



# **TUTUM** CONSULTING

**CHANGING TIMES, UNCHANGING PRINCIPLES**

**PROJECT:** TRANSPORT STATEMENT  
REGULARISATION OF B2/B8 USE

**LOCATION:** SHEEPY MAGNA FARM, SHEEPY MAGNA, LEICESTERSHIRE

**CLIENT:** MR AND MRS GARLAND  
**REPORT REF:** 2026/0179/0684/01

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Produced by:

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## 1.0 INTRODUCTION

### OVERVIEW

- 1.1 Tutum Consulting (TC) has been appointed by Mr and Mrs Garland to prepare a Transport Statement (TS) in support of a planning application at Sheepy House Farm, Sheepy Magna. The application seeks the change of use of an existing agricultural building, together with associated modifications to the current site access. The building is presently occupied by tenants engaged in logistics and vehicle servicing activities. The proposed development will regularise and repurpose the building for B2/B8 (General Industrial/Storage and Distribution) use, with access arrangements upgraded to accommodate the operational requirements of the new use. The location of the application site is illustrated in **Figure 1**.

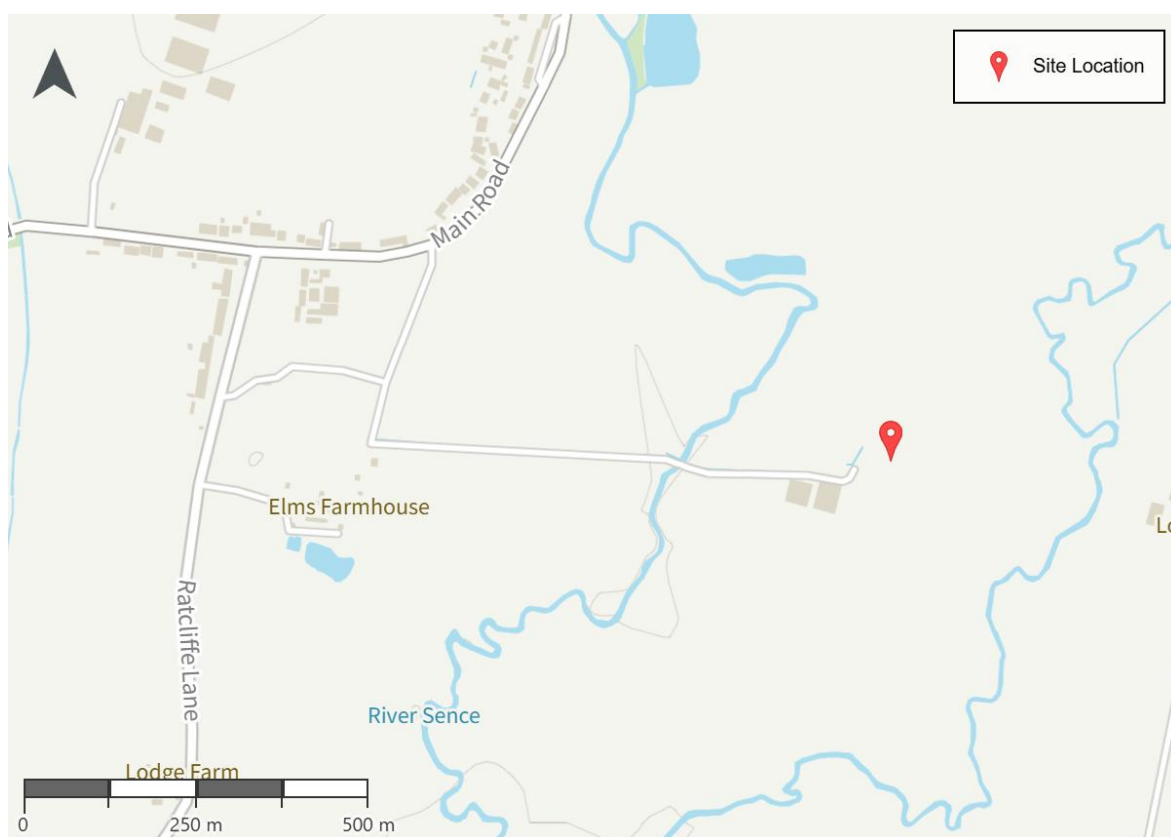


Figure 1: Site Location  
[Source: Ordnance Survey]

- 1.2 Sheepy Magna Farm is situated approximately 1km south of the Sheepy Magna and is accessed via the B4114 which travels through the village.
- 1.3 The application relates to the westernmost standalone building within the site, proposed for B2/B8 (General Industrial/Storage and Distribution) use, including associated servicing and repair activities. The proposals include upgraded access arrangements to accommodate the operational requirements and vehicle types associated with B8 use. The building has been occupied for several years by existing tenants engaged in logistics

and vehicle servicing operations. It comprises approximately 1,000 sqm and forms part of a small complex of outbuildings, each accommodating a range of uses. An image of the site and building is provided in **Figure 2**.



Figure 2: Site Overview and Layout

- 1.4 Vehicular access to the site is provided via a single point of entry connecting to Main Road to the northwest. The access comprises an unmade rural track, historically serving the former agricultural operations and associated outbuildings. Main Road is equipped with street lighting and is subject to a 40mph speed limit. Main Road measures approximately 6.0 metres in width and is flanked by dwellings and a footway to the north and grassed verges and a culverted drainage ditch to the south. Security gates are installed at the site entrance, set back approximately 48.0m metres from the edge of the carriageway, thereby allowing vehicles to wait clear of the highway while accessing the site.
- 1.5 Hinckley and Bosworth Borough Council will be the Local Planning Authority (LPA) for the application whilst the Local Highway Authority (LHA) will be Leicestershire County Council.
- 1.6 This report assesses the transport implications and influences of the use and current operations against relevant national and local policies to include, but not limited to, the accessibility of the site, layout, access arrangements, parking and service provision. It will also include any existing road safety issues that could be exacerbated by the development proposals. Matters arising from residents' concerns have also been taken into account. It is understood that local concerns have made several objections relating to the current use. These are summarised below.

- Use of the access in the early hours of the morning
- Noise and disturbance by HGV vehicles
- Headlights of vehicles shining through adjacent property windows

## 1.7 [Development Summary]

### REPORT STRUCTURE

1.8 The reporting of the assessment has been purposely split into a series of discreet sections to allow any potential impacts and influences of the development to be clearly set out and understood. The remainder of this report is structured as follows:

- **Section 2:** provides a summary of relevant national and local planning policy;
- **Section 3:** provides an overview of the existing baseline site conditions, including a review of the available walking and cycling routes and facilities, public transport options, as well as the highway characteristics of the site and adjacent highway network;
- **Section 4:** describes the transport features of the proposed development scheme;
- **Section 5:** provides an analysis of the proposed sites vehicular trips, on the local highway network, estimating the change in vehicle trips likely to be generated in the AM and PM peak hours, and assessing the operation performance of impacted junctions;
- **Section 6:** provides a summary and conclusion of the key points in the Transport Statement.

## 2.0 TRANSPORT PLANNING POLICY CONTEXT

### INTRODUCTION TO SECTION

- 2.1 This section sets out the National Planning background against which the merits of the development which should be assessed against.

### NATIONAL PLANNING POLICY FRAMEWORK (DECEMBER 2024)

- 2.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they are expected to be applied.
- 2.3 The NPPF recognises the importance of supporting rural businesses, including through the diversification of farm enterprises. It encourages the re-use of existing rural buildings for economic purposes, provided that proposals are sustainable, accessible, and do not result in unacceptable impacts on the local highway network or rural character. The framework seeks to balance economic growth with the need to protect the countryside and promote sustainable transport choices, acknowledging that flexibility is required in rural areas.
- 2.4 **Paragraph 90 of the NPPF** details the support for farming diversification has 3 main themes, which are as follows:

*The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*

*The development and diversification of agricultural and other land-based rural businesses;*

*Sustainable rural tourism and leisure developments which respect the character of the countryside.*

- 2.5 **Paragraph 109 of the NPPF** considers the promotion of sustainable transport, specifying that transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

*a) making transport considerations an important part of early engagement with local communities;*

*b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places;*

*c) understanding and addressing the potential impacts of development on transport networks;*

*d) realising opportunities from existing or proposed transport infrastructure, and changing transport technology and usage – for example in relation to the scale, location or density of development that can be accommodated;*

*e) identifying and pursuing opportunities to promote walking, cycling and public transport use; and*

*f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains*

**Paragraph 115 of the NPPF** confirms that in assessing development in context with plans and applications it should be ensured that:

*a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;*

*b) safe and suitable access to the site can be achieved for all users;*

*c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*

*d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.*

2.6 **Paragraph 116 of the NPPF** outlines when an application for development should be refused with the following noted:

*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*

2.7 Within the context of the above, five primary requirements that should be incorporated by prospective developments are specified, are noted in **paragraph 117 of the NPPF** namely;

*a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*

*b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*

*c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*

*d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and*

*e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.*

- 2.8 The NPPF recognises the importance of supporting rural businesses, including through the diversification of farm enterprises. It encourages the re-use of existing rural buildings for economic purposes, provided that proposals are sustainable, accessible, and do not result in unacceptable impacts on the local highway network or rural character. The framework seeks to balance economic growth with the need to protect the countryside and promote sustainable transport choices, acknowledging that flexibility is required in rural areas.

#### PLANNING PRACTICE GUIDANCE ON TRAVEL PLANS, TRANSPORT ASSESSMENTS AND TRANSPORT STATEMENTS (MARCH 2014)

- 2.9 Updated guidance on Travel Plans, Transport Assessments and Transport Statements published by the government in March 2014, stated that these reports are all ways of assessing and mitigating the negative transport impacts of development in order to promote sustainable development.
- 2.10 Whilst this Planning Practice Guidance document supersedes the DfT Guidance on Transport Assessment 2007 (GTA), this previous document contains significantly more detailed guidance and has therefore been used, with caution, as a framework to guide the content of this report.

#### DfT GUIDANCE ON TRANSPORT ASSESSMENTS (2007)

- 2.11 DfT Guidance on Transport Assessments provides guidance on whether a full Transport Assessment was required under the then Planning Policy and Guidance 13 on Transport or whether a simplified Transport Statement (TS) is acceptable. It assists in determining whether an assessment may be required and if so, what the level and scope of that assessment should be. It sets out detailed guidance on the content and structure of Transport Assessments.
- 2.12 Despite the introduction of the NPPF, the guidance remains valuable in setting the scope of transport assessments anticipated by the NPPF. It applies to England only, and not Scotland, Wales or Northern Ireland and indicates that developers should also have regard to any specific current guidance issued by local authorities, which are included in the following paragraphs.

#### MANUAL FOR STREETS (MFS)

- 2.13 Manual for Streets (March 2007 and Sept 2010) supersedes Places Streets and Movement and Design Bulletin 32. Manual for Streets should now be used where 85th percentile monitored traffic speeds are less than 37mph.
- 2.14 The Manual deals with first principles in respect of what a street is for. It outlines five principal functions, namely:

- Place;
- Movement;
- Access;
- Parking; and
- Drainage and utilities.

#### LOCAL POLICY

2.15 The following policy document guidance notes are considered relevant to the development site and have been considered in connection with this report. A brief appraisal of each policy follows alongside identification of each key policy.

#### HINCKLEY AND BOSWORTH LOCAL PLAN

- 2.16 **Core Strategy Policy 3 (Rural Areas):** Supports rural diversification and the re-use of existing rural buildings for employment uses, subject to criteria including highway safety and accessibility.
- 2.17 **Core Strategy Policy 16 (Transport Infrastructure):** Seeks to ensure that new development is accessible by sustainable modes of transport, minimises the need to travel, and does not have a severe impact on the local highway network.
- 2.18 **Site Allocations and Development Management Policies DPD Policy DM17 (Transport and Access):** Requires safe and suitable access for all users, adequate parking and servicing, and the promotion of sustainable travel.
- 2.19 **Site Allocations and Development Management Policies DPD Policy DM4 (Safeguarding the Countryside and Settlement Separation):** Supports appropriate rural diversification where it does not harm the character of the countryside or highway safety.
- 2.20 LEICESTERSHIRE LOCAL TRANSPORT PLAN 3 (LTP3)
- 2.21 **LTP3 Policy 3.1 (Accessibility):** Promotes improved access to jobs and services by sustainable modes, particularly in rural areas.
- 2.22 **LTP3 Policy 3.2 (Road Safety):** Seeks to reduce road casualties and improve safety for all road users, including those in rural locations.

