

ETTON PARISH COUNCIL

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| Chair: John Holmes, Whitehouse Barn, Main Street, Etton East Riding of Yorkshire HU17 7PG Telephone: 01430 810797 Email: holmesja@btinternet.com | Clerk: Alan Bravey, 3 Ruskin Way, Brough, East Riding of Yorkshire HU15 1GW Telephone: 01482 662292 Email: ettonpc@outlook.com |
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25 September 2024

To: All Members of the Parish Council

Dear Councillor,

I hereby give notice that a meeting of Etton Parish Council will take place at **7:30pm, MONDAY, 30 September 2024** at the Village Hall, Main Street, Etton, HU17 7PG. The Agenda for the Parish Council meeting is as set out below.

Members of the public and press are welcome to attend and may make representation to the Council in the Public Participation period, which will be at the start of the meeting.

Yours sincerely

Clerk to the Parish Council

A G E N D A

Public Participation: To receive any questions / issues from the public

1. To receive any apologies for absence.
2. To record declarations of pecuniary and non-pecuniary interests by any member of the Council in respect of the agenda items below.
3. To comment on planning application 24/02190/PLF - Erection of 4 dwellings, a detached double garage and new vehicular accesses; erection of a new public house and 1.8m high brick boundary wall following demolition of existing public house and garage, siting of 6 holiday/public house accommodation units, erection of 4 carports and associated infrastructure and landscaping, The Light Dragoon 34 Main Street Etton East Riding Of Yorkshire HU17 7PQ

Planning, Heritage, Design and Access Statement in Support of the Development of Four Homes, a Public House and Six Holiday Lets in Etton.

July 2024



Opus House
Elm Farm Park
Thurston
Bury St Edmunds
Suffolk
IP31 3SH

T 01359 233663
E enquiries@evolution-planning.co.uk
W evolution-planning.co.uk

Planning, Heritage, Design and Access Statement in Support of the Development of Four Homes, a Public House and Six Holiday Lets in Etton.

Client: Richmond Properties

Content Amendment Record

This report has been issued and amended as follows:

| Issue | Revision | Description | Date | Signed |
|-------|----------|-------------|----------|--------|
| 1 | 0 | Draft | 16.07.24 | DB |
| 1 | 0 | Reviewed | 17.07.24 | LJ |
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1.0 Introduction and Summary

- 1.1 This Planning, Heritage Design and Access Statement is written in support of a planning application for the development of a new public house and four new homes in Etton. The development is proposed on the site of the existing pub known as The Light Dragoon. This pub has been closed since 2019 and is in a poor state of repair. The proposal is to create a new more viable pub, and to develop six units of holiday letting accommodation to the rear of the pub. The letting accommodation will provide business for the pub and will support the local economy.
- 1.2 The existing pub is a large building which has not been viable for several years. Despite marketing by a specialist pub agent, the pub has not been bought or leased and reopened. Etton is a relatively small village which is close to Beverley, and to other villages which together have a wide range of pubs and restaurants. Creating a new smaller pub with accommodation to provide trade to support the pub will create a viable business. The applicant has found an experienced landlord who would run the pub and accommodation, so the pub can open quickly on completion of building.
- 1.3 The application site is approximately 0.37 hectares in size. It is a vacant brownfield site, and so is a priority for development compared to greenfield sites. The southern part of the site which is proposed for housing and the new pub is within the settlement boundary of Etton. Development is supported in principle within the settlement boundary. The northern part of the application site is outside the settlement boundary and is proposed for holiday accommodation which Local Planning Policy allows outside settlement boundaries.
- 1.4 The site is within the Etton Conservation Area. The four new homes have been designed in a traditional style and with traditional materials to preserve local character. The buildings are laid out in a linear pattern reflecting the character of Main Street. The pub and each home will have ample off street car parking.
- 1.5 The pub, accommodation and homes have been designed to be energy efficient and renewable energy will be provided by solar panels. Generating renewable energy is important to keep the running costs of the pub low and to ensure that it is viable.
- 1.6 The buildings and layout have been designed to enhance the character of the Conservation Area and the village. The current unused frontage of the application site will be replaced with a more vibrant street scene. The large functional surface car park

will be replaced with homes and the pub fronting the road in character with the surrounding area.

1.7 The East Riding Local Plan has policies to protect community assets such as pubs. To give confidence that the pub will be delivered, the new pub will be built and made ready for use before the first house is occupied.

1.8 This proposal is supported by National and Local Planning Policy because it will reuse an underused building and land providing a new more viable pub and new houses. The application will provide the following benefits:

- A new viable public house in the village;
- New holiday lets which will support the local economy;
- The redevelopment of a brownfield site with new homes; and
- A biodiversity net gain.

2.0 Description of the Application Site, Heritage, Planning History, and the Proposed Development

Description of the Application Site

- 2.1 The application site is in the centre of Etton. It comprises the Light Dragoon pub building which has a large surface car park along the road frontage and to the east of the site. To the west of the building are hard surfaced areas which formed a beer garden. To the rear of the site is an area of grass and trees.
- 2.2 The pub is a white painted brick and tile building. It has a central two storey section and single storey wings to each side and rear.
- 2.3 The surrounding area to the south, east and west is predominately residential. To the south of the application site is the Village Hall and War Memorial. The buildings are a mix of single and two storeys. The predominant materials are brick with some buildings white painted brick, and red/orange pantiles.
- 2.4 To the south of the application site, on the south side of Main Street, the buildings are close to the road, other buildings nearby to the east and west are set further back giving the village a mix of building lines. The Light Dragoon is unusual in the immediate area as it is set back from the road behind a car park.
- 2.5 A brick-built bus stop and shelter is located in the south western corner of the site.
- 2.6 The road known as Main Street runs through the village. The buildings along Main Street front the road giving the village a linear character.
- 2.7 The application site is not subject to any ecological designations. The site is within the Environment Agency Flood Zone 1 making it suitable for housing and other development.
- 2.8 The location of the application site can be seen in the aerial image below.



Figure 2.1: The Application Site.

Conservation Area and Listed Buildings

- 2.9 The application site is within the Etton Conservation Area. There is a 2007 Conservation Area Appraisal (CAA) prepared by East Riding of Yorkshire Council.
- 2.10 The CAA states; *‘The character and appearance of the Conservation Area at Etton is not uniform. There are two distinctive parts, with very different character, which demonstrate the sociological divide of English society in the past centuries. The western part consists mainly of 18th and 19th century village houses, farmsteads and outbuildings with a noticeable unity of form and materials. The eastern part is dominated by detached buildings around the Church, such as High and Low Hall and St Mary’s House’.*
- 2.11 The CAA continues; *‘According to the current Beverley Borough Local Plan only infill or replacement development will be likely to be permitted. This development should be in keeping with the historic fabric of the village and pick up the on size and scale of traditional, local architecture. Any proposal for new housing will be assessed against the various prevailing planning policies, which might include applicants having to demonstrate that the proposal would meet an identified local need. In spite of the different ages of the buildings, there is an overall uniformity within the village as a whole because of the predominance of red-brown brickwork and natural orange/red plain (flat) clay tiles and pan-tiles. Although there are other traditional building materials, this predominant coherence is visually significant. To preserve this quality, new development should not be colour washed, as there are only few residential*

properties of this type in the village’.

2.12 The Light Dragoon is mentioned in the Conservation Area Appraisal because of its prominence within a large car park and because of its white painted exterior.

2.13 Figure 2.2 below shows the Etton Conservation Area in light blue and highlights the application site in red.



Figure 2.2: Conservation Area.

2.14 As can be seen in figure 2.3 below, there are four listed buildings or structures to the south of the application site. The listing descriptions of each building or structure are included at **Appendix 1**.

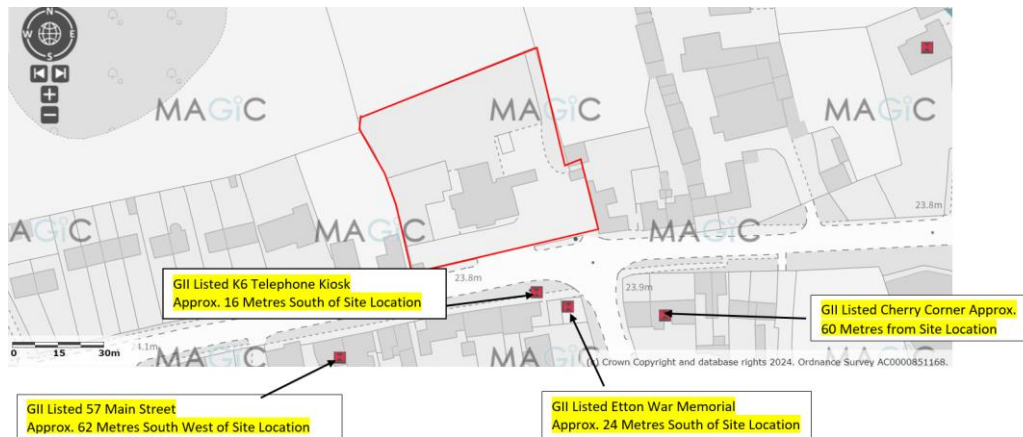


Figure 0.3: Nearby Listed Buildings.

Planning History

- 2.15 The planning history of the site comprises three applications for the pub. These were all approved and were for an extraction flue, advertisements, and a beer garden. They are of limited relevance to this proposal.

Proposed Development

- 2.16 This application proposes the demolition and replacement of the Light Dragoon. A small brick and tile garage building on the eastern side of the site will also be demolished.
- 2.17 The pub has been closed since 2019. The property is in a poor state of repair and is in need of significant renovation. It currently comprises of three large dining or drinking areas, a kitchen, beer cellar and living accommodation to the first floor.
- 2.18 The new pub will be on the eastern side of the application site. It will be a two storey building with a symmetrical appearance to the front. On the ground floor will be a bar, cellar, and customer toilets. On the first floor will be a two bedroom apartment for the landlord. To the front of the pub will be an outside seating area.
- 2.19 To give certainty that the pub will be delivered the new pub will be built and made available for use before the first house is occupied. This can be secured by a planning condition.
- 2.20 The pub will have dormer windows to the front and rear which reflects the design of buildings along Main Street. The materials proposed are as used in a recent development in an historic area of Driffield and are shown in the photograph below. The

brick will be reclaimed red/brown bricks. The tiles will be red/orange pan tiles.

- 2.21 The new pub will be highly energy efficient so that it is cheap to run and viable for the long term.



Fig 2.4: Bricks and Tiles Proposed for the Pub and Houses.

- 2.22 A new vehicular access will be created for the pub and for house Plot 4. The access will lead to the rear of the pub where there will be eight parking spaces for the pub. Six of the parking spaces will be covered and the roofs will have solar panels. The access will continue to the back of the application site where there will be six units of holiday or letting accommodation.
- 2.23 The accommodation will be in the style of shepherds' huts. They will be modest buildings each with a single bedroom and en-suite bathroom. They will not have kitchens as food will be provided from the pub. They will function as attractive bedrooms for the pub providing trade to supplement use of the pub by local people. Each holiday unit will have one car parking space. The parking spaces will be covered. The roofs of the parking areas will have solar panels. Generating renewable energy is important to keep the pubs energy costs low to ensure that the business is viable.
- 2.24 There are three different designs for the new four houses. Plots 1 and 3 are proposed to be handed versions of the same type. Plots 2 and 4 are individual designs. The homes proposed are all two storeys.

- 2.25 The homes are a mix of house types with one home with two bedrooms, and three homes with three bedrooms and a study. The homes all have off street parking which meets Council parking requirements. The two bedroom home has two spaces. The three bedroom homes have three spaces each.
- 2.26 The homes reflect the immediate area which is a mix of two storey and single storey buildings. All the homes have mix of two storey main spaces, with single storey extensions and outbuildings. The homes have first floor dormer windows reflecting the designs of many of the nearby homes. Lintels, decorative brickwork and chimneys reflect the characteristics of surrounding buildings. The materials proposed in the homes are the same as the pub.
- 2.27 The existing vehicular accesses will be blocked up and four new accesses will be created. Plots 1, 2 and 3 will have their own vehicular accesses. The pub and Plot 4 will share an access.
- 2.28 New tree planting will be carried out around the new accommodation. A new hedge will be planted along the road frontage.

3.0 Planning Policy and Design Analysis

- 3.1 The principle relevant Planning Policy is contained in The National Planning Policy Framework December 2023 (NPPF), and in the East Riding Strategy Document (SD), adopted in April 2016.

Principle of Development

Housing

- 3.2 The application site is located in a central location in the village within a mainly residential area. The southern part of the site is within the settlement boundary of Etton. The village has public transport services with a bus stop next to the application site. It also has community facilities such as a Church and Village Hall. The application site is in a sustainable and accessible location where small scale housing is usually supported.
- 3.3 Policy S4 of the East Riding Strategy Document permits new housing in villages. The Policy states that such housing will ‘usually’ but not always be, a single dwelling. The supporting paragraph 4.35 states that; *‘Development in Villages will be supported where it will continue to support the vitality of the Village. Villages include those settlements which have one of the following services: a village hall (meeting rooms); a village shop selling everyday grocery items; a public house; or a primary school’*. This proposal safeguards the village pub and will make it more viable. The village therefore has more facilities than are needed in order to comply with the strategy document policies making it suitable location for housing growth of the scale proposed.
- 3.4 Policy S5 of the East Riding Strategy Document states that there is a need for 1,100 new homes in villages and the countryside by 2028/2029, the SD encourages the re-use of previously developed land like the application site for such purposes.
- 3.5 The village has a bus service to Beverley and school busses pick up and drop off in the village which enhance the locations sustainability.
- 3.6 A recent planning application reference 22/04000/PLF was approved for seven homes in the village demonstrating that it is a suitable location for new housing.
- 3.7 The new housing will be located within the settlement boundary of the village and so the principle of the development of part of the site for housing is therefore supported by the Strategy Document.

Accommodation and Pub

- 3.8 The new pub is proposed within the village settlement boundary. The accommodation is proposed outside the settlement boundary and within the countryside.
- 3.9 Strategy Document Policy S4, Part B, permits new local services and facilities within settlement boundaries and so supports the development of the new pub.
- 3.10 The Framework (Paragraph 85) states that the planning system should give *'significant weight'* to supporting economic growth. Paragraph 87 states that; *'planning policies and decisions should recognise and address the specific locational requirements of different sectors'*.
- 3.11 In Paragraph 88 of The Framework states; *'Planning policies and decisions should enable:*
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
 - b) the development and diversification of agricultural and other land-based rural businesses;*
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
 - d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship'.*
- 3.12 The Framework provides *'significant weight'* to support the proposal to replace and enhance The Light Dragoon with a new more viable pub with its emphasis on supporting economic development. Rural economic development is clearly supported where it respects the character of the countryside. This proposal has been designed to respect the character of the area and will reuse a previously developed site. Visitors using the accommodation will support local business which will help to retain local facilities in the village and beyond. The visitors using the accommodation will provide support for local businesses and tourism attractions.

- 3.13 Strategy Document Policy S4 relates to smaller villages and the open countryside seeks to ensure that the right level of development takes place in the right location. This proposal is consistent with the precedent of other holiday accommodation applications in the East Riding. The East Riding Local Plan recognises that villages and rural areas are suitable locations for such development. Holiday accommodation development has significant economic benefits locally and does not need the infrastructure such as schools or doctors that are required for permanent residents.
- 3.14 Policy S4 gives support for development which helps to maintain the vibrancy of villages and the countryside where it is of an appropriate scale. Part C of the policy supports proposals for community facilities, tourist and economic development in the countryside where they would respect the intrinsic character of their surroundings. Policies EC1 and EC2 which relate to economic and tourist development respectively also include provisions which reflect these requirements, to help strengthen and broaden the tourism offer across the East Riding. Section B2 of Policy EC2 specifically lends support to new visitor accommodation sites in the countryside where their scale and cumulative impact is appropriate for the location. Visitor accommodation is permitted where it will support countryside attractions and also where there is a functional need to be located in the countryside. The East Riding of Yorkshire Council Guidance Note 'Planning for Tourism Accommodation' recognises that tourism is a key contributor to the rural economy.
- 3.15 Paragraph 10.122 of the East Riding Strategy Document supports the proposal and states; *'In addition, the Tourism Accommodation Study and the Visit Hull and East Yorkshire Wolds Product Development Plan highlights the Yorkshire Wolds as a major attraction for the East Riding. The high quality landscape is a significant asset for the sub area that attracts tourists, although it lacks a defined visitor product especially in terms of accommodation'.*
- 3.16 Therefore, the Strategy Document supports the expansion of accommodation for the pub into the countryside, and the building of a new pub inside the settlement boundary.
- 3.17 The site is in a good location for holiday development. There are a range of attractions nearby including the Yorkshire Wolds, the Yorkshire Coast, and Beverley. Whilst the site is within the open countryside the provision of visitor accommodation can be considered appropriate providing their scale and impact is considered acceptable and

it is considered to be a sustainable location, as detailed within Policies S1, S2, S4, EC1, and EC2, and the NPPF as detailed above.

House Types

- 3.18 A two bedroom house is proposed to provide a mix of house types. The East Riding Strategy Document states in paragraph 6.5 that there is an '*under-supply*' of smaller one and two bedroom dwellings.

Efficient Use of Land

- 3.19 The NPPF supports proposals that make an effective use of land in Chapter 11, and states in Paragraph 123, that '*planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses*'. The application site is previously developed land and national planning policy encourages its efficient use for housing. Paragraph 124 requires planning decisions should '*promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively*'. The application site is under-utilised and its re-development will help support housing supply in a sustainable location and so meet the requirements of Paragraph 124.
- 3.20 The East Riding Strategy Policy H4 seeks to make the efficient use of land with developments of at least thirty dwellings per hectare. This development meets this aim by efficiently developing an underused sustainably located building and car park.

Design

- 3.21 The NPPF supports the creation of high quality, beautiful and sustainable buildings in Chapter 12.
- 3.22 The East Riding Strategy Document Policy ENV 1 requires that development will '*contribute to safeguard and respect the diverse character and appearance of an area through the design, layout, construction and use*', and goes on to state that development '*will be supported where it achieves a high quality design that optimises the potential of the site and contributes to a sense of place*'.
- 3.23 The layout of the new pub and homes reflects the character of Main Street with buildings fronting the road. The majority of the buildings nearby are next to or near to the road and this is reflected in the proposed layout. Having the outside seating area

of the pub near the road will add vibrancy and interest in the street scene. The new pub has been proposed to the east of the site where it has prominence on the junction of Main Street and New Road and so it can become a new focal point.

- 3.24 The design has been informed by an assessment of the character of the locality. The local area is a mix of residential and community uses with the pub, Village Hall, and homes. The development will continue that mix. The surrounding area has predominately two storey homes with single storey buildings and outbuildings. The scale of the new homes and pub will reflect this scale with two storey buildings and single storey extensions and outbuildings.
- 3.25 The character of the locality is red/brown bricks and red/orange pantiles. The new homes and pub will reflect this character. Traditional features such as lintels, chimneys and brick detailing will be used on the new buildings.
- 3.26 Many of the existing trees on the site will be retained and new tree planting will be carried out to the rear of the site around the holiday units. A new hedge will be planted along the site frontage.

Access and Highways

- 3.27 The application site currently has two vehicular accesses. A wide access in front of the pub and a smaller access to the east. This application proposes four vehicular accesses. Plots 1, 2 and 3 will have individual vehicular accesses. Plot 4, the pub and the accommodation will share a separate vehicular access. Creating individual accesses for houses onto Main Street was preferred by the Parish Council in the recent application for seven homes to the west of the village as they felt that it reflected local character.
- 3.28 The CrashMap website shows that there have been no accidents at the site frontage for the period for when data is available between 1999 and 2022.
- 3.29 The homes have been provided with off street parking to meet the Councils parking requirements. The two bedroom house will have two parking spaces. The three bedroom houses will have three parking spaces. The one bedroom holiday units will have one parking space each. The pub will have eight parking spaces.

Residential Amenity

- 3.30 The NPPF Paragraph 135 states that planning decision should ensure that developments '*create places that are safe, inclusive and which promote health and*

well-being, with a high standard of amenity for existing and future users’.

- 3.31 East Riding Strategy Document policy ENV1 reinforces these requirements, stating that new development should *‘have regard to the amenity of existing or proposed properties’.*
- 3.30 The application site and the immediate locality is already a mix of homes and a pub. This application will not change this mix of uses. The outside seating area of the pub is on the roadside, where it will not harm neighbouring amenity. The small scale of the accommodation units with only a single bedroom each will appeal to single people or couples. The small scale of the accommodation units will not lead to noise and disturbance.

Heritage Assessment

- 3.32 The NPPF in Section 16 outlines national planning policy in relation to the conservation, protection, and enhancement of the historic environment. Paragraph 196 of the NPPF states that, in determining planning applications, the Local Planning Authority should take account of; *‘c) the desirability of new development making a positive contribution to local character and distinctiveness’.*
- 3.33 The East Riding Strategy Document Policy ENV3 states that; *‘The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding’s distinctive historic character’.* This includes; *‘Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal’.*
- 3.34 The CAA states that the pub is prominent because of its large car park, and white painted brickwork. It does not state that the existing pub makes a positive contribution to the character of the Conservation Area. The law requires that development proposals preserve or enhance the character of Conservation Areas. The derelict nature of the existing pub and the large expanse of parking on the site frontage do not enhance the character of the Conservation Area.
- 3.35 The proposed development has buildings fronting Main Street which is characteristic of the immediate locality. Paragraph L of the CAA promotes hedge planting along Main Street and this proposal introduces a new hedge on the site frontage.

- 3.36 Part N of the CAA states that infill development will be in keeping with the historic fabric of the village. Part O of the CAA states that red/brown bricks and orange/red tiles would be appropriate. Colour washing is discouraged as there are few examples of this.
- 3.37 These proposals address the requirements of the CAA to deliver a development which will protect and enhance the Conservation Area.

Development of Community Facilities

- 3.38 The Light Dragoon has been closed since 2019. Since that point it has been marketed and classified as an Asset of Community Value. Despite this, the pub has not been reopened, rented, or bought by a new landlord.
- 3.39 The pub is a large building for a village as small as Etton. Its proximity to Beverley and other villages with pubs means that there is significant competition locally. This proposal therefore creates a more viable pub with six units of accommodation which will provide additional trade and which will supplement local trade. The accommodation will rely on the pub for food creating a sustainable mix of uses on the site.
- 3.40 Paragraph 97 of The Framework states that decisions should *'guard against the unnecessary loss of valued facilities and services.'* The pub has not been trading for five years since 2019. Paragraph 93 continues and states; *'decisions should ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community'*. The redevelopment of the site will mean that the pub can become viable for the first time in many years and can become a community facility again.
- 3.41 The East Riding Strategy Policy C2 headed 'Supporting Community Services and Facilities' states in Part A1 that proposals that retain and enhance existing services and facilities will be supported. This proposal will retain and re-open a facility which has been closed for a substantial amount of time. Part C1 states that the loss of facilities such as the demolition of the existing pub, is permitted if the existing use and proposals for alternative uses are not viable or there is insufficient demand to support them.
- 3.42 The pub has been marketed during the period that it has been closed. Property details are included in **Appendix 2**. During this period the pub was not converted to other community uses and was not bought or sold, except to the current new owner. This

demonstrates that the pub was not suited for its existing use or for a community use. A smaller, more efficient pub will have more chance of success than the larger Light Dragoon.

