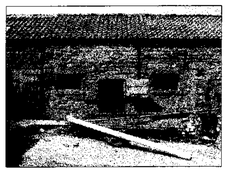
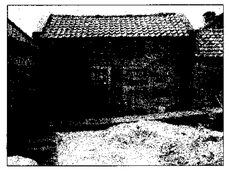
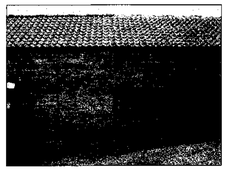


South East Elevation of Barn

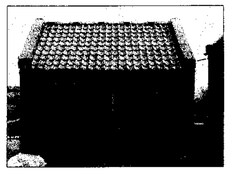
North East Elevation of Barn



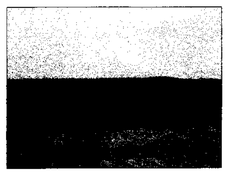
North East Elevation of Yard Buildings



North West Elevation of Barn - Stone Threshold

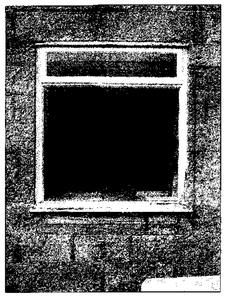


North West Elevation of Yard Buildings



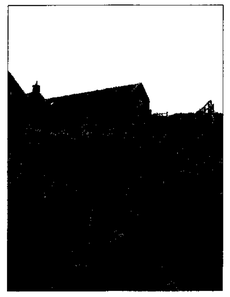
View Out of Site

South West Elevation of House

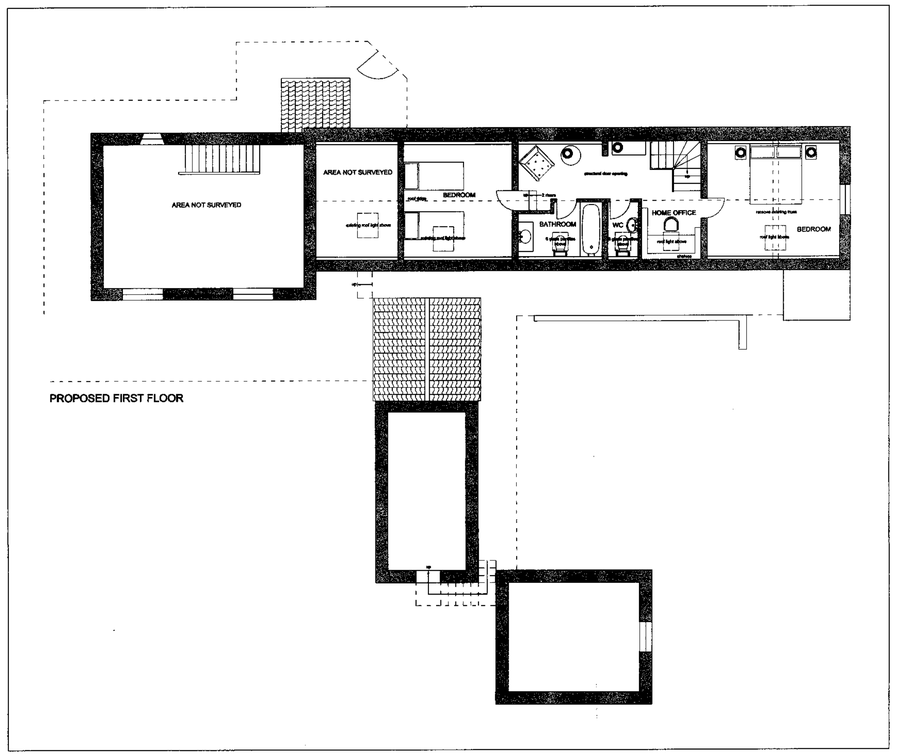


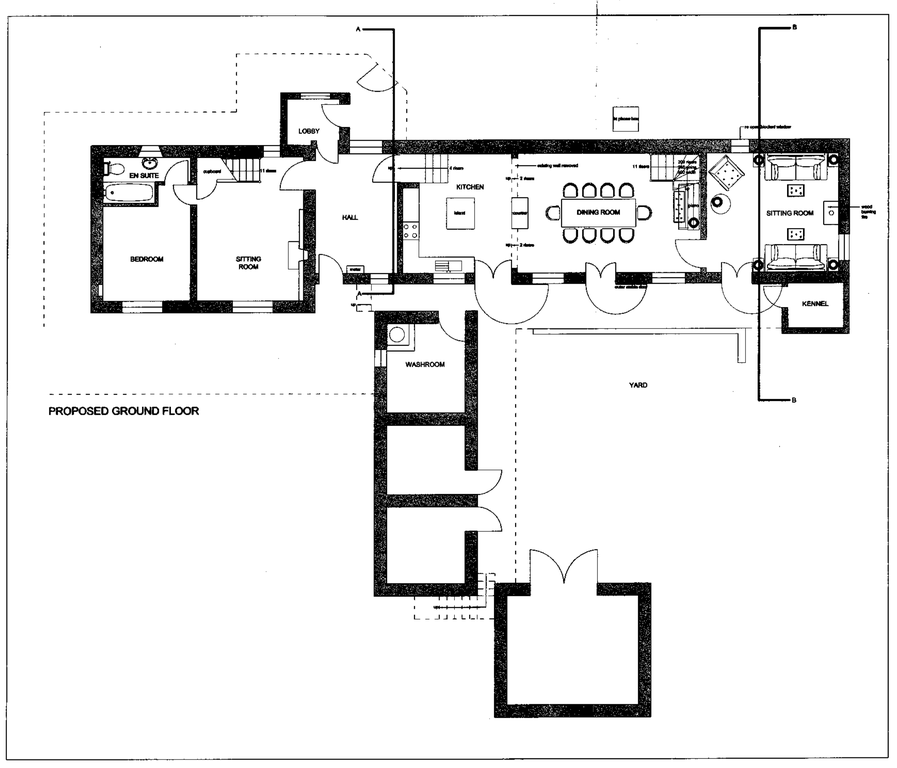
Existing Windows in South East Elevation of House

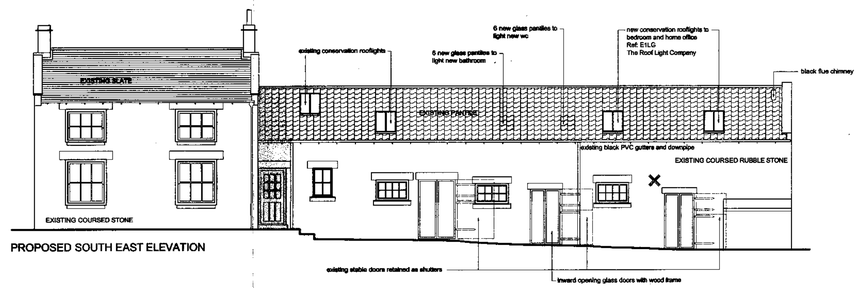
The Porch

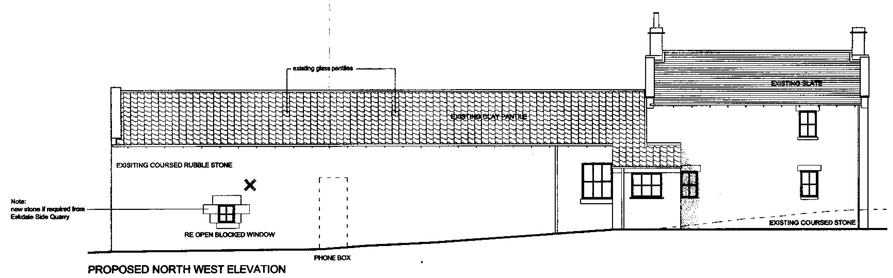


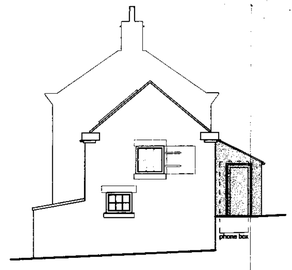
Water Culvert











NOTES:

1 - New stone from: Eskdale Stone LTD (01947 820821)

2 - New rooflights from: The Rooflight Company (01993 830613)

3 - Clay pantiles if required: Reclaimed (to be sourced)

4 - All pointing to be lime pointing 3:1

0 1 2 5 10 m

SCALE

NYMNPA
20 OCT 2008

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
B	13.06.08	JE	CC	Home office defined, glass pantiles to wc and bathroom, reversed door swing to hall, labels added, notes added
A	16.05.08	JE	CC	Amendments to ground floor doors, kitchen stair, 1st floor bathrooms, rooflights, flue and sash windows added

