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Our ref: NE20862/NP/KG
Your ref:

Dear Sir / Madam

PLANNING APPLICATION FOR DEVELOPMENT OF LIVING LIGHTLY COMMUNITY AT ESHOTT

On behalf of our client, Eshott Hall Estate Ltd, please find enclosed a planning application and listed building consent application relating to the settlement of Eshott. The planning application seeks full planning permission for:

“a mixed use development to create a ‘Living Lightly’ community, comprising: the erection of 40 new residential dwellings, a new storage building at Filebase, 2 holiday cottages, the conversion of a residential property into a holiday cottage, new community resource centre, recycling compound, Combined Heat and Power system; extension to Eshott Hall and existing dwelling; change of use and extension of chapel to create residential dwelling; and highways, utility infrastructure and landscaping proposals including the creation of a village green”.

This is a revised application which takes into account your earlier comments. It has been revised to take into consideration the current economic climate and the findings of the recent financial appraisal. Additional community consultation has also been undertaken since the original application was submitted.

As inferred by the description of development, set out above, the application is necessary to achieve the overarching vision for Eshott over the next ten years, which is to significantly reduce the ecological footprint of the village and create a ‘Living Lightly’ community. Eshott Hall Estate wants to challenge people’s assumptions and behaviours around low impact living and demonstrate how rural communities can ‘live lightly’ though the further development of Eshott.

Work towards this vision of creating a sustainable, ‘Living Lightly’ community began ten years ago when the Estate was acquired by the Sanderson family, through a management buyout. A regeneration strategy, based on the motto of ‘Conserve, Restore and Sustain’ was devised and implemented successfully with the support of Castle Morpeth Borough Council. The delivery of this strategy has led to a number of social, economic and environmental benefits for Eshott and the wider area, not least the rescue of a Grade II listed building, which was considered to be at risk, the development of a 5* hospitality venue, the development of a document management business, and the re-establishment of a community at Eshott.



Despite the successful regeneration of Eshott, Eshott Hall Estate (EHE) have recognised that more can be done to improve the sustainability of the settlement. In this context they have commissioned a number of reports, prepared by Rural Innovations and BioRegional, which have examined the sustainability of the settlement and have identified what needs to be done to enhance the settlement's sustainability further.

Furthermore, EHE have consulted widely to understand what the wider Eshott community think Eshott needs to make it a sustainable 'Living Lightly' community where people want to work, live and visit. By bringing the conclusions of the reports and community consultation together, and by looking at the business strategies for Filebase and Eshott Hall hospitality business, it has been possible to identify the components required to make Eshott a 'Living Lightly' community. These components include:

- The development of a renewable energy system, which can provide heat and/or electricity for existing and new development thereby maximising the use of local fuel sources, reducing CO₂ emissions and helping to offset the greenhouse gas emissions emitted by businesses and domestic households;
- An enhanced and extended sustainable water and sewage system, which makes the community self sufficient, and reduces waste;
- Recycling facilities, which can help to minimise waste from local households and businesses;
- Community facilities, such as a community hall, allotments and village green, which can provide space for social interaction, thereby helping to create a community identity and making Eshott a more attractive place to live;
- The continued expansion of existing businesses, in order to secure their viability and the provision of jobs for the area; and
- New homes of varying sizes to accommodate employees working within Eshott and to develop the social mix of the village.

Planning permission is therefore sought for these components.

A detailed financial appraisal has been undertaken in order to understand how these components can be funded. This appraisal has identified that the cost of implementing the tourism and employment proposals and the community, heritage and landscaping proposals can only be paid for via the provision and sale of market housing within the village. On this basis a case is presented within the Planning Statement, the Socio Economic and Business Statement and Financial Appraisal summary documents for some form of economic enabling development. Clearly due to the commercial nature of this Financial Appraisal, the full appraisal will only be available for Officers to view and will be provided on request.

In the current economic climate, the appraisal clearly shows that there is no scope to provide affordable housing at the Estate. However, our client would ideally like to provide some form of affordable housing within the Estate, in order to provide homes for employees and develop the social mix within the village. In this context, our client is prepared to enter into an agreement either to set aside existing properties owned by Eshott Hall Estate for affordable housing and/or to commit to providing affordable housing should the developer profit exceed that set out in the Financial Appraisal by a percentage agreed between the Council and Eshott Hall Estate.

