APPLICATION STATEMENT
PLANS-DESIGN-ACCESS

SITING OF RESIDENTIAL CARAVAN

AT

DAGLEYS FARM
POTTER MARSTON LANE
EARL SHILTON
LEICESTERSHIRE
LE9 7TR

FOR

MR. NEIL CHAPMAN

DEVELOPMENT SERVICES

2 1 DEC 2009

RECEIVED

simon associates

Holly Lodge Kennylands Rd Sonning Common RG4 9JX TEL 0118 972 4286

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1.00 INTRODUCTION

1.01

This application seeks permission to site a residential caravan at Dagleys Farm, Potters Marston Lane, Earl Shilton, Leicestershire to provide a dwelling for the applicant Mr N. Chapman who owns and farms the land.

1.02

The farming business centres on a newly established calf rearing enterprise which has recently seen the approval of two new buildings to provide additional 450sq.mtrs. of animal accommodation, allowing a significant increase in the numbers of calves reared during a 12 month period.

1.03

Mr Chapman wishes to optimise the permitted use of the land and buildings by creating a livestock business rearing some 400+ calves per year from approximately two weeks old to between three and seven months when they are sold on.
Accommodation numbers average at approximately 200 calves at any one time.

2.00 LOCATION

Dagleys Farm is situated on the Eastern side of Potters Marston Lane,a Registered Holding, Number 22/235/0070 which extends to some 2.8 hectares (7acres) mostly pasture.

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3.00 THE PLANNING POLICY FRAMEWORK

3.01

The property lies within the administrative area of Hinckley and Bosworth Borough Council

3.02

The Hinckley and Bosworth Local Plan is to be replaced by the Local Development Framework in 2010, *'saved'* Local Plan Policies will continue to provide the basis of planning policy until the adoption of the LDF in 2010.

3.03

Local Plan Policies relevant to this application are :-

Policy BE 1
Design and Siting of Development
Policy NE5 -
Development in the Countryside
Policy NE14
Protection of Surface Water and Ground Water Quality
Policy RES 11
Residential Mobile Homes
Policy RES12
New Agricultural Dwellings
Policy T5
Highway Design and Vehicle Parking Standards

3.04

In addition to these Local Plan Policies the Authority relies upon guidance issued by Central Government in Planning Policy Statement 7. (PPS7) of which Annex A dealing with Agricultural, Forestry and Other Occupational Dwellings is particularly relevant to this proposal.

3.05 POLICY BE1

POLICY BE1 - DESIGN AND SITING OF DEVELOPMENT

THE BOROUGH COUNCIL WILL SEEK TO ENSURE A HIGH STANDARD OF DESIGN IN ORDER TO SECURE ATTRACTIVE DEVELOPMENT AND TO SAFEGUARD AND ENHANCE THE EXISTING ENVIRONMENT. PLANNING PERMISSION WILL BE GRANTED WHERE THE DEVELOPMENT:

a **COMPLEMENTS OR ENHANCES THE CHARACTER OF THE SURROUNDING AREA WITH REGARD TO SCALE, LAYOUT, DENSITY, MASS, DESIGN, MATERIALS AND ARCHITECTURAL FEATURES;**

b **AVOIDS THE LOSS OF OPEN SPACES, IMPORTANT GAPS IN DEVELOPMENT, VEGETATION AND FEATURES WHICH CONTRIBUTE TO THE QUALITY OF THE LOCAL ENVIRONMENT;**

c **HAS REGARD TO THE SAFETY AND SECURITY OF BOTH INDIVIDUALS AND PROPERTY;**

d **INCORPORATES DESIGN FEATURES WHICH REDUCE ENERGY CONSUMPTION, ENCOURAGE RECYCLING AND MINIMISE THE IMPACT OF THE DEVELOPMENT ON THE LOCAL ENVIRONMENT;**

e **INCORPORATES LANDSCAPING TO A HIGH STANDARD WHERE THIS WOULD ADD TO THE QUALITY OF THE DESIGN AND SITING;**

f **TO WHICH THE GENERAL PUBLIC WOULD HAVE ACCESS, HAS REGARD TO THE NEEDS OF WHEELCHAIR USERS, OTHER PEOPLE WITH DISABILITIES, ELDERLY PEOPLE AND THOSE WITH YOUNG CHILDREN;**

g **ENSURES THAT THERE IS ADEQUATE HIGHWAY VISIBILITY FOR ROAD USERS AND ADEQUATE PROVISION FOR ON AND OFF STREET PARKING FOR RESIDENTS AND VISITORS, AND MANOEUVRING FACILITIES;**

h **IS NOT ADVERSELY AFFECTED BY ACTIVITIES IN THE VICINITY OF THE SITE WHICH ARE LIKELY TO CAUSE A NUISANCE TO THE OCCUPIERS OF THE PROPOSED DEVELOPMENT;**

i **DOES NOT ADVERSELY AFFECT THE OCCUPIERS OF NEIGHBOURING PROPERTIES; AND**

j **THE DEVELOPMENT OF THE SITE IS NOT PREJUDICIAL TO THE COMPREHENSIVE DEVELOPMENT OF THE LARGER AREA OF LAND OF WHICH THE DEVELOPMENT FORMS PART.**

