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**PLANNING AND DESIGN AND ACCESS STATEMENT, AND AFFORDABLE HOUSING
STATEMENT**

Proposal: Proposed change of use, alteration and conversion of redundant buildings to form a dwelling, at Mill Farm, Skerne Road, Wansford, Driffield, East Riding of Yorkshire, YO25 8NQ

1.0 Introduction

- 1.1 Please regard this letter as comprising a supporting Planning and Design and Access Statement in connection with the above proposals.
- 1.2 This is a full planning application for the change of use, conversion and alteration of a range of traditional, redundant agricultural buildings to form a single dwelling.
- 1.3 The buildings are neither Listed, nor located within a Conservation Area, but are considered to be an attractive traditional range of buildings which are of merit and will benefit from preservation, restoration and conversion.
- 1.4 The proposal will enhance the immediate setting of the building group. This application will re-use a group of structurally sound redundant buildings without significant alteration or significant extension in line with East Riding of Yorkshire Council's and National Planning policies.
- 1.5 The proposals are acceptable in all other regards, notably their detailed design and appearance, landscape and residential amenity implications, highway effects, flood risk and drainage, and impacts on protected species and their habitats.

2.0 Application Particulars

2.1 This application comprises of the following plans and particulars: -

- 001 Location Plan
- 002 Site Plan as Existing
- 003 Ground Floor Plan, Sections as Existing
- 004 First Floor Plan, Roof Plan as Existing
- 005 Elevations as Existing
- 006 Yard Sections as Existing
- 007 Yard Elevations as Existing
- 008 Visualisations 1 as Existing
- 009 Visualisations 2 as Existing
- 010 Visualisations 3 as Existing

- 101 Site Plan as Proposed
- 102 Ground Floor Plan, Sections as Proposed
- 103 First Floor Plan, Roof Plan as Proposed
- 104 Elevations as Proposed
- 105 Yard Sections as Proposed
- 106 Yard Elevations as Proposed
- 107 Visualisations 1 as Proposed
- 108 Visualisations 2 as Proposed
- 109 Visualisations 3 as Proposed

- Planning, Design and Access Statement, and Affordable Housing Statement (this document).

- Ecological Appraisal (Ecology and Forestry).

- Structural Engineer's Report (Dudley Consulting (Hull) Ltd), August 2023.

- Flood Risk Assessment by GGP Consult.

2.2 We refer you to the attached Structural Survey Report by Dudley Consulting (Hull) Ltd. This confirms that the buildings proposed for conversion and re-use are structurally sound and capable of re-use without the requirement for significant alteration or rebuilding works.

3.0 Site Location and Description

- 3.1 Mill Farm is located in the open countryside on the southern edge of Wansford. The site is accessed from Skerne Road to the East.
- 3.2 The site consists of an attractive range of single and two storey traditional brick and pantile barns which are now redundant to agriculture. There are five traditional barns in total. Barns 1 and 3 are two storey. Barns 2, 4 and 5 are single storey. All of the barns are physically connected and configured in a horseshoe arrangement; creating a central courtyard.
- 3.3 There are some mature trees around the wider boundaries of the overall site.

4.0 The Proposals (Design and Access Statement)

Use

- 4.1 The application seeks consent for the change of use, alteration and conversion of an attractive range of single and two storey brick and pantile barns to create a single market dwelling.

Amount

- 4.2 The site area is 0.19 hectares. The application proposes the creation of 1no. 4-bedroom dwelling. The proposed gross internal floor area of the proposed dwelling will be 497 square metres.

Scale

- 4.3 This is a small scale minor planning application.

Layout

- 4.4 The proposed layout is influenced and dictated by the fixed positions of the various traditional buildings on the site. The design seeks to create a family-sized dwelling with private amenity and off-highway parking space. The internal courtyard provides a logical space to accommodate gardens and parking. There is also space to provide additional gardens to the East and West of the building group. The layout ensures that future occupants of the property will have acceptable levels of private amenity space. Furthermore, the layout retains parking and garden space to serve Mill Farmhouse and Wansford House.

