

---

# DESIGN & ACCESS STATEMENT

---

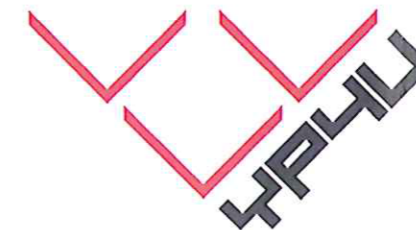
FULL PLANNING APPLICATION  
FOR  
PROPOSED BUNGALOW  
&  
PITCH SITE FOR 5 TOURING CARAVANS

at

Bottoms Lane  
High Hawsker  
North Yorkshire  
YO22 4LL



YORKSHIREPLANS4U  
23 Filey Street  
Broomhall  
Sheffield  
S10 2FG



**1.0 Outline of Application:**

- The application is an outline planning application for the construction of a detached bungalow with pitches for up to 5 touring caravans. Dwelling to only be used in conjunction with caravan pitches.

**2.0 THE CLIENT**

Mr Stephen Towse  
35 West Street  
Bridlington  
YO15 3DT

**3.0 ASSESSMENT OF SITE CONTEXT**

3.01 The site Location is as follows:-

Post Code	Grid Reference	X (Eastings)	Y (Northings)	Latitude	Longitude
YO22 4LL	NZ 93242 07593	493242	507593	54.455174	-0.56329608

3.02 The site area is

<b>2707 Sq. M</b>	<b>0.27 Hectares</b>	<b>0.6689 Acre</b>
-------------------	----------------------	--------------------

3.03 The site at the junction of Raw Pasture Bank and Bottoms Lane, near the village of Hawsker. (Hamlet of High Hawsker), Close To Robin Hoods Bay.

3.04 The site lies approximately half a mile from the sea

3.05 The site lies within the Scarborough Borough Council authority jurisdiction and just within the North Yorkshire Moors National Park.

3.06 The site is a brownfield site in that it has previously been used as a concrete reservoir site (Known as Hawker Reservoir). The concrete reservoir structure has been disused for many years and now lies abandoned. The site is not an agricultural or grazing.

3.07 The site adjoins some public footpaths/bridleways but none cross the site. (Refer to Map 1 below). The main bridleway No.1 runs close to the site, to the north.

3.08 The site lies in close proximity to Northcliffe and Seaview Holiday Parks, a welcome sign for these sites adjoins the application site. (Refer to Photo 4 below)

3.09 The area has several static caravan sites in the locality, accommodating holiday makers visiting the North Yorkshire Moors National Park and the nearby coastal areas and tourist location such as Whitby and Robin Hoods Bay.

3.10 HISTORIC MAPPING: Appendix A of this document contains Ordnance Survey maps of 1928 and 1974-75 (Scale 1:2500). The map of 1974-75 shows the covered reservoir.