CLIENT
WOODY CLARK

PROJECT
HIGHFARM, STONEGATE

DRAWING TITLE
PROPOSED FLOOR PLANS
PROPOSED ELEVATION, PROPOSED SECTION

SCALE
1:100 @ A1

DRAWN
JE

CHECKED
CC

DATE
17.03.08

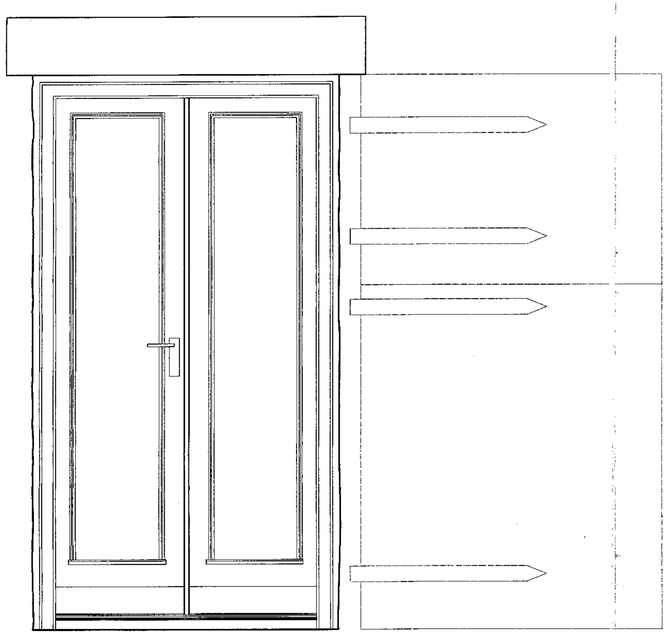
JOB NUMBER
231504

DRAWING NO.
101

REVISION
B

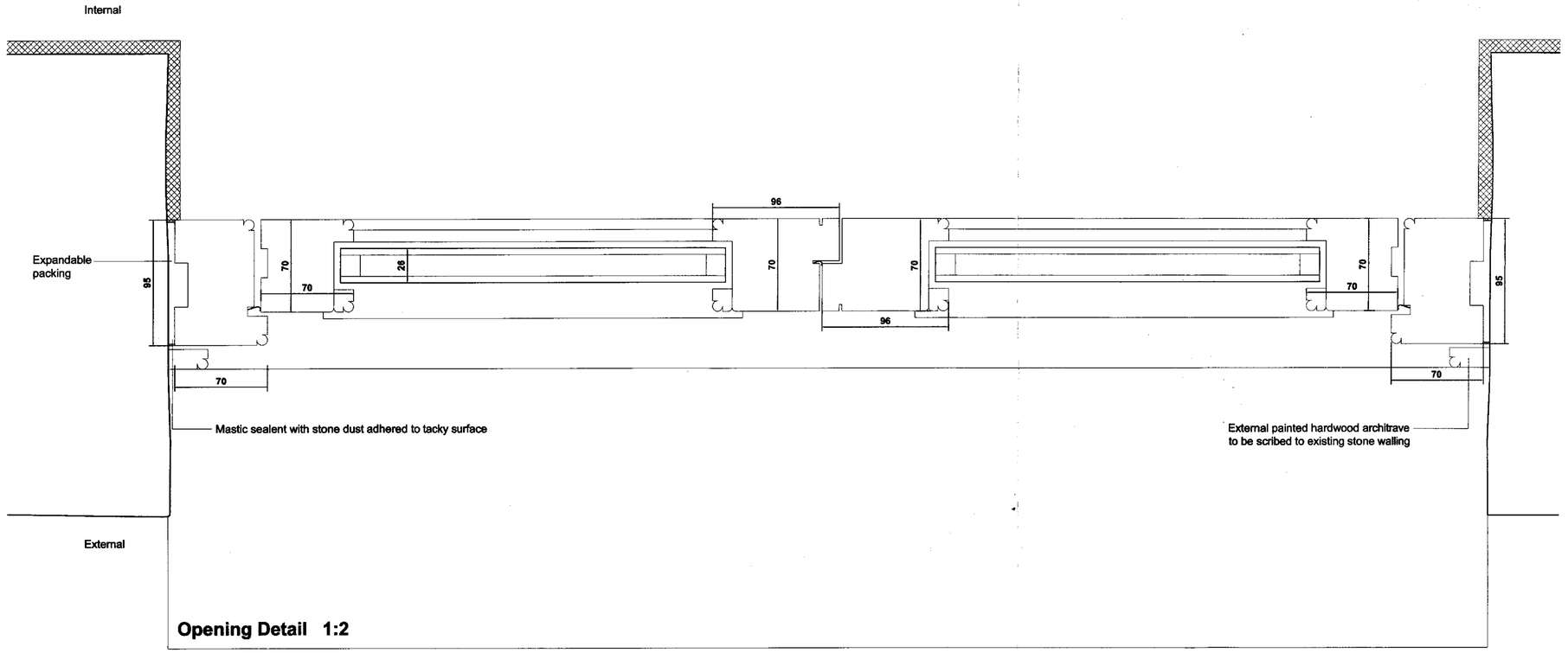
29 MARYGATE, YORK, YO30 7WH. TEL 01904 644021, FAX 01904 623462

PURCELL MILLER TRITTON

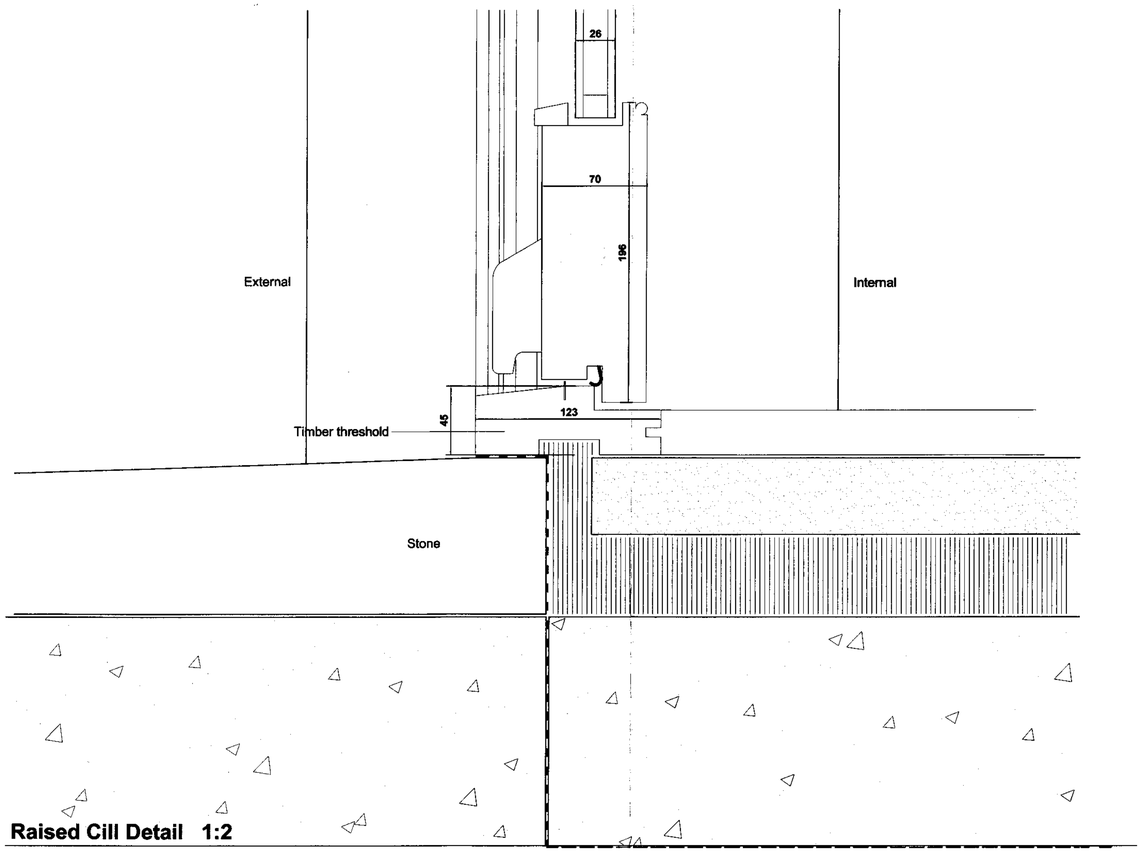


External Elevation 1:10

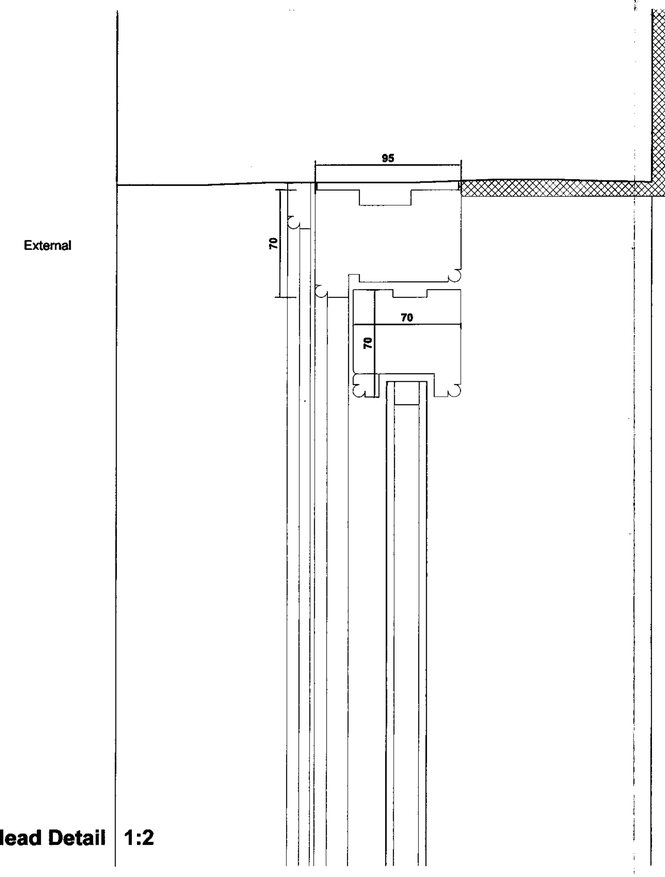
Traditional painted hardwood, inward opening doors



Opening Detail 1:2



Raised Cill Detail 1:2



Head Detail 1:2

NYMNPA
20 OCT 2008

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION

CLIENT: Woody Clark Ltd

PROJECT: High Farm, Stonegate

DRAWING TITLE: Door Details Option 2 Raised Cill

SCALE: 1:10 and 1:2

DATE: 22/07/08

DRAWN: JE

CHECKED: CC

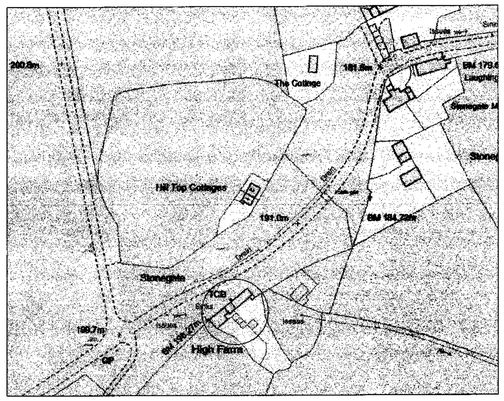
JOB NUMBER: 231504

DRAWING NO.: 104

REVISION: -

RECEIVED
24 JUL 2008
WOODY CLARK OFFICE

29 MARYGATE, YORK, YO30 7WH. TEL 01904 644001, FAX 01904 623462

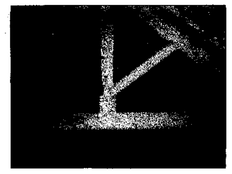


LOCATION PLAN (NOT TO SCALE)

