

DESIGN AND ACCESS STATEMENT
FOR
CONVERSION OF BARN TO DOMESTIC DWELLING
ADJACENT TO
HALGHTON NEW MILL
MILL LANE, HANMER, SY13 3DT



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Introduction

A planning application was made and received on the 5th February 2019 ref HAN P/2019/0081 and a decision made on the 6th November 2019 to Refuse the application on the following grounds:

1. The addition of a two-storey extension.
2. The means of vehicular and pedestrian access were unacceptable due to flood risk
3. The absence of additional survey work likely to be detrimental to protected species

Halghton New Mill is served off an access drive from Mill Lane along with two other properties in separate ownership, and has been known on a few occasions to have minor flooding from the watercourse due to the bridge and the maximum flow allowable under it. This has not been a problem for access in the past but appreciate that with climate change the situation may alter as time goes on.

It is essential to retain the lane access as this serves other dwellings as well as the Mill.

Structural integrity

The barn is of sound solid brick construction that will require repointing and there are existing and former filled openings, with a timber first floor that is in need of replacement and the ground floor a mix of brick on earth and undulating concrete at roughly the same level. The roof is a truss, purlin and rafter roof covered with a natural slate which is in good condition. The barn is still used as storage with the Mill after it was used as part of the fisheries business.

Planning Refusal

Item 1

The two-storey extension – The extension has been removed and only the existing structure utilized for the conversion.

Item 2

A flood risk assessment has been undertaken using an accurate topographic survey as its base and has determined that the entrance to the drive could be breached with flood water, the level was low risk as below 600mm. To mitigate the chance that emergency vehicles may not be able to reach the site an alternative access location has been developed. There is already a track from the barn site up to the upper field and the same field has an access off the main road. We have approached the highways department and include their response which is that the field entrance is acceptable as a domestic access point with visibility being adequate in both directions. A new drive hugging as close to the edge of the field as practical, with passing places has then extended from the road access down to the site.

This access uses the least amount of the open field and utilizes the existing track that is used to get farm vehicles up on to the field, so the impact is low on the open countryside. This access means that there is always dry means of access/escape from the site, ensuring the safety of all residents and not putting additional strain on the emergency services.

Item 3

Absence of additional survey work likely to be detrimental to protected species – The bat survey has been renewed with further work being undertaken as the previous report was out of date for this application. An additional survey was undertaken for other protected species and the report included with the application.

Conclusion

The relevant points raised in the refusal of the last application has been reviewed and answered with all positive outcomes and trust that this application can now proceed to an approval.