Map 1 - Area Location Plan - Scale 1:5000

4.0 SITE DETAILS

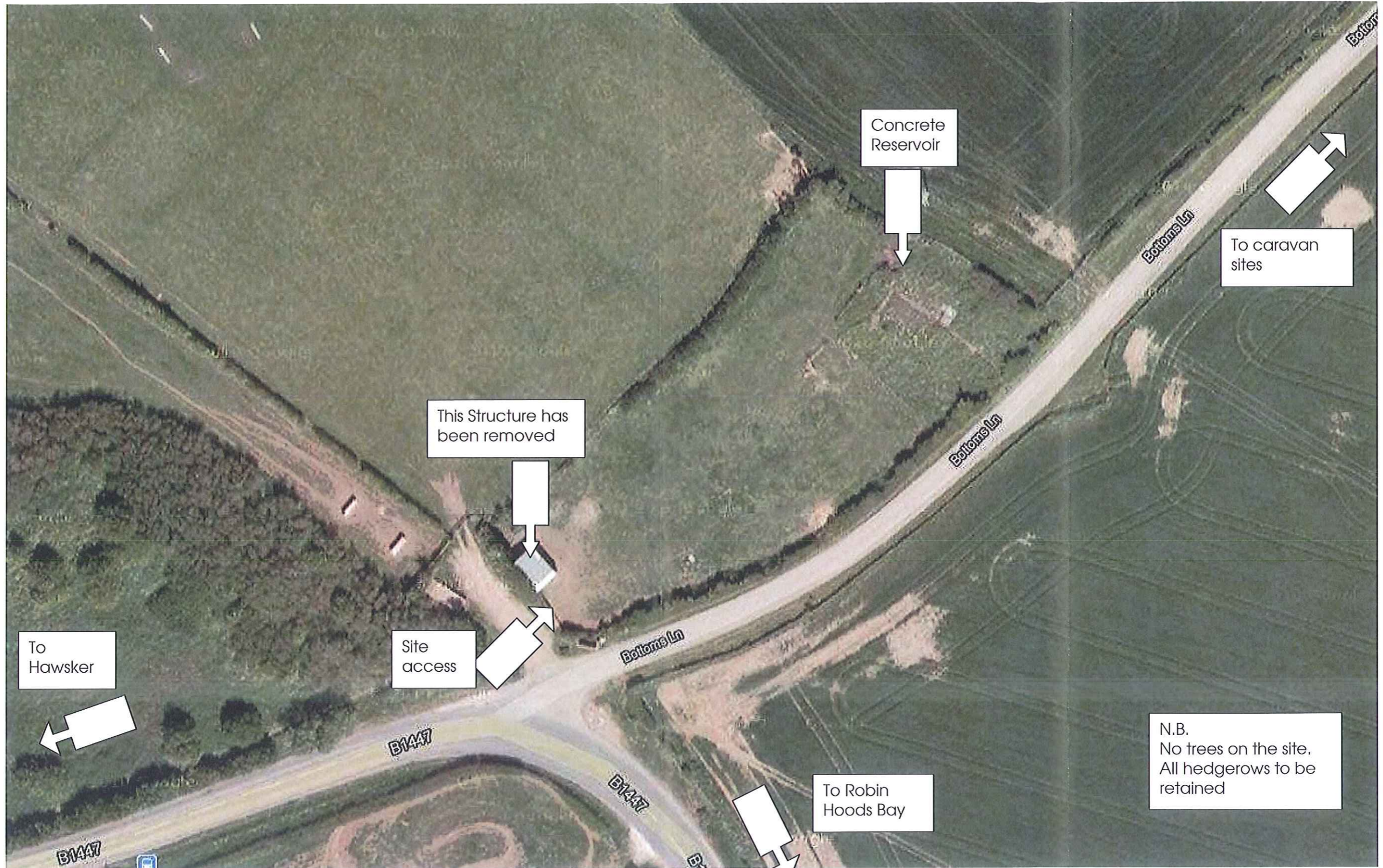


Photo 1 - Aerial photo

NYMMPA  
06 JUL 2012

4.1



Photo 2 – Hedgerow to Bottoms Lane



Photo 3 – Site from top of reservoir structure



Photo 4 – Road Junction



Photo 5 – Site from top of reservoir structure

NYM/NPA  
06 JUL 2012



Photo 6 – Concrete Chamber in reservoir



Photo 7 –top of reservoir structure



Photo 8 – top of reservoir structure



Photo 9 – top of reservoir structure

NYMNP  
06 JUL 2012

4.2 RESERVOIR

The concrete reservoir structure is shown in photos 6 to 9 above, this structure has been disused for many years and lies abandoned.

4.3 HEDGEROW

- All of the hedgerows and shrubs will be remained and maintained. Gaps to the boundary of the site will be filled in with similar hedgerow plants.
- The high hedge obscures most of the site from the road.

4.4 TREES

There are no trees within the site. It is proposed to add some trees as shown on the proposed site plan.

4.5 BATS

The Reservoir structure is not a structure in which bats can roost.