Approach from West

The Barn and Yard

Approach from East

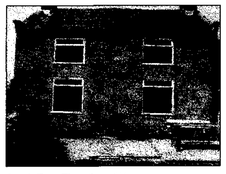


Truss Detail Over Barn

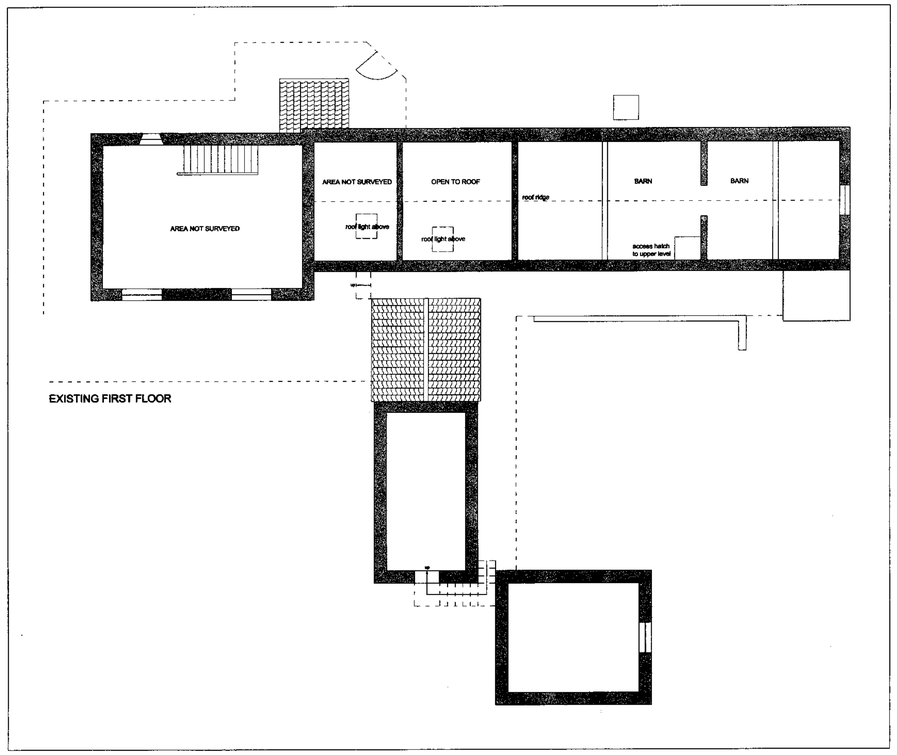
North West Elevation

Blocked Window in North West Elevation

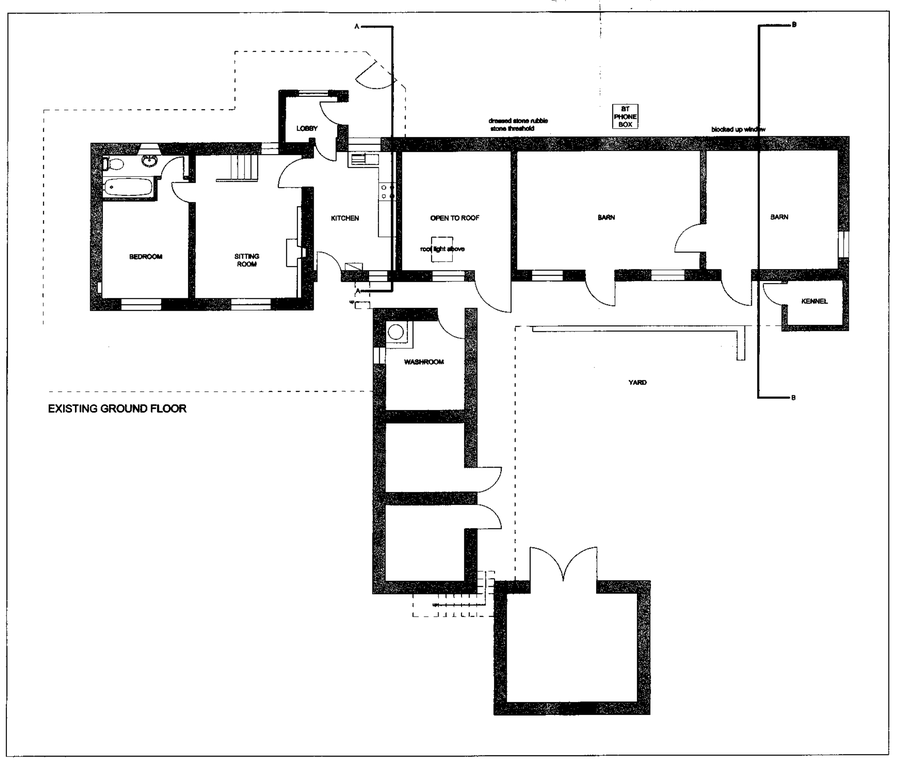
South East Elevation to Landscape



South East Elevation of House

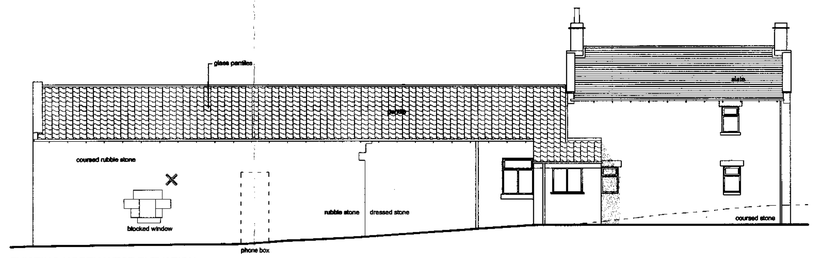


EXISTING FIRST FLOOR

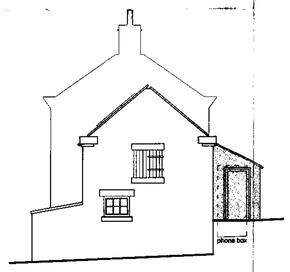


EXISTING GROUND FLOOR

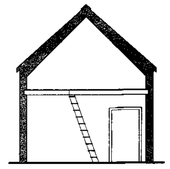
EXISTING SOUTH EAST ELEVATION



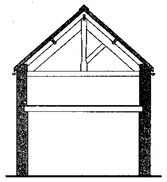
EXISTING NORTH WEST ELEVATION



EXISTING NORTH EAST ELEVATION



EXISTING SECTION A - A



EXISTING SECTION B - B

0 1 2 5 10 m

SCALE

NYMNPA
20 OCT 2008

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
A	15.05.08	JE	CC	Omissions to ground floor plan

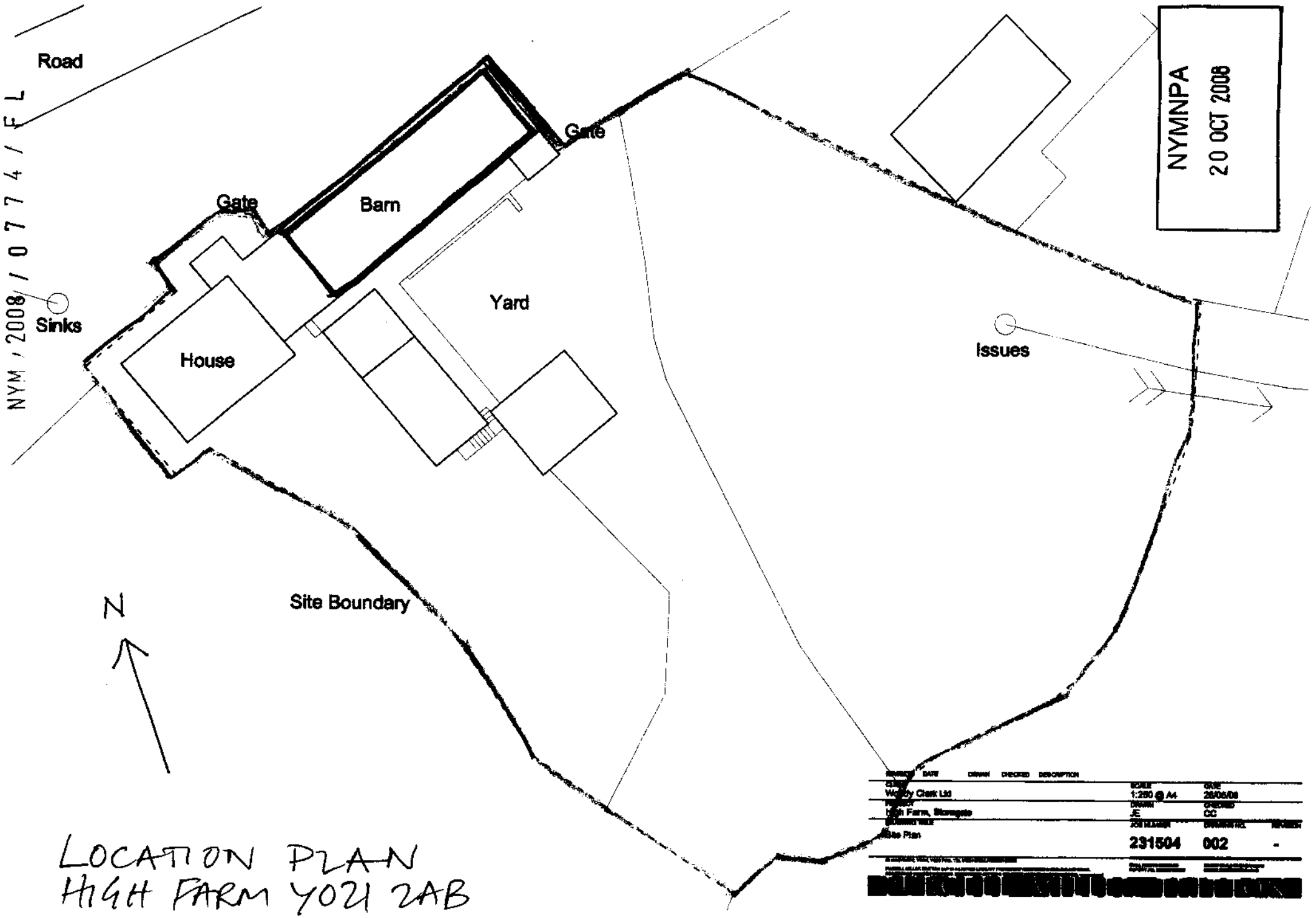
CLIENT
WOODY CLARK

PROJECT
HIGHFARM, STONEGATE

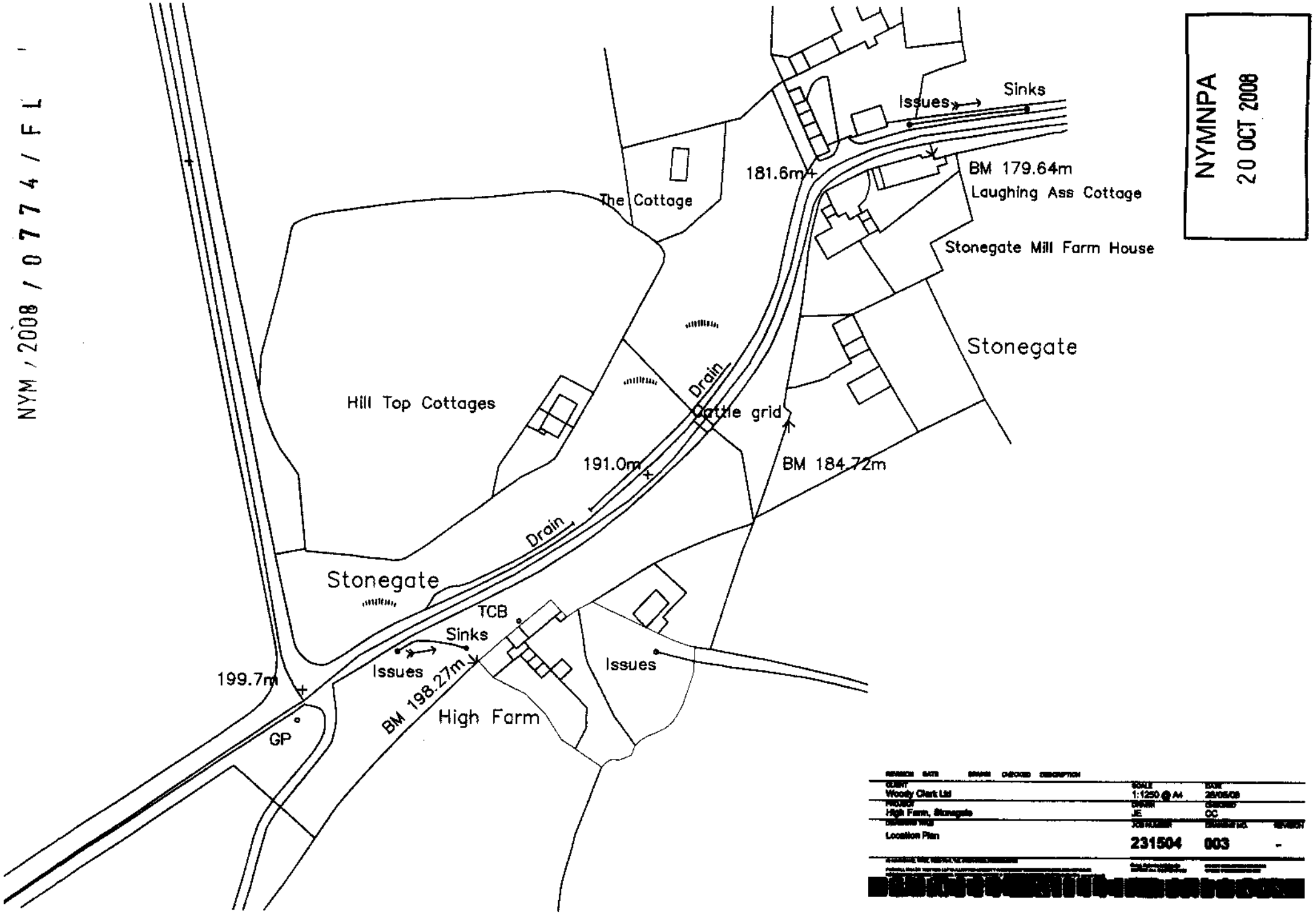
DRAWING TITLE
LOCATION PLAN, EXISTING FLOOR PLANS
EXISTING ELEVATION, EXISTING SECTION