### 3.0 EXISTING SITE CHARACTERISTICS

#### INTRODUCTION TO SECTION

- 3.1 This section of the report provides the backdrop in terms of the existing local network for all modes of travel, together with detailing matters pertaining to the existing site usage, so as to appraise and evaluate the existing circumstances and any opportunities or constraints that may influence the proposals for development.

#### LOCAL ROAD NETWORK

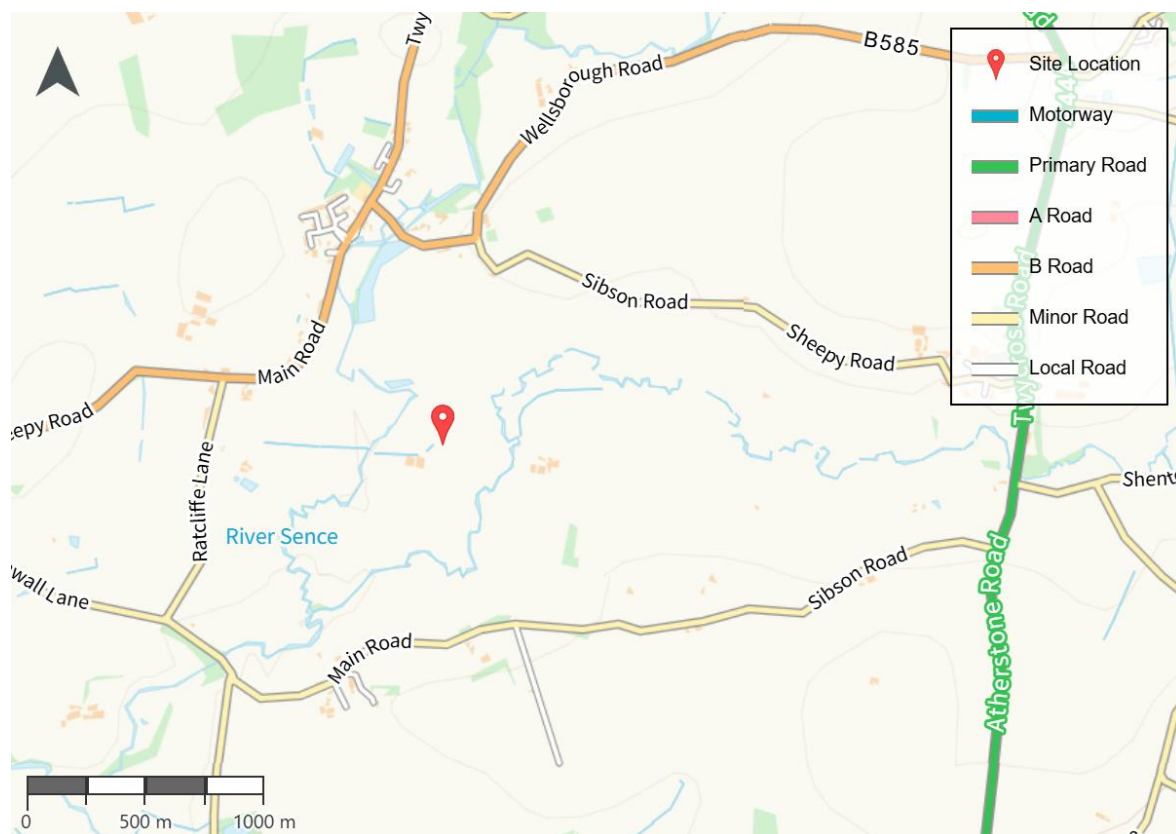


Figure 3: Local Road Network  
[Source: Ordnance Survey]

- 3.2 Main Road is the principal route serving the site and is subject to a 40mph speed limit. The carriageway is approximately 6.0 metres in width and benefits from street lighting along its length. A footway of limited and variable width is provided on the northern side of the carriageway, adjacent to residential properties with private accesses. The southern side of Main Road is characterised by grassed verges, beyond which lies the agricultural land associated with Sheepy House Farm.

## ROAD SAFETY ASSESSMENT

3.3 Personal Injury Accident (PIA) data is collected by the police, approved by the National Statistics Authority (NSA) and reported on by the Department for Transport (DfT) each year. The dataset used for this analysis considers accidents between January 2020 and December 2024.

3.4 Accidents have been categorised as slight, serious and fatal, with the three groups typically differentiated as:

- **Slight:** where casualties have injuries that do not require hospital treatment, or, if they do, the effects of the injuries quickly subside.
- **Serious:** records casualties who require hospital treatment and have lasting injuries, but who do not die within the recording period for a fatality.
- **Fatal:** any death that occurs within 30 days from causes arising from the accident.

3.5 The study area, which can be seen in **Figure 4** are based on an approximate radius of 500m, coupled with key junctions and routes likely to be taken by end users.

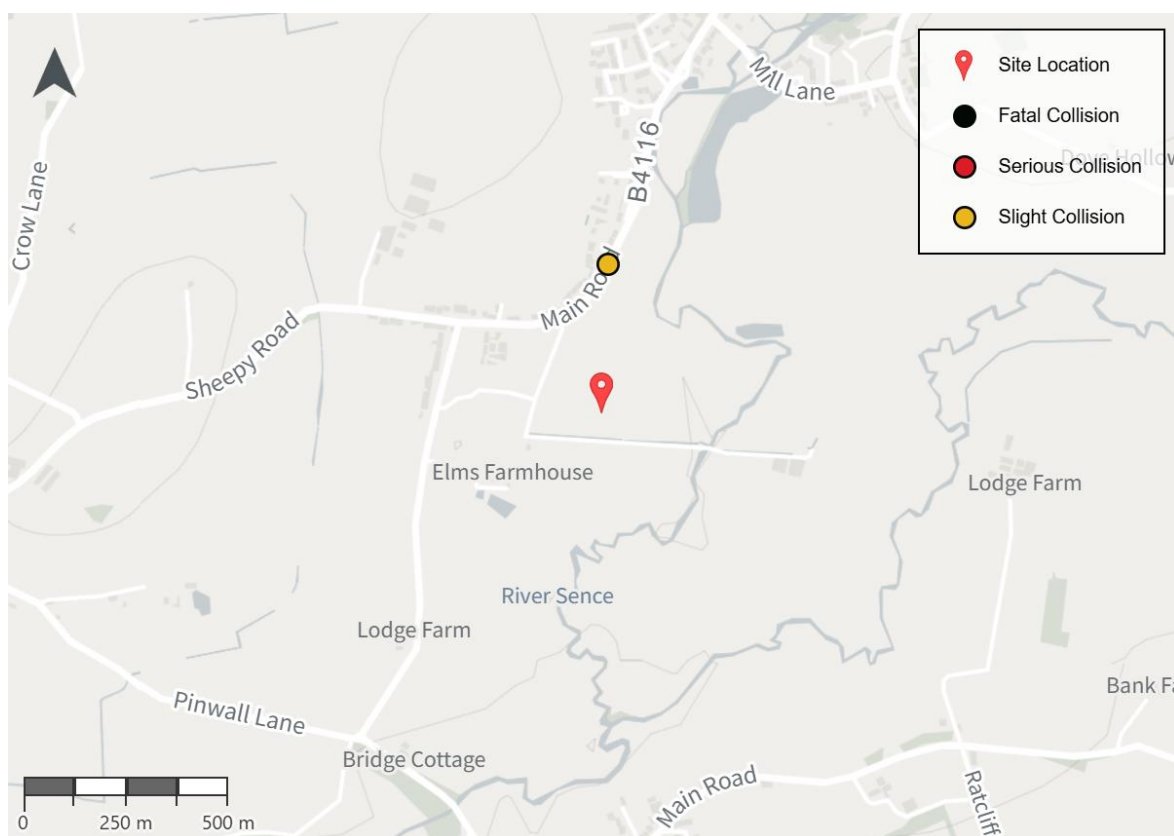


Figure 4: Collision Map

[Source: DfT]

3.6 The assessment covered the last 5 years of complete data from 2019 to 2024 **Tables 1** and **2** summarise the results of this exercise. **Table 3** which precedes them details factors relating to the collision/s.

**Table 1: Collisions by Year and Severity**

| Year of Collision | Severity of Injury |         |       | Total Collisions |
|-------------------|--------------------|---------|-------|------------------|
|                   | Slight             | Serious | Fatal |                  |
| Totals            | 1                  | 0       | 0     | 1                |

**Table 2: Collisions by Year Involving Pedestrians and Cyclists**

| Year of Collision | Pedestrians |         |       | Cyclists |         |       |
|-------------------|-------------|---------|-------|----------|---------|-------|
|                   | Slight      | Serious | Fatal | Slight   | Serious | Fatal |
| Year 1 – 2020     | 0           | 0       | 0     | 0        | 0       | 0     |
| Year 2 – 2021     | 0           | 0       | 0     | 0        | 0       | 0     |
| Year 3 – 2022     | 0           | 0       | 0     | 0        | 0       | 0     |
| Year 4 – 2023     | 0           | 0       | 0     | 0        | 0       | 0     |
| Year 5 – 2024     | 0           | 0       | 0     | 0        | 0       | 0     |
| Totals            | 0           | 0       | 0     | 0        | 0       | 0     |

**Table 3: Collision Details and Factors**

| Reference/<br>Severity | Date / time              | Location              | Weather &<br>Road<br>conditions | Lighting<br>conditions                 | Main Causation Factor                                       |
|------------------------|--------------------------|-----------------------|---------------------------------|----------------------------------------|-------------------------------------------------------------|
| 332001227              | 23.11.2020<br>@<br>19:40 | Main Road / Park View | Fine & Dry                      | Darkness Street<br>Lighting<br>Present | Vehicles (3 in total) collided<br>with a parked LGV vehicle |

- 3.7 **Table 1** documents collision statistics categorised by year and severity for the five-year study period. The data identifies one slight injury collision, with zero serious or fatal incidents recorded. Total personal injury collisions within the assessment area for the duration of the analysis are confirmed as one.
- 3.8 **Table 2** summarises collisions involving pedestrians and cyclists by year and severity. The recorded data indicates zero incidents involving these vulnerable road users within the study area. No slight, serious, or fatal injuries were reported for pedestrians or cyclists during the five-year period from 2020 to 2024.
- 3.9 **Table 3** details a specific collision occurring on 23 November 2020 at the Main Road / Park View junction. The incident involved three vehicles colliding with a parked LGV during darkness without street lighting. Environmental conditions at the time of the collision were reported as fine and dry.

### SUMMARY

- 3.10 A review of Personal Injury Collision (PIC) records for the five-year period (2020–2024) indicates a high standard of highway safety. Data identifies a single 'slight' injury incident in November 2020, with no recorded collisions involving pedestrians or cyclists. No recurring patterns or geometric safety deficiencies were observed. The local highway network operates safely, and the development proposals do not raise any safety-related planning concerns.

### LOCAL AMENITIES AND FACILITIES

- 3.11 A review of sustainable transport has been undertaken considering the proximity of key amenities and facilities such as Education, Health, Leisure, Transport and Retail from the application site. The results of this exercise can be seen further in Error! Reference source not found..

### SUSTAINABLE OVERVIEW

- 3.12 The application site is situated in a rural location, resulting in limited availability of local amenities and facilities for users and employees. However, given the specific operational nature of the business focused on logistics, and the small-scale scope of activities it is not realistic to expect significant reliance on alternative transport modes. Accordingly, transport planning considerations and decisions should be based on the operational requirements of the site, rather than the availability of sustainable transport options, which are inherently constrained by the rural context.

### PUBLIC TRANSPORT ACCESSIBILITY

- 3.13 A review of local bus services and operators has been carried out so as to assess the developments likely accessibility by bus. The locations adjacent bus stops can be seen in **Figure 5** overleaf.