4.6 FLOOD RISK



NYMADA  
06 JUL 2012

The site is not located in or close to a flood risk area or in close proximity to any rivers.

## 5.0 THE PROPOSED DEVELOPMENT

### 5.1 BUNGALOW

- The proposed bungalow will be a modest 3 bedroomed dwelling.
- It will have local features such as pantiles and local facing brickwork.
- The pitch of the roof will be kept low (25 degrees) so as not to be seen from the road (due to high boundary hedge)

### 5.2 TOURING CARAVAN PITCHES

- This will act as a small side business for the occupant of the attached dwelling.
- The proposed pitches will be Grasscrete or similar other material as shown below.

Grasscrete

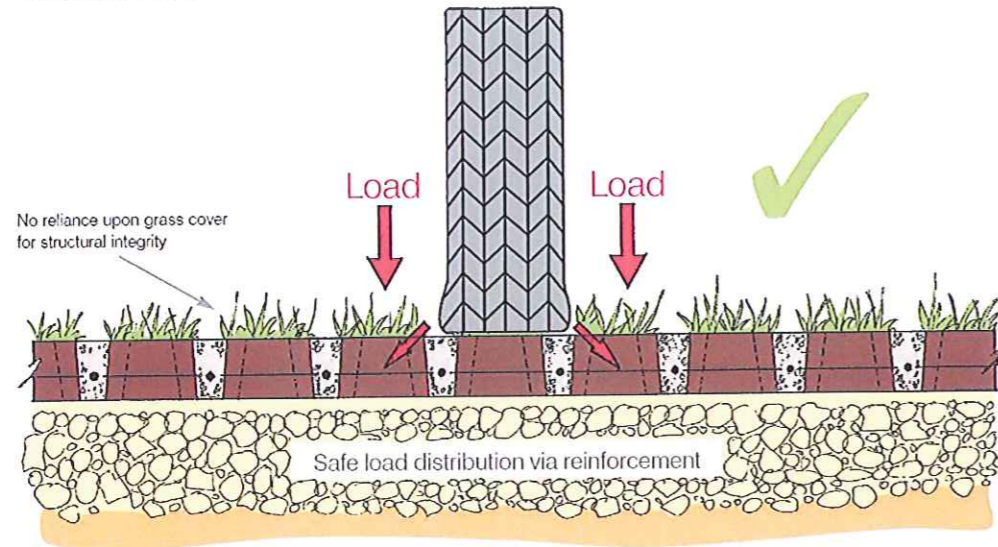


Diagram 1 – Section Through grasscrete



Photo 10 – Typical grasscrete area

### 5.3 ACCESS ROAD



Photo 11 – Typical Gravel drive

The proposed access road will be gravel with natural or timber edgings. Similar that as shown in Photo 11.