Due to the nature of this proposal, pre-application advice has been sought from Castle Morpeth Council and Northumberland County Council, particularly the County Council Highways Department. Furthermore, EHE and their team of consultants have made presentations to a



number of key stakeholders in order to make them aware of the overall vision for Eshott and the strategy required to achieve this vision.

The application comprises three copies of the following documents and drawings:

- Completed application form, with appropriate certificates;
- Site Location Plan (Blue Line Boundary Simpson and Brown Architects drg no. V.G -1.4 Rev A);
- Site Location Plan (Red Line Boundary: Simpson and Brown Architects drg no. V.G1.1 Rbline Rev 081216);
- Site Plan- Existing (Simpson and Brown Architects drg no. V.G-1.2);
- Site Plan- Proposed (Simpson and Brown Architects drg no. V.G-1.1 Rev 081216);
- Plot 1 Floor Plans (Simpson and Brown Architects drg no. V.G-2.1);
- Plot 1 Elevations (Simpson and Brown Architects drg no. V.G-2.2);
- Plot 2 Floor Plans (Simpson and Brown Architects drg no. V.G-3.1);
- Plot 2 Elevations (Simpson and Brown Architects drg no. V.G-3.2);
- Plot 3 Floor Plans (Simpson and Brown Architects drg no. V.G-4.1);
- Plot 3 Elevations (Simpson and Brown Architects drg no. V.G-4.2);
- Plot 4 & 5 Floor Plans (Simpson and Brown Architects drg no. V.G-5.1);
- Plot 4 & 5 Elevations (Simpson and Brown Architects drg no. V.G-5.2);
- Plot 6 Floor Plans and Elevations (Simpson and Brown Architects drg no. V.G-6.1);
- Plot 7 & 8 Floor Plans and Elevations (Simpson and Brown Architects drg no. V.G-7.1);
- Plot 9 Floor Plans (Simpson and Brown Architects drg no. V.G-8.1);
- Plot 9 Elevations (Simpson and Brown Architects drg no. V.G-8.2);
- Plot 10 Floor Plans (Simpson and Brown Architects drg no. V.G-9.1);
- Plot 10 Elevations (Simpson and Brown Architects drg no. V.G-9.2);
- Plot 11 Floor Plans (Simpson and Brown Architects drg no. V.G-10.1)
- Plot 11 Elevations (Simpson and Brown Architects drg no. V.G-10.2);
- Plot 12 Floor Plans (Simpson and Brown Architects drg no. V.G-11.1);
- Plot 12 Elevations (Simpson and Brown Architects drg no. V.G-11.2);
- Plot 12a and 14 Floor Plans (Simpson and Brown Architects drg no. V.G-12.1);
- Plot 12a and 14 Elevations (Simpson and Brown Architects drg no. V.G-12.2);
- Plot 15 and 16 Floor Plans and Elevations (Simpson and Brown Architects drg no. V.G-13.1);
- Plot 17 Ground Floor Plan (Simpson and Brown Architects drg no. V.G-14.1);
- Plot 17 First Floor Plan (Simpson and Brown Architects drg no. V.G-14.2);
- Plot 17 Elevations 1 (Simpson and Brown Architects drg no. V.G-14.3);
- Plot 17 Elevations 2 (Simpson and Brown Architects drg no. V.G-14.4);
- Plot 18 Floor Plans (Simpson and Brown Architects drg no. V.G-15.1);
- Plot 18 Elevations (Simpson and Brown Architects drg no. V.G-15.2);
- Plot 19 Floor Plans (Simpson and Brown Architects drg no. V.G-16.1);
- Plot 19 Elevations (Simpson and Brown Architects drg no. V.G-16.2);
- Plot 20 Ground Floor Plans (Simpson and Brown Architects drg no. V.G-17.1);
- Plot 20 First Floor Plans (Simpson and Brown Architects drg no. V.G-17.2);
- Plot 20 Elevations (Simpson and Brown Architects drg no. V.G-17.3);
- Plot 20 Elevations (2) (Simpson and Brown Architects drg no. V.G-17.4);
- Plot 21 Ground Floor Plan (Simpson and Brown Architects drg no. V.G-18.1);
- Plot 21 First Floor Plan (Simpson and Brown Architects drg no. V.G-18.2);
- Plot 21 Elevations (Simpson and Brown Architects drg no. V.G-18.3);