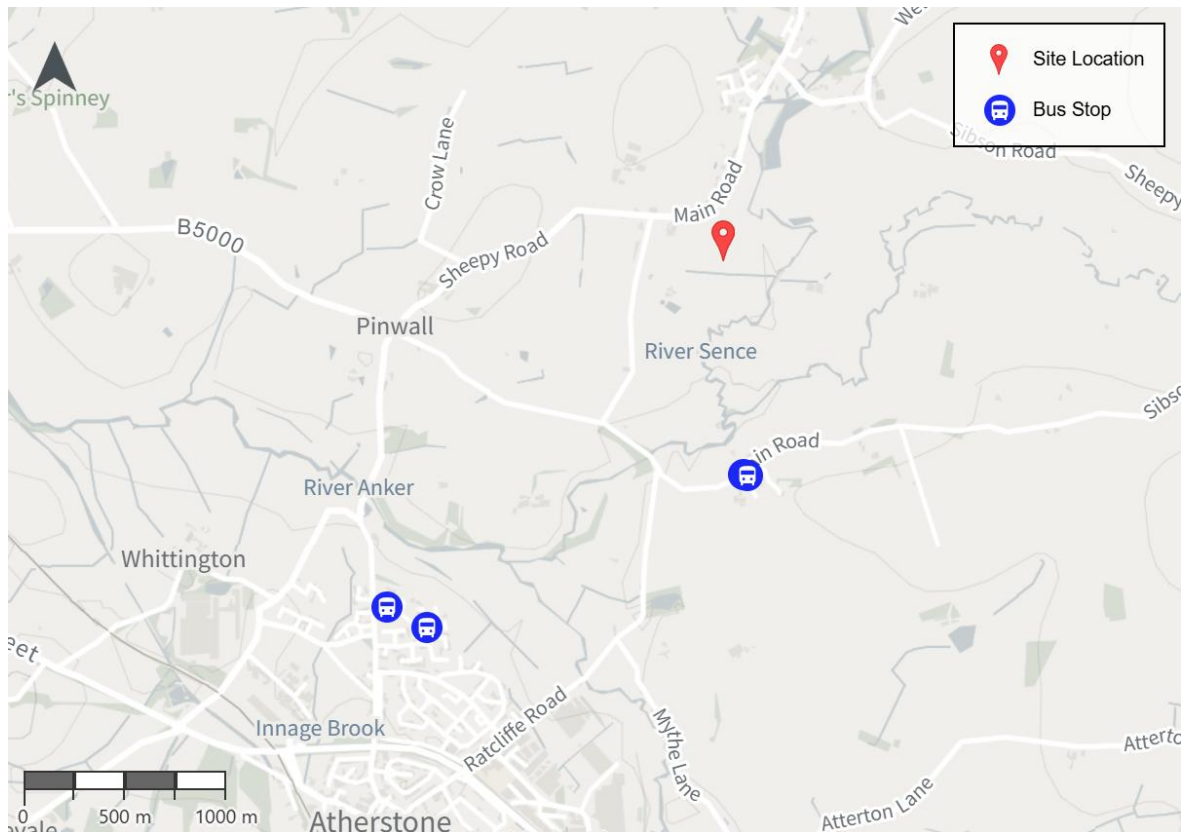


Figure 5: Local Bus Stops Map  
[Source: DfT]

- 3.14 The closest bus stops to the site can be found on Church Lane, a distance of approximately 1059m from the application site. The site is considered to be accessible by bus.

#### PEDESTRIAN AND CYCLING ACCESSIBILITY

- 3.15 Local and national policies and guidance emphasise the importance and contribution, cycling and walking has in reducing congestion and delays to our road networks. The public health and wellbeing these Active modes of transport will sustain and should be considered essential if reliance on the private car, particularly for short journeys is to be abridged.

#### PEDESTRIAN ACCESSIBILITY

- 3.16 Manual for Streets (MfS) provides context as to what is deemed to be a walkable neighbourhood and a sustainable location for development based on a range of facilities and the distances and appropriateness of the infrastructure required in reaching those destinations. The relevant extract from MfS is replicated below.

*'...Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes (up to about 800m) walking distance of residential area which residents may access comfortably on foot. However, this is not an upper limit and PPS 13 states that walking offers the greatest potential to replace short car trips, particularly those under 2km...'*

- 3.17 DfT National Survey (2023) factsheet found that walking constituted 29% and 4% of all trips made by foot, a decrease of 2% from the previous year's figures but a 5% increase since

2019 (pre-pandemic). On average, people are willing to travel 18 minutes per walking trip. It should be noted that the number of walking trips of a mile (1,600m) or more increased by 21% when compared against the 2019 baseline. Education and commuting trips accounted for 23% of all walking trips.

- 3.18 Guidelines for “Providing for Journeys on Foot” commissioned by the Chartered Institute of Highways Engineers (CIHT) suggest that for pedestrians without a mobility impairment that the following Average distances shown in **Table 4**, are considered acceptable and should be used for planning and evaluation purposes.

**Table 4: CIHT's Walking Distances**

| Suggested Acceptable Walking Distances |              |                      |           |
|----------------------------------------|--------------|----------------------|-----------|
|                                        | Town Centres | Commuting and School | Elsewhere |
| Desirable                              | 200          | 500                  | 400       |
| Acceptable                             | 400          | 1000                 | 800       |
| Maximum                                | 800          | 2000                 | 1200      |

- 3.19 It is notable that these distances are only “suggested”. The NTS data quoted in CIHT (2000), the average walking distance is 1km, meaning that an equivalent number of walking trips are in excess of the “suggested acceptable” walking distance for commuting and school purposes. There is further evidence on the National travel survey of an increase in walking journeys over a mile.
- 3.20 The Guidelines for Providing for Journeys on Foot (IHT, 2000, para 3.30) includes some evidence on walking distances taken from the NTS's summary findings.

*‘...Approximately 80% of walk journeys and walk stages in urban areas are less than one mile. The average length of a walk journey is one kilometre (0.6 miles). This differs little by age or sex and has remained constant since 1975/76. However, this varies according to location. Average walking distances are longest in Inner London...*

- 3.21 It is generally accepted that for purposes of planning and evaluation, and in the absence of any other anecdotal evidence, that the ‘suggested’ distances highlighted in **Table 4** are used. To understand how these distances, relate to the proposed development site and the surrounding infrastructure available to accommodate journeys by foot, an iso-distance map indicating up to 2km iso-distances on streets has been produced as presented in **Figure 6**.

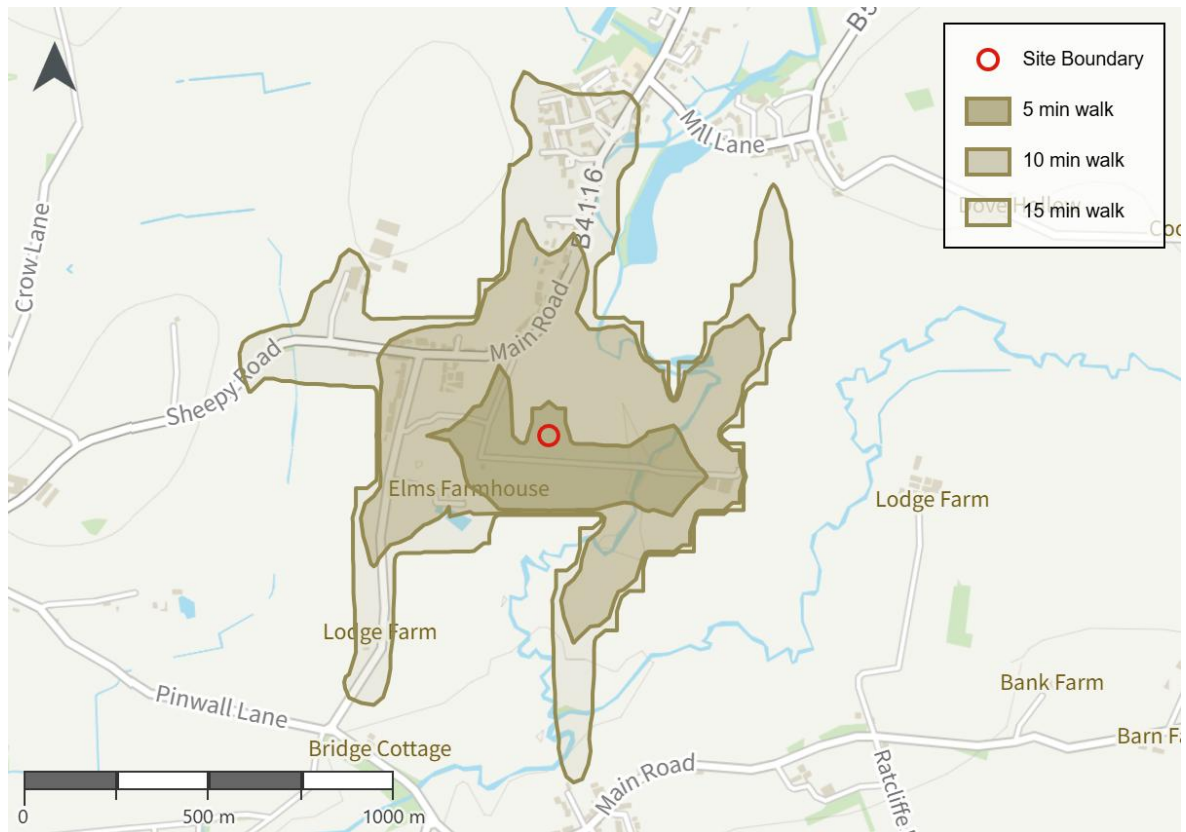


Figure 6: Walking Route Iso-Distance Map (2Km)  
[Source: Ordnance Survey, with OSM data]

3.22 **Figure 6** demonstrates that the southern end of Sheepy Magna is accessible within a 2km walking distance, equating to approximately a 20-minute walk. The site therefore falls within a 20-minute neighbourhood, with established footway connections available. While it is feasible for employees to walk to the site, it is recognised that the nature of the proposed B2/B8 use is likely to result in the majority of trips being made by car or van. This should be taken into account when assessing the sustainability of the site, as the operational requirements of the end use may limit the practical uptake of walking for commuting purposes.

#### PUBLIC FOOTPATH.

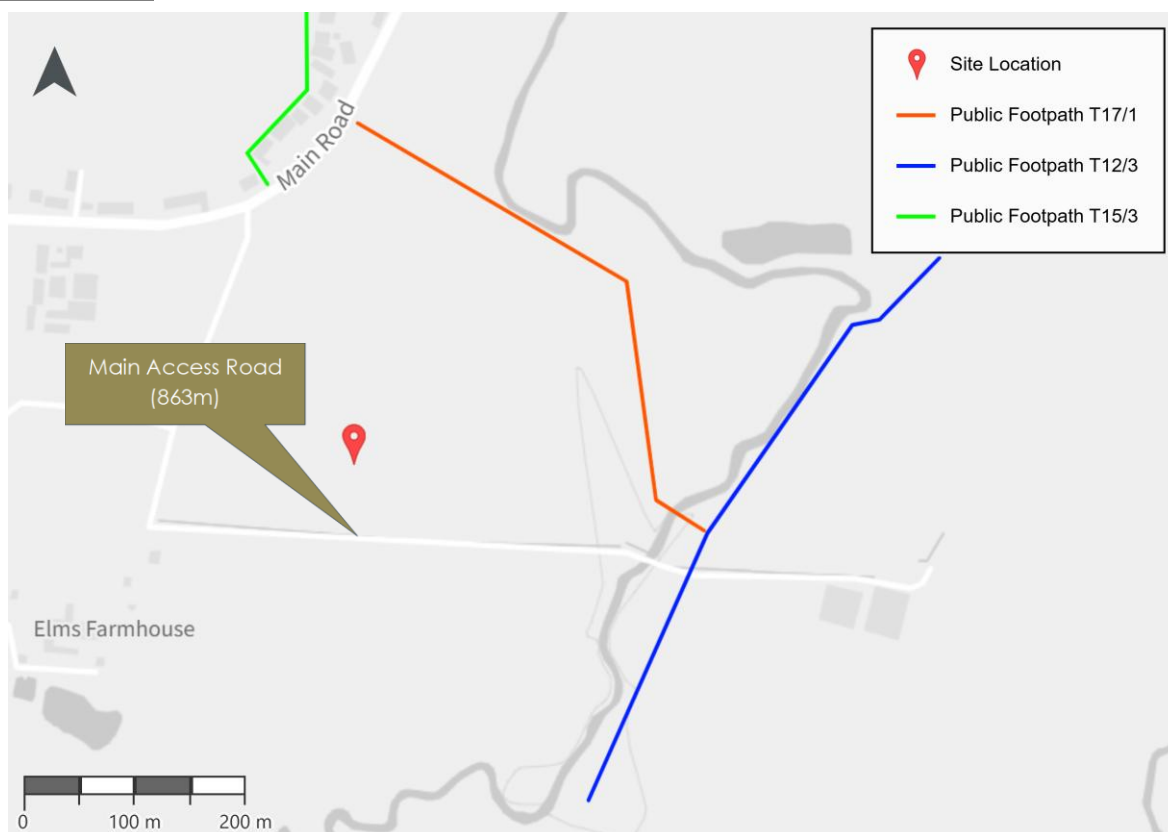


Figure 7: Public Right of Way Map  
[Source: Ordnance Survey and Open Street Map]

- 3.23 Having regard to the above, it is considered that the proposed development, including associated buildings and vehicle operations, will not have a direct impact on the public footpaths identified in the vicinity of the site, as shown indicatively on the accompanying plans. For definitive information regarding the alignment and status of public rights of way, reference should be made to the Leicestershire County Council Definitive Map.<sup>1</sup>

#### CYCLING ACCESSIBILITY

- 3.24 Cycling provides a healthy and carbon friendly mode of transport to that of the private car. A National Survey (2022) carried out by the Department of Transport identified that cycling accounted for 2% of all trips made in a year, with 9% of respondents stating that they cycle at least once a week. As a percentage of all trips made by cycle, 32% were made for purposes of a daily commute.
- 3.25 It is recognised that cycling can be a substitute for car journeys under 5km, which is equivalent to a 15 to 20 min journey depending on rider ability. An iso-distance map indicating a 5km iso-distance, has been produced and is presented in **Figure 8**.

