

Design and access Statement
Field No 5886
Land off Raikes Lane
Sneaton
Whitby
North Yorkshire
May 2022



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 used as a paddock for horses and had planning permission for a field shelter and field store in March 2013. The land to the Raikes Lane is bordered by a tall dense mixture of hedging, trees and shrubbery. The position of the new Potash mine now under construction is approximately 1100M from the proposed site of the development

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 Five 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 is to be demolished and replaced by a Lodge for the site manager. The Feed Store 1.664M x 3,2M is to be reused as a bike store and waste storage there will be parking for 9 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. The progress of the Pandemic has been such that the mental and physical wellbeing of the population are being better served by the provision of the proposed development of these individual sites.

Construction and Appearance

Shepherds Huts

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.

Managers Lodge

The lodge will be timber framed under a Pantile roof with the external walls being timber clad.

6 Environmental Impact

There is no anticipated impact to the environment due to the huts being raised off the ground and providing clear areas for wild life, The boundary hedging as shown by the photos is dense and along with the screening provided around each unit by the landscaping as shown on drawing RB2022 Sheet 4 will reduce the view of the

Huts from the public using Raikes Lane (which has very little use) to a minimum and will be nil as the hedging grows and the landscaping develops. Lighting will be kept to a bare minimum for safety and be of low wattage and be of the modern LED system. The front elevation of the Managers Lodge provides an extended roof so that downlighting can be positioned for incoming guests to be signed into the site safely if arriving after dark. Although the area is sparsely populated it has smallholdings and farms close to the site in question as well as the new Potash Mine. It is known that the NYMNP prefer the dark skies however drone photographs taken at night show that all the above give out large amounts of illumination and the proposals for the Shepherds Hut site has looked at this carefully and has proposals for reducing as far as safety permits the lowest illumination possible.

7 Access

Access is by the existing entrance,

List of Photographs of area around Raikes Lane Proposed Development.

All photographs taken during the Winter Months. Photographs 1-3 taken from Raikes Lane

No1 View from site entrance looking South

No2 View towards site entrance looking North

No3 View towards West showing density of boundary Hedging

No4 View Looking South showing Field and nearby Potash Site and small dwelling.

No 4A View looking South showing Field and Potash Site at night plus a small dwelling illuminated

No5 View looking North showing nearby farm and residences.

No5A View looking North showing nearby farm and homes at night shown illuminated.

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 FIELD NO 5886 RAINES LANE SNIFTON E490575 N 505 874

1. Please indicate distance to nearest mains drainage NO MAINS DRAINAGE IN THE AREA.

2. Number of Occupiers of proposed development:

Full Time 2

Part Time 10

3. Number of previous occupiers (if applicable) N/A

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

Septic Tank Package Treatment Plant 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) _____

