

SCHEDULE A: Applications with Recommendation

18/0620

Item No: 06

Date of Committee: 26/04/2019

Appn Ref No:
18/0620

Applicant:
Mr Foster

Parish:
Kingwater

Agent:
Robson & Liddle (Rural)
Limited

Ward:
Irthing

Location: Desoglin, West Hall, Brampton, CA8 2BP

Proposal: Erection Of A 16,000 Bird Poultry Unit And Packing Area With 2no.
Feed Hoppers

Date of Receipt:
24/07/2018

Statutory Expiry Date
23/10/2018

26 Week Determination
26/04/2019

REPORT

Case Officer: Suzanne Osborne

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions.

2. Main Issues

- 2.1 The principle of development;
- 2.2 The visual impact of the proposal;
- 2.3 Impact upon the living conditions of neighbouring properties;
- 2.4 Impact upon highway safety;
- 2.5 Drainage;
- 2.6 Impact upon trees/hedgerows;
- 2.7 Biodiversity;
- 2.8 Other matters.

3. Application Details

The Site

- 3.1 The application site relates to a field 0.19 hectares in an area located to the north of a woodland plantation (known as Spotleybank) which lies adjacent to

an unadopted road leading north from the B6318 from Kingbridge Ford Bridge to Spadeadam Farm. The field forms part of Desoglin Farm, located approximately 350 metres to the south west of the application site.

- 3.2 The site is located within the open countryside, is surrounded by fields and the Spotleybank Plantation to the south and east. The closest non-associated neighbouring property is "Lesser Moorguards" located approximately 490 metres to the south.

The Proposal

- 3.3 The application seeks full planning permission for the erection of a 16,000 bird free range poultry unit in the field to the north of the Spotleybank Plantation. The unit itself will be set back approximately 102 metres from the road leading from Kingbridge Ford Bridge to Spadeadam Farm and will consist of a steel portal framed building with 1 metre concrete wall panels and dark green box profile insulated sheeting to the walls and roof. The building will have a footprint of 1110 square metres, an eaves height of 3.5 metres and a ridge height of 7 metres. Two feed hoppers 5 metres in height will also be situated adjacent to the building.
- 3.4 A hard standing approximately 460 square metres in area will be located to the south of the building with a new access road (approximately 76 metres in length) formed through the Spotleybank Plantation connecting the site to the road leading from Kingbridge Ford Bridge to Spadeadam Farm.
- 3.5 The remainder of the field is to be used as a roaming area for the birds. Native tree planting is proposed 10 metres from the agricultural building with approximately 2.5 metre spacing between the trees. A landscaped bund is also proposed to the north of the building.
- 3.6 Surface water is to discharge to a soakaway.
- 3.7 Members should be aware when the application was first submitted an access track to the development was proposed through the field to the west of the site and the poultry unit was to be located further north into the field. The application has however been amended to reflect the details outlined in paragraphs 3.3-3.6 above.

4. Summary of Representations

- 4.1 This application has been advertised by the display of a site notice and press notice. In response to the original consultation undertaken 10 objections have been received.
- 4.2 The objections cover a number of matters summarised as follows:
1. Highway safety from an increase in HGV movements;
 2. Roads not suitable for heavy traffic;
 3. Road is not gritted during winter months;

4. Proposal is in direct view of Tortie Cottage and will impact upon diversification plans (B & B, artists retreat);
 5. Visual impact on landscape;
 6. There are more suitable sites beside the main road;
 7. Impact of pollution/flooding on the surrounding water table;
 8. What would happen if adjacent trees owned by another landowner are removed?
 9. Road is used by horses/ dog walkers/cyclists and runners;
 10. Hedges on roads are too overgrown;
 11. Potential smells and toxicity;
 12. Sufficient egg farms in surrounding areas, object to any more;
 13. Site is an Area of Outstanding Natural Beauty and near a SSSI;
 14. Impact upon wildlife/protected species;
 15. Farm is too large;
 16. Intensive farming is not of any benefit;
 17. Queries whether the site will be fenced and screened by trees to help visual impact;
 18. Queries as to whether hens will be free range or in sheds?
 19. Queries as to whether the development comes near Stoneybeck Stream which runs through the area;
 20. Queries as to how waste/muck/effluent/dead hens will be disposed of?
 21. Queries as to how the site will access water?
 22. Location plan has left out farms in the area;
 23. Applicant owns other properties in the area which are more accessible;
- 4.3 Reconsultation on amended plans have been undertaken with the 10 interested parties. At the time of preparing this report one further objection and verbal representations from the same objector have been received.
- 4.4 The further objections are summarised as follows:
1. Highway safety;
 2. There are 9 properties affected by the access;
 3. Tortie Cottage is currently undergoing renovation to be used as a holiday cottage;
 4. Impact of the development on Tortie Cottage as it is elevated and will overlook the proposed development;
 5. When the trees in the Spotleybank Plantation are cut the building will be more visible;
 6. Suggest alternative locations are considered;
 7. Query regarding water supply.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections subject to the imposition of three conditions regarding visibility splays, surfacing of the access track and height of existing fence/boundary walls.

Kingwater Parish Council: - no response received;

Local Environment - Environmental Protection: - standing advice received regarding odour and vermin management as well as private water supply regulations;

Natural England - Larger Schemes with Env.St & Designated Sites (SSSIs, SACs, SPAs, Ramsar Sites): - agrees with conclusion of the Air Quality Assessment provided, that there is no likely significant effect on any designated sites, and has no objection or further comment to make.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) together with Policies SP1, SP2, SP6, EC11, EC12, IP2, IP3, IP6, CC5, CM5, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. Other material considerations are the Cumbria Landscape Character Guidance and Toolkit (adopted March 2011) together with the Council's 'Trees and Development' Supplementary Planning Document (SPD).
- 6.3 The proposal raises the following planning issues:

1. The Principle of Development

- 6.4 Paragraph 11 of the NPPF outlines that planning decisions should apply a presumption in favour of sustainable development. Paragraph 83 of the NPPF states that in order to promote a prosperous rural economy planning decisions should enable a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings; and, b) the development and diversification of agricultural and other land-based rural businesses.
- 6.5 Policy SP2 (Strategic Growth and Distribution) of the Carlisle District Local Plan 2015-2030 (CDLP) seeks to promote sustainable development through concentrating development within existing settlements and ensuring that developments within the remote rural area are assessed against the need to be in the location specified. The revised paragraph 84 of the NPPF (adopted February 2019) recognises that there are instances where sites may have to be found beyond existing settlements and in locations not well served by public transport to serve local business and community needs. In such circumstances it is important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact upon local roads and exploits any opportunities to make a location more sustainable.

- 6.6 Policy EC12 (Agricultural Buildings) of the CDLP confirms that proposals for new agricultural buildings and structures will be permitted provided that 1) the building is sited where practical to integrate with existing agricultural buildings and/or take advantage of the contours of the land and any natural screening; 2) the scale and form of the proposed structure relates to an existing group of buildings unless otherwise justified; 3) the design and materials used reflect the overall character of the area; and 4) the proposal would not have an unacceptable impact on any adjacent land uses.
- 6.7 Policy EC11 (Rural Diversification) of the CDLP confirms that changes in agriculture over recent decades has resulted in a decline in farm-related jobs. As a result there is now a need to strengthen the economy in rural areas by supporting the sustainable growth and expansion of all types of businesses and enterprise in rural areas. Policy EC11 states that proposals to diversify and expand upon the range of sustainable economic activities undertaken in rural areas will be supported and encouraged both through the conversion of existing buildings and well-designed new buildings. Any new building must be well related to an existing group of buildings to minimise its impact and blend satisfactorily into the landscape through the use of suitable materials, design and siting. Policy EC11 sets out criteria against which proposals will be assessed seeking to ensure that proposals are: compatible with their existing rural setting; in keeping in terms of scale and character with the surrounding landscape and buildings; include adequate access and car parking arrangements; and not lead to an increase in traffic levels beyond the capacity of the surrounding local highway network.
- 6.8 The applicants reside at Desoglin Farm which is located approximately 350 metres to the south-west of the application site. The accompanying design and access statement confirms that the applicants propose to diversify their existing livestock enterprise into free range egg production, through the erection of a 16,000 bird free range egg unit. The planning submission, which includes a supporting letter from the applicants vet, confirms that the existing farmstead is not suitable for the siting of the livestock building due to bio-security reasons and animal welfare relating to existing dairy, sheep and pig operations. Furthermore a suitable range which would meet current welfare standards by DEFRA (a requirement of 1 hectare of land per 2,500 birds) would be unable to be accommodated nearer to the farm. The application site has therefore been selected due to the availability of a large ranging area for the hens and the natural screening provided by the Spotleybank Plantation.
- 6.9 Whilst the proposed building would be a large steel structure, it would be used for agricultural purposes as part of a diversification of an existing business. In such circumstances the principle of the proposal is acceptable and sufficient justification has been provided for the need for the development to be situated in the location specified.