IN ADDITION FOR RESIDENTIAL PROPOSALS, PLANNING PERMISSION WILL BE GRANTED WHERE THE DEVELOPMENT:

i **PROVIDES A STRONG COMMON LINK BETWEEN THE PROPOSED BUILDINGS, SPACES AND LANDSCAPE FEATURES AND THE CHARACTER OF THE LOCAL AREA;**

ii **ENSURES AN ADEQUATE DEGREE OF AMENITY AND PRIVACY IS PROVIDED BY THE SPACE BETWEEN THE BUILDINGS; AND**

iii **PROVIDES SUFFICIENT GARDEN AREA WITH BOUNDARY TREATMENT THAT REFLECTS EXISTING FEATURES IN THE AREA.**

3.06 RESPONSE TO POLICY BE1

The subject of this application is the siting of a residential caravan therefore this policy is limited in its application to the proposal.
The proposal complies with the relevant aspects of BE1. i.e. clauses (c) (d) (g) (h) (i)

3.07 POLICY NE5
Development in the Countryside

The countryside will be protected for its own sake,Planning will be granted for built and other forms of development in the countryside provided that the development is either :-
a) Important for the local economy and cannot be provided within or adjacent to an existing settlement ; or
b) for the change of use; re-use or extension of existing buildings, particularly those of historic value;or,
c) for sport or recreation purposes.

And only where the following criteria are met :-

i) it does not have an adverse effect on the appearance or character of the landscape.
ii) it is in keeping with the scale and character of existing buildings and the general surroundings.
iii) where necessary it is effectively screened by landscaping or other methods.
iv) the proposed development will not generate traffic likely to exceed the capacity of the highway network or impair road safety.

3.08 RESPONSE TO POLICY NE5

Tha proposed accommodation is necessary to ensure the proper running of the agricultural unit which in turn contributes to the local economy. The proposed caravan is sited appropriately on the farm adjacent to the existing buildings it is effectively screened by substantial hedging along the road boundary. The provision of the caravan within the site will not generate traffic exceeding the capacity of the road network or impair road safety, the existing access having been appproved as suitable for the farm unit.

3.09 POLICY NE14
Protection of Surface Waters and Groundwater Quality

Planning permission will not be granted for development proposals which will adversley effect the water quality and ecology of watercourses and groundwater resources unless satisfactory arrangements are made for the disposal of foul sewage, trade effluent and surface water.

3.10 RESPONSE TO POLICY NE14
The proposal includes the installation of an Extended Aeration Sewage Treatment Plant which unlike standard septic Tanks does not produce any Methane gas,is odourless and produces an effluent suitable for discharge directly to a watercourse.

Surface water will be piped to a soakaway .

3.11 PREAMBLE TO POLICY RES11
Residential Mobile Homes
Local Plan Cap2 Clause 26.3

An exception may be made to the policy in respect of the siting of a mobile home on an agricultural holding. In some cases a holding may take many months to become established and there is a need for the worker and family to live on the site. In such cases the applicant should demonstrate that a need for a mobile home on the site is justified,and any subsequent approval would be subject to a time constraint,most commonly three years. This aspect of the policy is intended to avoid the situation occurring whereby a new permanent dwelling house is constructed at the same time a the holding is proving unsuccessful,resulting in spurious built development in the countryside.

3.12 POLICY RES11
Residential Mobile Homes

Proposals for the development of residential mobile home parks or individual sites will be considered according to the same criteria applied to new dwellings,in exceptional circumstances planning permission may be granted for a mobile home for a limited period in connection with the development of an agricultural holding.
(see also policy RES12)

3.13 RESPONSE TO POLICY RES11

This policy provides for permission to be given for a mobile home in conjuction with the establishment of an agricultural enterprise subject to the proving of the need for the mobile home to be on site.
(Appraisal and justification of need statement follows, see Sec. P of this report.)

3.14 POLICY RES12
New Agricultural Dwellings

In assessing planning applications for dwellings required to accommodate a person employed in agriculture,the following matters will be considered.
a) The agricultural holding must be of a nature that requires a person to live on the site, having regard to the security and efficient operation of the holding.
b) The holding must be sufficiently viable to sustain any additional worker in full time employment
c) the availability of suitable alternative accommodation in the local housing market

Where the principle of a new agricultural dwelling is supported,every effort should be made to locate it within a settlement,or alternatively,within or adjacent to an existing farm complex or other groups of buildings.

3.15 RESPONSE TO POLICY RES12
The farm enterprise centres on the weaning and rearing of calves from the age of some two weeks to seven months or thereabouts. At this age they are at their most vunerable stage of development and require constant attention and monitoring in addition to the twice daily feeding to ensure the standard of care these animals require.This can only be achieved by the ability to attend to their needs on a 24 hour basis this can be best achieved by having the person living on site.
A full assessement and justification follows, see Sec. P.)

3.16 POLICY T5
Highway Design and Vehicle Parking Standards.

In considering proposals for new development and changes of use which involve new accesses,new highways and other works,the local planning authority will apply the highway design standards set out in the current edition of Leicestershire County Coucil's "Highway requirements for development".In considering new development proposals the Borough Council will apply the parking targets as set out in appendix D unless a different level of provision can be justified.

3.17 RESPONSE TO POLICY T5

The application does not include any proposed alteration to the existing access or construction of additional access to the highway. With a site area of some 7acres there is the opportunity to provide sufficient space to park and manoeuvre vehicles within the site in respect of the proposed development.

