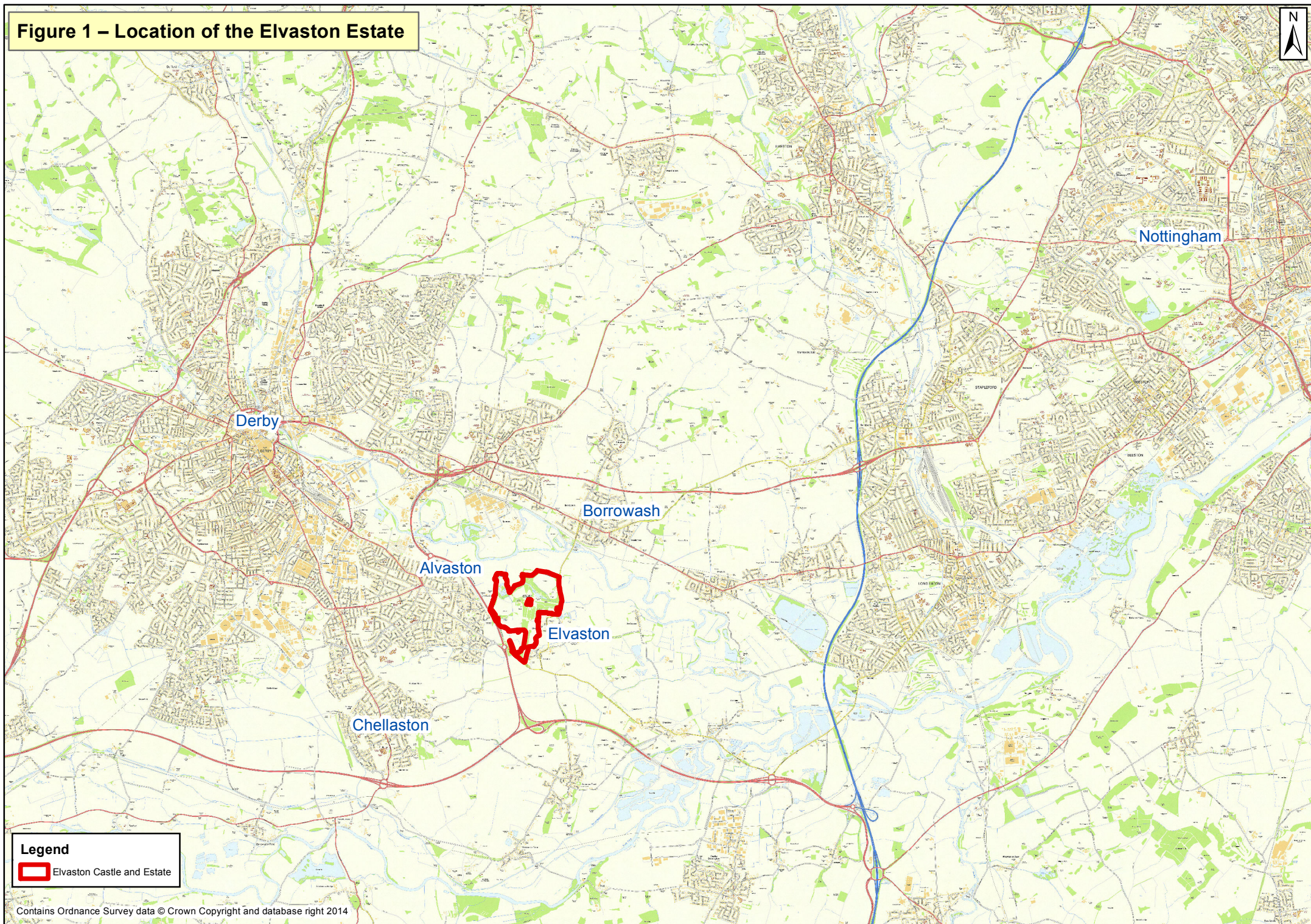
Files held by the Director of Property.

10. OFFICER RECOMMENDATION

That Cabinet approves the final Vision and Plan for Elvaston Castle and Estate.

JUDITH GREENHALGH
Strategic Director of Corporate Resources

Figure 1 – Location of the Elvaston Estate



Legend
Elvaston Castle and Estate

Figure 2 – Historic, Landscape and Biodiversity Designations

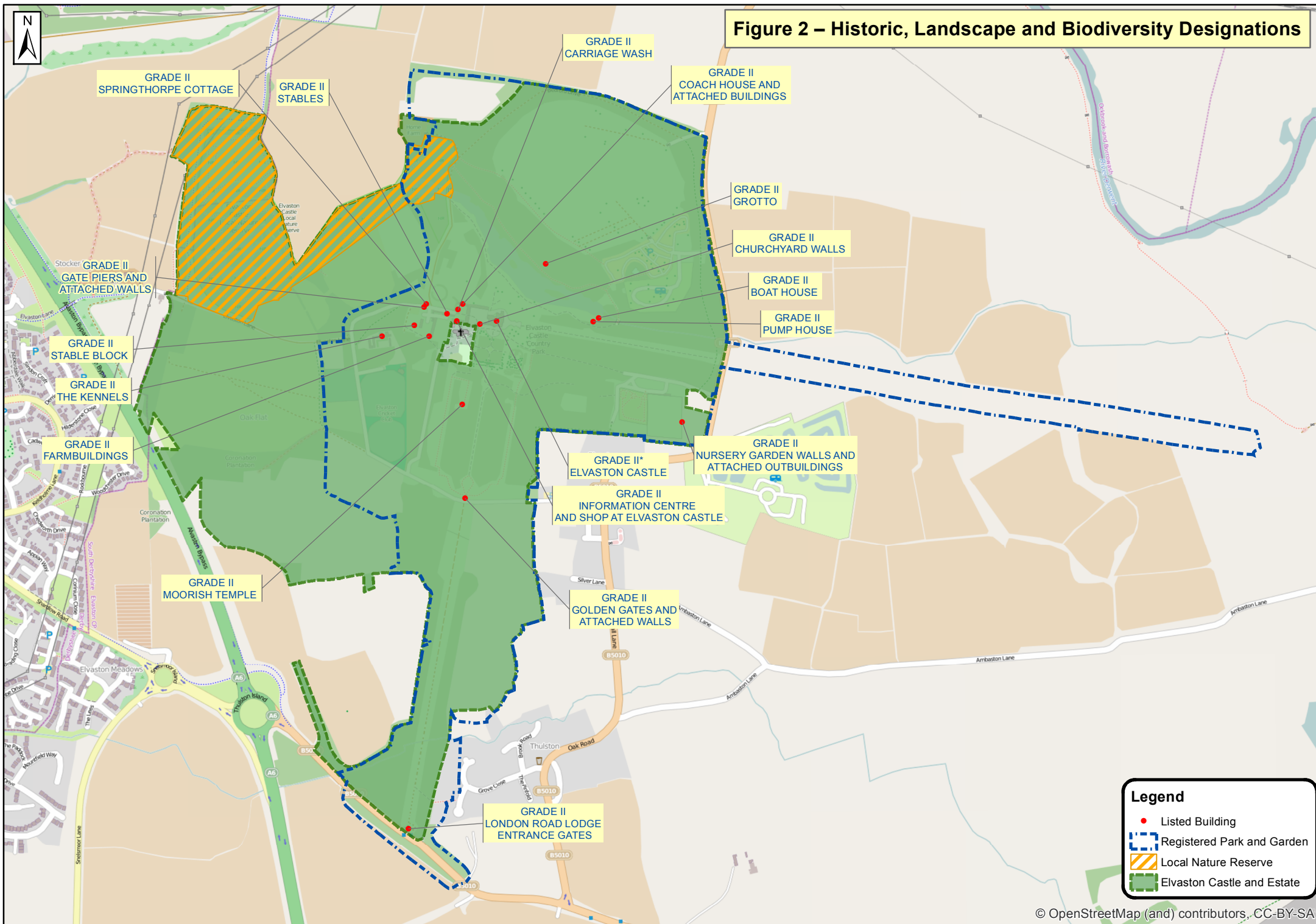
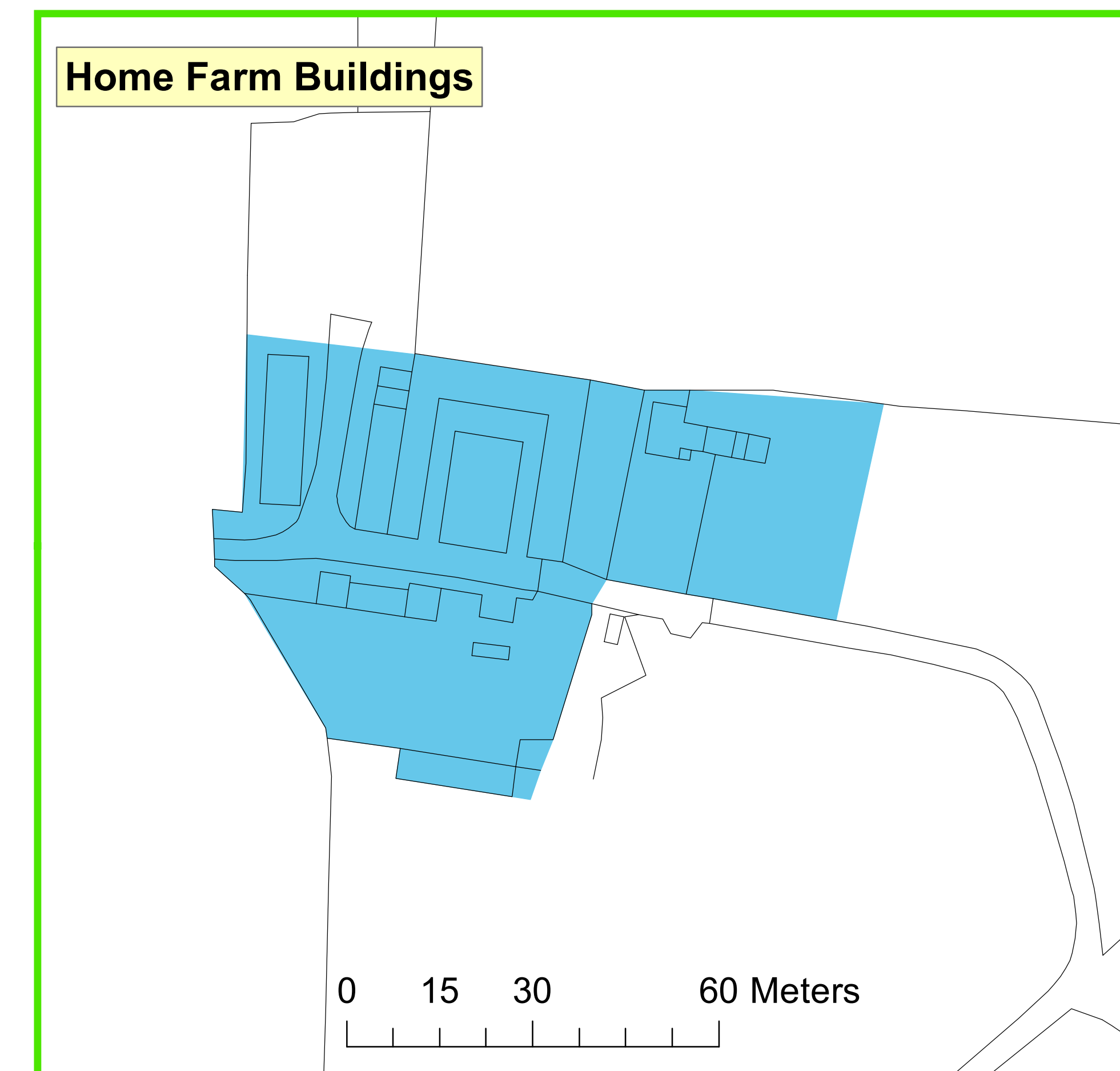
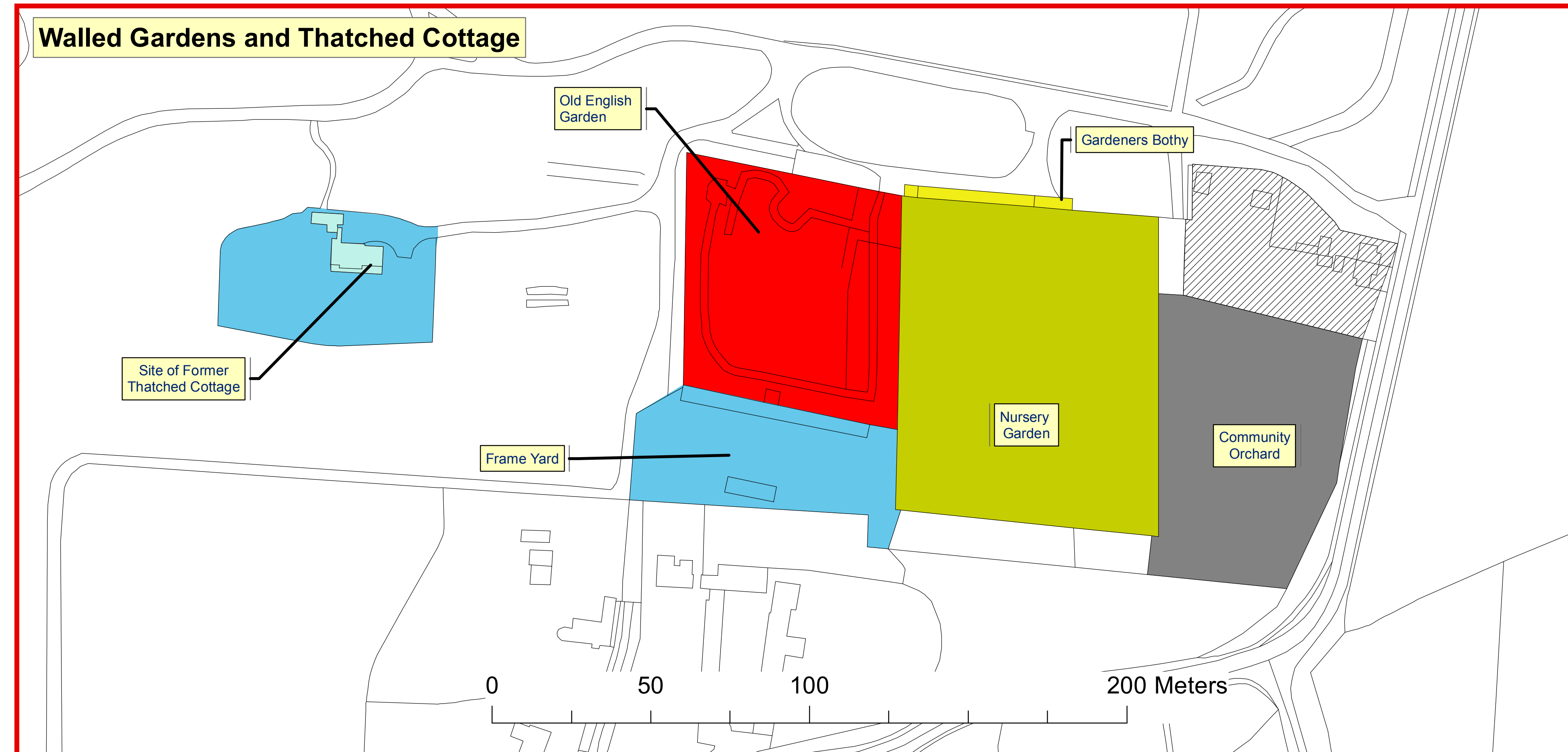
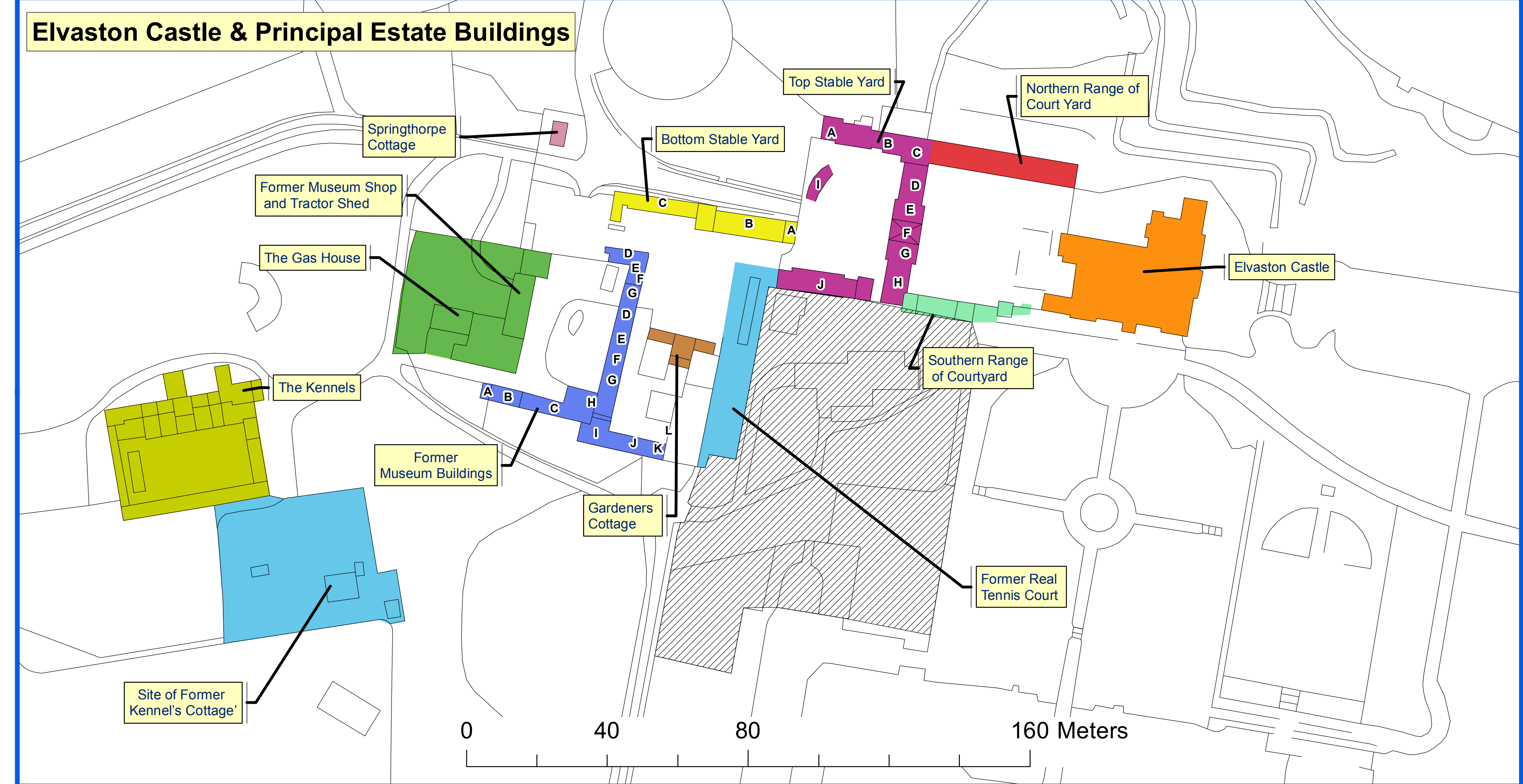
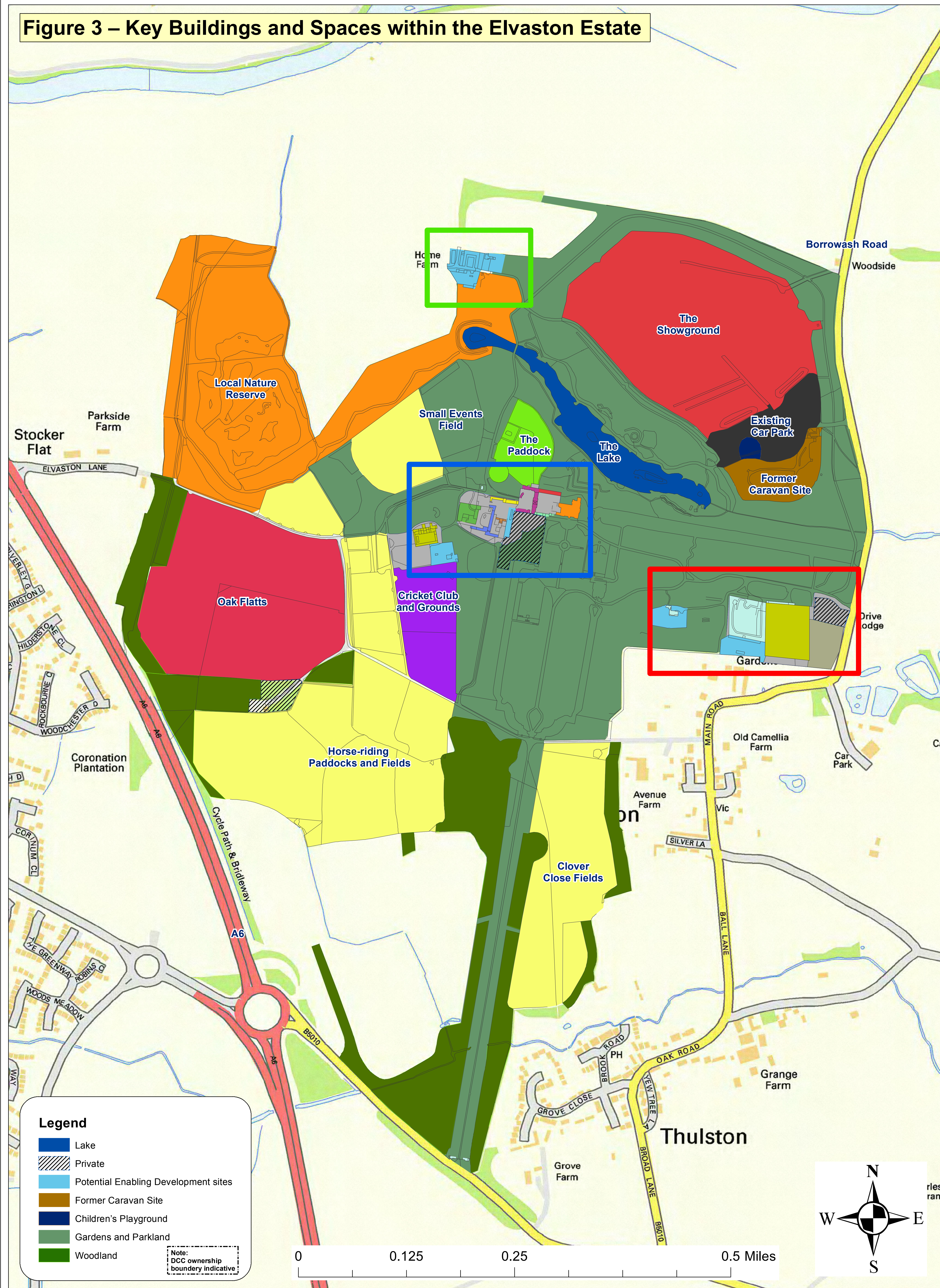


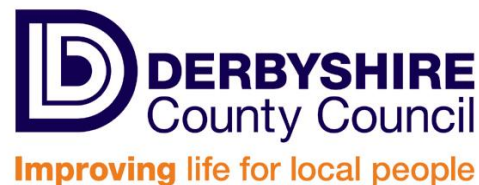
Figure 3 – Key Buildings and Spaces within the Elvaston Estate



APPENDIX 1

CONSULTATION ON THE DRAFT VISION AND PLAN FOR ELVASTON CASTLE AND ESTATE, 2014-2024

PART 1 CONSULTATION COMMENTS RECEIVED



Working together with
 National Trust

May 2014

www.futureelvaston.co.uk

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1. INTRODUCTION

Elvaston Castle and Estate is a much loved public greenspace close to the City of Derby, as well as the communities of South Derbyshire, Nottingham and further afield, with hundreds of thousands of visitors coming every year. Extending across 130 hectares, it has been owned and managed by Derbyshire County Council since 1969, opening to the public as a Country Park in 1970.

However, all is not well. Many of the buildings are in decline, the majority of the Castle is not open to the public and most buildings do not have a current use, whilst the historic significance of the gardens and wider grounds is steadily being eroded. The visitor infrastructure is tired and worn, and the stories and rich heritage of the Estate are not widely known and little celebrated. Moreover, the current financial and operating model is not sustainable in an era of diminishing local authority resources.

Since autumn 2013, Derbyshire County Council has worked in conjunction with the National Trust to engage with a wide range of people and organisations that cherish and value Elvaston Castle and Estate to help inform the development of 10-year 'Vision and Plan' for the Estate with the aspiration that this will:

- Provide a holistic, joined-up approach and guide for the future of the Elvaston Estate that has been informed and shaped by the community and other stakeholders;
- Present a template to secure the heritage, public access and the other interests and benefits the estate does and could provide;
- Foster development of a partnership approach to the future management of the Elvaston Estate, including greater community involvement;
- Place the Estate on a more sustainable financial footing over time;
- Prioritise and complement future funding bids that help deliver the Vision.

2. AN OVERVIEW OF THE CONSULTATION PROCESS

The draft 'Vision and Plan' for Elvaston Castle and Estate was developed during winter 2013/14 following a series of public and other stakeholder workshops held between September and October 2013.

Following internal discussion within Derbyshire County Council on the draft Vision, a period of public consultation on the draft took place from the 22nd January to the 14th March 2014.

One of the ways of promoting consultation on the draft Vision and Plan was through the dedicated website www.futureelvaston.co.uk, where an electronic copy of the draft could be viewed on-line or downloaded. A 'round-robin' email was sent to all of those individuals and organisations on a stakeholder database developed since 2013, to help raise further awareness of the consultation.

A web-based questionnaire was also provided, to help structure comments (see Appendix 1). Alternatively, the public could request a copy of the questionnaire be sent directly to them electronically or as a hard copy. At the same time, it was made clear that comments could also be provided in writing or by email to the Elvaston Castle Project Assistant, Julie Rodgers, and would be acceptable in other formats to that suggested by the questionnaire.

In addition, hard copies of the full document and map were provided on request, and hard copies were made available at libraries local to Elvaston, and from the County Hall at Matlock.

The public consultation was also marketed in a variety of other ways:

- A Derbyshire County Council press release on the 21st January 2014, which garnered extensive coverage from BBC Radio Derby, BBC East Midlands, the Derby Telegraph, and Melbourne Village Voice. Promotion of the associated consultation events held through February 2014 was also well-covered, particularly by the Derby Telegraph
- Over 60 posters were put up in and around the Elvaston Estate, as well as in Derby, and within nearby villages such as Borrowash, Shardlow and Elvaston.
- An internal workshop with the County Council teams based at Elvaston, a public workshop and a 'drop in' session were all held during February 2014 to raise awareness of the 'Vision and Plan', the consultation process, and to gather comments and views.
- In addition, associated meetings were held with a number of stakeholder groups such as Elvaston Parish Council, Elvaston Parochial Church Council, Friends of Elvaston Castle, Culture Derbyshire, and Social Enterprise East Midlands.

Summary of the type of comments received from the formal consultation process

In all, over 400 people were engaged through the consultation workshop and 'drop-in' sessions, as well as other meetings with stakeholder organisations and a large number of comments received, particularly on the 'Guiding Principles' and the 'Estate Masterplan' parts of the Vision. These were primarily from individuals, but also those representing organisations.

Consultation comments in writing, via email or the consultation questionnaire were received in a variety of formats from a wide range of individuals or organisations. These responses can be divided into:

- 10 completed consultation questionnaires
- Written submissions were received from English Heritage, South Derbyshire District Council, Friends of Elvaston Castle, Social Enterprise East Midlands, Derbyshire Historic Buildings Trust, Elvaston Parish Council, Elvaston Parish Plan Steering Group, as well as a large number of individuals.
- 10 additional responses via email

3. THE VERBATIM RECORD OF THE CONSULTATION COMMENTS RECEIVED

As outlined in the preceding section, the consultation feedback has been submitted in a variety of formats. Wherever possible the comments have been collated to reflect the structure of the draft Vision and Plan:

1. Introduction
2. Vision
3. Outcomes by 2024
4. Guiding Principles
5. Why we are doing this?
6. Strategic Actions in the next 10 years
7. Estate Masterplan
8. Monitoring and Review

Any other comments that did not fit into the above are collated as:

9. Any other comments that did not fit into the above categories

Under each of the headings above, the comments received have been grouped into 'topic' areas. The 'key issue' that was raised by each group of comments has then been summarised and given a specific 'Reference Number'.

In all, 210 key issues were highlighted.

In the Part 2 document, the Derbyshire County Council response to each 'key issue' is provided together with a description of the changes proposed to the Vision and Plan as a result of the key issue raised, where appropriate. In each case the Reference Number from the Part 1 document is also included to enable the reader to cross reference both documents.

Please note:

- The comments below are taken verbatim (i.e. as originally submitted) through the consultation process. However, in a small number of cases abbreviations and acronyms have been expanded to show the full meaning. Similarly in a small number of cases, additional wording has been added to improve the reader's understanding; the brackets [] have been used to identify the additions. Any spelling errors have also been corrected.
- Submissions have been kept anonymous except where explicit reference to a representative group has been made and it is not considered appropriate to remove the reference.
- A separate report collated the comments received at the 1st February 2014 workshop on 8 suggested significant issues arising from the draft Vision and Plan. This can be viewed at <http://www.futureelvaston.co.uk/engagement-consultation/documents.html>

3.1. Introduction

Section: Introduction			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
Description of the property	As a general point, we do have some concern with the use of the word <u>Estate</u> and wonder whether <u>Park</u> is more appropriate to capture the essence of Elvaston?	Should the word 'Park' replace the word Estate, to better capture the essence of the Elvaston?	3.1.1
Importance of the gardens	Surrounding the Castle, we would suggest the historic landscape is <u>one of the most celebrated gardens of the Victorian period</u> (ref: Introduction)	There should be more emphasis on the importance of the gardens in the Introduction Section	3.1.2
The County Council's overall approach to the management of its Country Parks	There is already a very strong sense of ownership for visitors & local people but it is linked to the fact that it is a free Public Park. The Vision must either underpin this or be explicit about the real intentions of the County Council. In this respect DCC <u>must</u> share with the community how it funds & manages its other country parks. The fact that a reasonable request to see Shipley Park figures has not been responded to creates suspicion.	Derbyshire County Council should share with the public how it manages and funds its other country parks, including Shipley	3.1.3

3.2 Vision

Section: Vision			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
Do you support the Vision for Elvaston Castle and Estate?	We welcome the vision	Support for the Vision for Elvaston Castle and Estate	3.2.1
	Well presented but will the Council finally listen to these professionals?		
	I am pleased to see such a comprehensive plan for the Estate and look forward to the future adoption of its recommendations.		
	The good intention of the Vision are admirable		
	Agreed		
	I like the balance articulated here between mission and financial sustainability and the reference to re-investment		
	Particularly like the importance of education		
	I particularly like the reference to 'shared values'		
	The [South Derbyshire District Council Environmental and Development Services] Committee welcomed the draft document and was very keen to reinforce the importance of Elvaston to the South Derbyshire district both culturally and as a leisure facility for a large body of people living close by. It was commented that the presence of such a document in the past might have averted the abortive and time-consuming efforts expended on the HLF gardens bid and Highgate Sanctuary proposals, and it was therefore hoped that the presence of a document outlining acceptable parameters would give more confidence and shared ambition to applicants, planning authorities and consultees in the future.		
	Vision is excellent.		
	I have read through the vision document and drawn it to the attention of other Trustees and members of our panel and asked individuals to make their own responses if they wish.		
	I do however want to convey the [Derbyshire Historic Buildings] Trust's full support for the process underway. The Castle itself and many of the historic buildings on the Estate have been on the joint County Council/		

Section: Vision

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	Historic Buildings Trust buildings-at-risk register for many years. It is only in recent years that the County Council has started to make serious efforts to find the right solution to the future viable and sustainable development of the buildings, gardens and other assets of the Estate. The careful considerations now being given to finding an appropriate solution are to be applauded		
	Whilst individual opinions may vary, the broad consensus of parish residents is to see continued open access to the estate with the 'castle' renovated and at the heart of that estate. We hope to see the castle once again open to public access for a range of events and opportunities.		
	We generally support the Vision statements but feel much could be added from Mike [Tong's] paper		
	I agree with the planned draft Vision for Elvaston Castle and Estate. Well done to everyone involved with the draft plan. Let us all hope for a successful outcome		
	<p>The Vision aspirations are admirable, what we would all like to see and, if possible, achieve in full. It is therefore of vital importance that nothing is rushed, overlooked, or given insufficient consideration in discovering ways to realise these objectives. The second paragraph of the Statement reiterates in part what already exists; the Park has been a cherished green space between Derby and Nottingham since its inception and is enjoyed by people from all over this country and visitors and ex-pats from abroad. If anything positive has come from the recent controversy surrounding the Estate it is the realisation on the part of the community of just how much Elvaston Castle Country Park really does mean to them and what its (unthinkable) loss would represent. Many more people are aware of the plight facing the Estate than might otherwise have been without the publicity of recent times.</p> <p>There already exists a body of people who use the Park for a diverse and wide range of activities connected to leisure pastimes but many more would be encouraged if the problems with the Estate such as the drainage could be overcome and with a more assured future in place.</p>		

Section: Vision

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>When the facilities that once existed were at their height, such as the Working Farm Museum, thousands of school parties swelled the daily ranks of visitors, many of them on happy and regular family outings to the Castle.</p> <p>We believe that this should once again become a reality, not only essential in breathing new life into the Park now but also helping to guarantee its future.</p>		
	<p>Need to think beyond ten years now to ensure success</p> <p>Benefit the next generation</p> <p>I agree also (referencing above comment)</p>	<p>There is a need to think long-term now to ensure success</p>	<p>3.2.2</p>
	<p>On reading the document, it is rightly strategic at this stage though in essence appears to set as a priority the economics of Elvaston, with concern that the Vision could be led by the marketing exercise, at the expense of heritage significance. There is also a risk of going back over previous debate and discussion which might not be helpful at this stage</p>	<p>That the Vision is not led by the ability of the 'market' to deliver it</p>	<p>3.2.3</p>
	<p>We have concern that the Vision is too simplistic & doesn't acknowledge the complexity of making a public park into a financially stable partnership.</p>	<p>That the Vision is too simplistic and doesn't acknowledge the complexity of transforming a public park into a financially stable partnership</p>	<p>3.2.4</p>
	<p>That simplicity is compounded by the belief that by renovating & changing use of its buildings will deliver significant income. The real income would be from renovating the Castle & formal grounds to enable an entrance charge to be levied.</p>	<p>That the Vision assumes that renovating and changing the use of its buildings will deliver significant income, when the real income would be from renovating the Castle and formal grounds</p>	<p>3.2.5</p>

Section: Vision

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>The Vision must include the need for a key role for the County Council. Without that commitment much of the Vision is unachievable.</p>	<p>That the Vision should include a key role for the County Council</p>	3.2.6
	<p>The National Trust has carried out the consultation work with admirable dedication and efficiency, highlighting the many challenging aspects of the task in hand to as wide an audience as possible. However, we feel that there is more that could and needs to be done and the National Trust should not have to be restricted by the limitations and restraints of such a short time frame. We all recognise the need for action as soon as possible but do not wish to see the project rushed through to a hasty and unworkable conclusion as a result.</p> <p>Much of the results of the consultation amongst the general public highlighted an accumulated wish list which has grown up over the years, both through people's perception of what they would like to see and from what they have learned from media references which no longer apply and therefore the value of the results has to be to some extent diluted. It is unlikely that either the Essential Repairs or the Future Options Reports have been widely read by the majority of those who took part. This is not to decry the value of the exercise, but neither to overestimate its value either, because what it does demonstrate more than anything is that those professionals that do have ultimate responsibility for what actions are eventually taken must also bear in mind that they have the aspirations of the community to take into account and not merely the job of relocating a fiscal drain from the local authority.</p> <p>This is why we believe that more exploration needs to be done to find ways which apply the principals of guardianship of the priceless public asset and national treasure that Elvaston Castle Country Park undoubtedly is and this must be carried out by those who are aware of the difficulties and pitfalls which such an undertaking might involve. This should only involve a little more time and not necessarily cost more in terms of outlay. Finding those intellects capable of completely</p>	<p>That delivery of the Vision should not be rushed, that its implementation should be fully informed by the accumulated knowledge and expertise about the Estate, and that its future should not be driven by the financial challenges facing the County Council that could lead to an undermining of the heritage importance and community value of the Estate.</p>	3.2.7

Section: Vision

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>independent standpoints, unhindered by self-interest, is the most challenging (but not impossible!) part of the task that lies ahead.</p> <p>The strong sense of ownership and shared values expressed in the last paragraph of the Vision Document can only be delivered by competent and well informed decisions now. We are concerned that hasty or 'copycat solutions', which may or may not suit other locations they are applied to, could be extremely damaging at Elvaston Castle and for that reason would like to see a more radical approach which sheds the principal of cutting off a hand to save an arm and instead works towards solutions that recognise that the hand is just too valuable a part of the body to lose.</p>		
	<p>I would add that the vision should go beyond 'caring' and should include management and protection. The role is one of custodianship</p>	<p>That the Vision and role of the single management body should go beyond 'caring' and should include management and protection; that the role is one of custodianship</p>	<p>3.2.8</p>

3.3 Outcomes

Section: Outcomes			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
We've developed a Vision for the future of Elvaston Castle and Estate looking ahead to 2024 and described how the Estate could change over the next 10 years. What do you like about these Outcomes?	I really like the fact that the castle will be open to visitors and in the long term available for 'celebrations'. I also like that the educational services are being extended to the inside of the castle as well!	Support for the Outcomes over the next 10 years	3.3.1
	Provide opportunity to treat the whole site as a coherent whole where the gardens castle grounds and buildings compliment and support each other sustainably.		
	Elvaston Castle estate will not be lost to the community. The vision appears to be robust with regards to financing. The plans are very clear and well-structured making it easy to see how they could be achieved.		
	Definitely like that fabric of Castle will be restored and maintained. Also like historical aspect as the Harrington/Stanhope's/Barron were such interesting characters with good potential links		
	Having the main grounds still open to the public the castle itself being developed and more rooms opened to the public. It being retained by Derbyshire County Council.		
	We like the idea of an independent partnership underpinned by a financially sustainable business model. We support the vision as outlined.		
	Still having access to an amazing place! Love the idea that we could holiday there.		
	Most of the proposals		
	Support the outcome of realising this Vision through strong management and partnership with conservation, heritage and access at its core.		
	Agreed. Agree that there needs to be a holistic approach both thematically and across communities of interest (Outcome 1) Social Enterprise East Midlands proposed a vision some time ago where the site was seen as one where people could Work Rest and Play (Outcome 8)		

Section: Outcomes			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
What would change to improve them?	Nothing x 2	No changes are needed to improve the Outcomes	3.3.2
	We are unable to improve in the outlined outcome on page 6.		
	I think they're fine.		
	<p>We are all understating the obvious in recognising the fact that the outcomes rely on the way that the vision is implemented. There seems to be a conflict of interests and direction in bringing about the Vision which could make a successful outcome unlikely if a different line of approach isn't followed. The paradox here is that the cure might not present the solution and this will certainly be the case if decisions are not very carefully weighed against this prior to being taken. There can be no harm in examining every possibility in minute detail at this stage of the proceedings; indeed, the overall success of the mission depends upon that being the case.</p> <p>If the commercial aspects involved in any attempt to solve the funding crisis are wrongly balanced and take precedence over those of accepted use and access of the Park by the general public it will present a disastrous tipping point, a cause of conflict between commercial self-interest and the community's perceived loss and, in practical terms, will result in a hostile and disenfranchised body of people which it is impossible to predict the scale or scope of, or indeed the depth of 'fall-out' from.</p> <p>When using the term 'commercial' in this context we are assuming that the term embodies the introduction of lessees which are taking advantage of moving their business operations into surroundings which are propitious to them, for whatever reason. The problem arises if, in bringing this about, the County Council introduces elements which are not necessarily complementary or harmonious with the historic surroundings, or, equally importantly, do not enhance the visitor experience but rather, oppose it. By this we mean to say that if areas of the Estate to which the public has been denied access where it previously existed become privatised in any way, for example the former Working Farm Museum, or, (especially) the Castle itself and the public</p>	<p>That how the Vision is delivered will be critical to its success or failure, and that in particular any future commercial activity based within the Estate must be in harmony with its tourism and public access and recreation roles.</p> <p>At the same time, that the permanent loss of areas that the public previously had access to (such as the Working Estate Museum and the Castle) would lead to conflict and frustration.</p>	3.3.3