<sup>1</sup> <https://www.leicestershire.gov.uk/roads-and-travel/cycling-and-walking/where-to-walk-and-ride-in-leicestershire>

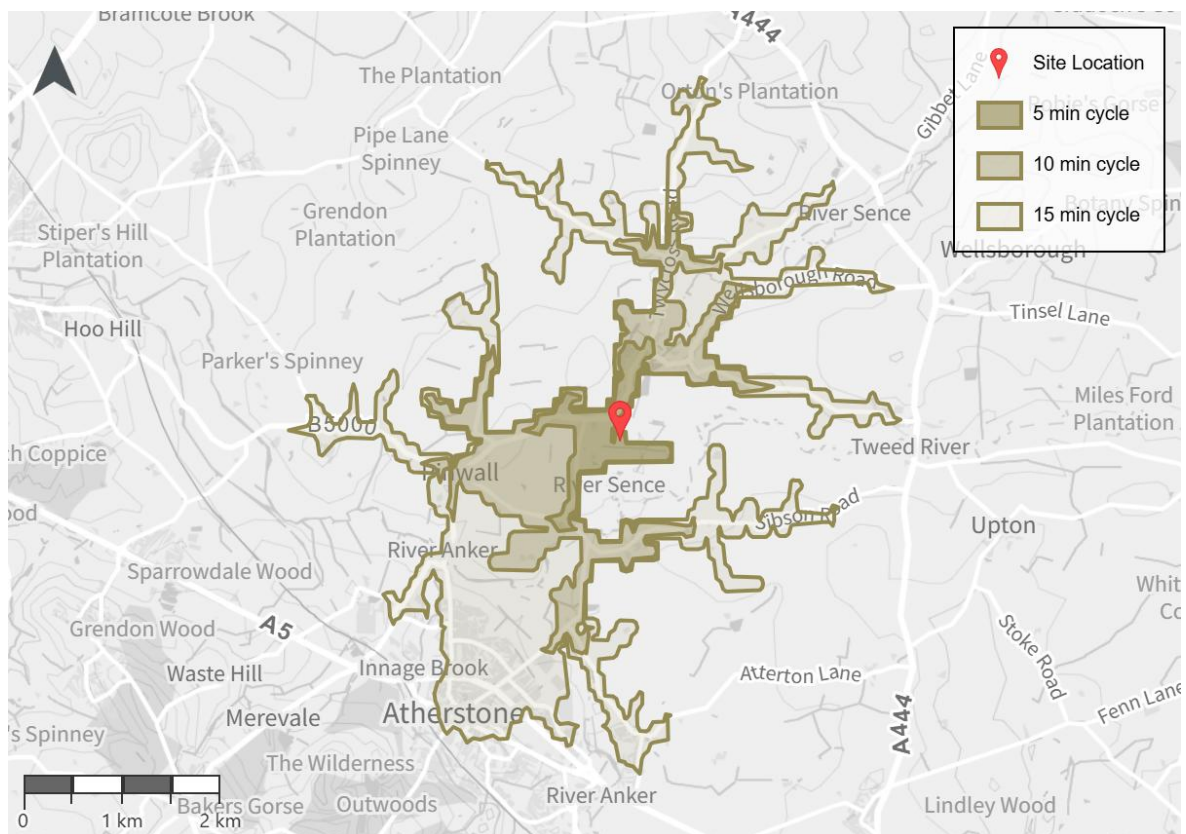


Figure 8: Cycling Iso-Distance (5Km)  
[Source: Ordnance Survey and Open Street Map]

3.26 **Figure 8** illustrates that journeys by cycling will take in the entirety of Sheepy Magna to the north and outer limits of Atherstone to the south alongside isolated settlements. Dedicated cycling facilities are limited and therefore cycling would be constrained to the road network which limits opportunities to the more experienced and confident riders.

#### OTHER DEVELOPMENT SCHEMES

3.27 There are no other developments near the application site within and surrounding that have been identified on Hinckley and Bosworth Borough Council planning portal that would need to be accounted for at this stage for assessment purposes.

#### SUMMARY

3.28 Section 3 evaluates the local highway network, safety records, and multi-modal accessibility. A review of personal injury accident data (2020–2024) identified a single 'slight' injury collision with no incidents involving vulnerable road users. Although the rural setting limits immediate proximity to amenities, the site is situated within 1,059m of bus services on Church Lane and 2km of Sheepy Magna. While pedestrian and cycling routes exist, the document notes that the operational requirements of the B2/B8 use and limited dedicated infrastructure may constrain the practical uptake of sustainable transport modes. No committed developments were identified that would influence the baseline assessment.

## 4.0 DEVELOPMENT PROPOSALS

### INTRODUCTION TO SECTION

- 4.1 This section of the report provides a description and details of the development proposals to include matters pertaining, but not limited to the development composition, layout, access arrangements for all modes, and parking and servicing provision.

### DEVELOPMENT MIX AND LAYOUT

- 4.2 The proposals seek to regularise the use of an existing building for B2/B8 (General Industrial/Storage and Distribution) operations. The building is currently occupied by tenants who have been present for several years, primarily undertaking logistics activities with ancillary servicing and repair functions for their own vehicle fleet. It is noted that other buildings on the wider site accommodate a range of uses not included within the scope of this application. As such, establishing a clear baseline of traffic movements using an access counter would not provide an accurate representation of the specific premises subject to this application. Accordingly, the assessment has relied on information provided by the building operators and the applicant, supplemented by a review of observations and concerns raised by residents.
- 4.3 As detailed in subsequent sections of this report, the applicants / operators will be subject to several operational and associated parties. These measures will include improvements to the access and track, specifically aimed at enhancing operational efficiency and reducing noise generated by vehicles entering and leaving the premises.

### VEHICULAR ACCESS

- 4.4 Access to the site will continue to be taken from the existing junction with Main Road. The access will be upgraded to accommodate HGV movements, designed in general accordance with the standards set out by Leicestershire County Council, while remaining sensitive to the rural character of the area. The proposed design has been reviewed against the relevant sections of the Leicestershire Highways Design Guide. Full details of the access arrangements are provided in [Appendix B](#).
- 4.5 Visibility splays commensurate with the posted limit of 40mph have been provided of 4.5m x 120m in either direction.
- 4.6 The access will be amended to provide kerbed radii to either side which reduces to a width of 7.3m. The access road is to be resurface with a low noise upto the existing security gates (48m).
- 4.7 As the principle of access has been established, it is considered appropriate that the proposed improvements be subject to a Stage 1 and Stage 2 Road Safety Audit (RSA) in accordance with GG119, to be undertaken following the granting of planning permission.
- 4.8 All works will be delivered under the required Highways Agreement

#### PEDESTRIAN AND CYCLING ACCESS

- 4.9 As outlined previously, pedestrian and cyclist access to the site will be limited, reflecting the rural context and operational nature of the proposed use. Access for these modes will be via the existing entrance from Main Road, utilising the established access track in its current form. No additional or alternative pedestrian or cycle access routes are proposed or required as part of the development.

#### PARKING PROVISION

- 4.10 The building is currently occupied by tenants operating a fleet of 25 HGVs, which are typically parked within the hardstanding area located to the west of the building. This area is of sufficient size to accommodate the entire fleet. Based on the operational schedule, it is understood that between 7 and 10 HGVs are present on site at any one time. In addition, there are typically 5 to 10 office or site-based staff who require parking for up to 10 cars. All staff and fleet parking is contained within the site boundary, with no overspill onto Main Road or the access track. This arrangement ensures that all parking demand associated with the proposed use is managed on site.
- 4.11 The tenants of the building currently have a fleet of 25 HGV vehicles, and these generally park in the hardstanding area to the west of the building. This comfortably holds the full vehicle fleet within this area. Owing to the existing schedule and work commitments, it is understood that at present 7–10 vehicles will remain on site at any one time. In addition to the vehicles, a further 5–10 office/site based staff arrive to site, thus requiring space for a further 10 vehicles, which again are accommodated within the curtilage of the site. All parking is therefore contained within the site with no overspill on the main road or the access track serving the site.

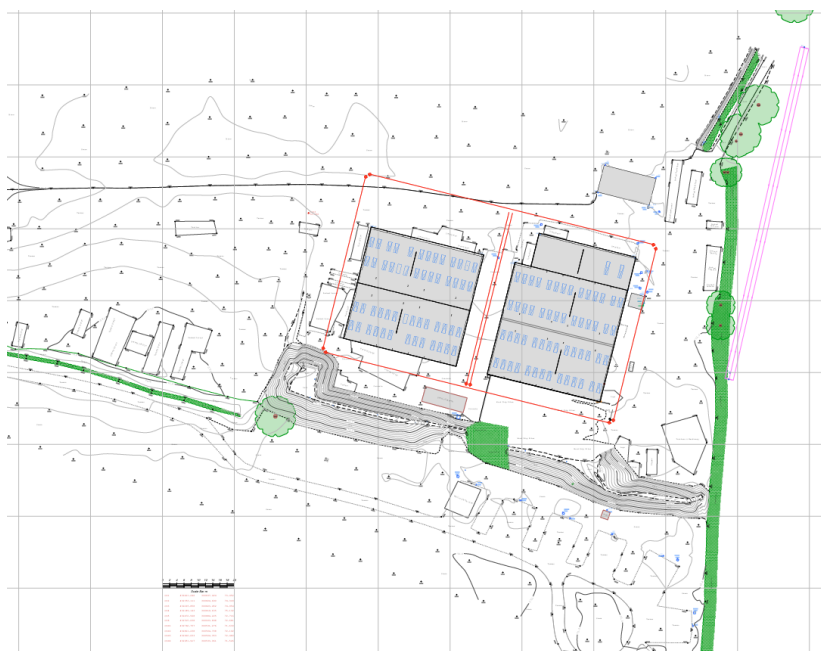


Figure 9: Extract from Site Layout Drawing  
[Source: Castle Surveys]

## 5.0 INFLUENCE OF DEVELOPMENT

### INTRODUCTION TO SECTION

5.1 This section of the report considers and evaluates the number of vehicles, cycling and walking trip attractions likely to be generated by the development proposals and in turn likely influences on the local road network and existing infrastructure provision. I

### VEHICLE TRIP GENERATION

5.2 Following discussions with the applicant, it has been confirmed that the existing operations involve a fleet of 25 logistics/HGV vehicles, with established patterns of movement and defined operational timeframes. It is acknowledged that there is some local concern regarding the number of vehicle departures occurring during the early hours of the morning. In response, the applicant is amenable to the imposition of operational conditions to limit the number of vehicle movements within specified periods, thereby addressing residential amenity concerns while ensuring the ongoing viability of the business and the wider farm enterprise. It should be noted that the figures below only relate to the logistics operation from the western building and not any other uses.

5.3 The table below presents the vehicle trips associated with the existing operations which has been factored upwards to represent the site if all 25 vehicles were in operational use, which at present they are not. It is understood that approximately 50% of the fleet 13 vehicle could spend 4-5 days on the road leaving Monday and returning on a Friday. The remaining vehicles for robustness we have assumed arrive and depart the same day.

**Table 5: Maximum Two-way Trips from the Application Site (Full Fleet of 25 vehicles)**

|        | Total HGV Operational Movements (Two-Way) | Staff Movements | Totals | Current Operational Times                                                                                                                                                                                                                                                                 |
|--------|-------------------------------------------|-----------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Daily  | 25                                        | 3               | 28     | 1 HGV vehicle leaving at 04:30; 05:30 and 06:30. The remainder of the vehicles leave throughout the week some returning 5 days later. The logistics works on 5 day working week.<br><br>Staff generally arrive from 07:30 onwards and leave from 16:00. Staff only work Monday to Friday. |
| Weekly | 125                                       | 15              | 140    |                                                                                                                                                                                                                                                                                           |

5.4 **Table 5** outlines vehicular trip generation based on a full 25-vehicle fleet, recording 30 daily HGV movements and 20 staff trips, totalling 250 weekly movements. Operations follow a five-day working week, with HGV departures staggered at 04:30, 05:30, and 06:30. Staffing hours are maintained from 07:30 to 16:00, with all associated parking and activity contained within the site curtilage.