DMS range

NYMNP A

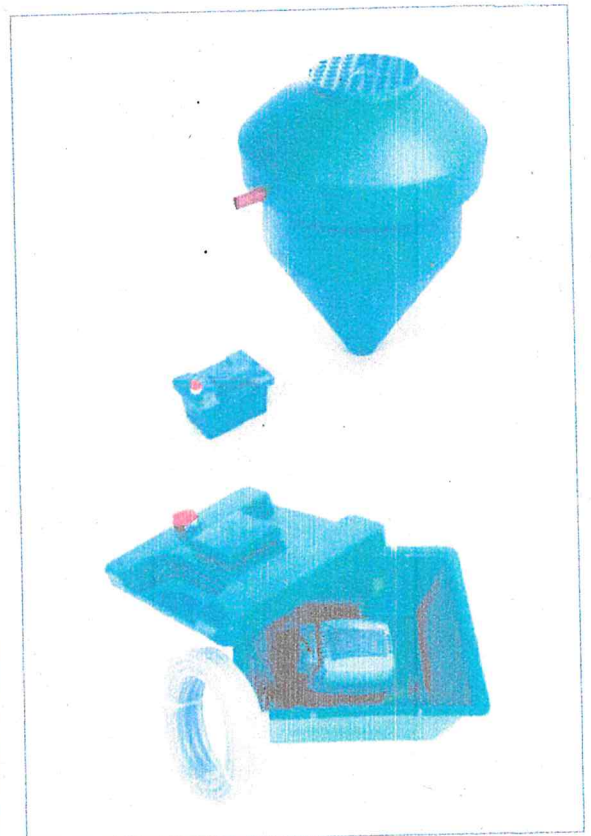
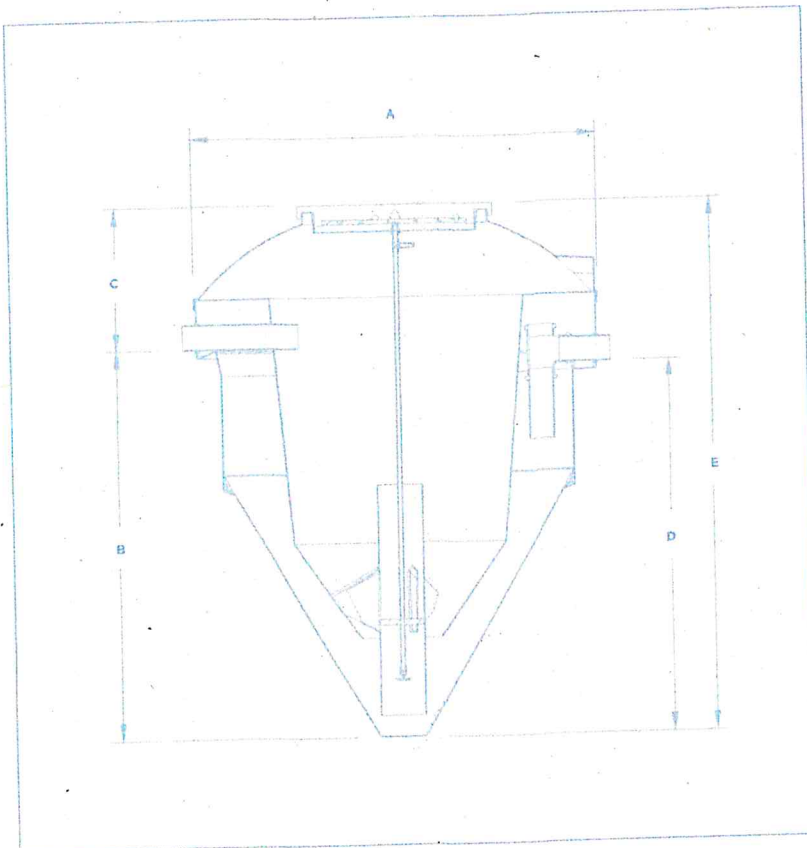
04/05/2022

Our reliable DMS range caters for properties housing 1 up to 20 people. Typical uses include domestic homes and small commercial businesses such as farm shops, B&Bs and glamping sites.

The standard tank models come supplied with a weather proof kiosk and low air pressure alarm beacon and blower inside.

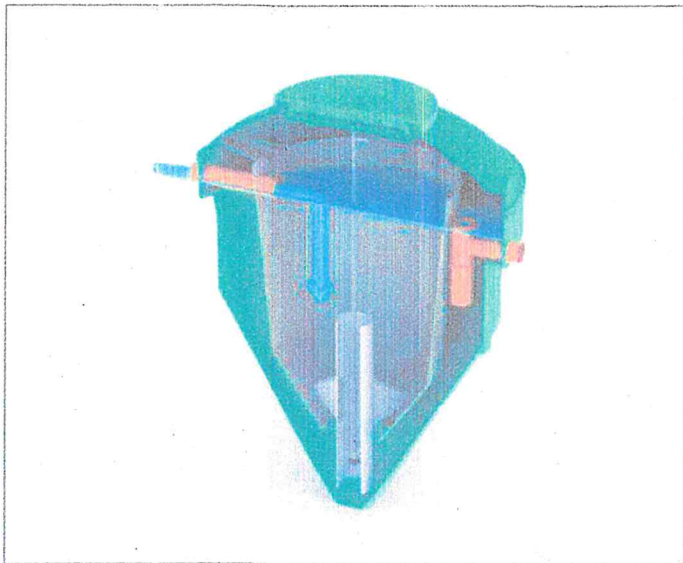
Model	Population	Max Outside Diameter (A)	Height to Inlet (B)	Inlet Invert Depth (C)	Height to Outlet (D)	Max Height/ In Ground Depth (E)	Weight Empty (KG)	Total Capacity (L)
DMS2	1-6	1740	1700	630	1610	2330	155	2270
DMS3	5-11	1960	1830	760	1730	2590	192	3030
DMS4	10-15	1990	2000	780	1930	2780	210	3975
DMS5	14-20	1990	2000	780	1930	2780	210	3975