2. The Visual Impact Of The Proposal

- 6.10 Policy GI1 "Landscapes" of the CDLP seeks to protect landscapes from excessive, harmful or inappropriate development. Policy EC12 "Agricultural

Buildings" seeks to ensure that new agricultural buildings are sited where practical to integrate with existing agricultural buildings and/or take advantage of the contours of the land any existing natural screening. The scale and form should relate to existing group of buildings unless otherwise justified, the design/materials should reflect the overall character of the area and the proposal should not have an unacceptable impact on adjacent land uses.

- 6.11 The Cumbria Landscape Character Guidance and Toolkit (adopted March 2011) identifies the site as being located within the intermediate farmland landscape character - type 6 however it is also located in close proximity to sub type 9a - open moorlands.
- 6.12 The perceptual character of sub type 6 is large scale mainly open working farmed landscape. Hedges, trees and the undulating nature of the land can limit views and provide a more intimate feel to the landscape. Where the land rises and opens out there are more extensive views. Fields are large scale with mainly regular and rectilinear patterns, blocks of woodland reinforce the regular field patterns. Throughout the landscape some parts are lightly settled with small nucleated villages. Farms are dispersed with some large scale modern agricultural buildings forming new features in the landscape. The guidelines for development in landscape sub type 6 is to encourage farm diversification where it will benefit the landscape and economy, and, to reduce the impact of large scale new buildings by careful siting and design and by the use of appropriate materials.
- 6.13 The perceptual character of sub type 9a is large open landscapes giving a feeling of remoteness, the darker rougher moorland contrasts with the greener smoother improved pasture. Views stretch to the Scottish Hills and are uncluttered and framed by forest. The guidelines for development are to avoid siting development on prominent edges of the plateau taking advantage of the natural containment offered by intermediate ridges and horizons; minimise the impact of development by careful siting and design; and, ensure new development respects the local landscape character and vernacular.
- 6.14 The poultry unit would be sited in a field to the rear of the Spotleybank Plantation. The typography of the field is slightly varied with the land rising and then falling to the north. Following a site visit it is evident that the application site and its immediate surroundings have more characteristics of sub type 6 as many of the farms within the surrounding area are dispersed and the landscape is very lightly settled with dwelling houses. The landscape is relatively large and open however its undulating nature and pockets of woodland and hedgerow trees can obscure long range views.
- 6.15 The poultry unit itself will be set back approximately 102 metres from the road leading from Kingbridge Ford Bridge to Spadeadam Farm, positioned behind the Spotleybank Plantation. In such circumstances there is unlikely to be any long range views of the unit. Where views are afforded the development will be viewed in the context of the existing woodland plantation. In such circumstances the development will be sited in a position which takes advantage of existing natural screening which will soften the development.

- 6.16 The building will be coloured dark green and will have a relatively low eaves and ridge height which will also minimise the landscape impact.
- 6.17 In relation to the above, and taking into account that the surrounding landscape is characterised by dispersed farm steadings, the poultry unit would not form a discordant feature within the surrounding landscape. The visual impact of the proposal is therefore acceptable.

3. Impact Upon The Living Conditions Of Neighbouring Properties

- 6.18 The application site is located within the remote rural area with the closest non-associated residential property located approximately 490 metres to the south. Given the separation distances involved the proposal would not have a detrimental impact upon the living conditions of any neighbouring properties through over dominance, loss of light or overlooking.
- 6.19 With regards to visual impact of the development it is important to make a distinction between something that is visible as opposed to being prominent and oppressive. It is noted that a number of objectors have raised concerns regarding the impact of the view from Tortie Cottage (which is located approximately 1.13km to the north of the proposed poultry unit). It is appreciated that right to a view is not a material planning consideration and the focus of the planning system is to regulate the use and development of land in the public interest. Whilst it is not disputed that the development would be visible from some neighbouring properties it is not considered that the development causes a prominent or oppressive impact due to the separation distances between the application site and neighbouring dwellings, coupled with the relatively low ridge and eaves height. Furthermore the development would be viewed in the context of the Spotleybank Plantation.
- 6.20 The submitted documentation confirms that a number of measures are proposed to mitigate odour, smell, flies and vermin etc from the development. For example litter is checked, kept dry and removed every week to reduce build up, manure is on a conveyable system and will be emptied once a week to prevent build up of manure within the building which could create a odour nuisance, sheds are inspected daily for the health of birds and any fallen stock will be processed and disposed of under the fallen stock scheme. Managing for incidence of flies is part of management check and insecticides may be applied onto poultry litter, water drinkers will also be chosen that provide little spillage onto surrounding litter. The development will also have a verified contractor under a formal contract to bait the sheds and keep on top of pest numbers in the area.
- 6.21 The Councils Environmental Health team have been consulted on the development and have not raised any objections to the proposal. They have however provided standing advice to ensure that no nuisance is caused in relation to odour and vermin. Advice has also been received regarding the use of private water supplies and adherence to the Private Water Supplies (England) Regulations 2016. A copy of the standing advice will be included within the Decision Notice as an informative.

- 6.22 Subject to the measures outlined in paragraph 6.20 being adhered to, which can be controlled via the imposition of a planning condition, there will be no odour, noise or nuisance problems arising from the development. Should any nuisance problems arise this would be dealt with under the relevant Environmental Health legislation.

4. Impact Upon Highway Safety

- 6.23 The poultry unit will be accessed via an unclassified road (a single 2 lane carriage way) leading from Kingbridge Ford Bridge to Spadeadam Farm. A new access from this road is to be formed through the Spotleybank Plantation with a hard standing in front of the poultry unit to the south for parking and turning.
- 6.24 The agent has confirmed that the site will generate 2 articulated HGV every 14 months for bird delivery and another 2 HGVs every 14 months for bird removal, 1 articulated HGV per month for feed/bedding deliveries, 3 articulated HGVs per week for egg collection together with 1 tractor and trailer per week for manure removal. It is stated within the Transport Statement that in order to manage the number of HGVs that will be travelling along the B6318, the eggs will be collected by the same HGV lorries that currently collect eggs from another farm steading at West Hall (Gillalees Farm). The HGVs collecting the eggs will arrive during daytime hours of 9am-5pm via the farm access track.
- 6.25 The total commercial traffic equates to 4 vehicles (8 movements) per week with extra journeys (5 vehicles, 10 movements) in a week during the laying period (i.e. when feed/bedding/birds are delivered/removed). In addition, the proposed development will create one full time and one part time position. The proposal includes a hard standing to allow for parking and turning.
- 6.26 The relevant Highway Authority has been consulted and has raised no objections on highway safety grounds subject to the imposition of three conditions regarding visibility splays, surfacing of the access track and the height of existing fence/boundary walls. In such circumstances the development is unlikely to have an adverse impact upon highway safety.

5. Drainage

- 6.27 Surface water from the site is to be disposed of via a soakaway. Foul drainage is to be stored in a tank and disposed of, off site. Percolation tests have been undertaken in accordance with the BRE 365 method which demonstrates that infiltration is a valid method of surface water disposal. The Lead Local Flood Authority has been consulted on the proposal and has raised no objections. In such circumstances the drainage methods are deemed acceptable.

6. Impact Upon Trees/Hedgerows

- 6.28 In order to provide the proposed access track a small proportion of the commercial Spotleybank Plantation will be felled. The plantation consists of

Norway Spruce and Sika Spruce which are within the early stage of maturity and will be suitable for clear felling and restocking within the next 10 years. As part of the development additional native trees will be planted within the roaming areas which will mitigate for the loss of the trees to provide the proposed access. Whilst policies seek to integrate existing trees into developments it is appreciated that the trees within the Spotleybank Plantation are of no particular merit and the small area of trees which will need to be removed to facilitate the proposed access will not have a significant adverse impact upon the wider landscape setting.