4.00 NATIONAL PLANNING POLICY - PLANNING POLICY STATEMENT 7
4.01
PARAGRAPH 15 of PPS7 states that planning policies should provide a positive framework for facilitating sustainable development that supports traditional land based activities,
Paragraph 16 states that local authorities should ;
"support development that delivers diverse and sustainable farming enterprises"
4.02
Paragraph 27 of PPS7 states that :-
" the Government recognises the important and varied roles of agriculture,includng in the maintainance and management of the countryside and most of our valued landscapes. Planning policies in RSS and LDD'S should recognise these roles and support development proposals that will enable farming and farmers to :-
i) become more competitive and environmentally friendly
ii) adapt to new and changing markets
iii) comply with changing legislation
iv) diversify into new agricultural opportunities
v) broaden their operations to 'add value' to their primary produce
4.03
Paragraph 2 of PPS7 states that all applications for new dwellings should be *"scrutinised thoroughly with the aim of detecting attempts to abuse the concessions that the planning system makes for such dwellings"* and to ensure that the stated intentions to engage in a farming activity are *" genuine and reasonably likely to materialise and are capable of being sustained for a reasonable period of time".*
In order to assist in providing answers to these various questions PPS7 sets out functional and financial tests which must be met for either temporary or permanent accommodation
4.04
On the issue of agricultural dwellings paragraph 10 of PPS7 states that :-
"Isolated new houses in the countryside will require special justification for planning permission to be granted.Where the special justification for an isolated new house relates to the essential need for a worker to live permanently at or near their place of work in the countryside, planning authorities should follow the advice in Annex A to this PPS."

PPS7 ANNEX A

4.05

Paragraph 12 of ANNEX A "Temporary Agricultural Dwellings " sets out the criteria in relation to temporary dwellings stating :-

"if a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one,it should normally,for the first three years,be provided by a caravan,a wooden structure which can easily be dismantled,or other tempoary accommodation. It should satisfy the following criteria" :-

i) clear evidence of a firm intention and ability to develop the enterprise concerned (signifcant investment in new farm buildings is often a good indication of intention)
ii) functional need
iii) clear evidence that the proposed enterprise has been planned on a sound financial basis
iv) the functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the areas which is suitable and available for occupation by the workers concerned
v) other normal planning requirements,e.g. siting and access are satisfied.

4.06

Paragraph 4 of ANNEX A deals with the issue of essential functional need and notes :-

"a functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times.Such a requirement might arise,for example, if workers are needed to be on hand day and night :
i) in case animals or agricultural processes require care at short notice,
or
ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products for example ,by frost damage or the failure of automatic systems".

The following report assesses the proposal in the context of these policies and tests.

4.07

PARAGRAPH 12 (i) of Annex A
Intention and ability to develop the enterprise.

This clause sites evidence of firm intention to be the investment in new buildings. The applicant has recently received permission to construct two new buildings to provide clean and efficient housing for his stock. At some 450sq.mtrs of building this represents a considerble investment by Mr Chapman and is clear evidence of his commitment to the enterprise.
His ability can be measured by the progress he has already achieved. From the purchase of the land with a number of very poor buildings he has established the business rearing and selling small numbers of calves. Working in less than satifactory conditions he has avoided the high mortality rate that can be caused through the lack of care and appropriate attention evidence that Mr Chapman possessed the necessry skills. As with all livestock enterprises there is always the element of ' learning on the job' and during this period he has gained valuable experience and developed his husbandry skills while establishing contacts with local farmers who are now supplying stock to the unit, taking slurry and fouled bedding from the unit to use on their own farms. He has established markets for his stock to farms within the area and through a National selling Agency which has produced profitable results to date.

4.08
PARAGRAPH 12 (ii) of Annex A
Functional Need
This paragraph simply state 'functional need' and refers to paragraph 4 of the Annex (see Sec. Clause contained herein)
4.09
Paragraph 4 states that a functional test is necessary to establish whether it is :-
" essential for the proper functioning of the enterprise for one or more workers to be readily available at most times". Examples are given such as the need for one or more workers to be on hand day and night for animals requiring essential care and constant monitoring.
The phrase *"essential for the proper functioning of the enterprise"* needs to be considered as a whole not as a test to establish whether an enterprise can operate or whether it needs alteration or ammendment but whether the enterprise being run requires the ready availability of a worker to be operated properly.
4.10
Assessing if there is a functional need requires :-
1) an evaluation of risk
2) the risk,frequency and type of out of hours emergency situation arising
3) the scale of loss should that emergency arise
4) the potential for an on-site worker to identify the problem
5) the ability to rectify that problem
4.11
The greatest risk to this enterprise is the loss of stock through illness.
Young Calves are particularly prone to scours, pneumonia and salmonellosis which if overlooked can quickly lead to death.
As in Humans a viral infection can strike at any time, day or night, and it is therefore essential to constantly monitor the animals to be able to react to the first signs of sickness.
Calf Scours and Diahorrea account for approximately 75% of young calf fatalities.
With constant monitoring and checking throughout the day and night the risk of loss can be greatly reduced, sick calves can be identified and given the care and medical attention they require. Most importantly the calf can be isolated by moving to the sick pen thereby reducing the threat to its companions.
It is therefore vital that the stockman is readily available at all times to ensure these problems are identified at the earliest time, take the necessary action and be readily available to continue attending to the animal, be it by the minute, hour, two hours or whenever.
4.12
If the farm worker/stockman lives at some distance there may be a reluctance to re-attend the farm to deal with these matters, in adverse weather conditions it may become impossible to make the journey to the farm and the *" proper functioning of the enterprise "* as well as the welfare of the animals would be compromised. Welfare legislation in the United Kingdom makes it an offence to cause unnecessary suffering and distress to animals. This could be caused by the delay in appropriate intervention and administration of emergency treatments to animals.
On site accommodation for the worker and his family would overcome this problem.
4.13
PARAGRAPH 12 (iii) Annex A
Evidence that the proposed enterprise has been planned on a sound financial basis.
The Calf Enterprise Financial Appraisal
In the following appraisal data used for the calf enterprise has been taken from the J. NIX, Farm Management Handbook. Stock purchase and sale figures have been revised in accordance with current market sale tables as published in the Farmers Guardian.