Section: Outcomes

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>no longer has any possibility of benefiting directly from them this will lead to conflict and frustration. It will purely and simply amount to a taking over of territory which the general public feels (quite rightly so, in our opinion) belongs to the community and which has been squandered by Derbyshire County Council (should that be the outcome). This will apply equally and exacerbate any such matters if expanded vehicular traffic access is not monitored and managed very closely in order to minimise its impact upon the Estate, which, no matter what route is chosen, will be significant, particularly at peak periods of public use, especially when it will challenge over four decades of perceived right of way.</p> <p>It is essential therefore, in the opinion of the Friends group that the whole project is looked at with renewed energy and a desire to see a healthy and successful outcome satisfactory to all parties and sections of the community. We realise that in order to service a solution there has to be compromise but are worried that the aspects of the conundrum that involve compromise will result in decisions being taken which are unsuitable for the Estate and could hasten its downfall, something from which it will never recover, should that be the misfortune that awaits it following poor, ill-informed or overly hurried judgements now.</p> <p>We feel that the conclusions currently being drawn are not looking sufficiently towards solving the needs and expectations of the community but instead relying too heavily upon easy solutions involving the possibly permanent removal of areas of the Country Park from public access. This is both an unsatisfactory and unreliable course of action to take and has the potential to once again turn Elvaston Castle into a battleground, which no one wants to see happen. This can easily be avoided by delivering a programme of restoration of use which harmonises with the public's perception of its much loved Country Park.</p> <p>Our confirmed opinion is that the only way of getting anywhere near the desired target expressed in the 'Outcomes' section of the Vision</p>		

Section: Outcomes

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	document is by taking all of these factors into account and by positively acting upon them. If the Council is to achieve its target of rebuilding Elvaston Castle Country Park to an exemplary level for a local publicly owned asset, it must take the principals outlined above on-board. The commercial aspects of the project must deliver fiscal recovery which is harmonious with the tourism aspects of the Country Park – merely turning Elvaston Castle into offices and private mews houses is neither difficult nor a real solution and can only lead to conflict and failure, witnessed by similar projects elsewhere. We do not want to see parts of Elvaston Castle Estate littered with for sale or to let boards. On the other hand, a properly sustainable solution, backed by the community and trumpeted through the media as a success story, would be a superb advertisement for a capable and caring local authority, one which we will both encourage and endorse should it come about.		
	That the business model is researched sufficiently thoroughly to filter out and exclude any business or activity that is not considered (by whoever is making those decisions at the time) to be harmonious with the Country Park and wholeheartedly committed to upholding the ethical principles and ethos behind the resurrection of the Estate. If these principles are not strictly adhered to and practised, we feel that we could end up with nothing more than what would amount to a green industrial estate, neither one thing or the other and of little use to anyone	That the business model for the future of the Estate filters out and excludes any business or activity that is not in keeping with its public benefits and use as a Country Park	3.3.4
	Critical to this [the competent and independent partnership managing the Estate as a cohesive whole] will be tests of ‘competency and independence’– it could prove to be a fundamental weakness of the model going forward if there are issues of incompetence (from well meaning people) who are not truly independent (they have vested interests) – some tests will need to be developed	Critical to Outcome 1 (An Estate that is managed as a single, cohesive and holistic landscape and is cared for by a competent and independent partnership with conservation, heritage and access at its core, and with the involvement and support of the many communities of interest), will be the tests of competency and independence of the proposed single management body	3.3.5

Section: Outcomes			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	A suggested additional Outcome – ‘An Estate that is the embodiment of social, ethical and environmental values, agreed, demonstrated and measured by all organisations that participate on the site regardless of their nature and legal construct (private, public or civil)’	An additional Outcome was suggested – ‘An Estate that is the embodiment of social, ethical and environmental values, agreed, demonstrated and measured by all organisations that participate on the site regardless of their nature and legal construct (private, public or civil)’	3.3.6

3.4 Guiding Principles

Section: Guiding Principles			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
We've developed six Guiding Principles that would guide all future management decisions for Elvaston Castle and Estate. What do you like about the Guiding Principles?	The [Elvaston] parish council endorses the 6 "Guiding Principles", put forward by Derbyshire County Council.	Support for the Guiding Principles as a whole, and that they should guide the regeneration of the Estate	3.4.1
	We can find little to comment on regarding the Guiding Principles provided that it is made clear from the outset to any persons or groups involved that these are what governs the entire renaissance at Elvaston Castle		
	Like the fact that people and community being at the heart of the activities!		
	Involving community and local bodies in partnership to enhance community sense.		
	Free access on foot maintained is really good and important. Also like that community, people and partnerships will be at the heart. The bringing together of visitor experience, conservation and heritage.		
	All of them! Particularly the fact that the council will retain the freehold and community access will be maintained.		
	I like idea of active and dedicated management team.		
	I think the guiding principles show an understanding that there needs to be public access to Elvaston Park and also that the main building should be preserved and opened to the public.		
	All six guiding principles appear sound and sensible for a sustainable future.		
	They are exactly what we need.		
	all things considered guiding principles provide a good structure to work with.		
	We welcome the ...guiding principles for Elvaston		
GP 1 - Freehold of the Estate will be retained by Derbyshire County Council	Do not sell off in bits. Some residential may deter vandalism, but make it rented not freehold	Agree with Guiding Principle 1 (that Derbyshire County Council retain the freehold of the Estate)	3.4.2
	Agreed x3		
	Good – think this is very important		
	Freehold must be retained by DCC		
	Definitely! Irrespective of who is in control (politically)		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	Keep the freehold of everything within the Estate, use revenue of leases to maintain buildings. Keep as much as possible that was given by the Earl		
	Agreed. Should remain in public hands. A popular, wonderful place; to be only necessary improvements		
	The proposed ...retention of the freehold by the County...met with the [South Derbyshire District Council Environmental and Development Services] Committee's approval		
	Agree should remain in public ownership please		
	DCC are part of the problem - they should retain freehold but otherwise remain <u>hands off</u> . Unless, for example, the management body don't hit certain criteria (e.g. sustainability)		
	Elvaston Estate must be retained by DCC to ensure its future for generations to come		
	DCC must retain freehold		
	Selling off bits of the property and land is a slippery slope to losing the site. Don't erode it bit by bit!		
	Essential that either DCC or the NT have the freehold		
	Accepted		
	Agree		
	Will there be some assurance that the freehold will be maintained by DCC in the long term given its history of trying to sell / lease the property		
	The castle and park were given to the people of Derbyshire for their benefit		
	ALL DEVELOPMENT should remain an on going financial asset of Elvaston Castle leased NOT SOLD		
	Agree the public should own but how does this play with the single management body which is not the DCC who are currently under funding the site?	How would the retention of the freehold of the Estate by Derbyshire County Council relate to the proposed 'single management body'?	3.4.3
	If DCC retain freehold how will that relate to control of land and resources used by the 'management body'?		
	What responsibilities will be included in the Freehold?		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	I do not trust the Council after years of decline and neglect. Establish a charitable trust to own the freehold	Disagree with Guiding Principle 1, and suggest that a different body should own the freehold because the County Council cannot be trusted	3.4.4
	Ownership options should be explored as DCC ownership does make people cautious that the property will one day be sold	Other ownership options should be explored, including restrictive covenants that would allow the County Council to sell the land but put in place controls and safeguards on its future use	3.4.5
	Agree should remain in public hands; but alternatives to Council ownership may exist which could offer a more secure future if the Council is under severe financial pressure		
	Is retaining freehold essential? Could the required level of protection be provided by restrictive covenants?		
	Agreed (with above)	If areas were leased to others to help deliver the Vision, how long would the agreements be for; what covenants would be in place to protect Elvaston, and would the proposed approach allow all of the Estate to be leased to a third party?	3.4.6
	How long will the leasehold be? Will this time-span be changed in the future?		
	What measures / restrictive covenants need to be put in place for leaseholders to help protect and enhance the Elvaston vision		
	There is quite a lot of 'residential' - presumably rental? Or leasehold? Could be helpful for security - but is it just selling off the Estate bit by bit?		
	This could still allow DCC to lease all of the estate on a long term as was previously planned i.e. castle building etc. Is this allowed to happen?		
	In the early phases, who sets the terms of leases? Will there be a review of leases at some point as and when need arises? i.e. when management body takes over	Concerns raised about the potential sale of parts of the Estate and/or creation of long leases, and that neither is necessary	3.4.7
	Not happy with the possible leasing of property on site, especially for 200 years		
	Please say what you mean - presumably "sell for cash"		
	Private sector investment is <u>not</u> necessary for financial sustainability. The right guiding principles will allow charities to generate adequate donations to <u>fully</u> sustain Elvaston. Ambitions for apprenticeships, conservation and training are key		
	It is not necessary to sell or rent off parts of Elvaston. The site <u>can</u>		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	generate enough revenue, and capital works can be paid for through donations if <u>conservation, apprenticeships and community</u> are at the core		
	Yes, do not privatise please	That the Estate is not privatised	3.4.8
GP 2 - A competent single management body will control the overall governance of the estate with the balance of conservation, heritage and access at its core	Happy with this	Agree with Guiding Principle 2 (a Single Management Body controls the overall governance of the Estate)	3.4.9
	I welcome the idea of a new focussed management body.		
	One management board with control, not semi control, otherwise nothing will get achieved.		
	Wesupport the outcome of realising this Vision through strong management and partnership with conservation, heritage and access at its core		
	A single governing body is required but it will need a management body below it		
	Management body is prime initiative and must be correct i.e. charitable trust		
	Elvaston Parish Council recognises the financial issues that surround the future of the Estate and is in broad agreement with the concept of a single management body to achieve success in this objective		
	Vital to appoint a single management body to control governance of estate		
	Agree		
	The proposed ...independent management body...met with the [South Derbyshire District Council Environmental and Development Services] Committee's approval		
	Single management body would be crucial in any success		
	Agree, but needs to be a small group that doesn't have to keep justifying actions, there is already too little action		
	Agree, powers cannot be split between multiple parties otherwise nothing will get done		
	Sounds Great		
	A single management body need to bring a coherent strategy to the site as a whole		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	Agree		
	More detail is required on who / when / how this body will be formed and who takes overall responsibility for its formation and operation	How will the single management body be formed, funded and how will DCC be involved?	3.4.10
	How will this be recruited, managed and funded? This ought to be one of the first actions to move forward without on-going ownership, alongside the National Trust		
	How the 'partnership' is formed is, for me, the biggest risk		
	Could single management body be made up of DCC and one major corporate body running it all i.e. hotel and concessions		
	The single management body will need to be steered by DCC if the council retains the Freehold		
	What involvement will DCC still have in the day to day running of the Estate?		
	For me, this is the biggest risk to the current plan. DCC cannot design a forced single management body; they must leave it to bidders to design their own. Otherwise groups will walk away when tensions inevitably arise. For example, private sector leaseholders for Home Farm will never share accountability with a charitable group running the Nature Reserve next door. Who'd pay for the paths?! DCC must insist bidders design their own single management body at bidding stage. This can be changed but DCC can't force groups together.		
	How will the inter play work between DCC and the management body. I don't think a management body can manage without control.		
	Role of Councillors & officers on the Management Board must be explicit.		
	Role of Councillors and Officers on the Board needs to be clarified. Look at other bodies e.g. Waste Management Authorities		
	Who will make up the management body? What controls will be in place to protect the management body and the castle and grounds?	What will be the composition of the single management body, how will it be decided and how will local democracy be represented?	3.4.11
	Success or otherwise is heavily dependent on the makeup of this body and its scope / terms of reference		
	Will the management body include a diverse representation of all users of the castle (demographics?)		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>Providing the management body has equal representation from property, environmental issues and garden issues</p> <p>What happens if 'competent single management body' fails either before or after ten years and who decides who are the members of the management body?</p> <p>A partnership between DCC and National Trust could work well</p> <p>Independent management trust - great. Not sure who decides on structure of group?</p> <p>How will community representation to Board be arranged?</p> <p>How will the composition of the management body be determined?</p> <p>DCC should let groups propose their own management bodies, not leave it to DCC to shape their own. That won't work!</p> <p>Who will the management body answer and be responsible to? What county wide <u>democratic</u> representation will there be on it?</p> <p>Any management team to be drawn from suitable local people who share a passion for the development of the whole estate</p> <p>Good in principle. How will this actually work? Local democracy?</p> <p>Agree (referencing above comment)</p> <p>Need to be clear how local people will be represented on the Board</p> <p>There should be local <u>democratic</u> input and ultimately some control over the future uses of this wonderful place</p> <p>Such a diverse community partnership needs a single coherent management team to pull it in the right direction</p> <p>Keep the management body small and tight. Nothing will be achieved if every tom, dick and harry has an input</p> <p>Management group to be mostly formed from local interested individuals mostly formed from local interested individuals with suitable skills to give best advice and guidance</p> <p>Who will the management body consist of?</p> <p>Who the management body is, is key - it will fail if DCC force groups together into a single body. How would, for example, a profit-seeking company share responsibility with a charity? They've competing aims</p> <p>A consortium of business people, local residents and professionals to be on steering and management committees. Fewer committees the better</p>		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	Have a committee of local people and keep informed and involved		
	Parishioners have much to offer and a vested interest in the success of the Estate project. The Parish Council requests representation at some level on the management body	Elvaston Parish Council would welcome representation on the management body at some level	3.4.12
	Not sure how National Trust fit into overall picture - perhaps this could be made clearer. Clarify involvement of NT as public would be very interested and reassured.	What is the role of the National Trust in Elvaston Castle and Estate?	3.4.13
	All of the masterplan seems consistent and ambitious. Well done. But I'm not sure it can work if DCC will let all these buildings individually - no-one will share accountability. The masterplan is right but only if it is let as a single whole: putting (forcing) a single management body over the top will not resolve it.	That third parties renting buildings to provide business, visitor facing attraction, etc. within the Estate work well with the single management body, and that a strategic approach is maintained by the body to encourage a balanced and complimentary portfolio of business activities that make sense collectively	3.4.14
	Any partnerships or developers ideas are considered in relation to each other's - so it's not fragmented/disjointed across the park		
	Coherent approach across various developers - via single management body?		
	I can't see anything other than a single site solution will work. Splitting up into separate 'lets' is a recipe for disaster		
	But also providing oversight in respect of the means by which the estate is sustainable and develops a balanced and complimentary portfolio of business activities that make sense collectively		
	Again I think there is something here about the SMB ensuring that the arrangements in terms of activities, business operations and functions are cohesive and appropriate as a whole – in other words it needs to avoid a situation whereby the estate becomes a collection of disparate and unconnected businesses with little in common other than they share the same geographical space		
	Look at a group to take over the management of the site as a single site solution instead of splitting it up and having lots of different companies/charities involved with little bits		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>Firstly they [the business operations and other third party activities that happen on the Estate] all need to be willing to sign up to a shared vision, have some relevance to the estate collectively and be willing participate in a social charter that underpins the way they operate whilst on the estate.</p> <p>I think there is a real opportunity to develop something at EC that enables it to become an exemplar for the united sectors of private, public and civil.</p> <p>I imagine that the estate will become home to a variety of businesses, functions and activities from all sectors. We have an opportunity to bridge these sectors by developing a Social Business Charter that they all participate in and that provides the common thread to bind what could be a disparate group. The charter would provide key principles about the way organisations operate whilst on site, how they support the estate, the community and invest in education, heritage and conservation.</p> <p>Themes could include:</p> <ul style="list-style-type: none"> • advancing local employment opportunities and training • supporting disenfranchised elements of society • ethical principles of procurement including on-site cross sector collaborations • support for education • maybe living wage not minimum wage <p>I'm not looking to be too prescriptive here but simply to illustrate that there could be a way in which EC demonstrates it can encourage socially responsible businesses to work collaborative</p>	That those delivering business operations and other third party activities that happen on the Estate are signed up to a shared Vision, that the activities/business have some relevance to the Estate collectively, and are willing to participate in a social charter that underpins the way they operate on the Estate	3.4.15
	<p>There is an important principle as to whether the new management body is responsible for capital developments, or simply revenue management</p> <p>Will the body have control to draw outside funding? Who provides match</p>	What will be the financial responsibilities of the single management body?	3.4.16

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	funding when the body has no funds?		
	What financial involvement will DCC have in the running of the Estate?		
	Openness of accounts to the involved bodies in terms of allocations of costs and budget is a necessity	Suggested that the financial accounts of the single management body should be transparent	3.4.17
	Required open visibility of all financial accounts within the management bodies		
	It is vital for DCC to be clear whether the HLF bid is dependent on the Management Board being created or whether the Board will be formed after the HLF bid is determined	That the County Council is clear whether the proposed Heritage Lottery Fund (HLF) bid is dependent on the single management body being created or whether the body will be formed after the HLF bid is determined	3.4.18
	Who will be responsible for services (install and maintain) gas / electric / water etc. and including drainage management	Who will be responsible for services and drainage (if a single management body was created)?	3.4.19
	What will DCC say to branding e.g. Toyota Country Park?	How would DCC feel about branding of the Estate e.g. Toyota Country Park?	3.4.20
	DCC should consider if there is an existing charitable trust to become the management body of the estate	Would a Charitable Trust be a useful model to develop?	3.4.21
	Conservation/access/heritage - good priorities. Concerns how mgment body will operate. Need to identify an existing charity who could undertake this		
	Agreed - a charitable trust that owns the freehold and is free from political interference		
	Definitely needed, but the key word is competent. Needs clearly defined terms of reference to establish what competence is needed	A competent and independent single management body is important, including independence from Derbyshire County Council, with associated terms of reference	3.4.22
	Being competent is a major key! It's not the position you stand it the direction you look		
	[The draft Vision states the 'The body will have control of all financial matters relating to the Estate, together with authority over all decision making and policy, procurement, partnership development, brand, marketing and associated legal matters']		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	Depending on the legal constitution of the SMB this could provide some difficulties		
	There needs to be transparency and independence and whilst it's understood that DCC has an interest and wants to have a say, it has to be proportional and reasonable. For example the SMB cannot be stymied by any veto the authority might seek to have. The SMB should have DCC representation but this will be about DCC letting go and devolving authority with responsibility		
	Partnership working' for me is a recipe for disaster. I agree that DCC should insist the coalitions of organisation should bid together. But there is no way an unwieldy partnership (formed by DCC) will ever work between the private and community sectors. Therefore only a single site solution can work		
	To achieve this the park needs an experienced Estate Manager to work under this single management body	That the single management body should have a major role in determining the future solutions for the estate that will deliver the Vision, rather than having them imposed upon them by Derbyshire County Council, and that the current process of market research should simply be focused on looking at what could be possible, rather than aiming to provide set solutions that the single management body then has to deliver	3.4.23
	I think that it will be crucial for the SMB to have both authority and responsibility to undertake their role and whilst I understand that the NT have become doing some horizon gazing as part of this exercise, the SMG have to be able to exercise their own judgement about the final picture. If DCC want to be the architects of the solution and impose that on the SMB then I fear it won't work. If on the other hand you have simply been examining options, researching the market and looking at the possible then fair enough. My concern is I suspect the public think you're going to solution now!		
	The view of the [Elvaston] Parish Council is that any and all decisions regarding premises disposed of for development should be deferred until the management body has been established and has had the opportunity to develop a widely accepted strategy for the estate.	That any decisions on future uses and/or disposal of buildings across the Estate should be deferred until the proposed single management body is established, and working to a widely accepted strategy for the Estate	3.4.24

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	Difficult to know how realistic or achievable the [Strategic] actions actually are until someone has tried to implement them. How do you cover the 'lag' time between setting up a board starting developments and actual income for sustainability becoming a reality?	How will the transition of setting up the proposed single management body, starting regeneration of the Estate, and realising a financially sustainable business model be managed?	3.4.25
	With the restrictions of 'conservation, heritage and access' how attractive will the management body be to potential stakeholders?	Will the focus of the single management body on 'conservation, heritage and access' deter potential stakeholders?	3.4.26
	What happens to conflict? If Management Board want to do something that is politically unacceptable? Also what if English Heritage doesn't agree?	How will conflicts facing the single management body be resolved?	3.4.27
	DCC needs to consider carefully the composition of the management body if there is disagreement how will conflict be resolved?		
	How will DCC ensure the level of bureaucracy doesn't slow down the process of management, with the right level of ownership and freedom to move forward, within guiding principles? There is a legacy of delays and in-decision to contend with	How will the decision making processes of DCC impact on the next steps, and how will the management body be protected from future changes in the leadership of DCC?	3.4.28
	Management board must be protected from the changing political climate as new cabinets / cabinet leads created following local elections		
	(The [Elvaston] parish council endorses the 6 "Guiding Principles", put forward by Derbyshire County Council). These should form the terms of reference for the management body	The six guiding principles should form the terms of reference for the proposed single management body	3.4.29
GP 3 - Financial sustainability will be fundamental to the delivery of the vision, facilitated by a business model that provides on-going reinvestment in	Must be a key objective for long-term security, although there is nothing wrong with the principle of a degree of public subsidy compatible with usefulness as a public amenity	Agree with Guiding Principle 3 (Financial Sustainability)	3.4.30
	Agree		
	Very important - the board need to have this high up their agenda		
	Financial sustainability is key, but financial decisions should not put the heritage or community at risk		
	Financial viability and site sustainability and reinvestment is vital to long-term viability		
	Accepted		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
the long term stewardship of the Estate without eroding its significance	We need proper financial experts who have a proven financial background in successfully managing a similar estate type	Commercial acumen and experience in managing similar properties is important going forward.	3.4.31
	The costed plan must be and have <u>detailed</u> feasibility in time, value (£), and economic condition. A monitoring procedure will have to be carried out on a periodic basis (3 months max)	Proper financial planning and monitoring is required to demonstrate the viability of the proposed Vision	3.4.32
	Definition of financial weighting in terms of decision-making must be determined when working with and prior to going forward with this project	A definition of the weighting of financial considerations in terms of decision making is needed	3.4.33
	To obtain the max heritage lottery funding to restore Castle and out buildings	A variety of funding opportunities were suggested including the Heritage Lottery Fund, Derbyshire County Council, Trust, planning gain monies, other local authorities whose residents benefit from Elvaston, sponsorship and public subscription	3.4.34
	Personally, I would like to see public subscription – £5 to £100		
	Any thought been given for a heritage wood on the estate? Sponsoring a tree would be another good source of sustainable income at around £200 a tree, I am sure		
	Get Heritage Lottery more involved. Good idea been announced about sponsoring trees etc.		
	Look at similar properties for funding ideas. Need to be able to sustain funding through tours, sovereign sales and donations. Constant campaign needs to be in place and managed		
	We do recognise of course that Derbyshire County Council stands alone amongst local authorities insomuch as it is the owner and sole funder responsible for the Park and its upkeep and have publicly stated our disapproval of that situation for some time, especially in view of the fact that other authorities recognise the value and importance of Elvaston Castle to their residents and yet provide no fiscal support whatsoever. We realise that there is little that Derbyshire County Council can state openly about this but we feel that more should be made of the fact, especially given the amount of Section 106 capital which must be being created within the City at the moment, development currently being rampant within its southern boundary. The Friends of Elvaston would be more than willing to open up this debate again if it could be of benefit to		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	the revival of the Estate, directly or indirectly.		
	Agreed, but is all of this dependent on HLF grant? What is plan B? Is Council funding going to continue at current levels?		
	Don't forget what is a crucial part of accessing public funds nowadays – we will need to collate measure and reflect the stories and differences we make in the lives of the people touched and or involved with EC. This is in terms of both outputs and outcomes. I haven't seen anything in the papers about social and environment impact and believe these will be crucial to the Lottery, ESF and others	That the role of social and environmental benefits being delivered through the Vision could be stronger, and that these will be crucial to future funding bids to bodies such as the Heritage Lottery Fund and European Social Fund	3.4.35
	Contract with an Events Company to market the Castle facilities egg Weddings in summer with permanent marquee in the underutilised nursery garden, attract larger shows /entertainment on showground, attract more sporting events egg cross country races, hold fortnightly "car boots" on old caravan park or bus park, invest immediate improvements to Gothic Hall to encourage bookings. Also ensure that annual events are properly charged for. All of these activities can be under a strategy of "Invest to Save" .	A range of income generation ideas were suggested including: <ul style="list-style-type: none"> • Contract with an events Company e.g. fairs, car boot sales • Increase in car parking charges • That all annual events are properly charged for • Wedding venue • Filming location • Plant sales/garden centre • Outdoor theatre 	3.4.36
	Good venue for Outdoor theatre groups and other activities!		
	Craft village. Wood turner selling wares. Candle maker. Beekeeper/honey products. Cheese maker? Selling products. Kitchen garden - sells		
	Long-term development of the gardens to eventually develop and provide sales of William Barron unique species		
	The good intention of the Vision are admirable but I do feel that some concrete proposals should be in mind now so that the means (or difficulties) of achieving them should not be forgotten e.g. (1) early use of the castle ground floor for weddings and conferences, etc. (2) outdoor craft fairs (3) private commercially run Garden Centre and restaurant; (4) suitable set up for outdoor drama performances (remember Twelfth Night and "R&J"?).		
	Weddings are a good earner, lots of scope here with your beautiful		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	grounds and gardens		
	Use the estate as a filming location?		
	All events must be properly charged for. There should be no free events like the Woodland event.		
	Car park prices need increasing, look at Calke parking charge		
	Where will the money come from initially?	How will the Vision be financed and where is the business plan?	3.4.37
	In the first three years where does income come from? Revenue and Capital		
	Yes - but where is the business plan that would show if this is possible?		
	Where is the money coming from for the initial development?		
	Who will underwrite any financial losses?		
	This doesn't happen on its own and requires energy / long term project management / leadership. Is there a budget for additional posts / officers?		
	Early injection of capital in 1st 3 years to effect essential repairs of buildings		
	It is shame that no attempt has yet been made to forward details of whether the proposals can be financially viable		
	Where will the money come from?		
	[The draft Vision says 'Financial sustainability will be built on a model that provides the single management body with overall, direct control and management of all income generation, expenditure, and associated revenue and capital streams at Elvaston Castle and Estate'].	That the single management body will control and manage all income generation, expenditure and associated revenue and capital streams on the Estate that are overseen by the single management body, <u>not</u> those of businesses or other partners working from the Estate; that the single management body will enable their participation	3.4.38
	True to a degree – perhaps just your choice of wording -I think they will help facilitate the enablement of income generation. For example Company A will generate the profits on the estate by virtue of trading. The SMB will enable their participation		
	How will the balance between business, access and sustainability be found?	How will the balance between potentially competing interests like financial, sustainability, conservation, visitor experience, commercial	3.4.39
	Give example of sustainable income generation. Conflict between 'free at access'? Difficulty of policing this.		

Section: Guiding Principles

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	Need to balance the conservation with practicality and revenue generation - a very difficult balance to draw	involvement and 'free' access be made?	
	Conflict between environment, heritage & commercialism has been an ongoing & largely unresolved issue for all national public parks. Elvaston is just the same & without clear & enforceable guidelines it will struggle to achieve the vision.		
	How the Management Board is constituted & how the above tensions are handled will be vital.		
	Conflict between FREE system [access] and raising income		
	Sounds OK but perhaps conflict between opposing groups e.g. Local Nature Reserve/ sanctuary vs cycle track		
	Good idea and sound principle but I echo other concerns that not all members of the public will be reasonable and considerate of others		
	There are obviously two areas to concentrate on in delivering the Vision, both of which must respect and compliment the historic origins and setting of the Elvaston Estate, not overlooking the fact that there are occupation levels going back through every historic period to the Mesolithic, not only its comparatively recent rich and vibrant past under the ownership of the Stanhope family.		
	There is the question of how to maximise the visitor experience on a tourism level, combined with the development of commercial involvement which can help to build the sustainability of the overall Estate. This is where the harnessing and application of great intellects will be of the utmost value in defining the best of any available options and has to be where the greatest care is taken, caution must be the watchword for failure is not an option.		
	Never get all to agree what should/could be enhanced		
	What % of investment will be reinvested back? Will minimum levels be set?	What level of re-investment is planned and will minimum levels be set?	3.4.40

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	Between 'model that' and 'provides' insert 'assures stable revenue funding and'	Suggested re-wording of Guiding Principle 3 (financial sustainability), to insert the words 'assures stable revenue funding and' between the words 'model' and 'provides'	3.4.41
	Explore the possibility of introducing the concept of <u>"Members of the Park"</u> who pay a season ticket. Such members could be invited to attend twice yearly meeting with the Board to have their views expressed. This would be a very democratic process & would engage people who truly support the Park.	That the suggestion of a 'Members of the Park', including a season ticket' be explored, and that these 'Members' meet two times a year with the single management body to provide a democratic voice for users	3.4.42
GP 4 - The historic, landscape and biodiversity significance will be protected, conserved and, where sustainable, enhanced	Agree x 3	Agree with Guiding Principle 4 (protecting, conserving and where sustainable enhancing the Estate's significances)	3.4.43
	The gardens MUST be conserved for the people of Derbyshire		
	Essential		
	Agreed x 2		
	Again... <u>protecting</u> is a major factor		
	Any works undertaken should promote and enhance the roles of the Harrington family and William Barron		
	Protected and preserved yes, but not at the cost of excessive restrictions on public access	Ensure public access is not excessively compromised by protecting and preserving the various significances of the Estate	3.4.44
	Protect biodiversity by retaining public-free areas and park perimeter - open them up and wildlife disappears	Protect biodiversity by keeping some areas of the Estate free of visitors	3.4.45
	Could do with different phrasing so sounds more pro-active than 'defensive' – 'where sustainable, enhanced' to '...sustainably enhanced'.	Suggested re-wording of Guiding Principle 4 changing 'where sustainable, enhanced' to '...sustainably enhanced'	3.4.46
	In the last line between 'its' and 'significance' insert 'special'	Suggested addition to the wording for	3.4.47

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
		Guiding Principle 4, inserting the word 'special' between the word 'its' and 'significance'	
	The landscape and biodiversity aspect is more important than the historic buildings	That the landscape and biodiversity is more important than the historic buildings	3.4.48
	Protection of wildlife is not stated in the principles	That protection of wildlife is not stated in the Principles	3.4.49
	Encouraging more native wildlife to see nesting boxes etc. throughout.	That more is done to encourage wildlife, for example through installing nest boxes	3.4.50
	In respect of the integration of biodiversity management of the park, again we advise this would require careful management to negate any potential conflict with the heritage significance of Elvaston.	That management for biodiversity could conflict with the heritage significance of Elvaston	3.4.51
	We are slightly unsure as to the inference of this section in terms of definition of the surrounding areas and whether this suggests possible gravel extraction as an opportunity for funding? This would raise questions about impact on the existing water table, access, and other concerns.	That gravel extraction of surrounding areas is not seen as a pro-active funding opportunity for the Elvaston Estate, because it could negatively impact on the heritage significance of the site. At the same time, gravel extraction could offer scope for a major extension of the Country Park	3.4.52
	The steady progression of gravel extraction from the east and possibly north, opens up a number of possibilities for the residual pits. There will be scope for major extension to the Country Park with various areas hopefully designated as nature reserves, angling lakes and water sports centres. I understand that the tree-lined extension of East Avenue towards Ambaston village will be excluded from extraction areas.		
	It is crucial to up-grade many parts of the drainage system around the estate, notably showground, caravan site, East Avenue, terraces and Casual Games area. Very little has been done in this respect since William Barron's epic efforts. In a few instances it may be more appropriate to use the wetter areas as wildlife sites, than to attempt to drain them, e.g. Oak Flat dew pond, western end of Vicar's Close flood area (former site of Crested Newts, Smooth Newts, Toads, Frogs, Snipe, Woodcock, Sandpiper etc.)	Understanding the drainage of the Estate is fundamental to its future, together with proper maintenance of the drainage system and related involvement with those in the wider catchment. For example, engagement with gravel extraction companies and those responsible for flood risk management and associated strategy	3.4.53
	Understanding the drainage of the site is fundamental to future planning.		

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>In basic terms, the areas south of the Castle are drier than those to the north</p> <p>The Derwent is classed as a Main River and as such the Environment Agency leads on Flood Risk Management.</p> <p>The lower Derwent Flood Risk Management Strategy can be found at:- http://www.environment-agency.gov.uk/homeandleisure/floods/38465.aspx</p> <p>This helped inform "Our City Our River" Details can be found at:- http://www.ourcityourriver.co.uk/</p> <p>Just glancing over some of the summary text made me wonder to what degree the Elvaston Estate had been engaged/consulted:-</p> <p>"Our understanding is that the proposed flood defences will slightly increase the risk of flooding downstream of the city centre. We therefore have a responsibility to undertake works to avoid this increase in risk. This work will be delivered as an integral part of Our City Our River.</p> <p>The areas where work is required to avoid any increase in flood risk are between Derby Junction Railway Bridge and the A5111 (Raynesway), as well as Ambaston and Shardlow. These sites are identified on the drawing above."</p> <p><i>Upstream and downstream of Elvaston but not at Elvaston itself.</i></p> <p>"Our City Our River now forms a material consideration in the planning process. This means that future planning applications within the Our City Our River area need to take account of the plans presented in the Masterplan. We have prepared some guidance for developers in how</p>	<p>such as the Environment Agency (Main rivers) and both Derby and Derbyshire County Council (non-Main rivers).</p> <p>At the same time, some wetland areas are valuable for wildlife and in these cases, appropriate water levels should be maintained</p>	

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>they should manage flood risk issues through the planning process. (This document has been approved by the planning team at Derby City Council and the Environment Agency. It is marked as 'Draft' as it is yet to be approved by other local planning authorities downstream of Derby City Council's boundary.)"</p> <p>In terms of flooding on none Main Rivers, groundwater, surface water.... The City and County Council are the Lead Authority.</p> <p>Both Derby City and Derbyshire County Council have produced Preliminary Flood Risk Assessments.</p> <p>As part of this they will have assessed what level of risk various aspects of the City/County are at risk (residential, business, agricultural, designated wildlife sites, heritage sites etc.). It would be interesting to know what level of risk Elvaston has been assessed at and whether this takes into account future development/value.</p> <p>At the moment the City and Council will be producing Flood Risk Management Strategies for their areas. This should include some form of Surface Water Management Plans (or Flood Risk Management Zones) for priority areas. It would be interesting to see if there is or could be a plan to cover Elvaston</p>		
	<p>Rethought hydrological system to generate and maintain some self-cleansing velocities together with regular routine is essential. Negotiation and co-operation with downstream ballast extraction.</p>		
	<p>Further examples of this lack of liaison between wildlife interests and others is exhibited by the carnage wrought in East Avenue Wood, which now resembles a slash and burn raid in South America, or forest clearance in Indonesia for palm plantations . This is the location of the original park nature trail which I laid out in the early 1970`s. One would be hard pressed now to find any of the species listed then. I presume</p>	<p>That recent work to remove Rhododendron from woodland to reduce the risk of Phytophthora was only partly implemented as many bushes remain. At the same time, that is was insensitively undertaken, and</p>	3.4.54

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>the theory was to remove Rhododendron and Larch to reduce the possible spread of Phytophthora, - ill-conceived in view of the hundreds of specimens of each still in the Park. Can we expect large scale removal of oak and ash to prevent the possible spread of oak wilt and ash die-back?</p> <p>Some of the woodland on the estate has been over-sanitized, small areas of rot being a justification for felling, while other areas have been stripped of undergrowth and rendered of little biodiversity value.</p>	that other areas of woodland have lost some of their wildlife value through inappropriate felling or removal of the understorey	
	<p>The targeting of conservation and repair work at the most vulnerable and 'at risk' areas of the historic asset wherever possible, is endorsed – provided the elements at risk are clearly agreed. <i>The fundamental importance of appropriate management of the water and drainage systems to the long-term sustainability of the landscape will inform management and investment decisions.</i> We support this statement, as there may be a danger that the critical, expensive works such as the drainage could be overlooked in favour of more cosmetic work on grounds of cost and short term return. There are elements of the landscape so integral to its overall significance that will, in our view, need to be maintained potentially at a loss. The approach outlined here in the draft, could be used to argue for the eventual removal of certain elements such as the formal gardens, rock works, replacement tree planting and so forth. We advise the critical elements of the landscape at risk include the drainage with lake, rock work, the succession and care of evergreen tree stock and the topiary.</p>	Support given for targeting conservation and repair work at the most vulnerable and 'at risk' areas of the historic elements. However, concern that the approach outlined in the Vision could be used to argue to the eventual removal of certain elements such as the formal gardens, and rockwork	3.4.55
	<p>The restoration of Barron`s original core gardens could produce one of the finest horticultural spectacles in the country, as it was in the second half of the 19th century. This would involve a very high maintenance commitment. The key areas would be Mon Plaisir, Alhambra, Italian, American, Sunken gardens, terraces and fountain to the north of the castle and Yew Walk. Other areas could follow a more relaxed regime, such as East Avenue by retaining existing trees and only replanting when required by disease or storm damage. It may also be interesting to</p>	That restoration of Barron's original gardens would create one of the finest horticultural attractions in the country	3.4.56

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	restore the Pinetum, Ice House and Serpentine Walk.		
GP 5 - Public access to the gardens, parkland and house will be provided and maintained; the parkland at least will be free at the point of entry on foot. The stories and rich heritage will be understood, shared and celebrated	Agree x 4	Agree with Guiding Principle 5 (Public Access)	3.4.57
	Agreed – particularly in respect of educational value		
	Public access one of the most important aspects		
	Have seen a Friends of Elvaston page – excellent historical story info. Access should not be eroded to park and parts of castle to public		
	The proposed ...free access to the park...met with the [South Derbyshire District Council Environmental and Development Services] Committee's approval		
	Any new developments that take place should not restrict access that already takes exists		
	Agree wholeheartedly. Keep all Rights of Way		
	Free access to all GARDEN areas as well as parkland is important to maintain connection with all ages of users, particularly the disabled		
	Keep Park access free, public parking passes more and more advertising of events		
	Free public access to the grounds must be maintained		
	The most important thing is to keep the public access to the grounds free.		
	Agreed - public access to grounds including nature reserve and gardens and areas close to the house must be kept and be free		
	Public Access. -We are not convinced that this is achievable & like all activities where costs are involved charging regimes are applied. By continuing to offer free access to the parkland the Management Board will have a major difficulty in increasing income. There will always be conflict with user groups. How to handle this will be one of the first challenges facing the Board. It should NOT be a Guiding Principle.	Do not agree with the principle of free public access because this removes a potential income stream for the Estate	3.4.58
	Entrance on foot should be handled by the "Members of Elvaston" arrangement. Although some will say it cannot be enforced we believe that a lot of people will pay it as their contribution to the upkeep of the Park.	That if entry to the Estate was charged at the point of entry, the suggested 'Members of Elvaston' approach – which would provide 'season ticket' type entry - should be employed, with	3.4.59

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
		non-members paying an entry free	
	Public access: include the word 'majority' of parkland for free access at point of entry	Suggested re-wording of Guiding Principle 5 (Public Access) to include the word 'majority of the parkland, and to add the words 'and all of the gardens' after the word 'foot'	3.4.60
	After 'foot' add 'and all the gardens'		
	What does the last sentence mean?	Clarify the meaning of the section of Guiding Principle 5 (Public Access) stating 'The parkland at least will be free at the point of entry'	3.4.61
	Indeed! (referencing above comment)		
	'The parkland at least will be free at the point of entry...' What does this mean?		
	'Free at the point of entry on foot'. I presume this reserves the right to charge for car parking but as phrased sounds like there will be charges on entry for cyclists, horse riders, wheelchair users!	Is there an implication that those not on foot (such as cyclists, horse-riders, wheelchair users) will be charged?	3.4.62
	I don't think people would mind a small admission fee to visit.	A variety of views were given about introducing charges to parts of the Estate including: <ul style="list-style-type: none"> Introducing a charge for the gardens and the Castle/house That the gardens should be free Introducing a charge for the walled garden (Old English Garden) 	3.4.63
	Free access to grounds will parking and entrance to house and walled gardens charged for as at Calke Abbey		
	The gardens should be free and open to all. Do not agree that you should have to pay to enter gardens		
	YES gardens should be free - but more facilities that could be paid for if used i.e. heritage centre		
	Garden and house and other buildings need entrance fees - not possible to have free access everything on site		
	Ok to charge reasonably for car parking on existing car park.		
	But do not overkill on entrance charges		
	True (referencing above comment)		
	Is a charge for entry into the gardens a consideration for the future?		
	You may want to charge for some areas		
	Parkland and surrounding area being <u>free</u> great! Core to have a charge to enter and close at winter time. The historic side needs to be understood		