Appearance

- 4.5 The appearance of the development is influenced and dictated by the design and appearance of the existing traditional agricultural buildings proposed for conversion and re-use. These existing traditional buildings are constructed of red bricks and clay pantiles and display several traditional openings and features. The proposals seek to work within and retain the architectural and historic fabric and integrity of the traditional building group. The proposals seek to work with the existing openings and will keep any new openings to an absolute minimum. The structural survey report confirms that the traditional buildings are structurally sound and capable of conversion without the requirement for any significant alterations or rebuilding works. The application does not propose to extend any of the existing traditional barns in any way. Any minor repairs to the walls and roofs will be undertaken using matching bricks and clay pantiles. All windows and doors will be of substantial timber construction set in reveals and painted or stained in a suitable colour to be agreed, rooflights will be Conservation style and any flue outlets will be painted matt black.

Landscaping

- 4.6 The site is already well screened. There are mature trees around the wider site which provide good levels of screening. The conversion proposals will have no physical effects on these outlying trees. Within the site it is proposed to plant some hedges and trees to delineate parking and garden spaces and to provide some natural within-site greenery. The parking area will be laid to crushed stone/gravel and paths incidental path and patio areas will be stone paving or similar.

Access

- 4.7 Access to the site is from the East utilising a well-established vehicular access serving Mill Farmhouse and Wansford House. Once off the public highway and within the site there is space to accommodate parking and turning space for the proposed new dwelling.

Drainage

- 4.8 Foul water will discharge to an existing package treatment plant serving the two existing properties. Treated foul will outfall to the River Hull. Surface water will discharge to existing site systems which serve the developed barns and yard. No increase in impermeable area is proposed.

5.0 The Planning Statement

- 5.1 Applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following policies and guidance are considered to be of most relevance to the consideration of this application: -

The Development Plan

- 5.2 The Development Plan comprises The East Riding Local Plan Strategy Document April 2016, the Allocations Document, July 2016 and the adopted Policies Maps.

East Riding Local Plan – Strategy Document

- 5.3 The relevant policies of the adopted East Riding Local Plan – Strategy Document are as follows:

- S1 Presumption in favour of sustainable development
- S2 Addressing climate change
- S3 Focusing development
- S4 Supporting development in villages and the countryside
- S5 Delivering housing development
- S8 Connecting people and places
- H1 Providing a mix of housing and meeting needs
- EC4 Enhancing sustainable transport
- EC6 Protecting mineral resources
- ENV1 Integrating high quality design
- ENV2 Promoting a high quality landscape
- ENV3 Valuing our heritage
- ENV4 Conserving and enhancing biodiversity and geodiversity
- ENV6 Managing environmental hazards
- C3 Providing public open space for leisure and recreation
- A3 Driffield & Wolds sub area

East Riding Local Plan – Allocations Document

- 5.4 The site does not feature within the Allocations Document.

East Riding Local Plan – Adopted Policies Map

- 5.5 The site is located within the open countryside, as confirmed by Inset 147 and Grid 20 of the adopted Policies Map.

National Planning Policy Framework

- 5.6 The updated Framework was published in July 2023 and is a material planning consideration.
- 5.7 The NPPF sets out that the purpose of the planning system is to achieve sustainable development. The planning system has three overarching principles, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The application proposals respond positively to the three overarching principles – economic, social and environmental. The proposals will offer a new life and future for the attractive range of buildings. They will provide a new family home, contributing to the vitality and social sustainability of Wansford. The conversion phase of the development will provide jobs for the construction industry and allied trades and the operational phase of the development will result in the new occupants supporting and helping to sustain local services and facilities. The proposals can be achieved without exerting any harmful effects on the environment. The buildings are already developed and it is proposed to convert them to a residential use. There will be no increase in impermeable area and thus no material change to surface water run-off. There will be a modest increase in foul generation which can be satisfactorily managed using a non-mains package treatment plant. The future residents will not be at unacceptable risk from flooding and the proposals will not have any unacceptable effects on protected species or their habitats, including the River Hull Headwaters Site of Special Scientific Interest.
- 5.8 The proposals accord with paragraphs 79 and 80 (c) of the NPPF, which seek to avoid the development of isolated homes in the countryside unless the development would re-use redundant or disused buildings and enhance its immediate setting.

6.0 Key Issues

- 6.1 The keys issues in relation to this application proposal are: -
1. Planning Policy and Principle
 2. Integrating High Quality Design
 3. Conserving and Enhancing Biodiversity and Geodiversity
 4. Managing Environmental Hazards – Flood Risk and Drainage
 5. Residential Amenity
 6. Driffield and Wolds Sub Area
 7. Access, Parking and Highway Safety

7.0 Planning Policy and Principle

7.1 The proposed conversion of this high quality and structurally sound range of traditional redundant buildings to a market dwelling accords with Policy S4 of the adopted Local Plan. The buildings are structurally sound and are capable of conversion without significant alteration or extension.

