

Design and access Statement
Field No 5886
Land off Raikes Lane
Sneaton
Whitby
North Yorkshire
November 2021

1 Historical Information

The field is located on a remote Lane between Sneaton and Sneatonthorpe. The nearest property to the proposed development is 150M and is a working farm. The field was until recently used as a paddock for horses and had planning permission for a field shelter and field store in March 2013. The field is now unused.

2 Existing site and surrounding area

Shepherds Huts and similar developments have become very popular in recent years and especially since the Covid outbreak as people prefer the safety of the outdoors and the individual Holiday requirements that these charming Huts provide. Though not large they have all the facilities needed for comfort and hygiene. The field sits behind a high hedge to the road elevation and is therefore well screened from which is a very little used byway. To the East elevation there is a Woodland of Historical interest and the development within the field is designed to be well clear of that area.

3 Description

The development is for Ten Shepherds Huts around 6M x 2.5 x 3.8m High, Constructed mainly in Timber under an insulated corrugated iron roof. The existing Timber framed and clad Field Shelter 7.575M x 3.2M and Feed Store 1.664M x 3,2M are to be reused as a bike store and waste storage there will be parking for 11 vehicles two of which are disabled parking spaces. The hardstanding required for the parking area will be loose permeable gravel with existing site access for transport and pedestrian use. Foul water is to a septic tank and there will be soakaways provided for surface water.

4 Design Principles

The development is designed and built to provide quiet holiday accommodation for those people that prefer the more individual outdoor activity holiday exploring the wonderful countryside that the proposed location provides. Or those that prefer to Just enjoy the surroundings within the site.

Construction and Appearance

The construction materials for the framework and cladding will be timber.
Under an insulated Steel corrugated roof.
Each unit will have a timber deck area with a low picket fence and each Individual plot will be landscaped to provide privacy.

6 Environmental Impact

There is no anticipated impact to the environment

7 Access

Access is by the existing entrance,

View from the North looking South at the High Hedging bordering Raikes Lane to the East and part of the Historical Wood to the West



View from the North Looking South At the Historical Wood to the West



View from the North looking South at the High Hedging bordering Raikes Lane to the East