Calves are purchased at approx two weeks old and sold on at 3-6 months old. Assumes equal number of female/male calves (Holstein Friesian/Continental beef cross)

Financial projection for 2010 based on throughput of 400 calves per annum.
1)
Gross Margin = Sale price achieved(£300) - Purchase cost (£122) = £178
Margin per calf = £178
2)
Variable Costs :-
milk substitute £32, concentrates £37, hay £1, varible costs inc. medicines £20
Total variable costs £90 per calf

Gross margin=£88 per calf
Total Gross margin = £88 x 400(calves) = £35,200 (per annum)
3)
Fixed Costs :-
Employed Labour £0, General overheads £2000, Buildings & Machinery £10,000
Total Fixed Costs £12,000 per annum

PROJECTED NETT MARGIN = £23,200

By comparison, a sale of some 18 Aberdeen Angus calves, reared by Mr Chapman, earlier this year produced a nett profit of £77 per calf. This figure although somewhat lower than those projected would tend to support the 2010 projection taking into consideration that poor housing lead to increased Vet and drug cost per animal and food stuffs were being purchased in smaller quantities and therefore at premium prices. With the new buildings and increased stock levels allowing bulk purchasing of feed it is reasonable to expect the increased margins and profitability forecast.

Subject to the implementation of the proposal and successful marketing of the end product the calf enterprise ought to be able to return a profit in excess of the minimum agricultural wage.
4.14
In addition to the calf rearing enterprise Mr Chapman also runs:-
1)
A small flock of sheep,some 14/15 Ewes which provide an additional income to the farm from the sale of butchered lamb which in the year to 2009 produced nett profit of £962
2)
A flock of some 150/200 chickens producing a nett. profit of some £800 per annum from the sale of Free Range Eggs.
4.15
These figures are considered entirely in line with expectation for a small owner-occupied farming business that is capable of being sustained. Provided all assumptions are met in full,it is considered that this business can be viable and sustainable.
4.16
PARAGRAPH 12 (IV) Annex A
The functional need could not be fulfilled by another existing dwelling on the unit,or any other existing accommodation in the area which is suitable and available for occupation by the worker.
4.17
Dagleys farm consists of a number of poorly constructed timber buildings,a small steel framed open fronted shelter and the two new steel framed calf housing buildings. None of these buildings are suitable for use as a dwelling.

4.18
Simon associates is not aware of any other suitable accommodation being available sufficiently close to the unit to ensure the acknowledged welfare needs of the stock are not compromised.
4.19
Historically farmers have lived on their land. The development of the typical farm unit over hundreds of years places the farmhouse in close proximity to the cowsheds and animal quarters so the farmer is within sight and sound of his stock. Any other arrangement reduces the effectiveness by which the farmer is able to carry out his duties increases the risks to his livestock and also his property and equipment.

5.00 PARAGRAPH 6 PPS 7 Annex A
SECURITY
5.01
Daglys farm is relatively isolated . Dagleys has already suffered from the theft of chickens and equipment and with thefts from farms increasing by some 15% in the last twelve months the probability of this re-occurring is growing with the threat of organised criminal gangs stealing to order. The Police lack the ability to provide permanent protection due to the geographical spread of the threat and lack of available manpower,instead they encourage self help.
5.02
It is acknowledged that an occupied property, for example where a farmer and his family live at the farm, greatly reduces the likelihood of theft from the property. An occupied farmhouse provides a high level of deterrent and places the farmer in the best position to deal with any threat or emergency during the day or night. An occupied property is also likely to discourage vandalism as well as theft
5.03
Annex A of PPS 7 may not hold the aspect of security to be a singular reason to permit the development of an agricultural dwelling, however it is a fact that the question of theft and damage to farm premisses is a far greater problem than at the time of the implementation of PPS 7. It is therefore reasonable that LPA's should attach more importance to this aspect of that legislation. Unoccupied rural properties are at much greater risk than their urban counterparts to theft,vandalism or any other crime.

6.00 PARAGRAPH 7 PPS 7 Annex A
Labour requirement.
6.01
The figures provided in the Nix Farm Management Handbook are given in hours per month and suggest that :-
Calves Age 0-3months 2.3 hrs. per month
Calves Age 3-6months 0.9hrs. per month

Average 0-6months 1.6hrs. per month

An average occupancy rate of 200 calves gives a total of 3840 hours work per annum.

This total hourly requirement of 3840 hours equates to 480 eight-hour days and will require the imput of more than one full time worker
6.02
It is anticipated that the additional labour requirement will be met by Mr Chapman working longer hours than 8-hour days and imput from his family.
6.03
The above figures compare favourably with figures provide by EBLEX for rearing calves using the 2 bucket feed system.

7.00 SUMMERY

7.01

In the context of the tests set out Paragraph 12 (i-iv) of PPS7 Annex A for a temporary dwelling it is considered that :

a) The applicant has exhibited a firm intention and commitment to develop the enterprise by his investment in stock, equipment and buildings to establish the undertaking.

b) It has been shown that there is an essential need for the applicant to be on-site to care for and manage the rearing of some 200 calves as well as his other stock also that his occupation of the site will act as a deterrent to theft and vandalism

c) That the enterprise justifies the requirement for a full time worker

d)That the business has been planned on a sound financial basis and provided that all the criteria are met the enterprise can be viable and sustainable.

e) There is no suitable building on site capable of providing accommodation and no suitable accommodation is availble sufficiently close to the enterprise which would provide an equal facilty to that proposed.