- Dimensions above shown in mm
- Deeper inverts can be accommodated with our range of standard invert extensions.
- Indicative technical drawing only



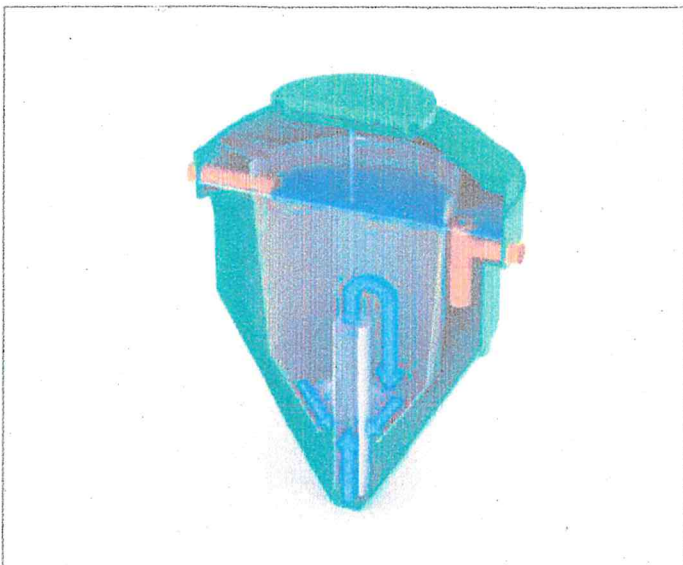
DMS kiosk power consumption					
Model	Blower Type	Power per blower (kW)	No. of Blowers	Min Power Consumption (kW)	Max Power Consumption (kW)
DMS2	ET100	0.08	1		0.08
DMS3	ET120	0.09	1		0.09
DMS4	ET150	0.16	1		0.16
DMS5	ET200	0.23	1		0.23

Simple and reliable operation

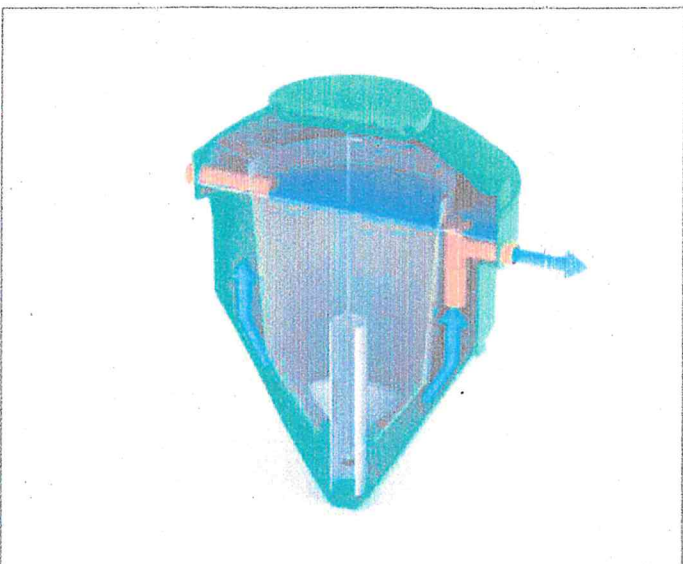


1: The wastewater flows into the main tank and enters directly into the bio-chamber.

The bio-chamber is a zone where the solids circulate continuously; this is achieved by air rather than mechanical or electrical parts inside the tank.



2: The draft tube enables the solids to be drawn back up into the central aeration chamber and re-circulated through the treatment process.



3: The treated liquid then exits through the dip pipe and is discharged safely in to the environment, meeting the required consent standard.

