

Design and Access Statement

SITE LOCATION

The Site area is a 0.48ha field grassed located to the east of Holmfirth West Yorkshire. The site /field has a dry-stone wall in good condition as existing to the perimeter of the field.

The site sits within a rural setting opposite to a football pitch

BUILDINGS

Minimal buildings are proposed. The Bothy is a shepherd's hut in the top northern corner of the field. The classroom which will focus on rural crafts, but will also be for multi-functional use or rental. Both buildings share the parking areas addressed from Winney Bank Lane

LANDSCAPING

The proposed landscaping is to consist of 2 main meadow areas separated by a cut grass path. Planting details and visual representations are shown on JTDesign drawing 01A

The scheme also has a wooded area with beehives to the eastern corner of the site. To the western corner there is an area focusing on food production with raised beds and fruit trees and a green house.

DRAINAGE STRATEGY

Given the soil type has been identified as freely draining slightly acid Loamy Soil. The proposal is to use soakaways for the very limited roof to the classroom. The building has a green roof which has the effect of delaying the run off from the roof.

Foul drainage will be connected to a bio disc treatment plant which will also be connected to a soakaway.

OPERATIONAL DETAILS

- Confirmation how the site would operate – The shepherds hut would operate as a holiday let for 2 people envisaged short breaks of 2 nights at a time most likely weekends to be busier and winter season would be quieter and used less frequently – Pets are not accommodated within the holiday let.
- Hours of use proposed for the classroom – 3 days per week – Monday Wednesday and Friday

Hours would be from 10 to 4 this would consist of a single group per day of a maximum capacity of 10 with 2 facilitators/staff members. Events would not overlap.

The shepherds hut would accommodate 2 people at a time

- Rationale behind the development – To provide a sustainable development which promotes countryside crafts and seeks to educate people in principles of country crafts and landscaping with a sustainable approach
- Details of intended odour control – Planting as a natural filter – bins are to be sealed and collected on a regular basis – no foul Odors will be emitted from the development.
- Noise assessment. _ due to the low occupancy and nature of the facility for education and holiday let accommodation for a very small number of uses noise is expected to be minimal

CONCLUSION

The impact of the proposal upon the open countryside is minimal due to the low density of built accommodation and the extensive landscaping which will provide a sheltered and pleasant setting for the buildings. The site occupancy will be minimal also with a maximum occupancy of 14 people at any one time. It is likely to be less than this for most of the time.