7. Biodiversity

- 6.29 The application site is not located within or immediately adjacent to a SSSI however Natural England has part of their original consultation response to the application requested further information on air quality impacts of the development on SSSI impact risk zones as they noted that livestock sheds/manure stores and slurry lagoons are a major source of emissions of ammonia.
- 6.30 An ammonia assessment has subsequently been undertaken which concludes that the predicted contribution from the development to ammonia concentrations and nitrogen and acid deposition was below the relevant criteria at all ecological receptor locations in the vicinity of the site for all modelling years. Resultant impacts were classified as not significant in accordance with the stated criteria. As such, potential ammonia emissions from the proposed poultry unit are not considered to represent a constraint to the development. Natural England has been consulted on the air quality assessment and has agreed with the conclusions in that there will be no likely significant effect on any designated sites.
- 6.31 The increase in native trees within the site should provide biodiversity enhancement to the area. Whilst there will be some tree removal within the plantation to provide the proposed access track provided these take place outside of the breeding bird season there should be no adverse impact upon any protected species or their habitat.

8. Other Matters

- 6.32 Objections have been raised regarding the impact of the proposal upon the diversification plans for Tortie Cottage. The available planning history for this property does not indicate that any business operates from the Tortie Cottage. As outlined in paragraphs 6.18-6.19 given the separation distances involved it is not considered that the proposal would have an adverse impact upon the living conditions of any occupiers of this property in terms of loss of light, over looking or over dominance.
- 6.33 Objectors have raised concerns regarding landscape impact particularly if the trees on the Spotleybank Plantation are felled. The submitted tree survey on behalf of the applicant confirms that the trees at the plantation are at the stage of early maturity and will be suitable for clear-felling and restocking within the next ten years. There is however no evidence of any felling

licences for the plantation on the GOV.uk website, Any felling is usually subject to restocking therefore there should be no significant landscape impact of the proposed development arising from the felling of trees.

- 6.34 The human rights of the occupiers of the neighbouring properties have been properly considered and taken into account as part of the determination of the application. Several provisions of the Human Rights Act 1998 can have implications in relation to the consideration of planning proposals, the most notable being:

Article 6 bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

Article 7 provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularize any breach of planning control;

Article 8 recognises the "Right To Respect for Private and Family Life".

- 6.35 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need.

- 6.36 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.37 In conclusion, the principle of the development is acceptable and the proposal is of a scale and design which is suitable in relation to the surrounding landscape. Given the positioning of the development in relation to residential properties, the proposal would not have an adverse impact upon the living conditions of the occupiers of any neighbouring properties. Nor would the development have an adverse impact upon highway safety or biodiversity (including designated sites). Overall, it is held that the proposal does not conflict with current policies of the Development Plan and therefore is considered acceptable.

7. Planning History

- 7.1 There is no relevant planning history relating to the application site.

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 19th October 2018;
2. the site location plan received 4th October 2018 (scale 1:5,000);
3. the block plan received 19th October 2018 (scale 1:10,000)
4. the proposed site plan received 4th October 2018 (scale 1:2,500);
5. the roaming area plan received 4th October 2018 (scale 1:3,500);
6. the proposed floor plan received 6th July 2018 (Plan No.3);
7. the proposed side elevations received 6th July 2018 (Plan No.1, Ref F002A);
8. the proposed front and rear elevations received 6th July 2018 (Plan No.1, Ref A007A)
9. the design and access statement received 19th October 2018;
10. the additional information statement received 19th October 2018;
11. the supporting planning statement received 24th July 2018;
12. the swept path analysis received 6th September 2018 (Document Reference 12962-001);
13. the surface water drainage design calculations received 20th September 2018;
14. the tree survey received 4th October 2018 and plan received 19th October 2018;
15. the ecological assessment received 19th October 2018;
16. the transport statement received 19th October 2018;
17. the SCAIL data sheets received 19th October 2018;
18. the Ammonia Assessment received 4th March 2019;
19. the Notice of Decision; and
20. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The development shall not commence until visibility splays providing clear visibility of 215 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety. To support Local Transport Plan Policies LD7 and LD8.

4. The surfacing of the access road shall extend for at least 10m inside the site, as measured from the highway boundary prior to the use first being commenced. The access road shall be constructed in accordance with a specification approved by the Local Planning Authority.

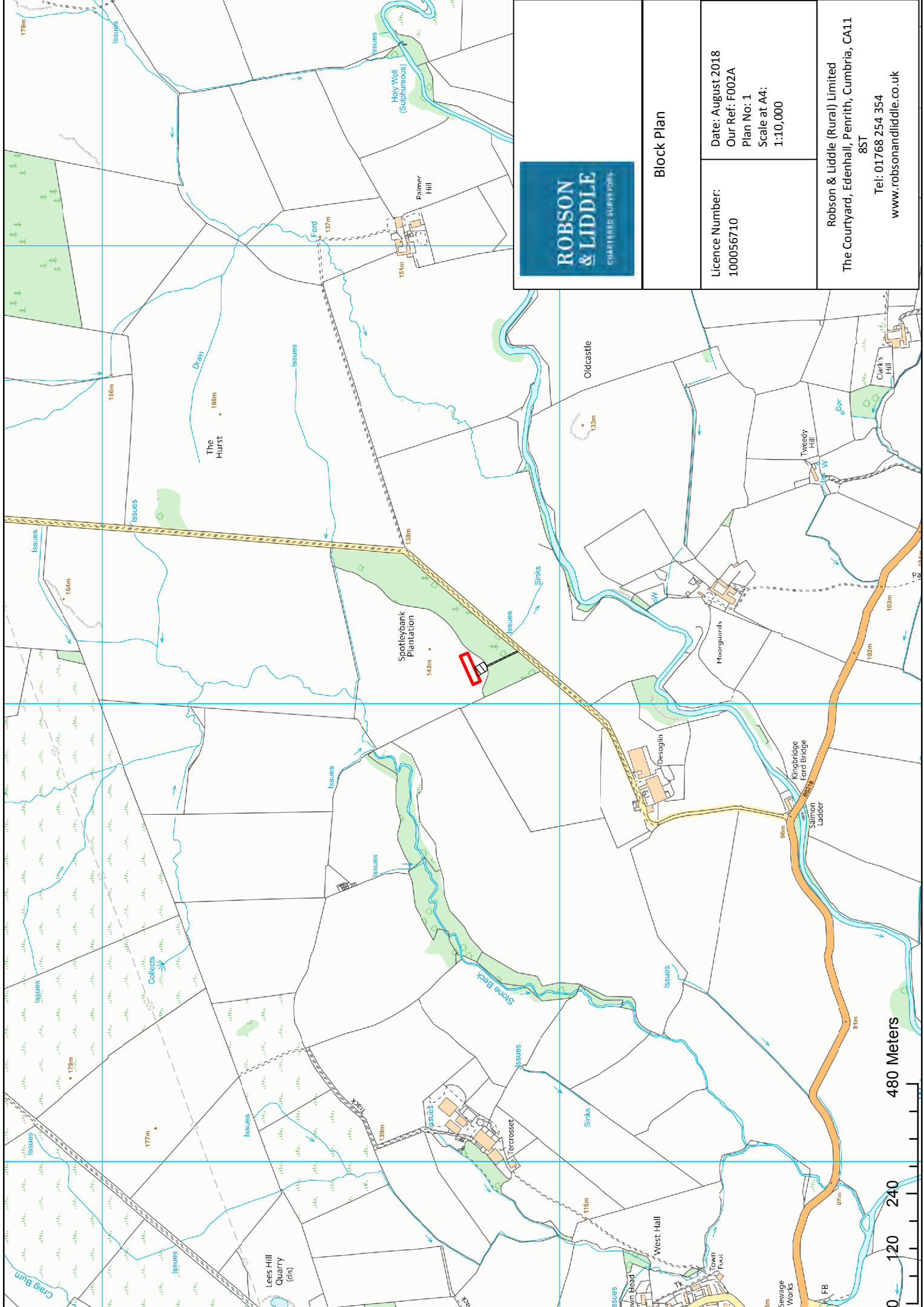
Reason: In the interests of highway safety. To support Local Transport Plan Policies LD5, LD7 and LD8.

5. Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved before development commences and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety. To support Local Transport Plan Policies LD7 and LD8.

6. The development permitted by this planning permission shall be carried out in accordance with the measures outlined in the additional information statement received 19th October 2018 to prevent noise, odour, vermin and flies from operation site.