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	Given proposed future development will public access be curtailed without further public consultation?	Will regeneration of the Estate lead to public access be curtailed without public consultation?	3.4.64
	There needs to be some clarity around access re: dogs. The park feels over-run by dogs. This does not make it currently accessible or desirable to all	What is the Council's position regarding dogs on the Estate?	3.4.65
	Retain public routes at all times. Cyclists walk	Suggestions that investment is needed in the access infrastructure, including more multi-use tracks and safe storage for cycles, but in ways that will not detract from the natural surroundings	3.4.66
	FREE multi use tracks to include horses for general public - shortage of such in this area		
	Public access – investment needed to improve paths and car parking, lighting without spoiling natural surroundings but improve access to new facilities		
	Consider not only car park but safe storage of bikes etc.		
	A series of trails would be good, with volunteer guides.		
	For public access (5) it would be useful to have access spilt and defined into physical and intellectual access.	That it would useful to distinguish between physical and intellectual access to the heritage significance	3.4.67
	With the desired multiuse access, it would be beneficial to establish a clear hierarchy now, as there are many areas of the gardens that are not suitable for bicycles or indeed horses.	That a clear zoning of access and recreational is needed as parts of the gardens are not suitable for bicycles or horses	3.4.68
	I have been regularly asked by members of the public to reassure them that there will always be horses on the Estate; obviously I cannot, but their concern is based on historical and general interest.	Will access for horses on the Estate be maintained?	3.4.69
	A long term problem which needs addressing. On one occasion in the past I found 24 different sign styles, colours and formats (not a comprehensive survey). The estate would really benefit from its own 'finger print', logos etc.	That site signage across the Estate would benefit from having a set 'in-house' design, so it is all of the same look and style	3.4.70
	Historic Landscape & biodiversity - Both attract visitors from all over the country but there is insufficient information easily available. Work needs to be done in providing learning material for visitors & school	There is a need to improve the interpretative and educational information, materials and associated	3.4.71

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	parties & more information boards need to be acquired.	guided walks	
	Why not do small guided tours now to show people the extent of work needed. The owners of the old Bet in Sadler Gate did this and it generated funding to continue regeneration		
	Also more should be available for wildlife groups including regular guided walks		
	History leaflets on gardens, maze, trees		
	Agree		
	Nature trail - with worksheets, involving local schools		
	Guided walks in grounds		
	Bus routes that stop at the entrance of the Estate?	That public transport to the Estate should be improved	3.4.72
	Agree with above.. But this would to be a subsidised route.. Who would pay? Locals too rich!		
GP (6) - People, community involvement and partnership working will be at the heart of all activities	There is a need to explore bus services, probably at weekends, similar to that offered for the County Show.	Agree with Guiding Principle 6 (People, Community Involvement and Partnership)	3.4.73
	Agreed		
	Absolutely agree but not just as a tick box consultation		
	Agree. People should be kept at the centre but you should be mindful that without a single management body who is not DCC, this will fall apart quickly		
	Agreed, whilst financial sustainability of the project is key, people focus and community benefit should take precedence over maximising economics		
	We would like to see local community groups and schools heavily involved in activities		
	Given the financial constraints in place this seems like the only possible approach		
	Serve as wide a variety of people as possible		
	So where do <u>STAFF</u> fit in? Can't have all volunteers	What will be the future role of the DCC staff based at Elvaston and more widely, and who will fund the staff based on the Estate?	3.4.74
	The maintenance to kept and sustained in house		
	<u>What about staff/employees?</u> DCC should ensure that Elvaston becomes a hub of employment, apprenticeship, training and		

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	volunteering, This should be a core value		
	Will staff be paid by DCC?		
	Will the property (s) being leased be maintained by DCC employees or will we see lot of other contractors on site causing confusion with the 'single management body'?		
	Unless the DCC are prepared to provide much needed funds - partnership action should be considered...maybe even National Trust!	A variety of partnership opportunities were suggested including Derby College, Derbyshire Historic Buildings Trust, National Trust, and the private and voluntary sectors	3.4.75
	Local business support is key – small enterprises and large		
	Will local businesses be used in the development of the estate (e.g. building contractors)?		
	Link of with Derby College, Broomfield. Get students involved		
	From our perspective, any move to find new sustainable uses for historic assets is to be welcomed. The involvement of the private sector is vital of course, in the light of severe cut-backs in financial support for public services, but just as important is the need for the voluntary sector to get involved as a partner in some aspects of the development and running of the assets for public benefit. In this respect it is just possible that like [Derbyshire Historic Buildings] Trust (or any other building preservation trust for that matter) could have a role in utilising Heritage Lottery Fund Enterprise grants as a partner with a private sector company which is unable to achieve an economically viable solution with external funding to meet a 'conservation deficit'		
	Get (Heritage Lottery more involved) and National Trust.		
	Focus on redeveloping the heritage buildings to give heritage skills to young people and volunteers	Provide opportunities for training and volunteering	3.4.76
	Would like to see the Estate used for diverse training for young people which would celebrate and learn from historic skills		
	Seeking voluntary support must be a good thing, clear management plan should reduce conflict between different uses		
	This is the heart of the community - more voluntary opportunities to get everyone involved		
	Yes! Have not volunteered in past as I didn't want my effort to be a part of it being 'sweetened up' for private lease or sale - would gladly		

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	volunteer and participate in this more inclusive community based Vision		
	Elvaston volunteering (as the National Trust)		
	Get local scout/army cadet groups involved in the camps and activities, and they can help maintain basic stuff, equipment - example, fences, and clearing rubbish		
	Involve local people from i.e. Sudbury Prison, who are due to be released	That the role and numbers of volunteers working at Elvaston should be celebrated	3.4.77
	Need to celebrate the fact there are already a number of volunteers working for the Park & they must have a voice.		
	A meeting with the people who run Chatsworth might be useful	It would be useful to learn from best practice elsewhere. Chatsworth, Markeaton Park and Wollaton Hall were suggested	3.4.78
	Suggest a business model similar to Nottingham and Nottinghamshire County Council in the maintenance of Wollaton Hall, Park and Estate		
	Get advice from the small farm at the side of Markeaton Park - that is very successful		
	Bankrupt twice!! (referencing above comment)		
	Yes - you could 'tap into' the locals of Thulston, Elvaston and Ambaston's knowledge and interest in their community	Make the most of the knowledge within, and the involvement of local communities	3.4.79
	Not enough involvement with local communities i.e. schools, local groups, elderly residents		
	School residential opportunities (similar to Beau Manor, Leicestershire). Could also offer school holiday play schemes	Take opportunities to develop the educational role of the Estate, including Forest Schools and links to local schools	3.4.80
	Would like to see emphasis on projects that engage children and young people with the heritage and give the an incentive to care for the place in the future		
	As I work at a local school (Shardlow Primary School) I think it would be great to share ideas for educational links that could be made. Derbyshire have recently made a long term partnership with The Food for Life organisation- focusing on growing plants and food as well as sustainability- something which the estate could be great for! We also work very closely with Erewash Sports Partnership who would certainly be interested in hosting local school sporting events such as		

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>orienteering festivals cricket tournaments etc.. In recent years we were also part of a forest schools scheme at the Estate and would love to look at opportunities to bring this back. The educational opportunities here would provide a wealth of opportunities for local children.</p> <p>Supporting education of local schools</p> <p>Providing jobs for local people</p> <p>The success of the estate will provide employment opportunities particularly for local residents</p> <p>More activities for young people, scouts and so on</p> <p>Outdoor theatre i.e. as in Belper at the Riverside</p> <p>Is there a 'Proms in the Park' here?also summer cinema</p> <p>Open more of the buildings, for groups and events. Ghost nights, weddings, etc.</p> <p>There have been weddings here, I've seen them...but maybe not catering. Allow marquees and evening band?</p> <p>Possible use of buildings as a children's indoor soft play area with a charge;</p> <p>A paddling pool such as that at Marketon Park would bring in families who would then use café, shops</p> <p>What about a cycle hire centre, good routes are available from the Castle to Long Eaton, Little Eaton, Cloud Wood, Derby and further afield</p> <p>Providing regular consultation is carried out to ensure the necessary improvements/ maintenance can be carried out</p> <p>A number of different ethnic groups use the Park, especially during the summer months when the weather is at its best. Some of these groups are both members and supporters of the Friends of Elvaston, including at least six of them in our 110 name strong Friends League of Associated Groups (FLAG), proving the Park's value as a community asset for everyone and an increase in the use and value of the Estate to the entire community.</p> <p>Many disabled people use the Park because of its flat terrain.</p>	<p>Take opportunities to provide local employment in the care and management of the Estate</p> <p>A range of recreational activities and events that could happen on the Estate were suggested including activities for young people, outdoor theatre, Proms in the park, weddings, indoor play area, paddling pool, and cycle hire</p> <p>That public consultation is carried out regularly</p> <p>That Elvaston is used by a range of ethnic groups, and the disabled, highlighting its value to the community</p>	<p>3.4.81</p> <p>3.4.82</p> <p>3.4.83</p> <p>3.4.84</p>

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Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	<p>[The draft Vision states 'Community representation to the single management body will provide regular and on-going opportunities for people to influence the present and future Estate']</p> <p>This might be facilitated in real terms in some form of representation in the SMB.</p> <p>Consider use of some form of communication mechanism as well as representation</p>	<p>That community representation might be facilitated by some form of representation in the proposed single management body, and a suggestion that there is also a related communication mechanism</p>	3.4.85

3.5 Why are we doing this?

Section: Why are we doing this?			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
Significances of Elvaston	In the context of the thorough assessment already made of significance and condition we consider it more useful now to agree the base level of understanding of the landscape and buildings. Whilst we know the condition surveys will require revision in time, we do not see the need for a revision of significance given that SDDC, DCC and English Heritage all agreed the previous grant aided survey work produced by Simpson and Brown with feasibility/options study by Jones La Le Salle.	That the significances of Elvaston are well-understood following the various English Heritage commissioned and funded reports since 2010, and do not need any revision.	3.5.1
Why Elvaston Castle and Estate is special	The gardens, lake and much of the parkland are included in the English Heritage Register of Historic Parks and Gardens, at Grade II* and therefore <i>of particular importance, of more than special interest</i> . Of particular importance within the formal gardens, and probably the most vulnerable and under threat, <i>are areas of rockwork and evergreen planting, including mature forest trees and topiary</i> .	That the wording of the importance of the Historic Park and Garden be strengthened to state they are of <i>'particular importance, of more than special interest'</i>	3.5.2
Running costs of looking after the Elvaston Estate	There is reference to the existing Estate's net running costs of over £800,000 per annum. Whilst we do not know what these costs include, as background understanding of the current running of Elvaston, it might be a useful exercise to interrogate the costs on a site specific basis to help inform future management	That the current net running costs of looking after the Estate of £800,000 are examined to inform future management	3.5.3
Improving the visitor experience	We completely agree with the identified need <i>to re-balance the management priorities of the Estate as a Country Park to further protect the historic significance and prevent the gradual erosion and loss of historic features and their meaning</i> .	Agreement that there is a need to re-balance the management priorities of the Estate as a Country Park to further protect the historic significance and prevent the gradual erosion and loss of historic features and their meaning.	3.5.4
Bringing the gardens into 'good heart'	We suggest <i>rejuvenating</i> the historic gardens rather than using the phrase bringing them 'into good heart'	Suggested <i>rejuvenating</i> the historic gardens rather than using the phrase bringing them 'into good heart' is a better choice of words	3.5.5

3.6 Strategic Actions during the next 10 years

Section: Strategic actions during the next 10 years			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
We've listed the major actions that would be required over the next 10 years to deliver the Vision. What do you like about these Strategic Actions?	Clear Precise and manageable	Support for the Strategic Actions overall	3.6.1
	Clear well defined actions to work towards that fit the vision.		
	The first 3 years appear both sensible and essential for the foundation of the ongoing future of the House and Estate. The 10 yr vision seems really sound and whole.		
	Well thought out		
	The focus on the visitor experience. Also the way the actions are split into a 3 year and further 7 year plan. This gives me confidence that it is achievable.		
	They seem to address all the relevant areas that would secure the castle as a visitor attraction going forward.		
	All fine		
What would you change to improve them?	Nothing	No changes proposed to the Strategic Actions, but a desire that positive change happens as soon as possible and the community are involved to help speed up regeneration of the Estate	3.6.2
	This seems really thorough and intelligent with lots of research and practical suggestions which appear exciting and hopefully sustainable.		
	Would like to see positive change ASAP		
	Encourage community to help potentially speed up redevelopment		
Single dedicated site team (Action 2)	Needs to be small and get on with the job	That the proposed single dedicated site team should be small	3.6.3

Section: Strategic actions during the next 10 years			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
Proposed development of a new base for visitor focused site staff (Action 3)	Do you mean staffroom and facilities?	Does the proposal to develop a new base for the visitor focused staff and consolidation of the grounds maintenance operation in one location on site, refer to staffroom and facilities?	3.6.4
Commissioning market research (Action 4)	If you don't know by now what you need don't waste money on market research - do your own.	That resources should be not wasted on market research to assess the level of interest from the public, private and voluntary sectors in those buildings and areas which are not part of the 'core visitor operation'	3.6.5
Proposed HLF bid (Action 9)	In a similar vein, we are concerned that a number of the proposed 'steps' could duplicate that would commonly be part of a comprehensive HLF bid – should this be deemed the way forward	That some of the steps in the Strategic Actions could duplicate a future Heritage Lottery Fund bid for the Estate	3.6.6
	From our experience, the preparation and submission of a major grant application to the HLF can take an 18 month process as a minimum. As already stated most of the strategic actions could form part of the preparation and delivery of a future HLF bid – such as the development of the prioritised and costed capital implementation plan (2) and negate the risk of double handing of work. For site infrastructure, which is fundamental, we ask whether this should be included in a future HLF bid? In taking this Vision forward, we assume further discussion with the HLF will take place		
Proposed re-configuration of the café, retail and other core visitor facilities (Action 12)	Don't need to reinvent the wheel - look at existing sites such as Ferriers Centre and most NT locations.	That learning from other similar visitor attractions is applied when considering the proposed re-configuration of the café, retail and other core visitor facilities	3.6.7

Section: Strategic actions during the next 10 years

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
Conservation Management Plan (Action 13)	We do however support the principle of an up to date Conservation Management Plan which will be reviewed and maintained.	Support given for an up to date Conservation Management Plan for the Estate that is reviewed and maintained	3.6.8
Proposed additional car parking (Action 14)	In respect of infrastructure and future facilities within the grounds, we would suggest the additional of the word <i>limited</i> for additional car parking	Suggestion that the word 'limited' be added in front of 'additional car parking'	3.6.9
	Whilst in the future, a convincing case may be made for increased parking provision, this will undoubtedly have an impact on the significance of both the grade II* registered historic garden and Grade II* listed Castle and thus may be harmful to significance.	That any additional visitor car parking within the Registered Park and Garden will require a convincing case, and that it is assumed that this parking will require a two-way access and will also serve uses within the core buildings	3.6.10
	We assume visitor car parking would require a two way access and that any additional parking would serve uses within the core building apart from DDA parking closer to the Castle.		
	In the short term I like that the car park and facilities are being assessed and modernised. This will make it accessible to a wider range of people and from a teachers perspective make it easier to manage the logistics of getting larger groups of children to the castle and surrounding areas.	Support for the proposed creation of additional car parking	3.6.11
	This is key - if people can't access site they won't come. Café won't get weekday visitors as people don't want to trudge through mud just for a cake.		
Improving the Visitor welcome & presentation standards of the Estate (Actions 21 to 29)	Visitor experience is good for walking/gardens/woodland	Support for improving the visitor experience at Elvaston	3.6.12
Proposed creation of adventurous play facilities	It is a useful reminder that the historic gardens are not pleasure grounds and whilst there needs to be a balance in providing a variety of facilities, any future proposals for <i>adventurous play facilities</i> would require very careful handling.	That any proposal for introducing adventurous play will need careful consideration of the heritage significance of Elvaston, with a	3.6.13

Section: Strategic actions during the next 10 years

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
(Action 25)	Similarly, any proposals for a new/improved children's playground, cannot be properly assessed without sufficient detail	detailed proposal provided for assessment	
	Why does there have to be an "adventurous play" facility. I think 28 is far more important.	That gradually improving the access and visitor infrastructure is more important than developing adventurous play	3.6.14
Testing and trialling use of the Estate for ceremonies and celebrations (Action 27)	In the long term I like that certain areas are being tested for celebrations and ceremonies!	Support for the trialling of use of the Estate for ceremonies and celebrations	3.6.15
Proposed 'pay for entry' model to the formal gardens (Action 29)	Similarly, proposals for a 'pay for entry' model for discrete areas of the formal gardens would require particular management not to result in additional internal barrier/boundaries appearing.	That any introduction of a 'pay for entry' model to the gardens should not result in the appearance of additional internal barriers or boundaries	3.6.16

3.7 Estate Masterplan

Section: Estate Masterplan			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
We've proposed "preferred" and "acceptable" uses for the many buildings and spaces outlined found across the Estate. What do you like about these uses?	Like the idea that the proposed adventurous facilities are preferred to be closer to the commercial hub- this is more likely to attract business related to the castle (I.e. visitors spending money in the gift shop and cafe) rather than spending to external businesses such as Ice cream vans etc.	General support for the 'preferred' and 'acceptable' uses for the many buildings and spaces across the Estate, with specific support for developing a more attractive commercial/visitor facing hub in the core buildings, as well as proposed uses for business and residential purposes	3.7.1
	Considered and reasonable.		
	There would be a good range of uses with many different revenue streams. The historic nature of the buildings are being considered carefully.		
	Agree with these proposals and feel that residential possibilities are excellent. Also good areas for small businesses and sports activities. All exciting ideas		
	I like the idea of start-up business spaces community spaces and creative uses for the buildings.		
	Like the variety of uses. Important that people are on the site to help protect the area.		
What would you change to improve them?	Would be nice to definitely designate at least one building as 'preferred' educational or learning base or use.	That it would be desirable to designate at least one building where education or learning is the 'preferred' use	3.7.2
	Don't disagree with any of these proposals as they would all generate income and maintain the buildings.	No changes to the 'preferred' and 'acceptable uses' proposed for the various buildings and spaces across the Estate	3.7.3
	Nothing		
Preferred and other Acceptable uses	The preferred and other acceptable uses for the buildings identified reflect the discussions already taken place between SDDC, DCC and English Heritage and the approach taken to ultimately secure uses which are compatible with the special interest of the buildings, their setting, and complementary to the Park as a whole.	That the preferred and other acceptable uses reflect previous discussions between South Derbyshire District Council (the planning authority), English Heritage and Derbyshire County Council	3.7.4

	Whilst a thorough assessment of significance and condition has been undertaken for these buildings, the impact of any future proposals for repair, alteration and conversion, on significance, will require full consideration at that stage and take account of the desirability of sustaining and enhancing the significance of heritage assets (paragraph 131, NPPF)	That the proposals for the preferred and other acceptable uses of the buildings will be required to fully consider the heritage significance should associated planning applications be prepared	3.7.5
Potential Enabling Development	We understand the decision to include a number of potential enabling development sites within the proposed masterplan. Consistent with previous advice given, the potential for such sites for any enabling development scenario should be robustly justified to secure the conservation of the designated heritage assets, and would not be acceptable if harmful to the significance of such assets. Impact on setting and contribution of existing sites, to the special interest of the registered historic garden, Elvaston Castle and other listed buildings, will always be a valid issue and one which will require proper assessment such any of these sites be put forward for development in the future.	That any enabling development will require robust justification to secure the conservation of the designated heritage assets, and would not be acceptable if harmful to the significance of such assets	3.7.6
	The consultation draft states the vast majority of these sites are in areas that have no permitted public access – is this based on established practice or are there actual areas where public access is visibly excluded?	Is public access currently excluded from the potential enabling sites?	3.7.7
	It is the view of the [Elvaston] Parish Council that the term ‘Enabling Development’ is a euphemism for ‘selling off the family silver’. We are concerned that DCC may see such development as a ‘quick fix’ to its financial concerns over the Estate whilst not giving due weight to the opportunity cost of being able to develop the many buildings on the estate to meet the objective of attracting business and visitors to the park.	That the term ‘enabling development’ is a euphemism for ‘selling of the family silver’, and could be seen as a ‘quick fix’ for the financial challenges facing the Estate, without giving due weight to the potential for the many buildings of the Estate to the meet the objective of attracting business and visitors to Elvaston, and securing a sustainable future that enfranchises the community.	3.7.8
	Therefore, we can neither support anything which could potentially diminish this capability, or understand why it is even a suggestion, no matter how remote it might be considered to be. We have used the term on more than one occasion over the course of this debate but make no apology for having done so, ‘flogging the family silver’ is no solution for a sustainable future for the Estate as a whole and can only lead to failure and disenfranchisement for the community.		

Community will object - have to show clearly what kind of development will be allowed.	That the potential enabling development is not supported	3.7.9
I support the ideas for using existing buildings to generate income but not new development.		
Do not build any NEW structures on site - just restore present buildings		
Concerned about residential enabling development at heart of the site - need to look for a whole site solution.		
Enabling development should be used as a last resort. Ruach would propose a whole site solution.		
Not needed - would be ruination of Country Park. Make more traffic, more problems and be equivalent of SELLING THE FAMILY SILVER! Please please NO !!!		
No private enabling development - single site solution <u>only</u> . One trusted bidder, self-made of local and relevant groups. No private sector take-over		
No enabling development please - you may need these areas at a later date		

	<p>Worryingly from a community point of view, enabling development is far too prominently featured for it to be thought of as a last resort.</p> <p><i>At the Elvaston Estate, there may be a need to consider discrete and small-scale enabling development within areas of the estate, to generate monies to help support the repair and conservation of the important heritage assets found across the site like Elvaston Castle and the wider landscape. The vast majority of these sites are in areas that have no permitted public access (i.e. they are not designated public open space), and all have been carefully considered because they are of generally little heritage significance, and if taken forward, would not adversely impact on the heritage asset.'</i></p> <p>The following are described as being preferred sites for residential use;</p> <ul style="list-style-type: none"> • The former Southern Entrance Gatehouse • Former Real Tennis Court • Former Museum Shop and Tractor Shed • Gas House • The Kennels, plus the site of the former Kennels Cottage • Former Thatched Cottage • The Frameyard • Home Farm • The former site tip <p>It is difficult to agree with the statement that some of the above mentioned sites are; <u>'of little heritage significance'</u>. The word, 'generally' has been inserted but this indicates that the knowledge exists that some of these sites ARE of heritage significance and this is a worry from our point of view, especially the conclusion that development would not have any adverse impact upon the heritage asset. We do not agree with this interpretation and believe that it signals an unwillingness to take greater account of what the loss of these sites would actually mean in real terms to the overall Estate. This appears to point towards an undue haste which fails to determine the true value of the assets and what part they might play in a fully rounded regeneration of ECCP.</p>	<p>That some of the potential enabling development sites <u>are</u> of heritage or other value and their development would have a detrimental impact on the heritage value of the Estate</p>	<p>3.7.10</p>
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	<p>It is how this [the Vision] is achieved that is so important. None of us claims to have all of the answers but there are some solutions being suggested to which we are utterly opposed and that includes any scheme which removes areas of the Park through the creation of enabling development. There is a real shortage in terms of public open space, according to the government's own published requirements, in both Derby City and South Derbyshire.</p> <p>Added to this is the fact that real poverty exists in some City wards close to the Park and that Elvaston Castle offers a haven and a sanctuary to those individuals and families who have little or no other means of recreational facility available to them, some of whom cannot even afford a holiday but who gain spiritual sustenance from their use of the Park.</p>	<p>That enabling development could remove areas of the Estate from public use and exacerbate an existing shortage of public open space in both Derby City and South Derbyshire, and that this would in turn particularly impact on some of the most deprived communities living close to Elvaston, who are more dependant to local open space than others</p>	3.7.11
	<p>[The draft Vision states 'Opportunities to secure investment, external funding and other resources to help deliver the vision and meet the 'conservation deficit' will be fully utilised. However, if further monies continue to be needed, 'enabling development' will be considered. Any proposals for enabling development will be informed in consultation with the local planning authority and English Heritage, and be in accordance with the statutory planning framework'.]</p> <p>Agreed – there maybe opportunities to exercise some imaginative and innovative solutions here to link enabling development on the estate with the overall vision in line with the Work Rest and Play idea</p>	<p>That enabling development could lead to some imaginative and innovative solutions linked to delivery of the overall Vision for the Estate</p>	3.7.12
	<p>Any build should to be done sympathetically from recycled and sustainable goods. Smaller more numerous houses at a more reasonable and achievable price</p>	<p>That any new building should be developed sympathetically, using recycled and sustainable materials, and in the case of housing, should be affordable</p>	3.7.13

Residential use of existing buildings	Each building renovated for housing is a building no longer available to tell the story of Elvaston, house a museum/gallery, provide added value through goods and services sold to visitors. The very presence of a significant number of long term residents, particularly in buildings close to the centre of the park, may lead to complaints against events which may cause those residents undue disturbance or disruption	That existing buildings converted to residential uses remove their potential as visitor attractions, and that significant numbers of long-term residents may lead to complaints against events because of disturbance or disruption to residents	3.7.14
	The one area of thought that worries me is the amount of buildings being offered for residential and the idea of stay over type accommodation. This looks like an easy way to dispose of these buildings and lose the public chance to be involved and use of these		
	Every building that is converted for residential use reduces the capacity for the estate to develop visitor attractions		
	It would be better to use buildings for visitor use rather than residential.		
	Residential use - the residents to have restricted influence on the use of the estate i.e. they should not have a great say in the public/commercial future use		
	Residential use is o.k. but would we get residents easily when the grounds would be open to the public?		
	We do agree that some of the sites could be sympathetically restored to living accommodation.	That conversion of some buildings to residential use is supported, as long as it is undertaken sympathetically and to enhance or protect the visual amenity of the Estate.	3.7.15
	Holiday lets for redundant buildings seems an immediate income source and easily funded project. Plus a couple of local jobs. Bike hire?		
	Converting existing buildings into office/residential space would seem to be a sensible proposal as long as development is sympathetic		
	Welcome some careful development. Design should reflect the status of the site and enhance or protect the visual amenity.		
	Development opportunities - Not to be used as individual houses but maybe used for elderly or terminally ill people in Derby i.e. BUPA - Nursing/ Residential Home or Macmillan Unit etc.? See Risley Tree tops. As we are all getting elderly and ill;		
	Outlying buildings could be converted into holiday lets - we have a lodge here which is let all the year - more and more visitors are exploring the East Midlands.		

	There are a number of residential ideas. Whilst this is great for revenue generation. However how will this affect public access around the castle site?	How would the provision of residential use on the Estate affect public access, how will access for associated vehicles be provided and how would resident vehicular access work with public access?	3.7.16
	Apart from residential development at the A6 access, residential development will require vehicle access to each dwelling, at least 2 cars. Where is this on the plan and will it impinge on existing walkways. Cars and people don't mix.		
	Very reduced consideration to residential alternatives to reduce impact and effect.	That the scale of potential residential options put forward is made clear, is reduced if possible to minimise perceptions over its impact on the Estate, that residential use is limited so that not all the areas suggested become residential	3.7.17
	Future housing? How many new houses would be built?		
	Is there a plan to limit amount of residential development - so that not all of the areas listed would become residential		
	Too many buildings and outdoor spaces are vulnerable to residential development and office space - totally disgusted. Weddings only in the evenings!! If residential buildings appear where is the public access!!!!	That residential conversion of existing buildings is not supported	3.7.18
Business use of existing buildings	Use outbuildings as small businesses sympathetic to environment.	That business use of the outbuildings of the Estate is supported, and that this could provide new attractions for visitors and a source of income to look after the wider Estate	3.7.19
	The commercial use of outbuildings for businesses etc. would provide an attraction to new visitors and a source of income to maintain the parkland and buildings themselves		
	What improvements are planned at the car park located in the castle grounds if businesses will run there (you don't go to a restaurant in your wellies!)	What improvements are planned to the car parking if businesses, such as a restaurant, were based in the core buildings, such as the Castle?	3.7.20
Maintaining rural character	With development that avoids 'street lighting' that would undermine its rural character	That any development avoids street lighting that could undermine the rural character of the Estate	3.7.21

Potential additional visitors and associated traffic	<p>Development of the estate is being proposed at a time when massive housing developments are being driven through within the parish. One of the Parish Council's prime concerns about housing development is the fragility of the transport infrastructure and the pressure that additional residents will put on it. In our opinion successful strategies for the Estate go hand in hand with increased visitor numbers and will further exacerbate our fears for the local transport infrastructure. It is easy to say that the objective is to raise the expenditure from existing visitors, reality is that a successful 'visitor attraction' will inevitably attract more interest from those who do not necessarily visit the park now. Indeed such thoughts about the potential for South Derbyshire are regularly alluded to in defence of the housing proposals.</p> <p>If it is the management body's intention to raise revenue through additional and more frequent events then this may aggravate traffic issues by gridlocking the only vehicle access and parking point, along the B5010, between Thulston and Borrowash. On Derbyshire County Show and Steam Rally days local residents already experience significant disruption when trying to leave or return to their homes.</p>	That meeting the aspirations of the Vision will lead to more visitors and associated traffic problems in the surrounding villages, exacerbated by the planned growth of south Derby towards Elvaston	3.7.22
Benefits of the Estate to local residents and the local economy	<p>Much of the parish's social life is interwoven with the Estate, indeed our Parish church, St Bartholomew's, is a part of the estate. The Village Hall and the Cricket Club are also on or bordering the Estate.</p> <p>Successful development of the estate presents opportunities for residents, with cafes, bars and restaurants possibly being opened within walking distance for many residents. The Estate, as it did in the past, could also provide significant employment opportunities for many parish residents.</p> <p>Perhaps there should be consideration given that the potential occupiers are local or the businesses would be of benefit to the local economy.</p> <p>Maybe just sell to public first to enable local people whom would like to renovate and move into these properties.</p>	That the future regeneration of the Estate provides a significant potential to enhance the social, housing and employment opportunities of local people and to support local businesses	3.7.23
Existing Visitor car parking	The car park must also be staffed.	That management of the existing main visitor car park should be improved including the return of an welcoming attendant, and removal of the parking meters	3.7.24

	<p>The decision to replace car-parking staff with an automated system has proved ill-fated ,with vandalism to the system, theft of takings and batteries and prolonged periods out of commission with consequent free entry. But perhaps more important is the loss of a welcoming face at the point of entry. It is well established that one`s first impression of any attraction stays with you for the rest of the day. An inefficient automaton which does not answer any queries or provide up-to-date information hardly achieves this. Please re-instate the attendants.</p>		
	<p>Firstly the car park - a car park attendant would generate more income even though they would have to be paid. The attendant is the first contact one has with the estate. He needs to be a welcoming face and a fund of information about events, where to go etc. handing out maps, leaflets etc. embrace the public by putting up regular bulletins explaining what is planned and the progress of plans</p>		
	<p>LAST OF ALL PLEASE GET RID OF THE FAILED PARKING METERS. Five times now they have been broken into, it's costing me, you and everyone else money, false economy, they will always be open to vandalism and fraud. Previously we had a man in his hut, a smiley face to greet you, a hive of information, first aid, sold a few plants, logs, etc. come on lets have him back.</p>		
Proposed new access driveway to the Estate, and proposed additional car parking	<p>The location for the new car park (the small events field) is OK, as long as the access is around the west side of the showground, and not on the north side - the track through the trees should be maintained as a route from the bridge to the road, and there should be no mixing of walkers / cyclists and traffic.</p> <p>I can see the appeal/value of the car park closer to the Hall - but needs to be very carefully implemented. Access road - need to provide clear distinct footpath to preserve the present circular walk around the park. Consider one way system to minimise conflicts.</p> <p>All of which [business uses of the main buildings like the Castle] will need suitable close by parking and access on surfaced roads. A one way traffic scheme will be necessary.</p> <p>Retain existing car park, as children (and adults) enjoy walk around the lake – but agree extra parking nearer to centre</p>	<p>Agree with proposals for additional visitor parking closer to the core buildings, such as the Castle, but any proposal needs to be carefully designed to minimise conflicts with visitors</p>	3.7.25

	<p>If the small events fields is used as additional car parking space then our only comment would be that that should be done in such a way so as not adversely affect pedestrian access to the estate.</p>		
	<p>Happy with this, but take care not to push vehicles off car parks and onto local residential roads. This already happens to some degree causing a minor nuisance which could be made worse if car park prices' increase</p>		
	<p>Parking nearer castle would make it more attractive to potential users for weddings, conferences, etc.</p>		
	<p>Good better car park is needed</p>		
	<p>These thoughts are my own from the experience of taking on Staunton Harold Hall. We made mistakes but I think we got some things right.. A car park nearer the castle would be advantageous for cafe/restaurant. Perhaps even a smaller cafe nearer the existing car park.</p>		
	<p>Public car park could stay as is for those dog-walking or just exercising. Smaller car park for Castle-based events</p>	<p>Disagree with proposed additional car park and proposed access road, with concerns expressed about:</p> <ul style="list-style-type: none"> • The potential impact on the nearby Local Nature Reserve; • poor drainage; • conflict with visitors, especially on the bridge over the top of the lake; • negative impact on the tranquillity of the property 	3.7.26
	<p>No need for non-disabled parking closer. Will spoil the tranquillity. Developments need to keep traffic to a minimum.</p>		
	<p>Keep additional car parking minimal. Part of the attraction of this site is its lack of danger from vehicles.</p>		
	<p>Should not be made into a car park - NO ACCESS ROAD</p>		
	<p>Extra car park is not required. Keep car park where it is and expand into showground to make more space</p>		
	<p>Have reservations about the area proposed as new car park. Could change the whole aspect of the area</p>		
	<p>I don't think that additional parking is needed - except for better disabled access parking, and a car park in the small events field would detract from the aesthetics of the core area. The existing car park could be redesigned to fit in more cars and flow better</p>		
	<p>Casual games area, not much closer - 2 minutes maybe? Loss of green space and potential events space (woodland festival). Poorly drained. Re-design existing car park and expand to flow more and park more efficiently (cheaper).</p>		
	<p>Extra car park - not needed. People come to the country park to walk. There is already an extra car park to disabled people. If more is required extend the existing car park.</p>		

Potential extra parking - not needed. People come to Elvaston for the Countryside. Not close up parking - completely ruining the peaceful feel/dangerous/intrusive/unnecessary		
Nightmare scenario to locate new car park here. If more car parking required 'slightly' extend existing park on busy days. Huge problems of traffic and pedestrians - dangerous & unwanted. Vast majority of visitors use the areas as a local countryside site as originally designated when the Country Park was established. A popular area is the bridge over the lake which would be ruined by either the widening or replacement by an additional bridge.		
There would be additional conflict between cars and other users (pedestrians, horses & cyclists) on the bridge near Home Farm. This would need careful management and signing at a difficult pinch point. Also cars may go to the smaller new car park and find it full. This increases movement through what are now pedestrian areas.		
We are concerned that this is very near the local Nature Reserve. A car park very close may encourage an inappropriate use of the Nature Reserve and adversely affect the wildlife.		
Most of the existing park is a wonderful car free area. We need such peaceful areas as a contrast with the busy world around us. Please keep the existing car park which is situated near the edge of the park by a road. Do NOT bring cars into or near existing areas that feel natural & peaceful. Do NOT bring cars across the bridge that crosses the end of the lake. This is a wonderful peaceful traffic free part of the park much used by wildlife including kingfishers. Do NOT break any wildlife corridors near the Nature Reserve. Do NOT develop land next to the Nature Reserve which is a superb part of the estate. Please keep public vehicles away from most of the park.		
We do not agree to this being made car parking space. We feel parking should be kept on the perimeter of the park with the exception being a small disabled parking area.		
Should not be made into a car park and no access road built spoiling the walk around the park. Keep showground & picnic area for public !!		
<u>Not</u> to be moved nearer to Castle but a better footpath from existing car park to castle and provide buggy for any less agile visitors		
Do not use for car parking keep as traffic free area. A new would be required as the existing bridge is not fit for purpose and would encroach on pedestrian traffic		

<p>New proposed car park is too near the Local Nature Reserve and heronry, and the field suggested for the car park floods too much</p> <p>Keep the existing car parks. Do not allow cars to get further into the grounds</p> <p>DITTO (referencing above comment)</p> <p>I agree do not bring cars into the park. I am quite happy to walk from the current car park if the walking route was less muddy</p> <p>No car park nearer to house other than present one</p> <p>Restrict vehicles in core area - no new car park. We come here for the peace and quiet. Surely that is what a Country Park is about?</p> <p>If vehicles come more into the grounds, this will detract from the landscape, and interfere with biodiversity. Do not damage wildlife corridors from the nature reserve to other adjacent areas of the park</p> <p>Needs to stay almost traffic free</p> <p>One thing that now makes the grounds fantastic is the lack of vehicles. This creates a wonderful, peaceful atmosphere that feels 'natural'. We need to escape from the general noise of the busy world. One principle should be minimal access by vehicles</p> <p>The proposal for additional parking in the Casual Games and Picnic area, accessed by a route from the main car-park and across the lake goes against the whole essence of a country park. In addition to occasional functions and shows, the area is widely used by families during the summer months as a games and picnic site. The bridge has always been a quiet, contemplative spot, overlooking the lake - impossible with a constant flow of traffic. The proposal of an additional bridge would be even more detrimental.</p> <p>I don't think this is a very good idea, owing to the fact that Elvaston is known for its open space with freedom to roam, especially for children, without having to dodge traffic, this area is well used by walkers with dogs and children, cyclists, horse-riders etc. quite a lot of wildlife congregates around this bridge, also there is the Heronry to take into consideration. Also, I would not like to see the loss of the small events field / picnic area for car park</p>		

	<p>The spurious need for more car-parking is based on the large, projected increase in visitor numbers as park attractions are improved. If the current estimate of visitor numbers at 300,000 p.a. were to double, the total would still be less than that of the hey-day of the park at 750,000 p.a. which was achieved without total chaos and catastrophe, using existing car park facilities. If further public car-parking is still considered necessary, a modest increase in the main car-park, to the north of the coach-park would be preferable. The old `trim-track` along the southern boundary of the showground is a popular access route for park visitors but would become impracticable if used as a car route to the games and picnic area. The cost of providing a surfaced, vehicle access road, new or restructured bridge and new car-park (on one of the wettest locations of the park) would be quite out of proportion to any perceived benefits, in addition to despoiling a pleasant corner of the park.</p> <p>Two main access routes for traffic should be ample, with a third by Harrington Villas only available for showground events. The three other access points should be strictly reserved for gardening staff, rangers and emergency services.</p> <p>I am concerned about high cost and loss of areas of the park which is quite a small area and often very busy</p> <p>Do not move car park near house</p> <p>The proposed new access route would destroy a part of the estate that is currently safely enjoyed by walkers, cyclists horseriders and bird watchers alike. Running a road alongside the heronry would appear to contradict a commitment to protect the wildlife of the estate. It prioritises the car over other park users who value the greenspace Elvaston provides. People should be encouraged to get out of their cars and walk or cycle wherever possible.</p> <p>The new access road proposed around the fringes of the showground, Bedford bridge/drive, up to the small events field and picnic area. I don't think this is a very good idea, owing to the fact that Elvaston is known for its open space with freedom to roam especially for children, without having to dodge traffic, this area is well used by walkers with dogs and children, cyclists, horse riders, etc. quite a lot of wildlife congregates around this bridge also there is the Heronry to take into consideration.</p> <p>I would not like to see the loss of the small events field/picnic area for a car park</p>		
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There would need to be provision of a replacement picnic area if the Small Events Field is used as a car park.	That if the small events field was used for car parking, a replacement picnic area should be provided	3.7.27
As a possible solution to the traffic and parking problems, Elvaston Parish Council proposes that parking and access to the estate are reviewed to investigate the possibility of access and parking directly from the Derby spur to the A50 [clarified as the A6, along Elvaston Lane and towards] the vicinity of Home Farm.	A range of alternative new access routes and car park solutions were suggested:	3.7.28
Not sure about car park nearer Castle but you obviously need a new access road. Proposal down north east side of showground is currently well used by walkers, horse riders and cyclists - would also involve major upgrade of bridge over lake. First drive from Thulston - Borrowash road would get tuck at Castle courtyard, second one would create problem at Clock House and Elvaston Village Hall. Avenue from A6 to Golden Gates would raise an outcry! Best I can see to proposed development and car park is up Alvaston Lane to join new link between Raynesway and A50 at Stocker Flat. Good luck!	<ul style="list-style-type: none"> • to make better use of the space within the existing car park footprint • to extend into the Showground • to remove the children's playground and use this for parking • to use areas each side of the London Road avenue • to use Gravel Pit Wood and enlarge cricket club car park • to create an access route from the B5010 towards Home Farm with associated parking • to create an access route from Elvaston Lane or via the London Road Lodges • to create access via Bedford Drive • create access from the Raynesway Commercial Park 	
To increase car parking develop the A6 avenue as a car park both sides.		
Gravel Pit Wood and cricket club car park - make into new car park, to be close to Castle but instead of using the events field		
Open up existing car park to increase capacity		
remove old playground and use for extra car parking		
We would be against any access to the estate from the A6 Spur Road unless it was well away from the current footpath to Alvaston - this path is used regularly by walkers (many with pushchairs etc.) and cyclists, and the route should be maintained as a safe and quiet route.		
Retain but agree access nearer to main building required		
Create new access off Elvaston Lane, or by London Road Lodges. Have these options been explored?		
<u>Please</u> not cars /vehicles up the beautiful South Avenue - as has been previously suggested. You only have to talk up it in winter and autumn to realise how it would ruin the vista and peace and quiet		
Develop existing car park more spaces. Don't move car park closer to house. Most visitors are walkers, cyclists and horse riders.		