Drainage

- 3.43 The proposals are supported by a Drainage Plan prepared by Dart Engineers. The site is located within Flood Zone 1 with a low risk of flooding from rivers or the sea, therefore a site specific flood risk assessment is not required.
- 3.44 NPPF guidelines require that surface water arising from a developed site should as far as practicable be managed in a sustainable manner to mimic the surface water flows arising from the site prior to development.
- 3.45 Under the SUDS Hierarchy the first point of discharge is via infiltration. A percolation test was carried out by Dart Engineers on the 20th June and the results show that soakaways will not be viable on this site.
- 3.46 The second point of discharge is watercourse which there are none in the vicinity, the third point is discharge to sewer which there is an existing sewer on site for foul and surface water which connect into the existing Yorkshire Water sewer in Main Street.
- 3.47 A flow restriction of 14.75/s has been set based on existing brownfield rates with 30% betterment. The existing area is $1518\text{m}^2/3600\text{x}50 = 21.08\text{l/s}$ x 0.7 betterment = 14.75/s. However, as the outgoing pipe from site is 150Ø, we will restrict to 10l/s so the hydrobrake can fit on the outgoing pipe. This will be achieved by 143mm hydrobrake. The proposed impermeable area is 1869m^2 including 10% UC. Based on a flow restriction of 10l/s and modelling using Micro Drainage software, the attenuation requirement for a peak return period of 1 in 100years plus 45% climate change is 60m³. Attenuation for the proposed impermeable area of 1895m^2 is to be provided via ATTENUATION CRATES measuring 85sqmx. 8m surface water from the proposed new site will connect into the existing 150Ø sewer on site subject to depths.
- 3.48 Foul water from the proposed new site will connect into the existing 150Ø sewer on site.

Ecology

- 3.49 An ecology survey has been carried out on the site and bat surveys have been undertaken. The development can be carried out without harm to protected species

and a Biodiversity Net Gain can be provided.

4.0 Conclusion

- 4.1 In conclusion, this planning application proposes the development of a new pub to replace the Light Dragoon which has been empty for five years. The redevelopment will create a new smaller and more viable public house. Six shepherds' huts style units of accommodation will be created behind the pub. These will provide holiday accommodation which will support the viability of the pub, and other local businesses.
- 4.2 Four new homes will be created on the site with a mix of two and four bedrooms. All the homes will have car parking on plot. The homes will be two storey with single storey garages and extensions reflecting the scale of nearby homes. The homes have dormer windows which reflects the character of homes in the immediate locality.
- 4.3 A new hedge will be planted along the road frontage. Good quality trees will be retained and new trees will be planted. The development will deliver a biodiversity net gain.
- 4.4 The new pub will be made ready for use before the first new home is occupied so there is certainty that a new pub will be delivered. This measure can be secured by a planning condition. The applicant has an experienced landlord who is waiting to run the new pub.
- 4.5 The application will provide the following benefits:
- A new viable public house in the village;
 - New accommodation for pub visitors and holidays which will support the local economy;
 - The redevelopment of a brownfield site with new homes and a pub; and
 - A biodiversity net gain.

Appendix 1 – Nearby Listed Buildings

57, MAIN STREET

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1103405**

Date first listed: **26-Mar-1987**

List Entry Name: **57, MAIN STREET**

Statutory Address 1: **57, MAIN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **57, MAIN STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **East Riding of Yorkshire (Unitary Authority)**

Parish: **Etton**

National Grid Reference: **SE 97871 43465**

Details

ETTON MAIN STREET SE 94 SE (south side) 4/47 No 57 II House. Early C19. Red stretcher and light brown header bricks in Flemish bond, pantiled roof. 2 storeys, 3 bays in symmetrical elevation. Door of 6 raised and fielded panels with overlight, flanked by 16-pane sashes with sills, all under cambered gauged brick arches. First floor: 2 similar sashes to right and to left, blank opening over door. Dentilled brick eaves cornice, end stacks. Tumbled-in brick to raised gables.

Listing NGR: SE9787143465

Legacy

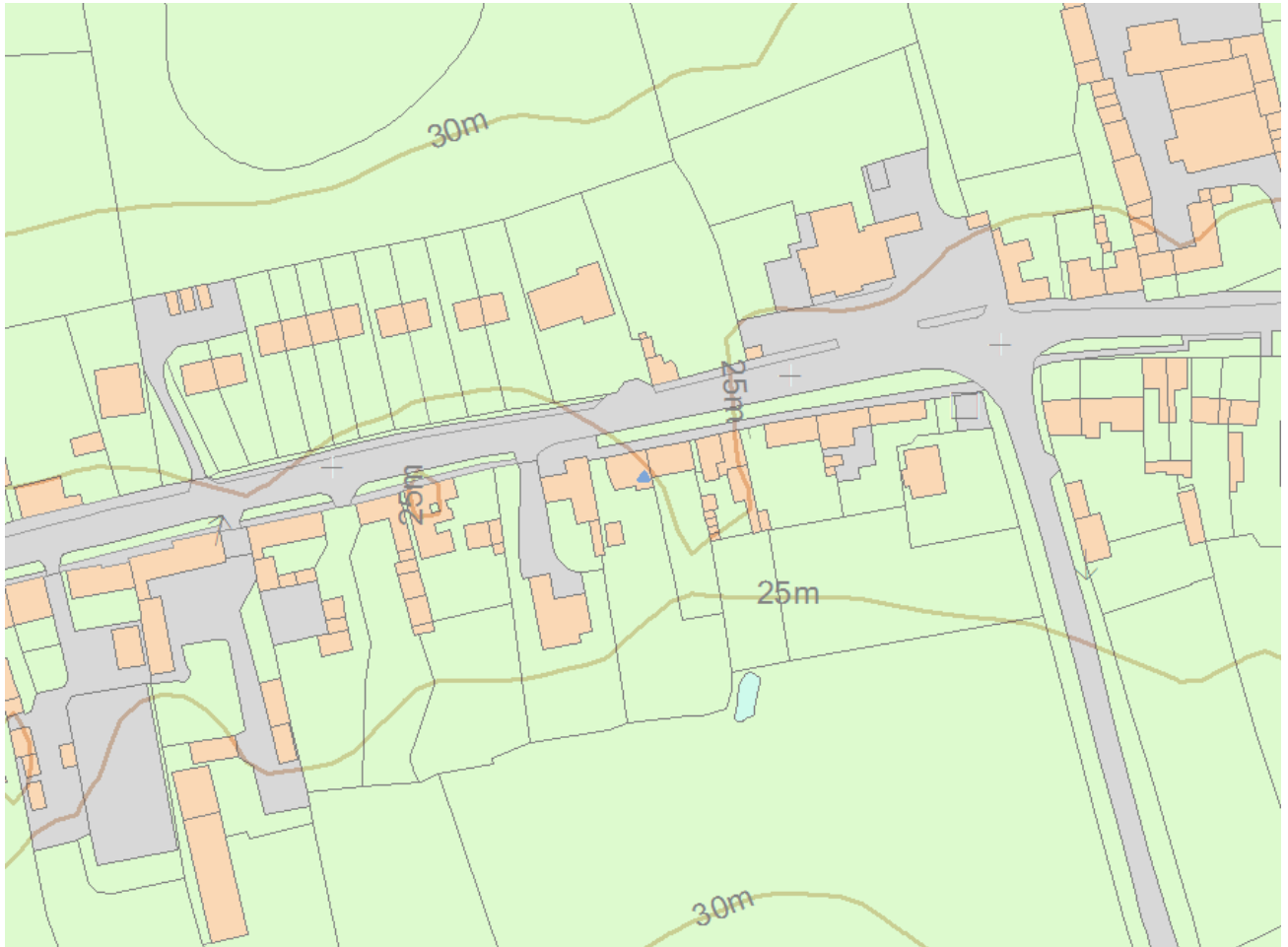
The contents of this record have been generated from a legacy data system.

Legacy System number: **164582**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

K6 TELEPHONE KIOSK

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1253169**

Date first listed: **15-Mar-1989**

List Entry Name: **K6 TELEPHONE KIOSK**

Statutory Address 1: **K6 TELEPHONE KIOSK, MAIN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **K6 TELEPHONE KIOSK, MAIN STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **East Riding of Yorkshire (Unitary Authority)**

Parish: **Etton**

National Grid Reference: **SE9793643487**

Details

SE 94 SE 4/53

ETTON MAIN STREET K6 Telephone Kiosk

GV II Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Listing NGR: SE9793643487

Legacy

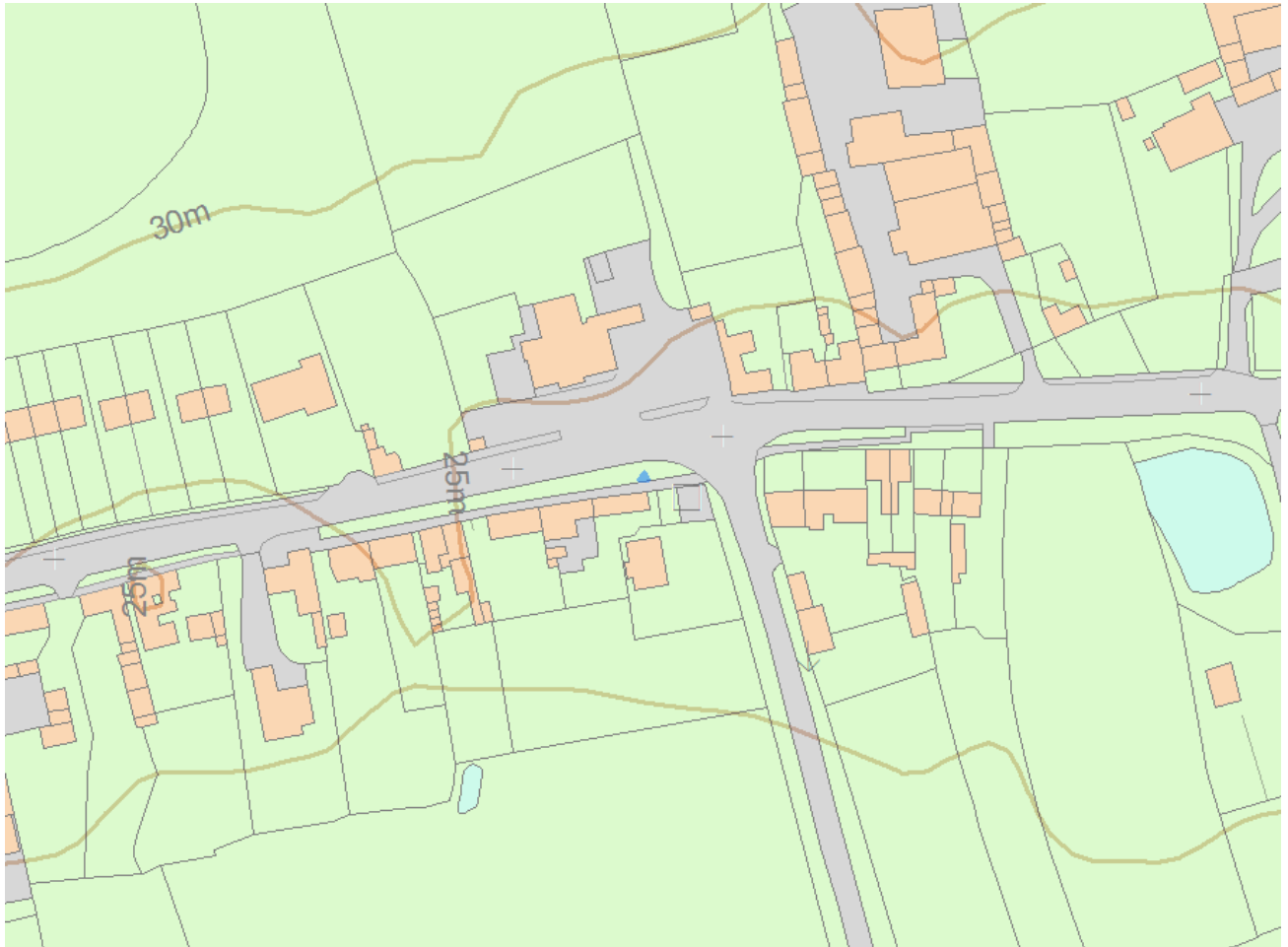
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Legacy System number: **436307**

Legacy System: **LBS**

Legal

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End of official list entry

Etton (East Yorkshire) War Memorial

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1425098**

Date first listed: **30-Mar-2015**

List Entry Name: **Etton (East Yorkshire) War Memorial**

Location Description: Junction of Main Street and Cherry Burton Road, Etton, East Yorkshire, HU17 7PG

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

The building or site itself may lie within the boundary of more than one authority.

District: **East Riding of Yorkshire (Unitary Authority)**

Parish: **Etton**

National Grid Reference: **SE9794743482**

Summary

First World War memorial, 1922. Later additions for the Second World War.

Reasons for Designation

Etton (East Yorkshire) War Memorial, at the junction of Main Street and Cherry Burton Road, is listed at Grade II for the following principal reason: * Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20.

History

The memorial was erected in 1922 to commemorate both the men of the parish who died in the First World War and also those who served and returned. It was paid for by public subscription and local fundraising activity. Additional names were added following the Second World War.

Details

The memorial comprises a 4m high crucifix with a carved figure of Christ raised on a square plinth. Constructed of Portland stone, the cross and plinth are mounted on two steps of the same material and a lower raised platform of concrete. It is set in a small paved and planted area enclosed by posts carrying a chain.

The front face of the plinth bears the inscription TO THE GLORY OF GOD/ AND IN HONOUR OF THE MEN OF/ ETTON/ WHO SERVED IN THE GREAT WAR/ 1914 - 1918/ (NAMES)/ THESE GAVE THEIR LIVES

The other names are inscribed on the other three sides of the plinth. A metal plaque fixed to the front face of the top step repeats the inscription and names.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 5 October 2017.

Sources

Websites

War Memorials Online, accessed 5 October 2017 from <https://www.warmemorialsonline.org.uk/memorial/89287>

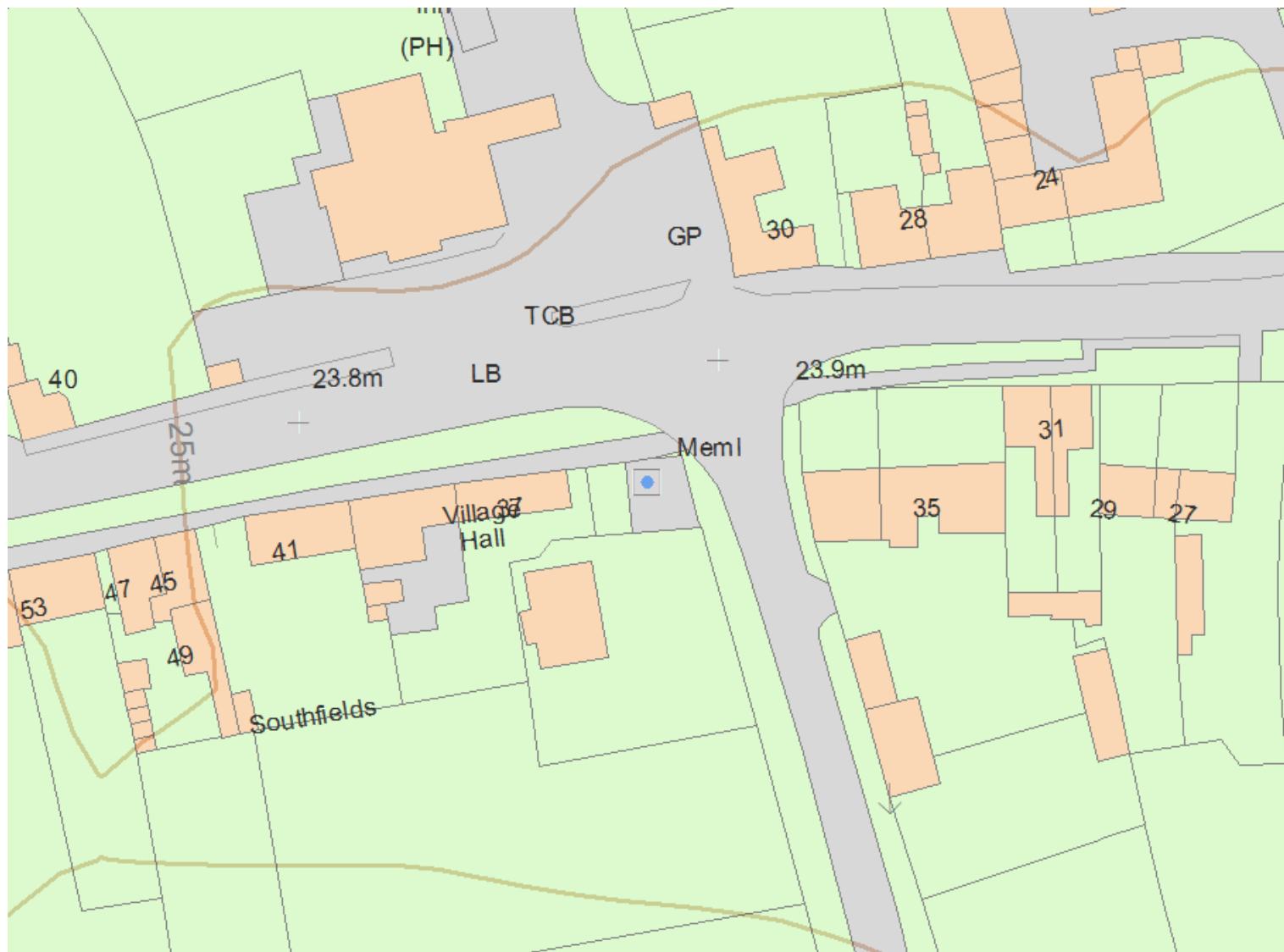
[\(https://www.warmemorialsonline.org.uk/memorial/89287\)](https://www.warmemorialsonline.org.uk/memorial/89287)

War Memorials Register, accessed 1 February 2017 from <http://www.iwm.org.uk/memorials/item/memorial/35131>

[\(http://www.iwm.org.uk/memorials/item/memorial/35131\)](http://www.iwm.org.uk/memorials/item/memorial/35131)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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CHERRY CORNER

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1103404**

Date first listed: **26-Mar-1987**

List Entry Name: **CHERRY CORNER**

Statutory Address 1: **CHERRY CORNER, 35, MAIN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHERRY CORNER, 35, MAIN STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **East Riding of Yorkshire (Unitary Authority)**

Parish: **Etton**

National Grid Reference: **SE 97979 43479**

Details

ETTON MAIN STREET SE 94 SE (south side) 4/46 Cherry Corner (No.35) II House. Early C19. Orange brick with pantile roof. 2 storeys, 3 bays. Central door of 6 panels with overlight in pilastered doorcase with slightly projecting hood on moulded brackets. 4-pane sashes with sills under slightly cambered gauged brick arches to right and to left. First floor: 3 similar sashes. End stacks, tumbled-in brick to raised gables on brick kneelers.

Listing NGR: SE9797943479

Legacy

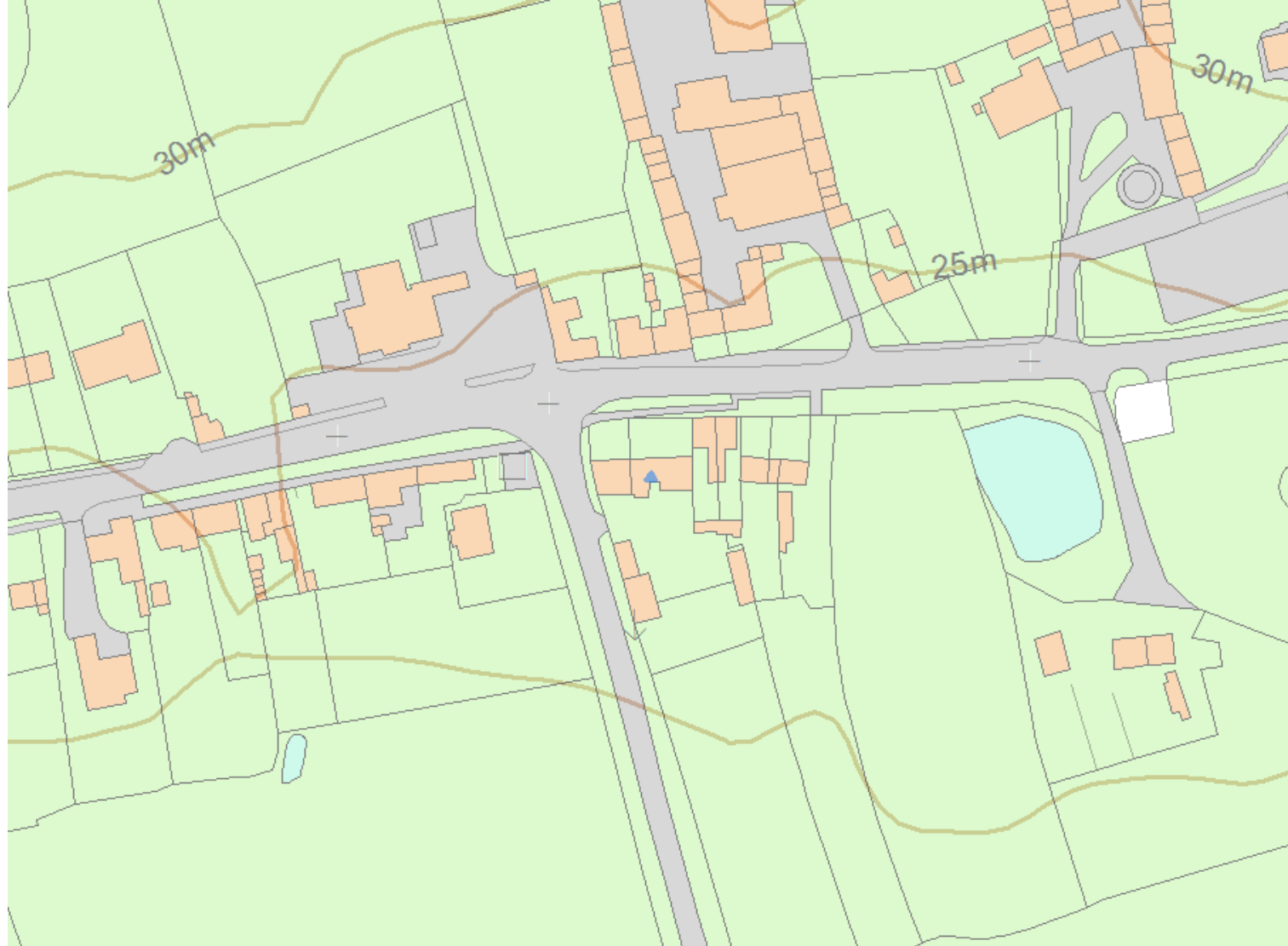
The contents of this record have been generated from a legacy data system.

Legacy System number: **164581**

Legacy System: **LBS**

Legal

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End of official list entry

Appendix 2 – Pub Marketing Details



The Light Dragoon

Ref: 5455533

34 Main Street, Etton, Beverley, HU17 7PQ

Freehold: £375,000 + VAT

Set on c. 0.8 acres of land

Affluent village location

3 dining areas, bar and kitchen

3 bed living accommodation

Destination country pub

Energy Rating D



Location

Etton is a village and civil parish in the East Riding of Yorkshire. It is situated approximately four miles (6 km) north-west of Beverley town centre and two miles (3.2 km) west of the village of Leconfield. One mile (1.6 km) to the south-east is Cherry Burton. To the west lie the hamlets of Kiplingcotes (three miles (5 km) away due west) and Gardham (one and a half miles (2.4 km) to the south-west). South Dalton lies one and a half miles to the north-west.

The village itself lies to the west of the B1248 road in its own shallow dale. The village's buildings are almost entirely situated either side of Main Street. Along this street lie both the village pub and the parish church of St Mary.

The civil parish is formed by the village of Etton and part of the hamlet of Kiplingcotes. According to the 2011 UK Census, Etton parish had a population of 277.

The average house price of a detached property in Etton according to Rightmove is £535,000 based on sales data of the last five years.



Description

Situated in the affluent Hamlet of Etton, The Light Dragoon is a former local pub that has been closed since 2019. The site extends to approximately 0.8. The property is in need of renovation and currently comprises of three large dining areas, a kitchen, bar and then living accommodation to the upper floors. There is a car park to the front and side providing parking for approximately 20 vehicles. The property is in a conservation area and is listed as an asset of community value.

Tenure

Freehold with Vacant Possession

VAT

Please note that VAT will be payable on the purchase price at the prevailing rate.

The Opportunity

The Light Dragoon offers any prospective purchaser the chance to take on a large and impressive pub building, on a substantial plot, in an affluent area. The property lends itself largely to a food operation with the potential for pods or extra living accommodation to the back of the car park over looking the fields (subject to the relevant permissions).

Alternatively the area to the rear of the car park could be used for children's play area and the pub could become a family destination.

With some renovations the property could lend itself to be an investment opportunity and be leased out.