7.02

With regard to Paragraph 12 (v) *"other planning requirements"* it has been demonstrated that the proposal satisfies the requirements of the relevant Local Plan policies with regard to :

a) Design and Siting of Development
b) Development in the Countryside
c) Protection of Surface Water and Ground Water
d) Residential mobile homes
e) New agricultural dwellings
f) Highway design and Vehicle parking

7.03

In consideration of the above and the contents of this report it is concluded that there is an essential need for Mr Chapman to live on the site to properly care for the livestock also that the proposal has regard for and complies with current local and national planning policy.

7.04

The unit has a clear prospect of becoming viable and sustainable providing Mr Chapman is able to live on site and operate the unit properly.

8.00 PROPOSED RESIDENTIAL CARAVAN.

8.01
LOCATION

It is proposed to site the residential caravan adjacent to the access track which runs from the road access in line with the West boundary hedge to the livestock units in the adjoining field. See location plan attached hereto.

The site has been chosen because it is close to the western boundary and therefore screened by the substantial hedge that runs the entire length of this boundary . The existing access track can be used therefore keeping encroachment into the field to a minimum.

8.02
RESIDENTIAL CARAVAN

The residential caravan will be typical of the type approx 10.5mtrs long by 3.6 mtrs wide comprised of coloured aluminium clad body built on a single axle steel chassis with integral steel support legs similar to the attached illustrations.

An area approximately 2mtrs greater in dimension than the caravan will be cleared and surfaced with appropriately placed concrete pads to support the caravan legs.

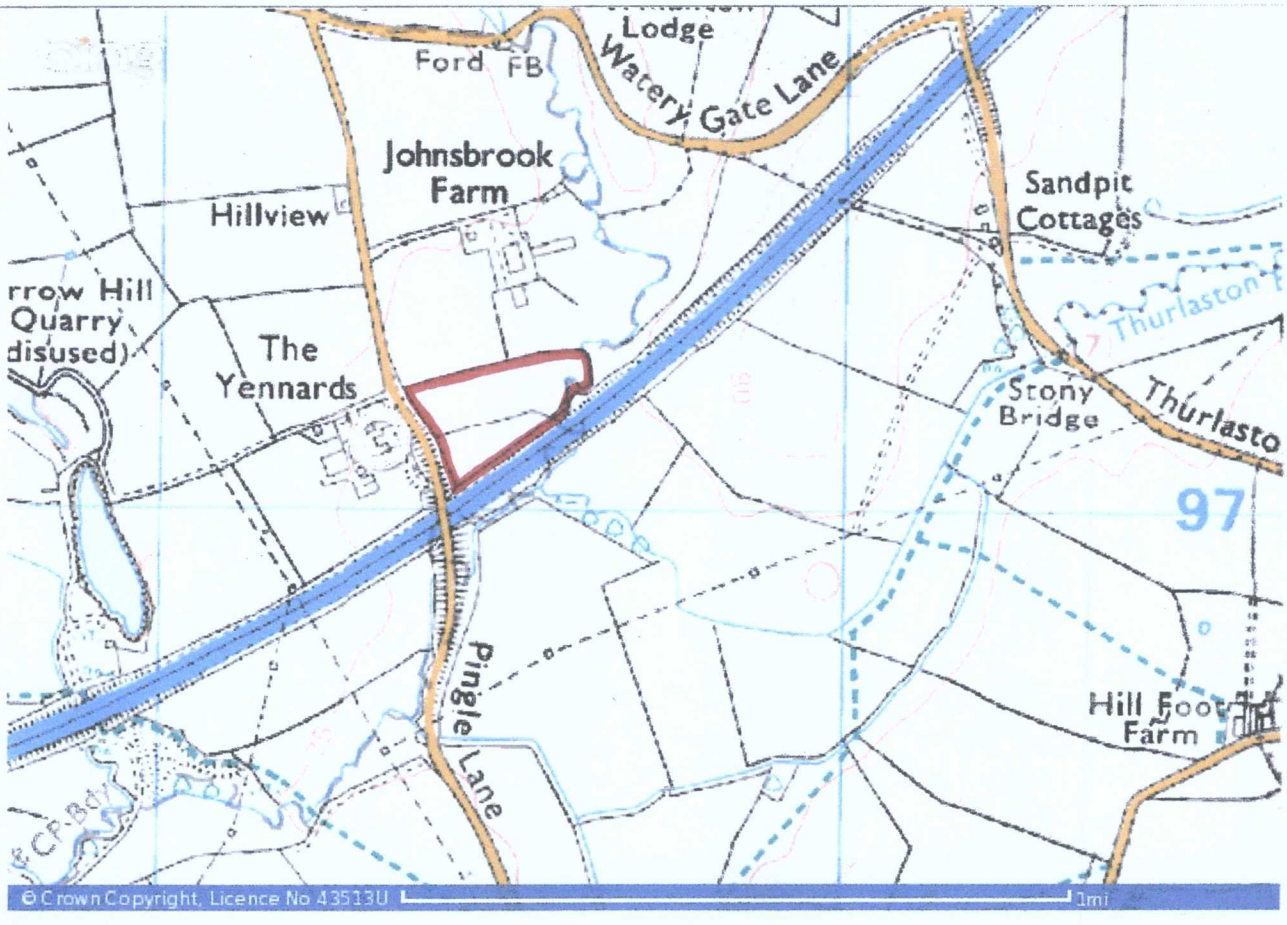
8.03
SERVICES

Rainwater will be piped to a soakaway

Foul sewage will be piped to treatment plan as previously specified in the attached report.

