

LETTER REF: 20210422/StOsyth/RWHB

22nd April 2021

Mr Matthew Lang
Planning Officer
Tendring District Council
Council Offices
Thorpe Road
Weeley
Essex
CO16 9AJ

VIA EMAIL ONLY

Dear Matt,

Re: St Osyth Priory Walled Garden, St Osyth, Essex

I am pleased to advise that I have submitted, via the Planning Portal under reference PP-09724067 a combined planning and listed building consent application to provide a spa facility and guest accommodation in the historic Walled Garden at St Osyth Priory, St Osyth. This is an essential element of the agreed business plan, that will not only provide treatment rooms and guest accommodation to supplement the proposed wedding and event space, but it will crucially provide a long term, sustainable use for this part of the estate.

The suggested description of the application and the proposals is:

"Creation of Spa / treatment facility through the demolition of existing glasshouse and associated structures and repair/rebuilding of boiler house; conservation, conversion of and single storey extension to existing bothy for form a holiday let; 2no. single storey new build buildings to form holiday lets; repair and renew wooden gates; associated repairs to the listed structures and ancillary works including landscaping the courtyard."

The submission includes the following information (all submitted via the Planning Portal)

- Forms
- £2,310 Application Fee based on 373 sqm GEA of "erection of buildings" (not residential or agricultural).
- Heritage, Design and Access Statement (including repair schedules and plan)
- CC-0175-WG1 Rev A - Landscape Plan
- CC-0175-WG2 - Proposed Site Plan & Location Plan
- CC-0175-WG3 - All buildings Proposed Floor Plans
- CC-0175-WG4 - Bothy Proposed Elevations
- CC-0175-WG5 - Glasshouse Spa Proposed Elevations
- CC-0175-WG6 - Cottages Proposed Elevations_roof plans_joinery details
- Walled Garden plant schedule and images

With regards the Local List requirements, I have reviewed and made the following comments to identify that only two elements are required for this application; namely the landscaping details and parking provision, which are contained within the submitted documentation.

Landscaping Details	Required – See Drawings / HDAS
Parking Provision	Required – Described in HDAS
Flood Risk Assessment	Not required – Not Flood Zone 2 or 3
Tree Survey	Not required – No trees of merit affected
Affordable Housing Statement	Not relevant – No residential proposed
Biodiversity Statement	Not required – No impact on protected species
Structural Survey	Not required – buildings not substantial in size
Environmental Statement	Not relevant
Travel Plan and Transport Assessment	Not required – Car Parking within estate is already consented and none proposed / required in this application
Land Contamination Assessment	Not required – No contamination anticipated
Planning Obligations / HoT's	Not required
Statement of Community Involvement	Not required – These are part of estate wide plans to re-open to the public that have been consulted on for years.

We look forward to receiving confirmation that the application is validated.

Yours sincerely
City & Country Residential Limited



Richard Winsborough MRTPI
 Associate Director (Planning)