Any local brewery also wanting to set up there could use this as an opportunity to set up locally in a fantastic location.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Alex Rex

Senior Business Agent - Pubs & Restaurants

M:+44 7540 061864

E:alex.rex@christie.com

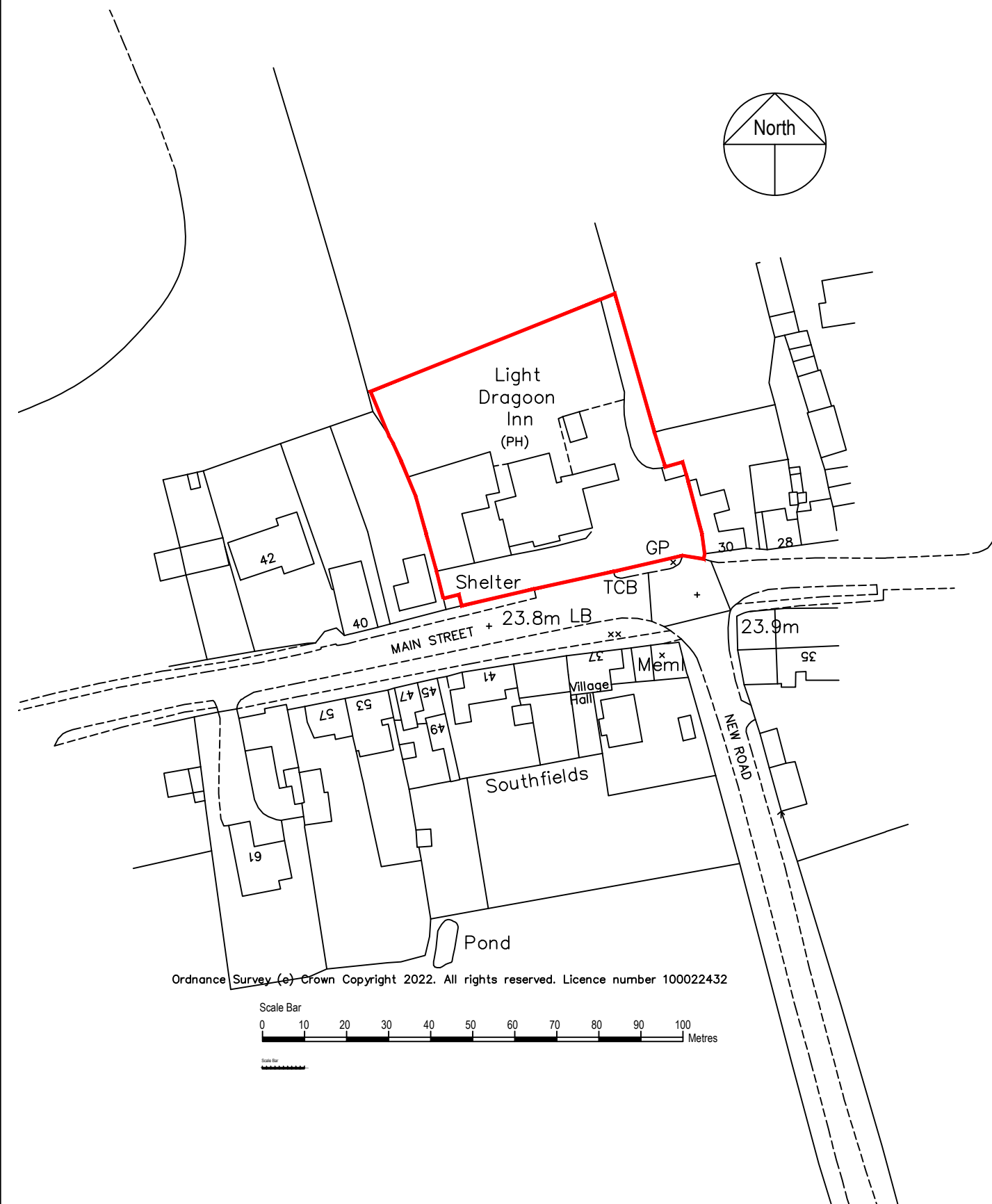
Leeds



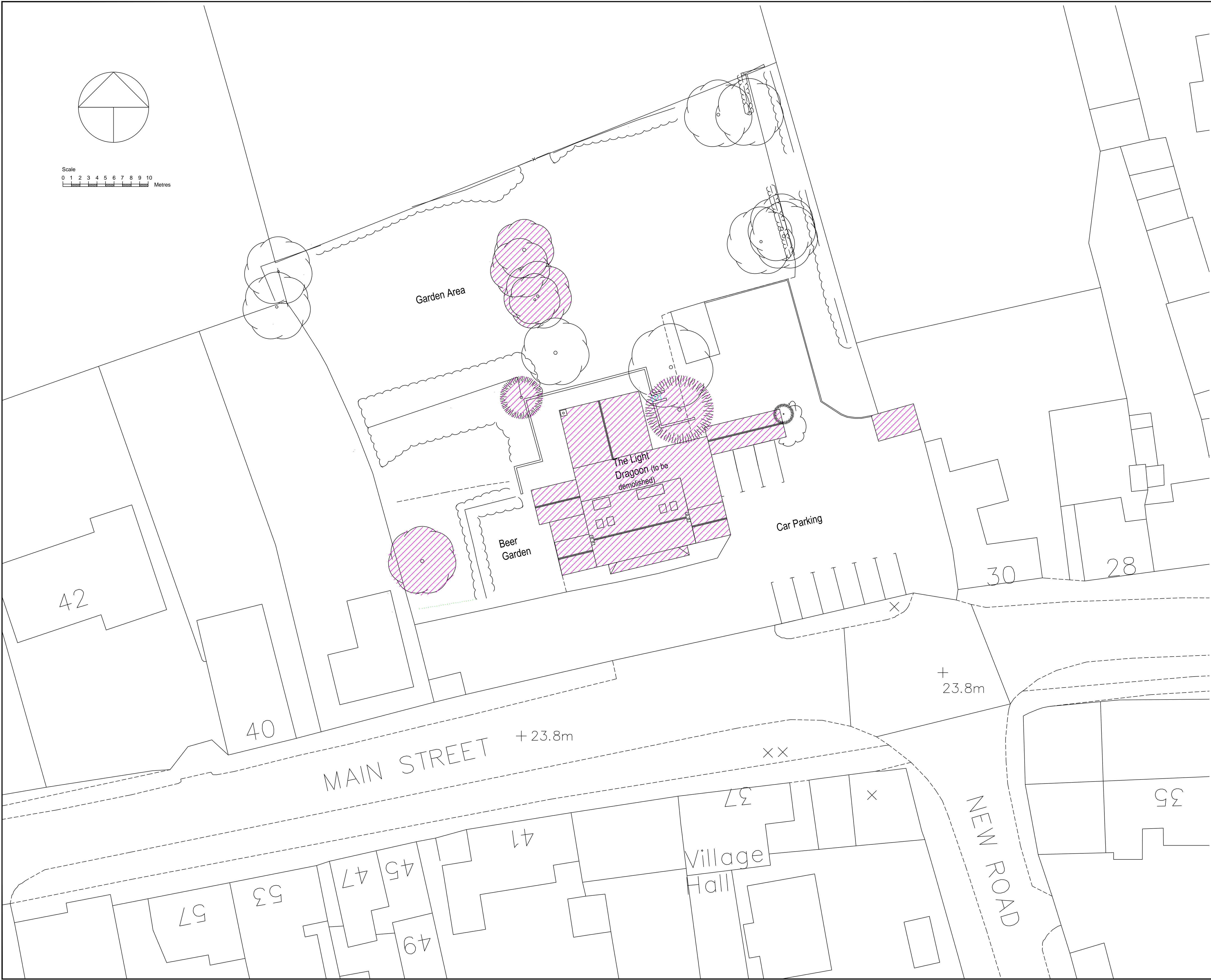
Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



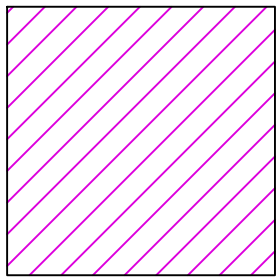
For full information on Christie Insurance please call 03330 107189



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|---|-----------------------------------|-------------------|---------------|---------|----------|--|
| Client Richmond Properties | Title Location Plan (0.365 ha) | | | | | <p>piercy design</p> <p>Quaker Meeting Rooms 4 Percy Street Hull HU2 8HU Tel. 01482 326415 Fax 01482 218001 user@piercydesign.co.uk</p> |
| Project The Light Dagoon, Main Street, Etton | Scale 1:1250 @ A4 | Date July 2024 | Drawn H.P. | Checked | Approved | |
| | Drg No. 2024-19/L01 | | | | Revision | |



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 Buildings and trees to be removed

Area of Pub (Ground Floor)
= 369 sq m

Area of Accomodation
(First Floor) = 122 sq m

Area of Garage = 16 sq m

TOTAL = 507 sq m

| | | |
|---|----------|------------------------------|
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| | | |
| A | 9.8.2024 | Amended to Planning comments |
| | Date | Revisions |



Architects ■ Designers ■ Project Managers ■ Planning Supervisors

Quaker Meeting Rooms
4 Percy Street, Hull
East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax : 01482 218001
E-mail : user@piercydesign.co.uk

Client
Richmond Properties

Job Title
**Proposed New Development,
The Light Dragoon, Main
Street, Etton**

Drawing Title
Existing Site Layout Plan

Status
Planning

Date
July 2024

Scale
1:200 @ A1

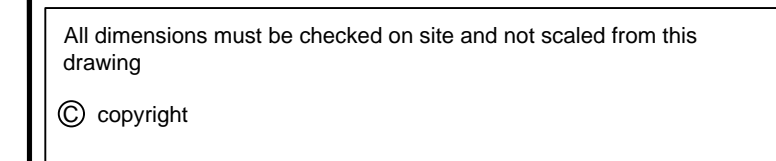
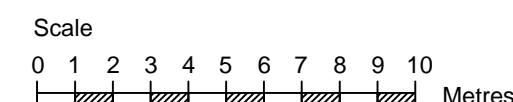
Drawn
H.P.

Checked

Approved

Dwg No.
2024-19/E01

Rev.
A



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| | | |
| A | | |
| | Date | Revisions |

**percy
design**

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Quaker Meeting Rooms
4 Percy Street, Hull
East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax : 01482 218001
E-mail : user@percydesign.co.uk

Client
Richmond Properties

Job Title

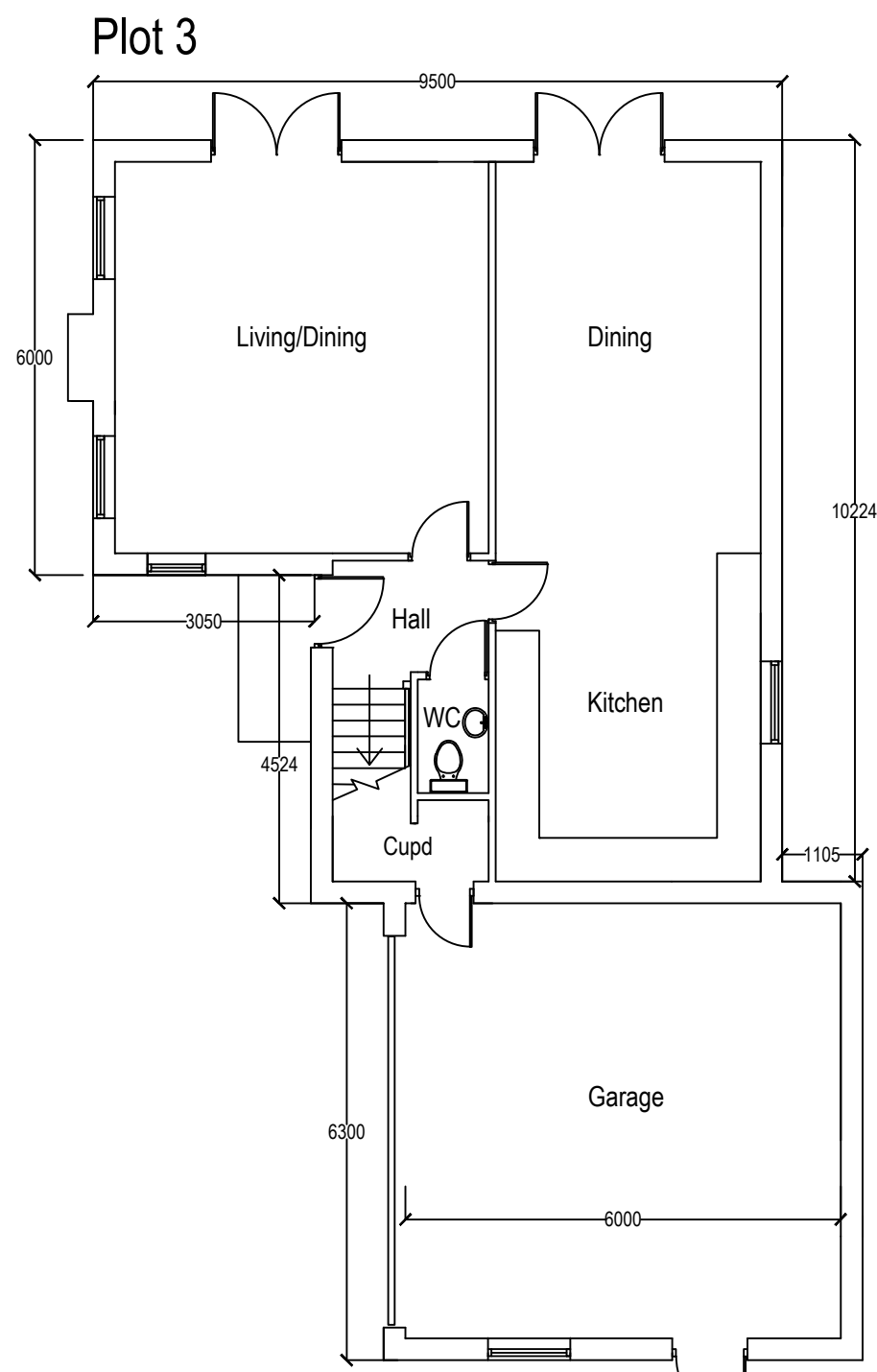
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The Light Dragoon, Main
Street, Etton

Drawing Title

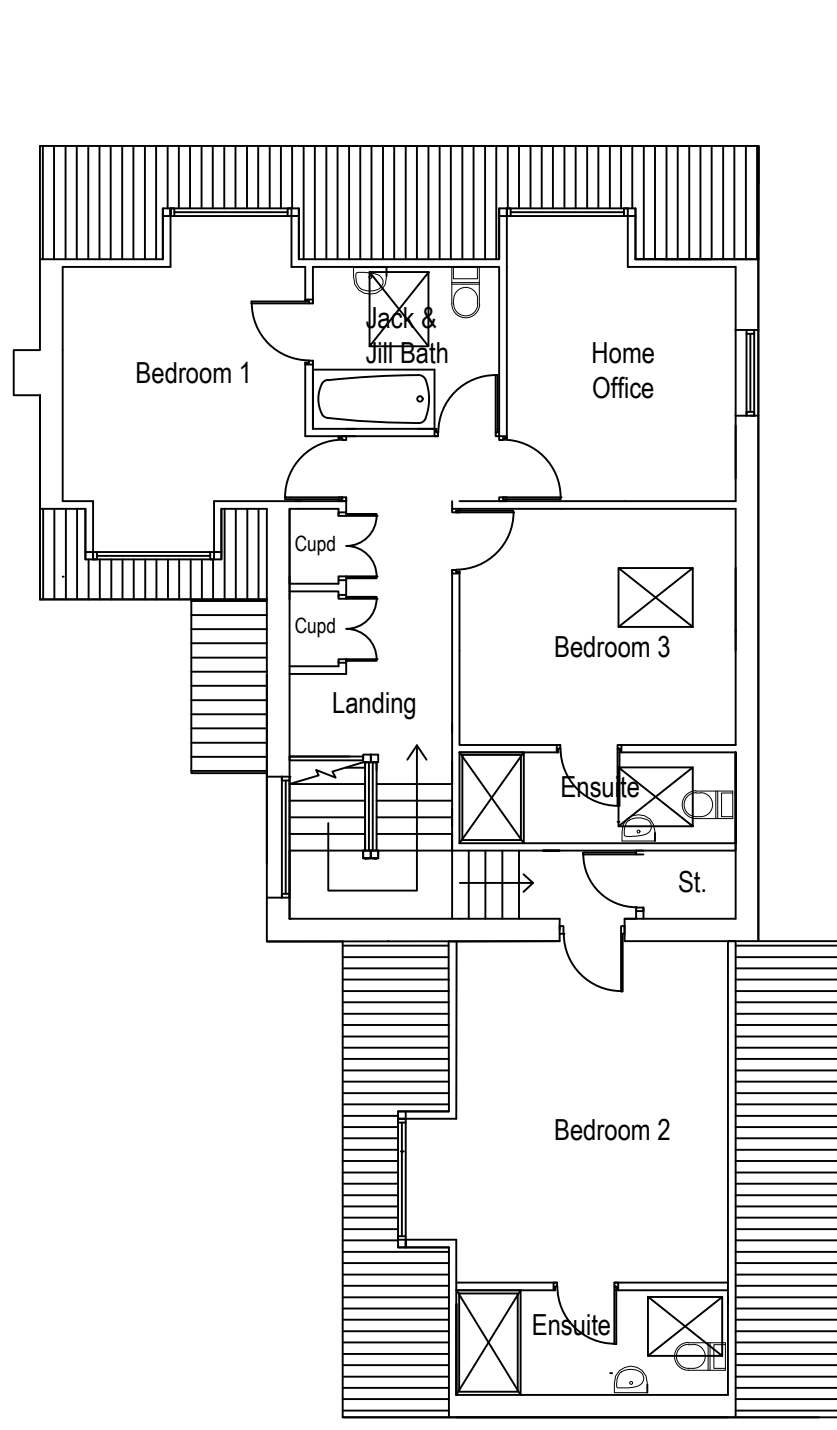
Proposed Site Layout Plan

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| Status | | | | Planning | | | |
| Date | | July 2024 | | Scale | | 1:200 @ A1 | |
| Drawn | | H.P. | | Checked | | Approved | |
| Drg No. | | | | | | Rev. | |
| 2024-19/S02 | | | | | | | |

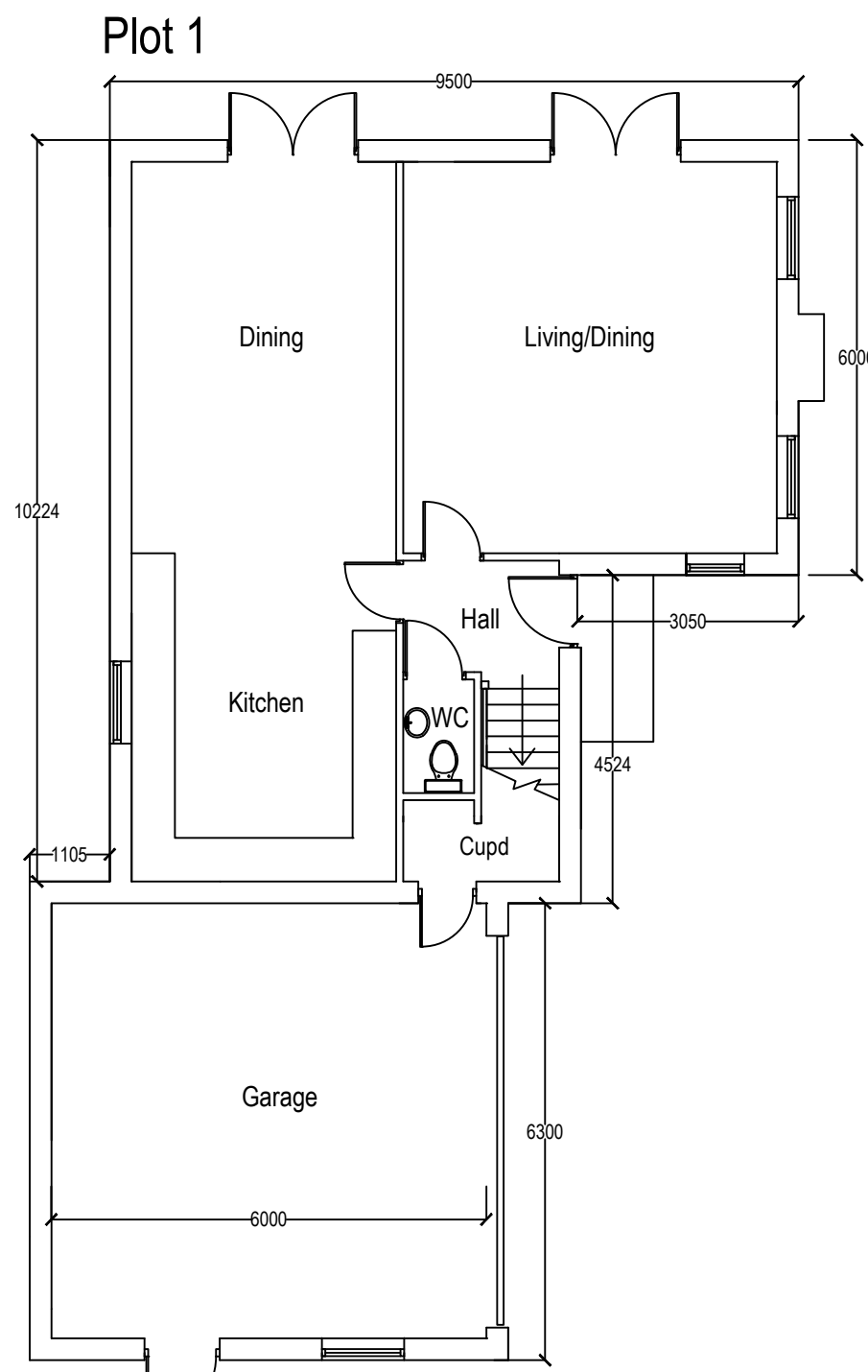
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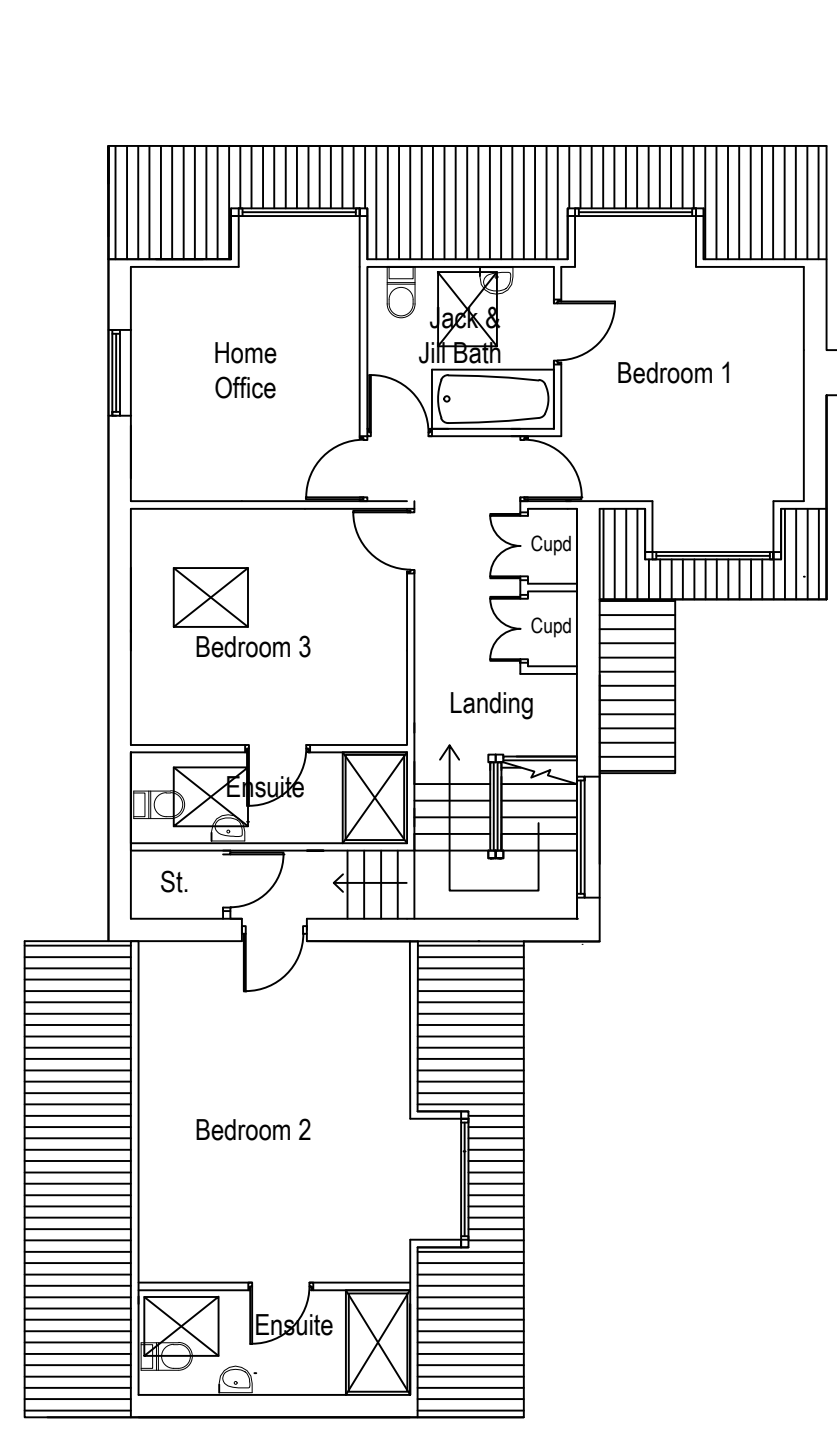
Proposed Ground Floor