Reason: In order to ensure that the works do not cause a statutory nuisance in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

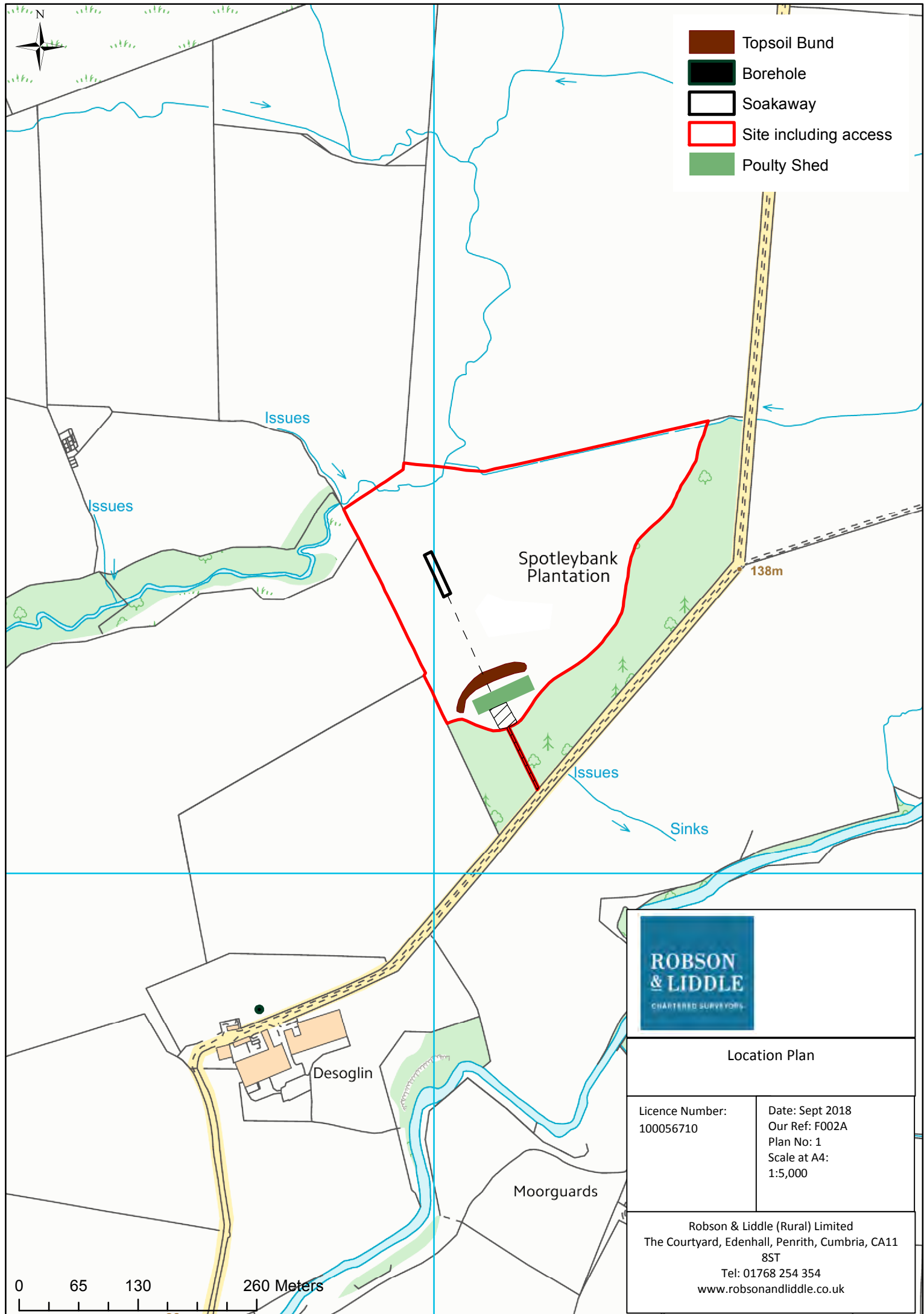


Block Plan

Licence Number:
100056710

Date: August 2018
Our Ref: F002A
Plan No: 1
Scale at A4:
1:10,000

Robson & Liddle (Rural) Limited
The Courtyard, Edenhall, Penrith, Cumbria, CA11
8ST
Tel: 01768 254 354
www.robsonandliddle.co.uk



- Topsoil Bund
- Borehole
- Soakaway
- Site including access
- Poultry Shed

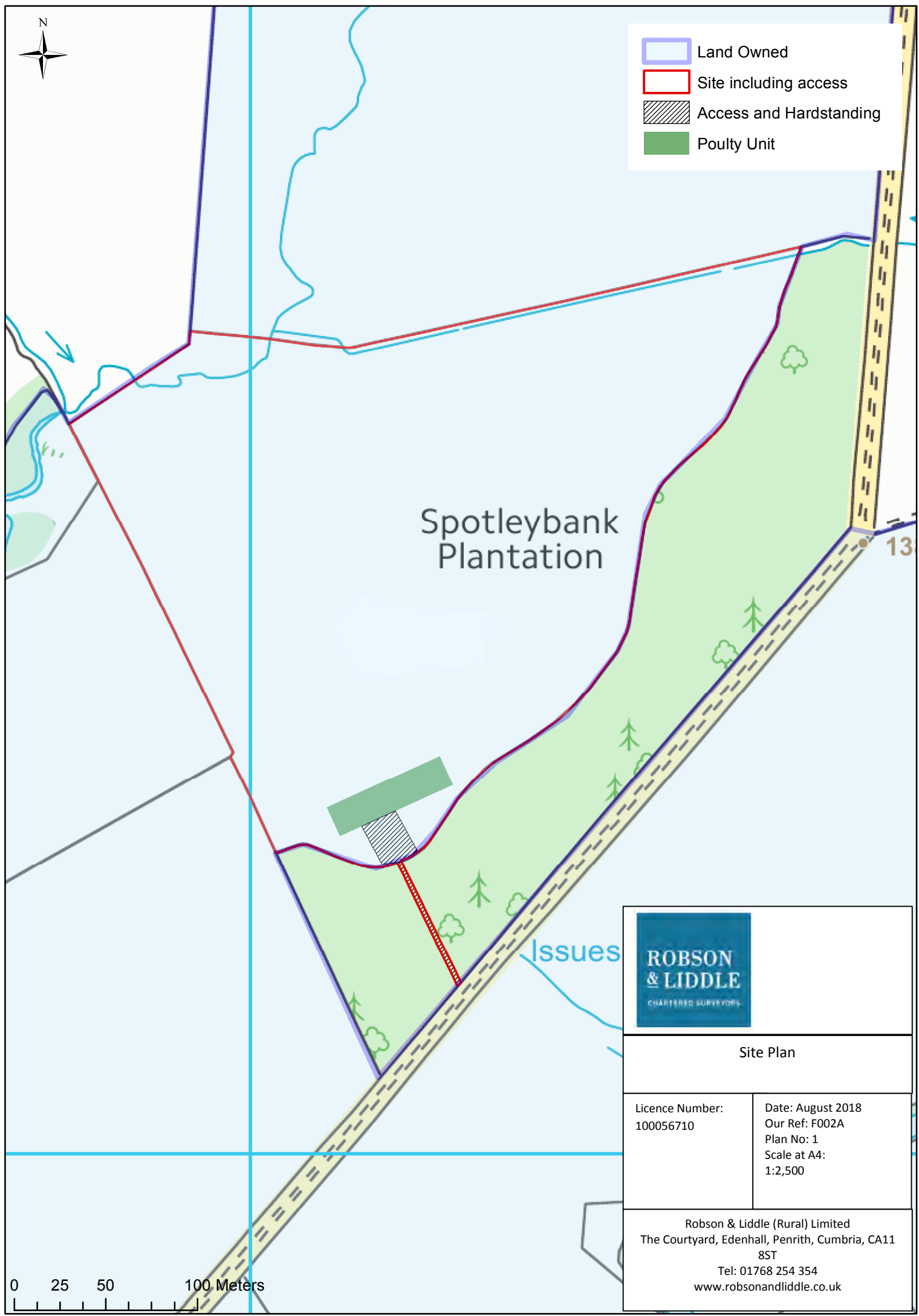


Location Plan

Licence Number: 100056710	Date: Sept 2018 Our Ref: F002A Plan No: 1 Scale at A4: 1:5,000
Robson & Liddle (Rural) Limited The Courtyard, Edenhall, Penrith, Cumbria, CA11 8ST Tel: 01768 254 354 www.robsonandliddle.co.uk	



