DRAWING No. | DO NOT SCALE | IF IN DOUBT ASK | REMOVE ALL SHARP EDGES | ALL DIMENSIONS IN m UNLESS OTHERWISE STATED



Location Plan

Distance to Barony View Boundary
449.919
Barony View
Soak away only 36m from the Burnock Water on a steep slope.
36.097
Proposed soakaway (see drainage report)
Boundary to the Burnock Water only 25.5m from the boundary.
26.500
Distance to North Palmerston Boundary
143.742
122.030
North Palmerston
Proposed commercial egg factory
Distance to Palmerston Barn Boundary
Palmerston Barn
Proposed covered muck loading area
2no feed silos
Dirty water tank
Parking spaces
Distance to Applicants existing Agricultural Buildings
261.532
Back o' Hill land boundary
267.709
Existing highway access
143.6m
Proposed access track
Distance to The Bungalow Boundary
Existing access
Tk
Back o' Hill
Track
Palmerston Mount
The Bungalow
Mid Palmerston
Proposed Site Plan @ 1:500
SCALE BAR 1:500
0 10 50 100

NOTES

1. Measured distances from the proposed commercial egg factory unit (planning application 26/0511/PP, 32,000 hens) to neighbouring property boundaries, the Burnock Water and the applicant's existing farm buildings.
2. Base information from the applicant's Proposed Site Plan and Location Plan with OS mapping. The applicant's Site Plan is labelled 1:500 but is drawn at approx. 1:1000; distances here are measured at true scale.
3. Distances are to property boundaries, not buildings, and are approx. ±2 m.

DISTANCE SCHEDULE

Application boundary to Burnock Water	26.5 m
Proposed soakaway to Burnock Water	36.1 m
Palmerston Barn boundary	122.0 m
North Palmerston boundary	143.7 m
Applicant's existing farm buildings	261.5 m
The Bungalow boundary	267.7 m
Barony View boundary	449.9 m
Ochiltree village (not dimensioned)	approx. 1 km

BIOHAZARD

a) The roof extract fans vent bioaerosols (bacteria, fungi and endotoxins), dust and ammonia day and night. No biohazard or bioaerosol assessment has been submitted with the application.

b) The nearest neighbouring homes are 122 m to 144 m from the egg factory unit and lie downwind in the prevailing south-westerly wind. The applicant's own buildings are 262 m away, upwind.

c) The soakaway, taking all roof and yard water, is 36 m from the Burnock Water, on a steep slope.

SCOTTISH GOVERNMENT DISTANCES

d) 400 m: permitted development rights for agricultural buildings housing livestock or poultry do not apply within 400 m of a protected building (a dwelling outside the farm). GPDO Class 18; Circular 2/2024 Annex H. Five neighbouring properties lie within 400 m of this unit.

e) 3 km / 10 km: when bird flu is confirmed, the Scottish Government's declarations set a 3 km Protection Zone and a 10 km Surveillance Zone around the infected premises (e.g. Biggar, AIV 2026/22, 2 Nov 2026). Every property on this drawing, and all of Ochiltree, lies within 3 km.

LEGEND

- Back o' Hill land boundary (applicant's ownership)
- Measured distance
- Applicant's proposed site layout

REV	AMENDMENT	BY.	DATE.

TITLE	BIOHAZARD DISTANCES
CLIENT	Ochiltree Village
SITE	COMMERCIAL EGG FACTORY

PAPER SIZE. A1 | SCALE. As Noted

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