SCALE 1:100 @ A1
DRAWN JE
CHECKED CC
DATE 17/03/08
JOB NUMBER 231504
DRAWING NO. 001
REVISION A

28 MARYGATE, YORK, YO30 7WH, TEL 01904 644001, FAX 01904 623462



LOCATION PLAN
HIGH FARM YO21 2AB


NYM / 2008 / 0774 / F L
NYMNPA
20 OCT 2008
Issues
Sinks
BM 179.64m
Laughing Ass Cottage
181.6m
The Cottage
Stonegate Mill Farm House
Stonegate
Hill Top Cottages
Drain
Cattle grid
191.0m
BM 184.72m
Drain
Stonegate
TCB
Sinks
Issues
199.7m
BM 198.27m
High Farm
Issues
GP
Woody Clark Ltd
High Farm, Stonegate
Location Plan
1:1250 @ A4
28/05/08
JE
CC
231504
003
-

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Telephone: 01439 770657
Email: dc@northyorkmoors-npa.gov.uk
Website: www.moors.uk.net

NYM / 2008 / 0774 / FL

Grid ref NZ77515, 08958

08/0774 Pt.1.

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR & MRS
First name:	PETER + CLARE
Last name:	CLARK
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	[redacted]
Address 1:	181 HILLS ROAD
Address 2:	
Address 3:	
Town:	CAMBRIDGE
County:	
Country:	
Postcode:	CB2 8RN

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	
Address 2:	
Address 3:	
Town:	
County:	
Country:	
Postcode:	

3. Description of Proposed Works

Please describe the proposed works:

CONVERSION OF ATTACHED COWSHED TO FORM KITCHEN/DINING ROOM, SITTING ROOM ON GROUND FLOOR AND TWO BEDROOMS, BATHROOM, SEPARATE WC, HOME OFFICE ON FIRST FLOOR

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Has building or works already been carried out or use of land already started? ☐ Yes ☑ No

If Yes, please state the date when building works or use were started (DD/MM/YYYY): (date must be pre-application submission)

Have the works been completed or change of use already occurred? ☐ Yes ☑ No

If Yes, please state when the works were completed or use occurred (DD/MM/YYYY): (date must be pre-application submission)

NYM / 2008 / 0774 / FL

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: HIGH FARM

Address 1: STONEGATE

Address 2: LEALHOLM

Address 3: NR WHITBY

Town:

County: NORTH YORKSHIRE

Postcode (optional): YO21 2AB

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: ANDREW MUIR & AILSA TEASDALE

Reference: NYM/ENQ/3389

Date (DD/MM/YYYY): 10/4/08
(must be pre-application submission)

Details of pre-application advice received?

LETTER DATED 4/7/07
SITE VISIT BY ANDREW MUIR ON 10/4/08. VERBAL APPROVAL GIVEN IN PRINCIPLE FOR ATTACHED PLANS.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☑ No ☐ Unknown

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No ☐ Unknown

Are there any new public roads to be provided within the site? ☐ Yes ☑ No ☐ Unknown

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☑ No ☐ Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way? ☐ Yes ☑ No ☐ Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No ☐ Unknown

If Yes, please provide details:

EXISTING AREA BESIDE EXISTING HOUSE

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No ☐ Unknown

If Yes, please provide details:

EXISTING AREA BESIDE EXISTING HOUSE

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20 OCT 2008

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☑ Yes ☐ No

If Yes please provide details:

PLANS HAVE BEEN SHOWN AND APPROVED BY IMMEDIATE NEIGHBOURS AND SOME OTHER NEIGHBOURS IN STONEGATE

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material: NYM/2008/0779/FL

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	COURSED RUBBLE STONE AND DRESSED STONE	NONE REQUIRED	☐	☐	101 B 001 A
Roof	CLAY PANTILE	NONE REQUIRED	☐	☐	101 B 001 A
Windows	PAINTED TIMBER WITH EIGHT PANES CONSERVATION VELUX	TO MATCH EXISTING TO MATCH EXISTING	☐	☐	101 B 001 A
Doors	TWO-PART STABLE DOORS OF TIMBER	RETAIN STABLE DOORS INWARD OPENING PAINTED TIMBER GLAZED DOUBLE DOORS	☐	☐	101 B 001 A 104
Boundary treatments (e.g. fences, walls)	N/A	N/A	☑	☐	
Vehicle access and hard-standing	N/A	N/A	☑	☐	
Lighting	N/A	N/A	☑	☐	
Others (please specify)	N/A	N/A	☑	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

101 B
001 A — DESIGN + ACCESS STATEMENT
104 — 002

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

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20 OCT 2008

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Cess pit
- [x] Septic tank
- [ ] Other NYM
- [ ] Package treatment plant
- [ ] Unknown

Are you proposing to connect to the existing drainage system? [ ] Yes [x] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

2008 / 0774 / FL [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No [ ] Unknown

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing watercourse
- [x] Soakaway
- [ ] Pond/lake
- [ ] Main sewer
- [ ] Unknown

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [x] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

15. Existing Use

Please describe the current use of the site:

DISUSED COWSHEDS

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

COWSHEDS

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) APPROX 40 YRS

Does the proposal involve any of the following:

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? [ ] Yes [x] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [ ] Yes [x] No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

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18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☑ No

If Yes please complete details of the changes in the tables below:

NYM / 2008 / 0774 / F1

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Total existing residential units $(A+B+C+D)=$

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals $(a+b+c+d+e+f+g)=$							

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Total proposed residential units $(E+F+G+H)=$

Total net gain / loss of residential units

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not appl	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐			NYM / 2008 / 0774 / FL	
	Net tradable area:	☐				
A2	Financial and professional services	☐				
A3	Restaurants and cafes	☐				
A4	Drinking establishments	☐				
A5	Hot food takeaways	☐				
B1 (a)	Office (other than A2)	☐				
B1 (b)	Research and development	☐				
B1 (c)	Light industrial	☐				
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
D1	Non-residential institutions	☐				
D2	Assembly and leisure	☐				
OTHER	Please specify	☐				
		☐				
	Total					

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In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels				
C2	Residential Institutions				
Other	Hostels				

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees		N/A		
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
		N/A		

22. Site Area

Please state the site area in hectares (ha) 58 SQUARE METRES

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A NYM / 2008 / 0774 / FL

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Please provide the maximum annual operational throughput of the following waste streams:
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

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If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (kilograms): Amount (kilograms):

26. Planning Application Requirements Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	☑	The correct fee:	☑
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☑	3 copies of a design and access statement:	☑
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☑	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☑
		3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☑

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Si[redacted] Original - Agent: Date (DD/MM/YYYY): 3/4/08 (date cannot be pre-application)

$Date: 2007/05/11 09:53:50 $ $Revision: 1.16 $

28. Applicant Contact Details

Telephone numbers

Country code: [redacted] National number: [redacted] Extension number:

Country code: Mobile number (optional): [redacted]

Country code: [redacted] Fax number (optional): [redacted]

Email address (optional): [redacted]

29. Agent Contact Details

Telephone numbers

NYM / 2008 / 0774 / F L

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☑ Applicant ☐ Other (If different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

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HIGH FARM STONEGATE WHITBY YO21 2AB

DESIGN & ACCESS STATEMENT

CONTENTS:

1.0 CONTEXT

1.1 High Farm is a traditional 'smallholding' on the eastern edge of Lealholm Moor. The existing building probably dates from the early C19th. The small farmhouse is connected to a range of neglected cowsheds, which were last used some forty years ago.

1.2 The applicant purchased the property in August 2007 and has been occupying the small farmhouse since then.

1.3 The applicant would like to retain the character of the old farm buildings and respect its current aspect, with the Danby Court Leet common land to the north and the traditional fold yard arrangement to the south of the property.

2.0 AMOUNT AND TYPE OF DEVELOPMENT

2.1 The site is connected to the existing inhabited accommodation on the east side and the floor area is 56 square metres on the ground floor and 56 square metres on the first floor.

2.2 The applicant would like to increase their living accommodation by converting the connected cowsheds to form a kitchen-cum-dining room and separate sitting room on the ground floor and two double bedrooms, a family bathroom, separate toilet, and home office on the first floor.

3.0 THE DESIGN LAYOUT

3.1 The approach taken to the design is to convert the cowsheds into a simple open plan kitchen/dining room layout and a separate sitting room on the ground floor using traditional materials and to retain as much of the original feel and features of the old building as possible. The two first floor bedrooms, family bathroom and separate toilet would follow the existing architectural roof trusses.

4.0 THE SCALE

4.1 The proposed conversion is on a simple domestic scale which would be strictly limited to the existing building size.

5.0 LANDSCAPING

5.1 The conversion is part of an existing landscape and will not affect it in any way.

6.0 APPEARANCE

6.1 The conversion makes use of the existing door and window positions only and shows the re-opening of an original small window on the north-east ground floor end which will provide additional light to the proposed sitting room.

6.2 The open design of the new ground floor plan takes its lead from the open nature of the original cowsheds. The new layout of the upper floor uses the existing old stone dividing wall to create the eastern bedroom, and the existing central timber truss and existing brick wall will serve to form the family bathroom and 2nd bedroom.

6.3 The exterior will remain unaltered except for the reopening of a small original window on the north-east side, the introduction of 2 small conservation rooflights on the hidden south elevation, together with glass pantiles and extractor fans for the family bathroom and separate toilet to provide light and ventilation for these rooms.

6.4 The use of lime mortars and traditional stone repairs will be adopted.

6.5 Traditional painted hardwood windows and stable doors will be retained, repaired and reinstated.

6.6 The interior will incorporate traditional stone and timber floors and traditional joinery. The applicants have a strong desire to retain the feeling and features of the original interior structure and space.

6.7 The first floor uses the original loft window on the eastern end, the existing glass pantiles on the road side (north) and on the south pitch, a small conversation rooflight over the home office, a slightly larger conservation rooflight for the eastern bedroom, and glass pantiles and extractor fans for the family bathroom and separate toilet.