Proposed First Floor

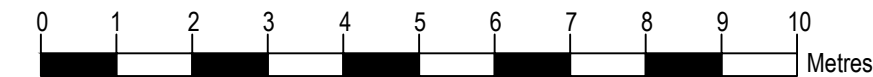


Proposed Ground Floor



Proposed First Floor

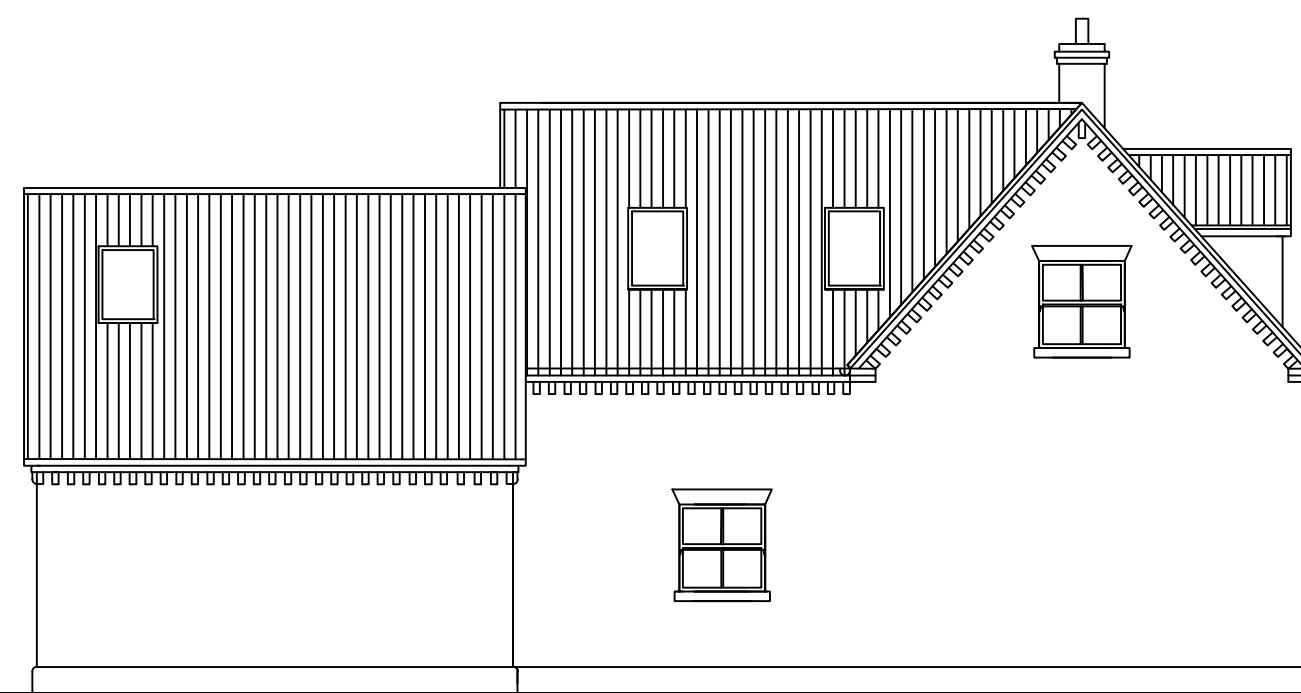
Scale Bar



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



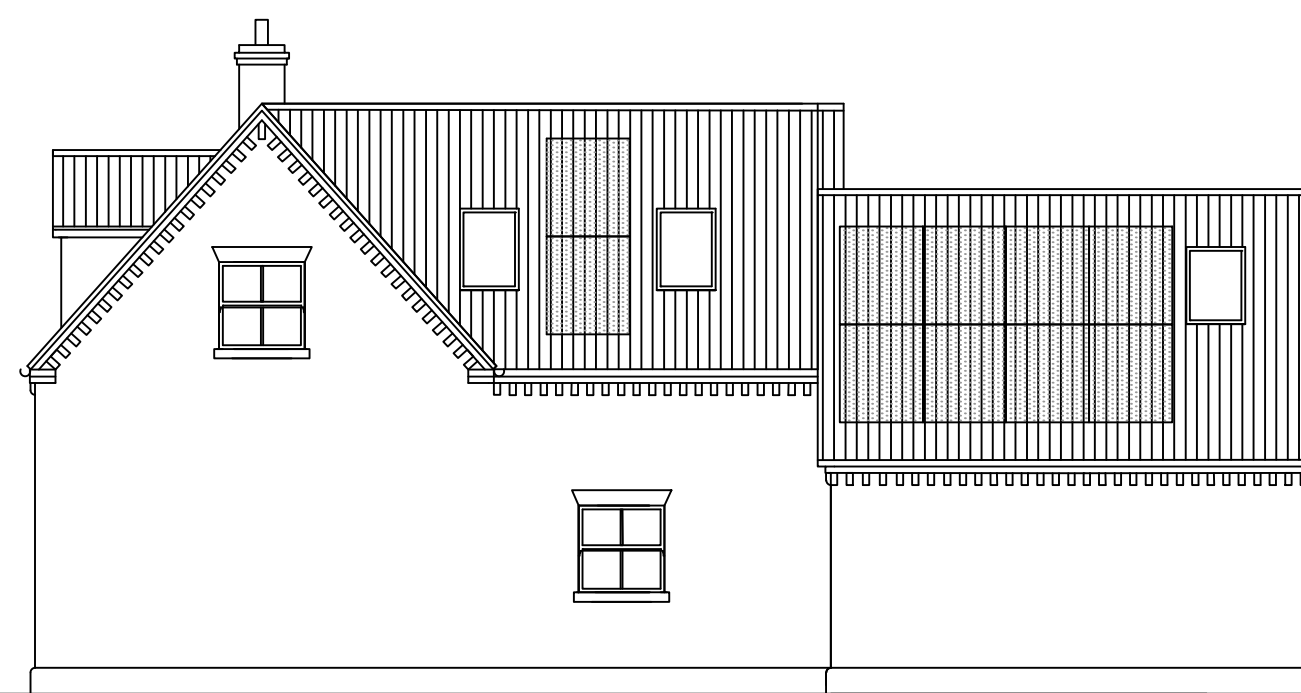
Proposed Side Elevation



Proposed Front Elevation



Proposed Side Elevation



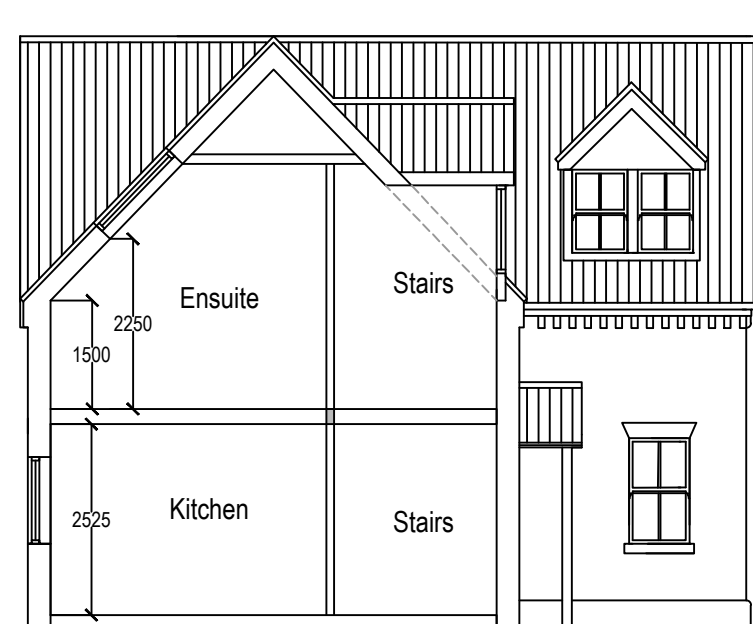
Proposed Rear Elevation



Proposed Side Elevation



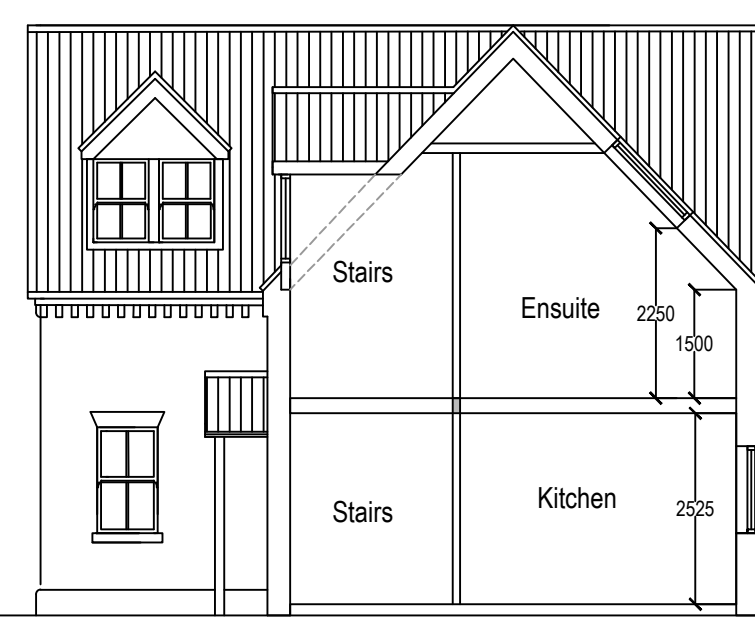
Proposed Section



Proposed Section



Proposed Section



Proposed Section

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| A | 9.8.2024 | Amended to Planning comments |
| | Date | Revisions |

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Quaker Meeting Rooms
4 Percy Street, Hull
East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax : 01482 218001
E-mail : user@piercydesign.co.uk

Client
Richmond Properties

Job Title
**Proposed New Development,
The Light Dragon, Main
Street, Etton**

Drawing Title
**Proposed Plans & Elevations -
Plots 1 & 3**

Status
Planning

Date
July 2024

Scale
1:100 @ A1

Drawn
H.P.

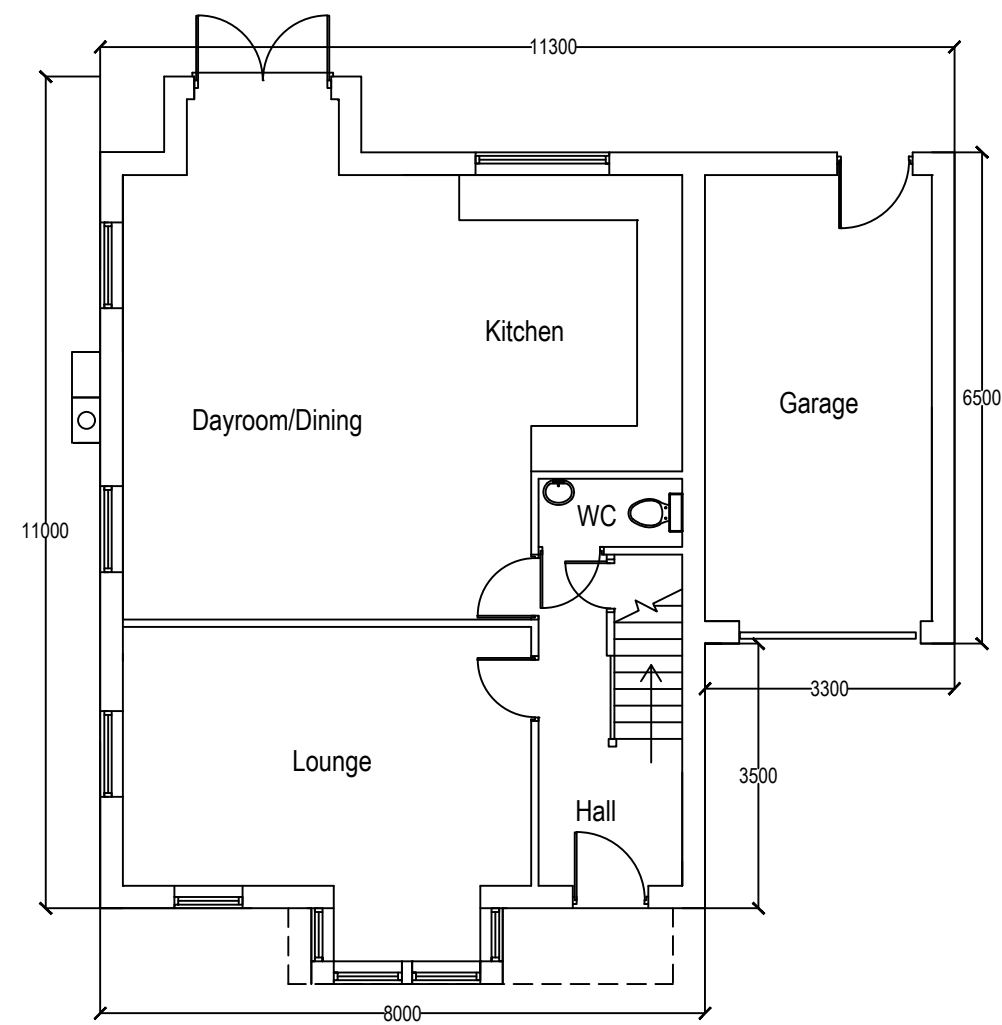
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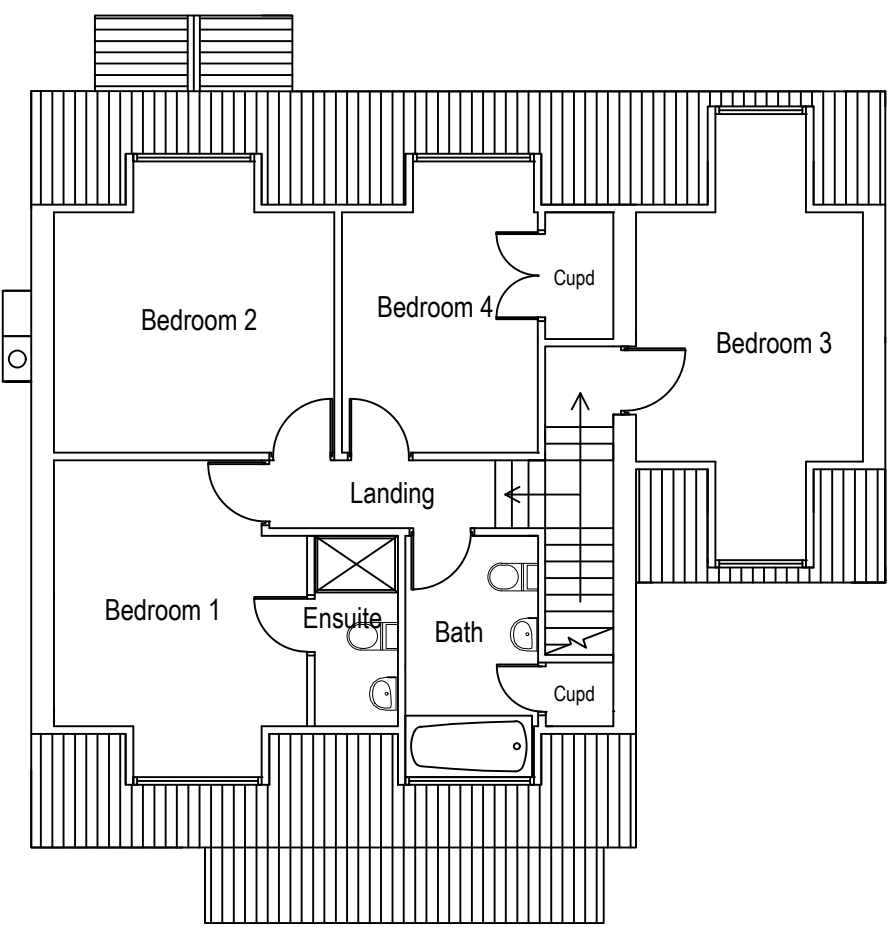
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2024-19/P01

Rev.
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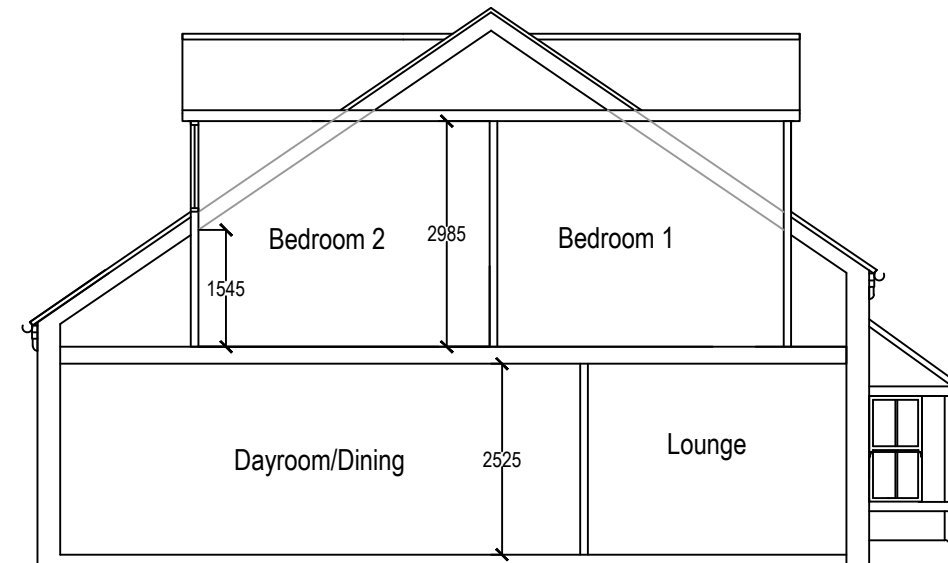
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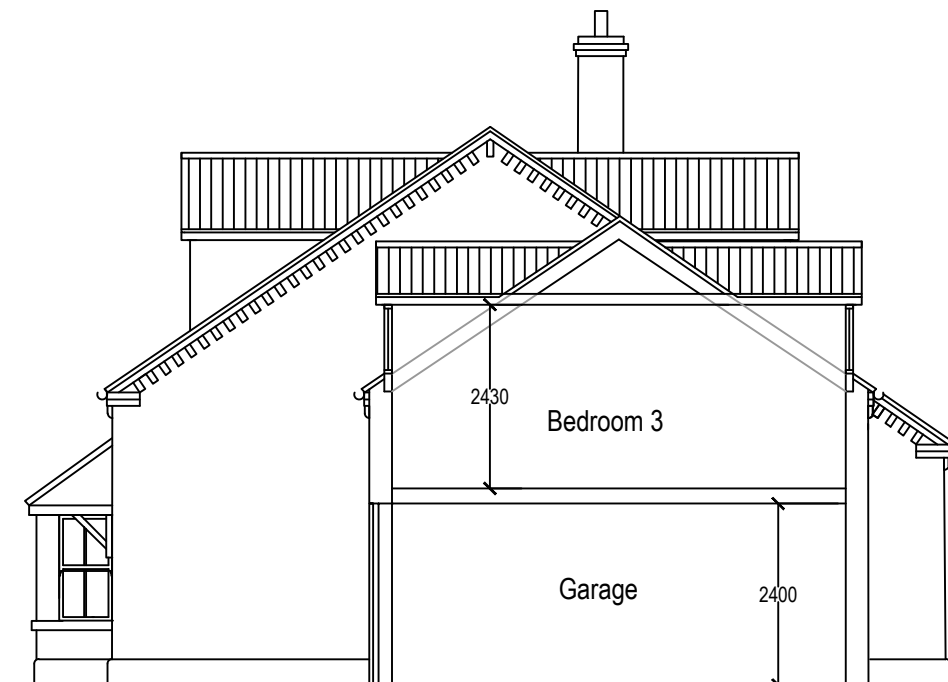
Proposed Ground Floor



Proposed First Floor



Proposed Side Elevation



Proposed Section



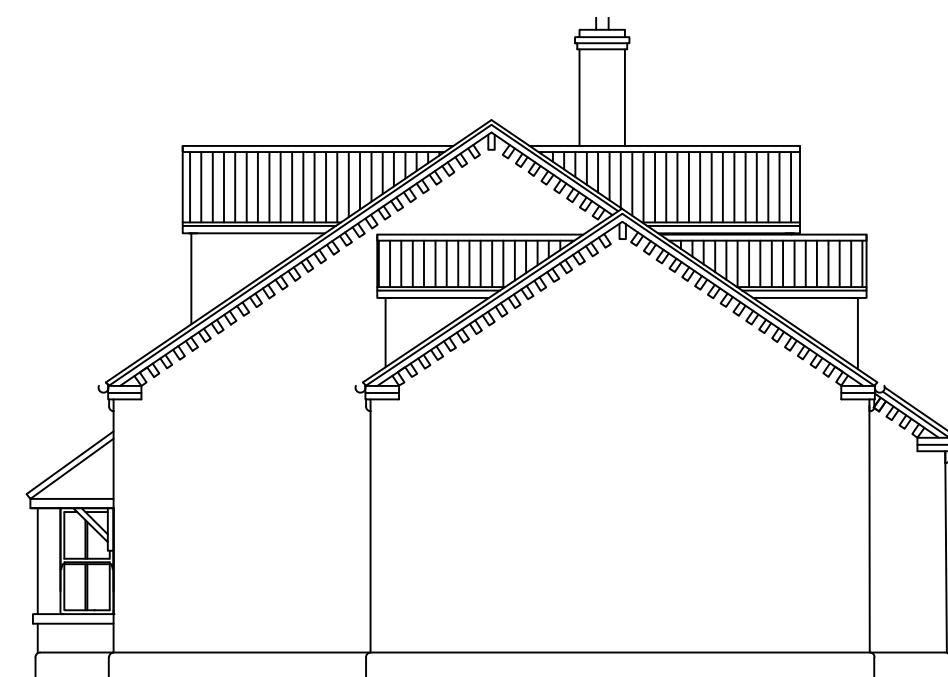
Proposed Front Elevation



Proposed Rear Elevation

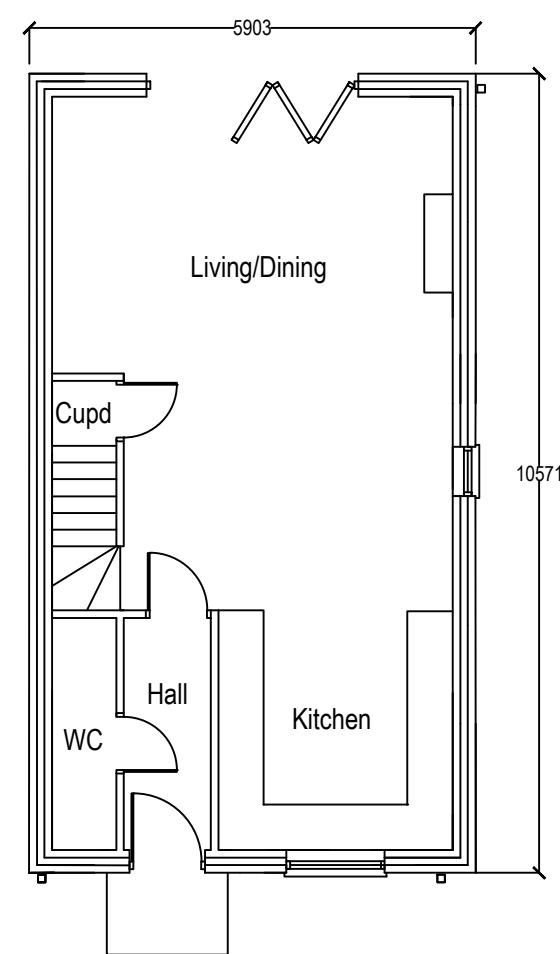


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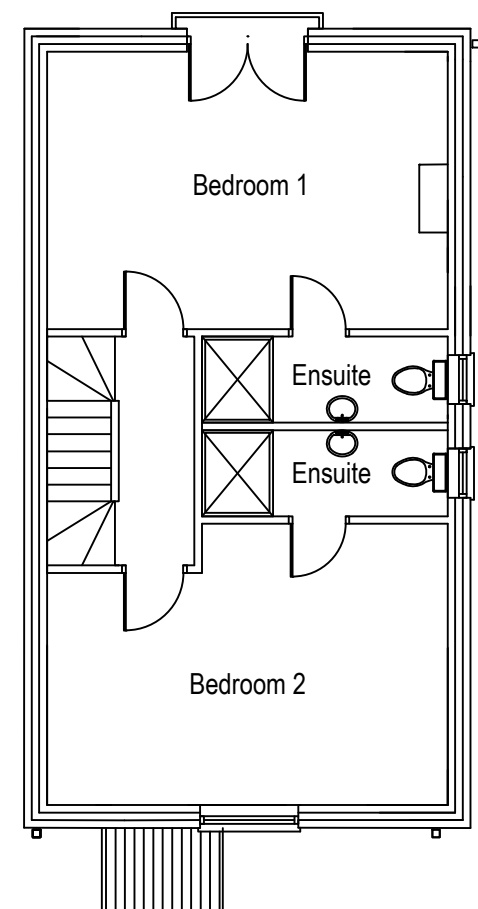