A water service exists on the site capable of supplying drinking water to the caravan

The electricity supply to the livestock buildings is capable of being extended to provide an adequate supply to the caravan.



SITE LOCATION PLAN
PROPOSED RESIDENTIAL CARAVAN FOR MR N. CHAPMAN
PINGLE LANE EARL SHILTON LEICESTERSHIRE

simon associates
Holly Lodge Kennylands Rd Sonning Common RG4 9JX TEL 0118 972 4286



LAND OWNED BY APPLICANT

SITE LOCATION PLAN SCALE 1: 2500
PROPOSED RESIDENTIAL CARAVAN : FOR MR N. CHAPMAN
PINGLE LANE EARL SHILTON LEICESTERSHIRE

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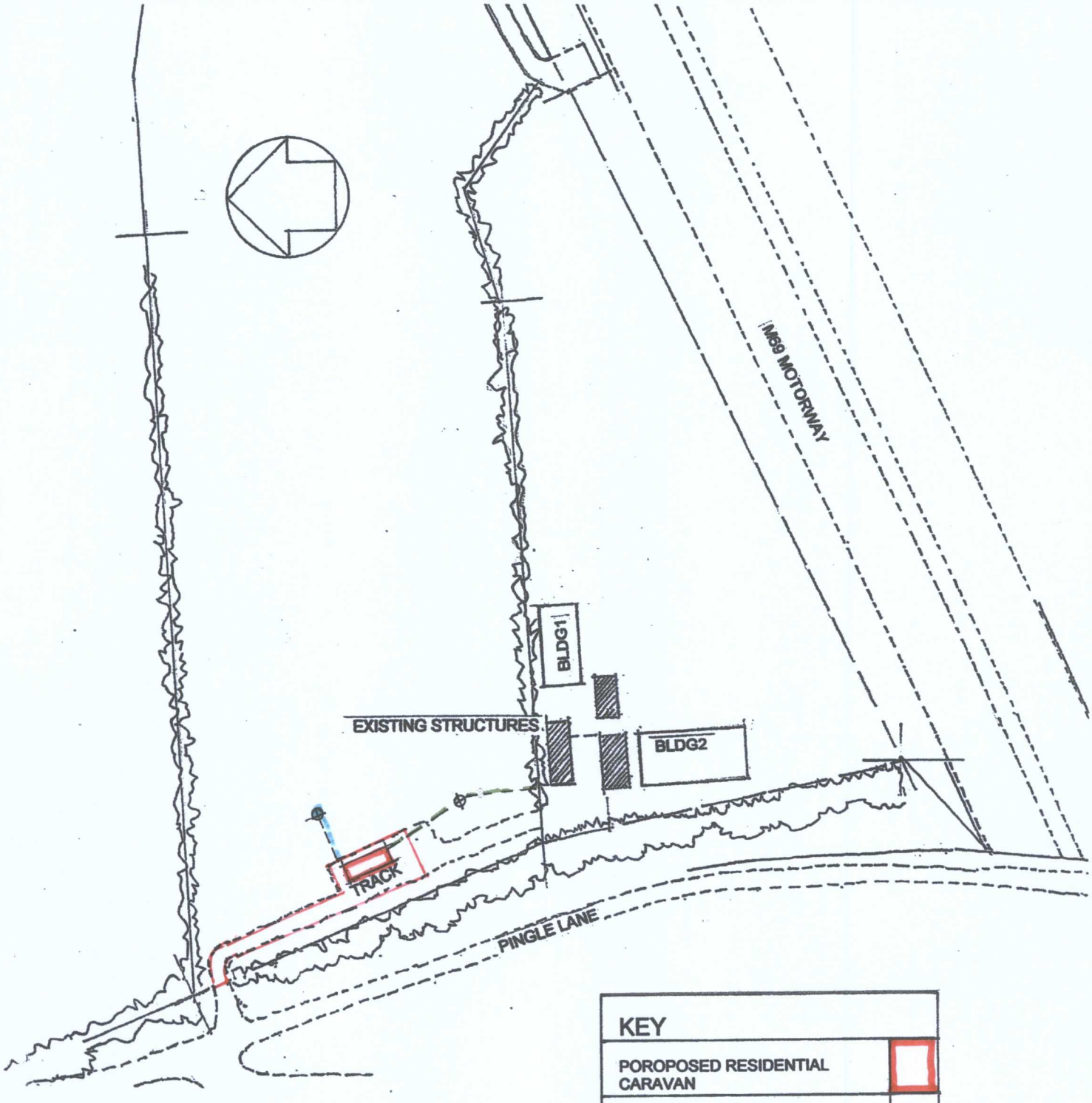

