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LAND SURVEYORS

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CLIENT	TITLE
SUNDERLAND PEACOCK	LINCOLN WAY, CLITHEROE

Scale	Date	Drawn	Checked	Job Ref	Drg Ref	Revision	Date
1/200	SEP 16	CH/EDH	C.H.	6954			

LEGEND

SPOT HEIGHT + 95.64
MANHOLE S 95.64
INSPECT.COVER M 95.64
GULLY + 95.64
FLOOR LEVEL + 95.64
STEP LEVEL + 95.64
INVERT LEVEL + 95.64
WATER METER + 95.64
FIRE HYDRANT + FH
ROAD SIGN + Sn
LAMP POST + Lp
TELE.POLE + Tp
ELEC. POLE + EP
GATE POST + GP
MARKER + MK
STOP VALVE + SV
GAS VALVE + GAS
ELEC. SC + ELEC
B.TELECOM BT TP
POST + PT
PEG + Peg
LAMP HOLE + LH

KERB
FENCE
BUILDING
HEDGE
TOP BANK/ BOT. BANK
CANOPY
WALL
FOOTPATH
ROAD MARKING
CONTOUR
GUARD RAIL/ SAFETY FENCE

NOTES:-

1. ALL SURVEY STATIONS ARE EITHER NAILS OR PEGS AND ARE RELATED TO A 5.0M GRID.
2. ALL LEVELS ALONG KERB ARE TAKEN AT THE BASE OF THE KERB (SETTING).
3. ALL LEVELS ARE RELATED TO ORDNANCE DATUM.
4. THE LEVEL OF ANY POINT IS INDICATED BY THE NUMBER NEXT TO IT.
5. TRANSMISSION PLAN SCALE CHECK BETWEEN THE GRID INTERSECTIONS.
6. ALL VOLUMES MUST BE CHECKED.
7. PHYSICAL BOUNDARIES ON SITE ARE NOT NECESSARILY LEGAL BOUNDARIES.
8. ALL SERVICES WHICH ARE VISIBLE AT THE TIME OF SURVEY ARE SHOWN.
9. TO CHECK: THE PLAN SCALE THE GRID IS 40 METRES.

NB: ALL BOUNDARIES, LEVELS AND DIMENSIONS MUST BE CHECKED BEFORE CONSTRUCTION.

NB: ALL UNDERGROUND SERVICE POSITIONS ARE ASSUMED AND MUST BE CHECKED BEFORE CONSTRUCTION

This drawing is to be read in conjunction with all relevant Architect, consultants' and specialists' drawings and specifications. The Architect is to be notified of any discrepancies before proceeding. Do not scale from this drawing. All dimensions and levels are to be checked on site. This drawing is subject to copyright. All work carried out before Planning and Building Permission has been granted is at the contractor/clients risk.

0 5 10 15m

The existing carpark provides no physical seperation between car parking areas and pedestrian walkways. A secure fenced walkway will be formed to the perimeter of the site forecourt with designated crossing areas to allow safe pedestrian access from the car parking area/ offices to the factory.