Proposed Side Elevation

Plot 4

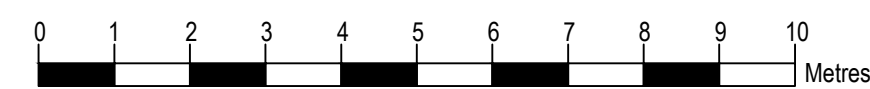


Proposed Ground Floor

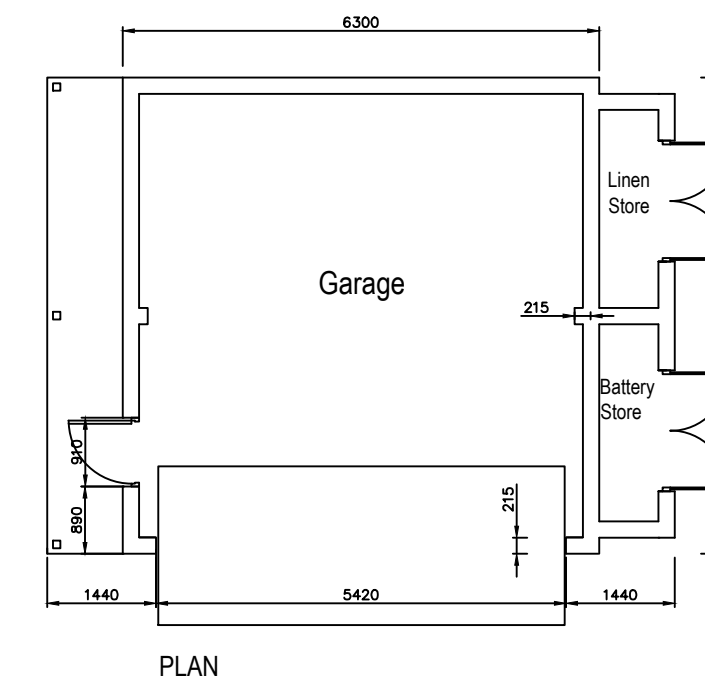


Proposed First Floor

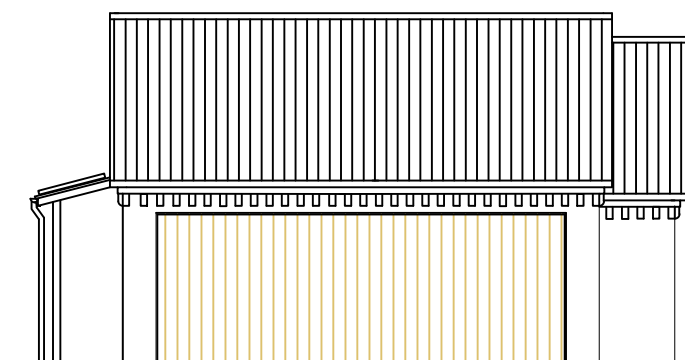
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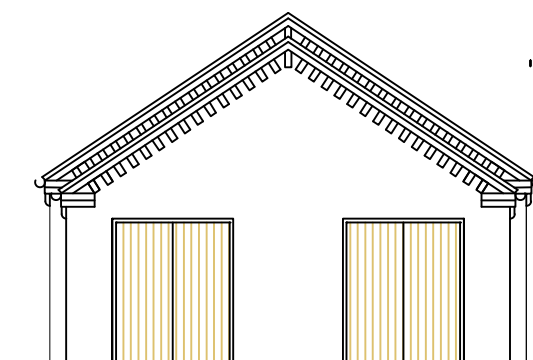
Proposed Garage



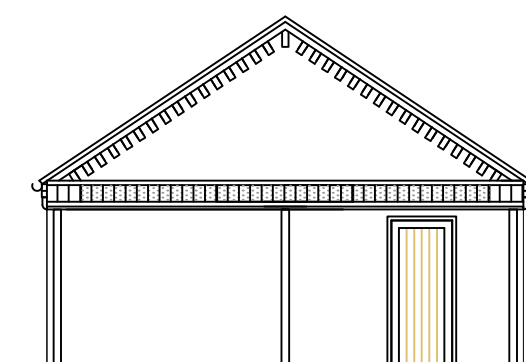
PLAN



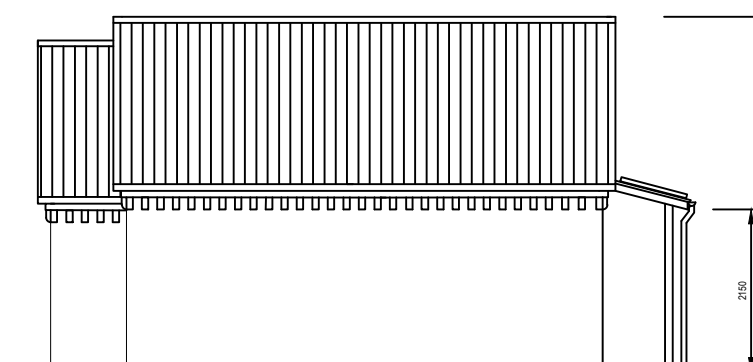
FRONT ELEVATION



SIDE ELEVATION



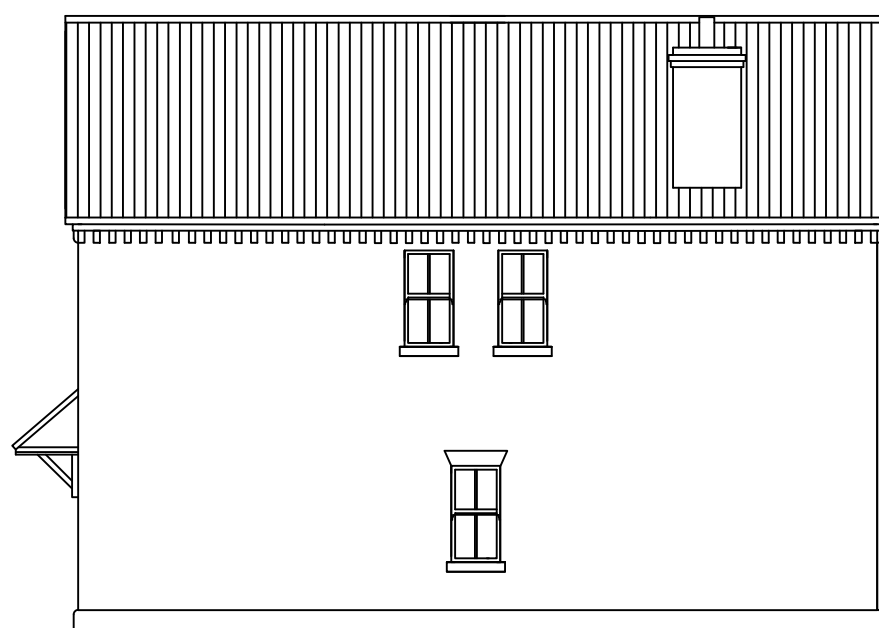
SIDE ELEVATION



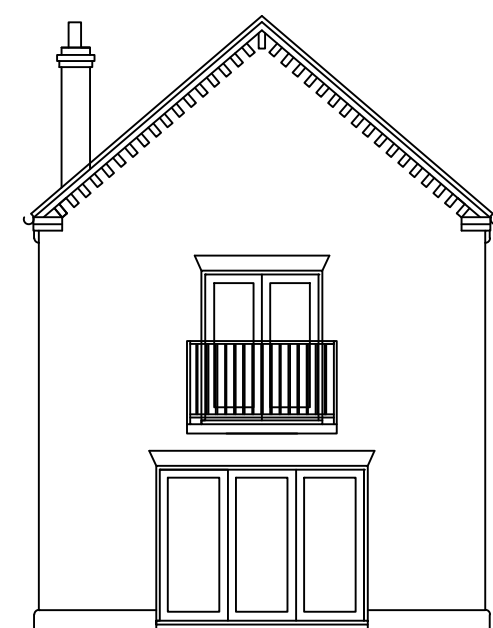
REAR ELEVATION



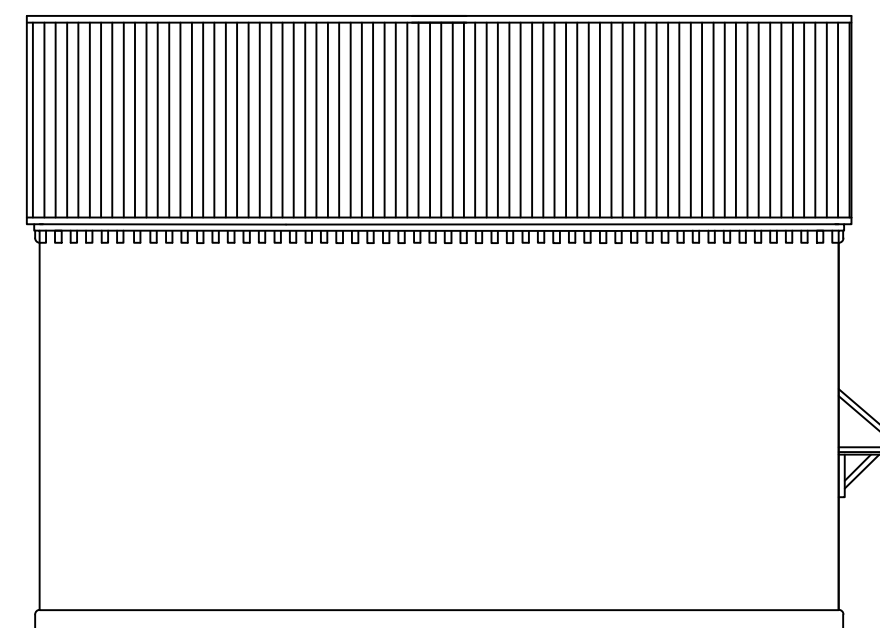
Proposed Front Elevation



Proposed Side Elevation facing west (pub)



Proposed Rear Elevation



Proposed Side Elevation

| Date | Revisions |
|------------|------------------------------|
| A 9.8.2024 | Amended to Planning comments |

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4 Percy Street, Hull
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1:100 @ A1

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Rev.
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| Date | Revisions |

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Architects ■ Designers ■ Project Managers ■ Planning Supervisors

Quaker Meeting Rooms
4 Percy Street, Hull
East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax : 01482 218001
E-mail : user@piercydesign.co.uk

Client
Richmond Properties

Job Title
**Proposed New Development,
The Light Dragoon, Main
Street, Etton**

Drawing Title
Feasibility Roof Layout Plan

Status
Planning

Date
July 2024

Scale
1:200 @ A1

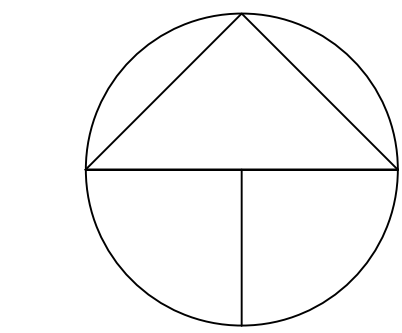
Drawn
H.P.

Checked

Approved

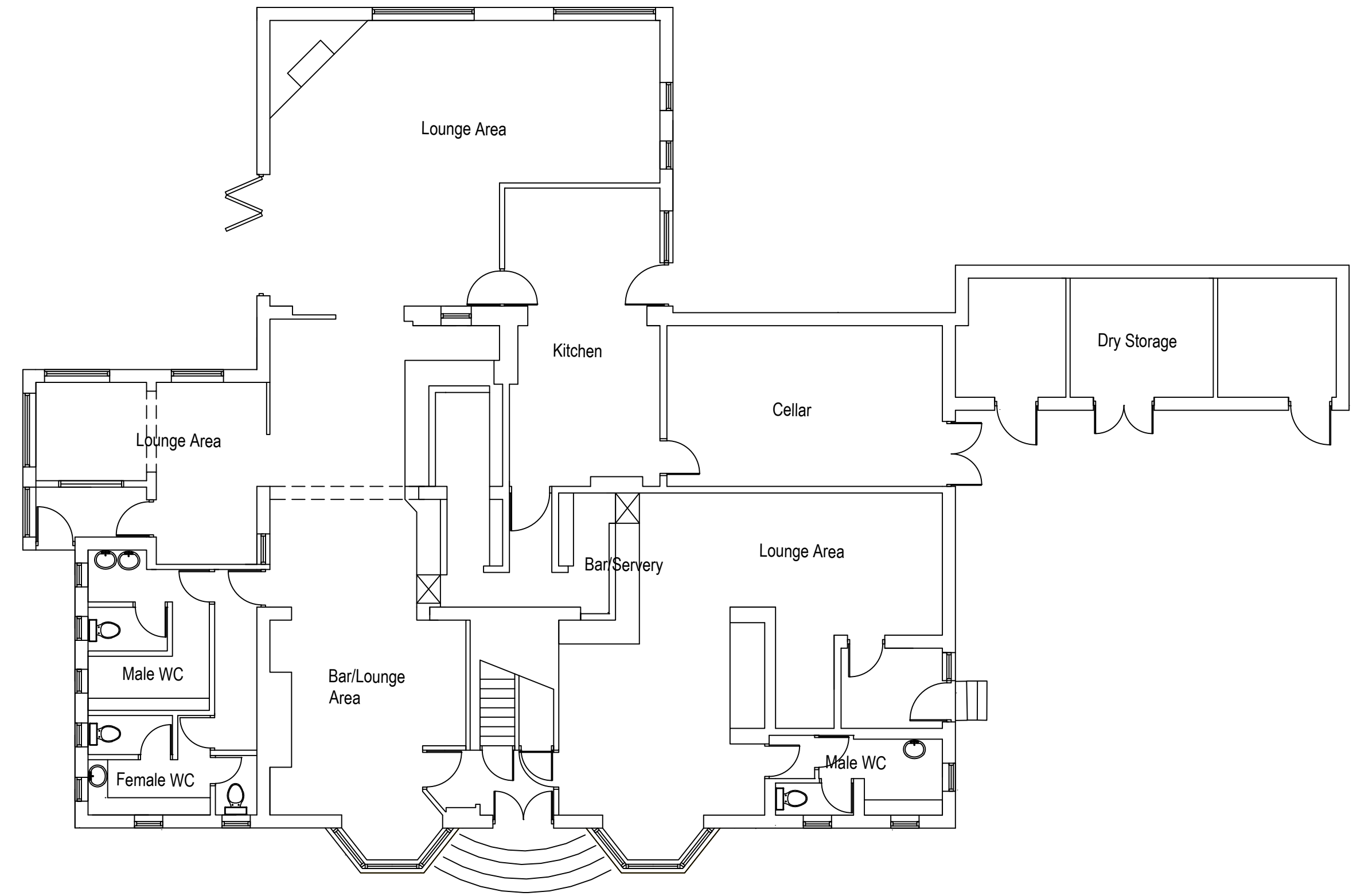
Dwg No.
2024-19/S01

Rev.

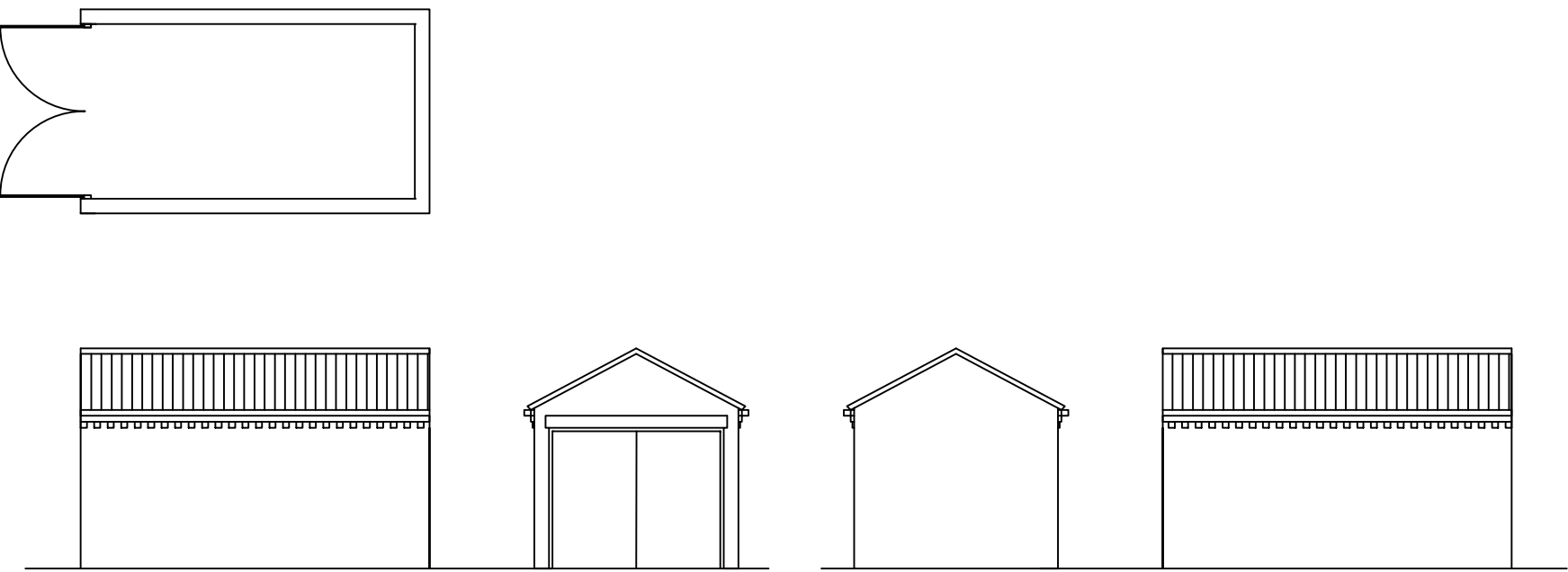


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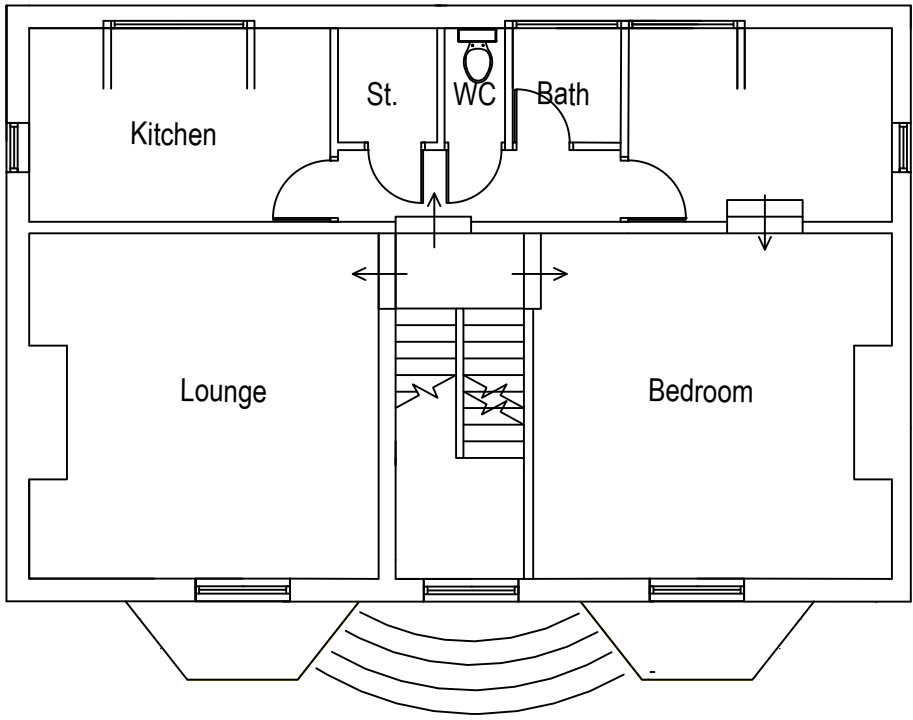