- Plot 21 Elevations (2) (Simpson and Brown Architects drg no. V.G-18.4);
- Plot 22 Floor Plans (Simpson and Brown Architects drg no. V.G-19.1);
- Plot 22 Elevations (Simpson and Brown Architects drg no. V.G-19.2);
- Plot 23 Floor Plans (Simpson and Brown Architects drg no. V.G-20.1);
- Plot 23 Elevations (Simpson and Brown Architects drg no. V.G-20.2);
- Plots 24 and 25 Floor Plans (Simpson and Brown Architects drg no. V.G-21.1);
- Plots 24 and 25 Elevations (Simpson and Brown Architects drg no. V.G-21.2);
- Plots 23, 24 and 25 (Simpson and Brown Architects drg no. V.G-21.3);
- Plots 26 and 27 Elevations (Simpson and Brown Architects drg no. V.G-22.1);
- Plots 26 and 27 Floor Plans (Simpson and Brown Architects drg no. V.G-22.2);
- Plot 28 Floor Plans (Simpson and Brown Architects drg no. V.G-23.1);
- Plot 28 Elevations (Simpson and Brown Architects drg no. V.G-23.2);
- Plot 29 Floor Plans (Simpson and Brown Architects drg no. V.G-24.1);
- Plot 29 Elevations (Simpson and Brown Architects drg no. V.G-24.2);
- CHP Plant Plans and Elevations (drg no. CHP-042-01 Rev A);
- Sectional Elevations A-A, B-B, C-C, D-D (Simpson and Brown Architects drg no. V.G-200.1);
- Eshott Community Hall Floor Plans (Simpson and Brown Architects drg no. V.G-210.1);
- Eshott Community Hall Elevations (Simpson and Brown Architects drg no. V.G-210.2);
- Garages Plans and Elevations (Simpson and Brown Architects drg no. V.G-220.1);
- Cycle Store Plans and Elevations (Simpson and Brown Architects drg no. V.G-230.1);
- North West Service Building (Simpson and Brown Architects drg no. V.G-250.1 Rev A);
- South West Service Building (Simpson and Brown Architects drg no. V.G-250.2);
- South East Service Building (Simpson and Brown Architects drg no. V.G-250.3);
- Bainbridge Mews Contextual Site Plan (Simpson and Brown Architects drg no. B.M-01a Rev B);
- Bainbridge Mews Proposed Plans (Simpson and Brown Architects drg no. BM-01)
- Bainbridge Mews Floor Plans (Simpson and Brown Architects drg no. B.M-02);
- Bainbridge Mews Elevations (Simpson and Brown Architects drg no. B.M-03 Rev A);
- Chapel House Site Plan (Simpson and Brown Architects drg no. C.H.-01);
- Chapel House Floor Plans (Simpson and Brown Architects drg no. C.H.-02);
- Chapel House Elevations (Simpson and Brown Architects drg no. C.H.-03);
- Chapel House South Elevation (Simpson and Brown Architects drg no. C.H.-04);
- Cottage Court Ground Floor Plan (Simpson and Brown Architects drg no. V.G 26.1);
- Cottage Court First Floor Plan (Simpson and Brown Architects drg no. V.G 26.2);
- Cottage Court Elevations 1 (Simpson and Brown Architects drg no. V.G 26.3);
- Cottage Court Elevations (2) (Simpson and Brown Architects drg no. V.G 26.4);
- Cottage Court- Garage Plan and Elevations (Simpson and Brown Architects drg no. CC-05);
- Cottage Court- Proposed Site Plan (Simpson and Brown Architects drg no. CC-01);
- Dove Cottage Existing Plans (Simpson and Brown Architects drg no. D.C-01);
- Dove Cottage Proposed Plans (Simpson and Brown Architects drg no. D.C-02 Rev A);
- Dove Cottage Elevations (Simpson and Brown Architects drg no. D.C-03);
- Dove Court Ground Floor Plan (Simpson and Brown Architects drg no. V.G 25.1);
- Dove Court First Floor Plan (Simpson and Brown Architects drg no. V.G 25.2);
- Dove Court Elevations 1 (Simpson and Brown Architects drg no. V.G 25.3);
- Dove Court Elevations 2 (Simpson and Brown Architects drg no. V.G 25.4);
- East Lodge, Dove Cottage and Dove Court Site Plan (Simpson and Brown Architects drg. no. EL-01)