	<p>Agreed (referencing above comment). Provide free transport to and from car park to house</p> <p>Yes there should be an extension to the original car-parking area,</p> <p>Possible alternative routes could be considered for visitor and commercial traffic by entering Bedford drive entrance, or off the B5010, accessing farmland following the northern edge of the park, with possible parking in the Home Farm area (farmland would have to be purchased off the landowner). Another possible route is from the new commercial park at the bottom of Raynesway, following the existing Severn Trent access road up to the black weir, this road would require widening but plenty of wasteland and farmland adjacent to this road is possibly available, again land would have to be purchased, this route would skirt the northern edge of the nature reserve with possible parking round Home Farm or skirt the western edge with parking around Oak Flats area. Also possible other options are available using the A6 spur road. Anyway just something to throw in the pot to think about. Personally I would not like to see any new roads in the park</p> <p>Facilities for disabled visitor car parking could be improved without having to take up any of the small events space/picnic area. The alternative plan to reconfigure the existing car park would be preferable. Surely there are more creative ways to manage visitor arrival and subsequent flow through the site than concreting over greenspaces.</p> <p>Extension of the main car park to the northern corner of the Showground would enable people to more easily access the Castle facilities.</p>		
	<p>In the past we have tried various forms of transport to and from the car-park, including a coach and four (great fun but far too dangerous on narrow tracks and yards and had to be abandoned); horse drawn / vintage tractor drawn dray rides, both very popular and busy all day during the mid-season, with a modest charge involved. Although the disabled car-park provides access to the core area for registered disabled visitors, other visitors who find the walk too strenuous could be transported by an electric buggy, based at either car-park or castle for on demand use (possibly funded by one of the disabled support groups).</p> <p>At busy periods a train/buggy shuttle service through golden gates down vault ave dropping at crown arch and return to get people into the heart of the park nominal fee to cover expense kids would love it.</p>	<p>Alternatives ways of bringing visitors to the core buildings were suggested, including an electric buggy, land train, tractor trailer and horse drawn trailer</p>	<p>3.7.29</p>

	Re-landscape and remove Childs playground to provide more space. Provide transport to Castle via Buggy to keep park a traffic free area		
	Electric vehicles for those less able to get from car park to house, like Calke Abbey?		
	Instead of new car park, have a land train up from the car park to the Castle		
Children's Playground	Yes, I agree the play area should be relocated	Support the proposal to potentially re-locate the children's playground closer to the core buildings, and to develop new adventurous play facilities	3.7.30
	The park needs a new one plus something that can be used by teenagers		
	Would like to see adventure playground for older children		
	Move play area to lakeside woodland. Adventure play area and natural play combined		
	Create a play area for children near the Castle, possibly an adventure play facility		
	Agree proposal		
	Agree better facilities also needed closer to the main castle but this playground could be developed	A range of alternative suggestions regarding the existing children's playground were put forward:	3.7.31
	Keep/improve in same situation		
	I would love to see an improved and extended children's play area		
	Children's playground should be natural wood not tacky bright things.		
	Should be natural wood - obstacle courses		
	There should be indoor and outdoor play areas for children. A climbing wall and educational about the environment such as Snibston Discovery Park - everything should be directed to appreciating the natural environment.		
The Paddock	No change required	Support for the preferred use of the Paddock which is to continue to use this area for occasional events. Several alternative suggestions for the Paddock were put forward:	3.7.32
	Brilliant - keep/improve as is		
	Event area working with current event area		
	A waste - this area needs to be utilised in some form and could provide an area to take pressure off core gardens if opened - or interconnecting feature if grazed (event partly)		
	Picnic and play park		

Small Events Field	keep the events field develop it into a children's playground and picnic area (like carsington)	That the events field should be developed for children's play and as a picnic area	3.7.33
Elvaston Castle (Ground Floor)	<p>Ceremonies/Celebrations/Meetings/Family History (Harrington) and information</p> <p>Agree</p> <p>Within the house, could there be a life skills training flat or resource that groups could hire for young people to learn vocational skills in a beautiful setting like Elvaston. It could also be used as a training base for Horticulture; Landscape Garden training courses . We would definitely be interested in investing in this idea as would other schools</p> <p>Larger improved Visitor Centre</p> <p>Would it be possible for weddings to take place in the castle?</p> <p>Public Rooms yes. Residential - No. Short term lets possibly.</p> <p>Vital to develop castle alongside Barrons core garden. Without that original fusion there would probably be no country park today. Furnish with items from V&A store. Income from entrance would largely pay for annual financial needs for the estate without need for assorted enabling developments.</p> <p>Preferred use preferable</p> <p>Good proposed use. Ruach would like some of the ground floor to be part of the family home/kitchen etc.</p> <p>Preferred use okay.</p> <p>It is a very good idea to use for weddings etc.</p> <p>Open ground floor</p> <p>Would be excellent venue for weddings if the café was moved under the arches and dining room for weddings.</p> <p>Wedding Reception venue would be good with the church next door, providing it does not restrict access too often/much</p> <p>Open the house downstairs and upstairs for guided tours</p> <p>Agreed</p> <p>Definitely</p> <p>Why not use Elvaston Castle as a wedding venue again?</p> <p>This place could be money spinner - use the Halls for weddings, conferences etc.</p>	Widespread support for the preferred uses for the ground floor of Elvaston Castle i.e. as the public facing and commercial hub of the visitor operation	3.7.34

	Existing structures should be developed to enhance the visitor experience – restaurants, cafes, shops, licensed premises, meeting facilities, exhibitions – fixed and temporary, functions		
	Medieval banquets would be a good idea as the Gothic Hall lends itself and would give a great atmosphere		
	Certainly needs a good eating area but not of the expensive type. Mainly families come to Elvaston and these should be considered all the way through		
	Good cafe a must - current NT cafes are great (pricey but good quality food) - great for getting midday diners and 'ladies that lunch' - good for generating income		
	National Trust quality café and gift shop please		
	Maintain Emma's café as a standing concern. Do not throw everything out that already exists		
	Within the house, could there be a life skills training flat or resource that groups could hire for young people to learn vocational skills in a beautiful setting like Elvaston. It could also be used as a training base for Horticulture; Landscape Garden training courses . We would definitely be interested in investing in this idea as would other schools		
	The ground floor rooms are in relatively good order, but as elsewhere, the electricity and heating systems need upgrading. It should be noted that much of the Gothic Hall paintwork has been over-painted, prior to the filming of `Women In Love`, so does not indicate the required standard or precise colour, if restored. It would still be possible to use the Hall for e.g. wedding ceremonies (a popular venue in past decades). Suitable seating for the wedding guests is still available, and could be readily moved to and from the Hall without great disruption to the layout.		
	The current Tea Rooms could be retained in their present location (a very popular park amenity of a high standard) but would probably be more appropriate in the covered area of the castle courtyard. This would help security by having either Castle or Tea Room independently lockable		

<p>An excellent `toe-in-the-water` exercise could be the Victorian Kitchen, which could be developed as a single entity, as it has two access points to the exterior of the castle. Kitchens are usually amongst the most favoured rooms for visitors to country houses and this would provide an immediate stimulus to the project and an opportunity to raise funding by entry fees / donations / demonstrations and to add volunteers to the process.</p> <p>Improve cafe - which is pleasant now but could be more of a restaurant experience. The cafe courtyard is dire - a 60s (?) horror. Put shop nearer to cafe as many visitors don't explore second courtyard.</p> <p>Mixed usage, variety of fairs, sales opportunities, weddings, functions</p> <p>Plans to bring the castle back into use are welcome especially the plans for greater public access. New visitors to the estate are always disappointed that they cannot enter the house and the proposed uses seem to offer significant possibilities.</p> <p>Castle could be used for living/office accommodation with access to the Gothic Hall at certain times - a tricky one. We have combined office/living accommodation here successfully at Staunton but it is larger. We also have public access to the grounds and church but we have made a private area for the family particularly as we have three young grandchildren living here but it could be done at Elvaston .</p>	<p>Refurnish as smaller stately home - can be done a bit at a time. This use would be loved by visitors more than anything else and would create income for entrance - all these other little income generating ideas can help - but this ONE IDEAL USE would solve problem at one go. Contact V&A - Furnishing.</p> <p>To deliver this principle no new access routes should be made. If the castle is furnished as it would have been in c. 1840 and museum buildings refurnished, there would be no need for extra car parks / roads / enabling development etc. Push and advertise the re-opening of the house and estate buildings as the ideal solution to prospective management body.</p> <p>I think that a top class restaurant should be provided as a permanent fixture for day visitors</p> <p>Multi-strand fairs</p>		
		<p>A range of alternative/additional use for the ground floor of Elvaston Castle were put forward, including:</p> <ul style="list-style-type: none"> • Refurbishing as a stately home • Providing a top class restaurant, and developing the roof terrace as a cafe • Use for fairs and events • Cookery classes 	3.7.35

Elvaston Castle (Upper Floors)	Cookery school in castle	Support for the preferred and other acceptable uses of the upper floors of Elvaston Castle i.e. as staycation with small scale conferencing/meeting space, or as residential long-term lets, hotel or office space	3.7.36
	Develop roof terrace on main castle with cafe so visitors can enjoy wonderful views over the park and lake		
	Education/hire for meetings		
	Definitely public access to the orchid house and views!!		
	It would be good to have public access on to the first floor, from where there is a lovely view of the gardens.		
	Preferred use preferable		
	Agree with small scale development i.e. conferences. Mainly of an environmental & sustainable living nature. Retreat days		
	History, Conference. Upper floor short staycations.		
	Offices		
	Preferred use seems narrow-focused i.e. appropriate for only one defined use, which could be seasonal		
	Preferred use seems narrow-focused i.e. appropriate for only one defined use, which could be seasonal	That the preferred use of the Upper floor of Elvaston Castle – as staycation, with smalls-scale conferencing and meeting space – is limited in scope and may only have seasonal demand	3.7.37
	Not agree with residential long-term lets	Do not support the preferred or other acceptable uses for the upper floors of Elvaston Castle for staycation, residential, hotel or business use	3.7.38
	Do not agree with residential.		
	Preferred proposal - do not like idea of business or residential use.		
	Were it not for the unlikely alliance of the 4 th Earl of Harrington, Maria Foote and William Barron, I suspect that the castle and surrounding estate would long since have disappeared. Their unusual characters, enthusiasm and skill produced one of the most bizarre and fascinating houses and gardens in the country, and with appropriate handling could return them to their former glory. It is crucial that the castle and gardens be restored as a unit. Piecemeal proposals for the use of the castle in various combinations of private accommodation, function rooms, offices, business units, college facilities etc. would destroy the whole essence of the building, be difficult to regulate (particularly in respect of access, and hardly conducive to wedding ceremonies with constant background noises		
	NO! to staycation, conferencing, long term lets, hotel, office space. Ruach would propose the castle would accommodate the families who work on caring/repairing the site		

	NOT a hotel or residential accommodation. Too expensive.		
	<p>I suspect that English Heritage , Heritage Lottery and other grant awarding bodies ,would look favourably upon a bid to restore the castle to something like its former glory , open to the public. Many years ago the Victoria and Albert Museum indicated that they may be willing to provide on loan, appropriate period furniture from their extensive reserve collections if the castle was restored. This may still be the case. The layout of the building is such that single rooms could be restored while still maintaining a sensible circulation route.</p> <p>The first floor rooms originally used as family bedrooms and rooms for special guests (Duke of Wellington / the Kaiser) should be fully restored. The restoration should only be undertaken with adequate security particularly with an on-site curator or house steward who would use the existing first floor flat. The 3rd bedroom of the flat could be converted to an office with access from the flat and also from the first floor cupola landing. The second floor accommodation could be largely restored as servants` quarters and `minor` guests` rooms. If these rooms were utilized by outside groups access would be very difficult to the Orchid Room on the Castle roof, which could be a major attraction. The existing Tea Room`s kitchen could service various functions in the castle. A joint castle/core garden entry ticket in the order of £10 (slightly below many comparable sized houses/ gardens) would comfortably generate enough finances to cover the annual costs of the estate without the complexities and problems inherent in the enabling plans and the disparate groups involved. Additional revenue from car-parking, functions, events, show ground rentals, souvenir sales, catering and garden centre sales would also offset much or all of the additional staff costs.</p>	<p>An alternative suggestion for Elvaston Castle as a whole was put forward that it be restored to something akin to its former glory as a stately home, loaning furnishings and collections from the Victoria and Albert Museum, and with the introduction of an associated admission charge.</p> <p>Its use as an art gallery was also proposed.</p>	3.7.39

	Has anyone thought that this estate and its various buildings could become THE Midlands art centre; getting support from the arts council to help fund the restoration etc. of these buildings and using them to create workshops and exhibition space. Also the stay over hotel type idea has me worried that the main building would be turned into a hotel (as what the council wanted) I fear that this wording could open the door again to private investors to do this .Overall yes the castle and grounds need upkeep, there has got to be a way that the main building could sustain regular events, when the Gothic hall is looked at and other rooms; this could become the Tate Gallery of the Midlands. just some thoughts		
	Focus on putting house, formal gardens & museum back to original 1800s state & charge entrance fee		
	If upstairs in castle becomes private residential how does that fit with access?	If the upper floors of Elvaston Castle were converted to residential use, how would public access be provided?	3.7.40
Castle Courtyard	Exhibition space	<p>There was broad agreement with the preferred use for the Castle Courtyard.</p> <p>In addition, a range of alternative uses for the Castle Courtyard were put forward including:</p> <ul style="list-style-type: none"> • Using the northern range for a café • Use for office accommodation • Use for fairs and markets 	3.7.41
	Museum - information centre - display area		
	Is an integral part of the Castle area, so a use must be found - it cannot be left idle. Redevelop into café or exhibition area		
	To be used for Education/History (Elvaston Story)		
	Would be a good area for small fairs, or farmer's markets, etc. The covered area is good for picnics in inclement weather.		
	Move tea-room to Northern Range. Keep free for use for events, weddings etc.		
	Café in courtyard (arches), rather than in Castle		
	Café in courtyard, under arches		
	Move café to courtyard (under arches) and bring the dining room into use for wedding receptions and upstairs bed and breakfast for wedding guests		

	Convert the covered, arched display area in the castle courtyard, for use by the Harrington Tea Room. Since its original construction the building looked incongruous ,with low-grade acrylic sheeting as the roof material, constantly leaking through vandalism, poor construction and storm damage and inappropriate fascia boarding. With a conventional and pitched roof clad in Westmorland slate (as per other neighbouring buildings) the kitchen area and sales desk could be located at the end adjacent to the boiler house, with new toilet facilities at either the east end of the building or to the north side.		
	Specialist summer markets, plant fairs, art fairs with local artists invited.		
	Remove café (from Castle) to courtyard.		
	Could these be used for office accommodation. You are in close proximity to Derby and the M1 and East Midlands airport. The tea rooms could be a huge earner they need to be in a better space, providing first class lunches and teas and perhaps licenced. Need for closer car parking though. People will travel for good food and will be a destination in its own right.		
Church of St. Bartholomew	Did I miss plans for the church? Apologies if so - the Italian marble carving is world class	What are the proposals for St. Bartholomew's Church at Elvaston?	3.7.42

Upper Stableyard	Continue as provides an asset	<p>There was no direct support for the proposed uses of the buildings in the Upper Stableyard i.e. their conversion to offices or residential, but instead a view that their current uses be maintained as staff offices, classroom and retail.</p> <p>Alternative proposals put forward for uses for the Upper Stableyard buildings were:</p> <ul style="list-style-type: none"> • Workshops • Commercial uses to attract visitors • Holiday lets • Tearooms 	3.7.43
	Office space - can't see residential working		
	Not offices, its front of house!		
	Keep shop as it is - no residential.		
	No Residential - field studies uses		
	Not residential - appropriate workshops - small units		
	Keep as stables or staff offices and workshops.		
	Shop		
	Brilliant - keep as is		
	Estate Office or move this into Castle		
	An educational /environmental centre for local schools and community groups to use/hire out, that can use the beautiful grounds for nature study, environmental activities, adventure activities-all accessible to disability groups		
	The south row of buildings in the pump-yard are probably best used in their present arrangement ,with some modifications to include up-graded toilets, a central souvenir shop with up-graded merchandise (especially site-specific material) and an information desk at the eastern end of the shop (to allow ease of access for visitor information and improve safety in the shop, where currently there is only one female assistant on duty in the whole courtyard area). It may be feasible to locate an office secretary or ranger to cover the information desk during opening hours.		
	On the north side of the pump-yard the buildings are well established as workshops, rest room, toilets and offices for Park Rangers, Office Staff and Park manager, and are well located for this purpose.		
	The south wing of the coach block is perhaps best retained for interpretive display and the upper floor for storage. Originally the northern wing housed the excellent Field Studies Centre, a wonderful resource for Derbyshire Schools (and neighbouring counties). Could it be possible to rejuvenate the Centre with a Warden/teacher as part of the ranger staff with existing ranger assistance as required ,using ground and first floor of the northern wing and office accommodation below the clock tower.		
	Commercial uses to draw in visitors		
	Acceptable proposals - prefer holiday lets or workshops or craft retail spaces		

	tearooms		
Bottom Stableyard, Gardeners Cottage and former Museum buildings	The disabled/staff car park requires major re-surfacing work. If further car-parking is absolutely necessary, part or all of the schooling ring could be included (already has a substantial sub-base) but please use existing stables drive traffic route. Since the schooling ring is a long established feature, perhaps the shape and circular hedge should be retained. Horses have been an important feature at Elvaston for several centuries and many grooms were housed in dormitories on the 1 st floor of the Coach Block. Ideally the Stable Yard would be leased out to a high quality riding school, with existing grazing fields accommodation in the kennels complex for riding school staff. The Working Estate Museum buildings currently lie unused but could provide a great facility for rural craft events, courses, demonstrations and / or commercial workshops.	<p>A level of support was given for the wide range of options put forward in the Vision for the Bottom Stableyard, Gardeners Cottage, and former Museum Buildings included in the preferred uses of workshops, business units, holiday lets riding stables but not for residential or office use. However, a proportion of comments stated a desire for the return of the Working Estate Museum. Other suggestions put forward were:</p> <ul style="list-style-type: none"> • Animal petting farm • Garden centre • Falconry centre • Micro-brewery 	3.7.44
	Keep as stabling for pony and trap rides etc.		
	Workshops/craft village		
	Could be used as suggested for some museum exhibits; some areas could be converted to workshops or craft rooms / outlets (cf Staunton Harold).		
	Craft workshops sound good in theory - but must be open and accessible and offer experience to the park, not just a set of offices, workshops shut off from the public as private businesses		
	Craft Village and café		
	Cottage and Workshops - revamp to craft workshops		
	Stableyard - To be upgraded to permanent Riding School. Perhaps as part of the university on lease with public sessions		
	Suggest small business enterprise shops, gifts, charity. ££ raised and community investment.		
	Acceptable proposals - prefer holiday lets or workshops or craft retail spaces		
	No conversion to residential use. Appropriate workshops - small units.		
	Workshops perhaps but need to be self-sustaining rather than relying on public visits. Scope for a good gift shop perhaps sourcing locally made goods or even a farm shop. A room devoted to the history of the Estate and the Harrington's. Try and detain your visitors so they spend more money! These houses and estates have to earn their keep to survive so good luck it's a beautiful estate with so much to offer.		

It would be wonderful to see this area as a craft area for small businesses and providing training in these crafts		
DO NOT AGREE WITH RESIDENTIAL OR OFFICES.		
Workshops is good idea not business or residential except for staff.		
Reinstate Riding School - create income		
If converted to retail/office etc., where will be stables be if grazing is kept?		
To be returned to its agricultural history with working days for related arts as paid workshops e.g. weaving, basket making, wood carving, corn dollies.		
Petting farm for children		
Falconry centre. Not only to educate people but also to be used to reduce pigeons around the Estate. Crafts, photography, artwork area with shopping facilities		
Commercial garden centre		
Multi-use		
This should return to its original use as working museum. Very popular with schools and general visitors - such a lovely place to be.		
Could be replaced with visitor centre		
Refurbish as museum		
Should be restored to a museum with crafting workshops		
Must be restored as a working museum		
Where is the museum of country life?		
Reinstate the museum and farm - maybe tenant farmer		
The farmyard museum used to be supper - great for kids and adults alike. Shame there is no plan to create it		
Reopen the working museum we adored as children to encourage visitors and revenue		
Reinstate museum		
I would suggest that the Estate would GREATLY benefit from the addition of a small animal unit ... for the visitors, children and special groups. When the Working Museum was in operation it was very popular when it had handleable animals. This type of attraction (similar to the concept of White Post Farm in Nottingham) would be a major attraction, fairly unique in the area and very profitable!		

	<p>Shame not to have the former museum reopened as a museum again. This was very popular. It gave children a sense of how people lived, children enjoyed this. People paid set price to get in. Could open up to schools re history lessons/education. Many children in the area don't know much about history of castle/wildlife.</p> <p>Yes Educational local museum supported by Education Authority, local History classes, etc. Work together to provide education on this local basis supported by National Trust & English Heritage</p> <p>Micro-brewery, tasting tours</p>		
Former Real Tennis Court	<p>Residential opportunities for those who work on site or holidays lets, cottages</p> <p>Disagree</p> <p>No enabling</p> <p>OBJECT STRONGLY TO RESIDENTIAL USE</p> <p>The location doesn't lend itself towards residential. Given the proximity local groups will conclude that there is nowhere you won't sell off. Creates negative feeling. Would make more sense as site office location or new children's playground.</p> <p>NON-RESIDENTIAL</p> <p>Make contact with fitness centre David Lloyd re Tennis Courts and see if any funding could be have - as in partnership</p> <p>Reinstate this. It would be an excellent visitor attraction</p>	The proposed use of the former real tennis court as a potential enabling development site, probably for residential use, was not supported.	3.7.45
Former Museum Shop and Tractor Shed	<p>Ranger Service</p> <p>Main question is how will these be converted to residential?</p>	The preferred use for the Former Museum Shop and Tractor Shed is to replace them with residential property, with a question about how this would be converted. It was also suggested it could be a base for the Ranger Service	3.7.46

Gas House	Would make a nice house - not a problem	A mixture of support and disagreement with the proposed preferred use of the Gas House for residential use. A range of alternative options were also put forward: <ul style="list-style-type: none"> • Workshop • Micro-brewery • Falconry centre • Bowls club • Commercial uses that draw visitors • To house exhibitions 	3.7.47
	All residential conversion should be for people who work/care for the site		
	No Residential - possible put back to feed store with hopper etc. as was in museum farmyard days. It was very cheap to do and interesting for public to see		
	Not residential		
	No to residential - workshop would be better		
	Public must have access to these - NON RESIDENTIAL		
	Micro-brewery - Petersham, Porter, Barrons Best, etc.		
	Falconry centre. Not only to educate people but also to be used to reduce pigeons around the Estate. Crafts, photography, artwork area with shopping facilities		
	Convert as club house or bowls club or petaque or boules area.		
	Workshops		
	Preferably workshops		
	Commercial uses to draw in visitors		
	Full-time exhibitions		
Kennels	Residential use	A mixture of support for the preferred (residential) and other acceptable uses (office space and/or stabling) of the Kennels, together with disagreement with the proposed residential use. Alternative suggestions put forward were: <ul style="list-style-type: none"> • Base for site staff • Holiday let • Caravan site 	3.7.48
	Site office? Based for rangers, and other site staff		
	Office/Site Storage/Park Management		
	To be used as one base for all site staff (gardeners and rangers). Quite central space and concealed		
	Public must have access to these - NON RESIDENTIAL		
	Not residential		
	No conversion to residential use		
	No residential - smarten up and show as former kennels. Public would be very interested - important part of history of Estate		
	Continue as stabling but make sure it adds to the park - petting zoo area, or horse-riding lessons or experience days		
	Commercial uses to draw in visitors		
	Holiday lets. Caravan site		

	<p>I would like to point out that the Riding School was very popular with the public for nearly 20 years. However, in the latter years, the lack of Indoor Facilities, Riding Arenas and the cobbled yard all presented problems with its safe continuation. The old stables are perfectly useable but are in a poor state of repair (especially roofs); their doorways do not conform with the accepted Industry Standard (90 cm wide instead of 120cm). these problems do not affect the status quo of providing stables to horse owners as they accept the facilities "as seen" when they arrange to move in. My personal recommendation and preference would be that the stables are relocated to the existing Riding School Car Park (adjacent to the on-site house "The Kennels") OR on the site of "The Chauffeur's Cottage" (burned down some years ago) where the existing electricity, drainage and water supplies would ease the process. A new car park could be provided in the waste space between the two Riding Arenas for the first plan ... or remain in place for the second plan.</p>		
	No enabling. Restore for stable staff of Riding School		
Site of the former Kennels Cottage and adjacent former tip site	The latter [the former tip site] is actually the former gravel quarry which William Barron used as a source of surfacing material for paths and roads around the Estate and which has now become an important source of biodiversity for mosses, lichens and liverworts, technically known as a green dell. One species, Cirriophyllum piliferum, was a red data book species in Leicestershire when the 2007 survey was carried out by the late respected expert Max Bryce on behalf of the Friends of Elvaston Castle and Long Eaton Natural History Society.	The site of the former Kennels Cottage and adjacent former tip site is a proposed potential enabling development site. No specific comments on this proposal were received, but a comment was received that that the former tip site supports important species of moss	3.7.49
Springthorpe Cottage	<p>Exhibition area/event space/base for activities/school room</p> <p>Romantic holiday let!</p> <p>Whatever use, it must take account of its importance as one of the main bat roosts on site</p> <p>This should be more of a priority. It's on the bridleway as well as walks around the castle and gardens. Should be either for refreshments or use to up income - shop, info, arts and crafts</p> <p>Fine as a Visitor Centre</p> <p>Convert to family home for on-site based staff</p> <p>Should be used as an information centre</p> <p>Public must have access to these - NON RESIDENTIAL</p> <p>Kit out with small charge Victorian Home and information</p>	<p>No preferred use was suggested in the draft Vision document for Springthorpe Cottage. However, a range of ideas were put forward:</p> <ul style="list-style-type: none"> • Exhibition space • Holiday let or residential use • Visitor/information Centre • Staff base • That the public have access to it 	3.7.50

	<p>Springthorpe`s Cottage, formerly the gate- keeper`s lodge by the stables entrance, was also a family home, with a flower, fruit and vegetable garden to the rear. In the short term it should be conserved and stabilized as a `folly`. Perhaps at a later date the cottage and garden could be fully restored and open to the public. An identical cottage which was located at the Golden Gates could be resurrected at some future date.</p> <p>It would be lovely to have access to this quaint building</p>		
Moorish Building	Why not mentioned?	Why is the Moorish Building not mentioned in the 'Estate Masterplan' part of the Vision document?	3.7.51
Site of the former London Road Lodges	<p>To be developed and leased (NOT SOLD)</p> <p>Residential opportunities for those who work on site or holidays lets, cottages</p> <p>Can't imagine a residence there. How would it fit in with such an historical landmark</p> <p>No enabling</p> <p>Definitely not!!!</p> <p>No enabling</p> <p>Cannot imagine this fitting in with the historical setting</p> <p>This would make more sense as the entrance to the park rather than a house.</p> <p>NON-RESIDENTIAL</p> <p>Not suitable for modern residential property. Not possible to make any development here "sensitive", would ruin the wonderful vista down the avenue.</p> <p>Mostly very sympathetic suggestions BUT a residential property near the site of the former London Lodges would be inappropriate.</p> <p>Difficult to see how this could be made a residential development without seriously compromising the concept of the garden layout. The unobstructed view along the south driveway is a key feature.</p>	The proposed use of the site of the former London Road Lodges as a potential enabling development site, probably for residential use, was not supported, particularly because of the perceived impact on the landscape.	3.7.52

	<p>I think all the other Residential building areas are okay - general income and provide some security BUT NOT ON THE LONDON ROAD LODGE SITE. Currently you can look right down through the formal gardens - down south avenue - beautiful vista. To place a house at the end of south avenue would spoil this particularly as the current view continues beyond the Old Lodge gates into rural scenery. A house would not be right! The south avenue is a popular area to walk and run for exercise - please No buildings here.</p> <p>Building, particularly near London Road Lodges, would spoil the present undisturbed feeling of Elvaston. Other new buildings in the grounds would have the same effect.</p> <p>Not in favour of access from London Road or building there - what purpose is the building at the gate?</p> <p>The façade of the gate-house lodges which once stood at the London Road entrance to the Country Park, should be conserved, but not with any short-term resurrection plans for the lodges themselves.</p> <p>OBJECT STRONGLY TO RESIDENTIAL USE</p>		
Site of former thatched cottage	<p>Residential opportunities for those who work on site or holidays lets, cottages</p> <p>Definitely not private accommodation. Possible site for members of staff as previously</p> <p>NON-RESIDENTIAL</p> <p>We totally disagree with building houses on this site. All tranquillity will be lost.</p> <p>OBJECT STRONGLY TO RESIDENTIAL USE</p> <p>Disagree</p> <p>No enabling</p> <p>I would still more potential in using this as a glamping site rather than residential</p>	<p>The proposal for the use of the site of the former Thatched cottage as a potential enabling development site, probably for residential use, was not supported.</p> <p>An alternative suggestion was glamping</p>	3.7.53

Gardeners Cottage/Bothy	Use as a base for the gardening staff but restore bothy and re-instate upper floor maybe as an office! Restore tank house floors and fruit room as heritage pieces	<p>Support for preferred use of the Gardeners Cottage/Bothy as an operational base for staff delivering grounds maintenance within the Estate as well as support for the using it to compliment activity in the Nursery Garden (such as ceremonies and celebrations). In addition, other suggestions put forward were:</p> <ul style="list-style-type: none"> • Café • Shop • Interpretation • Craft workshops 	3.7.54
	Agree. As well as combined use with the Secret (Nursery) Garden. Don't open Nursery Garden to public (unless for events aimed at Nursery Garden as Old English Garden will be preferred and take on a larger role)		
	Shop, café, info, interpretation centre incorporating some of work buildings		
	Catering and events/weddings		
	Could be used as an area to rent to small commercial business - say Wood Turners, Carpenters on site selling to public. Money to support castle		
	How about a visitors' café		
Old English Garden	A Sensory Garden is currently being constructed in the NW. corner of the Old English Garden and will be officially opened in June 2014. Although the Old English Garden is not of Barron's design, it is still a fine garden in its own right and should continue as such.	<p>There was a mixture of support and disagreement with the preferred use of the Old English Garden to be used a public space and garden with greater use as a managed space for ceremonies and celebrations. Those in disagreement raised concerns that its use for wedding and ceremonies will negatively impact on their visitor experience. There was also a suggestion of charging for entry</p>	3.7.55
	Should be kept as a quiet garden as it is used now, possibly a few ceremonies but not too regularly		
	As described, but maybe introduce a minimum charge?! Use selectively for events		
	Use in concert with restored sunken rose garden to provide wedding areas		
	Catering and events/weddings		
	Good for events such as weddings and charity coffee mornings etc. A charge would work to improve this area.		
	Plans to make greater use of the garden as a managed space for ceremonies etc. are cautiously welcome as long as general public access is maintained. The garden has a particular attachment for many of the estate visitors and its future development if carefully done would be supported.		
	Don't like English Garden used for ceremonies!		
	We are not in favour of this being used for ceremonies etc., as we think it should be open at all times to the general public.		
	Again, invest and have seasonal gardeners providing colour all year round (pay at point of entry). Also could be closed for civil marriages		

	The Public need to have and should continue to have access to all areas at all times - not to find you cannot access the Gardens for a wedding, etc.		
	Remains as a quiet meditative place with open access to public.		
	Should be kept as a quiet space - but be a small charge		
	Charge for entry		
	Toddlers, children & families love this space - shame not to have access to it at weekends. In week could promote picnics with local toddler groups or general		
	Must strongly maintain free public access. A particularly valuable and accessible site for the disabled. Other use commercially should NOT dominate.		
	The original 2 acre walled garden was considerably expanded by William Barron following his appointment in 1830, to include a second walled area, extensive glass houses, orchards and a total area of 8 acres. The splendid Old English Garden was established in the early 1970's by Derby Parks Department staff under its Director, Frank Constable. This has continued to thrive under a series of head gardeners and gardening teams up to the excellent team of the present day.		
	It is worth emphasizing that this area [the Old English Garden] should not be presented as 'the garden' thereby separating it from the winter gardens of Barron. The general public need to understand that all of the landscape is a garden. This area was the productive garden, not a flower garden, and in enhance its original function which may have additional economic benefits in servicing uses within the core buildings. There is also a risk of priority due to the perceived economic benefit as part of the visitor attraction.	That the whole of Elvaston is a garden, and it should be remembered that the Old English Garden is a relatively new creation (from the 1970's) and should not be prioritised over the maintenance and care of the core historic gardens	3.7.56

Nursery (or Secret) Garden Community Orchard	Agree	Considerable support for the preferred uses of the Nursery (or Secret) Garden as a managed events space for ceremonies and celebrations, for growing plants for the gardens and sale, for horticultural training, and as storage space for materials etc. required by the grounds maintenance team. The additional suggestion was to develop it as a garden centre	3.7.57
	Catering and events/weddings		
	Use of permanent wedding marquee to coincide with ceremonial use of the Old English Garden (weddings),		
	Horticultural training/historical plants/shop to buy produce and develop		
	Agree with most of proposed uses		
	As described, but lends itself well for horticultural training and show gardens. Look to restore the vinery, as it is one of the few remaining cast vinery's in the country		
	Happy with the way it could be developed		
	Agree. As well as combined use with the Secret (Nursery) Garden. Don't open Nursery Garden to public (unless for events aimed at Nursery Garden as Old English Garden will be preferred and take on a larger role)		
	Research & development or day schools in horticulture. Possibly linked to Broomfield. All of these projects would increase footfall of many different age groups.		
	Good ideas here, especially horticultural training. If this space is to be used for events, ceremonies and celebrations no need to use Old English gardens for these.		
	Agree to improvements - as long as no additional buildings		
	Used as a nursery only to create revenue for the park		
	Invest in the Garden and return to working estate garden open to the public. The Garden could supply seasonal veg to Café and to a shop in the gardens. Also provide training for students. Provides an historical insight to how walled gardens worked in the past		
	Could be developed as a Garden Centre		
	This area could be used as a Garden Centre to generate income and attract visitors.		
	Space needs to be managed for retention of equipment. Could be used to provide for sale of fruit & veg in support of gardens		

	<p>The other part of the walled gardens variously known as the Nursery/Secret/Heritage garden, is currently used as a maintenance depot, nursery and propagation area by the gardening staff, along with some heritage produce grown by the rangers / volunteers. This garden could provide a major attraction as a classic Victorian Kitchen Garden (as it was in the Victoria era of the estate. Fruit and vegetables grown by Barron`s gardeners achieved numerous horticultural awards). By adding a small garden centre in the area of the Bothy and adjacent stores, together with a small interpretative display, significant revenue could be produced.</p> <p>Access road - not for residential or offices!! Like Horticultural School idea.</p> <p>Any thought been given to a garden centre. This would bring people to the site and be a good source of sustainable income, you only have to look at others around Derby.</p>		
Community Orchard Frame yard	<p>The Garden Orchard needs to be improved to bring it back to good state.</p> <p>A re-vamped top-fruit orchard in its original setting would add further interest. A few examples of vineries, peach and fig houses together with pineapple and melon frames would also complete the setting.</p>	Support for the preferred use of the Community Orchard to continue as a community orchard	3.7.58
Frame yard	<p>Residential opportunities for those who work on site or holidays lets, cottages</p> <p>OBJECT STRONGLY TO RESIDENTIAL USE</p> <p>We totally disagree with building houses on this site. All tranquillity will be lost.</p> <p>No enabling. Base for gardeners and restored glasshouses.</p> <p>Car parking</p> <p>Car parking for ceremonies etc. in Nursery Garden/Old English Garden</p> <p>Utility area for the Estate</p> <p>Could be made into allotments and rented by public</p> <p>How does residential development here fit with plans for Nursery Garden?</p> <p>Potential for shop, storage of boats/caravans. Small repair business of boats, tractor repairs. Agricultural items.</p> <p>Children's activity centre e.g. West Park, Long Eaton. Climbing, outdoor adventure. Local Cubs/Beavers etc.</p>	<p>Overall, a lack of support for the Frame yard to be a potential enabling development site, probably for residential use. A wide range of alternatives uses were forward:</p> <ul style="list-style-type: none"> • restoration of the glasshouses • car parking • Utility area for the Estate • Allotments • Children's play area • Storage and depot for Gardening team 	3.7.59

	Should be returned to a frameyard - this has a vinery. Traffic access to this area would conflict with visitors		
	The near derelict frame-yard could be used to provide mess-rooms, storage sheds, vehicle depot, toilets and nurseries for the gardening staff.		
	Green Houses to be revamped, part of yard could be developed for Housing and Leased (not sold)		
Caravan Site	<p>We would like to see it reinstated as a Caravan Site.</p> <p>Caravan Site!</p> <p>Re-open by Estate, run by Estate. Upgrade infrastructure to open all year! Constant flow of income. Glamping on part of it is an excellent idea. The caravan club were 85% booked up from April to September</p> <p>Good idea generally, if run and planned out properly</p> <p>Reinstate caravan park - create income</p> <p>Improve existing</p> <p>Agree proposal</p> <p>Reuse as a Caravan Site</p> <p>Returned to Caravan Sit with better face</p> <p>Acceptable proposal</p> <p>the campsite should be reopened. This could be run by the new management body and not by the caravan club who seemed to cream off all the profits. DCC stated it never made a penny, something wrong there, site full most weeks</p>	<p>Strong consensus and support for preferred use of the caravan site – to be used for caravanning, camping and glamping. A number of alternatives were also put forward:</p> <ul style="list-style-type: none"> • that the area could be used for additional car parking • develop as interpretative centre/visitor on the history of Elvaston • develop as staff base • Use for farmers markets, car boot sales etc. 	3.7.60

	Updating the caravan site is a positive suggestion. The estate has lost revenue to private sites in the area		
	Make interpretation centre, Barron info, family history, etc.		
	Car park		
	Admin for Estate - to be housed in a new Block on Former Caravan Park with Exhibition, Toilet Shop and Café Facilities		
	Smaller and extra car park. Knock down toilet block and create new visitor centre at one end of the car park, with new toilets, visitor centre, car park machines		
	The Caravan site was previously leased to the Caravan Club until a fairly acrimonious departure. Since most of the protagonists are probably no longer in post, it may be appropriate to resurrect the association with some upgrading of facilities. One of the points of difference was that the Club demanded to re-locate to a southern area of the Park (inappropriate and visually unappealing). If its original use is not considered suitable, it would provide a very useful small events area (plant sales, Farmers` Markets, food-drink sales, car-boots etc.) as it can be independently secured, has hard-standing, power and water supplies, toilets and is well placed alongside the main car park.		
Pump House and Boat House	The old boat house could be renovated - why not have rowing boats on the lake.	That the Boat House could be renovated, and that the Pump House and waterwheel should also be restored to working order	3.7.61
	Nothing has been mentioned about the pump house or waterwheel, the waterwheel is possibly the only one of its kind in the world due to the hinged float boards. If this is true surely the wheel is worth restoring and could be made to function as an attraction, the water inlet and outlet to the wheel is still in place. Restoration groups with a bit of lottery money would surely be interested in this project. I have located a booklet on the restoration of the pump and wheel in the 1970s and have forward to Charles Heaney		
The Lake	Have lake a fishing lake with specific points for fishing. Allow day tickets and have matches as well.	That managed and charged fishing is introduced to the lake	3.7.62

Showground	Put road round for access. Electrics for toilet block	Considerable support for preferred use of the Showground to continue and expand its use for events, with many comments also highlighting need for access, service and drainage infrastructure improvements	3.7.63
	Keep. More infrastructure, electric, hook-ups, drainage, toilet/sewerage facilities		
	Definitely needs drainage - the income from this area could generate if it could be used year round would be a huge bonus		
	A massive opportunity to raise LOTS of Cash! Infrastructure needs to be bought into the 21st century. Look at other showgrounds to see exactly what can be achieved		
	Agree		
	Improve drainage - increase show variety - antiques fair, crafts, falconry, outdoor activities, archery etc.		
	Drainage essential and dedicated toilet facilities. These could be paid for by the users rather than hire toilets		
	Use for events okay, needs the drainage sorting		
	Good, improve drainage		
	Agree proposal		
	Keep Showground for Public!		
	Improve existing		
	An important component of the Park, suitable for a wide range of major events; Steam Rally, Radio Rally, previously County Show, Furniture Show, large Caravan Rallies and many other possibilities, such as Sporting Events, Horticultural Shows, Concerts etc. Additional car parking is usually available on fields to the north and east of the Park. Hard routes, power, water and drainage all require up-grading.		
	Plenty of scope for more events on the show ground. Must take into account local residents concerns		
	The showground drainage requires major work. Over the 45 years that I have visited the park it has got progressively worse, surface damage after events is a concern. A few years ago I raised this issue with the local County councillor, the outcome was that a procedure was now in place that after every event held on the showground it was the responsibility of the event holder to reinstate any damage done to the surface. I hope this is still the case		
	Develop and enhance the showground potential		