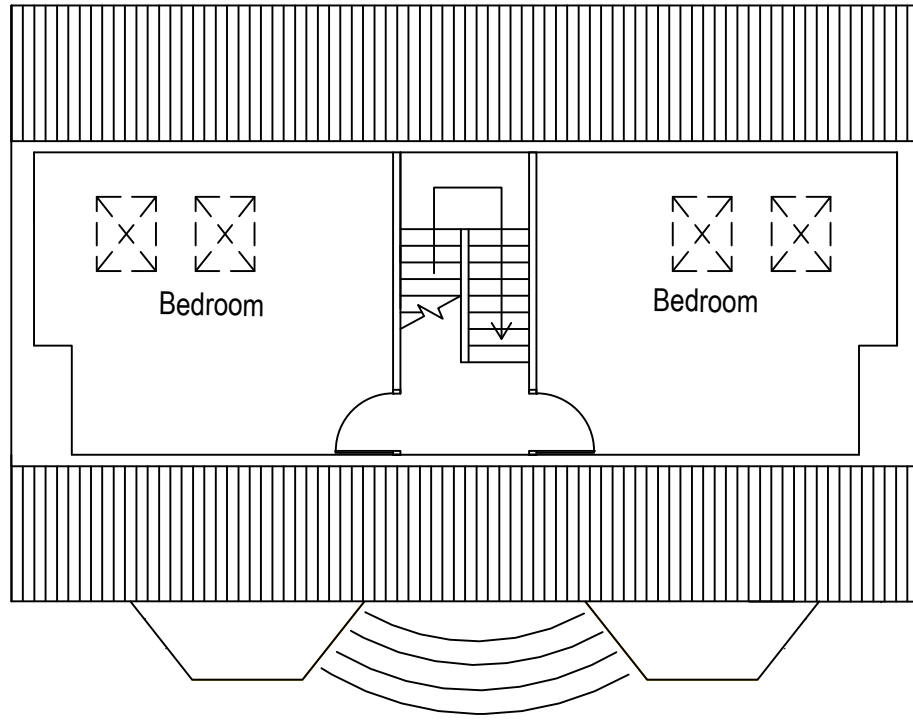
Existing Ground Floor Layout Plan



Existing Garage Plan and Elevations



Existing First Floor Layout Plan



Existing Roofspace Layout Plan



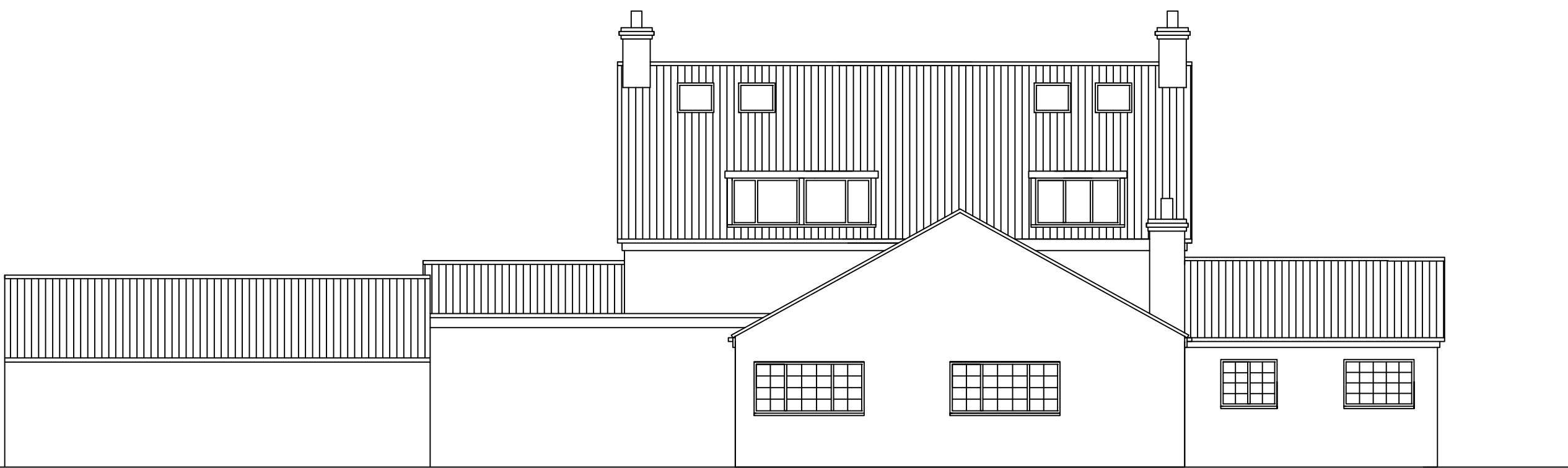
Existing Front Elevation



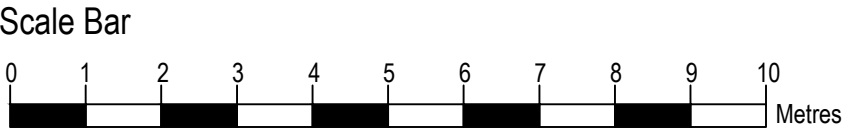
Existing Side Elevation



Existing Side Elevation



Existing Rear Elevation



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| | Date | Revisions |

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Architects ■ Designers ■ Project Managers ■ Planning Supervisors

Quaker Meeting Rooms
4 Percy Street, Hull
East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax : 01482 218001
E-mail : user@piercydesign.co.uk

Client

Richmond Properties

Job Title

Proposed New Development,
The Light Dragoon, Main
Street, Etton

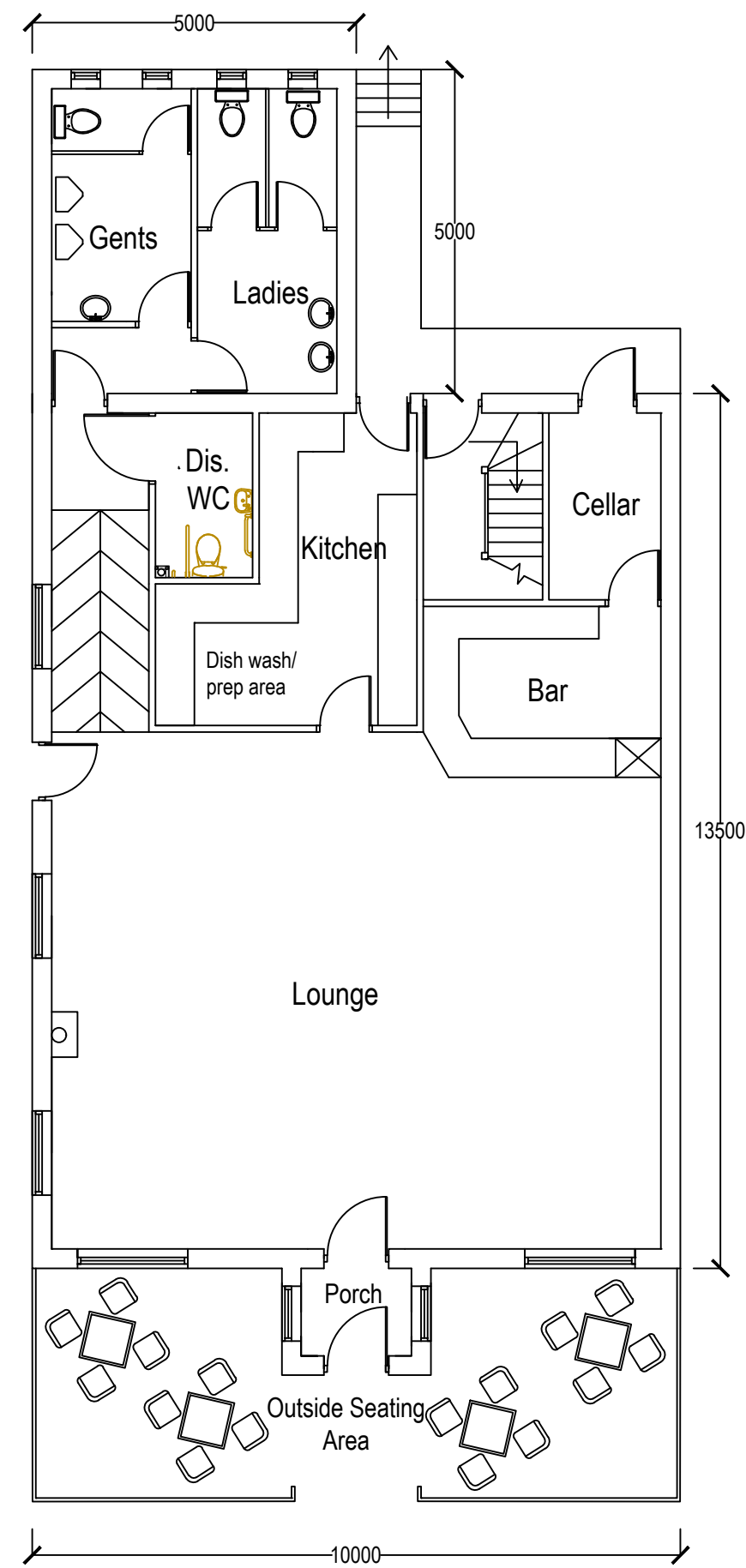
Drawing Title

Existing Light Dragoon Public
House Plans & Elevations

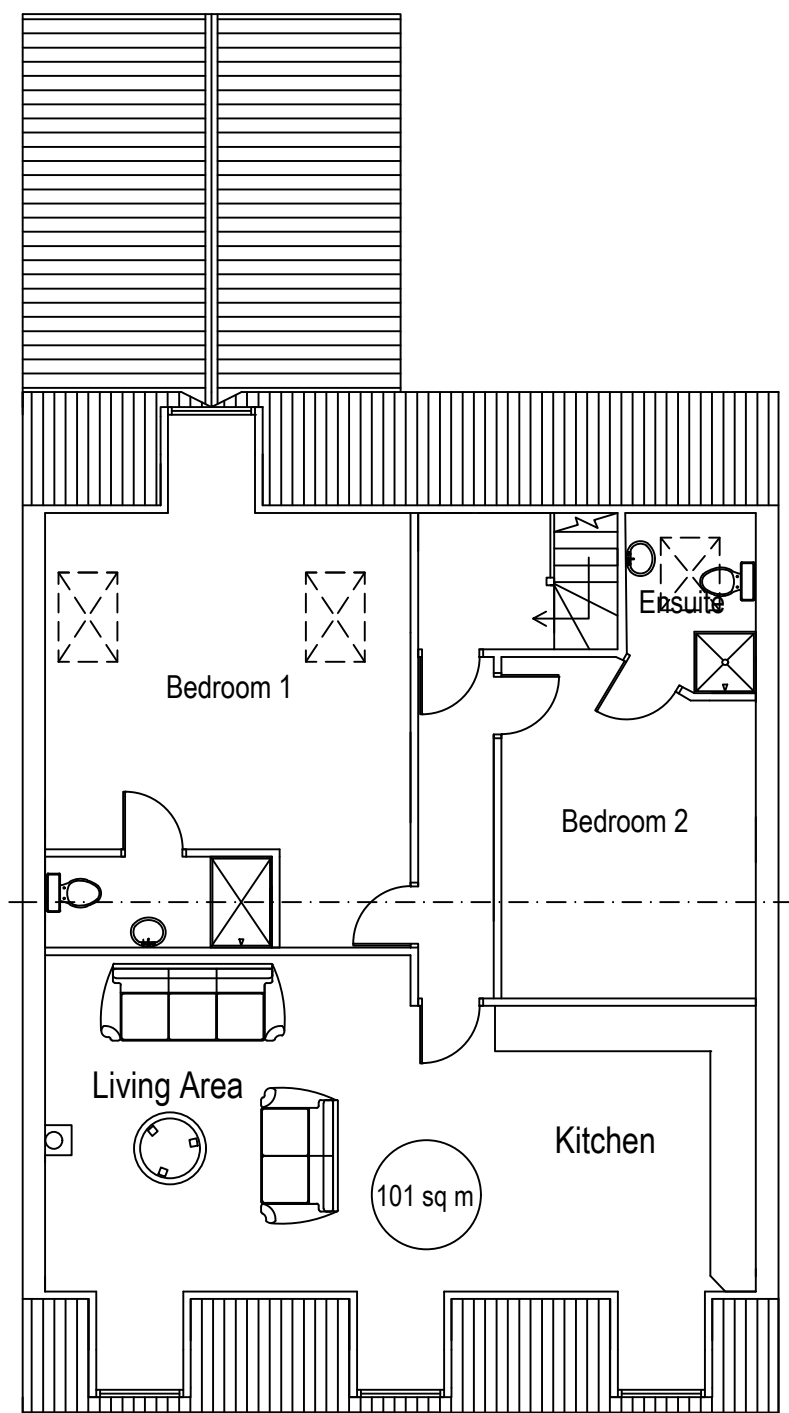
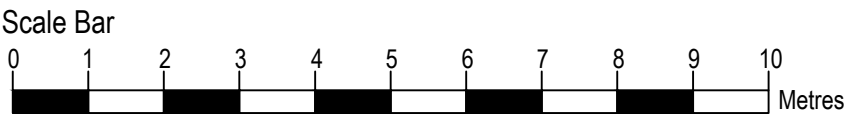
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| Status | Planning | | |
| Date | July 2024 | Scale | 1:100 @ A1 |
| Drawn | H.P. | Checked | Approved |
| Dwg No. | 2024-19/E02 | | Rev. |

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Proposed New Pub

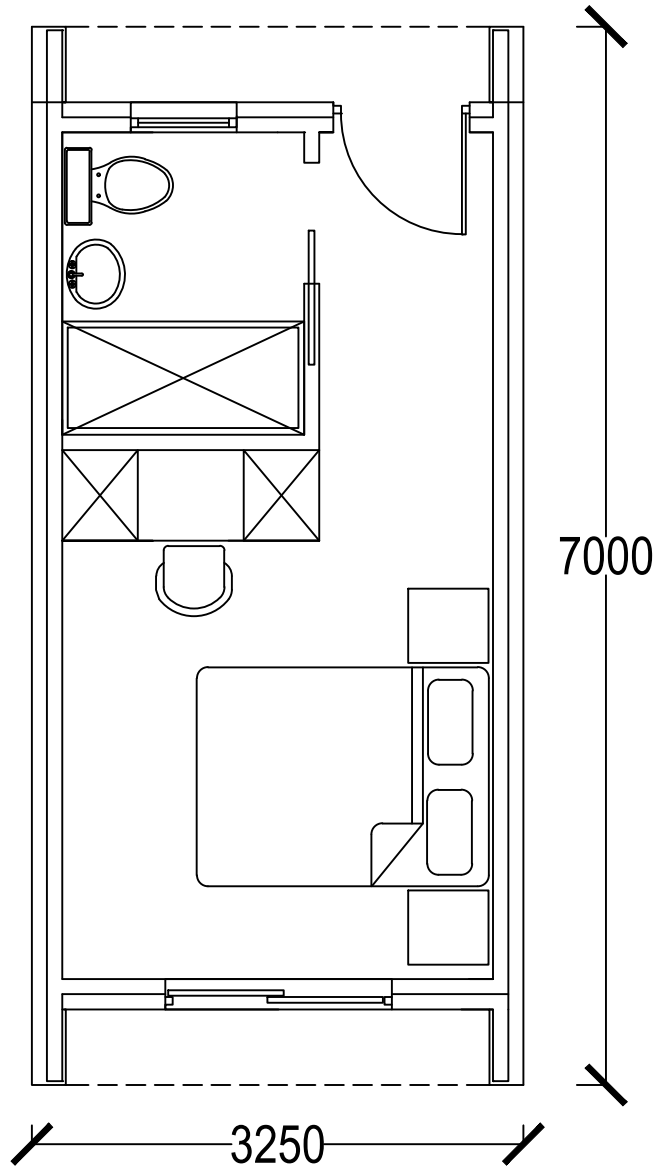


Proposed Ground Floor Plan

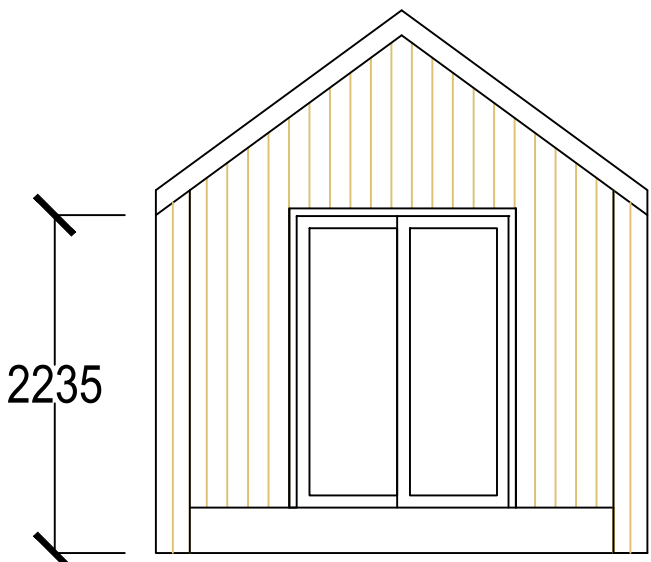
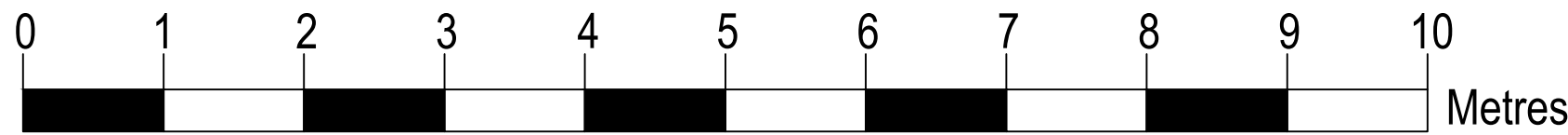


Proposed First Floor Plan

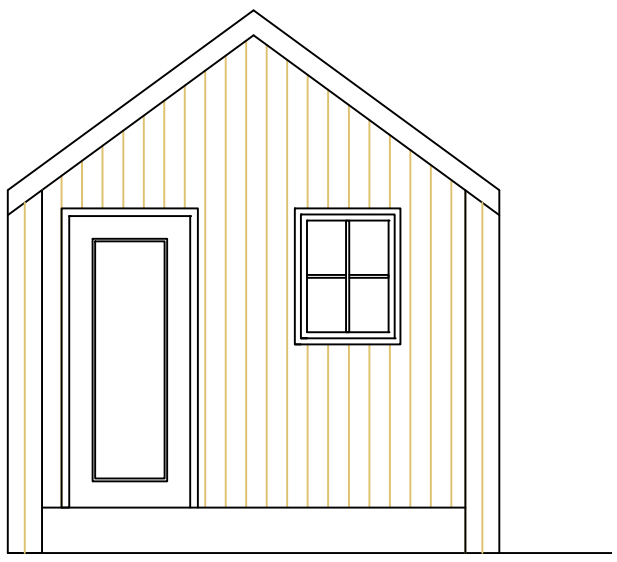
Proposed Shepherds Huts



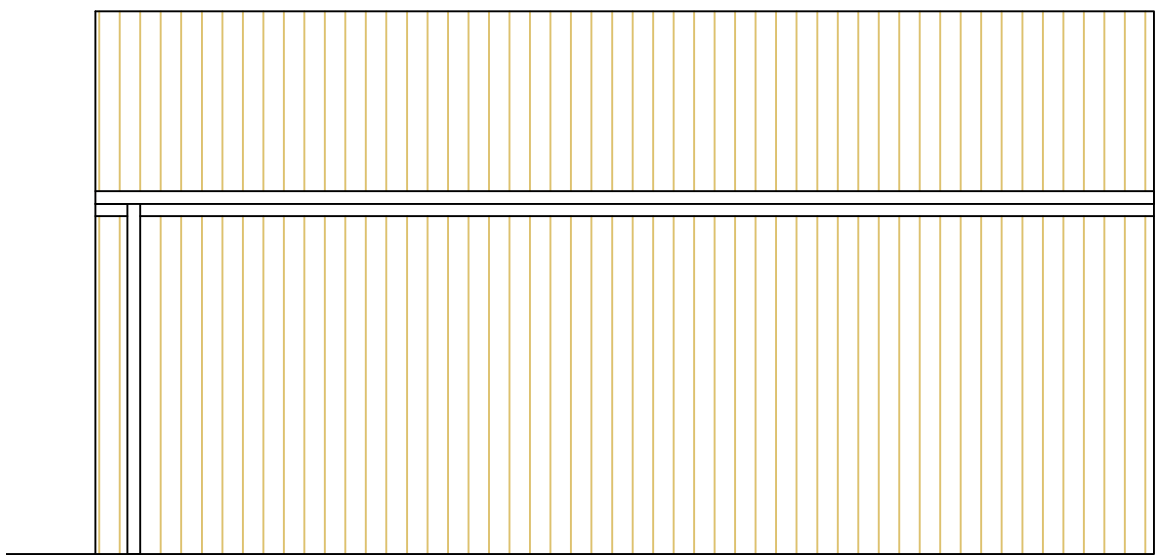
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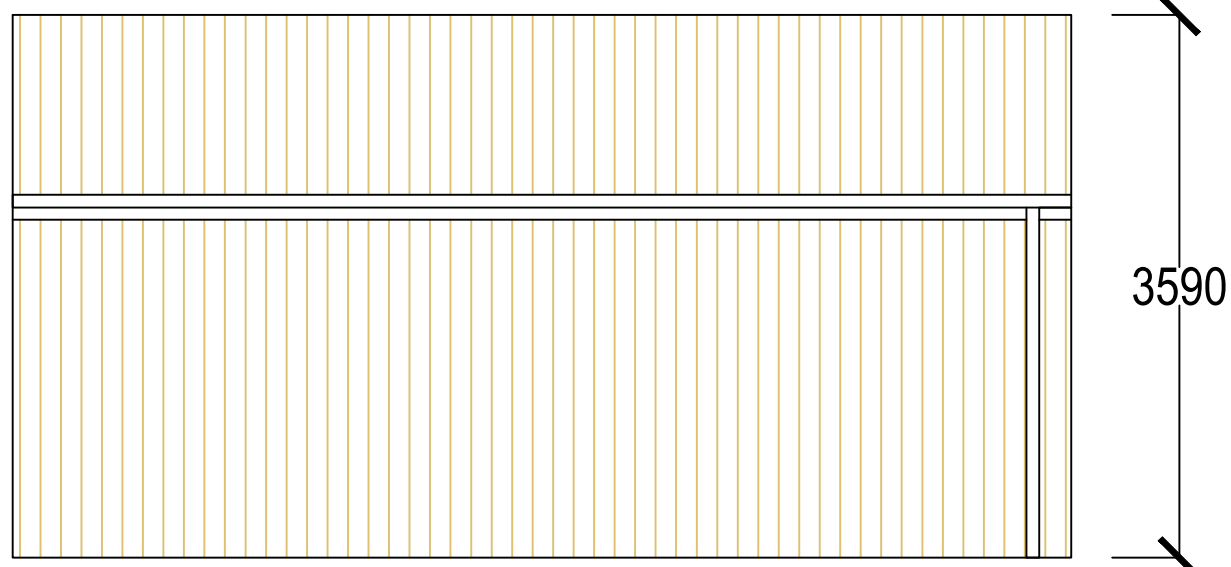
Proposed Rear Elevation



Proposed Front Elevation



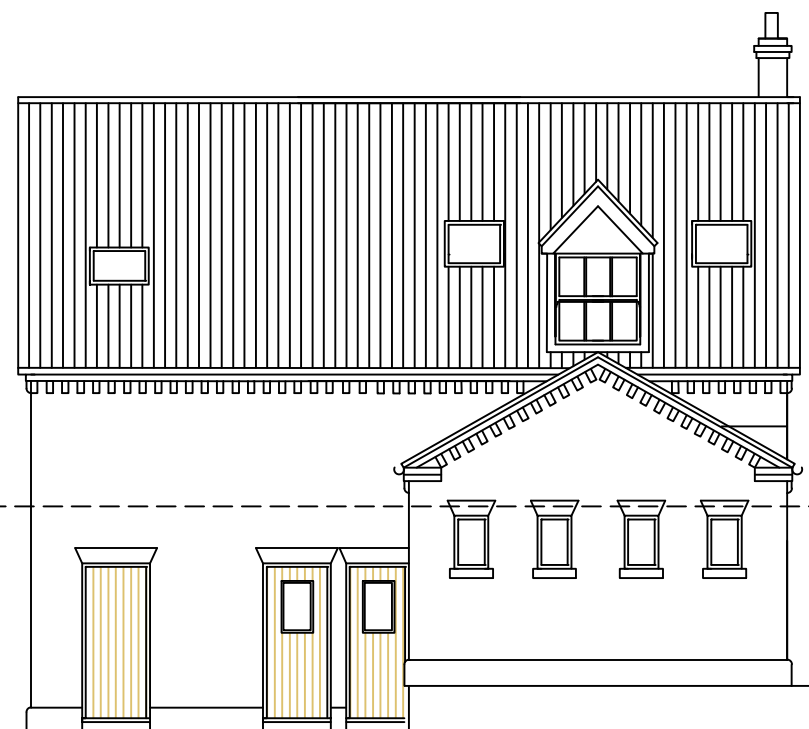
Proposed Side Elevation



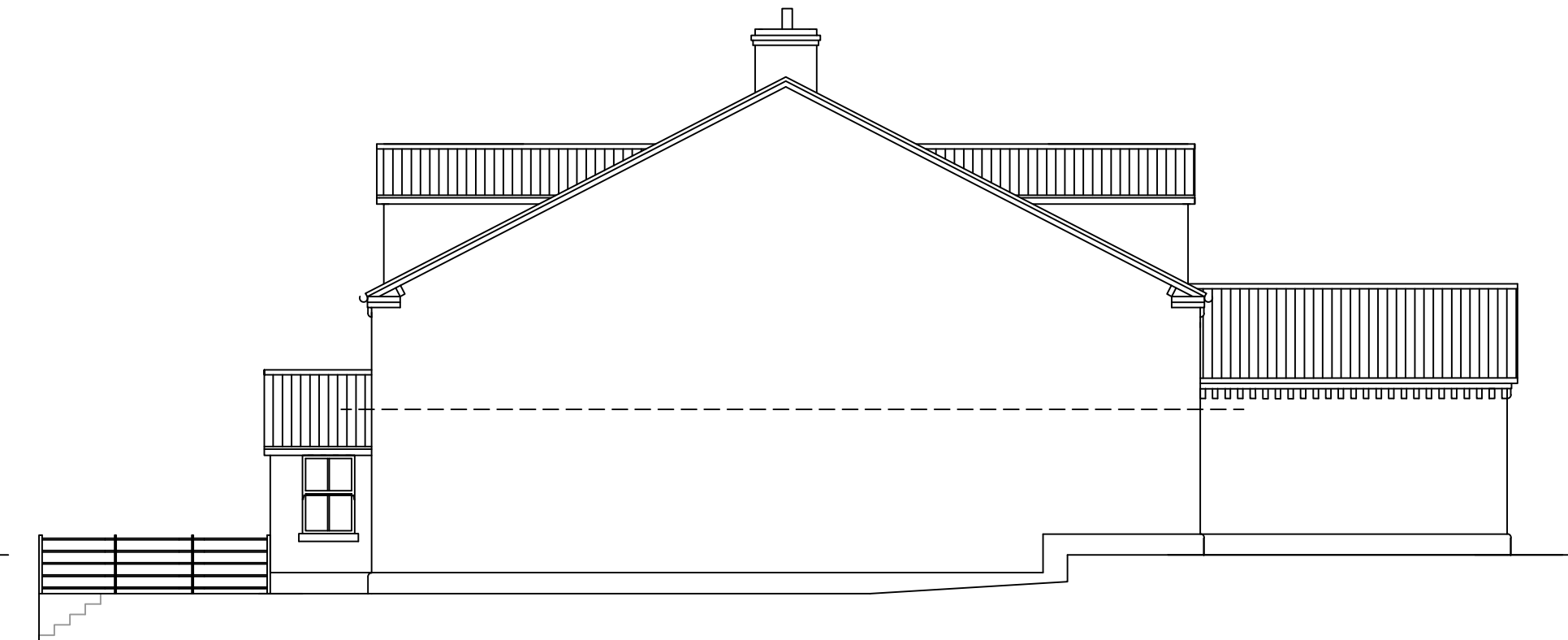
Proposed Side Elevation



Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

| Revisions | |
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| A | Date |

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Architects ■ Designers ■ Project Managers ■ Planning Supervisors

Quaker Meeting Rooms
4 Percy Street, Hull
East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax: 01482 218001
E-mail: user@piercydesign.co.uk

Client
Richmond Properties

Job Title
**Proposed New Development,
The Light Dragoon, Main
Street, Etton**

Drawing Title
**Proposed New Pub &
Shepherds Huts**

Status
Planning

Date
July 2024

Scale
1:100/1:50 @ A1

Drawn
H.P.