6.8 The applicants intend to retain as much of the feeling and features of the original structure as possible. They will use acceptable materials to meet building regulations, whilst keeping the uneven character of the stone walls where allowed and the traditional joist and floorboard ceilings.

6.9 The applicants intend to use the original window openings and frames and keep the stable door arrangement, but would introduce inner opening double doors in a simple traditional painted hardwood design. Whilst single doors may have been preferable, they would open too far into the narrow interior rooms and severely restrict movement from one end of the ground floor conversion to the other as well as hindering the layout of furniture.

6.10 Traditional building materials will be used wherever possible, whilst seeking ways to become as energy efficient as possible.

6.11 The use of traditional materials such as lime mortar, lime renders and lime paints, as well as approved hardwoods and stone will, with regular maintenance, last indefinitely. This in itself is a sustainable way of building.

7.0 ACCESS STATEMENT

8.1 Level access to the ground floor of the proposed rooms has been allowed for and the new proposal will meet the requirements of the Disability Act.

October 2008

NYM / 2008 / 0 7 7 4 / F L

The Morton Partnership

Registered in England No. 2727193

THE MORTON PARTNERSHIP LTD.

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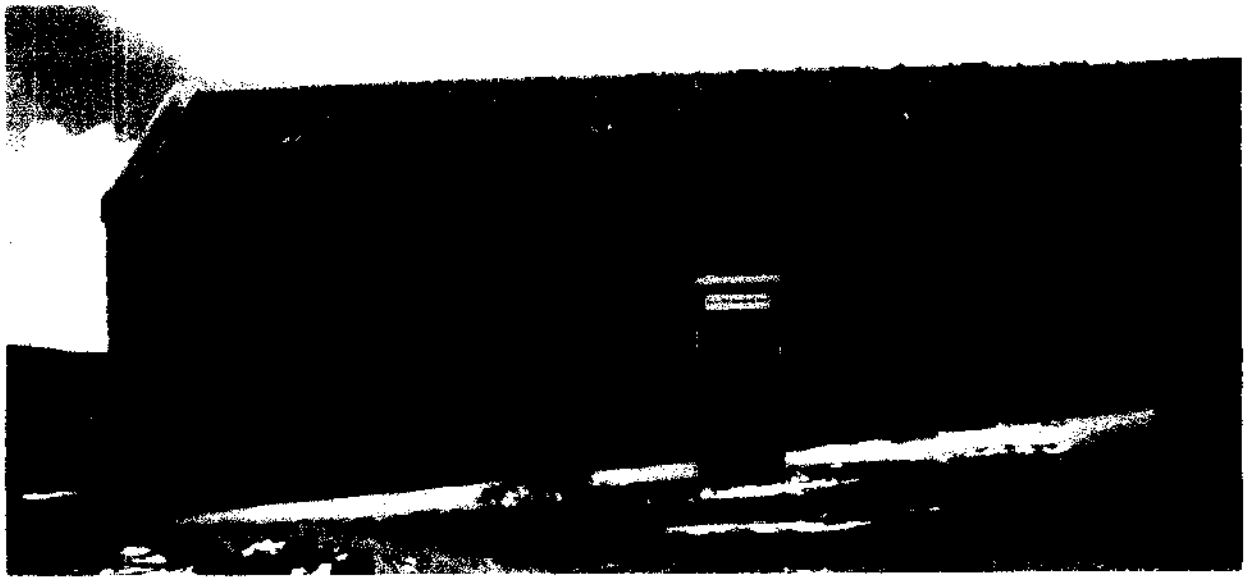
www.themortonpartnership.co.uk

STRUCTURAL SURVEY REPORT TO THE BARN AT HIGH FARM, STONEGATE, LEALHOLM YORKSHIRE



Client: Mrs and Mrs Woody Clark

Architect: Purcell Miller Tritton LLP
29 Marygate
York YO30 7WH

Prepared by: The Morton Partnership Ltd
Old Timber Yard House
55 The Timber Yard
Drysdale Street
London N1 6ND

Date: June 2008

Ref: EJM/KLC/REP/11303~srep

CONTENTS:

APPENDICES:

1.0 Introduction and Client's Brief

1.1 We have been requested by Mr and Mrs Woody Clark to undertake a structural assessment of the barn at High Farm, Stonegate, Lealholm, Yorkshire.

1.2 This related to their proposals to convert the barn to provide additional accommodation to the adjoining cottage.

1.3 The survey was carried out on 7 April 2008 with the weather at the time bright, but with occasional snow showers. being overcast.

1.4 For the purpose of the survey the barn is considered to be orientated east west with the north elevation facing towards the road.

1.5 We have been provided with plans by Purcell Miller Tritton LLP as follows:

- 001 Location Plan, Existing Floor Plans, Existing Elevations, Existing Section;
- 002 Proposed Floor Plans, Proposed Elevations, Proposed Section.

2.0 Brief Description

2.1 The barn at High Farm, Stonegate was, we understand, previously a cow shed. It is approximately 14.0m long by around 4.0m wide with a clay pantile roof covering (see photographs 1 to 3). The ground drops slightly from west to east, and also from north to south.

2.2 The walls are of coursed masonry blocks bedded in lime mortar. The external walls are approximately 400mm thick. The ground floor is sub-divided into three principal spaces at ground floor level, with cross walls which sub-divide these generally rising up to the underside of the roof. Two cross walls are of brickwork, and one of stonework.

2.3 There is an existing first floor (see photograph 5) comprising 180mm deep x 75mm wide joists at approximately 550mm centres, spanning across the width of the building and built into pockets in the walls. These support floor boards.

2.4 The roof structure comprises a number of king post roof trusses which support purlins which generally span to the cross walls. One of the king posts has had both struts removed (see photograph 6), whilst the other truss had had one strut removed (see photograph 7). The purlins in turn support the common rafters rising from eaves to ridge.

3.0 Structural Survey Detail

3.1 The roof appears to be in good condition with little obvious signs of decay or distress, even where the struts to the king post trusses have been removed. It is however possible that some local areas of defects will be located, but these will be able to be dealt with by simply traditional carpentry repairs.

3.2 The floor structure also appears structurally sound. The bearings were the timbers are built into the masonry are more vulnerable and will need to be checked by drilling to check for concealed decay.

3.3 The walls are thick and robust. They have suffered some movement, as would be expected for a building of this age, and obvious in the form of cracks, seen to the south elevation (see photograph 8), the east gable end (see photograph 9) and to the north wall (see photograph 10). There is a tie bar with cross shaped pattress plate to both longitudinal elevations, and close to the position where the cracks can be seen. This suggests the movement is longstanding and this certainly appears to be the case as assessed visually. Some of the pointing is lost and deep re-pointing, possibly with some grouting, will be required.

3.4 The internal ground floors are solid but were not inspected in detail as the intention is to break this up and replace these.

3.5 Over the windows and doors openings, there are stone lintels to the external face, and backing timber lintels internally. These backing lintels are more vulnerable and will need to be checked for the concealed decay, particularly at the bearings.

4.0 Structural Implications of Proposals

4.1 The proposals shown on the Architects drawings show the barn being converted to a large open plan kitchen and dining room, with a sitting room at the east end. At first floor level two bedrooms are created with a central bathroom and a stair landing. Abstracts of the Architects plans are included in appendix B for convenience.

4.2 The external openings remain exactly as the existing, with the exception of an old window in the north elevation being re-opened.

4.3 One of the later brick walls is proposed to be removed at ground floor level, and in reality for the full height. The roof purlins will need temporarily propped to allow the dismantling. A new beam will then need to extend across at first floor level and we suggest a timber stud partition built over with doubled up studs directly below the purlins, and then the partition plywood faced to brace this adequately. The wall should be tied into the external walls with Bat straps or similar to allow the wall to provide lateral restraint to the north and south walls.

4.4 A new wall at first floor level is introduced on the line of one of the king post trusses. It will be necessary to cut the bottom chord of the truss to facilitate access to the adjoining rooms. This can be achieved, whilst retaining the remainder of the truss, by creating a timber box frame around the door opening which allows the eaves restraint, previously provided by the tie beam, to be transmitted through this to perform the same function. Te floor joists below will need to be doubled or possible trebled up.

4.5 At the east end a single bedroom is formed, but which will require the removal of the king post truss. To facilitate this removal, the existing purlins will need to be strengthened with angle cleats or channels alongside.

4.6 Some trimming of the floor structure will be necessary where the stair rises up and 'dog legs'. A trimmer will need to be introduced the joists onto which these bear doubled up.

4.7 At ground floor the two retained cross walls will have new openings cut through which will need new lintels over, these extending into the main external walls by a short distance to help tie the two elements.

4.8 The new use will not imply any greater load on the existing structure than it has proved itself capable of supporting in the past, and possible less, as the first floor historically would probably have been used for storage.

5.0 Conclusions and Recommendations

5.1 The barn is structurally not in unreasonable condition with very few defects. The movement which has occurred is clearly historic in nature and not of any structural concern. Indeed for a building of this age it has survived remarkably well with very little movement. Cracks should be re-pointing and this will then, of course, act as a 'tell-tale' of any future movement, although we consider this unlikely. All mortars should be lime sand based.

5.2 The roof and floor structures are in good condition. The built in ends of joist and rafter feet etc will need to be checked as part of the works and some local areas of decay may well be found.

5.3 The proposed conversion of the barn to form additional accommodation has a relatively low impact on the existing fabric. Externally there are no significant changes accept the opening of an old window to the north elevation.

5.4 One later added brick wall is removed to create a more open plan and door openings are created through the others cross walls.

5.5 At first floor level one king post truss is removed, with the purlins requiring strengthening to compensate, whilst the second truss will have the tie beam cut and a timber box frame inserted to ensure that roof thrust is restrained adequately. Other minor alterations are covered in section 4.0.

5.6 The new use does not impose any greater load than the building had sustained in the past, and in fact probably less. Therefore it is has proved itself through its past performance.

6.0 Limitations

6.1 It should be stated that we have not inspected woodwork or other parts of the structure unless specifically detailed in the report, which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

6.2 This report has been carried out to the Client's requirements and no liability is intended or will be accepted from any third party whatsoever.

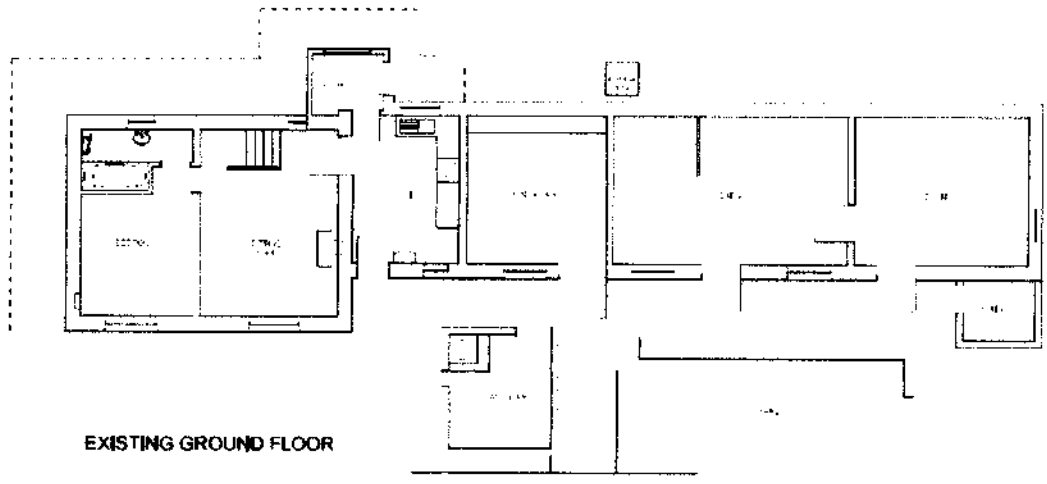
6.3 The limits of liability are restricted to the contents of this report. No opening up or investigation of foundations etc was carried out, the inspection being visual only.