7.2 With regard to planning policy and principle, significant weight should be attached to those policies of the development plan and the NPPF which encourage and support the re-use of redundant buildings to help deliver sustainable development.

8.0 Integrating High Quality Design

8.1 All developments are required to promote and deliver high quality design which is intrinsic to sustainable development. Policy ENV1 of the Local Plan provides a set of criteria against which all development proposals should be assessed, in order to achieve a high quality of design that optimises the potential of the site and contributes to a sense of place.

8.2 The application proposals comprise a high quality conversion scheme of an existing traditional, redundant farm building group. The scheme of conversion seeks to work within the prevailing fabric and integrity of the existing building group, utilising existing openings and features. In terms of its detailed design, layout, appearance, materials and hard and soft landscaping, the application proposals are considered to comprise a high quality design which accords with and will secure many of the objectives sought by Policy ENV3 of the ERLP SD and Section 12 of the NPPF.

9.0 Conserving and Enhancing Biodiversity and Geodiversity

9.1 The application is supported by an ecological appraisal by Ecology and Forestry Ltd.

9.2 The Ecological Appraisal makes a number of mitigation recommendations in relation to protected species, namely bats and birds. This includes the provision of bat and bird boxes and consideration of lighting and treatments to timber. Overall, however, the proposals can be accommodated without adversely affecting protected species or their habitats. Likewise, the proposals will not exert any unacceptable impacts on the River Hull Headwaters Site of Special Scientific Interest.

10.0 Managing Environmental Hazards

Flood Risk Assessment

- 10.1 Please refer to the supporting Flood Risk Assessment by GGP Consult. This assesses the risk of flooding to the barns and sets out flood resilience and mitigation measures accordingly.

Surface Water Drainage

- 10.2 The proposals involve the re-use of existing buildings which are already equipped with soakaways. Surface water drains off the site into the canal. There will be no increase in impermeable area and no material change to how the site has historically managed surface water run-off.

Foul Water

- 10.3 Foul water will be discharged to an existing package treatment plant with treated foul discharging to the river.

11.0 Residential Amenity

- 11.1 The layout of the proposals provides private amenity space for the new property and retains a satisfactory amount of private amenity space for the two existing properties on the site. A mix of garden space for the new property is provided within the internal courtyard, plus additional amenity space on the outside of the building group in areas which are already partly domesticated in character and appearance.

12.0 Driffield and Wolds Sub Area

Housing

- 12.1 The application proposals will, in a small way, contribute to the overall mix of housing in the sub area, as sought by Criteria A(4) of Sub Area Policy A3.

Economy

- 12.2 There is no conflict with the stated economic objectives of Sub-Area Policy A3.

Environment

- 12.3 The application proposals do not have any conflict with the specific identified environmental objectives of Sub-Area Policy A3. The proposals will have a positive

enhancing effect on the setting of the traditional building group, helping to better reveal their elevations. The conversions proposals can be delivered without unduly harming protected species or their habitats.

13.0 Access, Parking and Highway safety

13.1 The site benefits from an existing west-established vehicular accesses which has historically served the barns, plus two existing residential properties. This existing access is adequate to cater for the small levels of traffic to be generated by the application proposals. The proposed site layout makes adequate provision for off-street parking and turning to serve the proposed dwelling.

14.0 Conclusion

14.1 Criteria C1(ii) of Policy S4 of the adopted East Riding Local Plan Strategy Document supports conversions of buildings for new housing in the open countryside where the preservation of the building would enhance the immediate setting and where it would re-use a redundant or disused building without significant alteration or significant extension. This adopted policy is reflected in paragraph 80 of the NPPF, 2023, which is supportive of isolated homes in the countryside where the development would re-use redundant or disused buildings and enhance its immediate setting. The principle of the residential proposals is therefore acceptable in relation to national and local planning policies.

14.2 Careful consideration has been given to detailed design and appearance, with existing traditional openings used. The proposals will help to better reveal the traditional elevations of the buildings.

14.3 In all other regards, the proposals are considered to be acceptable, namely, layout and design, access and highways, special landscape designations, ecology, flood risk and drainage, and residential amenity.

14.4 It is hoped that officers will support this proposal. Please do not hesitate to contact us should you require any additional information or clarification on any matters.

Yours sincerely

EDWARDSON ASSOCIATES