- Land Owned
- Site including access
- Access and Hardstanding
- Poult Unit



Spotleybank
Plantation

13

Issues



Site Plan



Licence Number:
100056710

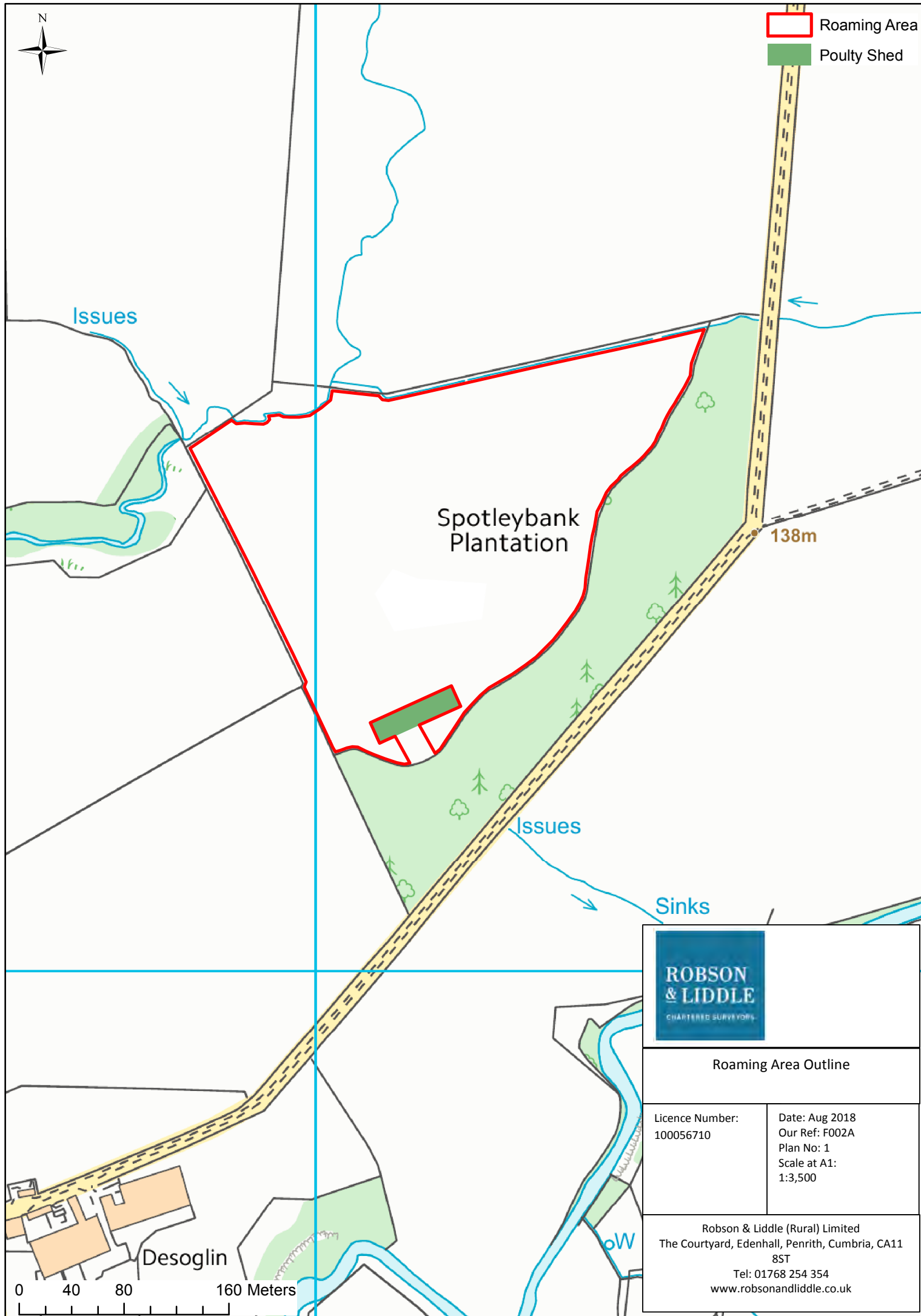
Date: August 2018
Our Ref: F002A
Plan No: 1
Scale at A4:
1:2,500

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0 25 50 100 Meters



-  Roaming Area
-  Poultly Shed



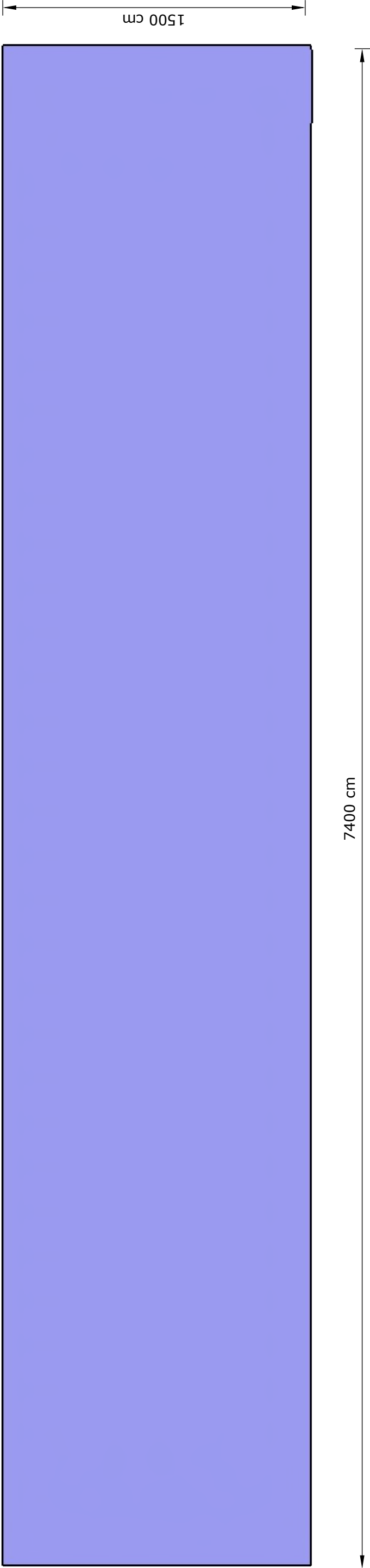
Roaming Area Outline

Licence Number:
100056710

Date: Aug 2018
Our Ref: F002A
Plan No: 1
Scale at A1:
1:3,500

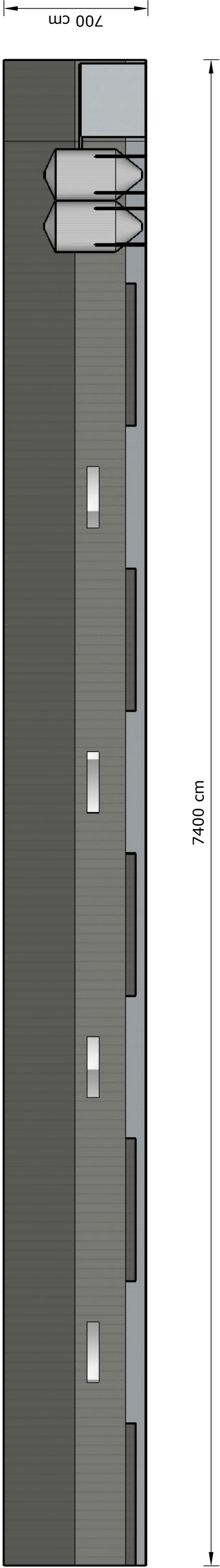
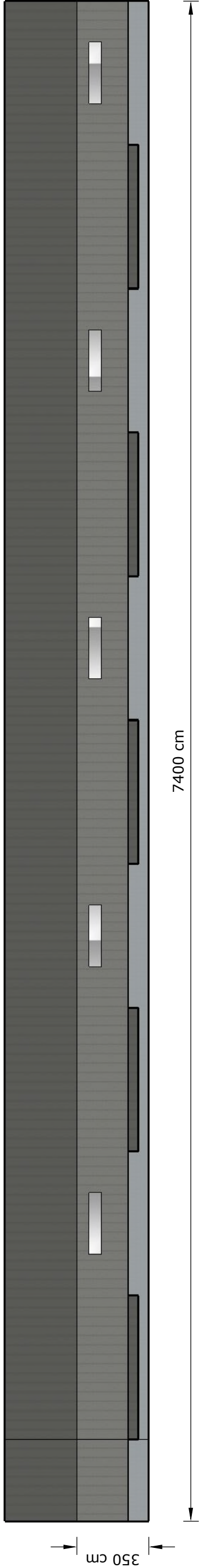
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Floorplan