6.4 No checks on load bearing capabilities have been carried out.

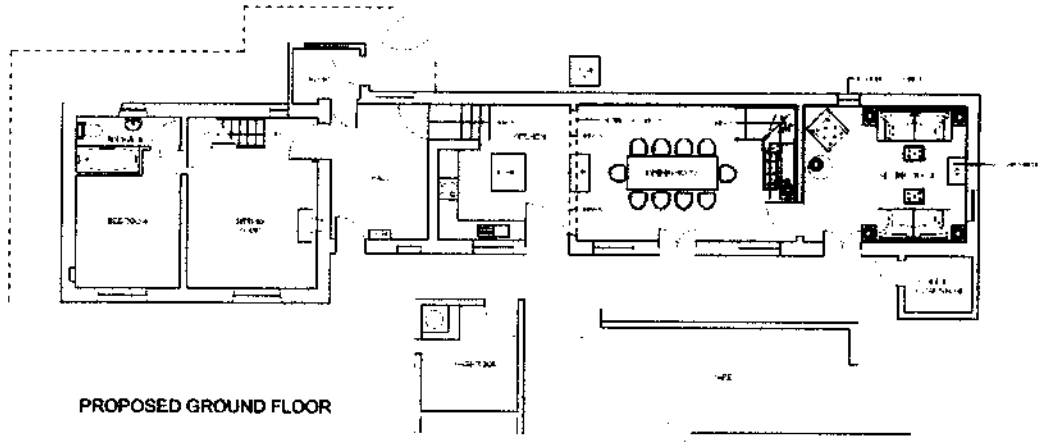
APPENDIX B

Existing and Proposed Plans

NYM / 2008 / 0774 / FL



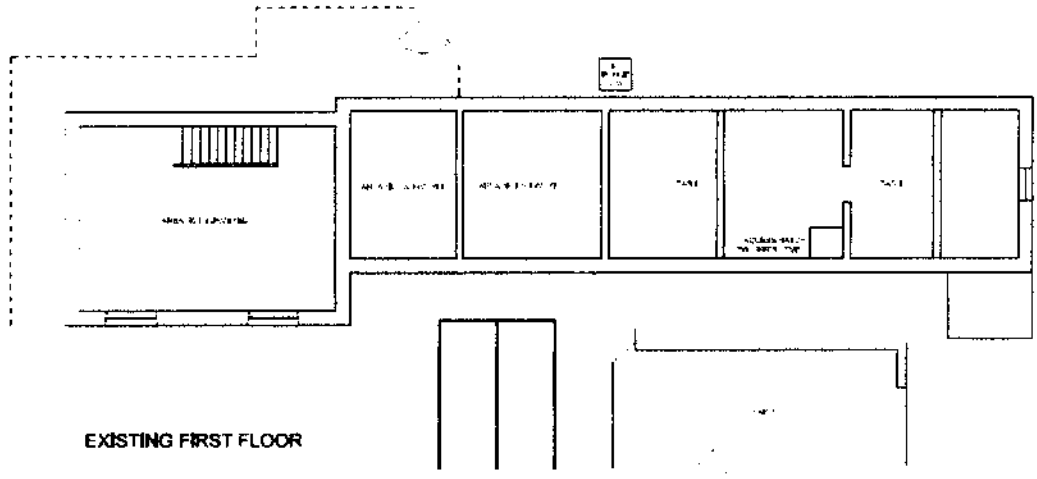
EXISTING GROUND FLOOR



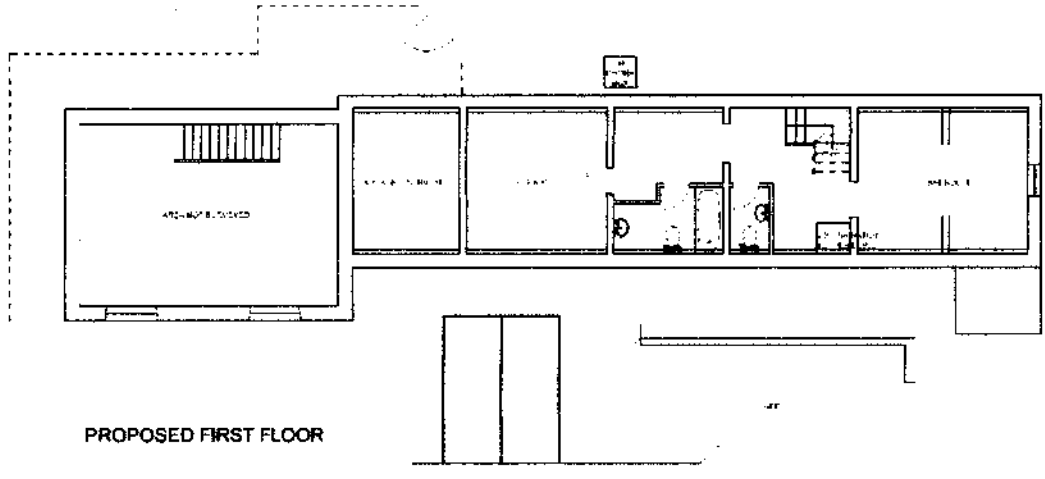
PROPOSED GROUND FLOOR

NYM / 2008 / 0 7 7 4 / F L

High Farm, Stonesate, Lealholm, Yorkshire **11303**



EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR

NYM / 2008 / 0 7 7 4 / F L

HIGH FARM

STONEGATE

WHITBY

NORTH YORKSHIRE

ENVIRONMENTAL ASSESSMENT RELATING TO

PROPOSAL TO REDEVELOP BARN

FOR

Mr & Mrs P CLARK

181 HILLS ROAD

CAMBRIDGE CB2 8RN

CONTENTS

Introduction

Julian Hall Environmental have been instructed by Mr & Mrs P Clark of 181 Hills Road, Cambridge CB2 8RN to carry out an environmental assessment on the structure of the barn and former cowshed adjoining the dwelling house at High Farm, Stonegate near Whitby, where it is proposed to redevelop the building as an extension of the main dwelling house. Verbal briefing was given by Mrs Clark as to the requirements of the local planning authority at the time of the survey.

Summary

No evidence of habitation by bat species was recorded, either as a hibernation site or as a roosting and breeding site, but subject to the limitations of the season and the recommendations made. One Swallow nest was found within the building

Issues

Since the building is located within the North York Moors National Park it will be necessary for the proposal to redevelop to be subject to a planning application for the appropriate consent from the National Park as local planning authority. Such an application will require an accompanying survey for evidence that there will be no damage to protected species or habitats, as defined in the Wildlife and Countryside Act 1981(WCA81).

The principal issues arising from the proposal regarding species or habitats protected under the above legislation will relate to the presence of Bat species within the buildings, and the likely impact on their habitat by the proposed development, and the possible destruction during the nesting season of any bird nests, most notably of Swallow and House Martin. The open building may also be a roost or nesting site for Barn Owls.

Under the terms of Sch.5 of the Wildlife and Countryside Act 1981, as extended by the Countryside and Rights of Way Act 2000, and the provisions of the amended Conservation (Natural Habitats etc.)Regulations 1994, bats are a protected species, and it is an offence to damage or destroy a breeding site or resting place of any bat. Under S.1 of WCA81 it is an offence to destroy nests of birds during the nesting season.

Site Description

The building stands on the steep south facing slope in the hamlet of Stonegate near Whitby at Grid Ref: NZ775090 at a height of about 200m. OD. It comprises a single storey stone building in two compartments, with pantile roof, formerly a cow byre and store of eary 19th century construction, and attached to the east end of the farmhouse. The inside of the building has been cleared of its concrete floor and other fittings and

the roof tiles are laid on unplastered laths. The farmstead stands in open grassland on the edge of moorland, with some trees and hedgerows in the fields below.

Survey Method

Given the time of year, when birds are nesting, a search of the inside and outside of the buildings will be made to check for any nests that remain, and to check whether they have been used in the last nesting season. This will give evidence of any species that have used the building, in particular the migrant species including Swallow and House Martin. Roosting sites for Barn Owls can be recognised by the presence of pellets of undigested small mammals regurgitated by them.

Habitation by Bat species will be examined from evidence of droppings and insect remains, as well as a search for roosting sites within the brickwork of the structure. Since at the time of the inspection, bats will be nursing their young in roosts comprising numbers of nursing females, there will also be the possibility of finding further evidence of their presence by sight and by recording the echolocation signals given by bats in flight while feeding.

Conclusions resulting from the findings of the survey will provide the basis of recommendations relating to the proposals, together with proposals for measures to mitigate any negative effects that are likely to be caused to the wildlife by the proposed operations involved.

It should be noted that a single survey at any time of year will only provide a "snapshot" of the full range of conditions that may exist on a given site, although a reasonable set of conclusions may be drawn from the result of such a survey.

Survey Result

The property was visited on Thursday 15 May 2008 in warm dry weather. A search of the stonework of the building's interior revealed no evidence of bats. Most of the external walls are unpointed and provide access for bats to enter the walls from outside for roosting or hibernation. These may be indicated by the presence of grease marks from fur of bats, and droppings and urine stains around access holes, but no signs of bats were detected in any of the spaces.

A 60 minute night-watch of the exterior between 2130 and 2230hrs, using a Batbox Duet echo-locator, showed no emergence of bats from any part of the fabric of the house. Particular attention was paid to the fabric of the roof, which could provide good cover for a roosting site. The whole building is open for access for both birds and bats, but no signs of habitation by bats were to be found in any part of the building.

Three individual 'vesper' bats were recorded feeding and commuting through the area surrounding the house and buildings, including common pipistrelle, *Pipistrellus pipistrellus*, and a bat of the Myotis genus, probably the whiskered bat *Myotis mystacinus*.

Inspection of the buildings showed that they are used by only one Swallow for nesting during the summer months, and no signs of House Martin nests were to be seen. No signs of roosting Barn Owls were to be found.

Discussion

The lack of evidence of bats using the buildings appears to indicate that they are not being used as a breeding colony site, for which the evidence would be shown as fairly large and obvious quantities of bat droppings, as well as grease marks from fur of bats, and droppings and urine stains around access holes.

The space within buildings can often be used by bats visiting for socialisation and feeding in the undisturbed space within, but the relative lack of insect remains in any significant quantity, such as the wings of moths and butterflies, as left-overs from feeding, indicates that this does not occur.

Examination of the roof spaces and eaves of the buildings showed signs of only one nest in use by Swallows or other birds, and the lack of House Martin nests under the eaves shows they are not using them.

