



15 May 2018

Our Ref: DJP/3030-5

Susan Awcock
Clerk to Morcott Parish Council
1 Mount Pleasant Road
Morcott
Oakham
Rutland
LE15 9DP

Dear Sirs

The White Horse Inn, Morcott

DRAFT

This letter sets out the intentions of the Burghley House Preservation Trust ("BHPT") for The White Horse Inn, Morcott and adjoining land registered under title number LT332502 ("the Property"). A copy of the title plan for the Property is enclosed. This letter also acts as a Memorandum of Understanding between BHPT and Morcott Parish Council.

Background:

The White Horse Inn has now been vacant for seven years. Since the last tenant moved out BHPT has engaged on many occasions with the residents of Morcott concerning the future of The White Horse Inn and the Property: in public village meetings; with representatives of the Parish Council and in the exhibitions mounted in Morcott Village Hall (July 2016 and September 2017). Throughout this time BHPT has been consistent in its position that, to enable the necessary funds to be spent on renovating and refurbishing The White Horse in order for it to reopen, it will be necessary for BHPT to be able to successfully develop the Property with four additional dwellings on the land behind the public house plus nine dwellings on the paddock. BHPT acknowledge that there has been a great deal of debate within the village about the merits of reopening The White Horse Inn and developing the Property.

Burghley Estate Office 61 St Martins Stamford Lincolnshire PE9 2LQ
01780 752075 • www.burghley.co.uk

However it is BHPT's understanding that a majority of the residents of Morcott have consistently expressed a wish that The White Horse Inn is renovated & reopened as a public house with the consequence that the Property is developed. The latest demonstration of village support for this wish being the result of the Morcott Parish Poll held (under Electoral Commission rules) in September 2017, when a majority of the electorate answered "Yes" to the question "Do you support the current linked proposals by Burghley Estates to build houses on the Paddock including the refurbishment of The White Horse Inn?"

BHPT position:

To summarise its position (expressed consistently during the previous meetings, exhibitions and discussions): BHPT is, in principle, prepared to commit to spending up to £600,000 on renovating and refurbishing the public house buildings and the area it occupies in order that the public house is able to reopen. However BHPT will only be in a position to invest in the public house if it can secure planning permission for the development of the remainder of the Property, as edged red on the attached plan.

Planning permission:

BHPT intends to apply for planning permission for residential development (currently for four dwellings on the land at the rear of the public house and a further nine dwellings on the paddock) at the Property which incorporates BHPT's design standards for development and will be in keeping with the housing style within the village. This planning application will keep The White Horse Inn as a public house and incorporate a children's playground. During the application process BHPT will continue to keep the residents of Morcott informed (through the Parish Council) of progress and seek their views where appropriate. BHPT is committed to obtaining planning permission and will explore all reasonable avenues in order to achieve it.

Once planning permission is granted:

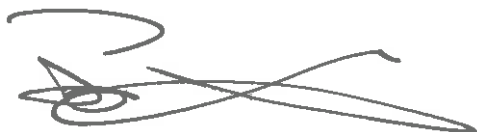
If BHPT is successful in its planning application, BHPT will:

- i. Look to re-let the public house on the open market on reasonable terms with a commitment from BHPT as part of the lease arrangements that BHPT will spend up to £600,000 towards renovation work. BHPT is happy to consult with the Parish Council over the identity of the tenant.
- ii. Work with the selected tenant to ensure that the business plan agreed is realistic and that the tenant has sufficient funding to establish a viable business.
- iii. Commit to renovate and reopen the public house and its associated facilities prior to the commencement of any redevelopment of the remainder of the Property.

- iv. As part of any development of the remainder of the Property ensure that the developer (or BHPT) constructs a suitable children's' playground within the boundaries of the Property. In principle, BHPT is happy to hand over the playground area, once constructed, to the Parish Council but on the basis that the public house and the remainder of the Property can use it at all times.
- v. Select an appropriate developer to develop the dwellings on the Property in line with the planning permission & BHPT's design standards. BHPT will endeavour to keep the residents of Morcott informed (through the Parish Council) of progress prior to and during the redevelopment and seek their views where appropriate.

I trust you find the contents of this letter satisfactory and consistent with our previous discussions. BHPT looks forward to working with Morcott Parish Council on this project.

Yours sincerely



David Pennell
Estates Director

david.pennell@burghlestate.co.uk

Enc.

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These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

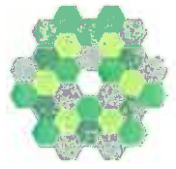
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 09 April 2018 shows the state of this title plan on 09 April 2018 at 14:52:32. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Leicester Office

HM Land Registry
Official copy of
title plan

Title number LT332502
Ordnance Survey map reference SK9200SE
Scale 1:1250 enlarged from 1:2500
Administrative area Rutland



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