KEY	
POROPOSED RESIDENTIAL CARAVAN	
RAINWATER SOAKWAY	
FOUL SEWAGE TREATMENT PLANT	

SITE LAYOUT PLAN SCALE 1 : 1250
PROPOSED RESIDENTIAL CARAVAN . FOR MR N. CHAPMAN
PINGLE LANE EARL SHILTON LEICESTERSHIRE

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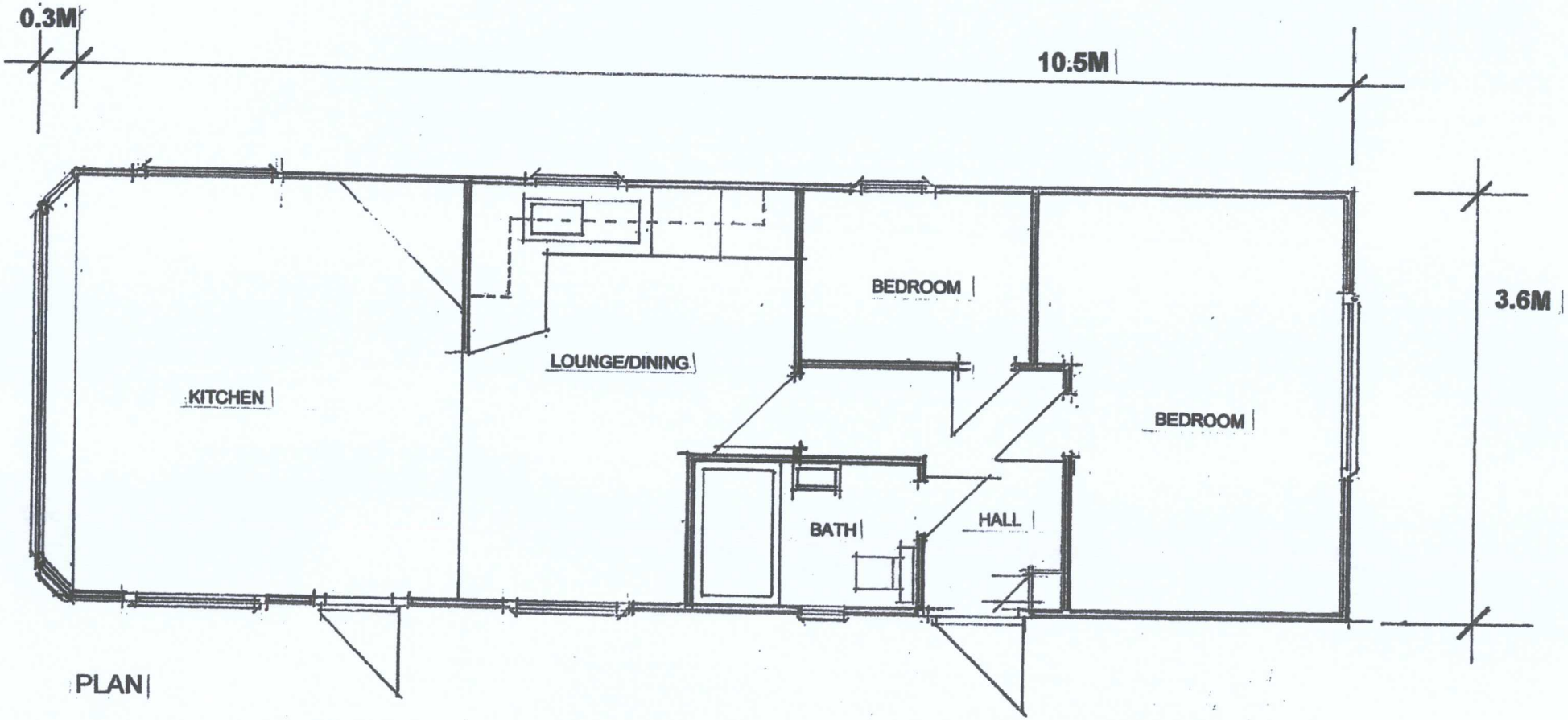