It should be noted that under S.1 of the WCA81, all birds' nests are protected whilst in use, that is to say in the nesting season between April and September, although it is legal to destroy nest that are not in use, i.e. outside the nesting season. The implication here is that where nests are likely to resume use, birds should be excluded from returning to the site in the spring by closing off all entrance points, or indeed to ensure that work has commenced before they return.

The vegetation in the area immediately surrounding the buildings is mainly grassland with open moor to the north, plus the small number of mature shrubs and trees in the locality. These are all capable of sustaining a local bat population by providing a supply of insects to feed them.

Conclusion and Recommendation

During the survey, no specific evidence was found to indicate bats were currently or recently using the buildings for roosting, but the apparent absence of bat roosts or hibernation sites within the structure of the buildings cannot rule out the possibility of the use of deep crevices by individuals for hibernation, nor the use of the spaces for nursing colonies in the spring. Buildings may at any time provide sheltered space for bats to hunt for insects that have gathered there, if they can get access, but this is not an indication that bats are roosting there.

It is clear from the plan to redevelop the building, with the possibility of some timber repair and replacement, that major structural disturbance and repair will take place, which is expected to commence before the winter weather sets in. It is likely that females and juveniles will have moved from nursery roosts to the outside by then, but they may return to 'summer' roosts for shelter.

It is therefore recommended that should bats be found during building operations, work should immediately stop, and the Conservation Officer of

Natural England be notified through the consultant, so that application made to them for written consent to proceed. It is also recommended that all building contractors are made aware of the general possibility of discovering bats, and that all external materials such as soffit boards and roof slates or felt should be removed carefully in order to minimise damage to habitat.

No further plans for mitigation are proposed, on the grounds that no habitat is threatened by the proposals.

The few birds that were seen to be using the structure for nesting nevertheless indicates the need to carry out reconstruction work outside the nesting season, to avoid the risk of damaging nests in use. Birds are unlikely to insist on nesting in a building while work is going on before the nesting season starts, but if this cannot be avoided, **it is recommended that measures be taken to exclude birds from the building from early in the season, ie, from March onwards, until work is started.**

Subject to the observations that result from our survey, it is our opinion that there is no major risk that might arise from any proposed development works that represent unacceptable risk of harm to any of the protected species or habitats described, that cannot be adequately mitigated as suggested above.

The above recommendations are made as the basis for a proposal to obtain the release of any conditions that may be imposed in the grant of Planning Consent given for the operation proposed by the applicant. They form part of the report resulting from the survey carried out on behalf of Mr and Mrs Clark, whose sole property the report is.

Signed [redacted] J J Hall TD BSc Dated 16 June 08

Natural England Bat Licence No. 2007 3336

NYMNPA
20 OCT 2008

Reference:

Bat Mitigation Guidelines A J Mitchell-Jones 2004	English Nature
The Wildlife and Countryside Act 1981	HMSO
Countryside and Rights of Way Act 2000	HMSO
Conservation (Natural Habitats etc.) Regulations 1994 as amended 2007	HMSO

BATS AND THE LAW
APPENDIX I

All bats and their roosts are fully protected by the Wildlife and Countryside Act 1981 and the amended Conservation (National Habitats, etc.) Regulations 1994.

You must not intentionally:

* Kill, injure, catch or keep bats

* Damage, destroy or obstruct bat roosts

* Disturb bats for example by entering known roosts or hibernation sites

* Sell, barter or exchange bats, alive or dead

You must:

* Consult Natural England before you do anything that might affect bats in their roosts. This might include:

* Blocking, filling or installing grills over mines or tunnels

* Building alteration or maintenance work

* Getting rid of unwanted bat colonies

* Removal of hollow trees

* Re-roofing

* Remedial; timber treatment

* Re-wiring or plumbing in roofs

* Treatment of wasps, bees or cluster flies

Remember that because bats return to the same places year after year, a bat roost is protected even if there are no bats there at the time.

The law allows you to tend disabled bats, kill seriously injured ones and disturb bats in the living area of a house.

Other activities, such as catching, ringing or photographing bats or disturbing them while roosting, can be licensed by Natural England provided they are for scientific, educational or conservation reasons.

This explanation should be regarded only as a guide to the law. For further details reference should be made to Sections 9-11, 16-27, and 69 of the Wildlife and Countryside Act 1981.

Information as to the provision of Bat boxes and other aids to habitation by bats can be obtained by contacting a local Bat Group (01482 844800) or by contacting the Bat Conservation Trust (www.bats.org).

Suggested Bat Access Holes in roofs.

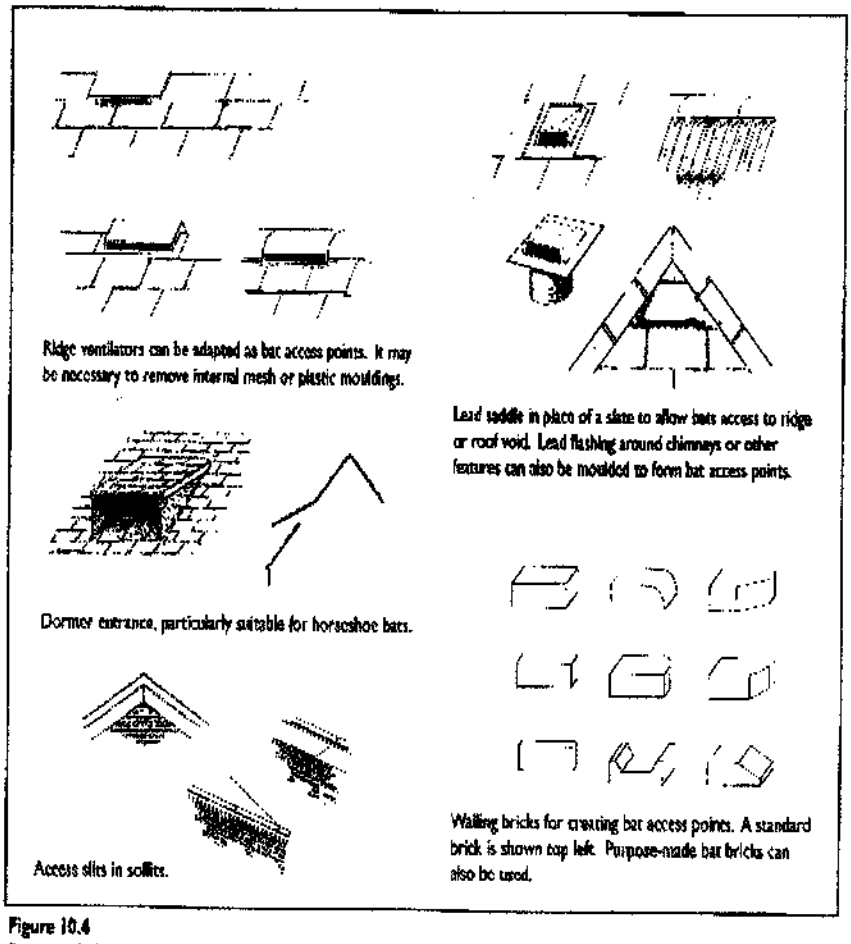


Figure 10.4
Bat access holes. Horseshoe bats prefer to fly into their roosts, but only small holes or slots are needed for other species and this also helps to deter colonisation by birds.

Fire doors in roof voids used by bats

Provision may also be made on the external walls or gable ends of buildings by the incorporation of panels of overlapping weatherboard or vertically hung tiles where appropriate.

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Foul Drainage Assessment Form (FDA1)

Please note: **this form should be used for planning related queries only and cannot be used when applying for a Consent to Discharge.**

APPLICANT DETAILS
Name PETER & CLARE CLARK
Address HIGH FARM STONEGATE LEALHOLM YO21 2AB
Telephone No/e-mail [redacted]

This form should be used in order to establish whether non-mains drainage, either a new system or connection to an existing system, would be acceptable, your answers to the following questions will be taken into consideration. It is important that you provide full and accurate information. Failure to do this will delay the processing of your application.

acodd 3/11/05 13.06
Deleted: In conjunction with the Environment Agency's National Standing Advice to Local Planning Authorities on development involving non- mains drainage. I

You must provide evidence that a connection to the public sewer is not feasible. Other than very exceptionally, providing non-mains drainage as part of your Planning or Building Regulation application will not be allowed unless you can prove that a connection to the public sewer is not feasible. Non-mains drainage systems are not considered environmentally acceptable in publicly sewered areas. Please note that the existence of capacity or other operating problems with the public sewer are not valid reason for non-connection where this is reasonable in other respects.

Where connection to the public sewer is feasible, agreements may need to be obtained either from owners of land over which the drainage will run or the owners of the private drain.
Government guidance contained within DETR Circular 03/99/ WO 10/99 'Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development' gives a hierarchy of drainage options that must be considered and discounted in the following order:

1 Connection to the public sewer
2 Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption)
3 Septic Tank
4 If none of the above are feasible a cesspool

You must respond to all the following questions, if you wish to submit additional information please do so, marked clearly "Additional Information". **In some cases you will be required to provide a further assessment in accordance with the requirements of DETR Circular 03/99/ WO 10/99 (see Guidance Note 1).**

Mains connection	**YES**	**NO**
Have you provided a written explanation of why connection to the mains sewer is impractical with this form?. *This should include a scaled map showing the nearest mains connection point - check with your local sewerage undertaker.*	✓	

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Non-mains connection
Please provide a plan with dimensions that clearly shows the location of the whole system in relation to the proposed development and the position of the key elements e.g. septic tank, drainage fields and points of discharge.

1. **Existing system**	YES	NO
Do you intend to use an existing non-mains foul drainage system?		✓
If YES, does the system already have a Consent to Discharge issued by the Environment Agency? *(In the case of a cesspool write N/A) Please provide Consent reference number*.....		—

2. **Discharge**	YES	NO
Do you propose to use a cesspool? *If yes go to Q4*		✓
Do you intend to use a system that discharges solely to watercourse? *(see Guidance Note 2)* *If yes go to Q8.*		✓
Alternatively, will all, or any part of, the discharge go to soakaway? *(see Guidance Note 2)* - this would include systems that combine a soakaway with a high level overflow to watercourse? *If yes go to Q3.*	✓	
Have you considered having your system adopted by the sewerage undertaker? *(See Guidance Note 6).*	✓	

3. **Water abstraction**	YES	NO
Do you receive your water from the public mains supply? *If yes go to Q5*	✓	
If not, where do you get your water supply from?		