- East Lodge Floor Plans (Simpson and Brown Architects drg no. E.L-02);
- East Lodge Elevations 1 (Simpson and Brown Architects drg no. E.L-03);
- East Lodge Elevations (2) (Simpson and Brown Architects drg no. E.L-04);
- Lodge House Floor Plans (Simpson and Brown Architects drg no. L.H-01);
- Lodge House Proposed Site Plan (Simpson and Brown Architects drg no. LH-01 A)
- Lodge House Elevations 1 (Simpson and Brown Architects drg no. L.H-02);
- Lodge House Elevations 2 (Simpson and Brown Architects drg no. L.H-03);
- Lodge House Site Section (Simpson and Brown Architects drg no. L.H.04);
- Long Cottage Floor Plans (Simpson and Brown Architects drg no. L.Ho-01);
- Long Cottage Elevations (Simpson and Brown Architects drg no. L.Ho-02);
- Eshott Hall Extension Existing Ground Floor Plan (Simpson and Brown Architects drg no. E.H-01e);
- Eshott Hall Extension Existing First Floor Plan (Simpson and Brown Architects drg no. E.H-02e);
- Eshott Hall Extension Existing Second Floor Plan (Simpson and Brown Architects drg no. E.H-03e);
- Eshott Hall Extension Proposed Ground Floor Plan (Simpson and Brown Architects drg no. E.H-01);
- Eshott Hall Extension Proposed First Floor Plan (Simpson and Brown Architects drg no. E.H-02);
- Eshott Hall Extension Proposed Second Floor Plan (Simpson and Brown Architects drg no. E.H-03);
- Eshott Hall Extension Existing and Proposed West Elevation (Simpson and Brown Architects drg no. E.H-04);
- Eshott Hall Extension Proposed South and North Elevation (Simpson and Brown Architects drg no. E.H-05);
- Walled Garden Holiday Houses Floor Plans (Simpson and Brown Architects drg no. W.G-01);
- Walled Garden Holiday Houses Elevations (Simpson and Brown Architects drg no. W.G-02);
- Existing Drainage Schematic (Drg no. VG 100-02 Rev A);
- Proposed Foul Drainage Schematic (Drg no. VG 100-01 Rev A); and
- Recycling Compound (Drg no. V.G. 500.1)

Please note that a number of the new dwellings are shown with a sun room/garden room attached. Our client intends to make these sun room/garden rooms an optional add-on to the basic property design, which prospective buyers can choose to purchase for an additional cost. In this context, where a prospective purchaser chooses not to pay for the proposed sun-room, the subject dwelling will not be built out in accordance with the proposed plans. We therefore suggest that the following condition be attached to any planning approval, to ensure that the 'optional add-on' sun rooms can be appropriately dealt with in the planning permission:

“Notwithstanding the submitted plans, details of the garden room attached to the dwellings located on plots..... shall be submitted and approved by the LPA before first occupation of the dwelling to which the sun room relates. For avoidance of doubt the garden rooms attached to the dwellings on plots hereby form part of this planning permission”.

Filebase Drawings

- Site Location Plan (Paul J Conn Architectural Services drg no. 493(90)01);



- Block J Plan Layouts as Proposed (Paul J Conn Architectural Services drg no. 493(20)02) (Internal Layout shown for indicative purposes only);
- Block J Elevations –as Proposed (Paul J Conn Architectural Services drg no. 493(20)03);

Landscape Drawings

- Landscape Proposals Plan - General (drg ref no. 536/01 Rev E), prepared by Southern Green;
- Landscape Proposals Plan – Carriage Drive and Pool (drg ref no. 536/02 Rev B), prepared by Southern Green;

Other Documents

- Planning Statement, prepared by Nathaniel Lichfield and Partners;
- Design and Access Statement, prepared by Simpson and Brown Architects;
- Transport Assessment and Green Travel Plan, prepared by Mayer Brown;
- Socio Economic and Business Statement prepared by The Tourism and Planning Practice;
- Conservation Statement, prepared by Simpson and Brown Architects;
- Arboricultural Report, prepared by Colin White;
- Management and Conservation Plan, prepared by Lorraine Weeks;
- Flood Risk Assessment, prepared by Cundalls;
- Statement of Community Involvement, prepared by Alcazar;
- Meeting at Thirston to discuss the planning application: Invite and Attendee Lists;
- Statement of Community Involvement Supplementary Document (including covering letter)- Stage 3, prepared by Sue Noddings and Bruce Jobson Associates;
- Bat and Barn Owl Report – Summer 2008, prepared by Ruth Hadden; and
- Financial Appraisal Summary Sheet, prepared by Gardiner & Theobald.