Planning

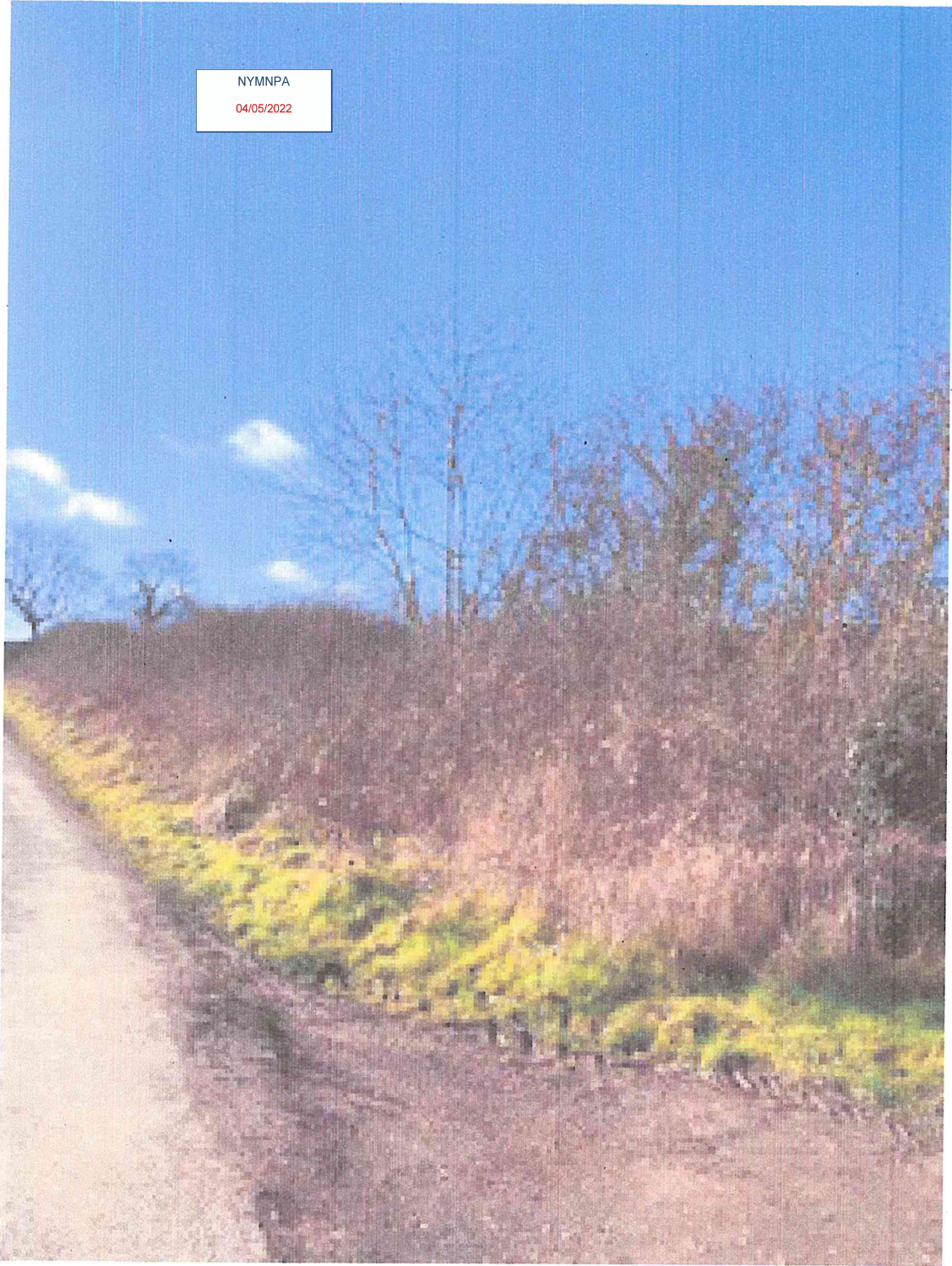
Please ensure all necessary permissions have been granted and due consideration has been given to:

- Planning permission, building regulations, and other regulating or interested parties.
- Sizing of the plant is in line with the British Water Flows and Loads codes of practice.