Home Farm	Education centre, perfectly located next to the Nature Reserve - option for residential visits for schools	<p>No direct support for the preferred use at Home Farm (as a potential enabling development, probably residential), but a good level of support for the other acceptable uses – conversion to educational and eco-centre use. Other options put forward were:</p> <ul style="list-style-type: none"> • Children's/working farm, • staff accommodation • bird sanctuary 	3.7.64
	Educational Use		
	Residential opportunities for those who work on site or holidays lets, cottages		
	I prefer the 'Acceptable use' but agree that it needs redevelopment and either of the uses are good		
	Eco-centre and education. Low impact on Nature Reserve and potentially tie in with conservation working parties and training facilitator		
	Prefer Eco Centre		
	Develop and promote as educational facility.		
	No residential accommodation (enabling). Farm has huge potential - possibly as ecocentre/volunteer centre, main ranger base for conservation and estate maintenance well located adjacent to nature reserve. More scope in the future following gravel extraction in neighbouring fields (potential for additional nature reserve, water sports and fishing lagoons). Restore Farmhouse for member of staff to increase security.		
	NON-RESIDENTIAL - prefer educational & eco-centre idea.		
	OBJECT STRONGLY TO RESIDENTIAL USE		
	To be made into a Children's Working farm		
	However this is used, it needs to be made secure		
	Reinstate as an educational farm. Possibly as White gates farm at Calverton. It would bring in revenue.		
	Our idea is to convert Home Farm into a sanctuary and continue to take in birds. We would also propose to be open to the public as an up close experience and offer educational instruction to prospective owners on how to look after their birds and to point out the pitfalls as well as the joys of ownership. Additionally we feel a sanctuary at Home Farm, close to the nature reserve would enhance the already high interest shown by the public to the facilities within the Elvaston estate.		
	A restored farmhouse could provide accommodation for a staff member in a region of the park with little security. The farm buildings are adjacent to the Nature Reserve and ideal for a rural craft centre (hedge-laying, charcoal, hurdle making, willow crafts, pole-lathe work etc.) and as a centre for rangers to run volunteer activities.		
	Plus, open the farm as working farm. Charge for entry like White Post Farm Children's Farm		

	<p>This one is a bit of a dream. Ever heard of White Post Farm Notts. Brill - could it happen at Home Farm?</p> <p>I love the idea of home farm being renovated and potentially a working small farm which could be open to public.</p>		
Local Nature Reserve	<p>Agree!</p> <p>Keep</p> <p>Wholeheartedly agree that the area needs to be protected, managed and enhanced for the biodiversity that it provides - not just on the estate, but locally</p> <p>Agree Strongly</p> <p>Strongly Agree</p> <p>This should be maintained as is, and not heavily advertised so as to maintain a quiet area for people and wildlife.</p> <p>Good to maintain as reserve</p> <p>Brilliant - keep/improve as is</p> <p>Local Nature Reserve to stay as it is</p> <p>The excellent Nature Reserve which had long been in decline has been greatly re-invigorated in recent years by the park rangers and some of their volunteers. I hope their efforts and progress continue, perhaps with some financial assistance e.g., for hides to replace those destroyed over the years.</p> <p>Agree proposal</p> <p>NOT TO BE TOUCHED</p> <p>Seek outside funding for maintenance and expansion e.g. RSPB</p> <p>Not well known</p>	Strong support for the preferred use of the Local Nature Reserve (that it is maintained as a LNR), as well as request that it is managed to protect and enhance its wildlife value and tranquillity	3.7.65
Cricket Club and cricket pitches	<p>Agree</p> <p>No change required</p> <p>Elvaston Cricket Club forms an integral and successful part of village life and should retain their current arrangement.</p> <p>Brilliant - keep/improve as is</p>	Support for the preferred use of the Cricket club to be maintained	3.7.66
Riding Centre fields and Clover Close	<p>Keep and develop as horse riding centre</p> <p>Brilliant. People like to see the horses.</p> <p>Run livery as an Estate. DIY Livery</p> <p>Remove. Use fields sustainably</p> <p>Suppose it works in combination with the Kennels area, but must be managed naturally and sustainably - is that much space required? Can some be returned to biodiversity/round walk or horse-riding circuit?</p>	Support for the preferred use of the riding centre fields and Clover Close as riding paddocks, with associated grazing and livery. In addition, suggestions that these areas could be:	3.7.67

	<p>Oak Flat, Clover close, Riding Centre fields and many other nooks and crannies around the park could be suitable for planting trees this would also enhance the parks wildlife.</p> <p>Are these to be leased? Limits - how many horses? What about maintenance. Who would do this?</p> <p>The fields known as Osier Bed, Jitty and Hillside could be better used for public access, games areas, etc. and link easily to the entrance in from Alvaston. Their undulations and surrounding plantations would be more attractive to the public than the rather flat and open alternatives! Clover Close would be considered less acceptable for horse grazing owing to the footpath running directly across it.</p> <p>Tempting as it is to bring these areas into more regular `use`, it is vital to retain them as quiet wilderness areas without general public access. One of the great attributes of the Elvaston estate is its significant range of wildlife with a substantial bird list including, Bittern, Bearded Tit, Red Kite, Goshawk, Firecrest; Lepidoptera as detailed in our comprehensive 2 year survey; amphibians including significant numbers of Crested Newts (over 300 trapped during construction of the Alvaston by-pass); Harvest Mouse, Grass Snake and is one of the best bat locations in the County.</p> <p>Planting of bee /butterfly/cornfields mixtures have been hugely successful in the past and more recently with the smaller area at the north end of Clover Close.</p> <p>Increase in activities and access to these outer areas will progressively force more species to the outer boundaries and eventually to their complete disappearance - the wildlife is one of the key pleasures of many of our park visitors. There has been a tendency since the inception of the Country Park to fell trees which were considered `over-mature`. Some of these had enormous biodiversity, landscape and historical value (see Calke Abbey for good practice). Many existing trees still fall into these categories and have been particularly noted by visiting tree experts and landscape architects.</p>	<ul style="list-style-type: none"> • managed more sustainably with their existing and potential value for wildlife better recognised, for example, woodland and hay meadow creation • That if they are used for horses, the numbers are well-managed • Managed as areas where public access is limited, to minimise the impact on wildlife 	
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Oak Flatts	A few of many examples are the oak tree on Oak Flat, the oak trees on Little Oak Flat and the Cricket Field, the lime trees on Oak Flat by the side of the bridle path (which formed part of an avenue of limes across Oak Flat dating back to at least the mid-18 th century). Other less conspicuous specimens have been removed with little awareness of particular wildlife interest - several Lesser Spotted Woodpecker nesting sites lost, - now a rare species in the Park. Further reasons for liaising with local conservation organisations ,to avoid any repetitions in the future.	The preferred use for Oak Flatt, for hay, haylage, or silage was supported, but that the importance of the notable trees in this area is better recognised	3.7.68
	Hay meadows have dramatically declined in the UK. in recent decades, so the two meadows on the Elvaston estate become of increasing importance in the biodiversity mix. It was particularly alarming to see the Oak Flat meadow ploughed up immediately prior to the main butterfly emergence period - this was one of the most important sites for grassland butterflies in South Derbyshire - now decimated after the destruction of a complete generation. This meadow could be restored to its previous importance with a more joined up conservation policy		
	Could be leased (NOT SOLD) to arable farming with footpath access		
	What is the fate of areas around A6 and Oak Flatts? Are these remaining as woodland? What is the management plan?	What is planned for the woodland areas around the fringes of the A6 and Oak Flatts; are these remaining as woodland?	3.7.69
Other general comments about uses of the Estate buildings and spaces	Open an area of allotments available to community (as NT Kingston Lacey)	That an area of community allotments is made available	3.7.70
	Garden centre is a <u>must</u> . Café too. Attracts new visitors but won't take trade from existing café - different customer type	That a garden centre would be an attractive addition	3.7.71

3.8 Monitoring and Review

Section: Monitoring and Review			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
Review periods for the monitoring delivery of the Vision	I nearly fell out of my chair to see that this should be reviewed "every five years" it should be every six months"!!	That the progress of delivery of the Vision be reviewed more regularly than every five years	3.8.1

3.9 Any other comments that did not fit into the above categories

Section: Any other comments that did not fit into the above categories			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
Do you have any other comments you'd like to add about the draft Vision and Plan for Elvaston Castle and Estate?	The plans do appear fair and hopefully with the right enthusiastic management at the helm achievable. It is all very exciting. A huge 'well done' for such a brilliantly produced plan of action. Thank you!	Support for the draft 'Vision and Plan' and excitement over its future delivery	3.9.1
	It sounds great can't wait to see it unfurling.		
	Well done - look forward to seeing this get underway!		
Make a start on the Vision	Most definitely agree. Just get on with it. How much time and money has been spent on talk, talk, talk over the past 15 years	Make a start on implementing the Vision – there have been too many years of delay	3.9.2
	I agree (referencing above comment). Just get on with it. Too many years prevaricating		
Support for the Visioning process	Derbyshire Historic Buildings Trust convey their full support for the process now underway. Any move to find new sustainable uses for designated historic assets is to be welcomed. The involvement of the private sector is vital of course in the light of severe cutbacks in financial support for public services but just as important is the likely need for the voluntary sector to get involved as a partner in some aspects of the development and running of the assets for public benefit.	Support given for the Visioning process	3.9.3
Infrastructure needed to facilitate site regeneration	Need for DCC to put in infrastructure to enable the development to take place. We need commitment!!	That a variety of infrastructure, for example better vehicular access, improved drainage, and better services may be needed to facilitate regeneration of the Estate	3.9.4
	I would welcome the Estate being developed in a way that means there is lots more activity - residential commercial etc. but question how good the access to the site is - mostly country lanes - and think that flooding would be a problem.		

Section: Any other comments that did not fit into the above categories

Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	How weak is the infrastructure to allow the development in the vision i.e. power, water, drainage and communication. These would need upgrading before the vision could start		
	How weak is the infrastructure to allow the development in the vision i.e. power, water, drainage and communication. These would need upgrading before the vision could start		
	Paid for infrastructure before asking for tenants/businesses etc.		
Phased regeneration	Open buildings gradually as recovery / reconstruction progresses	That the buildings be opened gradually as the Estate's regeneration progresses	3.9.5
That the buildings should be the priority for regeneration	Priorities should be given to the properties then grounds since deterioration to the former would be catastrophic to the ideas.	That the buildings, then the grounds, should be the priority for regeneration	3.9.6
Encouraging Innovation	I feel there may be more we can do on the estate in way of encouraging innovation and in particular environmental innovation	That the Estate could demonstrate and encourage innovation, particularly in environmental education	3.9.7
Support for the recent improvements to the Estate	The positive actions of both English Heritage and the County Council in tackling essential repairs to the Castle and park and garden structures were commended both in themselves and for representing a visible turnaround in the attitude to the estate.	That the work of English Heritage and the County Council in tackling essential repairs to Elvaston Castle and park and garden structures in recent years is to be commended	3.9.8
Spirit of Place	There is something special about this Castle and its grounds. Wouldn't want to see it become too much like a 'holiday camp' - but subtle means of making money	Do not lose sight of the special character of the Elvaston Estate when planning and implementing the Vision	3.9.9
	Yes (referencing above comment)		
	Some space may have to be sacrificed to help income generation, but the character and amenity value of the main grounds and wooded areas must be maintained		
Publicity and marketing	Give it more publicity. Have tried on web to find out more about coming events and nothing is publicised enough	That the Estate and planned events etc. are much better publicised and marketed, including a better website	3.9.10
	Marketing?		
	Use of social media - e.g. Facebook and Twitter to build fan base and		

Section: Any other comments that did not fit into the above categories			
Topic	Collated comments on the topic	Summary of key issue from the comments	Reference Number
	enable communication with future and current users Need better publicity - of what is on offer, and the whole site - better website Creativity in marketing: a) attracting visitors for showings of Women in Love for instance; b) To shows which try to raise capital for investment; c) Antique Roadshows etc.		
Castle	?is the house the same as the castle?	Does the word 'house' also mean Castle?	3.9.11
Equality	All future use of the estate must be kept religiously and politically impartial to ensure full access to our multi-cultural community	That use of the Estate should be free of religious or political restrictions	3.9.12
Site staff living on the Estate	<u>Development opportunities</u> . Have a live in site manager (s) or have all people involve in the running live on site (i.e. like the Water Board)	That the Site Manager, and perhaps others working on the Estate, live on the Estate	3.9.13
Plain English	The language used in all documents is turgid, obtuse and inaccessible. I'm sure that there are worthy ideas contained here but I'm losing the will to live trying to find them We do feel that the information is very complicated for the ordinary individual to read! A lot of jargon. Some of the language used is 'technical' making it not as easy as it could be to understand the plans.	Better use of 'plain English' and less jargon within the Vision document would be welcome	3.9.14
English Language	Please its metres not meters - we're not American.	That metres, not 'meters' is used in the report when describing length	3.9.15

APPENDIX 1 PUBLIC CONSULTATION QUESTIONNAIRE

Vision and Outcomes

We've developed a Vision for the future of Elvaston Castle and Estate, looking ahead to 2024, and described how the Estate could change over the next 10 years

1. What do you like about these Outcomes?
2. What would you change to improve them?

Guiding Principles

We've developed six Guiding Principles that would guide all future management decisions for Elvaston Castle and Estate.

3. What do you like about the Guiding Principles?
4. What would you change to improve them?

Strategic Actions in the next 10 years

We've listed the major actions that would be required over the next 10 years to deliver the Vision

5. What do you like about these Strategic Actions?
6. What would you change to improve them?

Estate Masterplan

We've proposed 'preferred' and 'acceptable' uses for the many buildings and spaces outlined found across the Estate

7. What do you like about these uses?
8. What would you change to improve them?

Any Other Comments

9. Do you have any other comments you'd like to add about the draft Vision and Plan for Elvaston Castle and Estate?

APPENDIX 2

CONSULTATION ON THE DRAFT VISION AND PLAN FOR ELVASTON CASTLE AND ESTATE, 2014-2024

PART 2 DERBYSHIRE COUNTY COUNCIL RESPONSE



Working together with
 National Trust

May 2014

www.futureelvaston.co.uk

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 - 3.5 Why we are doing this?**
 - 3.6 Strategic Actions in the next 10 years**
 - 3.7 Estate Masterplan**
 - 3.8 Monitoring and Review**
 - 3.9 Any other comments that did not fit into the above categories**

1. INTRODUCTION

This document directly relates to 'Part 1', which brought together all the comments received during the consultation process on the draft 10-year 'Vision and Plan' for Elvaston Castle and Estate.

With the 'Part 1' document, the consultation comments received have been grouped into 'topic' areas. The 'key issue' that was raised by each group of comments has then been summarised and given a specific 'Reference Number'.

In all, 210 'key issues' were highlighted.

In this, the 'Part 2' document, each key issue is taken in turn and:

- a) The Derbyshire County Council Response to the key issue raised is given, followed by
- b) A description of the changes proposed to the 'Vision and Plan' as a result of the key issue raised is given, where appropriate.

2. STRUCTURE OF THE DERBYSHIRE COUNTY COUNCIL RESPONSE

As set out in Part 1, each key issue has been grouped by theme as indicated below using the same reference number as within the Part 1 document:

- Introduction
- Vision
- Outcomes by 2024
- Guiding Principles
- Why we are doing this?
- Strategic Actions in the next 10 years
- Estate Masterplan
- Monitoring and Review
- Any other comments that did not fit into the above categories

If you have further questions or comments on items within this document, please contact us via <http://www.futureelvaston.co.uk/contact-us/> or Julie Rodgers, National Trust on 07789 032020.

3. DERBYSHIRE COUNTY COUNCIL RESPONSE

3.1 Introduction (to the Vision Document)

THEME: Introduction (to the Vision Document)			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.1.1	Should the word 'Park' replace the word Estate, to better capture the essence of the Elvaston?	No change to the text is proposed, but the point is taken, and the 'Introduction' will be strengthened to emphasise the importance of the core gardens. The word 'Estate' has been used because the 'Vision and Plan' covers not just the Country Park, but all Council greenspace ownership at Elvaston.	Section 1, 'Introduction', will be strengthened to emphasise the importance of the core gardens created by William Barron
3.1.2	There should be more emphasis on the importance of the gardens in the Introduction Section	Agreed.	Section1, 'Introduction', will be strengthened to emphasise the importance of the core gardens created by William Barron, as will Section 5, Why are we doing this?
3.1.3	Derbyshire County Council should share with the public how it manages and funds its other country parks, including Shipley	Shipley, Poulter, Pleasley Pit and Grasmoor Country Parks are all funded and managed in the same way as Elvaston Castle Country Park. They are supported through the Derbyshire County Council Countryside Service revenue budget and managed by the relevant area team. Where possible their management and development are supported through the generation of external funding and income	None proposed

3.2 Vision

THEME: Vision			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.2.1	Support for the Vision for Elvaston Castle and Estate	Thank you for your support	None proposed
3.2.2	There is a need to think long-term now to ensure success	<p>Agreed.</p> <p>The Vision and Plan looks ahead to the next 10 years. At the same time, the intention is that the six 'guiding principles' will inform and shape all management decisions into the future</p>	None proposed
3.2.3	That the Vision is not led by the ability of the 'market' to deliver it	<p>Agreed.</p> <p>The six 'guiding principles' will be used to inform all future management decisions, and will be one of the criteria used to assess the suitability of proposals from the 'market' to help deliver the Vision – whether they be from private, public, or voluntary sector.</p>	None proposed
3.2.4	That the Vision is too simplistic and doesn't acknowledge the complexity of transforming a public park into a financially stable partnership	<p>The 'Vision and Plan' was intentionally developed as a strategic, high level document that provides a framework for a more sustainable future for the Estate. The key strategic actions needed to deliver the Vision and gradually place the Estate on a better financial footing are identified in the 'Strategic Actions'.</p> <p>During 2014, a detailed 10 year business plan and funding strategy will be developed</p>	None proposed

THEME: Vision

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		<p>to support delivery of the Vision.</p> <p>At the same time, it is recognised that moving the Estate to a more assured financial footing AND safeguarding its heritage, conservation and access significances will also require gradual cultural change in how the site is managed and how people use and enjoy the Estate. Any change in how people enjoy the Estate would be implemented gradually and in consultation with users. One of the first steps towards this will be doing more to encourage visitors to understand and enjoy the importance of the various significances of the Estate.</p>	
3.2.5	That the Vision assumes that renovating and changing the use of its buildings will deliver significant income, when the real income would be from renovating the Castle and formal grounds	<p>There are no assumptions in the 'Vision and Plan' that imply significant income will be derived from renovating and changing the use of the buildings.</p> <p>What is absolutely recognised by the County Council is that at present most of the buildings at Elvaston are a major financial liability, and their heritage and other significances are also 'at risk'. Finding sustainable and appropriate uses for the many empty and underused buildings is therefore one of the priorities when considering how to develop a more sustainable future for the Estate.</p>	None proposed

THEME: Vision

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		<p>The County Council does not believe that full renovation of the Castle to its 19th century state is particularly desirable or achievable – the deterioration of the building, especially the upper floors, is simply too far progressed. However, as stated in the 'Strategic Actions' it agrees that depending on the scale of any future garden restoration, consideration will be given to a 'pay for entry model' for discrete areas of the core heritage gardens and the Castle</p> <p>However, it is thought in this instance it is thought unlikely that charging for core areas will meet the full running costs of the Estate. Instead, developing a much greater diversity of income streams is felt to be the way forward, something that will be explored more fully as detailed business planning is undertaken in 2014.</p>	
3.2.6	That the Vision should include a key role for the County Council	<p>The detailed function, roles, structure and composition of the proposed 'single management body' that it is suggested will take forward the future management of the Estate, will be explored in detail during 2014.</p> <p>This workstream will consider the future role of the County Council, although it should be emphasised that whatever</p>	None proposed

THEME: Vision

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		<p>happens, the County Council will retain the freehold of the Estate.</p> <p>In the short-term at least, the County Council will continue to be responsible for the day to day operation and strategic direction of the Elvaston Estate.</p>	
3.2.7	That delivery of the Vision should not be rushed, that its implementation should be fully informed by the accumulated knowledge and expertise about the Estate, and that its future should not be driven by the financial challenges facing the County Council that could lead to an undermining of the heritage importance and community value of the Estate.	<p>Agreed in general.</p> <p>The 'Vision and Plan' sets out a 10 year framework to deliver its aspirations, and has been informed by the wealth of existing knowledge and understanding on the Estate and its many significances (for example, from English Heritage), as well as the views and comments of its many stakeholders.</p> <p>The six 'guiding principles will be used to direct ALL future management decisions. Guiding Principle 3 states 'Financial sustainability will be fundamental to the delivery of the vision, facilitated by a business model that provides on-going reinvestment in the long term stewardship of the Estate without eroding its significance' – those significances include its conservation, heritage and access value.</p>	None proposed
3.2.8	That the Vision and role of the single management body should	The sentiment is agreed but no change to the wording of the Vision Statement is	None proposed

THEME: Vision

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	go beyond 'caring' and should include management and protection; that the role is one of custodianship	proposed because the detailed iteration of the six 'Guiding Principles' in Section 4 provides confirmation of the management, protection and custodianship role	

3.3 Outcomes by 2024

THEME: Outcomes by 2024			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.3.1	Support for the Outcomes over the next 10 years	Thank you for your support	None proposed
3.3.2	No changes are needed to improve the Outcomes	Noted.	None proposed
3.3.3	<p>That how the Vision is delivered will be critical to its success or failure, and that in particular any future commercial activity based within the Estate must be in harmony with its tourism and public access and recreation roles.</p> <p>At the same time, that the permanent loss of areas that the public previously had access to (such as the Working Estate Museum and the Castle) would lead to conflict and frustration.</p>	<p>It is agreed that whatever the final 'mix ' of uses determined for the buildings and spaces at Elvaston, the arrangements in terms of activities, business operations and functions need to work cohesively, be appropriate as a whole, and be in keeping with the six 'Guiding Principles'. This is likely to be one of the roles of the single management body. This should be made more explicit in the 'Vision and Plan'.</p> <p>The 'Vision and Plan' states that the ground floor of Elvaston Castle will be the public facing and commercial hub of the visitor operation, with managed public access to the Upper Floors.</p> <p>In terms of the former Working Estate Museum, the exact nature of future public access to these areas will not be known until a suitable use or uses has been secured that is in keeping with the six 'Guiding Principles'. However, it should also be remembered that these areas are not designated public open space, and</p>	The text of Section 4, Guiding Principle 3 and Section 7 to be strengthened to emphasise the need for future uses of the buildings and spaces to work together as a whole, and be appropriate for the setting and significances of the Estate

THEME: Outcomes by 2024			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		there is no 'right' to public access however desirable.	
3.3.4	That the business model for the future of the Estate filters out and excludes any business or activity that is not in keeping with its public benefits and use as a Country Park	It is agreed that whatever the final 'mix 'of uses determined for the buildings and spaces at Elvaston, the arrangements in terms of activities, business operations and functions need to work cohesively, be appropriate as a whole, and be in keeping with the six 'Guiding Principles' . This is likely to be one of the roles of the single management body. This should be made more explicit in the 'Vision and Plan'.	The text of Section 4, Guiding Principle 3 to be strengthened to emphasise the need for future uses of the buildings and spaces to work together as a whole, and be appropriate for the setting and significances of the Estate
3.3.5	Critical to Outcome 1 (An Estate that is managed as a single, cohesive and holistic landscape and is cared for by a competent and independent partnership with conservation, heritage and access at its core, and with the involvement and support of the many communities of interest), will be the tests of competency and independence of the proposed single management body	Agreed. The competency and level of independence of the single management body will be key issues as work takes place during 2014 to develop the functions and form of the body.	None proposed
3.3.6	An additional Outcome was suggested – 'An Estate that is the embodiment of social, ethical and environmental values, agreed, demonstrated and measured by all organisations that participate on the site regardless of their nature and legal construct (private, public	This is an interesting suggestion. The County Council believes this is something for the proposed single management body to consider during its formation. However, if taken forward, how the social, ethical and environmental values referenced are agreed and measured	None proposed

THEME: Outcomes by 2024			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	or civil)	would require very careful consideration	

3.4 Guiding Principles

THEME: Guiding Principles			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.4.1	Support for the Guiding Principles as a whole, and that they should guide the regeneration of the Estate	Thank you for your support	None proposed
3.4.2	Agree with Guiding Principle 1 (that Derbyshire County Council retain the freehold of the Estate	Thank you for your support	None proposed
3.4.3	How would the retention of the freehold of the Estate by Derbyshire County Council relate to the proposed 'single management body'?	Until the formation of the proposed single management body is underway, it is difficult to give a precise answer to this question. However, it is suggested that such an arrangement will ensure Derbyshire County Council has the ability to safeguard the many benefits of the Estate, even though the day to day operation of the Estate will be delegated to the single management body	None proposed
3.4.4	Disagree with Guiding Principle 1, and suggest that a different body should own the freehold because the County Council cannot be trusted	<p>The County Council has made a commitment to retain the freehold of the Estate, and this was strongly supported through the recent consultation process. Despite the issues facing the Elvaston, the County Council ultimately saved the area from threatened gravel extraction when it purchased it in the late 1960's, and believes it has a duty to protect the public interest going forward.</p> <p>In the last four years, the County Council</p>	None proposed

THEME: Guiding Principles			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		has secured significant funding from English Heritage to conserve the Golden Gates, Moorish Temple, and important boundaries wall and has used its own resources to undertake major repairs to the roof of the Castle in 2012, with further works imminent. In 2013, the Estate was awarded 'Green Flag' status, the national standard for public greenspace. Combined, these successes demonstrate the County Council's continuing commitment to Elvaston.	
3.4.5	Other ownership options should be explored, including restrictive covenants that would allow the County Council to sell the land but put in place controls and safeguards on its future use	<p>Thank you for this suggestion.</p> <p>The County Council believes it has a duty as the public body responsible for the stewardship of Elvaston to maintain an interest going forward, and provide the ultimate safeguard of the Estate's many benefits</p>	None proposed
3.4.6	If areas were leased to others to help deliver the Vision, how long would the agreements be for; what covenants would be in place to protect Elvaston, and would the proposed approach allow all of the Estate to be leased to a third party?	<p>Should the proposed 'single management body' be created, it is possible that the whole Estate would be leased to this body, with various safeguards put in place in the associated legal agreement to protect the Estate's significances for heritage, conservation and access. At this point, it is envisaged that the six 'guiding principles' would be incorporated into the lease agreement.</p> <p>In terms of the length of any potential</p>	To strengthen the text in the Section 4 to include reference to a potential legal agreement to transfer management of the Estate to a 'single management body', and to provide some further detail on the potential lease arrangements with third parties

THEME: Guiding Principles			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		<p>lease, this is subject to further discussion once work on developing a proposed managing body gets underway in 2014.</p> <p>At the same time, sub-leases of buildings to others either by the County Council or in time the single management body will also be considered. For example, if a potential partner organisation come forward that wanted to develop a suitable visitor attraction, for example craft workshops, then a lease or tenancy agreement would need to be in place. For buildings that require significant investment to conserve them and convert them to suitable uses (funds the County Council will not have or cannot access in many cases), a lease would be appropriate to better allow the partner to attract the investment required. In some cases, for example residential use, the County Council might consider longer leases; in other cases, much shorter leases would be appropriate</p>	
3.4.7	Concerns raised about the potential sale of parts of the Estate and/or creation of long leases, and that neither is necessary	<p>There are no proposals to sell the freehold of the Elvaston Estate.</p> <p>For more information on the proposed approach to lease agreements, please refer to the response to key issue 3.4.6</p>	None proposed
3.4.8	That the Estate is not privatised	There are no proposals to sell the freehold of the Elvaston Estate, and Guiding Principle 5 states that 'Public access to the	None proposed

THEME: Guiding Principles			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		gardens, parkland and house will be provided and maintained; the parkland at least will be free at the point of entry on foot. The stories and rich heritage will be understood, shared and celebrated’.	
3.4.9	Agree with Guiding Principle 2 (a Single Management Body controls the overall governance of the Estate)	Thank you for your support	None proposed
3.4.10	How will the single management body be formed, funded and how will DCC be involved?	<p>During the 2014, the development of the single management body will be a priority.</p> <p>The first step is determining the roles and functions of the proposed body and then to consider what legal structures, for example, a Charitable Trust or Company, would best deliver those roles and functions.</p> <p>As part of this workstream, how the body will be funded and how the County Council is involved will be important considerations.</p>	None proposed
3.4.11	What will be the composition of the single management body, how will it be decided and how will local democracy be represented?	The composition of the proposed single management body is yet to be determined, but this will become clearer as this proposal is explored in detail during 2014. What is clear is that those represented on it will need a range of critical skills to take forward the Vision for the Elvaston Estate, such as leadership, business acumen, experience of successfully overseeing large visitor facing operations and stakeholder engagement.	None proposed

THEME: Guiding Principles			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		<p>The County Council is likely to have a key part to play in determining the roles and functions of the 'Board' that governs the single management body.</p> <p>Some form of 'stakeholder forum' that help informs the decisions taken by the single management body and helps represent the views of local people and stakeholder groups may also be appropriate. The explanatory text for Guiding Principle 6 includes the phrase 'Community representation to the single management body will provide regular and on-going opportunities for people to help inform the present and future Estate.' Further work on this will be undertaken during 2014.</p> <p>Refer to the response to key issue 3.4.10 for further information.</p>	
3.4.12	Elvaston Parish Council would welcome representation on the management body at some level	<p>Thank you for your kind offer.</p> <p>This will be considered during the work in 2014 on developing the single management body</p>	None proposed
3.4.13	What is the role of the National Trust in Elvaston Castle and Estate?	Derbyshire County Council and National Trust are working together to develop a long-term future for Elvaston Castle and Estate, with the National Trust working in an advisory capacity.	None proposed

THEME: Guiding Principles			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		<p>Part of the National Trust's remit is 'growing the nation's love of special places' – just like Elvaston. The National Trust is delighted to have the opportunity to work with Derbyshire County Council, sharing its experience to help them ensure that the estate can be enjoyed by the people of Derbyshire today and long into the future</p> <p>The National Trust's involvement does not imply any intention by the organisation to acquire Elvaston or be involved in its management.</p>	
3.4.14	That third parties renting buildings to provide business, visitor facing attraction, etc. within the Estate work well with the single management body, and that a strategic approach is maintained by the body to encourage a balanced and complimentary portfolio of business activities that make sense collectively	<p>Agreed.</p> <p>Refer to the response to key issue 3.3.4</p>	Refer to the changes required under key issue 3.3.4
3.4.15	That those delivering business operations and other third party activities that happen on the Estate are signed up to a shared Vision, that the activities/business have some relevance to the Estate collectively, and are willing to participate in a social charter that	The County Council agrees with this statement, with the exception of the suggestion that 'those delivering business activities and other third party activities...are signed up to a social charter that underpins the way they operate on the Estate'.	None proposed

THEME: Guiding Principles			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	underpins the way they operate on the Estate	The County Council believes this is something for the proposed single management body to consider during its formation	
3.4.16	What will be the financial responsibilities of the single management body?	<p>With the exception of third parties that have been given permission to trade on the Estate by the management body, it is proposed that the single management body will have overall control and management of all income generation, expenditure, and associated revenue and capital streams on the Estate.</p> <p>In the case of third parties delivering goods and services on the Estate, for example, visitor-facing enterprises like craft workshops, the single management body will determine the terms of the associated lease or tenancy and the financial benefit back to the single management body. The financial benefits of such arrangements will be reinvested in the long-term stewardship of the Estate</p>	None proposed
3.4.17	Suggested that the financial accounts of the single management body should be transparent	This will depend on the legal nature of the single management body. For example, if it is a Charity, there is generally a requirement to produce an Annual Report, a set of accounts and an Annual Return, which must be made available to the public on request.	None proposed
3.4.18	That the County Council is clear whether the proposed Heritage	The County Council's view is that any future HLF bid for Elvaston Castle is not	None proposed

THEME: Guiding Principles			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	Lottery Fund (HLF) bid is dependent on the single management body being created or whether the body will be formed after the HLF bid is determined	dependent on the single management body being created. However, it is also felt that the development of the single management body in tandem with the preparation of a HLF bid would be beneficial, to give the management body a level of ownership and influence on any future bid.	
3.4.19	Who will be responsible for services and drainage (if a single management body was created)?	Responsibility for services and drainage within the Elvaston Estate would pass to the single management body	None proposed
3.4.20	How would DCC feel about branding of the Estate e.g. Toyota Country Park?	This is an interesting suggestion, and would be a matter for the single management body to consider in due course as necessary	None proposed
3.4.21	Would a Charitable Trust be a useful model to develop?	It could be that a Charitable Trust is the most appropriate model, but there may also be other types of legal structure that would be a better fit for delivering the Vision for the Elvaston Estate. Work during 2014 will look first at the roles and functions needed for the single management body, and then consider options for the best legal structures to deliver these roles and functions	None proposed
3.4.22	A competent and independent single management body is important, including independence from Derbyshire County Council, with associated terms of reference	The competency and level of independence of the single management body will be key issues as work takes place during 2014 to develop the functions and form of the body	None proposed
3.4.23	That the single management body	The point is well made.	It is envisaged that the final mix of uses

THEME: Guiding Principles

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	<p>should have a major role in determining the future solutions for the estate that will deliver the Vision, rather than having them imposed upon them by Derbyshire County Council, and that the current process of market research should simply be focused on looking at what could be possible, rather than aiming to provide set solutions that the single management body then has to deliver</p>	<p>It is agreed that it would be helpful to create the single management body before major decisions about the future of the Estate are finalised, so that the body has some ownership of the decisions. However, how this transitional period works will only become clearer over the coming months as detailed work on the functions and form of the single management body become clearer.</p> <p>The current market research is simply that – research. It is a way of finding who out there in the ‘market’ – from private investors, to visitor facing businesses and community enterprise – could potentially help deliver the aspirations in the Vision. It is NOT a procurement process however.</p> <p>It is proposed to follow the market research with a procurement process in due course, and it is agreed that the proposed single management body should be involved in this process in some way. This will become clearer as work to developing the management body continues through 2014</p>	<p>for the various buildings and spaces across the Estate will be developed in conjunction with the proposed single management body, and the ‘Vision and Plan’ will be amended to reflect this</p>
3.4.24	<p>That any decisions on future uses and/or disposal of buildings across the Estate should be deferred until the proposed single management body is established, and working to</p>	<p>Refer to the response to key issue 3.4.23</p>	<p>As proposed for key issue 3.4.23</p>

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	a widely accepted strategy for the Estate		
3.4.25	How will the transition of setting up the proposed single management body, starting regeneration of the Estate, and realising a financially sustainable business model be managed?	<p>At the moment along with developing the Vision, the Future for Elvaston Project Team is also investigating the form the proposed single management body may take, as well as undertaking initial market research. These initiatives are happening in tandem. It is hoped a proposed single management body (or an early form of this) will be involved in assembling the solutions for the Elvaston Estate</p> <p>Realising a financially sustainable business model will take time to develop and implement over a number of years, and is likely to happen gradually and in phases.</p>	None proposed
3.4.26	Will the focus of the single management body on 'conservation, heritage and access' deter potential stakeholders?	It is possible that the focus of the management body on conservation, heritage and access may deter potential partners and investors. However, it is hoped that by providing a clear framework through the six 'guiding principles', those who have the core interests of the Elvaston Estate in mind will be attracted, and therefore help secure a sustainable future for the Estate.	None proposed
3.4.27	How will conflicts facing the single management body be resolved?	This will depend on how the proposed single management body is constituted and how decisions are made by the body. Until, further work in 2014 on developing this body has progressed, it is difficult to be	None proposed

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		<p>definitive about the decision making process and conflict resolution.</p> <p>On a general note, the Elvaston Estate contains a range of significances – landscape, gardens, buildings, and wildlife, as well as community benefit – which are all important. Management decisions must take into account these various significances, and work in an integrated way in determining solutions that avoid or mitigate conflicts between the various significances</p>	
3.4.28	How will the decision making processes of DCC impact on the next steps, and how will the management body be protected from future changes in the leadership of DCC?	<p>The Elvaston Estate continues to be the responsibility of the County Council.</p> <p>The ‘Future for Elvaston’ project reports to a ‘Project Board’ involving the Director of Property at Derbyshire County Council amongst others, and is also guided by a cross-party Councillor Working Party. This in turn then makes recommendations to the County Council’s Cabinet, where final decisions are made.</p> <p>This will continue to be the decision making process for the time being.</p> <p>It is proposed that the single management body will be independent. However, the exact nature of the relationship with the County Council (who will retain the</p>	None proposed

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		freehold) and who are likely to continue to provide some level of gradually falling financial resource to the body until the Estate is more financially independent, will need further detailed discussion as work on creating the new body intensifies in 2014.	
3.4.29	The six guiding principles should form the terms of reference for the proposed single management body	This is agreed in principle, but will be subject to further discussion as the single management body is being developed	None proposed
3.4.30	Agree with Guiding Principle 3 (Financial Sustainability)	Thank you for your support	None proposed
3.4.31	Commercial acumen and experience in managing similar properties is important going forward.	Agreed. Both will be important attributes required by the single management body	None proposed
3.4.32	Proper financial planning and monitoring is required to demonstrate the viability of the proposed Vision	Agreed. During 2014, a 10 year business plan and a funding strategy will be developed to support the 'Vision and Plan'	None proposed
3.4.33	A definition of the weighting of financial considerations in terms of decision making is needed	This is an interesting suggestion, and will be considered during the work to develop the proposed single management body	None proposed
3.4.34	A variety of funding opportunities were suggested including the Heritage Lottery Fund, Derbyshire County Council, Trust, planning gain monies, other local authorities whose residents benefit from Elvaston, sponsorship and public subscription	Thank you for these suggestions. These and other potential funding opportunities will be explored during the development of a funding strategy for the Estate in 2014	None proposed

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3.4.35	That the role of social and environmental benefits being delivered through the Vision could be stronger, and that these will be crucial to future funding bids to bodies such as the Heritage Lottery Fund and European Social Fund	During the preparation of future funding bids related to Elvaston Castle and Estate it is agreed that it will be important to identify the benefits the funding would bring, including social and environmental ones, especially where these are key outcomes for the funding body.	None proposed
3.4.36	<p>A range of income generation ideas were suggested including:</p> <ul style="list-style-type: none"> • Contract with an events Company e.g. fairs, car boot sales • Increase in car parking charges • That all annual events are properly charged for • Wedding venue • Filming location • Plant sales/garden centre • Outdoor theatre 	<p>Thank you for these suggestions.</p> <p>These will be considered as part of the detailed business planning programmed for 2014.</p>	None proposed
3.4.37	How will the Vision be financed and where is the business plan?	<p>During 2014, a 10 year business plan and a funding strategy will be developed to support the 'Vision and Plan'.</p> <p>It is possible that the regeneration of the Elvaston Estate will be funded from a whole host of sources including Derbyshire County Council, public funding such as the Heritage Lottery Fund and the Local</p>	None proposed

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		Enterprise Partnership, private investment, and the involvement of the community and voluntary sectors.	
3.4.38	That the single management body will control and manage all income generation, expenditure and associated revenue and capital streams on the Estate that are overseen by the single management body, <u>not</u> those of businesses or other partners working from the Estate; that the single management body will enable their participation	Agreed.	That the relevant text expanding on Guiding Principle 3 (Financial Sustainability) in Section 4 be amended to reflect that the single management body will control and manage all income generation, expenditure and associated revenue and capital streams on the Estate that are overseen by the single management body, but <u>not</u> those of businesses or other partners working from the Estate; that the single management body will enable the involvement of those third parties at Elvaston and secure an appropriate financial benefit from these arrangements that is re-invested in the Estate.
3.4.39	How will the balance between potentially competing interests like financial, sustainability, conservation, visitor experience, commercial involvement and 'free' access be made?	<p>This will depend on how the proposed single management body is constituted and in particular its 'articles of association' that set out how decisions are made. It is envisaged, that the six 'Guiding Principles' will play an important role</p> <p>On a general note, the Elvaston Estate contains a range of significances – landscape, gardens, buildings, and wildlife, as well as community benefit – which are all important. Management decisions must take into account these various</p>	None proposed