NYMP/PA  
06 JUL 2012



NYM / 2012 / 0482 / FL 71

---

# APPENDIX A – HISTORIC MAPPING

---

THIS SECTION CONTAINS 2 MAPS – 1928 & 1974

FULL PLANNING APPLICATION

FOR

PROPOSED BUNGALOW

&

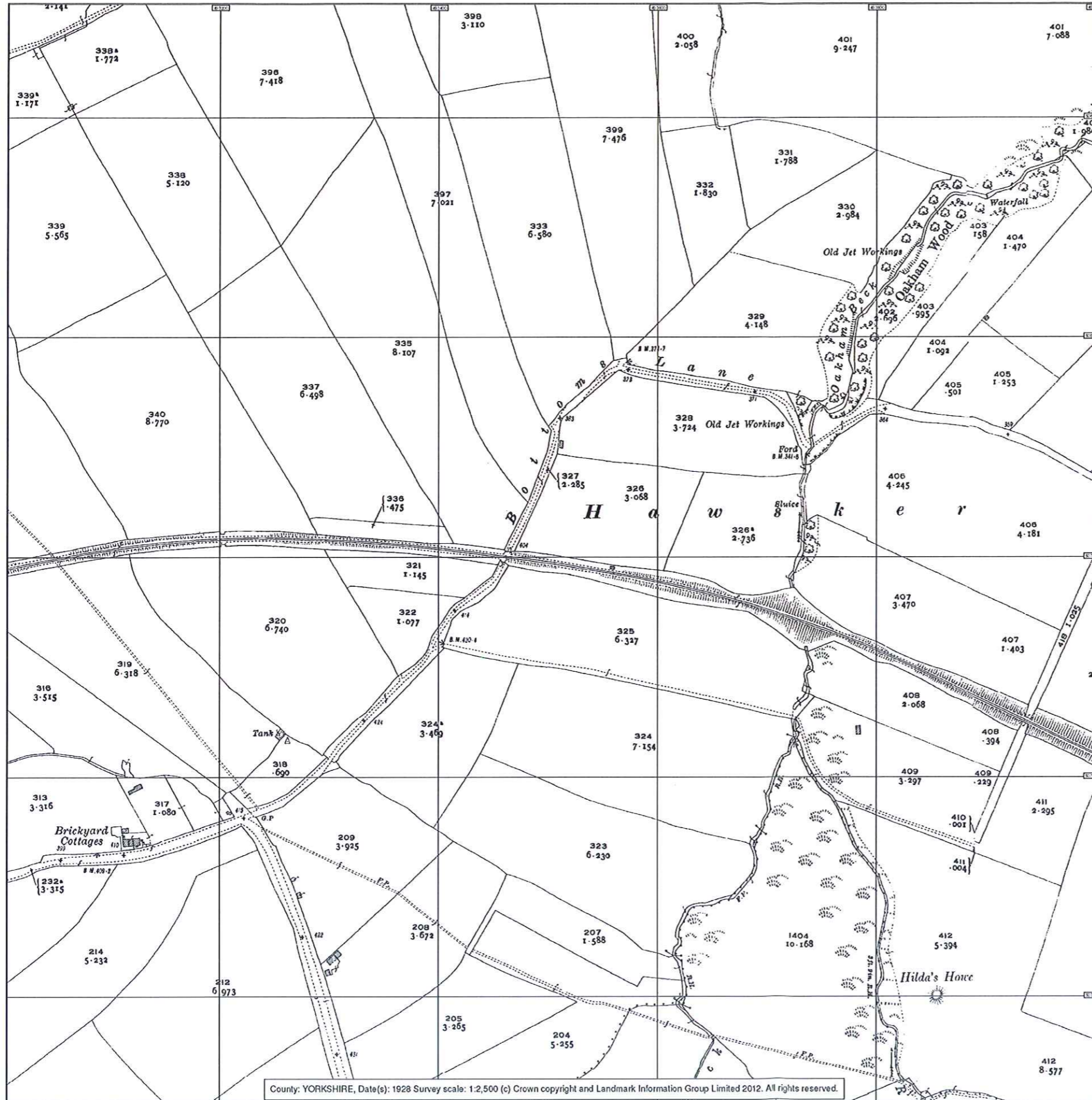
PITCH SITES FOR 5 TOURING CARAVANS

at

**Bottoms Lane  
High Hawsker  
North Yorkshire  
YO22 4LL**

NYM/PA  
06 JUL 2012

NYM / 2012 / 0482 / FL 4



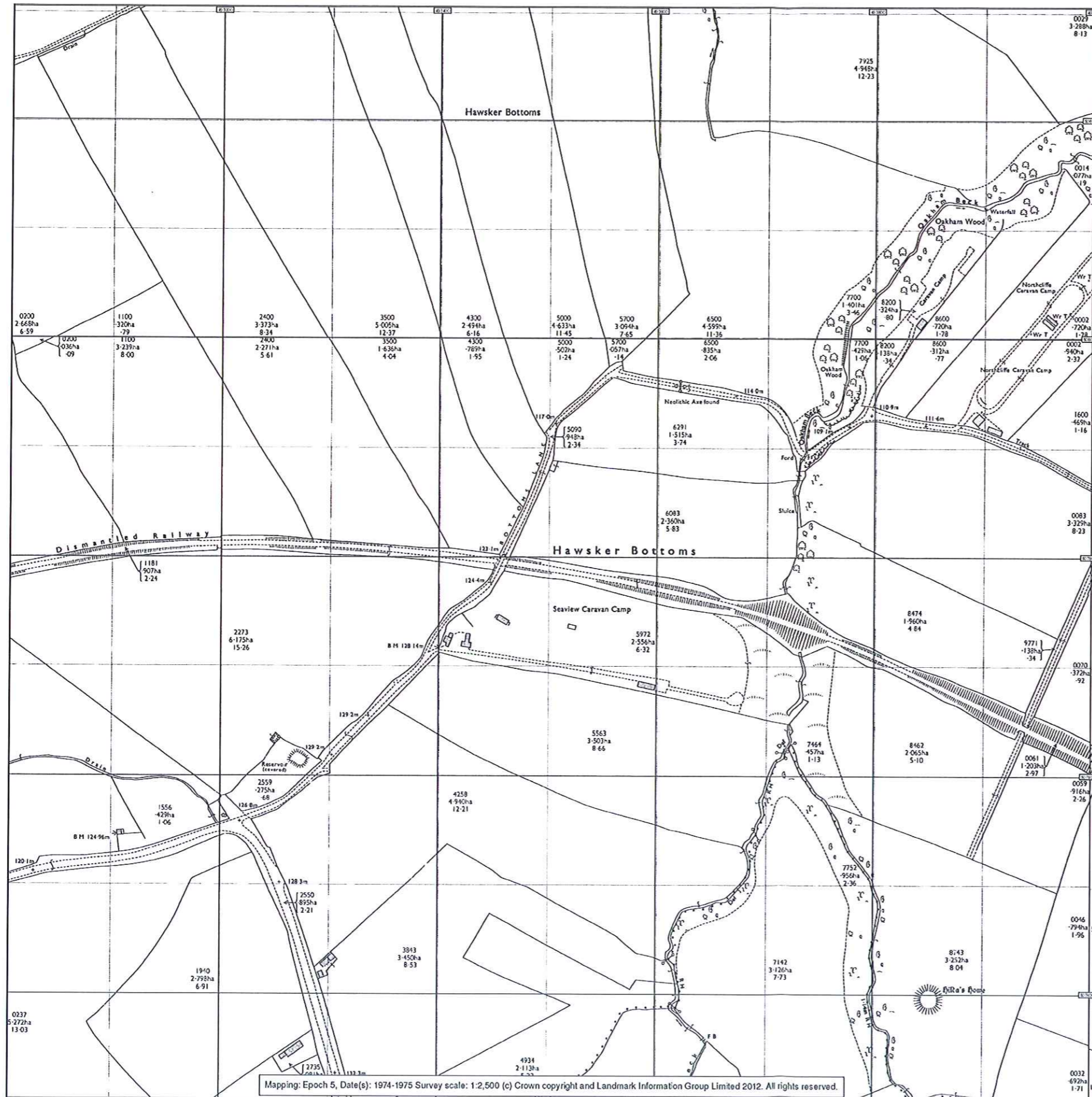
County: YORKSHIRE, Date(s): 1928 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2012. All rights reserved.

06 JUL 2012

**Landmark**  
Information Group

Landmark Historical Map  
County: YORKSHIRE  
Published Date(s): 1928  
Originally plotted at: 1:2,500

NYM / 2012 / 0482 / PL 1



Mapping: Epoch 5, Date(s): 1974-1975 Survey scale: 1:2,500 (c) Crown copyright and Landmark Information Group Limited 2012. All rights reserved.

NYM/IDA  
06 JUL 2012

**Landmark**  
Information Group

Landmark Historical Map  
 Mapping: Epoch 5  
 Published Date(s): 1974-1975  
 Originally plotted at: 1:2,500