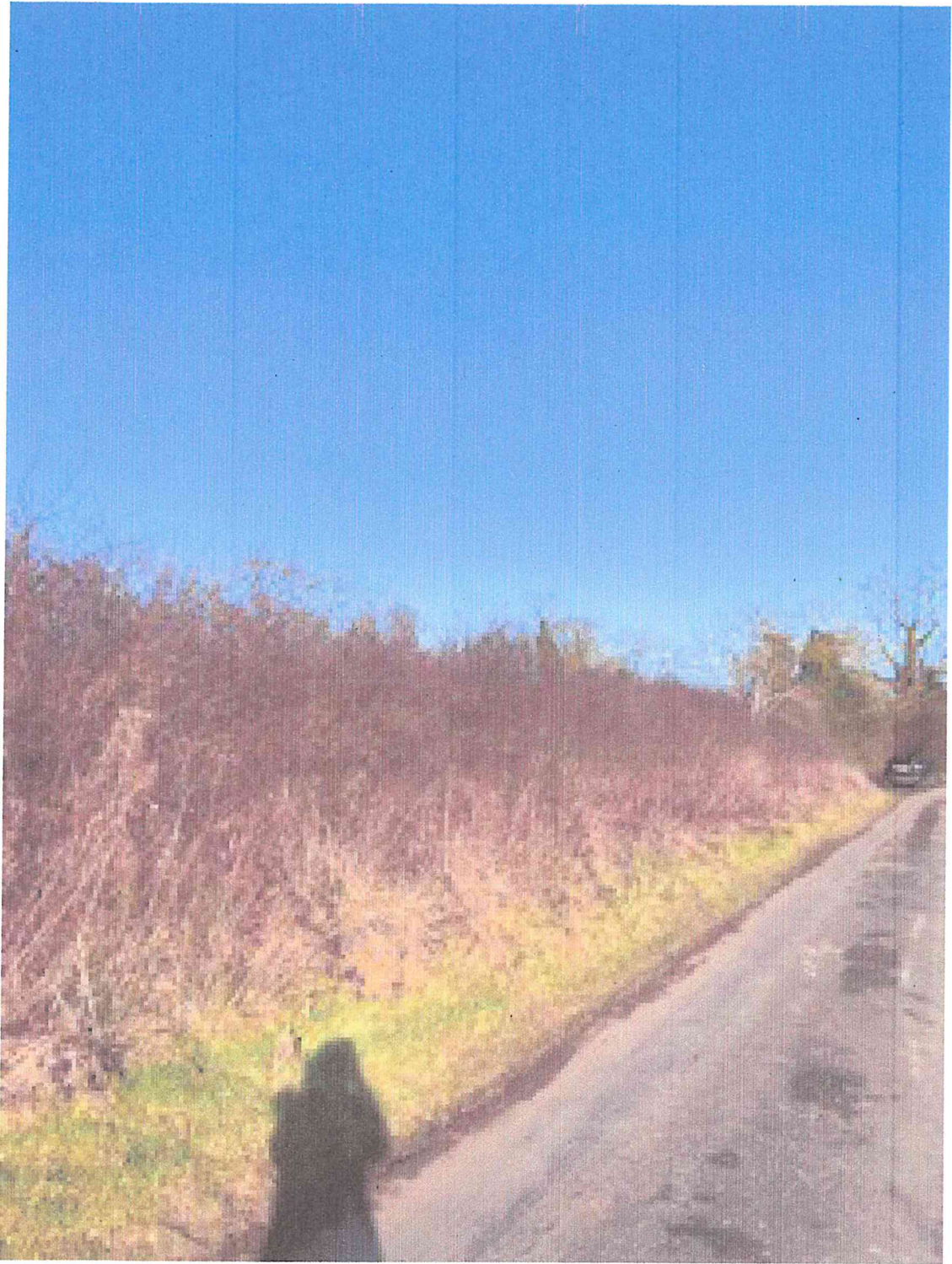
Discharging to a watercourse

If your septic tank is discharging to a watercourse for example a river or a stream, you now need to consider an alternative option such as a package treatment plant, which treats sewage to a higher standard. Please visit your local environmental protection agency such as the Environment Agency (England), Natural Resources Wales requirements or SEPA (Scotland) for guidance.





2





4



4A



5



5A

