

This statement provides justification for the new vehicle and pedestrian access to The Generator Building from Mill Lane as proposed within the recent planning application reference 24/02167/FP.

Apart from the preferred access to the site from Mill Lane there is only one alternative access route, which is a narrow track running to the east of Hexton lodge.

This is the current access to the site and consists of a farmer's track providing access to the grazing fields behind. This track is unsuitable for normal vehicles due to its narrowness at its entrance and uneven surface.



Image 1 showing track access to the field behind the Generator Building



Image showing track access from its entrance

Due to the current use of this track as access to the fields it is often blocked by farm vehicles and machinery which would cause conflict between the farmers and the future occupiers of the Generator Building.

Furthermore, the existing gated access from Mill Lane serves not only Hexton Lodge and the Manor House but also the commercial units located to the south of the estate, close to Barton Road. This can therefore be quite a busy access route, and safety concerns would be raised if this narrow track were to be used for access to the new dwelling.

People working at these units often walk into the village for lunch at The Raven public house and when exiting this track there is insufficient vision splay to be able to see oncoming traffic both vehicular and pedestrian. Our concern here would be a matter of highway safety.

Emergency vehicles will require direct access to the dwelling to deal with any emergency situations. The narrowness of the entrance to this track will restrict an ambulance from entering the site. A fire engine would not be able to access the site at all from this direction.

Furthermore, an ambulance would be required to gain authorised access through the existing gate before being able to attend an emergency. This would waste, potentially vital, minutes in attending to someone's emergency needs.

As part of the overall development at Hexton Manor, we are having to install a new electrical substation which will provide power to not only the manor house but also to properties within the village. This substation is to be located close to the end of this farmers track and will further obstruct any access from here to the new dwelling.

A new access from Mill Lane, as proposed within the planning application, will provide independent access to the new dwelling without disturbing the occupiers of Hexton lodge. A section of the existing wall will be carefully removed with the existing bricks reused to form the piers either side of the opening.

This existing boundary wall will be repointed and rebuilt where necessary using the existing bricks and stone copings, safeguarding it for the future.

A pedestrian access to Mill Lane already exists (see image below) and this will be repositioned to centralise with the new dwelling.



Image showing existing pedestrian access to the Generator Building

The vehicle access will be located closer to the northern boundary as shown on the accompanying plans. Positioning the vehicle access to the side of the dwelling is consistent with most other access arrangement within Mill Lane.

For the reasons stated above and in the interest of highways safety we feel that the proposed access to the new dwelling proposed to replace the Generator Building should be from Mill Lane as illustrated and shown on the recent planning application.