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		significances, and work in an integrated way in determining solutions that avoid or mitigate conflicts between the various significances	
3.4.40	What level of re-investment is planned and will minimum levels be set?	It is proposed that the single management body will be a 'not for profit' organisation, with all income being reinvested in the management and long-term stewardship of the Estate.	To amend the explanatory text for Guiding Principle 3 (Financial Sustainability) to be clear that all surplus income received by the single management body will be reinvested in the stewardship of the Estate i.e. that a 'not for profit' model is envisaged.
3.4.41	Suggested re-wording of Guiding Principle 3 (financial sustainability), to insert the words 'assures stable revenue funding and' between the words 'model' and 'provides'	<p>Thank you for this suggestion.</p> <p>It is felt that the current wording and the more detailed description of what this 'looks like' in the Vision and Plan (Section 4, Guiding Principle 3), covers off this suggestion</p>	None proposed
3.4.42	That the suggestion of a 'Members of the Park', including a season ticket' be explored, and that these 'Members' meet two times a year with the single management body to provide a democratic voice for users	<p>The County Council already operates a season ticket for the main car park at Elvaston. However, how this scheme would potentially transfer to the proposed single management body requires further discussion as this body develops.</p> <p>In time, the proposed single management body could develop some form of 'membership' scheme that brings added value to those that subscribe. However, it is not planned to introduce a charge for entry to the parkland on foot.</p>	None proposed except for those agreed for key issue 3.4.11

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		As outlined in the response to key issue 3.4.11, it may be appropriate to develop a 'stakeholder forum' that can help inform and feed into the single management body. However, the membership of any future stakeholder forum requires further consideration to ensure it fully represents the breadth of communities of interest at Elvaston.	
3.4.43	Agree with Guiding Principle 4 (protecting, conserving and where sustainable enhancing the Estate's significances)	Thank you for your support	None proposed
3.4.44	Ensure public access is not excessively compromised by protecting and preserving the various significances of the Estate	<p>The Elvaston Estate is an important resource for the community to enjoy recreation and access, whilst at the same time the core gardens are of national significance and most of the buildings are of heritage value. The Estate also supports a range of nationally rare and protected wildlife.</p> <p>Due to pressure on some areas of importance, for example the rockwork, there is a need to re-balance the management priorities of the Estate as a Country Park to further protect the historic significance and prevent the gradual erosion and loss of historic features and their meaning. Regeneration of the Estate will also mean that some areas may be</p>	None proposed

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		<p>temporarily closed off to the public, for example, during major building repair works.</p> <p>Any change in how people enjoy the Estate would be implemented gradually and in consultation with users. One of the first steps towards this will be doing more to encourage visitors to understand and enjoy the importance of the various significances of the Estate. A much more pro-active engagement programme is likely to be a key part of any future Heritage Lottery Fund bid.</p>	
3.4.45	Protect biodiversity by keeping some areas of the Estate free of visitors	<p>There is already a Local Nature Reserve within the Estate, where quieter recreation is encouraged. The western fringes of the Estate, such as Oak Flatts and the surrounding woodland also have relatively few visitors.</p> <p>In the longer-term, some level of 'zoning' of recreational activities may be useful to manage the associated impact, not just on wildlife but the other significances of Elvaston.</p>	None proposed
3.4.46	Suggested re-wording of Guiding Principle 4 changing 'where sustainable, enhanced' to '...sustainably enhanced'	<p>Thank you for the suggestion.</p> <p>It is not proposed to alter the text, as the term 'where sustainable, enhanced' implies a targeted response in recognition that it is unlikely to be possible to enhance the</p>	None proposed

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		'significance' everywhere across the Estate	
3.4.47	Suggested addition to the wording for Guiding Principle 4, inserting the word 'special' between the word 'its' and 'significance'	Thank you for the suggestion. It is the Council's view that ALL 'significances' needs to be considered in decision making.	None proposed
3.4.48	That the landscape and biodiversity is more important than the historic buildings	The Elvaston Estate contains a range of significances – landscape, gardens, buildings, and wildlife, as well as community benefit – which are all important. Management decisions must take into account these various significances, and work in an integrated way in determining solutions that avoid or mitigate conflicts between the various significances	None proposed
3.4.49	That protection of wildlife is not stated in the Principles	Guiding Principle 4 states that 'The historic, landscape and <u>biodiversity</u> significance will be protected, conserved and, where sustainable, enhanced'. Biodiversity includes all species of wildlife and their habitats	None proposed
3.4.50	That more is done to encourage wildlife, for example through installing nest boxes	The management of the core gardens for wildlife includes and is partially informed by, partnerships with and advice from environmental organisations (including Natural England, Derbyshire Bat Group and the RSPB), to ensure that biodiversity is carefully considered alongside the historical significance of the grounds. Bat and bird boxes have been installed and	None proposed

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		monitored on the estate for many years. A separate management plan for Elvaston Local Nature Reserve clearly sets out key priorities for wildlife.	
3.4.51	That management for biodiversity could conflict with the heritage significance of Elvaston	Repair or major regeneration of the buildings at Elvaston is undertaken with the involvement of the County Council's Ecology Team to ensure wildlife interests are properly considered and any necessary precautions are taken and permissions sought from statutory bodies like Natural England, the government's advisor on wildlife and biodiversity. A good example is the forthcoming work to complete repairs to the roof of the Castle, a known bat roost, where the planned works have been developed in liaison with key internal and external bodies.	None proposed
3.4.52	That gravel extraction of surrounding areas is not seen as a pro-active funding opportunity for the Elvaston Estate, because it could negatively impact on the heritage significance of the site. At the same time, gravel extraction could offer scope for a major extension of the Country Park	Gravel extraction has planning permission to the immediate east of the Elvaston Estate. It is in these types of scenario that the County Council would seek to explore options to integrate the restoration of the worked areas into the wider biodiversity value of surrounding areas like Elvaston, as well as exploring options for new recreational routes, and potential extension to the Estate.	The wording of the fuller explanation of Guiding Principle 4, Section 4 will be amended to make it clear that the Council is not actively seeking gravel extraction close to Elvaston, with the intent to then secure potential 'compensatory' funding for the Estate. But rather, where planning permission has been granted, moves are made to explore the options to integrate the restoration of the worked areas into the wider biodiversity value of the area, together with options for new recreational

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			routes, and potential extension to the Estate
3.4.53	<p>Understanding the drainage of the Estate is fundamental to its future, together with proper maintenance of the drainage system and related involvement with those in the wider catchment. For example, engagement with gravel extraction companies and those responsible for flood risk management and associated strategy such as the Environment Agency (Main rivers) and both Derby and Derbyshire County Council (non-Main rivers).</p> <p>At the same time, some wetland areas are valuable for wildlife and in these cases, appropriate water levels should be maintained</p>	<p>Agreed.</p> <p>This is reflected in the fuller explanation to Guiding Principle 4 that states ‘the fundamental importance of appropriate management of the water and drainage systems to the long-term sustainability of the landscape, will inform management and investment decisions’</p> <p>In addition, the Environment Agency has been involved in the process of developing the draft ‘Vision and Plan’ for the Elvaston Estate, and further discussion is planned with the Flood Risk Management Team for Derbyshire County Council.</p>	None proposed.
3.4.54	<p>That recent work to remove Rhododendron from woodland to reduce the risk of <i>Phytophthora</i> was only partly implemented as many bushes remain. At the same time, that is was insensitively undertaken, and that other areas of woodland have lost some of their wildlife value through inappropriate felling or removal of the understorey</p>	<p>Rhododendron removal has been implemented following recommendations from the Department for Environment, Food and Rural Affairs (DEFRA). Due to the large scale spread of this species phased work is required, both to prioritise historic avenues/veteran trees and reduce the impact that immediate and wholesale removal would otherwise have.</p> <p>Clearance is scheduled to avoid nesting</p>	None proposed

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		season and minimise disturbance to wildlife. Only trees assessed as posing a significant Health and Safety risk to the public are felled. The under storey in the areas cleared consisted predominantly of Rhododendron, with other introduced inappropriate and invasive species.	
3.4.55	Support given for targeting conservation and repair work at the most vulnerable and 'at risk' areas of the historic elements. However, concern that the approach outlined in the Vision could be used to argue to the eventual removal of certain elements such as the formal gardens, and rockwork	<p>There are no proposals to remove elements of the formal gardens, rockwork, etc., and the wording of the 'Vision and Plan' will be checked to ensure their removal is not inferred or implied.</p> <p>Guiding Principle 4 states that 'The historic, landscape and biodiversity significance will be protected, conserved and, where sustainable, enhanced'. In addition, Guiding Principle 3 states that 'Financial sustainability will be fundamental to the delivery of the vision, facilitated by a business model that provides on-going reinvestment in the long term stewardship of the Estate <u>without</u> eroding its significance'</p>	To check and as necessary, amend the text of the 'Vision and Plan' to ensure there is no unintended implication or inference that certain elements, such as the rockwork, would be removed.
3.4.56	That restoration of Barron's original gardens would create one of the finest horticultural attractions in the country	The first priority in the short-term is to preserve and strengthen the historic significance of the remaining key features of the gardens, especially the most important and 'at risk' features such as the areas of rockwork, topiary and avenue and	None proposed

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		<p>structural planting. This could be initially achieved by a greater focus on the current team of horticulturalists towards conserving the historic gardens, although some gradual cultural change in how the Estate is used and enjoyed by visitors will also be needed.</p> <p>Partial or even possibly full restoration of the gardens could be possible, and it is agreed this would create a more attractive visitor destination. Major drainage works would also be required. Ultimately, any restoration would require a business case to justify the investment needed.</p> <p>The 'Vision and Plan' allows scope for restoration (to whatever degree) to be considered in the future, for example under Strategic Action 20, Section 6.</p>	
3.4.57	Agree with Guiding Principle 5 (Public Access)	Thank you for your support	None proposed
3.4.58	Do not agree with the principle of free public access because this removes a potential income stream for the Estate	Elvaston Castle and Estate has been free at the point of access on foot since its opening as a Country Park, and it is not felt appropriate to introduce a charge to the parkland at the point of entry on foot. However, as outlined in Section 6, 'Strategic Actions', consideration will be given to introducing a pay for entry model to the Castle and areas of the core gardens. Charges for car parking will	None proposed

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		remain however, and in the future it may be better to view these as the 'admission charge' to the Estate.	
3.4.59	That if entry to the Estate was charged at the point of entry, the suggested 'Members of Elvaston' approach – which would provide 'season ticket' type entry - should be employed, with non-members paying an entry free	Refer to the response given to key issue 3.4.42	None proposed
3.4.60	Suggested re-wording of Guiding Principle 5 (Public Access) to include the word 'majority of the parkland, and to add the words 'and all of the gardens' after the word 'foot'	<p>This guiding principle has been specifically worded to give the County Council, and if it develops the single management body, the ability to consider introducing a pay for entry model to the formal gardens, particularly if major restoration was undertaken, and similarly, to have the ability to introduce a pay for entry model to the Castle.</p> <p>Under the proposed single management body, all associated income would be reinvested in the care and long-term stewardship of the Estate</p>	None proposed
3.4.61	Clarify the meaning of the section of Guiding Principle 5 (Public Access) stating 'The parkland at least will be free at the point of entry'	Please refer to the response to key issue 3.4.60	None proposed
3.4.62	Is there an implication that those not on foot (such as cyclists, horse-riders, wheelchair users) will	No. The fuller explanation of Guiding Principle 5 includes the wording 'Public access to the Country Park will be	To amend the fuller explanation of Guiding Principle 5, Section 4 to make it clear there are no proposals to charge for

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	be charged?	maintained, and will be free at the point of entry on foot to the parkland. The latter will apply to visitors arriving on bicycle or horse'. This will be amended to include those in mobility vehicles	those using mobility vehicles at the point of entry into the parkland/
3.4.63	<p>A variety of views were given about introducing charges to parts of the Estate including:</p> <ul style="list-style-type: none"> • Introducing a charge for the gardens and the Castle/house • That the gardens should be free • Introducing a charge for the walled garden (Old English Garden) 	<p>Thank you for your suggestions. Section 6 of the Vision and Plan include several 'Strategic Actions' that refer to the potential for the managing body to consider introducing a pay for entry model for areas of the formal gardens and the Castle, particularly if these are restored in some way and/or the visitor 'offer' enhanced. Under the proposed single management body, all associated income would be reinvested in the care and long-term stewardship of the Estate.</p> <p>There are already a number of occasions when charges are applied to the Old English Garden:</p> <ul style="list-style-type: none"> • National Garden Scheme Open Days involving the Old English Garden, where the money raised goes to local charities • Limited private hire of the space for specific events, which is being trialled at present 	None proposed

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3.4.64	Will regeneration of the Estate lead to public access be curtailed without public consultation?	<p>Any proposed changes to current public access to the Estate would be developed and implemented in consultation with users.</p> <p>Regeneration of the Estate will probably mean that some areas may be temporarily closed off to the public, for example during major building repair works.</p> <p>Any change in how people enjoy the Estate would be implemented gradually and in consultation with users. One of the first steps towards this will be doing more to encourage visitors to understand and enjoy the importance of the various significances of the Estate. A much more pro-active engagement programme is likely to be a key part of any future Heritage Lottery Fund bid.</p>	None proposed
3.4.65	What is the Council's position regarding dogs on the Estate?	<p>Elvaston welcomes responsible owners and their dogs:</p> <ul style="list-style-type: none"> • Please keep your dog under close control and be considerate of other park users. • Please keep your dog on a lead in the central courtyard areas. Please look for dog tie-up points next to the information centre and shop, and around the edges of the courtyards. • If you forget to bring your own, dog 	None proposed

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		<p>poo-bags can be obtained for a small donation from the information centre and shop, or the park office in the cobbled courtyard.</p> <p>To keep wildlife disturbance to a minimum, visitors are asked not to bring your dog into Elvaston Local Nature Reserve.</p> <p>This information is made available through the Council's website at:</p> <p>www.derbyshire.gov.uk,</p>	
3.4.66	Suggestions that investment is needed in the access infrastructure, including more multi-use tracks and safe storage for cycles, but in ways that will not detract from the natural surroundings	Agreed in principle, as part of the proposals outlined in Section 6, Strategic Actions, to enhance the visitor experience, but could be made more explicit.	To strengthen Section 6, Strategic Actions to reflect the need to improve the access infrastructure across the Estate
3.4.67	That it would useful to distinguish between physical and intellectual access to the heritage significance	Agreed.	The explanatory text for Guiding Principle 5, Section 4, will be expanded to differentiate between physical and intellectual access to the heritage significance.
3.4.68	That a clear zoning of access and recreational is needed as parts of the gardens are not suitable for bicycles or horses	<p>The existing bridleway and cycleway avoid the great majority of the core gardens.</p> <p>However, it is agreed, as stated in the 'Vision and Plan' that 'There is also a need to re-balance the management priorities of the Estate as a Country Park to further</p>	None proposed

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		<p>protect the historic significance and prevent the gradual erosion and loss of historic features and their meaning’.</p> <p>More knowledge and insight on the visitors that do and could come will help inform the above, as would a gradual change in how people enjoy the Estate, in consultation with users. One of the first steps towards this will be doing more to encourage visitors to understand and enjoy the importance of the various significances of the Estate. A much more pro-active engagement programme is likely to be a key part of any future Heritage Lottery Fund bid.</p> <p>In addition, considering how visitors arrive, and are orientated and flow through the site presents an opportunity to reduce pressure on vulnerable heritage interests, and provide a much better ‘arrival and introduction’ to the core gardens and buildings. By gradually bringing the historic gardens into ‘good heart’ and by targeted restoration works like re-creating key views across the lake to the Castle, combined with an incremental uplift in the visitor welcome and presentation standards of the Estate.</p>	
3.4.69	Will access for horses on the Estate be maintained	The existing bridleways through the Estate will be maintained.	None proposed

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3.4.70	That site signage across the Estate would benefit from having a set 'in-house' design, so it is all of the same look and style	Agreed. This forms part of the proposals outlined in Section 6, Strategic Actions, to enhance the visitor experience, but will made more explicit.	To strengthen Section 6, Strategic Actions, to reflect the need to introduce a visual identity for the signage (and interpretation materials) provided across the Estate
3.4.71	There is a need to improve the interpretative and educational information, materials and associated guided walks	<p>Agreed, as outlined in more detail in the fuller explanation of Guiding Principle 5, Section 4 that states 'The stories and rich heritage will be interpreted and celebrated in creative and inspiring ways, guided by a holistic and innovative approach to interpretation for the Estate as a whole that also minimises the use and visual intrusion of site signage'.</p> <p>This is reflected in number of the Strategic Actions in Section 5, for example Action 22 that states 'Develop and implement a creative interpretation strategy to better tell the Estate's stories and share its heritage'</p>	None proposed
3.4.72	That public transport to the Estate should be improved	<p>It is agreed that public transport to and from Elvaston could be better, and the County Council already works with other local authorities in the area on this issue, and will continue to promote public transport.</p> <p>The draft 'Local Plan' for South Derbyshire District Council includes proposals for a 'park and ride' scheme close to the south-west edge of the Elvaston Estate. For further information, please go to:</p>	None proposed

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		www.south-derbys.gov.uk/planning Public transport information is provided through the County Council's dedicated webpages for Elvaston Castle Country Park	
3.4.73	Agree with Guiding Principle 6 (People, Community Involvement and Partnership)	Thank you for your support	None proposed
3.4.74	What will be the future role of the DCC staff based at Elvaston and more widely, and who will fund the staff based on the Estate?	<p>The Elvaston Estate continues to be the responsibility of the County Council, and the resourcing of employees involved at Elvaston remains with the Council.</p> <p>However, it is possible that should a new 'managing body' for the Estate be developed, existing Council staff working on the Elvaston Estate could be transferred over to this new body. In such a scenario, TUPE Regulations would be applicable.</p> <p>Ultimately, any changes in the future to the terms of employment of Derbyshire County Council employees would be approached following normal County Council processes, in liaison with the relevant trade unions</p>	None proposed
3.4.75	A variety of partnership opportunities were suggested including Derby College, Derbyshire Historic Buildings Trust, National Trust, and the private and voluntary sectors	<p>Thank you for these suggestions.</p> <p>The County Council has been in contact with all of these organisations and sectors since the 'Future for Elvaston' project started in summer 2013, and is continuing</p>	None proposed

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		to explore partnership options through a recent initial 'market research' exercise with private, public and voluntary sector organisations	
3.4.76	Provide opportunities for training and volunteering	<p>Agreed.</p> <p>This is recognised more fully in the explanation to Guiding Principle 6, Section 4, that states 'Opportunities for education, volunteering and that enable training in heritage and others skills that reflect the Estate's inherent qualities will be actively developed, fostered by appropriate support'.</p> <p>It is hoped that volunteering will play a much bigger part in the future of the Estate.</p> <p>A range of volunteering opportunities is already available at Elvaston, for example, in looking after the Local Nature Reserve. For further information, please contact the Site Manager, Gill Forrester on 01629 533870.</p>	None proposed
3.4.77	That the role and numbers of volunteers working at Elvaston should be celebrated	Agreed.	That Section 1, Introduction, be strengthened to emphasise the current role of volunteers in contributing to the care and management of the Elvaston Estate
3.4.78	It would be useful to learn from best practice elsewhere. Chatsworth, Markeaton Park and	<p>Agreed.</p> <p>The 'Future for Elvaston' project team has</p>	None proposed

THEME: Guiding Principles			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	Wollaton Hall were suggested	looked at best practice elsewhere, including National Trust properties, and Stoneleigh Abbey in Warwickshire, and has also networked with others involved in sites that have transferred from local authority management to Charitable Trusts for example, Chiswick House and Gardens in London. Further best practice learning is planned	
3.4.79	Make the most of the knowledge within, and the involvement of local communities	<p>Agreed, and recognised by Guiding Principle 6</p> <p>The County Council, in partnership with the National Trust, has worked hard to engage with local communities and other stakeholders to shape and inform the draft 'Vision and Plan' and will continue to work with them going forward</p>	None proposed
3.4.80	Take opportunities to develop the educational role of the Estate, including Forest Schools and links to local schools	<p>Agreed and recognised by the explanatory text for Guiding Principle 6, Section 4.</p> <p>For your information, a Forest School already operates within the Estate. Further details are available from the County Council's website at:</p> <p>www.derbyshire.gov.uk/education</p>	None proposed
3.4.81	Take opportunities to provide local employment in the care and management of the Estate	The County Council must abide by equal opportunities legislation when recruiting new employees, but clearly local businesses and community organisations may be well placed to take the	None proposed

THEME: Guiding Principles			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		opportunities the delivery of the Vision should provide	
3.4.82	A range of recreational activities and events that could happen on the Estate were suggested including activities for young people, outdoor theatre, Proms in the park, weddings, indoor play area, paddling pool, and cycle hire	Thank you for these suggestions. These will be considered as part of the detailed business planning for the Estate being undertaken during 2014.	None proposed
3.4.83	That public consultation is carried out regularly	A strong emphasis of public engagement and consultation has run through the whole of the 'Future for Elvaston' project. Further information will be provided and as appropriate, further consultation will take place as the project develops	None proposed
3.4.84	That Elvaston is used by a range of ethnic groups, and the disabled, highlighting its value to the community	Agreed. Section 1, Introduction, will be strengthened to highlight the value of Elvaston to all sectors of the community	That Section 1, Introduction, is strengthened to highlight the Estate's value to all sectors of the community
3.4.85	That community representation might be facilitated by some form of representation in the proposed single management body, and a suggestion that there is also a related communication mechanism	Some form of 'stakeholder forum' that helps inform and feed into the decisions taken by the single management body, and helps represent the views of local people and stakeholder groups, may be appropriate. The explanatory text for Guiding Principle 6 states 'Community representation to the single management body will provide regular and on-going opportunities for people to help inform the present and future Estate'.	None proposed.

THEME: Guiding Principles

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		Further work on this will be undertaken during 2014	

3.5 Why we are doing this?

THEME: Why we are doing this?			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.5.1	That the significances of Elvaston are well-understood following the various English Heritage commissioned and funded reports since 2010, and do not need any revision.	Agreed.	None proposed
3.5.2	That the wording of the importance of the Historic Park and Garden be strengthened to state they are of <i>'particular importance, of more than special interest'</i>	Agreed.	The importance of the gardens will be strengthened in Section 5, Why are we doing this?
3.5.3	That the current net running costs of looking after the Estate of £800,000 are examined to inform future management	Agreed. As part of the 'Future for Elvaston' project, a detailed examination of the current revenue budget and costs for the Estate is underway, and will be used to inform future management, for example the proposed development of a new managing body for the Estate.	None proposed
3.5.4	Agreement that there is a need to re-balance the management priorities of the Estate as a Country Park to further protect the historic significance and prevent the gradual erosion and loss of historic features and their meaning.	Thank you for your support	None proposed

THEME: Why we are doing this?

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.5.5	Suggested <i>rejuvenating</i> the historic gardens rather than using the phrase bringing them 'into good heart' is a better choice of words	Thank you for the suggestion. We've tried to use 'plain English' where possible, and as such will leave the wording unchanged	None proposed

3.6 Strategic Actions during the next 10 years

THEME: Strategic Actions during the next 10 years			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.6.1	Support for the Strategic Actions overall	Thank you for your support	None proposed
3.6.2	No changes proposed to the Strategic Actions, but a desire that positive change happens as soon as possible and the community are involved to help speed up regeneration of the Estate	Thank you. Your aspirations are supported by the County Council.	None proposed
3.6.3	That the proposed single dedicated site team should be small	<p>The 'Vision and Plan' proposes that the two existing County Council teams (from two different departments) based at Elvaston are combined into a single Estate focused team. At present, one of the teams also has responsibility for the maintenance of rights of way in South Derbyshire, and this is unlikely to continue if the Estate moves under the control of a new managing body.</p> <p>The size of the site team dedicated to looking after the day to day running of the Elvaston Estate will be determined by a number of factors including:</p> <ul style="list-style-type: none"> • The financial resources available • The range and focus of services required such as grounds maintenance, visitor engagement, facilities management, etc. that best meet the strategic aims of the Estate 	None proposed

THEME: Strategic Actions during the next 10 years

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		and its managing body	
3.6.4	Does the proposal to develop a new base for the visitor focused staff and consolidation of the grounds maintenance operation in one location on site, refer to staffroom and facilities?	<p>Yes, it does include office accommodation for staff and related facilities. It is proposed to use existing buildings for these purposes.</p> <p>In addition, at the moment the equipment, plant and materials required to manage the grounds maintenance and visitor operation at Elvaston are spread across a number of places throughout the Estate.</p> <p>This not only detracts from the visitor experience but may also not be the best use of the available space. Therefore, to address these issues it is proposed to concentrate materials, etc. into more clearly defined, discreet and less obtrusive areas going forward.</p>	None proposed
3.6.5	That resources should be not wasted on market research to assess the level of interest from the public, private and voluntary sectors in those buildings and areas which are not part of the 'core visitor operation'	The market research process is being led by the County Council, not external consultants. This will be made clearer in the 'Vision and Plan'.	To make it clear in Section 6, Strategic Actions that the market research is being led by the County Council.
3.6.6	That some of the steps in the Strategic Actions could duplicate a future Heritage Lottery Fund bid for the Estate	<p>Agreed.</p> <p>This is not a problem as the County Council is working towards a Heritage Lottery Fund bid in 2015.</p>	None proposed

THEME: Strategic Actions during the next 10 years

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.6.7	That learning from other similar visitor attractions is applied when considering the proposed re-configuration of the café, retail and other core visitor facilities	Agreed. The Future for Elvaston project team has been active in looking at best practice elsewhere. For more information on examples of this, please refer to the response to key issue 3.4.78	None proposed
3.6.8	Support given for an up to date Conservation Management Plan for the Estate that is reviewed and maintained	Thank you for your support	None proposed
3.6.9	Suggestion that the word 'limited' be added in front of 'additional car parking'	Whilst the intention of this suggestion is noted, the word 'limited' is rather ambiguous and in our view does not necessarily provide further clarity.	None proposed
3.6.10	That any additional visitor car parking within the Registered Park and Garden will require a convincing case, and that it is assumed that this parking will require a two-way access and will also serve uses within the core buildings	It is agreed that any additional car parking within the Registered Park and Garden will require a convincing case, and it is likely any additional parking would serve uses of the core buildings. Any new or upgraded access driveway would probably be two-way, though a single track with passing places is the preferred option. However, this would be subject to detailed design and discussion, including English Heritage and the local planning authority, South Derbyshire District Council.	None proposed
3.6.11	Support for the proposed creation of additional car parking	Thank you for your support	None proposed

THEME: Strategic Actions during the next 10 years			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.6.12	Support for improving the visitor experience at Elvaston	Thank you for your support	None proposed
3.6.13	That any proposal for introducing adventurous play will need careful consideration of the heritage significance of Elvaston, with a detailed proposal provided for assessment	Agreed. Section 8, Monitoring and Review, will be strengthened to outline how changes to the Estate will be implemented, and the consultation/liaison approaches that broadly would be taken	That Section 8, Monitoring and Review, is strengthened to outline how changes to the Estate will be implemented, and the consultation/liaison approaches that broadly would be taken
3.6.14	That gradually improving the access and visitor infrastructure is more important than developing adventurous play	The phasing of regeneration of the visitor infrastructure, which in the County Council's view includes provision for children and young people, will be subject to detailed planning in due course. However, in general it is agreed that getting the basic visitor infrastructure – welcome, orientation, signage, footpaths, etc. – right, will be a priority in this respect.	None proposed
3.6.15	Support for the trialling of use of the Estate for ceremonies and celebrations	Thank you for your support	None proposed
3.6.16	That any introduction of a 'pay for entry' model to the gardens should not result in the appearance of additional internal barriers or boundaries	Should the introduction of a 'pay for entry' model be fully explored in the future, it is agreed that the potential visual and other impacts on the Registered Park and Garden would require careful consideration, in liaison with English Heritage and others. Refer also to the response to key issue 3.6.13	None proposed

3.7 Estate Masterplan

THEME: Estate Masterplan			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.7.1	General support for the 'preferred' and 'acceptable' uses for the many buildings and spaces across the Estate, with specific support for developing a more attractive commercial/visitor facing hub in the core buildings, as well as proposed uses for business and residential purposes	Thank you for your support	None proposed
3.7.2	That it would be desirable to designate at least one building where education or learning is the 'preferred' use	Thank you for this suggestion. The preferred use of the ground floor of Elvaston Castle is that this should be the public facing and commercial hub of the visitor operation, including multi-use (and bookable) space that could be used for education, training and meetings. It may be that as the Vision is implemented and partners come forward, other opportunities for using different buildings or rooms for education present themselves	None proposed
3.7.3	No changes to the 'preferred' and 'acceptable uses' proposed for the various buildings and spaces across the Estate	Noted	None proposed
3.7.4	That the preferred and other acceptable uses reflect previous discussions between South Derbyshire District Council (the planning authority), English Heritage and Derbyshire County Council	Noted	None proposed

THEME: Estate Masterplan

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.7.5	That the proposals for the preferred and other acceptable uses of the buildings will be required to fully consider the heritage significance should associated planning applications be prepared	Agreed.	The text of Section 7, Estate Masterplan, will be strengthened to reference the need for future uses to fully consider the heritage significance should associated planning applications be prepared.
3.7.6	That any enabling development will require robust justification to secure the conservation of the designated heritage assets, and would not be acceptable if harmful to the significance of such assets	Agreed.	The text of Section 7, Estate Masterplan will be strengthened to reflect the robust justification required for any enabling development.
3.7.7	Is public access currently excluded from the potential enabling sites?	<p>It is agreed that the current text in Section 7, Estate Masterplan does not provide clarity on this issue and needs amending.</p> <p>To provide clarity, the Frame yard, Home Farm, the site of the former Thatched Cottage, the site of the former Real Tennis Court and the site of the former Kennels Cottage are not public open space, and all are fenced or gated.</p> <p>The site of the former London Road Lodges is public open space. However, as explained in key issue 3.7.52, this location will no longer be considered as a potential enabling site, and reference to this will be removed from the 'Vision and Plan'.</p>	The text of Section 7, Estate Masterplan, will be amended to clarify the level of public access to the various potential enabling development sites.

THEME: Estate Masterplan

Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.7.8	That the term 'enabling development' is a euphemism for 'selling of the family silver', and could be seen as a 'quick fix' for the financial challenges facing the Estate, without giving due weight to the potential for the many buildings of the Estate to meet the objective of attracting business and visitors to Elvaston, and securing a sustainable future that enfranchises the community.	<p>It is recognised that there is a level of concern about what the term 'enabling development' means and why the County Council might consider it as an option, all be it a last resort, for the Elvaston Estate. It is also recognised that the relevant parts of the 'Vision and Plan' need to be strengthened to provide further information and clarity on this matter.</p> <p>A report from 2010 (funded by English Heritage and the County Council) indicated that the costs of the 'essential repairs' needed to the buildings, gardens and wider landscape at the Elvaston Estate was £6.5 million. To bring the many currently empty and unused buildings back into active use would also require considerable additional monies to cover the costs of conversion (whatever the use), and to install modern services - the financial challenge in regenerating Elvaston is considerable.</p> <p>The Council is working hard to explore opportunities to regenerate the buildings and the gardens, and its priorities are to:</p> <ul style="list-style-type: none"> • Work with others who share its long-term Vision for the Estate, and who could potentially invest in the regeneration of the buildings, and bring them back to life in ways that help deliver the Vision and; • Secure public and other funding, for example, from the Heritage Lottery Fund, to meet the scale of the repair costs. <p>However, there is a chance that once all these and any other options have been exhausted, there will still remain a</p>	That Section 7, Estate Masterplan, is strengthened to provide further clarity of the definition of enabling development, the reasons why this option may be considered, and the safeguards in place within the planning system which mean that any enabling development would need to be robustly justified to secure the conservation of the designated heritage assets (i.e. the Registered Park and Garden and Listed Buildings), and would not be acceptable if harmful to the significance of such assets. Outcome 9, Section 3, which includes enabling development, will also be amended in light of the above

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		<p>significant short-fall in monies to regenerate the buildings and bring the nationally important gardens back into 'good heart'</p> <p>It is in these circumstances that the County Council will consider the option of what is called 'enabling development' as a last resort.</p> <p>Enabling development is development that would be unacceptable in planning terms but for the fact that it would bring heritage benefits sufficient to justify it being carried out and which could not otherwise be achieved. A typical example would be the construction of houses where planning policy would normally prohibit them, the profits from which would pay for repairs to a heritage asset (English Heritage, 2008). In addition, the heritage benefits of the proposed development should outweigh the dis-benefits of departing from the development plan or from national planning policies.</p> <p>Following detailed discussions with English Heritage, South Derbyshire District Council (the local planning authority for Elvaston), and the County Council in 2012, a number of potential enabling development sites were identified including – the Frame yard, Home Farm, the site of the former Thatched Cottage, the site of the former Real Tennis Court, and the site of the former Kennels Cottage. Many of these are not existing buildings but they do have differing levels of historic significance and are all within the Grade II* registered Park and Garden, with the exception of Home Farm. The sites may also be valued for other reasons such as biodiversity and wildlife.</p>	

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		<p>Enabling development is not an easy option, and is strictly controlled by planning regulations - enabling development at any of these sites will need to be robustly justified to secure the conservation of the designated heritage assets, and would not be acceptable if harmful to the significance of such assets. Impact on setting and contribution of existing sites, to the special interest of the registered historic garden, Elvaston Castle and other listed buildings, will always be a valid issue and one which will require proper assessment should any of these sites be put forward for development in the future.</p> <p>However, at this stage the County Council will continue to keep the option of potential enabling development open, for the reasons stated at the start of this response.</p> <p>Should any enabling development take place, it would be on the basis of long leases, rather than sale of the freehold.</p> <p>Any detailed proposals for enabling development would be subject to the scrutiny and ultimately the approval of South Derbyshire District Council, and the input of English Heritage. You can find detailed guidance on enabling development at http://www.english-heritage.org.uk/professional/advice/hpg/decisionmaking/ed/</p>	
3.7.9	That the potential enabling development is not supported	Please refer to the response to key issue 3.7.8	Please refer to the changes required in response to key issue 3.7.8
3.7.10	That some of the potential enabling development sites <u>are</u>	It is agreed that the various potential enabling development sites are of differing levels of historic significance, and are	That Section 7, Estate Masterplan is amended to

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	of heritage or other value and their development would have a detrimental impact on the heritage value of the Estate	<p>all within the Grade II* registered Park and Garden. The sites may also be valued for other reasons such as biodiversity and wildlife. This needs to be reflected more clearly in the 'Vision and Plan'.</p> <p>At the same time, the 'Vision and Plan' needs to be clear that any proposed enabling development would need to be robustly justified to secure the conservation of the designated heritage assets (i.e. the Registered Park and Garden and Listed Buildings), and would not be acceptable if harmful to the significance of such assets.</p>	reflect the heritage and other significances of the potential enabling development sites, and that any proposed enabling development would need to be robustly justified to secure the conservation of the designated heritage assets (i.e. the Registered Park and Garden and Listed Buildings), and would not be acceptable if harmful to the significance of such assets.
3.7.11	That enabling development could remove areas of the Estate from public use and exacerbate an existing shortage of public open space in both Derby City and South Derbyshire, and that this would in turn particularly impact on some of the most deprived communities living close to Elvaston, who are more dependant to local open space than others	<p>With the exception of the site of the former London Road Lodges, which is public open space, the potential enabling development sites identified as - The Frame yard, Home Farm, the site of the former Thatched Cottage, the site of the former Real Tennis Court and the site of the former Kennels Cottage - are not public open space, and all are fenced or gated.</p> <p>It is accepted that the sites that are not public open space could have the potential to become public open space, but the Council cannot agree that the potential development of these sites would have a detrimental impact on public open space provision because all but one of these sites is not currently public open space. It should also be borne in mind that it should not necessarily be the role of the Elvaston Estate to provide for any proven shortfall of public open space in Derby or South Derbyshire – the planned growth of Derby and other surrounding areas has the potential to create new public open space to meet this</p>	That Section 7, Estate Masterplan, is amended to provide clarity on which of the potential enabling development sites are public open space.

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		suggested need, for example.	
3.7.12	That enabling development could lead to some imaginative and innovative solutions linked to delivery of the overall Vision for the Estate	Thank you for this suggestion. It is agreed the enabling development could contribute to the overall delivery of the Vision with the right input, and the 'Vision and Plan' will be amended to reflect this aspiration	That Section 7, Estate Masterplan, be amended to reflect this aspiration
3.7.13	That any new building should be developed sympathetically, using recycled and sustainable materials, and in the case of housing, should be affordable	<p>It is agreed that any new building within the Elvaston Estate must respond to its historic context and must preserve or enhance the setting of the designated heritage (i.e. the Registered Park and Garden and Listed Buildings), and would not be acceptable if harmful to the significance of such assets.</p> <p>In terms of affordable housing, a steer would be taken from the requirements of the local planning authority, South Derbyshire District Council.</p>	None proposed
3.7.14	That existing buildings converted to residential uses remove their potential as visitor attractions, and that significant numbers of long-term residents may lead to complaints against events because of disturbance or disruption to residents	<p>The point is well made. However, it is the view of the County Council and a range of external expertise that finding viable visitor facing uses for all of the extensive buildings at Elvaston is highly unlikely, and other options should be considered (for example, refer to the Strategic Options report at:</p> <p>www.futureelvaston.co.uk/background-reading/)</p> <p>Section 7, Estate Masterplan sets out OPTIONS for uses of the various buildings, but ultimately which ones go forward will depend in no small way on the ability of the private, public, community and voluntary sectors to deliver them, whether they be residential, visitor facing or something different. At the same time, the 'Vision and Plan' provides a FRAMEWORK to guide this process, particularly the six</p>	That the 'preferred' and 'acceptable' options put forward in Section 7, Estate Masterplan will be amended in a number of cases to make it clear that the County Council is open to considering other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision.