- 5.5 **Table 5** represents a very worst-case scenario based on a full works schedule, a full driver complement, and all vehicles being serviced and roadworthy. The nature of the operations means that this is rarely the case and that typically the site will operate at a 40% utilisation rate, which takes account of the reality, nature, and fluctuations typically apparent with logistics operations of this size. **Table 6** below shows a more realistic and practical estimate of traffic forecast. Staffing figures have remained the same.

**Table 6: Two-way Traffic flows at a Realistic 40% Utilisation Rate**

|        | Total HGV Operational Movements | Staff Movements | Totals | Current Operational Times                                                                                                                                                                                                                                                                 |
|--------|---------------------------------|-----------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Daily  | 10                              | 3               | 13     | 1 HGV vehicle leaving at 04:30; 05:30 and 06:30. The remainder of the vehicles leave throughout the week some returning 5 days later. The logistics works on 5 day working week.<br><br>Staff generally arrive from 07:30 onwards and leave from 16:00. Staff only work Monday to Friday. |
| Weekly | 50                              | 15              | 75     |                                                                                                                                                                                                                                                                                           |

- 5.6 The forecast traffic generation for the proposed development, based on a representative 40% utilisation rate, is summarised in **Table 6**. This level of activity is considered to provide a more practical and realistic estimate of daily operations compared to theoretical worst-case scenarios.
- 5.7 As shown in **Table 6**, the site is expected to generate a total of 32 two-way vehicle movements per day, consisting of 12 HGV movements and 20 staff movements. This results in a weekly total of 160 movements (60 HGV and 100 staff). The operational profile for HGVs includes three early morning departures at 04:30, 05:30, and 06:30, with subsequent movements distributed throughout the week. Staff activity is concentrated between 07:30 and 16:00, Monday to Friday, aligning with standard logistics operating hours.
- 5.8 It should equally be noted that the buildings agricultural association would have generated vehicle movements in isolation along the access track and with seasonal activities meaning vehicle using the access track throughout the night and early morning, Therefore some comparisons can be made in terms of operational of the buildings for agricultural storage and use for which permission is now being sought.

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## OPERATIONAL MITIGATION

5.9 The applicant is amenable to operational conditions to rectify existing experiences by residents. Firstly, this includes limiting the number of vehicle movements within specified periods, in addition to physical and environmental changes and improvements to the site. The data in Table 6 provides the baseline against which these limitations (e.g., restricted movement or caps on early-morning departures) are established. A list of these changes is provided below.

- An operation window for HGV movements from 05:00 to 17:00.
- An operational manual will be established for the site and operations.
- All HGV's entering and leaving the site will do so via the direction of Atherstone / A5. This is to avoid heavy vehicles travelling through Sheepy Magna.
- HGV Vehicle movements will be prohibited on a Saturday and Sunday and on Bank holidays. Any changes to this then the Parish council and immediate properties will be informed suitable in advance.
- Repair and resurfacing of the existing access track and introduction of low noise road surface upto the existing security gate.
- Additional screening and align the access road to include a new or permitting a higher growth of the existing hedgerow
- New access to allow for smoother entry
- The applicant / owners would attend Parish council/local meetings to discuss local concerns and inform the community of intense periods of operation.
- 10mph speed limit to be introduced on site access road and no high beam policy informed by site signage on entry.
- Use of CCTV to allow easy identification of any rule breaks
- Dedicated complaints email to be introduced to allow for tracking and noncompliance issues to be easily identified.
- The applicant is open to other suggestions which the community feel would assist in allaying concerns around existing operations.

## 6.0 SUMMARY AND CONCLUSIONS

### SUMMARY

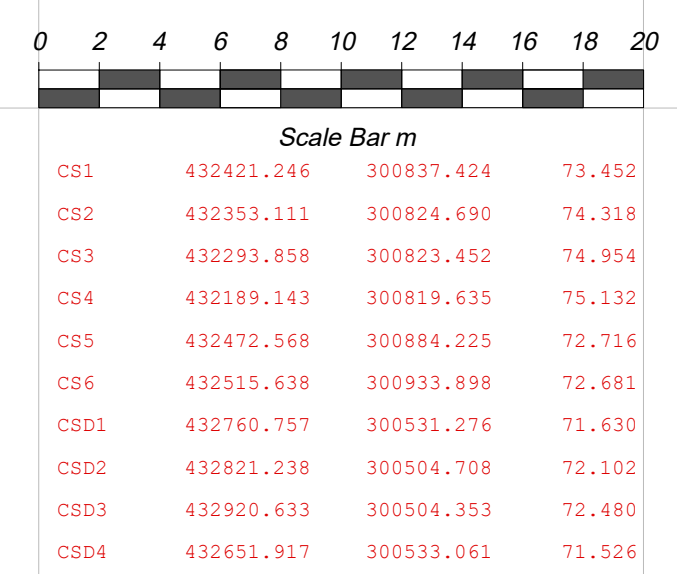
- 6.1 Tutum Consulting was commissioned to prepare a Transport Statement for the change of use of an agricultural building at Sheepy House Farm, Sheepy Magna, to B2/B8 (General Industrial/Storage and Distribution) use.
- 6.2 The report addresses transport implications, including access, parking, servicing, safety, and local concerns (notably early morning HGV movements, noise, and headlight disturbance).
- 6.3 The assessment demonstrates that the development aligns with the National Planning Policy Framework (2024) and the Hinckley and Bosworth Local Plan. These policies support rural farm diversification, provided that the transport impacts are not "severe."
- 6.4 Under the proposed scheme, the site access will be redesigned to accommodate HGV movements in accordance with Leicestershire County Council standards. Furthermore, the applicant intends to resurface the access track with a low-noise material to improve the environmental impact on neighbouring properties.
- 6.5 Road safety analysis (2020–2024) identified only one slight injury collision, with no incidents involving pedestrians or cyclists, indicating a high standard of highway safety.
- 6.6 Pedestrian and cycling access is possible but constrained by limited infrastructure and the operational nature of the site.
- 6.7 Traffic analysis indicates that while a theoretical maximum of 50 daily movements could occur, a realistic forecast based on 40% utilisation suggests 32 daily movements. To mitigate potential impacts on residential amenity, the applicant has committed to a suite of operational conditions, including a restricted HGV movement window (05:00–17:00), a 10mph on-site speed limit, a "no high beam" policy, and enhanced boundary screening. These measures, combined with proactive community engagement, ensure the development remains sustainable and compatible with its rural surroundings.
- 6.8 A suite of operational mitigation measures is proposed to address local concerns and minimise the impact of site activities. These include restricting HGV movements to between 05:00 and 17:00, establishing an operational manual, and routing all HGVs via Atherstone/A5 to avoid Sheepy Magna village. Physical improvements will be made to the access track, including resurfacing with low-noise material and enhanced boundary screening. Additional measures comprise a new access design, a 10mph speed limit and "no high beam" policy on the access road, CCTV monitoring, and a dedicated complaints email for tracking issues. The applicant will also engage with the local community through parish meetings and remains open to further suggestions to address concerns.

## CONCLUSIONS

- 6.9 Ultimately, the suitability of any proposal is contingent upon its adherence with prevailing development policies where these relate to transport. In this regard, the policies outlined within the National Planning Policy Framework (updated 2024), where matters pertaining to the tests for transport are at Paragraphs 115 to 116 relate to the net impact, and critically whether that impact is severe.
- 6.10 In this context, it is concluded from this report that the development accords with all prevailing policies and that refusal from a transport perspective would be unwarranted.

## APPENDIX A.





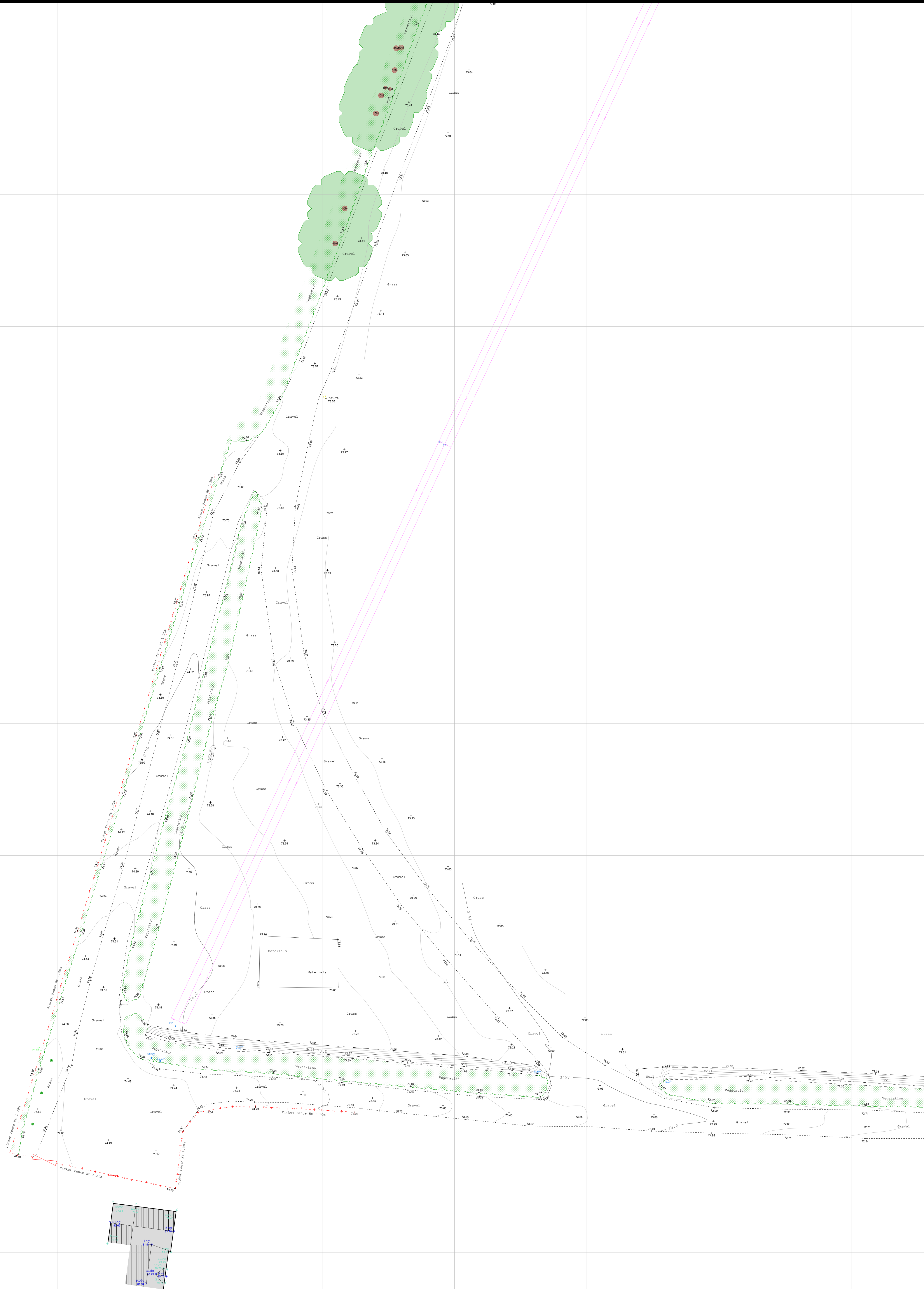
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| CS2 | 432333.151                                                                          |   |   |   |   | 300824.690 |    |    |    | 74.318 |    |
| CS3 | 432293.888                                                                          |   |   |   |   | 300823.452 |    |    |    | 74.954 |    |
| CS4 | 432189.143                                                                          |   |   |   |   | 300819.635 |    |    |    | 75.132 |    |
| C85 | 432472.568                                                                          |   |   |   |   | 300884.225 |    |    |    | 72.716 |    |
| CS6 | 432515.638                                                                          |   |   |   |   | 300933.898 |    |    |    | 72.681 |    |
| DS1 | 432760.757                                                                          |   |   |   |   | 300531.216 |    |    |    | 71.630 |    |
| DS2 | 432821.238                                                                          |   |   |   |   | 300504.708 |    |    |    | 72.102 |    |
| DS3 | 432920.633                                                                          |   |   |   |   | 300504.353 |    |    |    | 72.480 |    |
| DS4 | 432651.917                                                                          |   |   |   |   | 300533.061 |    |    |    | 71.526 |    |