FOR ILLUSTRATION PURPOSES ONLY

RESIDENTIAL CARAVAN PLAN/FLOOR LAYOUT SCALE 1:50 DRG/C/1

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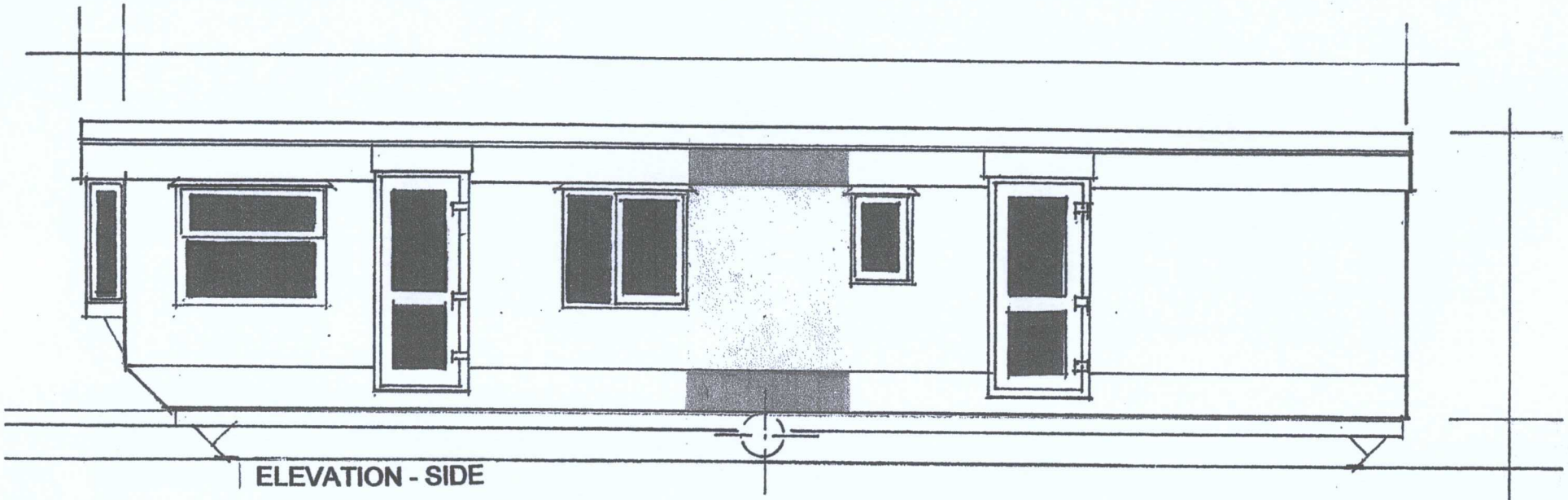
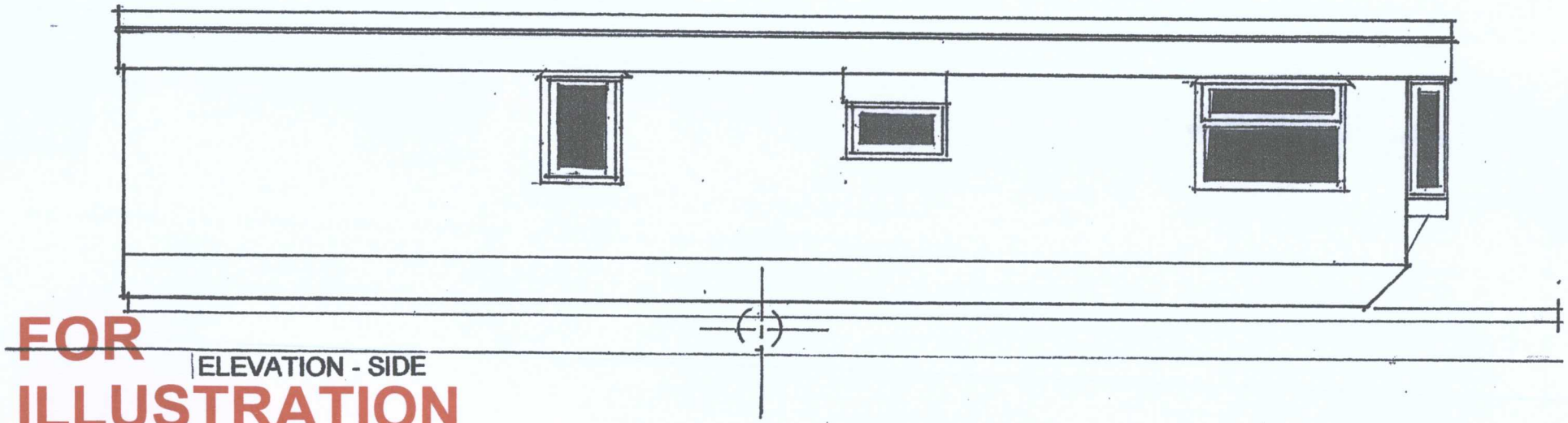


ELEVATION - SIDE



ELEVATION - SIDE

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RESIDENTIAL CARAVAN ELEVATIONS SCALE 1:50 DRG/C/2

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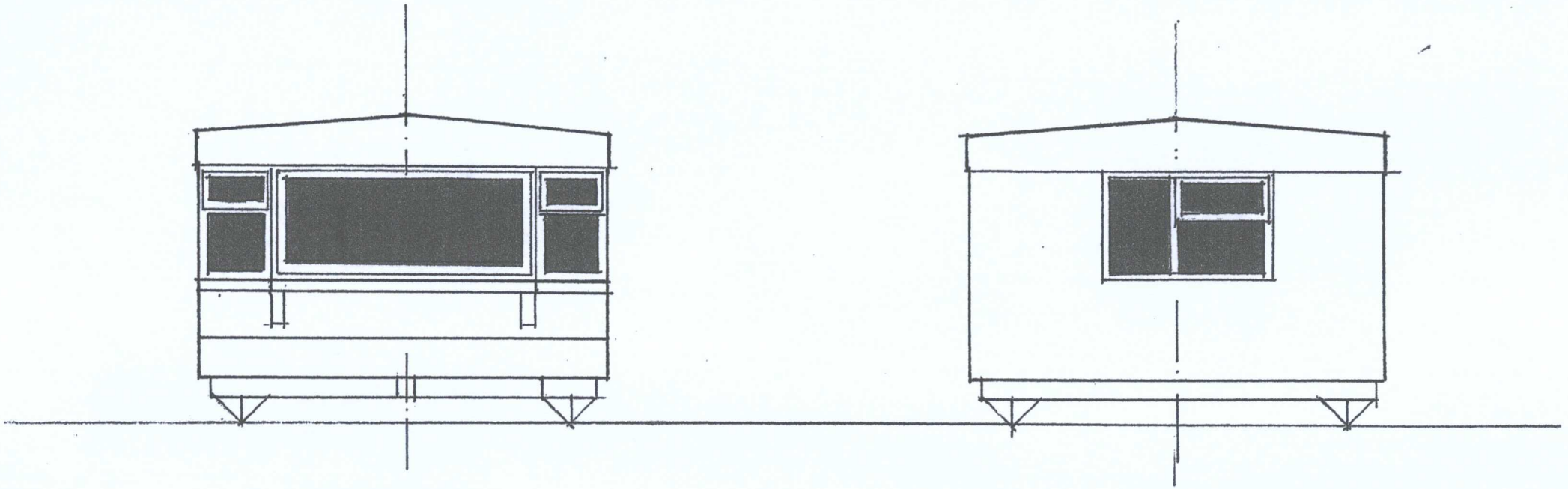

ELEVATION - FRONT

ELEVATION - REAR

FOR ILLUSTRATION PURPOSES ONLY

RESIDENTIAL CARAVAN ELEVATIONS SCALE 1:50 DRG/C/3

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