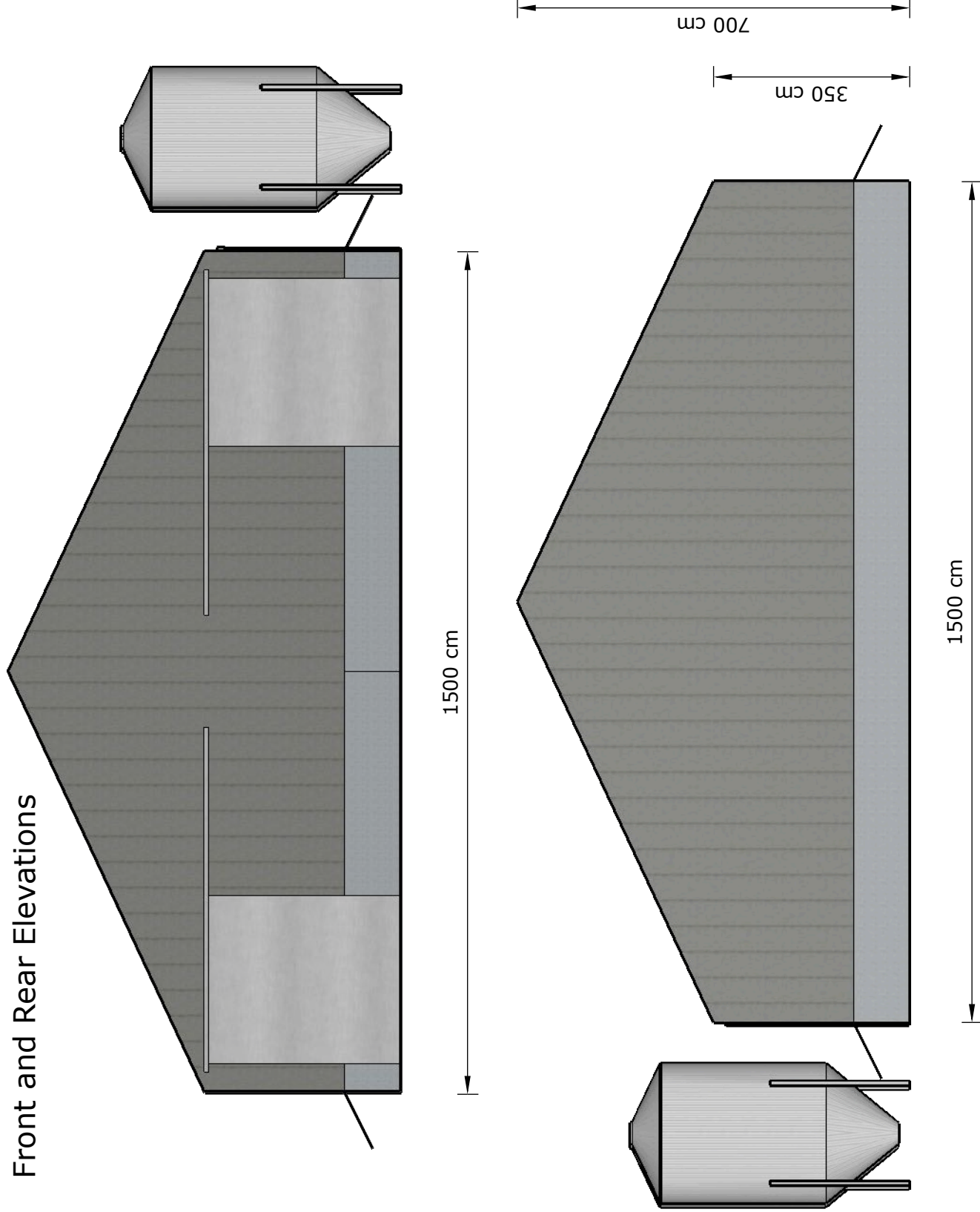
		Floorplan	
Licence No. 100056710		Date: July 2018 Our Ref: F002A Plan No: 3 A3 Scale at: 1:200	
Robson & Liddle (Rural) Limited 10 The Courtyard, Edenhall, Penrith, CA11 8ST Tel: 01768 254 354 www.robsonandliddle.co.uk			

Side Elevations

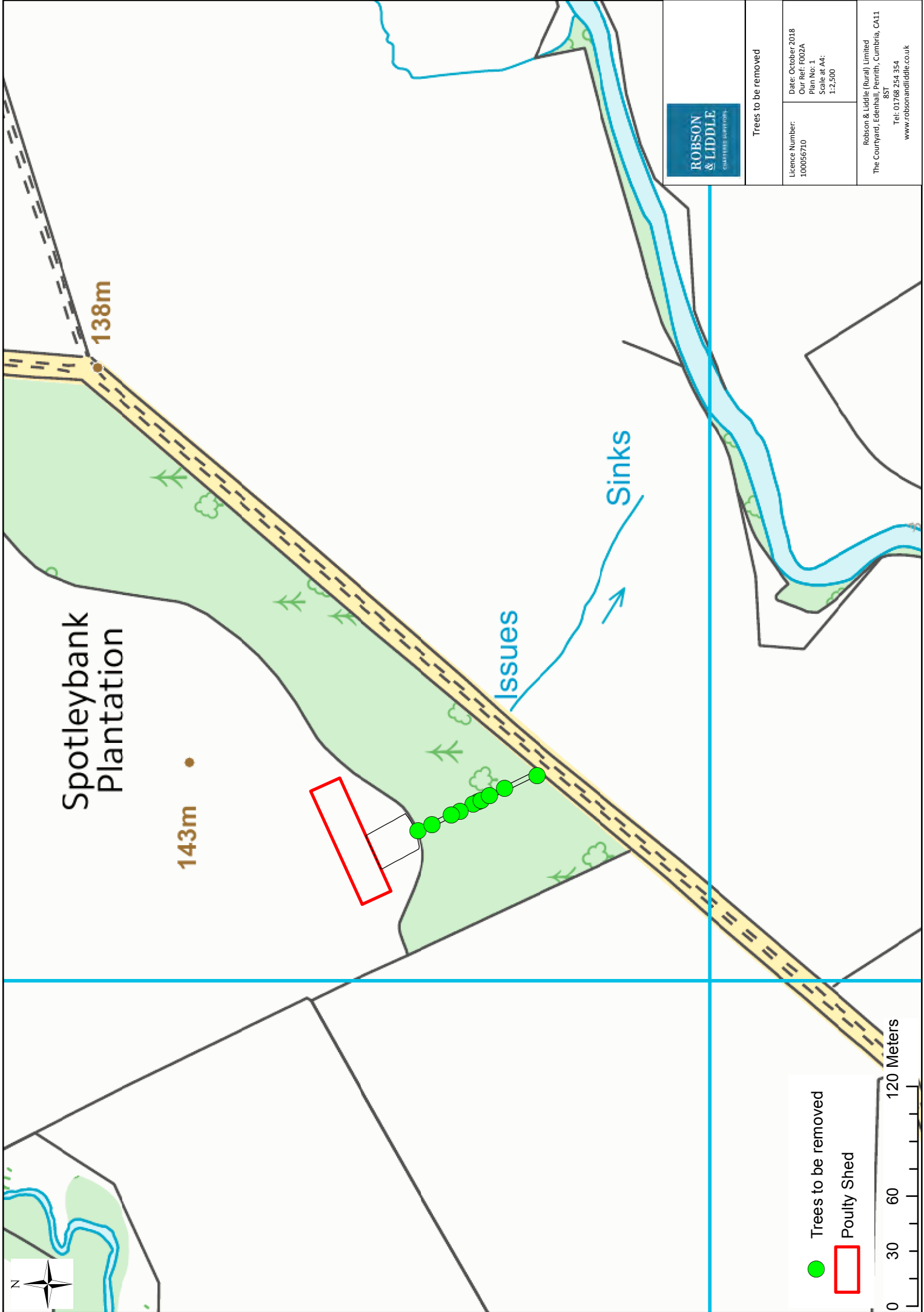


 <div>Side Elevations</div>		Date: July 2018 Our Ref: F002A Plan No: 1 A3 Scale at: 1:200	
Licence No. 100056710		Robson & Liddle (Rural) Limited 10 The Courtyard, Edenhall, Penrith, CA11 8ST Tel: 01768 254 354 www.robsonandliddle.co.uk	

Front and Rear Elevations



 <p>Front and Rear Elevations</p>	<p>Date: July 2018 Our Ref: A007A Plan No: 1 A4 Scale at: 1:100</p>	<p>Robson & Liddle (Rural) Limited 10 The Courtyard, Edenhall, Penrith, CA11 8ST Tel: 01768 254 354 www.robsonandliddle.co.uk</p>
<p>Licence No: 100056710</p>		

