

DESIGN AND ACCESS STATEMENT

NYMNP

23 JAN 2019

Project:

Proposed Shepherds Huts at Cow Wath Cottage, Goathland.

Introduction:

This document refers specifically to the above project and has been prepared to demonstrate our commitment to comply as far as reasonably possible, with the requirements of:- Equality Act 2010 (which incorporates the disability Discrimination Act) Part M of the Building Regulations The North York moors National Park planning policies.

Site:

The site is located on the edge of the Goathland Moor, adjacent to Lancaster Cottages, Goathland, It is an area of land bounded by a mixture of dry stone wall, trees, hedges and post and rail fencing.

Access is via an existing track from the public highway.

The site has had a number of previous uses including keeping of livestock and vegetable growing.

Proposals:

It is proposed to develop the site for four Shepherds huts to provide contained self catering units with level access and a packaged F.W. Treatment plant.

There is evidence that access to the countryside has measurable benefits for mental and physical wellbeing.

A recent report from the institute of European Environmental Policy (IEEP) states that:-

"....Overall, nature is an under-recognised healer, offering multiple health benefits from allergy reductions to increase in self-esteem and mental wellbeing" (Jan. 2019)

A report by Natural England presents evidence,that shows that projects are already making a difference to people's lives and bring a range of positive benefits...." Source: A review of nature-based interventions for mental health care. (Feb 2016)

In the UK more than 80% of the population live in urban areas. (DEFRA 2004).

Research has shown that, "....evidence indicates that nature can make positive contributions to our health...." and "....green exercise has important implications for public and environmental health."

Source: A Countryside for health and well-being: the physical and mental health benefits of green exercise . Countryside recreation network, Sheffield Hallam university.

Access:

The location is serviced by public transport.

Vehicular access to the site will be via the existing track to the East of Lancaster cottages.

Vehicle hardstanding areas will be provided within the site boundaries.

Level and/ or ramped access to individual units will be compliant with part M of the building regulations and all on site amenities will be designed to be wheelchair Accessible.

Design:

The proposed Shepherds huts will be of traditional design, using natural materials wherever possible, and will be adapted as necessary to allow wheelchair access.

The siting of the units will be arranged to minimise the visual impact and due regard for the immediate environment.

Additional screening will be provided by selective tree and shrub planting to ensure that the development blends in harmoniously with the immediate surroundings. Minor alterations will be made to the existing boundary features to improve security and give additional screening.



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NORTH YORK MOORS NATIONAL PARK

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site COW WATH COTTAGE, GORTHLAND, YO22 5NQ

1. Please indicate distance to nearest mains drainage 1/2 MILE

2. Number of Occupiers of proposed development:

Full Time
Part Time 8

3. Number of previous occupiers (if applicable)

4. What method of foul drainage is proposed (please tick the relevant box)

Septic Tank [] Package Treatment Plant [x] Cess Pool []

If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

The Environment Agency, Coverdale House, Aviator Court, Amy Johnson Way, Clifton Moor, York, YO3 4UZ. Tel: 01904 692296

NB: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.

5. If a package treatment plant is proposed please supply details of plant manufacturer and model. NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank

ii) Please advise capacity of cess pool (minimum size 18 cubic metres)

BIOCELL & QUICKONE +

LENGTH 2430 mm

WIDTH 2430 mm

HEIGHT 2430 mm

