

Site constraints include an 80m wide utility easement for overhead power lines running parallel to the site boundary. A separate utility easement for water and sewerage is also shown. The site is to be developed in accordance with the above constraints.

Drainage ditch on Western boundary to be cleared and maintained.

Utility ducting connecting existing building to utility with a water meter holding tank and overflow. To be used exclusively with eco-friendly washing products.

3 x Shepherd Huts surrounding outdoor reception room with maximum depth of 5m.

3 x Shepherd compact waste treatment plant to service three huts. Plant to be buried underground with a 2m deep gravel soakaway for overflow.

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The site to be landscaped with the addition of 25,000 plants and trees of various species to approximately 1.5m height to complement existing boundary hedge consisting primarily of Hawthorn and other trees and shrubs including silver birch, beech, garden yellow, blue arbutus and wild rose.

Reception building

Gravel track for private vehicular access on site

Existing site access via the Thornton Road to be improved with addition of gravel driveway leading to road

Red lines indicate 50m vision splays for incoming traffic lanes, 20m from boundary to access road

27.4m

30m Vision Splay

THORNTON LANE

30m Vision Splay

DATE VALID 30/11/15

**Project:** Shepherd Huts at The Pasture  
**Planning Reference:** 15/01290/MFUL  
**Location:** Land At Ordmerstones Lane, Maltongate, Thornton Dale, YO18 7SE  
**Applicant:** Mr Simon Shearer  
**Scale:** 1:500  
**Paper Size:** A1  
**Drawn by:** Timberpad LTD (Agent)  
**Date:** 18/11/2015  
**Key:**  
 Shepherd Hut (5.4m x 2.3m)  
 Reception Building (4m x 2.8m)  
 Utility Building (4m x 2.8m)  
 Existing Hedgerow  
 Native Trees and Shrubs to be planted  
 Waste treatment plant (0.9m x 2m)