

Morpeth

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To residents of Whalton Parish

BY HAND

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Our ref:SSB/LH/3545L

15 December 2011

Dear Sir/Madam

Public Consultation on Development Proposals for Whalton Village

Strutt & Parker LLP have been asked to act as consultants to Mr & Mrs Norton, who are the owners of the farm steading known as Manor House Dairy, which is identified on the attached plan.

The site has been identified by the Local Planning Authority in the Strategic Housing Land Availability Assessment as being available and suitable for housing development.

A few years ago planning permission was granted for re-use of the buildings on the steading for commercial use, such as warehousing, workshops or similar. This has not attracted a viable long term occupier for the site to bring the buildings into functional use.

Subsequently, planning permission was granted for the conversion of the smaller, more traditional building on the site to create a single private dwelling. To date this has not been marketed for the following reasons:-

- A perception that this use does not optimise the potential of the site and may be a potential wasteful use of a resource,
- It does not create a meaningful long term viable use for the remaining modern buildings,
- Comments received from a number of local residents that the site might be better used for creating more houses.

Consequently, the site has been the subject of informal discussions and site meetings with the Local Planning Authority to discuss the possible redevelopment of the whole site for a sensitively designed housing scheme which would seek to meet the needs and wishes of the residents whilst creating a more viable use for this underutilised resource.

It is important to the landowners to understand the views of the Parishioners as not only will these views form part of any planning application process, but also the Norton's clearly take their role as stewards and custodians of their part of the village most seriously and have a genuine desire to understand local sentiment and rationale in this matter.

We would be most grateful if you could take the time to complete the questionnaire attached and return this to us. This can be done either by way of the pre-paid envelope provided, or please feel free to email these to me at simon.beeby@struttandparker.com. If you would find it helpful, we would be pleased to provide an electronic version. Alternatively, you can fax it to our Morpeth office on 01670 518059.

If you have any queries about this survey, or the proposals generally, then please do feel free to call us and we will try to help wherever possible.

Please note that whilst you are welcome to add your name and contact details to your response where indicated, particularly if you wish to receive any further communication from us, it not necessary and should you do so we will not be passing on any contact details given and anonymity will be maintained when reporting responses in the public domain.

We very much look forward to hearing from you shortly and would be most grateful if you could try to return your views to us by **13th January 2012**.

Many thanks,

Yours faithfully



**Simon S Beeby BSc (Hons) MRICS FAAV
Partner**

Enc. Questionnaire
Sketch site layout and elevations

Manor House Dairy, Whatkon
1:1250