4. **Cesspools** *(For methods other than cesspools write N/A)*	YES	NO
Have you provided written justification for the use of a cesspool in preference to more sustainable methods of foul drainage disposal? *(see Guidance Note 3)*	N/A	

6. **Ground Conditions** *(For cesspools write N/A)*	YES	NO
Have you submitted a copy of the percolation test results with this form *(see Guidance Note 4)?* If NO please explain the justification for not undertaking or submitting these tests.	✓	
Is any part of the system in land which is marshy, water logged or subject to flooding?		✓
Will the soakaway be located on artificially raised, made-up ground or ground likely to be contaminated? *If yes please provide details as additional information.*		✓
Have you submitted the results of a trial hole at the site to establish that the proposed drainage field will be above any standing groundwater *(see Guidance Note 5)?*	✓	

6. **Available Land**	YES	NO
Is the application site plus any available area for a soakaway less than 0.025 hectares ($250m^2$)?		✓

7. **Siting of drainage field/soakaway discharge from a septic tank or package treatment plant or other secondary treatment.** *You may need to make local enquiries to get a full answer to these questions.*	YES	NO
Will it be at least **10m** from a watercourse, permeable drain or land drain?	✓	

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	Y	N
Will it be at least **50m** from any point of abstraction from the ground for a drinking water supply (e.g. well, borehole or spring)? *This includes your own or a neighbour's supply.*	✓	
Are there any drainage fields/soakaways within **50m**? *This includes any foul drainage discharge system (other than the subject of this application) on either your own or a neighbour's property..*		✓
Will it be at least **15m** from any building?	✓	
Will there be any water supply pipes or underground services within the disposal system, Other than those required by the system? *(For cesspools write N/A)*		✓
Will there be any access roads, driveways or paved areas within the disposal area? *(For cesspools write N/A)*		✓

8. Siting of treatment plant, septic tank or cesspool	YES	NO
Is it at least **7m** from the habitable part of a building?	✓	
Will there be vehicular access for emptying within **30m?**	✓	
Can the plant, tank or cesspool be maintained or emptied without the contents being taken Through a dwelling or place of work?	✓	

9. Expected flow

Please estimate the total flow in litres per day *(see Guidance Note 4).*	720

* NB. THIS CALCULATION IS BASED ON WHEN OCCUPIED. NOTE: OCCUPATION WILL BE IRREGULAR/HOLIDAY (PERSONAL USE)

10. Maintenance

How do you propose to maintain the system?

THE PROPOSED FOUL DRAINAGE SYSTEM WILL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND WILL BE EMPTIED AND CLEANED IN ACCORDANCE WITH CURRENT LEGAL AND BUILDING REGULATIONS. A DURABLE NOTICE SHALL BE AFFIXED AS REQUIRED.

Declaration

I declare that the above information is factually correct.

Name	Signature	Date
PETER CLARK	[redacted]	15 OCT. 08.

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FOUL DRAINAGE ASSESSMENT FORM

ADDITIONAL INFORMATION

Re: HIGH FARM, STONEGATE, LEALHOLM, Y021 2AB.

- Explanation of why connection to the mains sewer is impractical.

The explanation of why connection to the mains sewer is impractical is that the nearest mains connection point is 1 ¾ miles away at Lealholm Sewage Treatment Plant.

* Refer to attached scaled map showing nearest mains connection point.

The planning application is looking to install a fully maintained septic tank system instead of a package treatment plant as package treatment plant is deemed inappropriate since the property used for holiday accommodation (personal use) where occupation and maintenance will be irregular and power failures often occur in winter months.

HIGH FARM
STONEGATE
YO21 2AB

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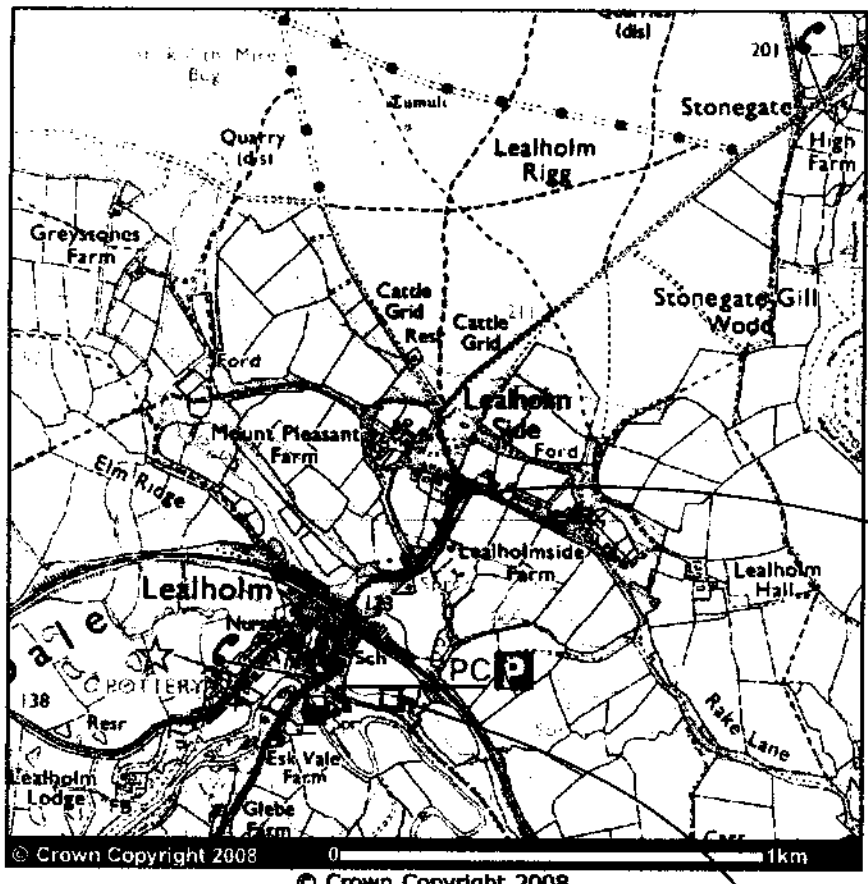
OS



www.ordnancesurvey.co.uk/**getamap**

NEAREST MAINS DRAINAGE CONNECTION (OVER 1KM FROM HIGH FARM)

LEALHOLM WASTE WATER TREATMENT WORKS.

SCALED MAP SHOWING NEAREST MAINS CONNECTION POINT TO HIGH FARM YO21 2AB.

HIGH FARM, STONEGATE, LEALHOLM NR WHITBY YO212AB

HIGH FARM STONEGATE YO21 2AB
PERCOLATION TEST RESULTS FOR NEW NON-MAINS CONNECTION

		Sunny & showers 07/08/08	Sunny & showers 08/08/08	Overcast 04/09/08	
Trial Hole	**Test 1**	**Test 2**	**Test 3**	**Test Average**	
	1	(148mins)	(122mins)	(176mins)	
		8880 secs	7320secs	5330secs	47.6
		59.2	48.8	34.8	
	2	(114mins)	(138mins)	(149mins)	
		6840	8280	3660	41.73
		45.6	55.2	24.4	
	3	(88mins)	(128mins)	(181mins)	
		5280	7680	2760	34.93
		35.2	51.2	72.4	
			Test overall average		41.42

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FOUL DRAINAGE STANDING WATER TEST RESULTS

REF: HIGH FARM STONEGATE YO21 2AB

SUBJECT: GROUND CONDITIONS

TRIAL HOLE TO DETERMINE STANDING GROUND WATER

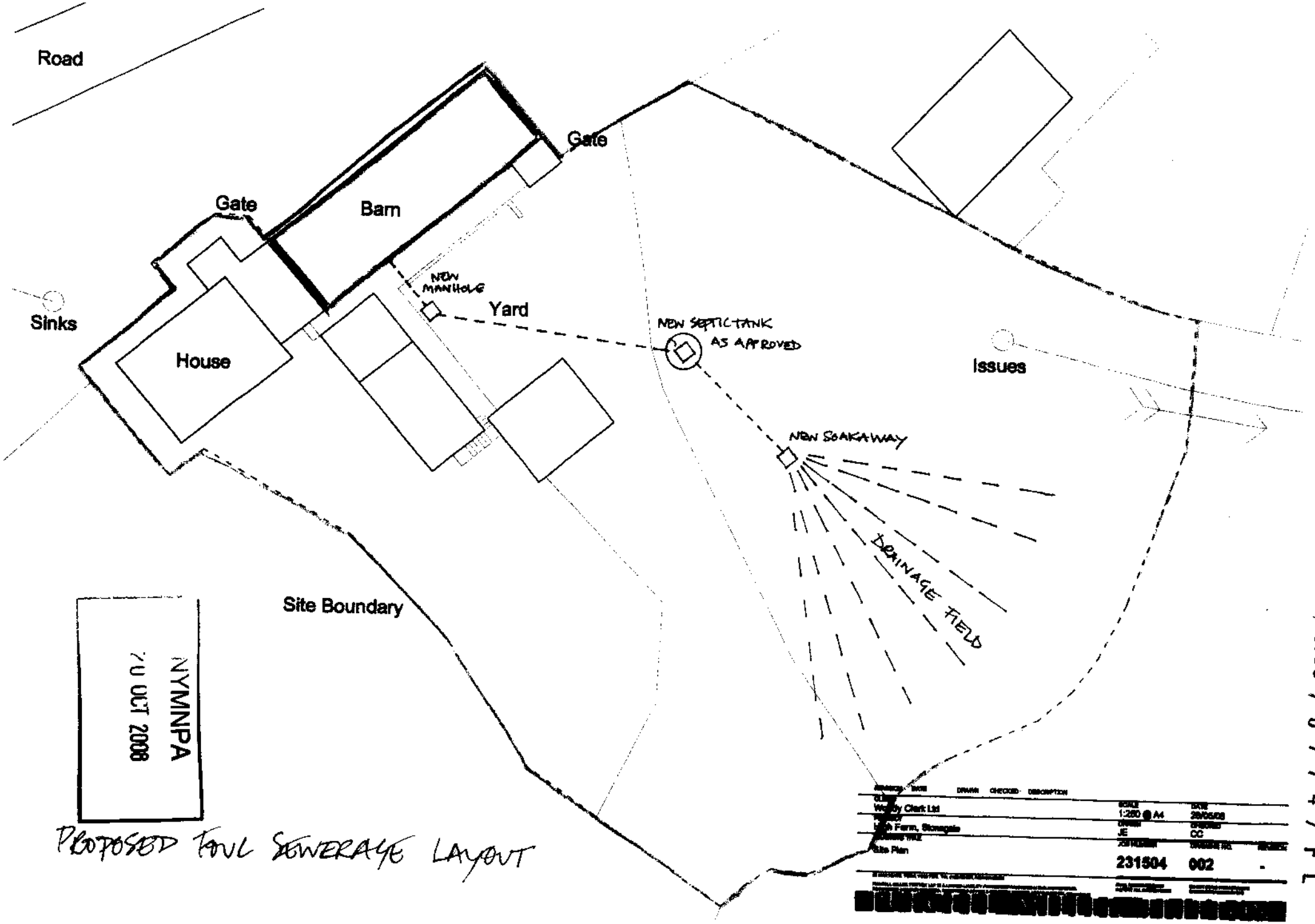
TRIAL DATE: 9/8/08

CONDITONS: OVERCAST AND SHOWERS

A TRIAL HOLE WAS DUG 1M x 1M x 2M DEEP

NO STANDING WATER WAS FOUND AT THIS DEPTH

3 INDEPENDENT PERCOLATION TESTS WERE CARRIED OUT ADJACENT TO THE WATER TABLE TRIAL HOLE (REFER TO SEPARATE SHEET FOR TEST RESULTS)


Road
Gate
Gate
Barn
NEW MANHOLE
Yard
Sinks
House
NEW SEPTIC TANK AS APPROVED
Issues
NEW SOAKAWAY
DRAINAGE FIELD
Site Boundary
NYMNPA
20 OCT 2008
PROPOSED FOUL SEWERAGE LAYOUT
1:200 @ A4
JE
CC
Site Plan
231504
002
NYM / 2008 / 0774 / FL