| IC   |                | Inspection Checklist |                   |
|------|----------------|----------------------|-------------------|
| Trig | Trig Pillar    | FS                   | Flag Staff        |
| Rdg  | Ridge Level    | MP                   | Gas Monitor       |
| Env  | Excess Level   | EP                   | Electric Post     |
| DPC  | Dry Level      | TP                   | Telephone Post    |
| FL   | Floor Level    | inv                  | Pipe Invert       |
| Soft | Soft Level     | Gu                   | Gully             |
| TBo  | Control Box    | RP                   | Rodding Post      |
| LP   | Lamp Post      | BT                   | Bl Cover          |
| SP   | Sign Post      | CO                   | Cover Unlocked    |
| Post | Post           | EC                   | Electricity Cover |
| WM   | Water Meter    | TL                   | Traffic Light     |
| BD   | Belisha Beacon | FI                   | Fire Hydrant      |
| BS   | Bus Stop       | GH                   | Gas Cover         |
| BS   | Bus Stop       | GV                   | Stop Valve        |
| ER   | Earthling Rod  | TV                   | Ty Cover          |
| Box  | Box Post       | GV                   | Gas Valve         |
| MS   | Mail Stone     | PaP                  | Pag               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| SITE DETAIL:<br><h1 style="text-align: center;">Main Road, Sheepy Magna</h1> <h2 style="text-align: center;">Atherstone</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                          |
| TITLE: <span style="font-size: 1.5em;">Topographical</span>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                          |
| DRAWING NO.:<br><span style="font-size: 1.5em;">26106-26-01</span>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | REV:<br><span style="font-size: 1.5em;">-</span>         |
| SCALE:<br><span style="font-size: 1.5em;">1: 250</span>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | DATE:<br><span style="font-size: 1.5em;">06/03/26</span> |
| DRAWN: <span style="font-size: 1.5em;">WP/DB</span>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CHECKED: <span style="font-size: 1.5em;">JM</span>       |
| LEVEL DATUM: <span style="font-size: 1.5em;">OSGB36(15)</span>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Paper Size - A0                                          |
| <p>Comments:</p> <p><i>This plan should only be used for its original purpose. Castle Surveys Ltd does not accept any responsibility for this plan if supplied to any other party, other than the original client.</i></p> <p><i>All dimensions and levels should be check on site prior to design and construction.</i></p> <p><i>This survey has been orientated to the Ordnance Survey (O.S) National Grid (OSGB36) Via a global position system (GPS) and the O.S Active Network (O.S NET).</i></p> <p><i>A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15 &amp; OSGM15 transformation models.</i></p> <p><i>The survey has been correlated to this point and further one or more OSGB36 points established to create a true O.S bearing for angle orientation.</i></p> <p><i>No scale factor has been applied to this survey therefore the coordinates shown are local plane grid. Please refer to survey station table to enable establishment of the on-site grid.</i></p> <p><i>Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only. Some services may have been omitted due to parked vehicles or due to the site being overgrown with vegetation.</i></p> <p><i>True information (where applicable) has been surveyed from ground level and therefore should be treated as approximate only. Advise that a true survey should be carried out. Road linework (where applicable) is indicative only.</i></p> |                                                          |
| <h2 style="font-size: 1.5em;">DO NOT SCALE</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                          |
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|      | Scale Bar m |            |        |   |   |    |    |    |    |    |    |
| CS1  | 432421.444  | 308837.424 | 73.452 |   |   |    |    |    |    |    |    |
| CS2  | 432353.111  | 308824.490 | 74.318 |   |   |    |    |    |    |    |    |
| CS3  | 432293.858  | 308823.452 | 74.554 |   |   |    |    |    |    |    |    |
| CS4  | 432189.143  | 308819.635 | 75.132 |   |   |    |    |    |    |    |    |
| CS5  | 432472.568  | 308884.225 | 72.716 |   |   |    |    |    |    |    |    |
| CS6  | 432515.638  | 308933.498 | 72.481 |   |   |    |    |    |    |    |    |
| CS01 | 432740.757  | 308531.276 | 71.630 |   |   |    |    |    |    |    |    |
| CS02 | 432621.238  | 308504.708 | 72.102 |   |   |    |    |    |    |    |    |
| CS03 | 432920.633  | 308504.353 | 72.480 |   |   |    |    |    |    |    |    |
| CS04 | 432651.917  | 308533.061 | 71.526 |   |   |    |    |    |    |    |    |



| Floor Plan Legend:                                                                  | Topographic Legend:        |
|-------------------------------------------------------------------------------------|----------------------------|
| Window Cill & Head Height<br>SHT: Sill Height From FFL<br>HHT: Head Height From FFL | Buildings / Walls          |
| Door Height From FFL                                                                | Building Canopy / Overhang |
| Overhead Detail                                                                     | Concrete edge              |
| Stairs/Step                                                                         | Kerb line                  |
| Radiator                                                                            | Centre Line                |
| Ventilation / Overhead                                                              | Barrier                    |
| Access Hatch                                                                        | Hedge                      |
| TV Point                                                                            | Security Fence             |
| Phone Point                                                                         | Panel Fence                |
| 13A Power Socket                                                                    | Gate                       |
| Fused Socket                                                                        | Overhead Line              |
| Shaver Socket                                                                       | Tree / Sapling             |
| Extractor Fan                                                                       | Tree Canopy Line           |
| Lantern Light                                                                       | Chambers                   |
| Down Light                                                                          | Survey Station & Name      |
| Light Dimmer Switch                                                                 | Bench Mark                 |
| Light Switch                                                                        | Temporary Bench Mark       |
| Fixed Lighting                                                                      | Cover level                |
| Fire Alarm Button                                                                   | Invert level               |
| Fire Extinguisher                                                                   | Pipe invert (diameter)     |
| Room Name                                                                           | Gully                      |
| Floor Covering                                                                      | Manhole                    |
| Ceiling Height                                                                      | Inspection chamber         |
| Internal Floor Level                                                                |                            |

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**GLASGOW**  
01530 569338

**Achilles**

**THE SURVEY ASSOCIATION**  
Gold Member

**SITE DETAILS:**  
Main Road, Sheepy Magna  
Atherstone

**TITLE:**  
Topographical

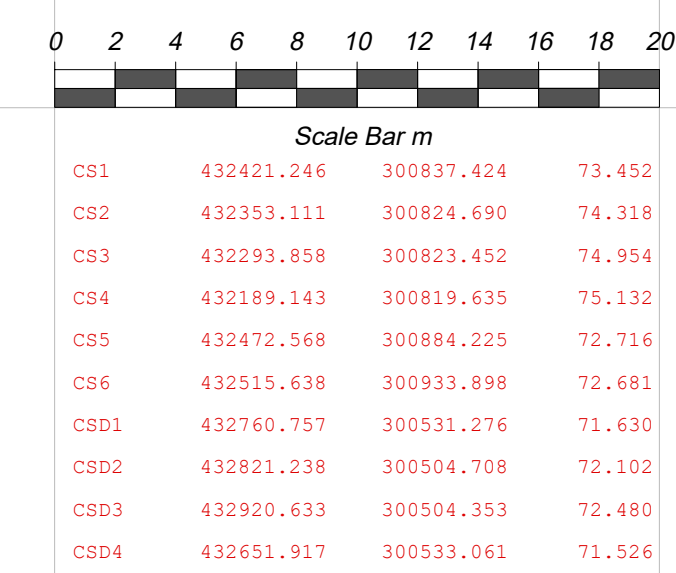
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| <b>DRAWN:</b><br>WP/DB  | <b>CHECKED:</b><br>JM    |

**LEVEL DATUM:** OSGB36(15) **Paper Size - A0**

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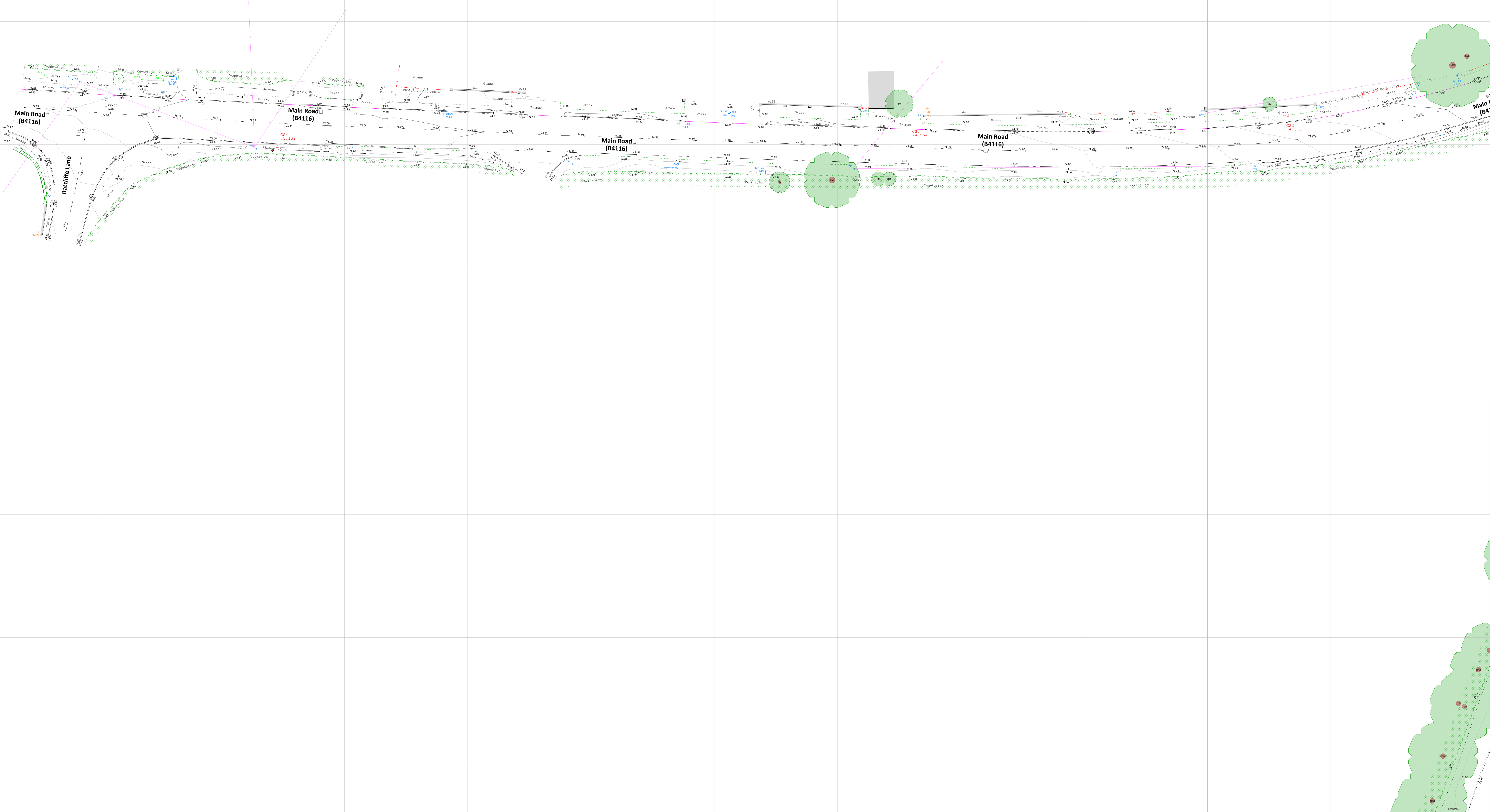


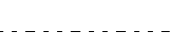
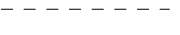
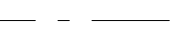
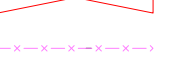
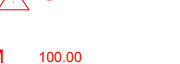
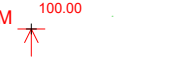