Checked

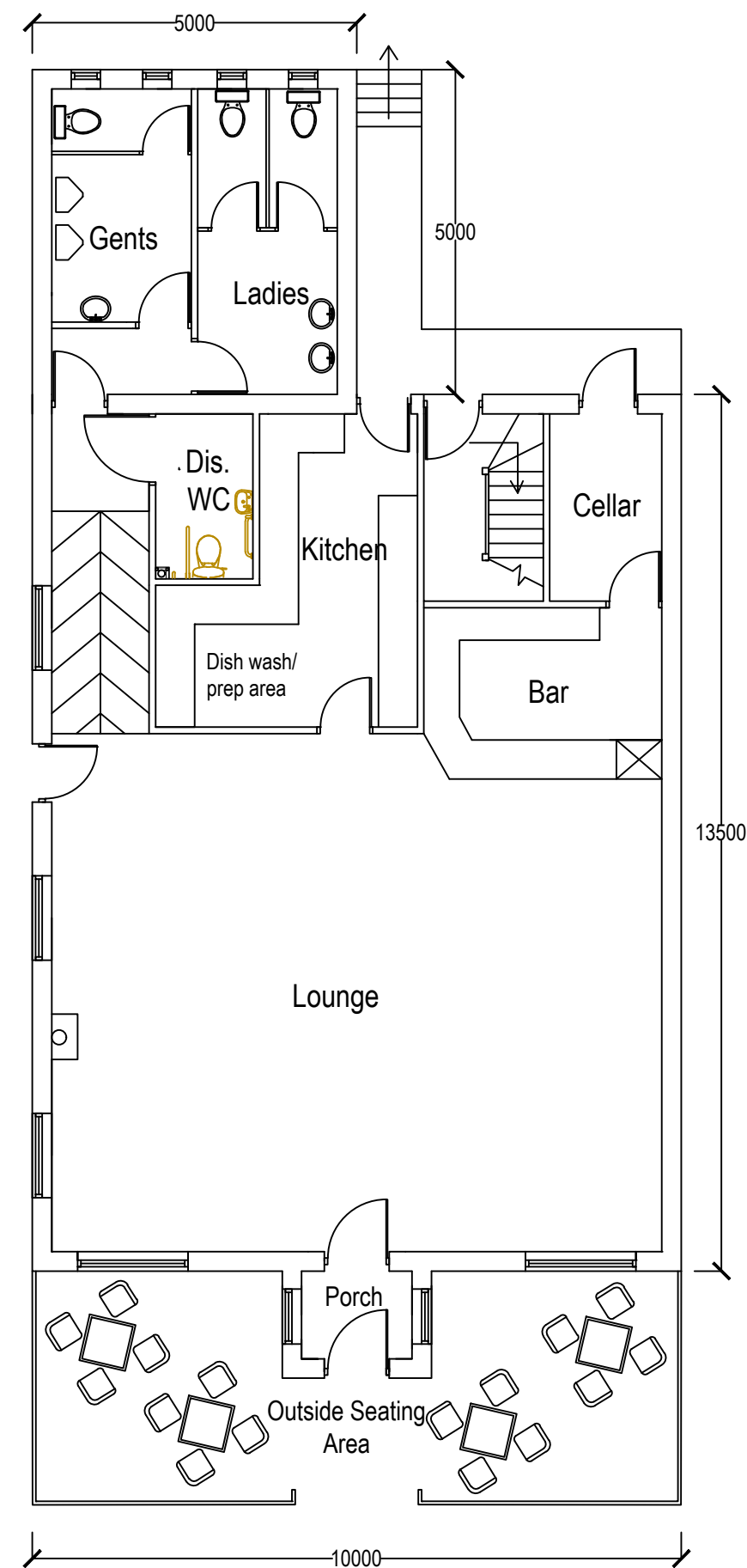
Approved

Dwg No.
2024-19/P03

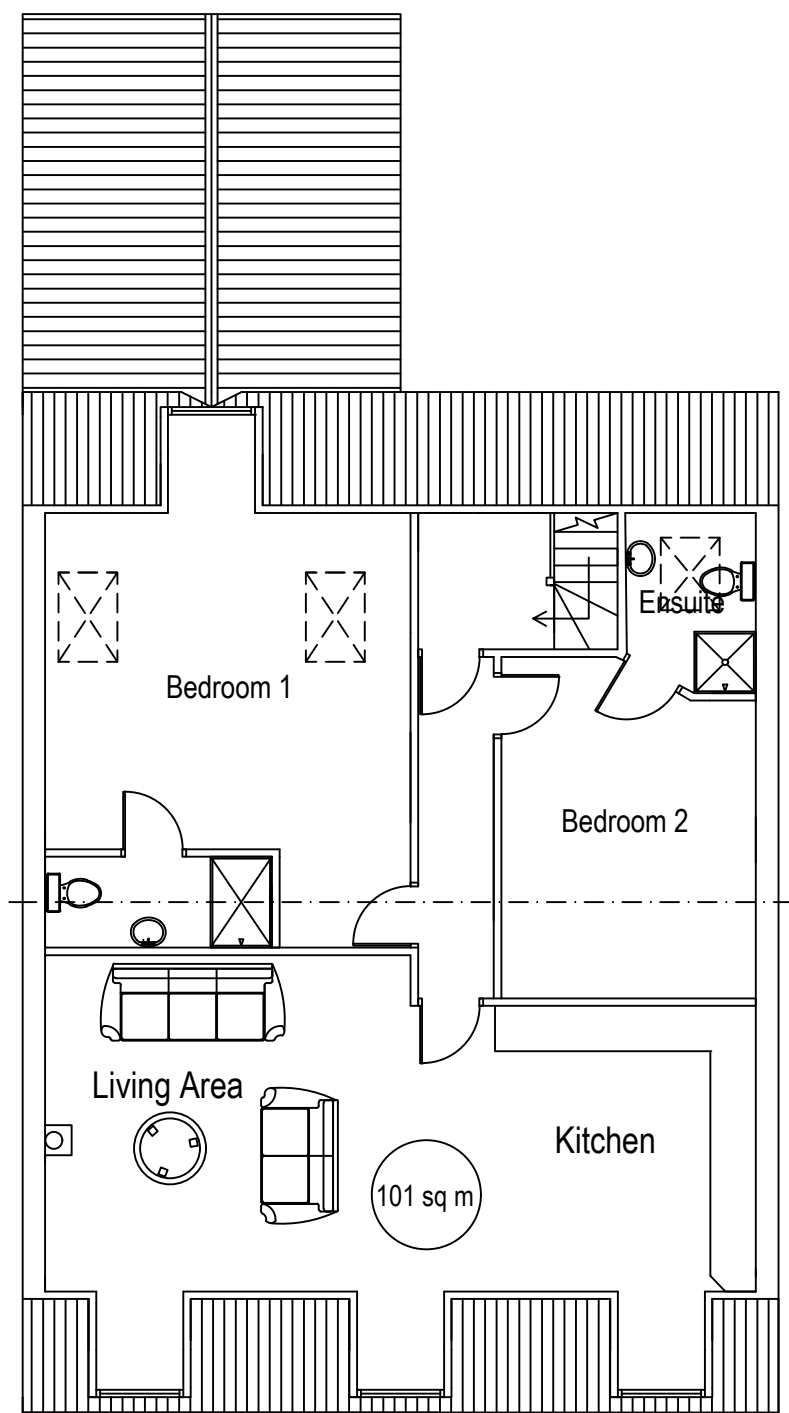
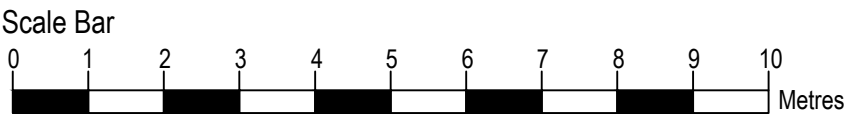
Rev.

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Proposed New Pub

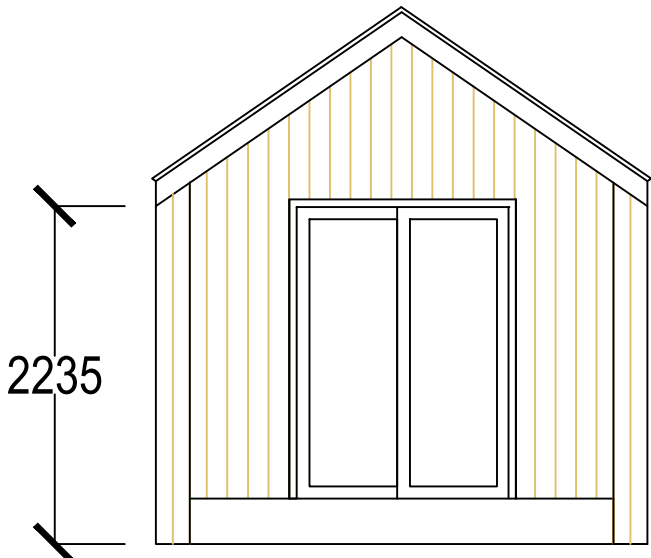
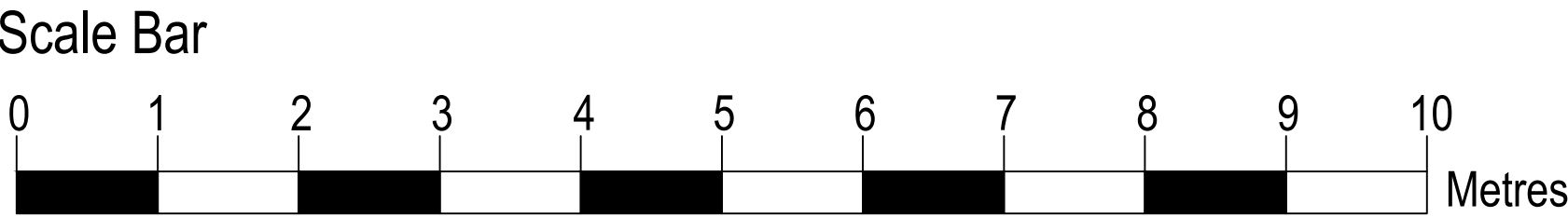
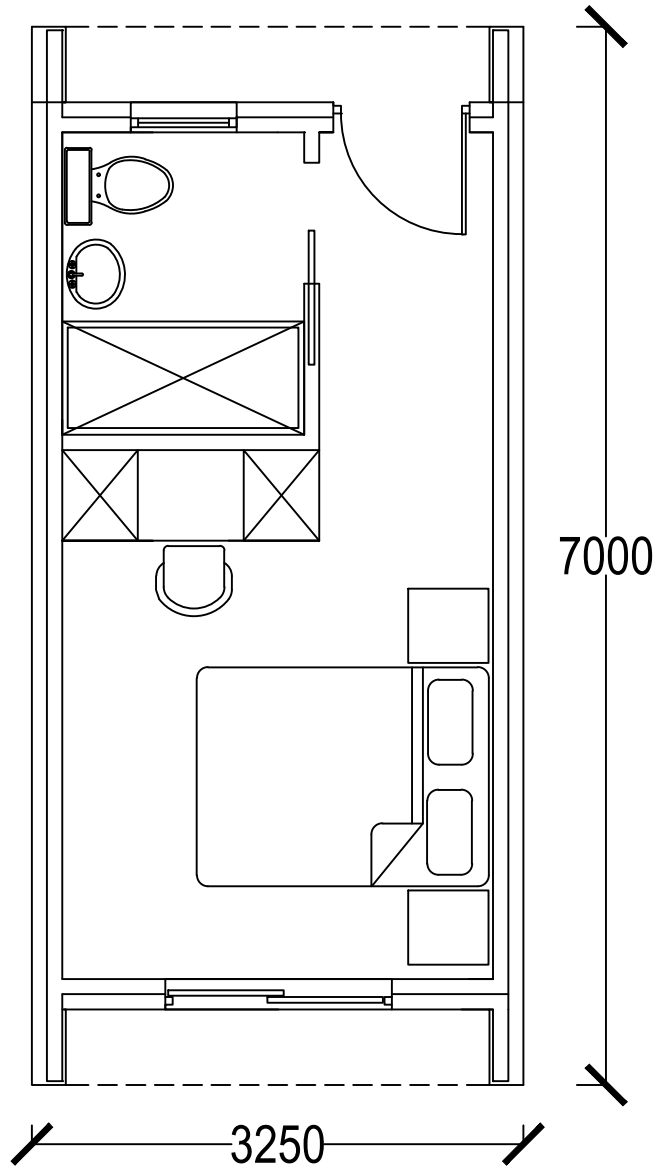


Proposed Ground Floor Plan

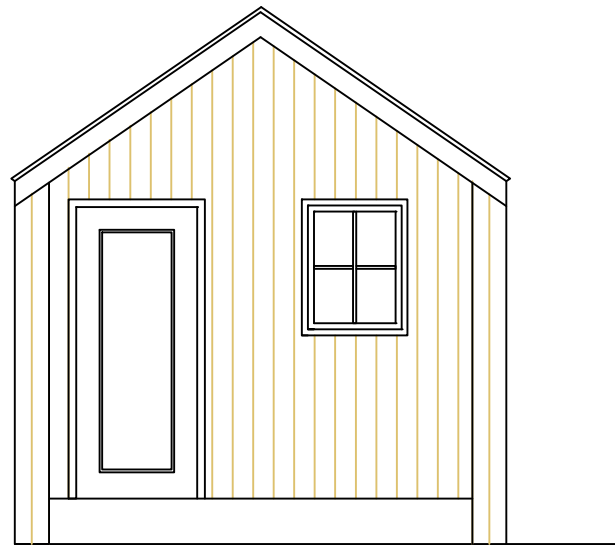


Proposed First Floor Plan

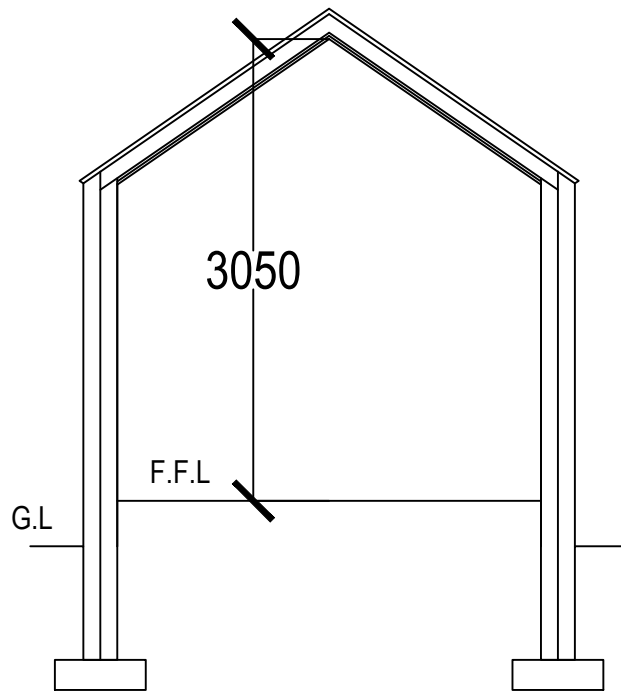
Proposed Shepherds Huts



Proposed Rear Elevation



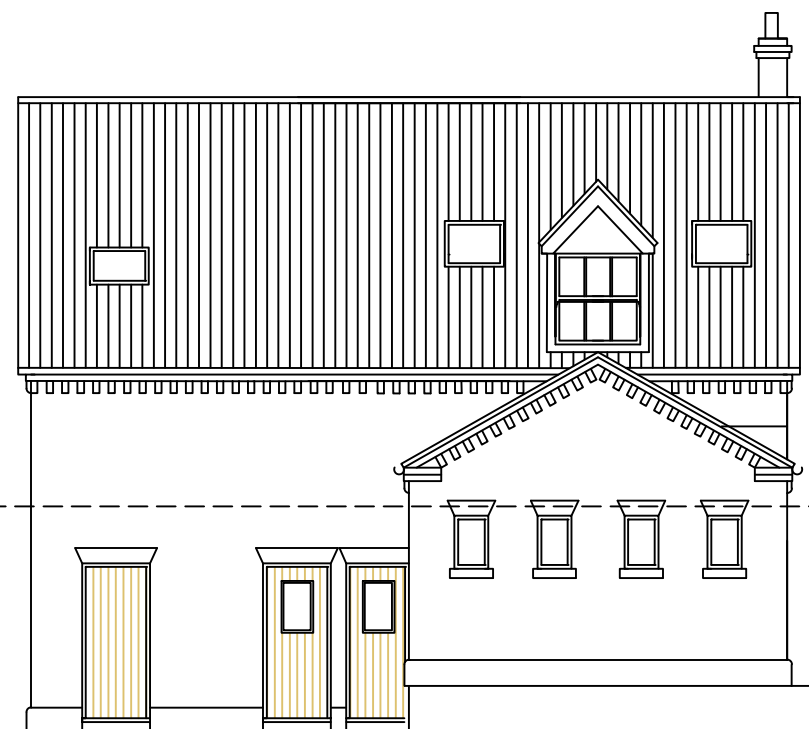
Proposed Front Elevation



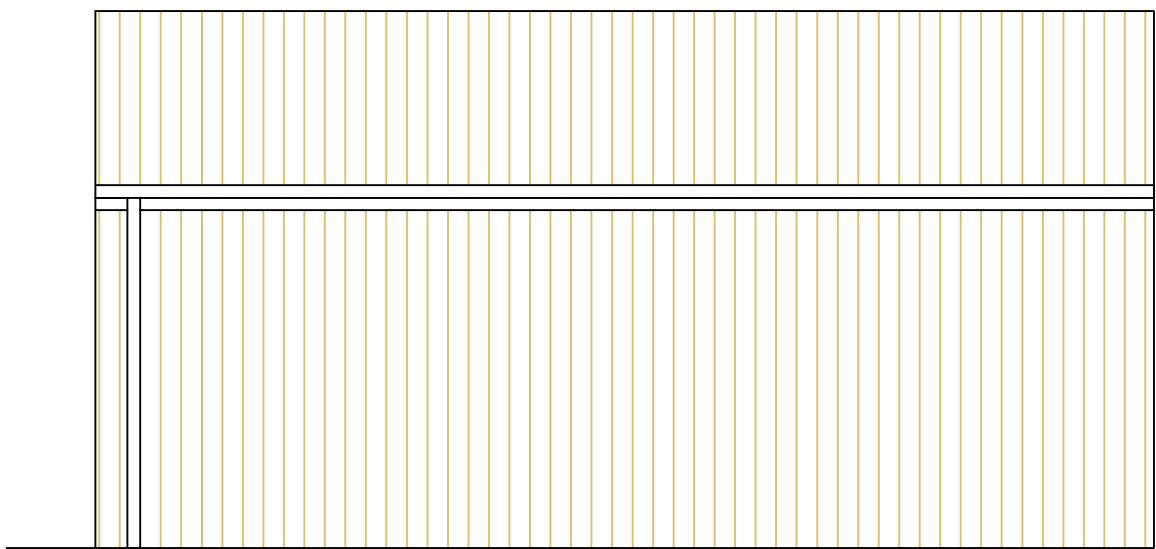
Proposed Section



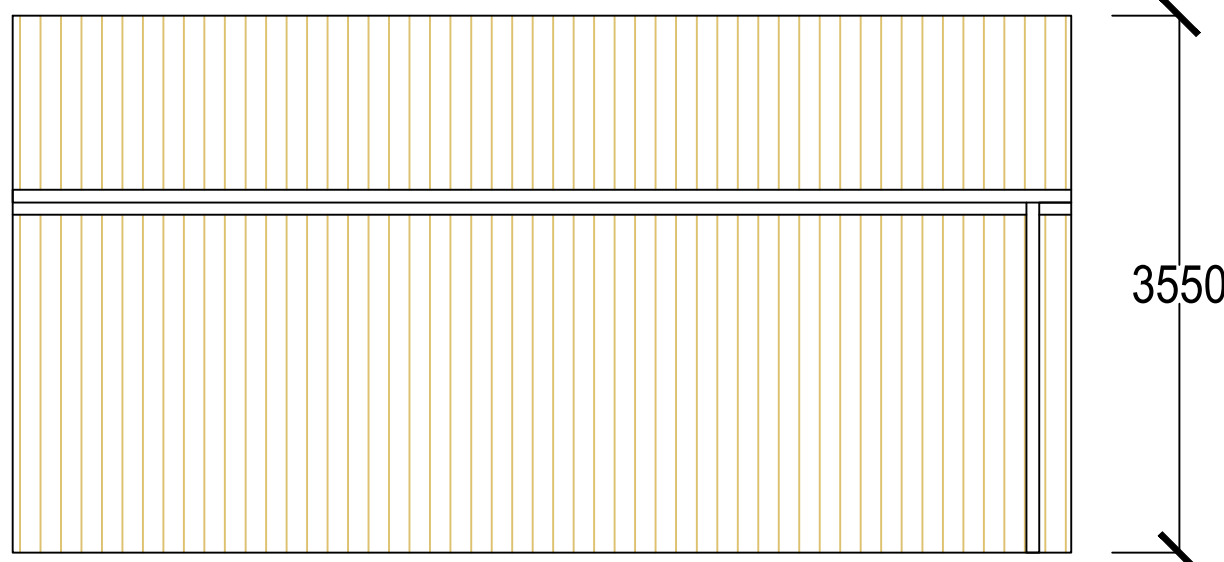
Proposed Front Elevation



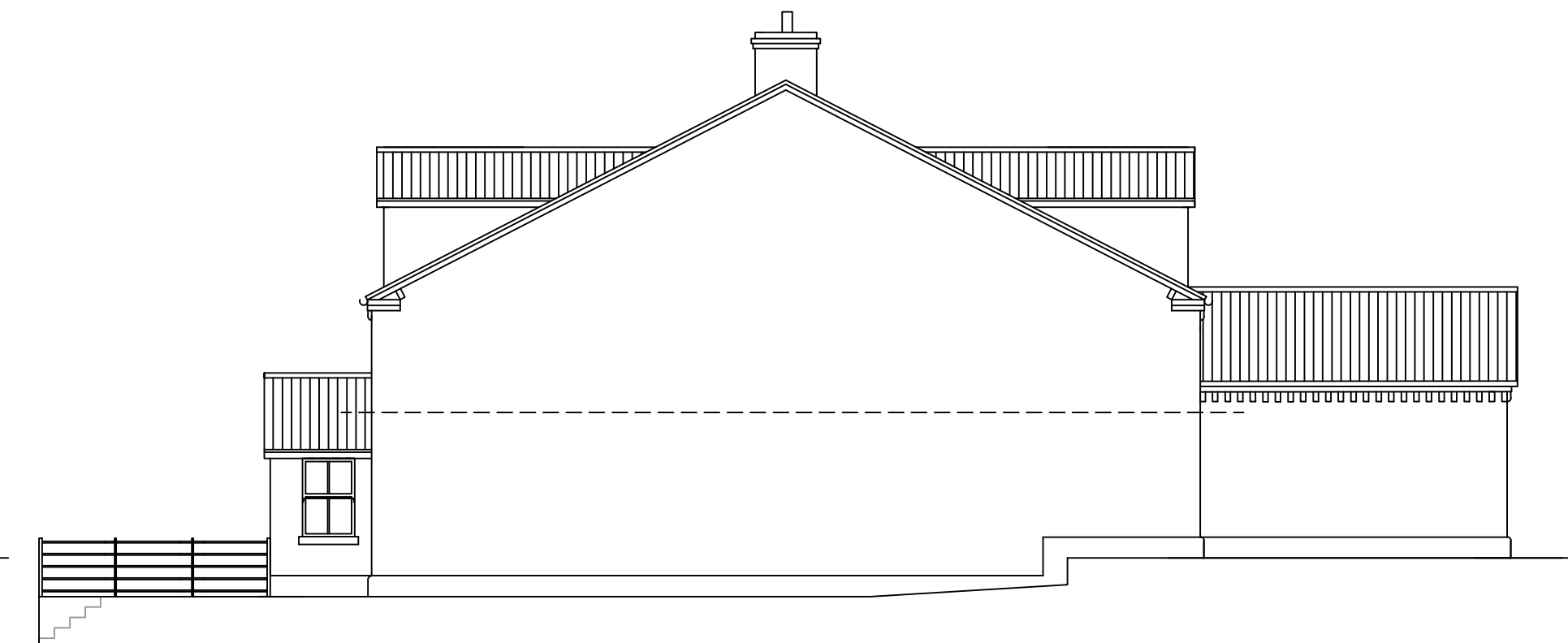
Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation



Proposed Side Elevation



Proposed Side Elevation

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| A | 9.8.2024 | Amended to Planning comments |
| | Date | Revisions |

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Architects ■ Designers ■ Project Managers ■ Planning Supervisors

Quaker Meeting Rooms
4 Percy Street, Hull
East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax : 01482 218001
E-mail : user@piercydesign.co.uk

Client
Richmond Properties

Job Title
**Proposed New Development,
The Light Dragoon, Main
Street, Etton**

Drawing Title
**Proposed New Pub &
Shepherds Huts**

Status
Planning

Date
July 2024

Scale
1:100/1:50 @ A1

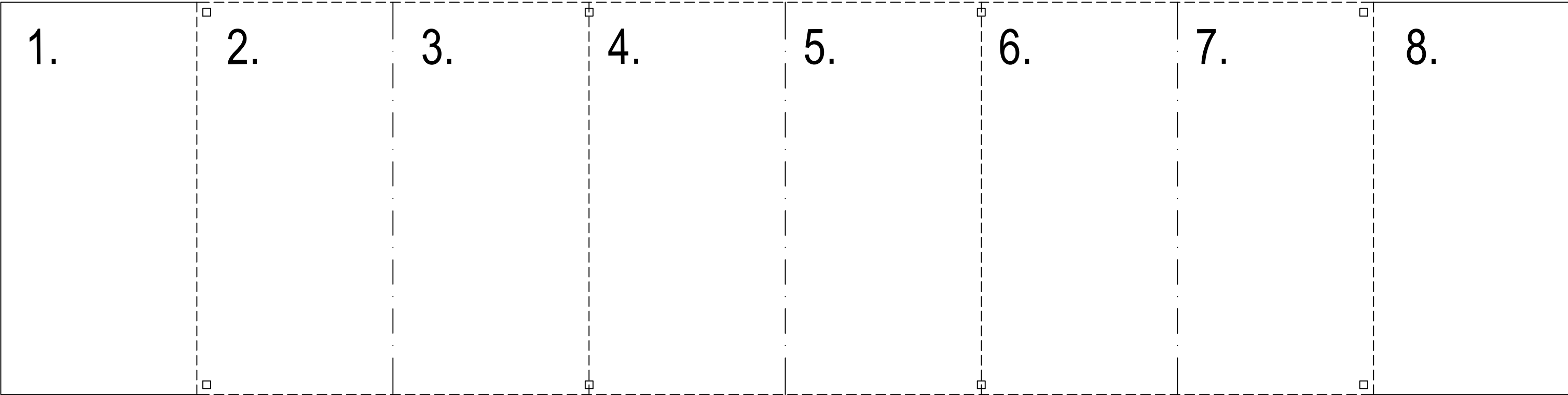
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Checked

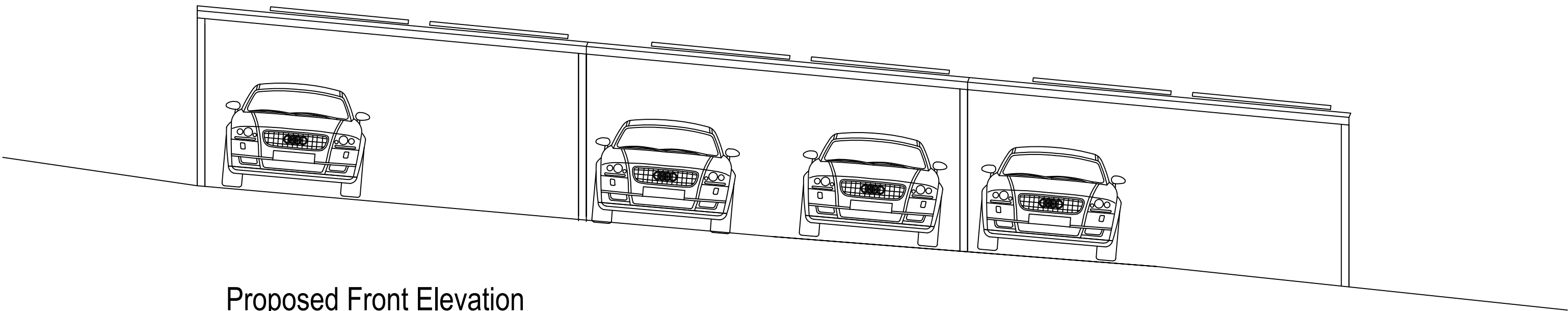
Approved

Dwg No.
2024-19/P03

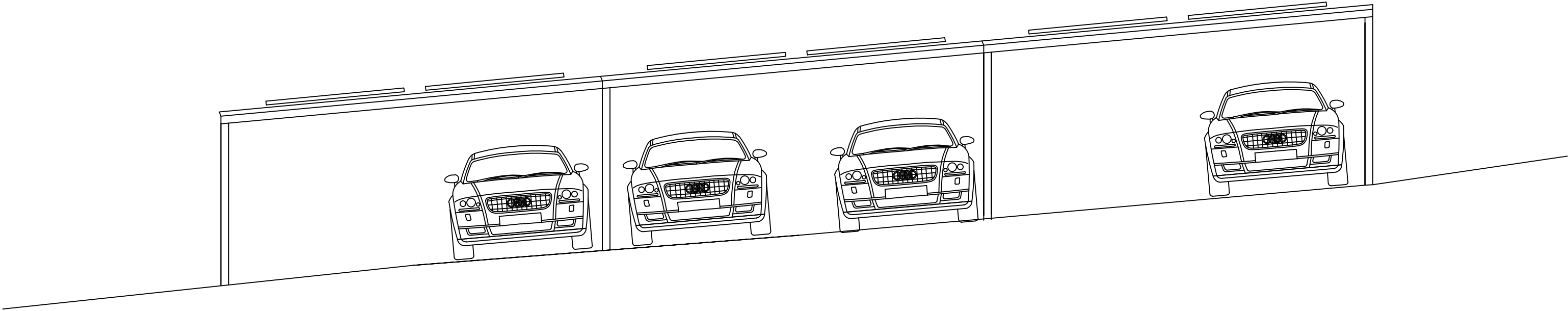
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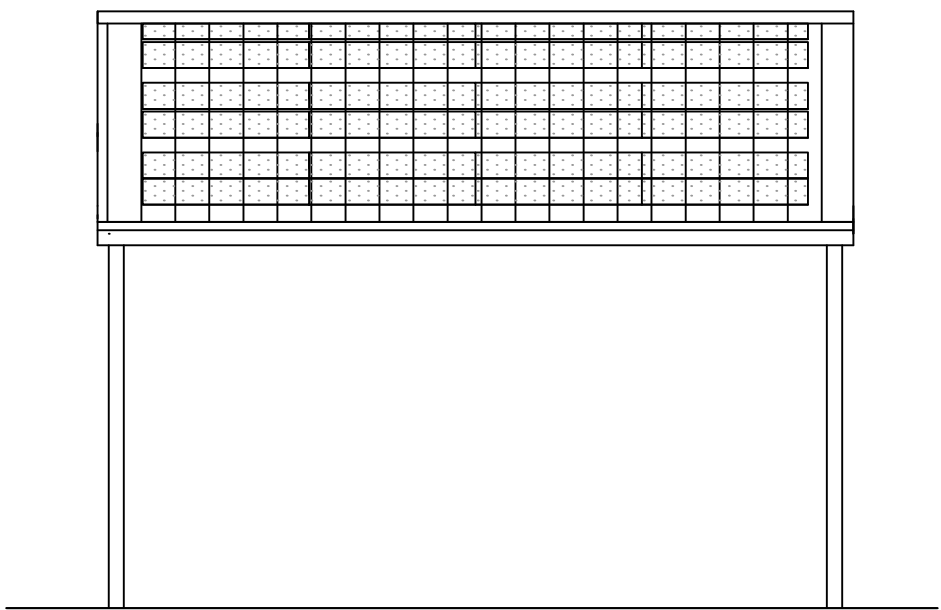
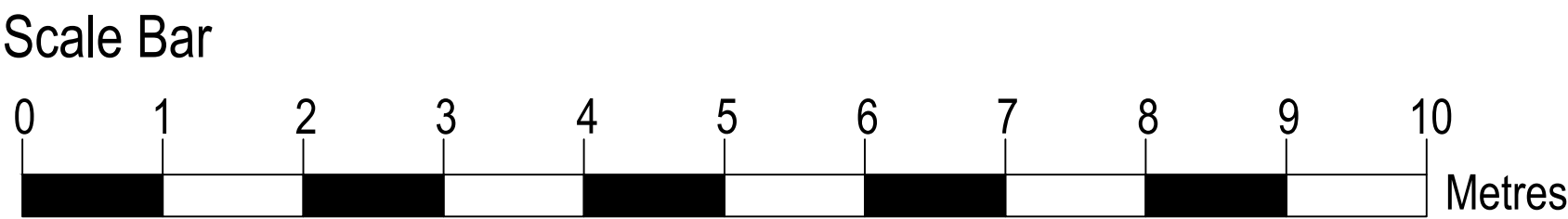
Proposed Car Port
(Public House Parking)



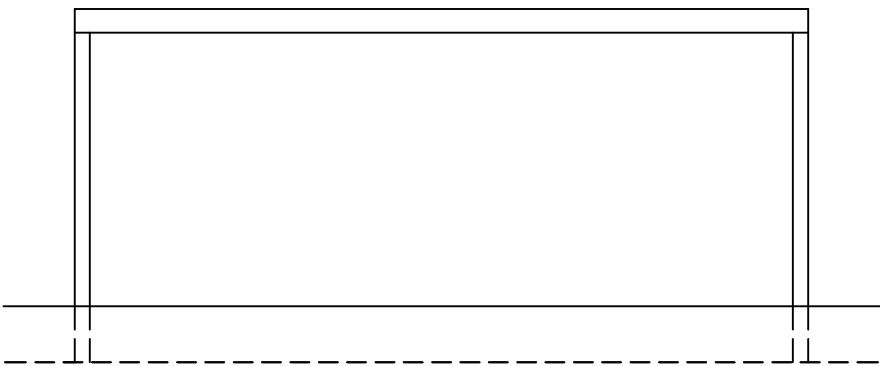
Proposed Front Elevation



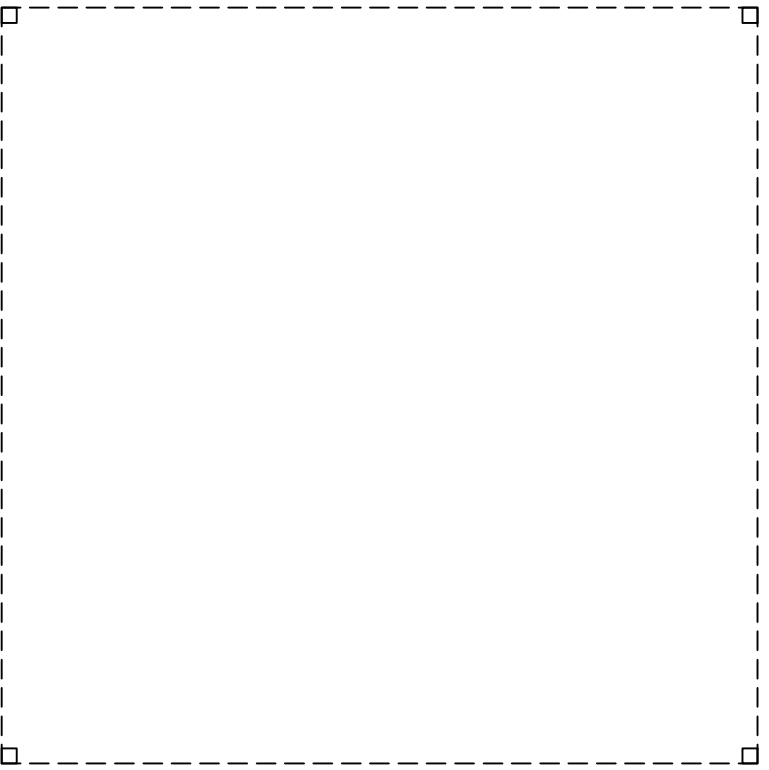
Proposed Rear Elevation



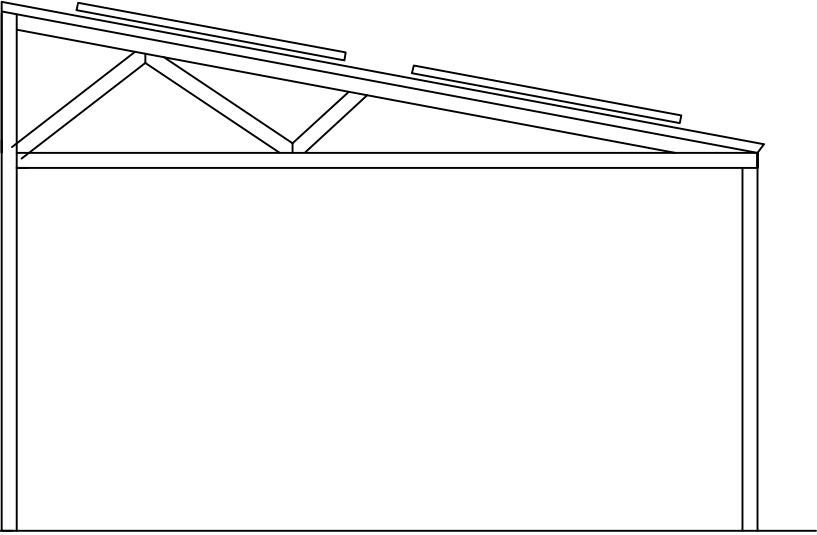
Proposed Side Elevation



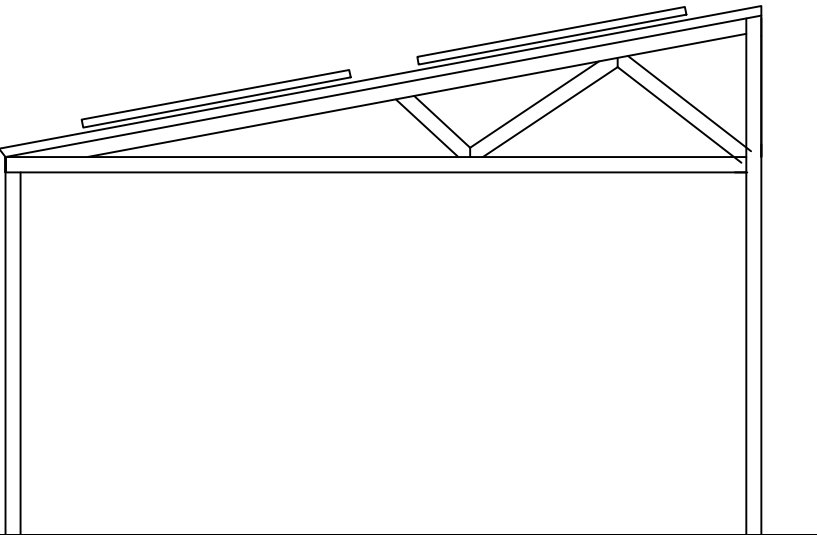
Proposed Side Elevation



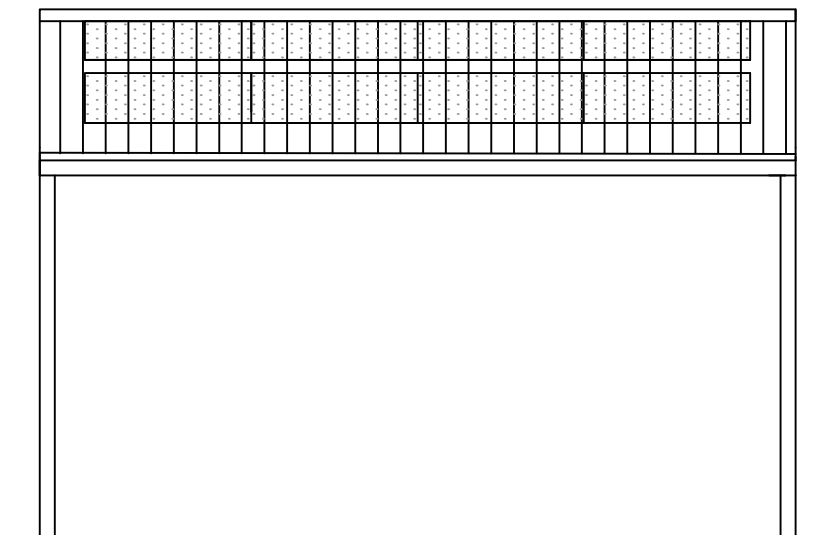
Proposed Car Port
(Shepherds Huts)



Proposed Side Elevation



Proposed Side Elevation



Proposed Front Elevation



Proposed Rear Elevation

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Architects ■ Designers ■ Project Managers ■ Planning Supervisors

Quaker Meeting Rooms
4 Percy Street, Hull
East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax : 01482 218001
E-mail : user@piercydesign.co.uk

Client

Richmond Properties

Job Title

Proposed New Development,
The Light Dragoon, Main
Street, Etton

Drawing Title

Proposed Car Port Plans &
Elevations

Status

Planning

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|------|-----------|-------|-----------|
| Date | July 2024 | Scale | 1:50 @ A1 |
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| Drawn | H.P. | Checked | | Approved | |
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| Dwg No. | 2024-19/P05 | Rev. | |
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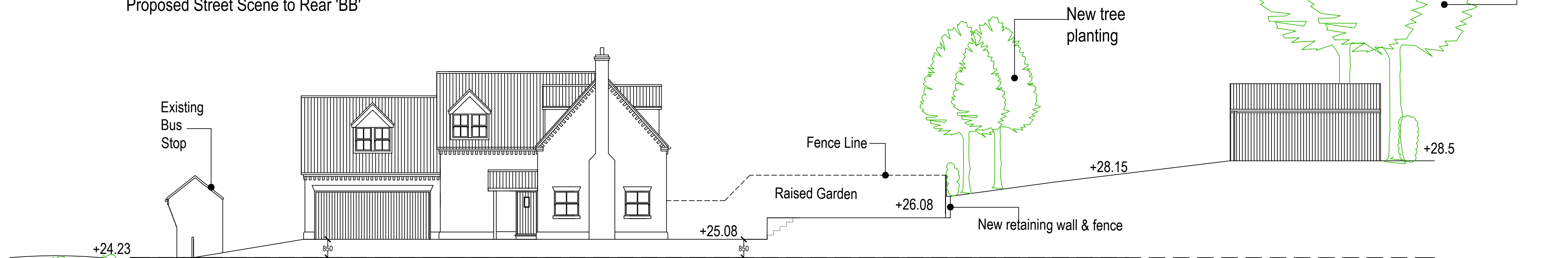
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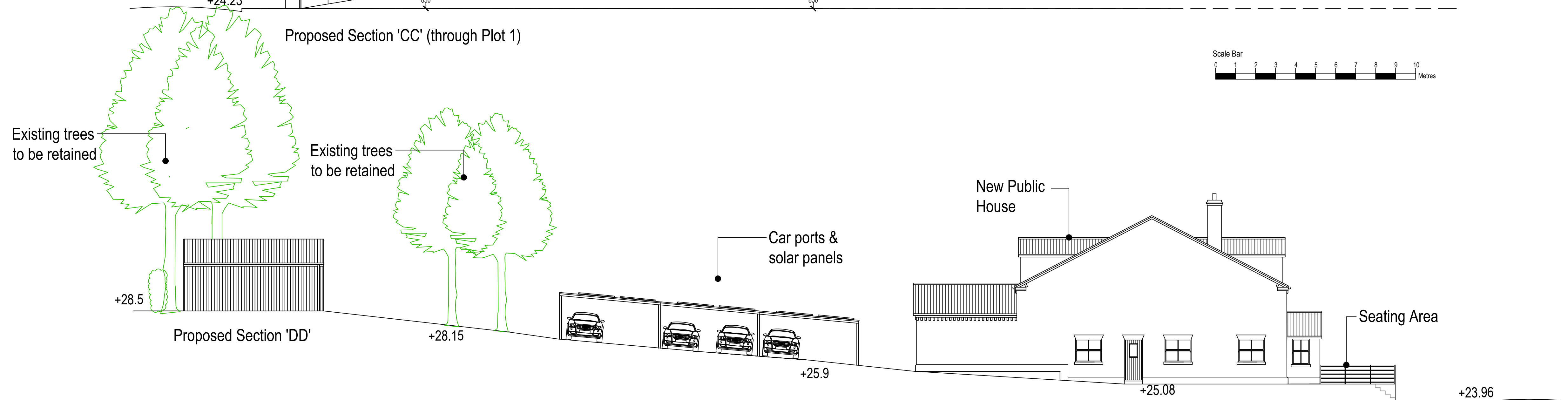
Proposed Street Scene to Main Street 'AA'



Proposed Street Scene to Rear 'BB'



Proposed Section 'CC' (through Plot 1)



Proposed Section 'DD'

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| A | 9.8.2024 | Amended to Planning comments |
| | Date | Revisions |

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Quaker Meeting Rooms
4 Percy Street, Hull
East Yorkshire
HU2 8HH

Telephone: 01482 326415
Fax : 01482 218001
E-mail : user@piercydesign.co.uk

Client
Richmond Properties

Job Title
**Proposed New Development,
The Light Dragoon, Main
Street, Etton**

Drawing Title
**Street Scene Elevations & Site
Section**

Status
Planning

Date
July 2024

Scale
NTS @ A1

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H.P.

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Dwg No.
2024-19/P04

Rev.
A