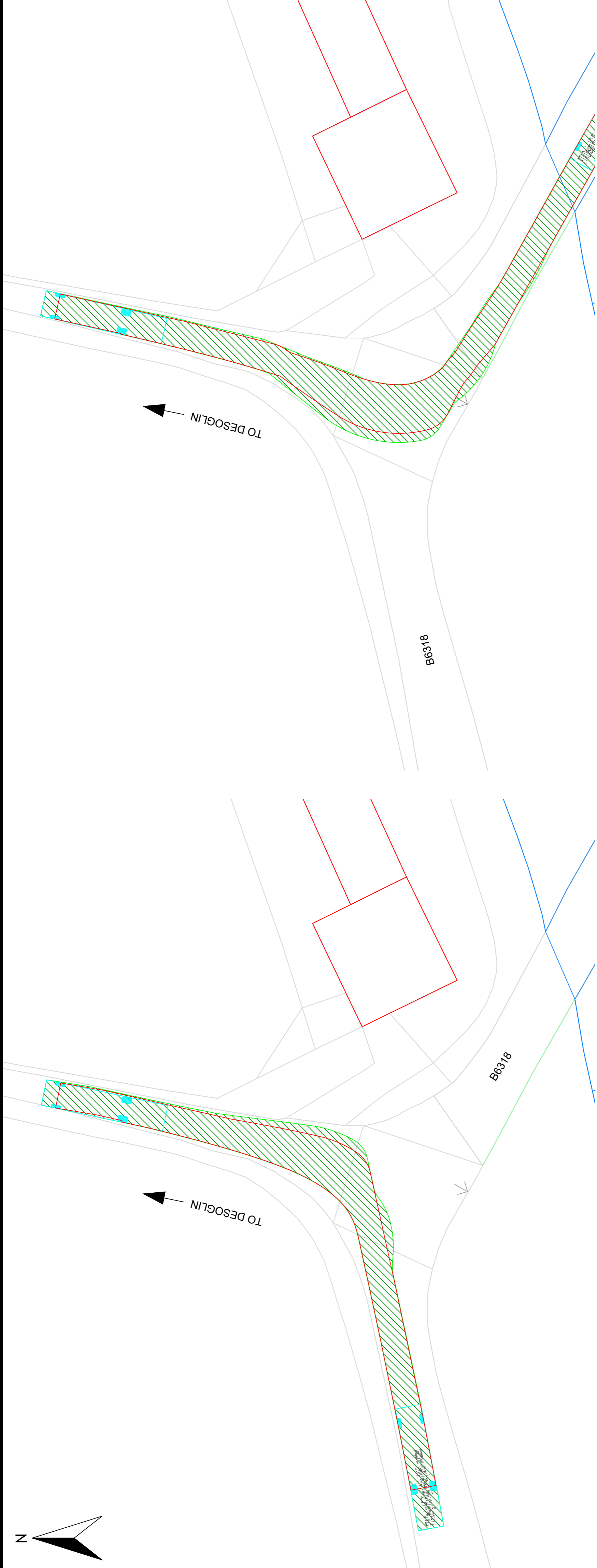
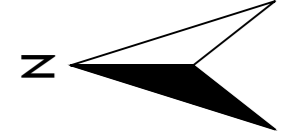