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		<p>Guiding Principles, and other options by their omission, that are unlikely to be taken forward. In addition, it will be critical that the controlling mind of the Estate develops a balanced and complimentary portfolio of visitor facing activities, business, and other uses that make sense collectively and work cohesively as a whole.</p> <p>As the Council's market research process unfolds, it will become clearer which options are possible and more probable, and which are less promising.</p> <p>At the same time, the Council is open to considering other options that are appropriate to the setting and significances of Elvaston, and are financially viable. As such, the 'preferred' and 'acceptable' options put forward in Section 7, Estate Masterplan, will be added to in a number of cases to make this clearer.</p> <p>It is agreed that should any residential options look likely to become a reality, there will be a need to ensure the relevant leasehold agreements are clear on the rights and responsibilities of the residents, and that residential use does not detrimentally impact on the role of the Estate as a visitor attraction, to host large-scale events, etc. Best practice from other organisations with similar challenges, for example the National Trust, will be used as appropriate when considering these agreements.</p>	
3.7.15	That conversion of some buildings to residential use is supported, as long as it is undertaken sympathetically and to enhance or protect the visual	Thank you for your support	None proposed

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	amenity of the Estate		
3.7.16	How would the provision of residential use on the Estate affect public access, how will access for associated vehicles be provided and how would resident vehicular access work with public access?	<p>Section 7, Estate Masterplan sets out options for uses of the various buildings at Elvaston, including residential in some cases. However, until it becomes clearer which residential options have real potential and detailed planning gets underway, it is difficult to answer these questions in detail.</p> <p>Whether the core buildings are brought back to life as visitor facing attractions, offices, residences or a mixture of all of these, it will almost certainly mean more vehicular movements coming into the Estate. However, this change would need to be introduced and managed in ways that minimise the impact on recreation and access, and the other significances of the Estate.</p>	None proposed
3.7.17	That the scale of potential residential options put forward is made clear, is reduced if possible to minimise perceptions over its impact on the Estate, that residential use is limited so that not all the areas suggested become residential	<p>Section 7, Estate Masterplan does clearly identify which existing buildings include potential residential use, and which areas could be potential enabling development sites where residential use is suggested.</p> <p>However, until it becomes clearer which residential options have real potential and detailed planning gets underway, it is not possible to indicate how many residences this may involve.</p> <p>It is felt to be highly unlikely that ALL of the areas where residential use has been suggested will become a reality, but at this stage the County Council wants to encourage all appropriate options to be considered, and to 'test' the level of potential interest from the market, whatever the option.</p>	None proposed
3.7.18	That residential conversion of existing buildings is not	Refer to the response to key issue 3.7.14	Refer to the changes proposed in response to key

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	supported		issue 3.7.14
3.7.19	That business use of the outbuildings of the Estate is supported, and that this could provide new attractions for visitors and a source of income to look after the wider Estate	Thank you for your support	None proposed
3.7.20	What improvements are planned to the car parking if businesses, such as a restaurant, were based in the core buildings, such as the Castle?	<p>Section 7, Estate Masterplan sets out options for uses of the various buildings at Elvaston, including business (some of which could be visitor facing), residential and office use in some cases. However, until it becomes clearer which business and other options have real potential and detailed planning gets underway, it is difficult to answer this question in detail.</p> <p>Depending on the scale and type of uses that ultimately go forward, it may be that the existing staff car park could be re-designed to maximise the spaces available. A modest extension could be considered. Again, depending on the uses agreed, it may be possible to provide parking space close to some of the existing buildings (for example, in and around the Lower Stableyard), although it would not be appropriate close to the Castle itself.</p>	None proposed
3.7.21	That any development avoids street lighting that could undermine the rural character of the Estate	Any regeneration of the existing buildings and/or enabling development will need to take account of the planning policies of South Derbyshire District Council (the local planning authority) including impacts on the designated heritage assets (i.e. the Registered Park and Garden, and Listed Buildings)	None proposed
3.7.22	That meeting the aspirations of the Vision will lead to more visitors and associated traffic	It is agreed that should the aspirations in the Vision be met, it could potentially lead to an increase in visitor numbers to the Estate as it becomes a more attractive and thriving	None proposed

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	problems in the surrounding villages, exacerbated by the planned growth of south Derby towards Elvaston	<p>visitor destination.</p> <p>The draft Local Plan for South Derbyshire District Council (SDDC) includes a proposal for a 'park and ride' scheme to the immediate west of the Elvaston Estate, and there may be opportunities to work collaboratively with SDDC and the City of Derby to maximise any potential benefits of this proposal to the car parking needs of visitors to the Elvaston Estate.</p> <p>The County Council is also exploring a number of suggestions from the consultation process to create new visitor access and car parking to the Estate including from or close to the A6 and/or the B5010 (London Road), as well as a number of other options (please refer to the response to key issue 3.7.28 for further details).</p> <p>This work is at an early stage, but a clear benefit of a potential new visitor access and car parking from or close to the A6 bypass would be the likely reduction (and potential removal) of the majority of visitor car traffic away from the local villages of Borrowash, Thulston and Elvaston.</p>	
3.7.23	That the future regeneration of the Estate provides a significant potential to enhance the social, housing and employment opportunities of local people and to support local businesses	Agreed.	That Section 5, Why are we doing this, is strengthened to add emphasis to the potential benefits to local people and business as regeneration of the Estate takes place.
3.7.24	That management of the existing main visitor car park	A review of Pay & Display parking across all Derbyshire County Council Countryside Sites is currently underway. It	None proposed

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	should be improved including the return of an welcoming attendant, and removal of the parking meters	is accepted that Elvaston in particular has suffered from repeated vandalism, theft and signal problems since its implementation. Any decisions made will take responses from the public consultation on the draft 'Vision and Plan' into consideration	
3.7.25	Agree with proposals for additional visitor parking closer to the core buildings, such as the Castle, but any proposal needs to be carefully designed to minimise conflicts with visitors	<p>Thank you.</p> <p>The County Council believe that to help deliver the aspirations in the Vision, there are number of pieces of 'enabling infrastructure' that need further consideration to help unlock a sustainable future for the Elvaston Estate. A number of these relate to improving vehicular access and capacity to the core buildings, and, encouraging more visitors towards the core buildings as an improved visitor 'offer' is gradually developed.</p> <p>The response to key issue 3.7.26 makes it clear that the proposed additional car park on the small events field and the associated proposed access road will be removed from the 'Vision and Plan'. However, the issues highlighted above still remain, and the Future for Elvaston Project Team will continue to explore options for the future - finding sensitive and sustainable solutions to these infrastructure challenges is likely to involve some compromise between the sometimes competing interests of the Estate, but it remains a priority for the future regeneration of the Estate that a resolution to these issues is secured</p>	To amend Section 5, Why are we doing this, to outline the need for 'enabling infrastructure', and the approach going forward
3.7.26	Disagree with proposed additional car park and proposed access road, with concerns expressed about:	The level of concern raised is recognised, and on this basis, the suggested new access driveway from the existing main car park, around the Showground and across the lake, and the suggested additional car parking on the small events field will be removed from the 'Vision and	The suggested new access driveway from the existing main car park, around the Showground and across the lake, and the suggested

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	<ul style="list-style-type: none"> the potential impact on the nearby Local Nature Reserve; poor drainage; conflict with visitors, especially on the bridge over the top of the lake; negative impact on the tranquillity of the property 	<p>Plan’.</p> <p>At the moment, the County Council is considering a range of options that consider various:</p> <ul style="list-style-type: none"> the access requirements needed to enable new visitor attractions and other uses aspired for in the core buildings; the access requirements for the major services (water, power, sewerage, internet) that will be required to provide for the regeneration of the core buildings; and, the access requirements for major events <p>Finding sensitive and sustainable solutions to these infrastructure challenges is likely to involve some compromise between the sometimes competing interests of the Estate, but it remains a priority for the future regeneration of the Estate that a resolution to these issues is secured.</p>	<p>additional car parking on the small events field will be removed from Section 7 Estate Masterplan.</p> <p>To amend Section 5 Why are we doing this, to outline the need for ‘enabling infrastructure’, and the approach going forward</p>
3.7.27	That if the small events field was used for car parking, a replacement picnic area should be provided	Refer to the response to key issue 3.7.26. As it is no longer proposed to develop the small events field as additional car parking, Section 7, Estate Masterplan will be amended accordingly.	Amend Section 7, Estate Masterplan so that the small events field continues to be used for its current purposes
3.7.28	<p>A range of alternative new access routes and car park solutions were suggested:</p> <ul style="list-style-type: none"> to make better use of the space within the existing car park footprint 	<p>Thank you for these suggestions.</p> <p>The County Council will be exploring these options over the coming months, and further information will be provided in due course.</p>	To amend Section 5, Why are we doing this, to outline the need for ‘enabling infrastructure’, and the approach going forward

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	<ul style="list-style-type: none"> • to extend into the Showground • to remove the children's playground and use this for parking • to use areas each side of the London Road avenue • to use Gravel Pit Wood and enlarge cricket club car park • to create an access route from the B5010 towards Home Farm with associated parking • to create an access route from Elvaston Lane or via the London Road Lodges • to create access via Bedford Drive • create access from the Raynesway Commercial Park 		
3.7.29	Alternatives ways of bringing visitors to the core buildings were suggested, including an electric buggy, land train, tractor trailer and horse drawn trailer	Thank you for these suggestions. In tandem with the response to key issue 3.7.28, these suggestions will be explored in the coming months.	Refer to the response to key issue 3.7.28
3.7.30	Support the proposal to potentially re-locate the children's playground closer to the core buildings, and to	Thank you for your support.	None proposed

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	develop new adventurous play facilities		
3.7.31	<p>A range of alternative suggestions regarding the existing children's playground were put forward:</p> <ul style="list-style-type: none"> • improving and extending the current facilities, • developing natural play, a climbing wall and • considering indoor play provision 	<p>Thank you for your suggestions.</p> <p>The existing playground will be 'refreshed' imminently, and in the short-term at least, will stay where it is.</p> <p>The ideas around natural play and a climbing wall will be considered in the 'mix' should detailed planning to provide more adventurous play take place.</p> <p>The County Council is open to the idea of indoor play, should a business come forward that can provide the investment needed, and the proposal is in keeping with the 'Vision and Plan'</p>	None proposed
3.7.32	<p>Support for the preferred use of the Paddock which is to continue to use this area for occasional events. Several alternative suggestions for the Paddock were put forward:</p> <ul style="list-style-type: none"> • utilising to take pressure off the core gardens, • use as a picnic and play area 	<p>Thank you for these suggestions.</p> <p>At this stage, it is not proposed to alter the preferred or acceptable uses.</p>	None proposed
3.7.33	That the events field should be developed for children's play and as a picnic area	<p>The small events field is already a place for picnics.</p> <p>No decisions have been made about where further children's play provision should be located, but thank you for this suggestion</p>	Refer to the changes required in response to key issues 3.7.27

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.7.34	Widespread support for the preferred uses for the ground floor of Elvaston Castle i.e. as the public facing and commercial hub of the visitor operation	Thank you for your support	None proposed.
3.7.35	<p>A range of alternative/additional use for the ground floor of Elvaston Castle were put forward, including:</p> <ul style="list-style-type: none"> • Refurbishing as a stately home • Providing a top class restaurant, and developing the roof terrace as a cafe • Use for fairs and events • Cookery classes 	<p>Thank you for these suggestions. With the exception of the suggestion of refurbishing the Castle as a stately home these ideas could all potentially form part of the future uses of the ground floor of Elvaston Castle</p> <p>A response to the first suggestion is given under key issue 3.7.39</p>	None proposed
3.7.36	Support for the preferred and other acceptable uses of the upper floors of Elvaston Castle i.e. as staycation with small scale conferencing/meeting space, or as residential long-term lets, hotel or office space	Thank you for your support	None proposed
3.7.37	That the preferred use of the Upper floor of Elvaston Castle – as staycation, with small-scale conferencing and meeting space – is limited in scope and	The point is understood, and its delivery will clearly partly depend on an appropriate partner stepping forward who can provide the necessary investment and the business case to makes this suggestion viable.	That the ‘preferred’ and ‘acceptable’ options put forward in Section 7, Estate Masterplan for the Upper Floors of the Castle will be

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	may only have seasonal demand	<p>Section 7, Estate Masterplan also suggests a range of other 'acceptable uses' – residential long-term lets, hotel or office space, and as the County Council's market research unfolds, it will become clearer which options are possible and more probable, and which are less promising.</p> <p>At the same time, the Council is open to considering other options that are appropriate to the setting and significances of Elvaston, are financially viable, and that would contribute to delivery of the Vision. As such, the 'preferred' and 'acceptable' options put forward in Section 7, Estate Masterplan will be added to in this case to make this clearer</p>	amended to make it clear that the County Council is open to considering other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision.
3.7.38	Do not support the preferred or other acceptable uses for the upper floors of Elvaston Castle for staycation, residential, hotel or business use	As stated in the response to key issue 3.7.37, the Council is open to considering other options that are appropriate to the setting and significances of Elvaston, and are financially viable. At the same time, it believes that the preferred and other acceptable uses put forward in the 'Vision and Plan' could help secure the future of the Upper Floors of the Castle and at this stage of the process these options need to continue to be explored.	None proposed
3.7.39	<p>An alternative suggestion for Elvaston Castle as a whole was put forward that it be restored to something akin to its former glory as a stately home, loaning furnishings and collections from the Victoria and Albert Museum, and with the introduction of an associated admission charge.</p> <p>Its use as an art gallery was</p>	<p>The County Council does not believe that full renovation of the Castle to its 19th century state is particularly realistic or viable – the deterioration of the building, especially the upper floors, is simply too far progressed.</p> <p>Public funds for heritage are always limited and over-subscribed, and need to be targeted accordingly. In the case of Elvaston, the priority for conservation and repair is the most vulnerable and 'at risk' areas of the historic asset.</p> <p>The suggestion that parts of the building be used as art</p>	To amend Section 7, Estate Masterplan to include the potential use of part of Elvaston Castle as an art gallery as an option.

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	also proposed	gallery is interesting and Section 7, Estate Masterplan will be amended to reflect this suggestion	
3.7.40	If the upper floors of Elvaston Castle were converted to residential use, how would public access be provided?	Section 7, Estate Masterplan, proposes that public access would be provided in a 'managed' way, for example, by guided tour, would give access to the views over the grounds and to the orchid room on the top of the Castle	None proposed
3.7.41	<p>There was broad agreement with the preferred use for the Castle Courtyard.</p> <p>In addition, a range of alternative uses for the Castle Courtyard were put forward including:</p> <ul style="list-style-type: none"> • Using the northern range for a café • Use for office accommodation • Use for fairs and markets 	<p>Thank you for your support.</p> <p>The Castle courtyard is already used for occasional markets and fairs, and in the future, hopefully more of these activities can be encouraged.</p> <p>As the Courtyard is such a public space, it is not felt that office accommodation is the best use of this space, for example the northern range of buildings in the Courtyard with the arches.</p> <p>The suggestion of using the northern range as a café is interesting, and could form part of the longer-term regeneration of the Estate that moves the café out of the Castle to free this space up for other uses, such as weddings and celebrations. The relevant part of Section 7, Estate Masterplan will be amended to include this possibility.</p>	That the relevant part of Section 7, Estate Masterplan will be amended to include the potential to develop the northern range of the Castle Courtyard as the main café in the longer-term.
3.7.42	What are the proposals for St. Bartholomew's Church at Elvaston?	The church is not owned by the County Council, but belongs to the Diocese of Derby. However, it is very much recognised that the church and its grounds are an important part of the visitor experience and the setting and heritage of Elvaston, and the Council has engaged with the Diocese and the Elvaston Parochial Church Council in developing the 'Vision and Plan' for the Estate.	To include additional detail within Section 7, Estate Masterplan, on the aspirations to encourage more partnership working between the Elvaston Estate and St. Bartholomew's Church

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		The 'Vision and Plan' does not suggest any particular proposals regarding the church buildings or their grounds as that is a matter for the above organisations, but it is agreed that more could be added in Section 7, Estate Masterplan to outline the potential for more 'joint working' that have been discussed, for example, for ceremonies and celebrations, and the sharing and interpretation of heritage.	
3.7.43	<p>There was no direct support for the proposed uses of the buildings in the Upper Stableyard i.e. their conversion to offices or residential, but instead a view that their current uses be maintained as staff offices, classroom and retail.</p> <p>Alternative proposals put forward for uses for the Upper Stableyard buildings were:</p> <ul style="list-style-type: none"> • Workshops • Commercial uses to attract visitors • Holiday lets • Tearooms 	<p>Thank you for comments.</p> <p>At this stage of the process, the County Council wishes to keep all options open and the preferred use as office, retail, residential or community use will be retained in the 'Vision and Plan'.</p> <p>At the same time, the Council is also happy to consider the other options suggested (with the exception of tearooms) should appropriate and financially viable proposals come forward from third parties that would contribute to delivery of the Vision.</p> <p>The location of café type facilities is strongly preferred in either the Castle or the Castle Courtyard</p>	That the 'preferred' and 'acceptable' options put forward in Section 7, Upper Stableyard, will be amended to make it clear that the County Council is open to considering other possibilities that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision.
3.7.44	A level of support was given for the wide range of options put forward in the Vision for the Bottom Stableyard, Gardeners Cottage, and former Museum Buildings included in the preferred uses of workshops,	<p>Thank you for your support for the preferred uses of business units, holiday lets, and riding stables.</p> <p>The Council is also happy to consider the other options suggested, including some type of Working Estate Museum, should appropriate and financially viable proposals come forward from third parties, that would</p>	That the 'preferred' and 'acceptable' options put forward in Section 7, Estate Masterplan for the Bottom Stableyard, Gardeners Cottage and Former Museum Buildings will be

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	<p>business units, holiday lets riding stables but not for residential or office use. However, a proportion of comments stated a desire for the return of the Working Estate Museum. Other suggestions put forward were:</p> <ul style="list-style-type: none"> • Animal petting farm • Garden centre • Falconry centre • Micro-brewery 	<p>contribute to delivery of the Vision.</p> <p>It is very much recognised that the conversion of many of these buildings to office or residential use would be difficult to achieve without negatively impacting on the buildings' special architectural and historic interest. However, at this stage, it is considered prudent to keep these options in the 'mix', and then as the County Council's market research unfolds, will become clearer which options are possible and more probable, and which are less promising.</p>	<p>amended to make it clear that the County Council is open to considering other possibilities that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision.</p>
3.7.45	The proposed use of the former real tennis court as a potential enabling development site, probably for residential use, was not supported	This feedback has been considered. However, at this stage of the process, the County Council wishes to keep all options open. For a detailed explanation of why enabling development is being considered, please refer to the response to key issue 3.7.8	None proposed
3.7.46	The preferred use for the Former Museum Shop and Tractor Shed is to replace them with residential property, with a question about how this would be converted. It was also suggested it could be a base for the Ranger Service	<p>If these buildings were converted to residential use, the existing structures would be removed and replaced with much more sympathetic and purpose built spaces.</p> <p>In their current form, these buildings are considered too small to accommodate visitor facing staff, but thank you for the suggestion</p>	None proposed
3.7.47	A mixture of support and disagreement with the proposed preferred use of the Gas House for residential use. A range of alternative options were also put	<p>Thank you for your comments.</p> <p>At this stage of the process, the County Council wishes to keep all options open and the preferred use as residential and the other acceptable uses – as office space, or</p>	That the 'preferred' and 'acceptable' options put forward in Section 7, Gas House will be amended to make it clear that the County

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	<p>forward:</p> <ul style="list-style-type: none"> • Workshop • Micro-brewery • Falconry centre • Bowls club • Commercial uses that draw visitors • To house exhibitions 	<p>workshops – will be retained in the ‘Vision and Plan’.</p> <p>At the same time, the Council is also happy to consider the other options suggested should appropriate and financially viable proposals come forward from third parties, that would contribute to delivery of the Vision</p>	<p>Council is open to considering other possibilities that are appropriate to the setting and significances of, and that would contribute to delivery of the Vision Elvaston.</p>
3.7.48	<p>A mixture of support for the preferred (residential) and other acceptable uses (office space and/or stabling) of the Kennels, together with disagreement with the proposed residential use. Alternative suggestions put forward were:</p> <ul style="list-style-type: none"> • Base for site staff • Holiday let • Caravan site 	<p>Thank you for your comments.</p> <p>At this stage of the process, the County Council wishes to keep this option open and the preferred use as residential and the other acceptable uses – as office space, or stabling – will be retained in the ‘Vision and Plan’.</p> <p>The idea of using the Kennel’s as a staff base may have some potential, but effectively falls under the remit of ‘office space’</p> <p>However, the Council is happy to consider the option of conversion to holiday let should an appropriate and financially viable proposal come forward from a third party</p> <p>The site is too small and too close to the core buildings to be appropriate as a caravan site</p>	<p>That ‘holiday let’ is included as one of the potential options in Section 7, The Kennels</p>
3.7.49	<p>The site of the former Kennels Cottage and adjacent former tip site is a proposed potential enabling development site. No specific comments on this</p>	<p>It is agreed that the various potential enabling development sites are of differing levels of historic significance, and are all within the Grade II* registered Park and Garden. The sites may also be valued for other reasons such as biodiversity and wildlife. This needs to be reflected more</p>	<p>That Section 7, Estate Masterplan is amended to reflect the heritage and other significances of the potential enabling development sites,</p>

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	proposal were received, but a comment was received that that the former tip site supports important species of moss	clearly in the 'Vision and Plan'.	and that any proposed enabling development would need to be robustly justified to secure the conservation of the designated heritage assets (i.e. the Registered Park and Garden and Listed Buildings), and would not be acceptable if harmful to the significance of such assets.
3.7.50	<p>No preferred use was suggested in the draft Vision document for Springthorpe Cottage. However, a range of ideas were put forward:</p> <ul style="list-style-type: none"> • Exhibition space • Holiday let or residential use • Visitor/information Centre • Staff base • That the public have access to it 	Thank you for these suggestions. It is not proposed to put forward a preferred use for this building until the use of surrounding buildings becomes clearer, but these suggestions will be borne in mind	None proposed
3.7.51	Why is the Moorish Building not mentioned in the 'Estate Masterplan' part of the Vision document?	This is a good point. No change in its current use is envisaged and it was an unintentional omission from the 'Vision and Plan' that needs to be included in the final document.	That Section 7, Estate Masterplan, is amended to include the Moorish Temple
3.7.52	The proposed use of the site of the former London Road Lodges as a potential enabling	This feedback has been considered and in this case it is agreed that this site should no longer be considered as a potential enabling development site. As such, it will be	To remove the 'site of the former London Road Lodges' as a potential enabling

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	development site, probably for residential use, was not supported, particularly because of the perceived impact on the landscape.	removed from the 'Vision and Plan' in this respect.	development site, from the 'Vision and Plan'
3.7.53	<p>The proposal for the use of the site of the former Thatched cottage as a potential enabling development site, probably for residential use, was not supported.</p> <p>An alternative suggestion was glamping</p>	<p>This feedback has been considered. However, at this stage of the process, the County Council wishes to keep this option open. For a detailed explanation of why enabling development is being considered, please refer to the response to key issue 3.7.8</p> <p>The suggestion of glamping is interesting. However, it is felt best to concentrate this and the associated 'servicing' of such facilities within the currently vacant caravan site</p>	None proposed
3.7.54	<p>Support for preferred use of the Gardeners Cottage/Bothy as an operational base for staff delivering grounds maintenance within the Estate as well as support for the using it to compliment activity in the Nursery Garden (such as ceremonies and celebrations). In addition, other suggestions put forward were:</p> <ul style="list-style-type: none"> • Café • Shop • Interpretation • Craft workshops 	<p>Thank you for your support.</p> <p>Whilst it is felt unlikely that a café would be appropriate in this location, due to limited space available for example, the idea of providing seasonal, 'pop-up' catering is being considered around the Estate as part of on-going business planning. Similarly, it is proposed in the 'Vision and Plan' that the adjoining Nursery Garden could be used to grow plants for sale, although the plants would probably be sold elsewhere on the Estate.</p> <p>The existing spaces here are felt to be too small for craft workshops; the site of the former Working Estate Museum is more appropriate.</p> <p>Light touch interpretation (especially of the walled gardens) might form part of the mix here in the future, depending on the final of uses for the Nursery Garden.</p>	None proposed

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.7.55	There was a mixture of support and disagreement with the preferred use of the Old English Garden to be used a public space and garden with greater use as a managed space for ceremonies and celebrations. Those in disagreement raised concerns that its use for wedding and ceremonies will negatively impact on their visitor experience. There was also a suggestion of charging for entry	Use of the Old English Garden for ceremonies and celebrations is already being trialled. Any use for these purposes would be timetabled, and it would not be used exclusively for this purpose. Formalising a hire charge to the Old English Garden will be considered as part of the detailed business planning during 2014.	None proposed
3.7.56	That the whole of Elvaston is a garden, and it should be remembered that the Old English Garden is a relatively new creation (from the 1970's) and should not be prioritised over the maintenance and care of the core historic gardens	Agreed.	That Section 5, Why are we doing this, is strengthened to differentiate between the surviving historic gardens that are of most heritage significance, and the relatively newly created Old English Garden.
3.7.57	Considerable support for the preferred uses of the Nursery (or Secret) Garden as a managed events space for ceremonies and celebrations, for growing plants for the gardens and sale, for horticultural training, and as storage space for materials etc. required by the grounds maintenance team. The	Thank you for your support. The idea of using the area for a garden centre is interesting, but is perhaps better suited to the former Working Estate Museum buildings. Certainly, the Council is open to the idea should an appropriate and financially viable proposal come forward from a third party, and that is appropriate to the setting and significances of, and that would contribute to delivery of the Vision Elvaston. Growing plants for sale is already proposed as a future use	None proposed.

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	additional suggestion was to develop it as a garden centre	for the Nursery Garden, although it is felt that the sales themselves would be better focused elsewhere on the Estate where retail activity is more of a focus, for example in and around the core buildings.	
3.7.58	Support for the preferred use of the Community Orchard to continue as a community orchard	Thank you for your support	None proposed
3.7.59	<p>Overall, a lack of support for the Frame yard to be a potential enabling development site, probably for residential use. A wide range of alternatives uses were forward:</p> <ul style="list-style-type: none"> • restoration of the glasshouses • car parking • Utility area for the Estate • Allotments • Children's play area • Storage and depot for Gardening team 	<p>This feedback has been considered. However, at this stage of the process, the County Council wishes to keep this option open. For a detailed explanation of why enabling development is being considered, please refer to the response to key issue 3.7.8</p> <p>However, its current use as a garden depot is likely to continue for the short to medium term</p>	None proposed
3.7.60	Strong consensus and support for preferred use of the caravan site – to be used for caravanning, camping and glamping. A number of alternatives were also put forward:	Thank you for your support, and the alternative suggestions.	None proposed

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	<ul style="list-style-type: none"> that the area could be used for additional car parking develop as interpretative centre/visitor on the history of Elvaston develop as staff base Use for farmers markets, car boot sales etc. 		
3.7.61	That the Boat House could be renovated, and that the Pump House and waterwheel should also be restored to working order	<p>Thank you for highlighting these buildings.</p> <p>Both buildings were unintentionally omitted from the 'Vision and Plan' and should be added to the final document.</p>	That Section 7, Estate Masterplan, is amended to include the Pump House and Boat House
3.7.62	That managed and charged fishing is introduced to the lake	<p>The future use of the lake needs further consideration, and should be added to the 'Vision and Plan'.</p> <p>However, it is understood that significant work is required to the lake to help solve the drainage issues across the Estate. Further research and understanding of its setting is required to protect its historic significance - for example the rockwork and the interconnected views across the lake to the Castle.</p>	That Section 7, Estate Masterplan, is amended to include the lake.
3.7.63	Considerable support for preferred use of the Showground to continue and expand its use for events, with many comments also highlighting need for access, service and drainage	Thank you for your support	None proposed

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	infrastructure improvements		
3.7.64	<p>No direct support for the preferred use at Home Farm (as a potential enabling development, probably residential), but a good level of support for the other acceptable uses – conversion to educational and eco-centre use. Other options put forward were:</p> <ul style="list-style-type: none"> • Children's/working farm, • staff accommodation • bird sanctuary 	<p>Thank you for your comments, they are taken seriously. However, at this stage of the process, the County Council wishes to keep the option of potential enabling development open. For a detailed explanation of why enabling development is being considered, please refer to the response to key issue 3.7.8</p>	None proposed
3.7.65	<p>Strong support for the preferred use of the Local Nature Reserve (that it is maintained as a LNR), as well as request that it is managed to protect and enhance its wildlife value and tranquillity</p>	<p>Thank you for your support</p>	None proposed
3.7.66	<p>Support for the preferred use of the Cricket club to be maintained</p>	<p>Thank you for your support</p>	None proposed
3.7.67	<p>Support for the preferred use of the riding centre fields and Clover Close as riding paddocks, with associated grazing and livery. In addition, suggestions that these areas could be:</p>	<p>Thank you for your support</p>	

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Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
	<ul style="list-style-type: none"> • managed more sustainably with their existing and potential value for wildlife better recognised, for example, woodland and hay meadow creation • That if they are used for horses, the numbers are well-managed • Managed as areas where public access is limited, to minimise the impact on wildlife 		
3.7.68	The preferred use for Oak Flatt, for hay, haylage, or silage was supported, but that the importance of the notable trees in this area is better recognised	Thank you for your support. The importance of the notable trees across these areas is recognised by Derbyshire County Council, and will inform future management of these areas	None proposed
3.7.69	What is planned for the woodland areas around the fringes of the A6 and Oak Flatts; are these remaining as woodland?	There are no specific proposals for the woodland areas near the A6 and around Oak Flatts, and there are no proposals to change their use. There are no specific proposals at present for their active management.	None proposed
3.7.70	That an area of community allotments is made available	Thank you for this suggestion. This could potentially work on a part of the Estate, and will be borne in mind going forward	None proposed
3.7.71	That a garden centre would be an attractive addition	This is an interesting suggestion, which the Council is open to should an appropriate and financially viable proposal come forward from a third party, and that is appropriate to	None proposed

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		the setting and significances of, and that would contribute to delivery of the Vision for Elvaston.	

3.8 Monitoring and Review

THEME: Monitoring and Review			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.8.1	That the progress of delivery of the Vision be reviewed more regularly than every five years	Agreed.	That Section 8, Monitoring and Review, will be expanded to capture how changes and improvements across the Estate will be monitored and reviewed as they are implemented, and with much more regular reviews of the progress of delivery of the Vision.

3.9 Any other comments that did not fit into the above categories

THEME: Any other comments that did not fit into the above categories			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.9.1	Support for the draft 'Vision and Plan' and excitement over its future delivery	Thank you for your support	None proposed
3.9.2	Make a start on implementing the Vision – there have been too many years of delay	Thank you for your support and the sentiment is noted.	None proposed
3.9.3	Support given for the Visioning process	Thank you for your support	None proposed
3.9.4	That a variety of infrastructure, for example better vehicular access, improved drainage, and better services may be needed to facilitate regeneration of the Estate	Agreed. This is covered in the 'Vision and Plan' in a number of areas, particularly Section 6, Strategic Actions	None proposed
3.9.5	That the buildings be opened gradually as the Estate's regeneration progresses	It is highly likely that the regeneration of the Estate will be phased over time, and that buildings will be gradually conserved and brought into good repair.	None proposed
3.9.6	That the buildings, then the grounds, should be the priority for regeneration	The exact phasing of the Estate's regeneration will depend on a whole host of factors, including securing the relevant investment and funding. As such, it is difficult to be precise about which areas will be regenerated first. The reality may well be a mixture of the buildings and the grounds.	None proposed
3.9.7	That the Estate could demonstrate and encourage innovation, particularly in environmental education	This is certainly an aspiration that Elvaston should attempt to live up to, subject to securing additional resources.	None proposed

THEME: Any other comments that did not fit into the above categories			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
3.9.8	That the work of English Heritage and the County Council in tackling essential repairs to Elvaston Castle and park and garden structures in recent years is to be commended	Thank you for your support	None proposed
3.9.9	Do not lose sight of the special character of the Elvaston Estate when planning and implementing the Vision	<p>Agreed.</p> <p>Understanding what others have called 'Spirit of Place' statement - to ensure that those placed with the custodianship of the Elvaston Estate understand why it is special (the unique, distinctive and cherished aspects of the place), and to work from this Spirit of Place to inform its care and management</p>	That the development of a 'Spirit of Place' statement is added to Section 6, Strategic Actions
3.9.10	That the Estate and planned events etc. are much better publicised and marketed, including a better website	<p>Elvaston Castle Country Park has a Marketing Strategy (2013 – 2016). The current approach operates on a limited budget and within the rules and regulations of a local authority.</p> <p>Derbyshire County Council Countryside Service events are promoted within DCC's annual Countryside Events brochure distributed across several counties, Elvaston online events page, via local media (radio/TV), local parish boards, site noticeboards and Facebook.</p>	None proposed

THEME: Any other comments that did not fit into the above categories			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		<p>External event providers at Elvaston are primarily responsible for their own publicity and promotion, and can utilise Elvaston's website and noticeboards on site, erecting entrance banners if appropriate.</p> <p>Going forward, should the estate be passed to the management of a new single management body, further work to develop the 'brand' and marketing of Elvaston more generally is required, as recognised in Section 6, Strategic Actions</p>	
3.9.11	Does the word 'house' also mean Castle?	Yes, in this case 'house' refers to Elvaston Castle	None proposed
3.9.12	That use of the Estate should be free of religious or political restrictions	<p>As a major employer and provider of services Derbyshire County Council is committed to advancing equality of opportunity and providing fair access and treatment in employment and when delivering services. For further information please refer to the Councils' policy on equality and diversity at:</p> <p>www.derbyshire.gov.uk</p>	None proposed
3.9.13	That the Site Manager, and perhaps others working on the Estate, live on the Estate	The County Council has an open mind on this matter, and ultimately any decisions related to this will be driven by the business need i.e. what staffing arrangements can best meet the strategic goals of those	None proposed

THEME: Any other comments that did not fit into the above categories			
Reference Number	Summary of key issue from the comments received	Derbyshire County Council Response	Changes required to the Vision and Plan
		responsible for managing the Elvaston Estate	
3.9.14	Better use of 'plain English' and less jargon within the Vision document would be welcome	The County Council is happy to review the text of the 'Vision and Plan' making it 'plain English' where possible and removing any unnecessary jargon	To make the final version of the Vision and Plan 'plain English' wherever possible, to reduce any jargon where possible and to introduce a Glossary of Terms as an Appendix.
3.9.15	That metres, not 'meters' is used in the report when describing length	Agreed	That metres be used throughout the document when describing length

ELVASTON CASTLE AND ESTATE

VISION AND PLAN 2014-2024



FUTURE FOR ELVASTON

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1. INTRODUCTION

Elvaston Castle and Estate is a much loved public greenspace close to the City of Derby, as well as the communities of South Derbyshire, Nottingham and further afield, with hundreds of thousands of visitors coming every year (refer to Figure 1). Extending across 130 hectares, it has been owned and managed by Derbyshire County Council since 1969, with much of it opening to the public as a Country Park in 1970.

At its core is Elvaston Castle, for 400 years the home of the Stanhope family, who later became the Earls of Harrington. The Castle is a predominantly nineteenth century creation built around an earlier seventeenth century house, with a range of nearby courtyards and stable buildings. Surrounding the Castle is a series of 'garden rooms', a nearby lake and wider parkland. Many of the buildings and much of the gardens and parkland are designated for their heritage importance, with the Castle and the Registered Park and Garden both Grade II* listed, and many other buildings and structures listed as Grade II i.e. all nationally important (refer to Figure 2).

The varied landscape provides a wonderful and very attractive setting for all of the community, and one that is enjoyed for a wide range of recreation and access. The Estate is also important for wildlife, particularly bats, with part a designated Local Nature Reserve.

Many people have a strong sense of ownership of the area. Groups representing access, wildlife, community and other interests are active within the Estate and contribute to its care through volunteering, fund-raising, and running events. The contribution of the Elvaston Parish Plan Steering Group and the Elvaston Reserve Action Group, to name just two groups, is already considerable.

However, all is not well. Many of the buildings are in decline, the majority of the Castle is not open to the public and most buildings do not have a current use, whilst the historic significance of the gardens and wider grounds is steadily being eroded. The visitor infrastructure is tired and worn, and the stories and rich heritage of the Estate are not widely known and little celebrated. Moreover, the current financial and operating model is not sustainable in an era of diminishing local authority resources.

To help secure a more sustainable future, Derbyshire County Council has engaged with a wide range of people and organisations that cherish and value Elvaston Castle and Estate. Their thoughts and ideas have helped shape this 'Vision and Plan'.

The purposes of the Vision and Plan include:

- Providing a holistic, joined-up approach and guide for the future of the Elvaston Estate that has been informed and shaped by the community and other stakeholders;
- Presenting a template to secure the heritage, public access and the other interests and benefits the estate does and could provide;

- Fostering development of a partnership approach to the future management of the Elvaston Estate, including greater community involvement;
- Placing the Estate on a more sustainable financial footing over time;
- Prioritising and complementing future funding bids that help deliver the Vision.

This document gives you a chance to share our Vision for Elvaston Castle and Estate over the next 10 years – up to 2024. We look forward to working together with you to make it a reality.



2. VISION

Our vision for Elvaston Castle and Estate by 2024 is:

The long-term future of Elvaston Castle and Estate is secure and cared for by a competent and independent partnership that places conservation, heritage and access at its core, underpinned by a financially sustainable business model that delivers on-going reinvestment in its long-term stewardship.

A cherished green space between Derby and Nottingham, the Estate provides for a wide range of recreation, outdoors and other activities that are compatible with its natural and historic importance, whilst visitors understand, share, and enjoy its rich stories and heritage.

The Castle and other key buildings are in good condition, flourishing with activities and uses that respect their historic significance, complement public access to the Estate, and contribute to its financial stability.

The landscape of nineteenth century gardens, lake and parkland is well-cared for and demonstrates the best of the innovation, romance and imagination of William Barron and the Earls of Harrington.

Real and lasting partnerships with visitors, the local community, organisations and business creates a strong sense of ownership and shared values, with a common direction.

3. OUTCOMES

The Vision will be characterised by the following outcomes:

1. An Estate that is managed as a single, cohesive and holistic landscape and is cared for by a competent and independent partnership with conservation, heritage and access at its core, and with the involvement and support of the many communities of interest.
2. Financial sustainability is fundamental, supported by a sympathetic visitor operation, commercial acumen and a diversity of income generation that is reinvested in the long-term care and management of the Estate.
3. The key buildings, in particular Elvaston Castle, are in good repair and provide a variety of functions including public and community benefit, living space and business use that secures their future, respects their historic significance, makes sense collectively and works cohesively as a whole.
4. The gardens and formal parkland are in 'good heart', maintained and managed in ways that strengthen and where prudent restore their historic significance and enhance the visitor experience.
5. Drainage and water management, including the lake, is well understood, properly maintained and functioning, providing a sustainable system upon which the landscape can thrive.
6. A valued area that everyone can enjoy and is recognised as one of the premier greenspaces close to those living in Derby, Nottingham and surrounding areas.
7. A quality visitor experience that is facilitated by a site infrastructure and visitor entry, flow and orientation that compliments the heritage significance whilst encouraging compatible access, recreation and play.
8. A landscape of buildings, parkland and gardens that provide an informal experience for visitors to enjoy, explore and learn about the stories, heritage and the wider cultural and natural history of the Estate.
9. Any necessary enabling development is sensitively and sympathetically placed and designed, complements its surroundings, is not harmful to the designated heritage assets, and where the capital accrued from associated leaseholds contributes directly to the repair and conservation of the core heritage assets.

4. GUIDING PRINCIPLES

In autumn 2013, Derbyshire County Council engaged with a wide range of visitors and other stakeholders to find out why Elvaston Castle and Estate is important to them, and their hopes and ideas for the future. These have helped develop our six guiding principles. These principles will direct ALL future management decisions, whoever is responsible for Elvaston Castle and Estate:

- 1. Freehold of the Estate will be retained by Derbyshire County Council**
- 2. A competent single management body will control the overall governance of the estate with the balance of conservation, heritage and access at its core**
- 3. Financial sustainability will be fundamental to the delivery of the vision, facilitated by a business model that provides on-going reinvestment in the long term stewardship of the Estate without eroding its significance**
- 4. The historic, landscape and biodiversity significance will be protected, conserved and, where sustainable, enhanced**
- 5. Public access to the gardens, parkland and house will be provided and maintained; the parkland at least will be free at the point of entry on foot. The stories and rich heritage will be understood, shared and celebrated**
- 6. People, community involvement and partnership working will be at the heart of all activities**

Each of the guiding principles is expanded upon below:

1. Freehold of the Estate will be retained by Derbyshire County Council

Derbyshire County Council will retain the freehold of Elvaston Castle and Estate, but will delegate authority and control of the Estate to the single management body through an associated legal agreement.

The legal agreement will provide the management body with the appropriate level of independence to operate, whilst enshrining various safeguards that secure the significances of the Estate for conservation, heritage and access. Associated documentation will describe the approach to accountability between the Council and the management body.

2. A competent single management body will control the overall governance of the estate with the balance of conservation, heritage and access at its core

The management and strategic direction of Elvaston Castle and Estate will be led, controlled and championed by a competent single management body with conservation, heritage and access central to its core purpose and constitution.

The body will have control of all financial matters relating to the Estate, together with authority over all decision making and policy, procurement, partnership development, brand, marketing and associated legal matters.

The body will control the core visitor operation and overall management of the Estate, whilst providing oversight to any partnership arrangements for the development and delivery of other goods, uses and services within the Estate.

Day to day management will be delegated to a single, dedicated site team directed by and responsible to the management body.

Training, development and other investment will enable and empower all those who deliver the day to day operational care and management to have the right skills, knowledge and experience to make the Vision a reality. This will also contribute to the retention and recruitment of highly competent and capable team members, working at their best for the future of Elvaston Castle and Estate.

3. Financial sustainability will be fundamental to the delivery of the vision, facilitated by a business model that provides on-going reinvestment in the long term stewardship of the Estate without eroding its significance

Financial sustainability will be built on a model that provides the single management body with overall control and management of all income generation, expenditure, and associated revenue and capital streams at Elvaston Castle and Estate that it directly oversees. At the same time, the single management body will enable the involvement of third parties that can help deliver the Vision, for example, visitor facing businesses based on the Estate, and will secure an appropriate financial benefit from these arrangements that is re-invested in the Estate.

The single management body will have the powers to set the charging and associated pricing structure for visitors to the Estate, and the letting and financial terms of all related leases, tenancies, franchises and other concessions. The body will also have the ability to create financial reserves, and to secure and maximise opportunities to attract and draw down external funding, investment and other resources.

A diverse range of sustainable income generation streams will be encouraged. These will be developed and implemented in ways that minimise any negative impacts on the Estate's access, conservation and historic significance. All surplus income received by the single management body will be reinvested in the stewardship of the Estate i.e. a 'not for profit' model is envisaged.

A priority will be bringing the many unused and dormant buildings into active uses that contribute to delivery of the Vision, and are in keeping with the guiding principles. Where appropriate, leases to third parties will be employed to assist in attracting the investment and other resources needed to bring a building back into an appropriate use.

Opportunities to secure investment, external funding and other resources to help deliver the Vision and meet the 'conservation deficit' will be fully utilised. However, if further monies continue to be needed, 'enabling development' will be considered. Any proposals for enabling development will be informed in consultation with the local planning authority and English Heritage, and be in accordance with the statutory planning framework.

Whatever the final mix of uses agreed for the various buildings and spaces, the single management body will ensure the uses provide a balanced and complementary portfolio of visitor facing activities, business, and other uses that make sense collectively and work cohesively as a whole, whilst being in keeping with the Guiding Principles.

4. The historic, landscape and biodiversity significance will be protected, conserved and, where sustainable, enhanced

Maintenance and management of the buildings, gardens and wider landscape, together with any future restoration programmes, building conversion or new development will be informed by a thorough understanding of the historic significance and its inherent special qualities, and where required, further associated research.

Conservation and repair work to the landscape and the buildings will be targeted at the most vulnerable and 'at risk' areas of the historic asset wherever possible.