Fees

We calculate that the planning fee required to cover the proposed development is: £24,940. We have calculated this fee on the following basis:

- 42 new dwellings (40 residential dwellings, 2 holiday cottages) at a cost of £335 per dwelling = £14,070;
- Change of use of Chapel to residential accommodation = £335;
- Extension to existing dwelling = £150;
- The following new floorspace:
 - Community Resource Centre (158 sqm);
 - District Heating System (347.5 sqm);
 - Extension to Eshott Hall (254 sqm);
 - Recycling Compound (128 sqm)
 - Garages and Stores/offices (439 sqm); and
 - Filebase buildings (943 sqm);
- Total new non- residential Floorspace = 2,269.5 sqm
- $2269.5/75 = 30.26$
- Fee for non-residential floorspace = $31 * 335 = £10,385$
- Total fee (residential + extension to dwelling + change of use of chapel to dwelling + non residential) = $£14,070 + £150 + £335 + £10,385 = £24,940$



We understand that the fee submitted as payment for the original application has not been returned. This previous fee totalled: £30,860.00. In this context, we suggest that a refund from the Council of: £5,920.00 is required and that following this refund the correct planning fee will have been paid by our client.

Listed Building Consent Application

Alongside the planning application, a listed building consent application has been submitted, which seeks consent for:

“the extension to Eshott Hall (West Wing) to provide 4 bedrooms and extended restaurant and conference facilities. Erection of 2 holiday cottages and a Lodge House within the curtilage of Eshott Hall and the reinstatement of Carriage Drive and the Victorian bathing pool”

The application comprises three copies of the following documents and drawings and should be viewed in the context of the information contained in the Conservation Statement and the Design and Access Statement, prepared by Simpson and Brown Architects:

- Completed application form, with appropriate certificates;
- Site Location Plan (Blue Line Boundary Simpson and Brown Architects drg no. V.G -1.4 Rev A);
- Site Location Plan (Red Line Boundary: Simpson and Brown Architects drg no. V.G1.1 Rbline Rev 081216);
- Site Plan- Existing (Simpson and Brown Architects drg no. V.G-1.2);
- Site Plan- Proposed (Simpson and Brown Architects drg no. V.G-1.1 Rev 081216);
- Lodge House Floor Plans (Simpson and Brown Architects drg no. L.H-01);
- Lodge House Proposed Site Plan (Simpson and Brown Architects drg no. LH-01 A)
- Lodge House Elevations 1 (Simpson and Brown Architects drg no. L.H-02);
- Lodge House Elevations 2 (Simpson and Brown Architects drg no. L.H-03);
- Lodge House Site Section (Simpson and Brown Architects drg no. L.H.04);
- Eshott Hall Extension Existing Ground Floor Plan (Simpson and Brown Architects drg no. E.H-01e);
- Eshott Hall Extension Existing First Floor Plan (Simpson and Brown Architects drg no. E.H-02e);
- Eshott Hall Extension Existing Second Floor Plan (Simpson and Brown Architects drg no. E.H-03e);
- Eshott Hall Extension Proposed Ground Floor Plan (Simpson and Brown Architects drg no. E.H-01);
- Eshott Hall Extension Proposed First Floor Plan (Simpson and Brown Architects drg no. E.H-02);
- Eshott Hall Extension Proposed Second Floor Plan (Simpson and Brown Architects drg no. E.H-03);
- Eshott Hall Extension Existing and Proposed West Elevation (Simpson and Brown Architects drg no. E.H-04);
- Eshott Hall Extension Proposed South and North Elevation (Simpson and Brown Architects drg no. E.H-05);
- Walled Garden Holiday Houses Floor Plans (Simpson and Brown Architects drg no. W.G-01);



- Walled Garden Holiday Houses Elevations (Simpson and Brown Architects drg no. W.G-02);
- Landscape Proposals Plan - General (drg ref no. 536/01 Rev E), prepared by Southern Green;
- Landscape Proposals Plan – Carriage Drive and Pool (drg ref no. 536/02 Rev B), prepared by Southern Green;
- Design and Access Statement, prepared by Simpson and Brown Architects;
- Conservation Statement, prepared by Simpson and Brown Architects; and
- Bat and Barn Owl Report – Summer 2008, prepared by Ruth Hadden.

We trust that you have sufficient information to validate and progress the application. We will contact you shortly to discuss the application's progress. In the meantime however, should you have any queries or wish to discuss any of the above, please contact myself or my colleague Nigel Perry.

Yours faithfully

**KATHERINE GRAY
PLANNER**