Trees to be removed

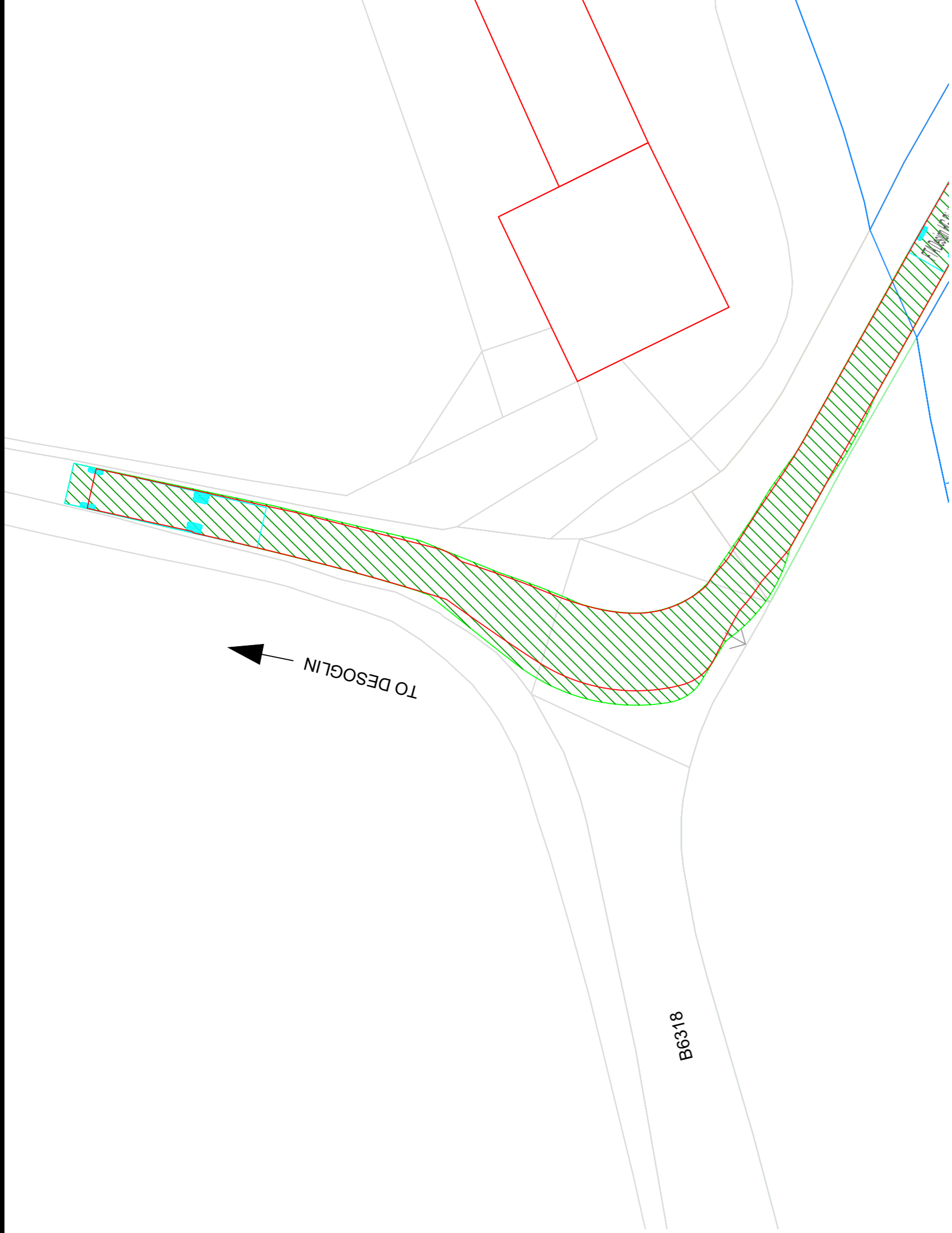
Licence Number:
100056710

Date: October 2018
Our Ref: F002A
Plan No: 1
Scale at A4:
1:2,500

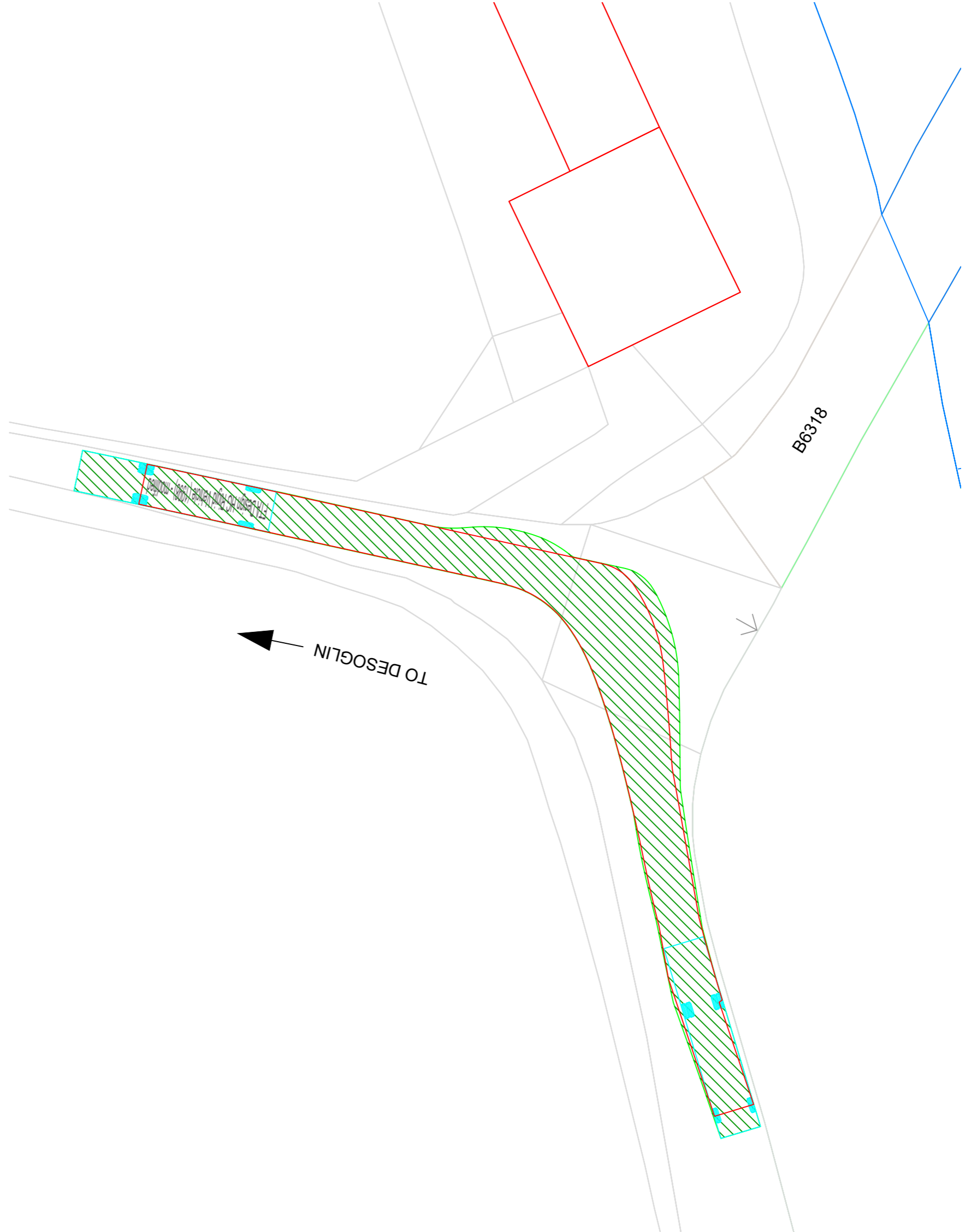
Robson & Liddle (Bural) Limited
The Courtyard, Edenhall, Penrith, Cumbria, CA11
8ST
Tel: 01768 254 354
www.robsonandliddle.co.uk



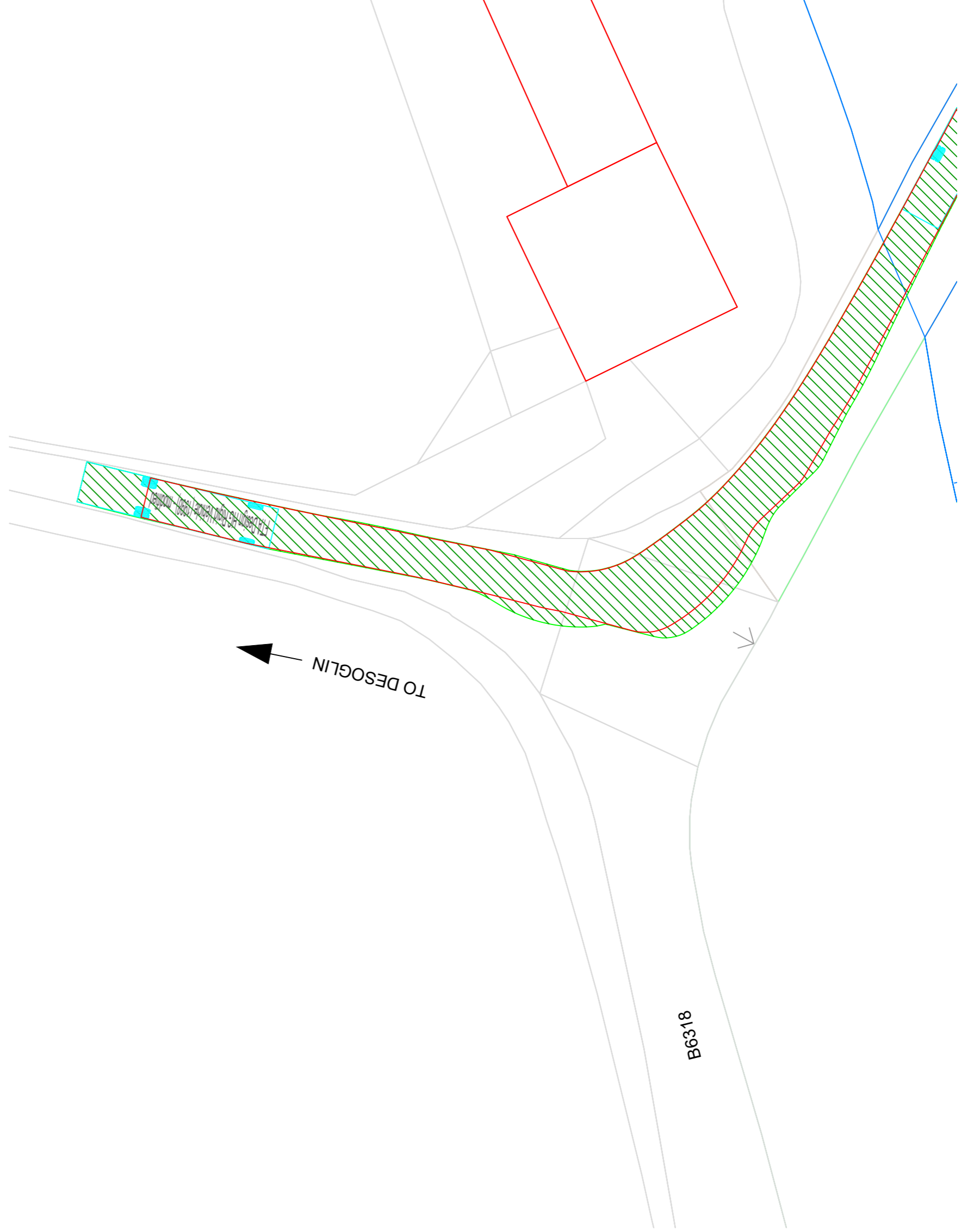
SWEPT PATH ANALYSIS
VEHICLE HEADING EAST ON B6318 TURNING NORTH



SWEPT PATH ANALYSIS
VEHICLE HEADING WEST ON B6318 TURNING NORTH

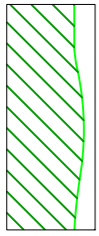


SWEPT PATH ANALYSIS
VEHICLE HEADING SOUTH TURNING WEST ON TO B6318

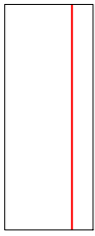


SWEPT PATH ANALYSIS
VEHICLE HEADING SOUTH TURNING EAST ON TO B6318

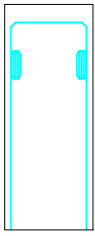
Legend



Vehicle Body Outline



Vehicle Wheel Track



Vehicle Outline

SWEPT PATH ANALYSIS BASED ON COMMERCIALLY AVAILABLE MAPPING DATA AND
VEHICLE MODEL "FTA DESIGN HG RIGID VEHICLE (1998)-modified"

VEHICLE MODEL DIMENSIONS:
OVERALL LENGTH 12.000m
OVERALL WIDTH 2.500m
OVERALL BODY HEIGHT 3.645m
MIN. BODY GROUND CLEARANCE 0.440m
TRACK WIDTH 2.470m
LOCK-TO-LOCK TIME 3.00s
CURB TO CURB TURNING RADIUS 11.000m

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RD	FIRST ISSUE	JH	JH	JH	JH	JH	JH	JH	5/9/2018
Rev.	DETAILS								DATE

Project: Swept Path Analysis at Desoglin
Client: Robson and Lidell
Figure Title: SPA @ B6318 Junction
Figure Number: 12962-001
Scale: 1 to 250 @ A1
Document Reference: 12962-001