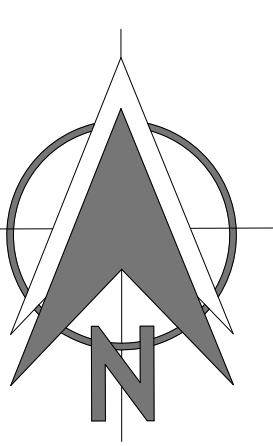
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <h1 style="margin: 0;">Title Details: Main Road, Sheepy Magna</h1> <h2 style="margin: 0;">Atherstone</h2>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                     |
| <p><b>TITLE:</b> <span style="font-size: 1.2em;">Topographical</span></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                     |
| <p><b>DRAWING NO.:</b> <span style="font-size: 1.2em;">26106-26-01</span></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>REV:</b><br/><span style="font-size: 1.2em;">-</span></p>     |
| <p><b>SCALE:</b> <span style="font-size: 1.2em;">1: 250</span></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p><b>DATE:</b> <span style="font-size: 1.2em;">06/03/26</span></p> |
| <p><b>DRAWN:</b> <span style="font-size: 1.2em;">WP/DB</span></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>CHECKED:</b> <span style="font-size: 1.2em;">JM</span></p>    |
| <p><b>LEVEL DATUM:</b> <span style="font-size: 1.2em;">OSGB36(15)</span> <span style="float: right;">Paper Size - A0</span></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                     |
| <p><b>Comments:</b><br/>           This plan should only be used for its original purpose. Castle Surveys Ltd does not accept any responsibility for this plan if supplied to any other party, other than the original client.<br/>           All dimensions and levels should be check on site prior to design and construction.<br/>           This survey has been orientated to the Ordnance Survey (O.S) National Grid (OSGB36) Via a global position system (GPS) and the O.S Active Network (O.S NET).<br/>           A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15 &amp; OSGM15 transformation models.<br/>           The survey has been correlated to this point and further one or more OSGB36 points established to create a true O.S bearing for angle orientation.<br/>           No scale factor has been applied to the survey therefore the cooridantes shown are local plane grid.<br/>           Please refer to survey station table to enable establishment of the on-site grid.<br/>           (Drainage information where applicable) has been visually inspected from the surface and therefore should be treated as approximate only. Some services will have been omitted due to parked vehicles or due to the site being overgrown with vegetation.<br/>           (Tree information where applicable) has been surveyed from ground level and therefore should be treated as approximate only. Advise that a tree survey should be carried out. Roof linework (where applicable) is indicative only.</p> |                                                                     |
| <h2 style="margin: 0;">DO NOT SCALE</h2> <p style="margin: 0;">©Copyright Castle Surveys Ltd 2026</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                     |

|                             |            |            |        |  |
|-----------------------------|------------|------------|--------|--|
| 0 2 4 6 8 10 12 14 16 18 20 |            |            |        |  |
| Scale Bar m                 |            |            |        |  |
| CS1                         | 432421.244 | 300831.424 | 73.452 |  |
| CS2                         | 432353.111 | 300824.690 | 74.318 |  |
| CS3                         | 432293.858 | 300823.452 | 74.954 |  |
| CS4                         | 432189.143 | 300819.635 | 75.132 |  |
| CS5                         | 432472.568 | 300884.225 | 72.716 |  |
| CS6                         | 432515.638 | 300933.898 | 72.681 |  |
| CS01                        | 432760.757 | 300531.276 | 71.630 |  |
| CS02                        | 432921.238 | 300504.708 | 72.102 |  |
| CS03                        | 432920.633 | 300504.353 | 72.480 |  |
| CS04                        | 432651.917 | 300533.061 | 71.526 |  |



| Floor Plan Legend:                                                                                                                                                      | Topographic Legend:                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  Window Cill & Head Height<br>SHT: Sill Height From FFL<br>HHT: Head Height From FFL |  Buildings / Walls           |
|  Door Height From FFL                                                                |  Building Canopy / Overhang |
|  Overhead Detail                                                                     |  Concrete edge             |
|  Stairs/Step                                                                         |  Kerb line                 |
|  Radiator                                                                            |  Centre Line               |
|  Ventilation / Overhead                                                              |  Barrier                   |
|  Access Hatch                                                                        |  Hedge                     |
|  TV Point                                                                            |  Security Fence            |
|  Phone Point                                                                         |  Panel Fence               |
|  13A Power Socket                                                                    |  Gate                      |
|  Fused Socket                                                                        |  Overhead Line             |
|  Shaver Socket                                                                       |  Tree / Sapling            |
|  Extractor Fan                                                                       |  Tree Canopy Line          |
|  Lantern Light                                                                       |  Chambers                  |
|  Down Light                                                                          |  Survey Station & Name     |
|  Light Dimmer Switch                                                                 |  Bench Mark                |
|  Light Switch                                                                        |  Temporary Bench Mark      |
|  Fixed Lighting                                                                      |  Cover level               |
|  Fire Alarm Button                                                                   |  Invert level              |
|  Fire Extinguisher                                                                   |  Pipe invert (diameter)    |
|  Room Name                                                                           |  Gully                     |
|  Floor Covering                                                                      |  Manhole                   |
|  Ceiling Height                                                                      |  Inspection chamber        |
|  Internal Floor Level                                                                |  Flag Staff                |

IFL 145.80



CASTLE SURVEYS LTD  
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WWW.CASTLESURVEYS.CO.UK



**MIDLANDS**  
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LE65 2AB  
HEAD OFFICE  
01530 569338

**MANCHESTER**  
0161 549 0206

**LONDON**  
020 3728 2884

**CHEL TENHAM**  
01242 384677

**GLASGOW**  
01530 569338



Accredited Contractor



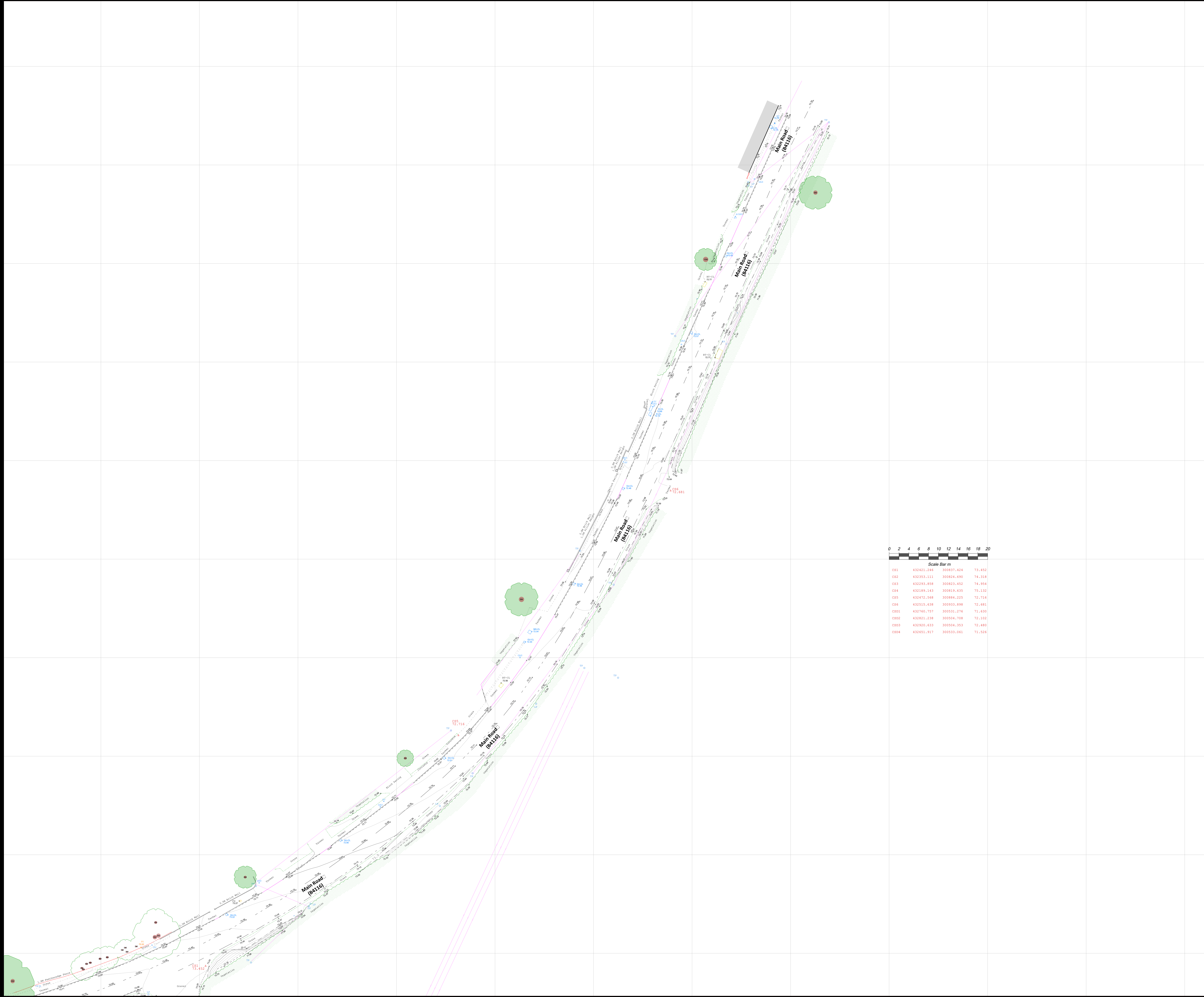
**SITE DETAILS:**  
Main Road, Sheepy Magna  
Atherstone

**TITLE:**  
Topographical

|                                    |                          |
|------------------------------------|--------------------------|
| <b>DRAWING NO.:</b><br>26106-26-01 | <b>REV:</b><br>-         |
| <b>SCALE:</b><br>1: 250            | <b>DATE:</b><br>06/03/26 |
| <b>DRAWN:</b><br>WP/DB             | <b>CHECKED:</b><br>JM    |
| <b>LEVEL DATUM:</b><br>OSGB36(15)  | <b>Paper Size - A0</b>   |

Comments:  
This plan should only be used for its original purpose. Castle Surveys Ltd does not accept any responsibility for this plan if supplied to any other party, other than the original client.  
All dimensions and levels should be checked on site prior to design and construction.  
This survey has been orientated to the Ordnance Survey (O.S.) National Grid (OSGB36) via a global position system (GPS) and the O.S. Active Network (O.S. NET).  
A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15 & OSGM15 transformation models.  
The survey has been correlated to this point and further one or more OSGB36 points established to create a true O.S. bearing for angle orientation.  
No scale factor has been applied to the survey therefore the coordinates shown are local plane grid. Please refer to survey station table to enable establishment of the on-site grid.  
Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only. Some services may have been omitted due to parked vehicles or due to the site being overgrown with vegetation.  
Tree information (where applicable) has been surveyed from ground level and therefore should be treated as approximate only. Advise that a tree survey should be carried out. Roof line work (where applicable) is indicative only.