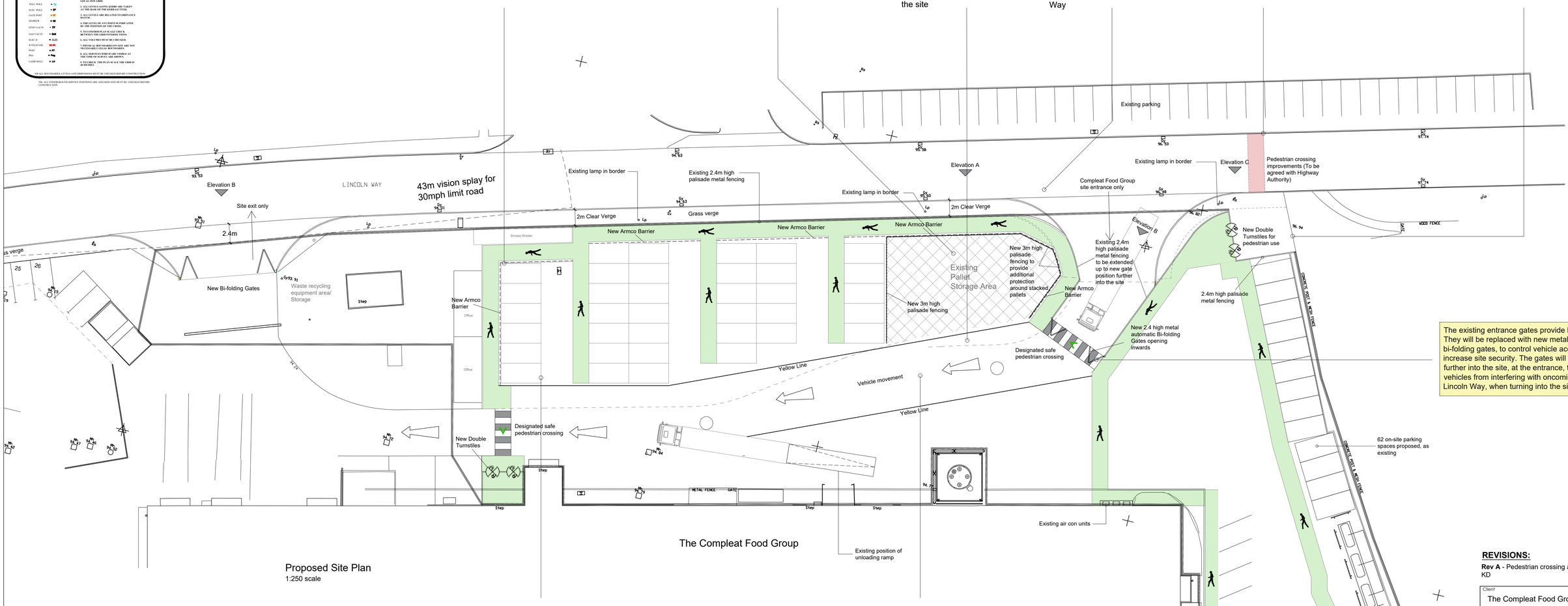
There is potential for improvement surrounding the existing pallet storage area, displayed in the images below. A new 3m high fence will surround the existing storage area which is set far back from the existing fence at the front of the site. This will increase safety for pedestrians and vehicles, particularly in high winds.

View of pallet storage from inside the site

View of pallet storage from Lincoln Way

There is currently no designated safe crossing on Lincoln way when accessing the site. It is proposed that pedestrian crossing improvements will be formed across Lincoln Way (to be agreed with Highway Authority) to allow accessible crossing of the road for pedestrians visiting site from town or the off-site parking areas that The Compleat Group has established.

Currently, there is limited security and control of pedestrians accessing the site. Turnstiles and accessible gates will provide secure site access for pedestrian use.



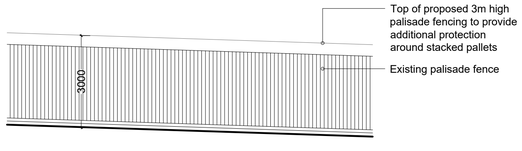
Proposed Site Plan
1:250 scale

The existing entrance gates provide limited security. They will be replaced with new metal automatic bi-folding gates, to control vehicle access and increase site security. The gates will also be set further into the site, at the entrance, to prevent HGV vehicles from interfering with oncoming traffic, on Lincoln Way, when turning into the site.

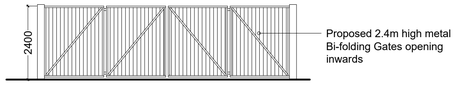
Vehicle movement on site will be improved to limit interactions between cars and trucks/plant on the site forecourt. Such alterations will not reduce the existing number of on-site parking spaces from 62.

One way passage through the site will remain in place for HGV vehicles with surface markings and the exit through new automatic gates, replacing the old manual gates.

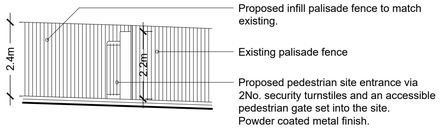
The Compleat Food Group



Proposed 'Elevation A' of from Lincoln Way
1:100 scale
Datum 91.00



Proposed 'Elevation B' of HGV entrance gates from Lincoln Way
1:100 scale
Datum 91.00



Proposed 'Elevation C' of from Lincoln Way
1:100 scale
Datum 91.00

REVISIONS:

Rev A - Pedestrian crossing amended . - 26.02.2026 - KD

Client
The Compleat Food Group

Job Title
Proposed access alterations as part of site security and health and safety improvement scheme.
The Compleat Food Group,
Lincoln Way,
Clitheroe
BB7 1QL

Drawing Title
Proposed Site Plan

Scheme 2

PLANNING

PLANNING

Scale	Date	Drawn
1:250 @ A1	Sept 2025	RS

spa ARCHITECTS
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