JohnsonMowat
Planning & Development Consultants

Ellie Thornhill

Sent by email only

Our ref. JM20055
Your ref. 2026/44/93797/E

02 November 2026

Dear Ellie,

PLANNING CONSULTANCY PROPOSAL
DISCHARGE OF DETAIL 10 (PHASING PLAN) ON PREVIOUS PERMISSION 2023/93667
STORTHES HALL STUDENT VILLAGE, STORTHES HALL LANE, HD8 0WA

I am writing to confirm that the landowner at Storthes Hall is currently undertaking marketing for both the Admin Building and the Lodge with formal marketing material being progressed. The intention is to undertake full and open marketing over the coming months, with viewings anticipated before Christmas and a view to selecting a purchaser/development partner and progressing towards exchange of contracts in Q1 2027.Both properties are currently weathertight and show no signs of structural issues.

There are no foreseeable issues with the timing constraints of condition 13 or 14 of 2023/93667 in regards to the proposed phasing strategy. The Applicants anticipated construction period is approximately 4-years, and with exchange of contracts expected on the lodge and admin building in Q1 2027, an anticipated submission of Reserved Matters in late 2027/early 2028 is considered a reasonable assumption.

In order to ensure that the later phases remain attractive to the market, the Applicant is willing to deliver the full Section 106 Contribution towards Sustainable Transport under 2023/93667 as part of the Phase 1 Reserved Matters. In the interest of good master planning and efficacy, the lodge will also be included for the purposes of calculating any affordable housing, open space and education contributions. Section 106 Contributions towards the Admin Building will be pro-rata'd, albeit it is accepted that open space contributions will need to be considered holistically across the Site as part of the Phase 1 Reserved Matters.

Should you have any queries or wish to discuss further, then please contact me on the number above.

Yours sincerely

Sam Ruthven
Principal Planner