

DESIGN AND ACCESS STATEMENT

Ref: MS-2021-DA REV B

Proposed New Dwelling at Bettisfield Boat Yard, The Moorings, Bettisfield, Whitchurch, Shropshire SY132LJ.

Bettisfield Boats Hire Boat Company has operated from the site for the last 45 Years, but ceased to do so at the end of 2020.

We have considered various ways of diversifying the business and to make use of the no longer required space.

Previously we were granted planning permission MAE P/2020/07/05 dated 11.02.2021

This was for a Holiday Let and a Permanent Residential Boat mooring.

Unfortunately, on further investigation by ourselves it has been deemed that neither of these proposals are economically viable.

Therefore

- . We proposed a new permanent dwelling on the no longer used Boat hire car park.

- . The design of new dwelling would be a Single story, one bedroom house of approximately 43 sq meters. With finishing materials to match surrounding properties.

- . If permission was to be granted, we would forfeit the right to the residential mooring, meaning there would be only one residence on the site and the no longer needed car parking spaces would then be incorporated into the garden of the new dwelling.

- . The development is expected to greatly reduce traffic on the existing driveway as the activity at the boatyard will be considerably less after the cessation of the boat hire business.

- . Due to the location of the site and the canal embankment, no underground Drainage would be possible, therefore we propose the following drainage scheme.

Drainage Scheme

National Resources Wales Position statement G6 states that Cesspools are not encouraged.

Unfortunately Bettisfield has no mains sewerage and as previously stated due to the proximity of the Canal embankment septic tanks and soakaways are not possible.

So we would propose the use of

1. Composting toilets

One composting toilet will be installed in the dwelling , two compost bins will be placed in the garden to be used in rotation , when bin one is full, it will be closed off and left for one year until the compost is useable , during this time bin 2 will be filled.

Water waste will be discharged into a small soakaway.

2. A Greywater recycling system will be installed (Hydraloop or similar) , This will enable waste water from sinks and showers to be reused for the washing machine and for car washing and watering the garden.

3. A 8000 litre storage tank for none recyclables grey water only, will be placed 6 Meters from the dwelling and screened from view with native Hawthorne hedging.

This will be used for non recyclable grey water from the kitchen sink and washing machine.

We estimate that these systems together will reduce waste to the storage tank by 60 % meaning that the 8000 liter tank ,used by two people will only need emptying twice per year by waste disposal lorry.

4. All surface water will be discharged to the existing soakaway in the driveway, The site falls away from the canal so eliminates any run off to the canal.

We feel the proposed development of an energy efficient home with just one bedroom would provide much needed affordable housing in the village and with waste management systems minimal environmental impact.