Restoration of heritage assets will be based on historical evidence or precedent. Reinstatement of lost historic features will only be implemented where a clearly defined rationale can be provided against set criteria, including conservation benefit, consideration of the long-term maintenance costs, ability to enhance the visitor experience and ability to contribute to the financial sustainability of the Estate.

Management of the landscape will recognise the successive development of its character over many centuries, in particular the work of William Barron that lies at the core of the registered park and

garden. Management will protect and where appropriate enhance the historic character of the landscape.

The fundamental importance of appropriate management of the water and drainage systems to the long-term sustainability of the landscape will inform management and investment decisions.

Management will protect and where appropriate enhance the biodiversity and wildlife of the Estate, with a focus on UK Biodiversity Action Plan priority habitats and species. Geo-diversity interests will be understood, protected and appropriately managed.

Where appropriate, opportunities to integrate biodiversity management of the Estate into surrounding areas will also be taken. Invasive species will be controlled.

An up to date Conservation Management Plan will be maintained to guide stewardship of the Estate.

5. Public access to the gardens, parkland and house will be provided and maintained; the parkland at least will be free at the point of entry on foot. The stories and rich heritage will be understood, shared and celebrated

Overall, the welcome and presentation standards of the Estate will be raised, and the visitor orientation and flow improved to enhance the visitor experience, and to better protect the asset's historic significance.

Public access to the Country Park will be maintained, and will be free at the point of entry on foot to the parkland. The latter will apply to visitors arriving on bicycle, horse, or mobility vehicles such as wheelchairs.

Physical access will be provided and managed in an integrated and sustainable manner for a wide range of recreational, play and outdoor activities that are compatible with the various significances of the Estate. Zoning of recreational activities already takes place to some extent, for example horse-riding is restricted to the Estate perimeter. Zoning will be an influencing factor as the Estate's regeneration is planned in detail.

The connection between the Castle and the surrounding park and gardens is fundamental to the story and meaning of Elvaston and opportunities for this relationship to be strengthened and shared by visitors will be provided.

Links to wider access networks such as the Sustrans Cycle Network and the adjoining areas of Derby and towards Nottingham will be maintained, and where appropriate strengthened as opportunities arise.

Visitors will be encouraged to understand and value what makes the Elvaston Estate special and their role in its conservation and future.

The stories and rich heritage will be interpreted and celebrated in creative and inspiring ways, guided by a holistic and innovative approach to interpretation for the Estate as a whole that also minimises the use and visual intrusion of physical signage. On-line and other resources will also be developed to help improve intellectual access to the heritage of Elvaston.

6. People, community involvement and partnership working will be at the heart of all activities

People and communities will be encouraged to be actively involved in the care of Elvaston Castle and Estate.

Opportunities for education, volunteering and that enable training in heritage and others skills that reflect the Estate's inherent qualities will be actively developed, fostered by appropriate support.

Community representation to the single management body will provide regular and on-going opportunities for people to help inform the present and future Estate.

Partnership working with tenants, the voluntary and public sectors, and private and social enterprise will be core to the stewardship of the Elvaston Estate.

5. WHY ARE WE DOING THIS?

Why Elvaston Castle and Estate is special

Much of the Estate and many of the buildings are protected by a range of statutory and other designations as well as local and national policy, that influence how it is managed, used and enjoyed. These have informed the aspirations of this Vision and Plan:

- Many buildings within the Estate are 'listed buildings' due to their historic and architectural significance. These are included on the Secretary of State for Culture, Media and Sport's statutory list as advised by English Heritage, the government's advisor on the historic environment (refer to Figure 2).

The Castle is listed as Grade II*, which applies to buildings of particular importance, of more than special interest, whilst 17 others are Grade II and are therefore of national importance. These are:

- St Bartholomew churchyard walls
- Moorish Temple and terrace
- Golden Gates and attached walls
- Stables to the west of Elvaston Castle Coach House
- Nursery Garden walls and attached outbuildings
- Carriage wash
- Gate piers and walls to the west of Elvaston Castle
- Coach House and attached buildings
- Pump House
- Stable block east of the Kennels (Gas House)
- The Kennels
- London Road Lodge Entrance Gates
- Farm buildings west of St Bartholomew Church
- Information Centre and Shop
- Springthorpe Cottage
- The Boathouse
- Grotto on the northern side of the lake

The Church of St. Bartholomew is Grade I, the highest listing possible and of exceptional interest. Although not owned or managed by Derbyshire County Council, the church is an important part of the visitor experience and setting of the Estate, historically serving as the Stanhope family church. Therefore, the church and its' grounds have been considered in the visioning process.

- The gardens, lake and much of the parkland are included in the English Heritage Register of Historic Parks and Gardens, and are Grade II* and are therefore of particular importance, of more than special interest. Of most importance within the formal gardens, and probably the most vulnerable and under threat are the areas of rockwork, the topiary, the succession and care of the evergreen tree population, and the drainage system linked to the lake.

The gardens consist of formal gardens to the south and south-east of Elvaston Castle, and less formal grounds with woodland and a lake to the north and north-east.

Immediately south of the Castle lies the Parterre Garden created in 1970 on the site of the earlier Mon Plaisir garden. This had a covered walk in the form of an exaggerated quatrefoil formed from clipped hedges with loopholes to give light and entrances cut through the hedges. A central mound was laid out with a star-shaped flower bed and had a single central Monkey Puzzle tree.

Steps lead up at the south end of the current Parterre Garden to an opening formed between yews clipped into the shape of a crown. From this a path leads westwards to the Alhambra Garden, a grassed rectangle bordered by golden yews and birches overlooked from the south end by the Moorish Temple. Much of the original garden here has been removed.

Immediately east of the Parterre Garden and divided from it by clipped hedges is the Italianate Garden. This occupies a rectangular grassed area bordered by tall yew hedges with clipped hedges and simple topiary shapes cut into Irish yew bushes. The southern part of the garden, south of the formal gardens, is laid out with three parallel avenues cut through evergreen and coniferous trees (the Vault Avenue, Church Avenue and School Avenue).

On the east side of the Castle stone steps lead down from a terrace in front of the Castle. Topiary yews are positioned at the base of the steps and lead on to the Elvaston (or East) Avenue.

On the north side of the Castle grassed lawns are terraced down to the edge of a lake. There are extensive areas of rockwork all along the northern side of the lake, and a large rockwork structure built to represent a ruined castle is flanked by rustic arcading. This cuts into a mound originally surmounted by a spiral path and dense planting, from which views southwards over the lake to the Castle can be obtained. The northern shore of the lake was also set out with earthworks in the form of fortifications for the ruined castle, and a serpentine path, which continues around the lake and returns along its southern shore.

It should be noted that the 'Old English Garden' in the western walled garden is a 1970's creation, and was originally a productive food space. Valued today for its contemporary form, its heritage significance is low compared to the core gardens described above.

- The Elvaston Estate provides a fantastic greenspace for the nearby City of Derby, as well as the communities of South Derbyshire, Nottingham and further afield, with hundreds of thousands of visitors coming every year. Overall, the Estate provides a wonderful setting for access, recreation, play, events and education.

- The Local Nature Reserve in the north western corner of the Estate supports a range of species and habitats that are national priorities within the UK Biodiversity Action Plan, including Grass Snake. Nine of the eleven bat species known in Derbyshire have been recorded across the Estate as a whole, making it one of the most important sites for bats in the County.
- Oak Flatts and associated small areas on the Estate's western edge are part of a larger Local Geological Site called Stocker Flat.

The Current Challenges and Opportunities

Elvaston Castle and Estate are already managed and cared for by Derbyshire County Council, so why is a 'Vision' needed?

Most critically, because the future of the Estate is at a 'tipping point' - the designated heritage assets are under serious risk because of a lack of previous maintenance and investment, and important elements could soon be lost unless a co-ordinated and sustainable approach to securing the Estate's future is found. After more than a decade of debate, a clearly defined and achievable way forward for the Estate needs to be developed and agreed.

Safeguarding the heritage assets and developing financial sustainability

The cost of the 'essential repairs' required to the buildings, gardens and wider landscape is over £6 million, something that Derbyshire County Council on its own cannot afford. These costs will only rise unless new resources and uses for the many empty buildings are identified and secured, and fundamental issues such as management of the drainage system that underpins the wider landscape are addressed. At the same time, the Estate's net running costs of over £800,000 per annum are not sustainable for the County Council, with many other competing pressures for diminishing local authority budgets.

To move forward, it is hoped to gradually generate a variety of sustainable income streams that can help secure the future of the Estate through initiatives including:

- Finding appropriate new uses for the historic buildings;
- Bringing the gardens into 'good heart';
- Enhancing the visitor facilities such as the catering and retail offer; and,
- In turn, improving the financial contribution from those visiting, and from third parties working from the Estate.

Partnership working for shared benefit

With falling budgets and growing service pressures, the core skills required to sustainably manage the resource are increasingly difficult for Derbyshire County Council to secure. There is a need to work in partnership with others to help enable a sustainable future for Elvaston.

There is also recognition that a simplistic disposal route is not the right way forward for the Estate, and that such a complex problem will require a multi-faceted solution probably involving a mix of public, private and voluntary sector input.

Partnership working can take many forms and vary in depth: from volunteering; to developing joint funding bids; to taking on the task of regenerating and re-invigorating areas of the Estate in ways that help meet the Vision. We are keen to explore these and other options further and work together with others.

The regeneration of the Elvaston Estate also offers the potential to enhance a number of benefits to local people, the wider community and businesses such as employment, training and volunteering; a setting for appropriate commercial activity and residential opportunities.

An opportunity to think differently

The fact that Elvaston Castle lies empty and with little of its original furnishings presents an opportunity to think differently about the future use of the space, whilst respecting its historic significance.

We want to open up more of this space to visitors to enjoy the remaining key areas of heritage value like the Gothic Hall and to better appreciate the critical link between the story of the Earls of Harrington, the house and the creation by William Barron of the gardens that surround it. Converting much of the upper floors that have lost the majority of their internal heritage value to uses such as staycation, residential lettings or a financially viable visitor facing use will provide a way of bringing these areas into good repair and conservation, whilst helping to generate an income stream from what is currently seen as a liability. We also plan to work creatively to provide managed public access to the special spaces within the upper floors, such as the orchid room that sits on the very top of the Castle.

At the same time, this is a chance to think about how the wider Estate buildings are given a new lease of life that, considered as a whole, helps deliver the Vision.

Improving the visitor experience

The visitor infrastructure is tired and worn, and has suffered from a long period of under investment. There is also a need to re-balance the management priorities of the Estate as a Country Park to further protect the historic significance and prevent the gradual erosion and loss of historic features and their meaning.

In some cases, further research and understanding of the development of the Estate and its creators is needed, together with more knowledge and insight on the visitors that do and could come. This will inform future management, whilst influencing how best to share and celebrate the rich history of Elvaston in creative and exciting ways.

Considering how visitors arrive, and are orientated and flow through the site presents an opportunity to reduce pressure on vulnerable heritage interests, and provide a much better 'arrival and introduction' to the core gardens and buildings. By gradually bringing the historic gardens into 'good heart' and by targeted restoration works like re-creating key views across the lake to the Castle, combined with an incremental uplift in the visitor welcome and presentation standards of the Estate, the visitor experience can be enhanced. This in turn will help increase support for the resource and improve its financial sustainability.

Bearing in mind the bigger picture

The planned growth of South Derby towards the south-western margins of Elvaston Castle and Estate over the next 10 years or so could bring opportunities and challenges.

It may lead to more visitors coming to the Estate, and perhaps an increase in traffic on local roads. At the same time, there could be opportunities to improve the connections between the Estate and adjoining rights of way. There may be also opportunities to secure planning gain monies towards the regeneration of the Estate.

It's important that going forward, these and other developments around Elvaston are taken into consideration, and opportunities for partnership working taken.

Enabling infrastructure

To help deliver the aspirations in the Vision, there are number of pieces of 'enabling infrastructure' that need further consideration to help unlock a sustainable future for the Elvaston Estate, including:

Improving vehicular access and capacity to the core buildings

Whether these buildings are brought back to life as visitor facing attractions, offices, residences or a mixture of all of these options, the current vehicular access to them is not fit for purpose. The existing narrow Stables Drive vehicular access route is sub-standard in highways terms, has very limited scope for improvement and its current use is already resulting in a level of conflict between visitors and vehicles.

Encouraging more visitors towards the core buildings

Assuming a more attractive visitor offer is developed over time in the core buildings such as the Castle and environs, a fundamental part of maximising the financial sustainability of these facilities will be encouraging people to use and enjoy them, and in doing so, contribute to the income of the Estate.

Further evaluation is required to determine whether this is best achieved by considering the development of additional car parking facilities elsewhere on the Estate, enhancing the current car park or by using a variety of approaches to draw visitors to the core areas from the present main car park.

It is also acknowledged that should the aspirations in the Vision be met, it could potentially lead to an increase in visitor numbers to the Estate as it becomes a more attractive and thriving visitor destination. This in turn may place additional pressure on the current car parking facilities and lead to further traffic through nearby villages such as Elvaston, Thulston and Borrowash.

The services are in need of major refurbishment

Should regeneration of the Estate take place – whatever the uses – major investment in the services (the power, water, sewerage, and internet connections) that provide for the buildings is required. In some, replacement and upgrade will be necessary.

A number of proposals to resolving these issues have been raised through the development of the 'Vision and Plan'.

Finding sensitive and sustainable solutions to these infrastructure challenges is likely to involve some compromise between the sometimes competing interests of the Estate, but it remains a priority for the future regeneration of the Estate that a resolution to these issues is secured.

6. STRATEGIC ACTIONS DURING THE NEXT 10 YEARS

To enact the Vision, the following key strategic actions are proposed:

First three years (2014-2017)

In the first three years, the emphasis will be on creating the infrastructure – physically, financially and in terms of governance – that will provide a solid foundation on which to deliver the long-term aspirations of the Vision:

Creating a single management body

1. Develop and initiate a legal framework and governance model that will frame the proposed single management body and associated operating model, including its role and responsibilities, composition and structure. Define how community representation to the management body will be provided.
2. Create a single, dedicated site team that delivers grounds maintenance and visitor services for the Estate on a day to day basis.
3. Explore the staffing requirement, including volunteering, of the future operating model and associated office, storage and operational space. Consolidate the operational requirements within defined areas of the Estate.

Securing a financially sustainable business model

4. Commission a market research exercise led by the County Council to assess the level of interest from the public, private, community and voluntary sectors in those buildings and other areas which are not part of the 'core visitor operation' and in bringing these back into uses that are in keeping with the Vision and Guiding Principles.

In due course, follow this with a procurement exercise to secure partners to deliver the investment required through leasehold or other agreements that are controlled by the proposed single management body. In relevant cases, gain a clear understanding of what level of subsidy from public or other funding would still be required to meet their repair, conservation and conversion to the agreed uses. Use this information to gain a clear understanding of the remaining 'conservation deficit'.

5. Develop a prioritised and costed capital implementation plan for restoration and development of the site fabric and visitor infrastructure.

As part of this, undertake detailed planning to re-configure and improve the catering, retail and other core visitor facilities within the Estate,

including visitor arrival and welcome, parking and orientation, to maximise their commercial viability.

Determine the most appropriate ways of delivering any required improvements to vehicular access and car parking capacity that is needed to facilitate regeneration of the core buildings and financial sustainability of the wider Estate.

6. Develop a comprehensive revenue and capital funding strategy for the Estate. In association with this, prepare and submit a major grant application to the Heritage Lottery Fund (HLF) to secure substantial funding towards meeting the priorities within the Vision that best help to begin securing the key heritage assets, public benefits and financial sustainability of the Estate. It is envisaged that a series of phased bids to the HLF and other funding bodies will be required due to the scale of repair, restoration and regeneration needed on the Estate.
7. Develop a new operating model and 10 year business plan for the Estate that will shape and drive an incremental move towards much greater financial sustainability.
8. Review all existing tenancy agreements, leasehold, concessions and other lettings. Consider what approach and arrangements would best help deliver the Vision, and implement.
9. As necessary, explore options for potential enabling development to raise further finance to help meet any outstanding conservation deficit and provide match funding for HLF and other investment opportunities.
10. Gather further visitor insight, consider potential as well as existing audiences, and use this to inform management decisions.
11. Develop a 'Spirit of Place' statement to ensure that those placed with the custodianship of the Elvaston Estate understand why it is special (the unique, distinctive and cherished aspects of the place), and to work from this Spirit of Place statement to inform its care and management
12. Develop and implement a clear brand strategy for the Elvaston Estate.
13. Develop and implement a clear marketing strategy.
14. Review and refresh the Conservation Management Plan for the Estate. Based on this, commission further targeted academic research into understanding of the historic assets, and use this to inform management decisions.

Site infrastructure

15. Assess and modernise the services and utilities that provide for the Estate and its current and planned uses, particularly the core buildings that include the Castle and surrounding structures.

16. Following resolution of the proposed procurement exercise, begin phased commencement of partner investment to deliver gradual regeneration of the various buildings and other associated spaces.
17. Properly understand the drainage and water management requirements of the Estate, and develop and begin to implement a phased programme of improvements targeted at areas of heritage most at risk or vulnerable.
18. Upgrade access and service infrastructure within the Showground to facilitate its more regular use for large scale events and unlock its commercial potential.

Following seven years (2018-2024)

After the first three years, the emphasis will shift towards incrementally improving the visitor welcome, facilities, and 'offer', whilst strengthening the historic significance of the landscape through appropriate maintenance and management. It is also highly probable that the phased regeneration of the many buildings across the site will continue throughout this period:

Protecting and conserving the historic significance

19. Develop and implement a co-ordinated operational maintenance and management plan for the buildings and landscape, properly informed by the Conservation Management Plan, that will gradually bring the core gardens back into 'good heart' and strengthen their heritage significance.
20. Determine the extent and scale of any potential restoration within the Castle and gardens, and undertake associated business planning to determine its feasibility. Begin phased restoration of defined features as resources are secured.

Enhancing the visitor experience

21. Implement the proposed Heritage Lottery Fund bid, if successful
22. Gradually lift the presentation standards of the Estate, including improvements to the access and visitor infrastructure such as visitor welcome, parking, orientation, site signage, and the path network
23. Develop and implement a creative interpretation strategy to best tell the Estate's stories and share its heritage.
24. Define a visual identity for all signage, orientation information, interpretative, educational and marketing materials that is unique to Elvaston Castle and Estate

25. Depending on the preceding steps, open the ground floor of Elvaston Castle to the public on a regular basis, using the insight garnered from visitors to inform how these rooms are developed and used in the future. Linked to the above, consider introduction of a 'pay for entry' model for areas of the Castle.
26. Develop the 'outdoors' offer by providing natural play and in time, the creation of adventurous play facilities.
27. Develop the secondary catering offer in tandem with the planned wider visitor experience and associated infrastructure improvements.
28. Test and trial the use of areas such as the ground floor of Elvaston Castle and the walled gardens for ceremonies and celebrations, and then develop this offer as appropriate.
29. Depending on the scale of any future garden restoration, consider introduction of a 'pay for entry' model for discrete areas of the formal gardens

Delivery through a skilled, experienced and dedicated team

30. Place an emphasis on developing the volunteer offer, and build the volunteer base to help support the core visitor operation and care of the Estate.
31. Create and support a culture that develops the skills, experience and knowledge of the site team and volunteers to facilitate delivery of the vision.

7. ESTATE MASTERPLAN

Background

The day to day running of Elvaston Castle and Estate requires a variety of operational, storage and office space for those delivering the maintenance of the gardens and parkland as well as other visitor facing activities, such as events and community engagement. The great majority of the buildings across the Estate are not needed for these purposes however. Therefore, finding new and appropriate uses for these other buildings and spaces is one of the keys to unlocking a sustainable future for the Estate. These uses could include new visitor attractions, but a variety of other options are also being considered depending on the space in question.

This Section of the 'Vision and Plan' sets out OPTIONS for uses of the various buildings and spaces but ultimately which ones go forward will depend in no small way on the ability of the private, public, community and voluntary sectors to deliver them, whether they be residential, visitor facing or something different. At the same time, the 'Vision and Plan' and particularly the Guiding Principles, provides a FRAMEWORK to guide the process.

During 2014, Derbyshire County Council began a process of market research to start to find out whom in the wider community and business sectors could work with the Council (and in time the proposed single management body) to help deliver the Vision, and in particular, to bring the many unused buildings back to life.

At the moment, this is simply a 'conversation' with interested people and organisations, and helps the Council better understand what may be possible. At this stage, the Council is interested in all ideas and options, including not only those from businesses, but also very much those who wish to develop the Estate's potential for training, volunteering and community engagement, and providing new and suitable visitor attractions.

Whatever the final mix of uses agreed for the various buildings and spaces, the controlling body for the Elvaston Estate will need to ensure the uses provide a balanced and complementary portfolio of visitor facing activities, business, and other uses that make sense collectively and work cohesively as a whole, whilst being in keeping with the Guiding Principles, and helping to deliver the Vision.

It is envisaged that the final mix of uses will be developed in conjunction with the proposed single management body.

The potential role of enabling development

An English Heritage and Derbyshire County Council commission report in 2010, commonly referred to as the 'Essential Repairs' report, indicated that the associated costs required to the buildings, gardens, lake and wider landscape across the Elvaston Estate was £6.5 million. To bring the many currently empty and unused buildings back into active use will also require

considerable additional monies to cover the costs of conversion (whatever the use), and to install modern services - the financial challenge in regenerating Elvaston is considerable.

The Council is working hard to explore opportunities to regenerate the buildings and the gardens, and its priorities are to:

- Work with others who share its long-term Vision for the Estate, and who could potentially invest in the regeneration of the buildings, and bring them back to life in ways that help deliver the Vision, and;
- Secure public and other funding, for example, from the Heritage Lottery Fund, to help meet the scale of the repair costs.

However, there is a chance that once all these and any other options have been exhausted, there will still remain a significant short-fall in monies to regenerate the buildings and bring the nationally important gardens back into 'good heart'

It is in these circumstances that the County Council will consider the option of what is called 'enabling development' as a last resort.

As defined by English Heritage (2012), 'Enabling development is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. While normally a last resort, it is an established and useful planning tool by which a community may be able to secure the long-term future of a place of heritage significance, and sometimes other public benefits, provided it is satisfied that the balance of public advantage lies in doing so. The public benefits are paid for by the value added to land as a result of the granting of planning permission for its development'. In addition, the heritage benefits of the proposed development should outweigh the dis-benefits of departing from the development plan or from national planning policies. Enabling development can sometimes take the form of residential development.

Following detailed discussions with English Heritage, South Derbyshire District Council (the local planning authority for Elvaston), and Derbyshire County Council in 2012, a number of potential enabling development sites were identified including – the Frame yard, Home Farm, the site of the former Thatched Cottage, the site of the former Real Tennis Court, and the site of the former Kennels Cottage. Many of these are not existing buildings but they do have differing levels of historic significance and are all within the Grade II* Registered Park and Garden, with the exception of Home Farm. The sites may also be valued for other reasons such as biodiversity and wildlife. None of the potential enabling development sites listed above is public open space and all are fenced or gated.

Enabling development is not an easy option, and is strictly controlled by planning regulations - enabling development at any of these sites will need to be robustly justified to secure the conservation of the designated heritage assets, and would not be acceptable if harmful to the significance of such assets. Impact on setting and contribution of existing sites, to the special

interest of the registered historic garden, Elvaston Castle and other listed buildings, will always be a valid issue and one which will require proper assessment should any of these sites be put forward for development in the future.

Should any enabling development take place, it would be on the basis of long leases, rather than sale of the freehold. In addition, opportunities should be taken where possible to ensure that any enabling development helps contribute to overall delivery of the Vision for the Estate.

Any detailed proposals for enabling development would be subject to the scrutiny and ultimately the approval of South Derbyshire District Council, and the input of English Heritage. Detailed guidance on enabling development can be found at:

www.english-heritage.org.uk/professional/advice/hpg/decisionmaking/ed/

Preferred and other acceptable uses

The following text outlines the ‘preferred’ uses and other ‘acceptable’ uses for the various buildings and spaces across the Estate, and should be read in conjunction with Figure 3, and with reference to Section 5, ‘Enabling Infrastructure’.

This approach to scoping out the potential future uses of the buildings and spaces has been called ‘master-planning’ and has been informed by:

- The stakeholder engagement workshops held in autumn 2013 and consultation on the draft of the Vision and Plan in early 2014;
- The Derbyshire County Council and English Heritage commissioned reports from 2010 and 2012 concerning the ‘essential repairs’ and ‘strategic options appraisal’ that can be viewed at www.futureelvaston.co.uk/background-reading/
- Discussion with South Derbyshire District Council (the local planning authority) and English Heritage;
- The significance of the Estate for access, conservation and heritage
- The Vision and Guiding Principles.

Future uses of the various buildings and spaces will also need to fully consider the heritage and other significances should associated planning applications be prepared in due course.

For each space, the preferred uses are shown in bold, followed by other acceptable uses. In some cases, no preferred use has been proposed and in these cases acceptable options are outlined. Potential enabling development sites are also included.

Elvaston Castle and Castle Courtyard

Ground floor of Elvaston Castle and the Castle Courtyard – to be the **public facing and commercial hub of the visitor operation with a mixture of uses such as catering; retail; public toilets; public access to the Gothic Hall and Gothic Kitchen; light touch interpretation; and multi-use space for meetings, training, exhibitions and education, ceremonies and celebrations.**

Whatever happens to the northern range of the Castle Courtyard, it must work in concert with the Castle (particularly the ground floor) and enhance the public space in and around the Castle, especially the courtyard

The southern range of the Castle Courtyard is not considered a priority due to the very small size of the buildings and spaces present. However, the aspiration would be that these buildings are brought into good repair.

1st and 2nd floors of Elvaston Castle - **staycation with small-scale conferencing and meeting space; managed public access to the views over the grounds and to the orchid house.**

Other acceptable uses for the 1st and 2nd floors: residential long-term lets, hotel, art gallery or office space.

Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

St Bartholomew's Church

The Church is owned and managed by the Diocese of Derby in conjunction with Elvaston Parochial Church Council.

In terms of the 'Estate Masterplan' the aspirations are for greater partnership working between the managing body for the Elvaston Estate and the Church. For example in sharing access, understanding and enjoyment of a linked heritage, and in developing the potential of the Estate to work in conjunction with the Church to support ceremonies and celebrations.

Upper Stableyard



No preferred use for spaces A, B, C, D and the upper floors of E, G and H has been determined. However, the following acceptable uses have been determined: office, retail, residential or community use.

The preferred use of the ground floor of spaces E, G, and H is for them to be **retained as they are because of their existing heritage and interpretation value.**

For Building J – the preferred use is **office space.**

Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

Bottom Stableyard, Gardeners Cottage and former Museum Buildings





This range of buildings presents a number of challenges as some of the buildings and fixtures make certain uses of these spaces less flexible than others. It is also clear that whatever uses these buildings are put to, they need to work as a coherent whole.

For the former Museum buildings D to L, the preferred option is converting these various buildings to **workshops/start-up business units/retail /offices/community use.**

For the former Museum buildings A to C the preferred use is simply to have these spaces **in good working order, with light touch interpretation.**

Other acceptable uses for all/parts of this complex of buildings:

- Residential/holiday lets;
- Stabling;
- Office space for visitor operation staff (in particular the northern range, A-C)

It is very much recognised that the conversion of many of these buildings to office or residential use may be difficult to achieve without negatively impacting on the buildings' special architectural and historic interest. Many of these buildings are listed in their own right, and any work that impacts on their special interest will be subject to a listed building application.

However, at this stage, it is considered prudent to keep these options in the 'mix', and then as the County Council's market research unfolds it will become clearer which options are possible and more probable, and which are less promising.

The County Council remain open to other ideas and combination of approaches that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision.

Site of former real tennis court

A potential enabling development site.

Former Museum Shop and Tractor Shed

The preferred use of this modern building is replacement with **residential**.

Other acceptable uses: office space.

Gas House



The preferred use is conversion to **residential**.

Other acceptable uses: office space or workshops. Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

Kennels



The preferred use is conversion to **residential**.

Other acceptable uses: Office space, holiday let and/or stabling.

Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

Site of the former Kennel's Cottage and adjacent former tip site

A potential enabling development site, probably for residential use.

Moorish Temple

An attractive building situated within the gardens. This building has recently been repaired and restored externally. Although the building is now weather tight the interior has not been fully restored and access is restricted due to the presence of bats.

Site of former thatched cottage

A potential enabling development site, probably for residential use.

Old English Garden



The preferred use is as a **public space and garden, but with greater use as a managed space for ceremonies and celebrations** such as weddings, the latter in concert with the Nursery Garden.

Nursery (or Secret) Garden

This large space could provide for a variety of functions, especially if clear and well-managed boundaries are defined between the different uses. It is also important that activity undertaken in the Nursery Garden works in concert with the Gardeners Cottage/Bothy, and where relevant, the Old English Garden.

The preferred uses are:

- **Managed events space for ceremonies and celebrations;**
- **Growing of plants for the gardens and for sale;**

- **Horticultural training;**
- **Storage space for materials, machinery and equipment required by the grounds maintenance team serving the Estate; and,**
- **Light touch interpretation.**

Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

Gardeners Cottage/Bothy

The preferred use is for these to continue as an **operational base and store for the staff delivering grounds maintenance within the Estate**, and in ways that complement activity in the Nursery Garden.

Other acceptable uses: Supporting premises that complement activity in the Nursery Garden.

Community Orchard

The preferred use is to maintain this area as a **Community Orchard**.

Frame yard



A potential enabling development site, probably for residential use.

Other acceptable uses: Parking for staff, and operational vehicles. Storage space for equipment and materials.

Caravan Site

The preferred use is to develop use of this area for a variety of temporary accommodation including **caravanning, camping, and glamping**, for example camping pods.

Main visitor car park

At present, it is proposed to maintain the primary visitor car park in its current location adjacent to Borrowash Road.

However, further evaluation of the long-term requirements for visitor and other parking will continue as part of on-going detailed planning of the regeneration of the Estate (refer to Section 5, 'Enabling Infrastructure' for further information).

Children's Playground

The existing playground by the car park is programmed to be removed, slightly extended and 'refreshed' in spring 2014. In the short term at least it will stay in its present location.

In the medium term, the preferred approach is **to develop new adventurous outdoor and natural play facilities elsewhere on the Estate that provides for all ages of children and young people.**

Showground

The preferred use is to **continue and expand its use for events**, but to enable this by upgrading its infrastructure to provide better drainage, access and associated services so that it can be used more often without damage to the surface.

Pump House and Boat House

The preferred use is **that these buildings are brought into good repair, with associated interpretation of their heritage and wildlife value**

Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

The Lake

The future use of the lake needs further consideration.

However, it is understood that significant work is required to the lake to help solve the drainage issues across the Estate. Further research and understanding of its setting is required to protect its historic significance - for example the rockwork and the interconnected views across the lake to the Castle.

Home Farm



A potential enabling development site, probably for **residential use**.

Other acceptable uses: Other viable options that are appropriate to the setting and significances of Elvaston, and that would contribute to delivery of the Vision will also be considered.

Local Nature Reserve

The preferred use is to **maintain this area as a Local Nature Reserve**.

Small events field

The preferred use is to **maintain this area as small-scale events and picnic space**.

The Paddock

The preferred use is to **continue to use this area for occasional events**.

Other acceptable uses: picnicking

Springthorpe Cottage



This is not considered a priority and a preferred use will be determined when the final use of surrounding buildings and spaces becomes clearer. However, whatever is finally decided, this building should be brought into good repair, with associated interpretation of its heritage and wildlife value

Cricket Club and cricket pitches

The preferred use is to maintain this area as **cricket pitches with associated facilities**.

Riding Centre Fields and Clover Close

These disparate areas currently provide grazing paddocks for horses, and Clover Close has also been used for grazing in the past.

The preferred use is to manage these areas as a combined asset to provide **riding paddocks, with associated grazing and livery**.

Oak Flatt

The preferred use is for **hay, haylage or silage**.

8. MONITORING AND REVIEW

The proposals in this document will be kept under review and we will change our plans in the light of on-going liaison and discussion with stakeholders, further experience and information, and best practice elsewhere.

As proposals are prepared for specific buildings, for example through planning applications related to their change of use, associated statutory and other consultation will take place.

The progress of delivery against the Vision will be reviewed at least annually, and as appropriate, with the involvement and input of stakeholders.

As the proposed single management body comes to fruition, more detailed arrangements for monitoring and reviewing progress will develop.

APPENDIX 1

List of Stakeholder Organisations

Below is a list of the stakeholder organisations who have been involved in the development of the 'Vision and Plan' for the Elvaston Estate:

All About Tourism
Culture Derbyshire
DART Training
Derby City Council
Derby College
Derbyshire Bat Conservation Group
Derbyshire County Council
Derbyshire Historic Gardens Trust
Derbyshire Sport
Derbyshire Historic Buildings Trust
Derby Paranormal Hunters
Derbyshire Wedding Planners
Derbyshire Wildlife Trust
Diocese of Derby
Elvaston Castle Equestrian Centre
Elvaston Castle Cricket Club
Elvaston Garden Club
Elvaston Reserve Action Group
Elvaston Parish Council
Elvaston Parish Plan Steering Group
Elvaston Steam Rally
English Heritage
Friends of Elvaston Castle
Georgian Group
Groundwork Creswell, Ashfield and Mansfield
Harrington Tea Rooms
Heritage Lottery Fund East Midlands
Heritage Skills Hub Midlands
Highgate Sanctuary Ltd
Hilary Taylor Landscapes
Long Eaton Natural History Society
Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire
Masters and Makers
National Trust
Natural England
Ockbrook and Borrowash Historical and Archaeological Society
Ruach Trust
St Bartholomew's Parochial Church Council
Sinfin Running Club
Social Enterprise East Midlands
Society for Protection of Ancient Buildings
South Derbyshire District Council

South Derbyshire Environmental Forum
University of Derby
Where to Walkies Ltd

APPENDIX 2

A brief history of the Elvaston Estate

The Elvaston Estate manifests many centuries of activity and improvement. There is written evidence that indicates that by the reign of Richard II (1377-99) there was a well-established substantial manor, estate and gardens. This is supported by St Bartholomew's church, which is adjacent to Elvaston Castle, being, in part, early 13th century.

In the early 16th century the Elvaston Estate was acquired by Sir Michael Stanhope and the Stanhope family resided at Elvaston for over four centuries. William Stanhope, the great, great, great grandson of Sir Michael was created the first Baron Harrington in 1730, rising to the first Earl of Harrington in 1742.

The magic and quirkiness of Elvaston Castle and Estate comes from the 4th Earl of Harrington and his actress wife Maria Foote, and their desire for a fantasy world and retreat from society.

The 3rd Earl of Harrington employed the fashionable architect James Wyatt to modernise and romanticise his 17th century red brick house of which large portions remain cloaked under later work. Wyatt's plan for a Tudor gothic castellated castle was only partly executed by the time of his death in 1813, and was completed by a local builder from Derby, Robert Walker.

The 4th Earl and his Countess set about transforming the flat and rather dull landscape on the plains of the Derwent into an enclosed world of fairy chivalry and exotic fantasy. This was achieved by the creation of a series of separate but contiguous gardens of topiarised evergreen shrubs and trees.

Whilst the impetus for this unusual and influential idea was probably the Earl's, its execution and the detail of planting, clipping, species, propagation and practicalities of planning, earth moving, engineering and drainage were accomplished by his Head Gardener, William Barron. Barron was a Scotsman of extraordinary energy and skill who accomplished feats of grafting, of transporting and planting mature trees (he invented his own tree spade and method of removal) and composition that left a garden, or rather an interlinked series of gardens which, after a mere 20 years, both astonished and astounded all who saw them.

Away from the south front of the castle avenues stretch out to south and east. Both of these, in form if not in planting, preceded Barron's involvement and probably date from the 17th century.

To the north of the castle is what is still perhaps the most striking of Barron's creations; the lake with its profusion of rockwork. Barron, with increasing enthusiasm and speed, developed grottoes, arches, islands, promontories and circles all with imported rockwork on the muddy plains of the Derwent where rock was, naturally, entirely unknown. In designs more reminiscent of 18th century gardening practices, Barron created his lake in a sinuous form,

planting its northern verge densely with yews to cut the garden off from the flat expanses of the park beyond whilst creating cut-through views – romantic glimpses - oblique and framed by trees and/or rockwork, of the castle and church on the south side of the lake. He created a great fountain on the southern shore of the lake across from the north façade of the castle to give a further focus for views.

The gardens only become more widely known after the succession of the 5th Earl in 1852, and were celebrated nationally. However, the 5th Earl cut Barron's workforce from about 80 gardeners to 8 and two boys. Succeeding hard winters in the late 1850's and again in the mid 1860's took their toll on the less hardy exotics with which Barron had liberally stocked the garden. After his retirement and in the long tenure of the 7th and 8th Earls hunting took over from gardening as the pre-occupation of the family. Barron's plan grew out and then went over. By the time of the Second World War, when the castle was let as a training college and the subsequent harsh winter of 1947, neglect was such that the distinctive character of the gardens was being lost.

The estate was sold to Needler Developments Ltd, a gravel extraction company in 1964, with the remaining collection within the main house and the statuary in the gardens disposed of around the same time. Derbyshire County Council acquired the estate in 1969, at a cost of £128,000. In 1970, it was the first Country Park to open to the public in England.

APPENDIX 3

Glossary of Terms

Conservation Deficit - The amount by which the cost of repair (and conversion to optimum beneficial use if appropriate) of a significant place exceeds its market value on completion of repair and conversion, allowing for all appropriate development costs, but assuming a nil or nominal land value (English Heritage, 2012)

Conservation Management Plan – a document which sets out the significance of a place and how that significance will be sustained in the future, and a specific set of actions or proposals for the ongoing management of the site. It is based on the conservation planning process (English Heritage, 2012)

Core Visitor Operation – in respect to Elvaston Castle and Estate this refers to those parts of the Estate including the gardens and parkland, and office and operational space required for the day to day running of the Estate as a visitor attraction

DCC/Derbyshire County Council/Council - owner and manager of Elvaston Castle and Estate

Elvaston Castle and Estate – This encompasses ALL of the land owned by Derbyshire County Council in and around Elvaston Castle Country Park, including areas such as Home Farm, Oak Flatts and environs that do not form part of the Country Park or part of the Registered Park and Garden.

Enabling Development – ‘Enabling development’ is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. While normally a last resort, it is an established and useful planning tool by which a community may be able to secure the long-term future of a place of heritage significance, and sometimes other public benefits, provided it is satisfied that the balance of public advantage lies in doing so. The public benefits are paid for by the value added to land as a result of the granting of planning permission for its development (English Heritage, 2012)

Enabling Infrastructure – In the context of the Elvaston Estate, a variety of infrastructure improvements, such as upgrade to the services (power, water, etc.) and improvements to vehicular access to the core buildings that are felt to be needed to truly unlock a sustainable future for the Estate

English Heritage - The government’s advisor on the historic environment

HLF/Heritage Lottery Fund - Using money raised through the National Lottery, the Heritage Lottery Fund (HLF) gives grants to sustain and transform our heritage. From museums, parks and historic places to archaeology,

natural environment and cultural traditions we invest in every part of our diverse heritage

Listed Building - Many of the buildings and structures within the Estate are 'listed buildings' due to their historic and architectural significance. These are included on the Secretary of State for Culture, Media and Sport's statutory list as advised by English Heritage

Local Nature Reserve/LNR - All district and county councils have powers to acquire, declare and manage LNRs. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment. A LNR is for both people and wildlife. LNRs offer people special opportunities to study or learn about nature or simply to enjoy it (Natural England, 2014)

Local Geological Site - Local Geological Site (previously Regionally Important Geological/geological Site (RIGS)) are selected by voluntary geo-conservation groups, such as RIGS Groups and Geology Trusts which are generally formed by county or unitary authority area in England. The sites are selected on a local basis according to various nationally agreed criteria such as the value of a site for educational purposes in life-long learning; and the aesthetic value of a site in the landscape, particularly in relation to promoting public awareness and appreciation of Earth sciences

Registered Park and Garden – The Register of Historic Parks and Gardens is compiled by English Heritage. It provides a listing and classification system for historic parks and gardens similar to that used for listed buildings.

Single Management Body – it is proposed to enter into a legal agreement for the Estate with a 'single management body' that would control the overall governance of the Estate with the balance of conservation, heritage and access at its core.

Staycation – rentable accommodation for short holiday/weekend breaks in the UK, often for groups of people rather than individuals or families. Often used for people attending weddings, ceremonies, events and reunions.

UK Biodiversity Action Plan - The UK Biodiversity Action Plan (BAP) is a programme addressing threatened species of wildlife and habitat and is designed to protect and restore biological systems, and was the UK's response to the 1992 Rio Summit.

William Barron – Head Gardener for the Elvaston Estate during the 1830's to the 1850's, who worked with the 4th Earl of Harrington to create much of the present gardens and landscape of Elvaston. Through his work and publications he received national recognition in the field of horticulture.

APPENDIX 4

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