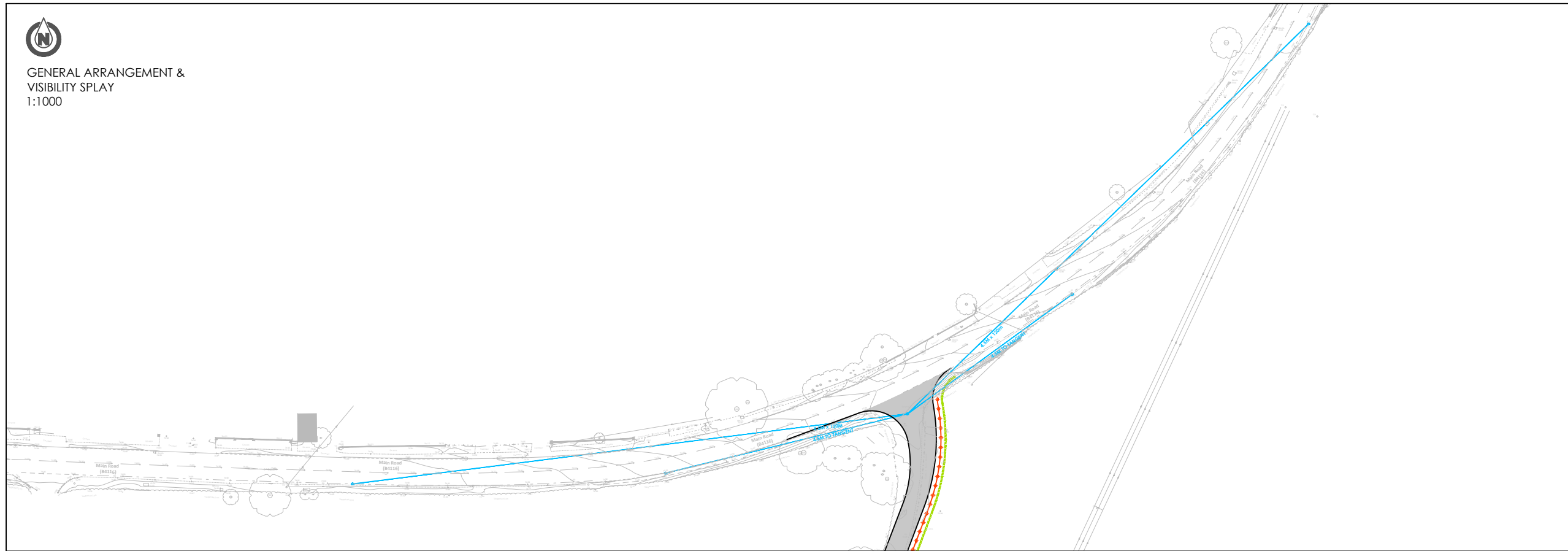
**DO NOT SCALE**  
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| Floor Plan Legend:                                                                                                                                                                                                                                                      | Topographic Legend:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div><div><div><div></div><div></div></div><div></div></div><div>Window Cill &amp; Head Height<br/>SHt: Sill Height From FFL<br/>HHt: Head Height From FFL</div></div><div><div><div></div><div></div></div><div></div></div><div>Door Height From FFL</div></div> | <div><div></div><div>Buildings / Walls</div></div> <div><div></div><div>Building Canopy / Overhang</div></div> <div><div></div><div>Concrete edge</div></div> <div><div></div><div>Kerb line</div></div> <div><div></div><div>Centre Line</div></div> <div><div></div><div>Barrier</div></div> <div><div></div><div>Hedge</div></div> <div><div></div><div>Security Fence</div></div> <div><div></div><div>Panel Fence</div></div> <div><div></div><div>Gate</div></div> <div><div></div><div>Overhead Line</div></div> <div><div></div><div></div></div> <div><div></div><div>SAP</div></div> <div><div></div><div>Tree / Sapling</div></div> <div><div></div><div></div></div> <div><div></div><div>Tree Canopy Line</div></div> <div><div></div><div></div></div> <div><div></div><div>Chambers</div></div> <div><div></div><div></div></div> <div><div></div><div>Survey Station &amp; Name</div></div> <div><div></div><div></div></div> <div><div></div><div>Bench Mark</div></div> <div><div></div><div></div></div> <div><div></div><div>Temporary Bench Mark</div></div> <div><div></div><div></div></div> <div><div></div><div>Cover level</div></div> <div><div></div><div></div></div> <div><div></div><div>Invert level</div></div> <div><div></div><div></div></div> <div><div></div><div>Pipe invert (diameter)</div></div> <div><div></div><div></div></div> <div><div></div><div>Gully</div></div> <div><div></div><div></div></div> <div><div></div><div>Manhole</div></div> <div><div></div><div></div></div> <div><div></div><div>Inspection chamber</div></div> |
| <div><div><div></div><div></div></div><div></div></div> <div>Overhead Detail</div>                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Stairs/Step</div>                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Radiator</div>                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Ventilation / Overhead</div>                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Access Hatch</div>                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>TV Point</div>                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Phone Point</div>                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>13A Power Socket</div>                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Fused Socket</div>                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Shower Socket</div>                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Extractor Fan</div>                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Lantern Light</div>                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Down Light</div>                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Light Dimmer Switch</div>                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Light Switch</div>                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Fixed Lighting</div>                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Fire Alarm Button</div>                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Fire Extinguisher</div>                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Room Name</div>                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Room Covering</div>                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Ceiling Height</div>                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <div><div><div></div><div></div></div><div></div></div> <div>Internal Floor Level</div>                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



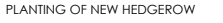
## APPENDIX B



Notes:

1) ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED

KEY



### VEHICLES TRACKED



|                      |  |     |       |
|----------------------|--|-----|-------|
|                      |  |     |       |
|                      |  |     |       |
|                      |  |     |       |
|                      |  |     |       |
| REV/DESCRIPTION:     |  | BY: | DATE: |
| STATUS: FOR APPROVAL |  |     |       |

**TUTUM CONSULTING**  
CHANGING TIMES, UNCHANGING PRINCIPLES

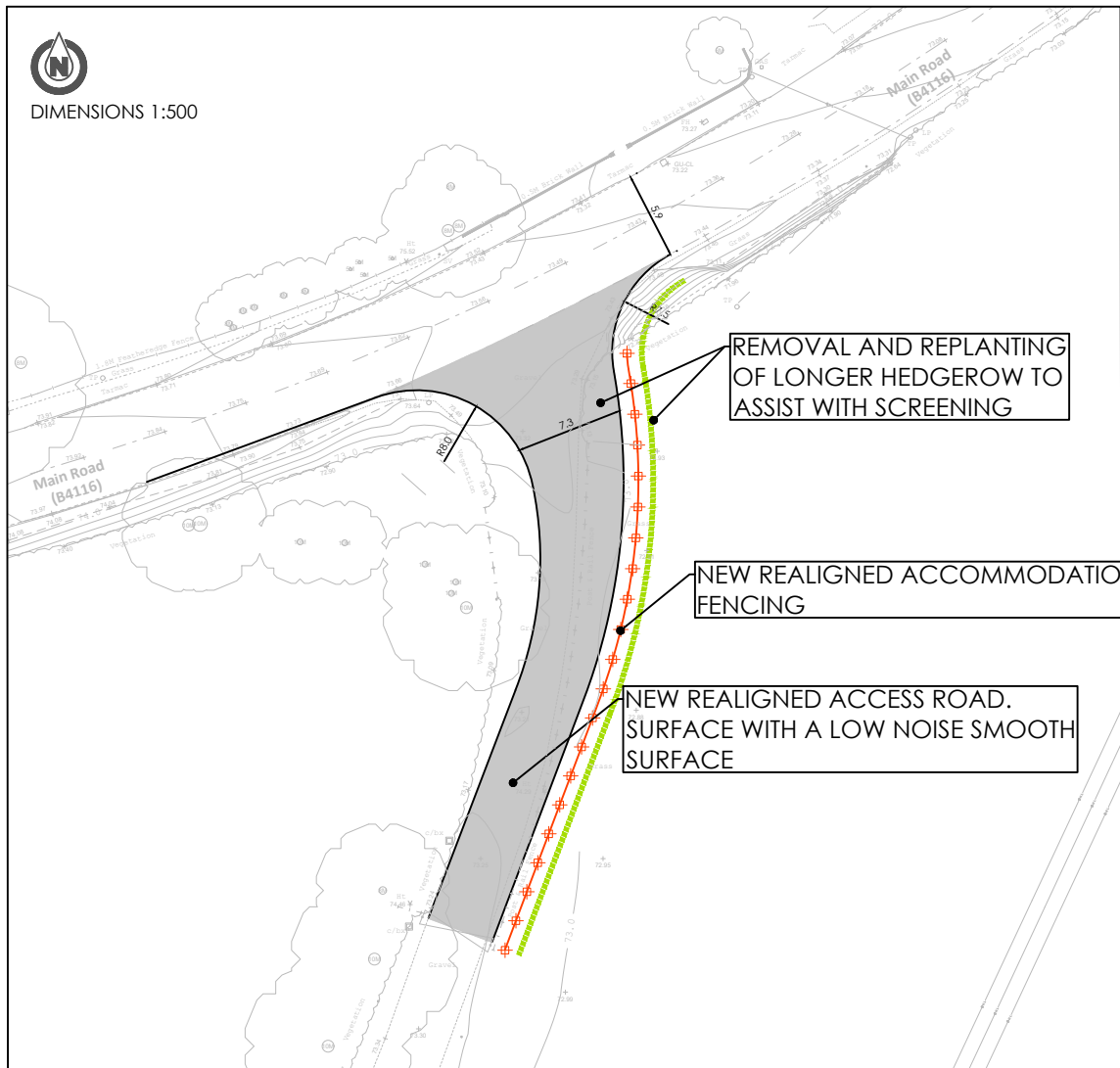
CLIENT: Mr & Mrs Garland

ARCHITECT:

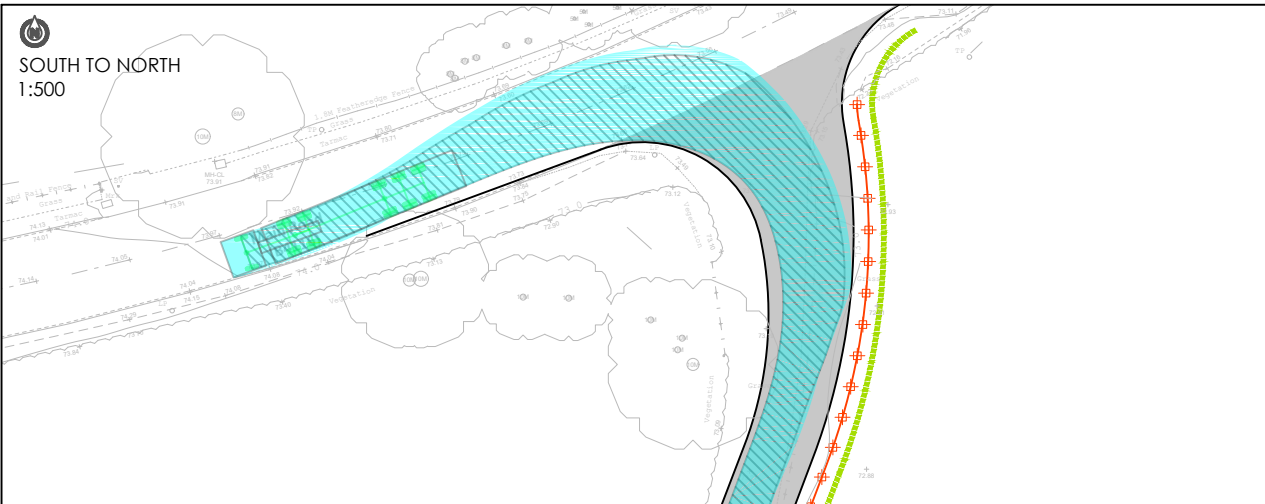
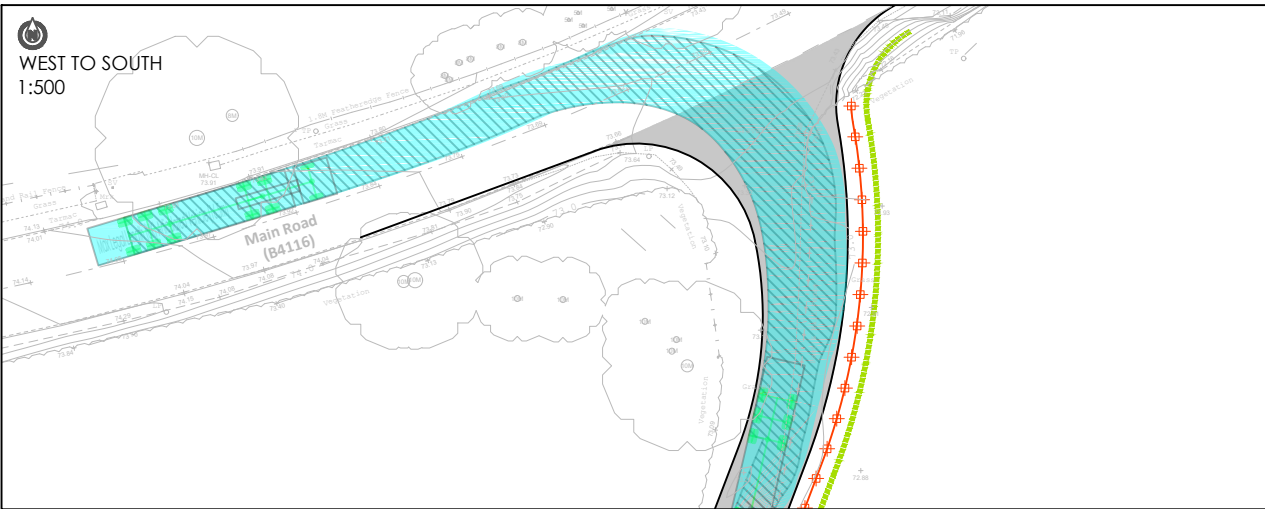
SITE: SHEEPY MAGNA FARM  
SHEEPY MAGNA, LEICESTERSHIRE

|        |                     |
|--------|---------------------|
| TITLE: | ACCESS ARRANGEMENTS |
|--------|---------------------|

|                     |                                        |              |                |
|---------------------|----------------------------------------|--------------|----------------|
| SCALE<br>AS SHOWN   | DATE:<br>01.04.26                      | DRAWN:<br>SP | CHECKED:<br>SP |
| PROJECT<br>NO: 0684 | DRAWING<br>NO:<br>2026 OXX 101 0684-01 |              | REVISION:      |



VEHICLE TRACKING ARTICULATED VEHICLE 16.5M MAX UK LEGAL (1:500)



TRANSPORT PLANNING | TRAVEL PLANNING | ROAD SAFETY | HIGHWAYS DESIGN

Tel: 07592 612 009  
Email: [simon@tutumconsulting.co.uk](mailto:simon@tutumconsulting.co.uk)