



Appeal Decisions

Hearing Held on 15 June 2021

Site visit made on 16 June 2021

by Mrs H M Higenbottam BA (Hons) MRTPI

An Inspector appointed by the Secretary of State

Decision date: 14 January 2022

Appeal A: APP/K0425/C/20/3260102

Appeal B: APP/K0425/C/20/3260103

Appeal C: APP/K0425/C/20/3260104

**Land at Orchard View Farm, Stockwell Lane, Little Meadle,
Buckinghamshire HP17 9UG**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
 - Appeal A is made by Mr James Mackellar, Appeal B is made by Mr Lawson Mackellar and Appeal C is made by Mrs Sybil Anne Mackellar against an enforcement notice issued by Wycombe District Council.
 - The enforcement notice was issued on 7 August 2020.
 - The breach of planning control as alleged in the notice is 'Without planning permission, a material change of use of the Land to a mixed use, including motor home storage and residential, by virtue of the siting of a mobile home for residential occupation.'
 - The requirements of the notice are:
 1. Cease the use of the Land for residential purposes.
 2. Remove the mobile home from the Land.
 - The period for compliance with the requirements is nine months.
 - Appeal A is proceeding on the grounds set out in section 174(2) (a), (c) and (g) of the Town and Country Planning Act 1990 as amended. Appeals B and C are proceeding on the grounds set out in section 174(2) (c) and (g) of the Town and Country Planning Act 1990 as amended
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Appeal D: APP/K0425/W/20/3254701

Orchard View Farm, Stockwell Lane, Little Meadle,

Buckinghamshire HP17 9UG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr J Mackellar against the decision of Wycombe District Council.
 - The application Ref: 18/08220/FUL, dated 11 December 2018, was refused by notice dated 20 May 2020.
 - The development proposed is temporary siting of a mobile home for residential use and the change of use of land from storage yard & overflow car park to include for storage of motor homes.
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Decisions

Appeals A, B and C

1. It is directed that the enforcement notice be corrected:

- by the substitution of the plan annexed to this decision for the plan attached to the enforcement notice;
 - by the deletion of the words "including motor home storage and residential, by virtue of the siting of a mobile home for residential occupation" in paragraph 3 and the substitution of the words "for agriculture, café, butchery, farm shop, campsite, storage of motor homes and stationing of a mobile home for the purposes of residential occupation." after the words "to a mixed use" in paragraph 3.
2. Subject to these corrections Appeal A is allowed and the enforcement notice is quashed. Planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended, for the development already carried out, namely the use of the land shown known as Orchard View Farm edged blue on the plan entitled *Location Plan* attached to this decision as a mixed use for agriculture, café, butchery, farm shop, campsite, storage of motor homes and stationing of a mobile home for the purposes of residential occupation, subject to the following conditions:
1. The mobile home here by permitted shall only be sited in accordance with the plan entitled *Block Plan & Proposed Development (V2 sept2021)* attached to this decision (Plan 1).
 2. The occupation of the mobile home shall be limited to a person solely or mainly employed or last employed in the businesses occupying the holding known as Orchard View Farm, edged blue on the plan entitled *Location Plan* attached to this decision (Plan 2), or a widow or widower or surviving civil partner of such a person, and to any resident dependants.
 3. The stationing of the mobile home for residential occupation use hereby permitted shall be for a limited period being the period of three years from the date of this decision. At the end of this period the stationing of the mobile home for residential occupation use hereby permitted shall cease, the mobile home, buildings, structures, materials and equipment brought onto, or erected on the land, or works undertaken to it in connection with the use shall be removed, and the land restored to its condition before the development took place.
 4. The storage of motor homes shall only take place within the area cross hatched black on plan reference *Block Plan & Proposed Development (V2 sept2021)* attached to this decision (Plan 1).
3. Appeals B and C fail on grounds (b) and (c), however it is unnecessary for me to consider whether the appeals on ground (g) should succeed as the enforcement notice will be quashed in consequence of my decision to allow Appeal A on ground (a).

Appeal D

4. The appeal is allowed, and planning permission is granted for the temporary siting of a mobile home for residential use and the change of use of land from storage yard & overflow car park to include for storage of motor homes at Orchard View Farm, Stockwell Lane, Little Meadle, Buckinghamshire HP17 9UG

in accordance with the terms of the application, Ref: 18/08220/FUL, dated 11 December 2018 subject to the following conditions:

- 1) The mobile home here by permitted shall only be sited in accordance with the plan entitled *Block Plan & Proposed Development (V2 sept2021)* attached to this decision (Plan 1).
- 2) The occupation of the mobile home shall be limited to a person solely or mainly employed or last employed in the businesses occupying the holding known as Orchard View Farm, edged blue on the plan entitled *Location Plan* attached to this decision (Plan 2), or a widow or widower or surviving civil partner of such a person, and to any resident dependants.
- 3) The stationing of the mobile home for residential occupation use hereby permitted shall be for a limited period being the period of three years from the date of this decision. At the end of this period the stationing of the mobile home for residential occupation use hereby permitted shall cease, the mobile home, buildings, structures, materials, and equipment brought onto, or erected on the land, or works undertaken to it in connection with the use shall be removed, and the land restored to its condition before the development took place.
- 4) The storage of motor homes shall only take place within the area cross hatched black on plan reference *Block Plan & Proposed Development (V2 sept2021)* attached to this decision (Plan 1).

Preliminary Matters

5. At the site visit it was clear to me that the area identified in both the Enforcement Notice Plan and Appeal D plan for the storage of motor homes was larger than the existing area. The appellant has provided a plan identifying the area currently used, and which he wishes to be considered as a substitute plan in Appeal D. I will determine the appeal on the basis of this revised plan entitled 'Block Plan and Proposed Development (V2 sept2021)' (Plan 1).
6. A revised National Planning Policy Framework (the Framework) was published on 20 July 2021. The parties have had an opportunity to comment on this revised document. I have considered the appeal on the basis of the revised Framework.

The Notice

7. The planning unit of Orchard View Farm is a larger area than the redline identified on the plan attached to the Enforcement Notice and the substituted plan. The planning unit comprises the whole holding known as Orchard View Farm. This was accepted by both parties at the Hearing. In addition to the uses identified in the original allegation there is a café, butchery, farm shop and campsite. The blue line on the plan entitled *Location Plan* attached to this decision (Plan 2) shows the extent of the holding.
8. Planning permission was granted for the change of use of a barn to a mixed use as a farm shop A1 (retail) with associated butchery and kitchen facilities and ancillary café area including lean to extension to provide toilet facilities under reference 13/07250/FUL. Planning permission was also granted for the change of use of pastureland to accommodate 50 camping and caravanning pitches including laying of hardstanding for new internal access, construction of two detached buildings to provide toilet and washing facilities and associated under reference 19/05840/FUL. A condition on this permission restricts the

months of use with no camping/caravanning permitted in the months of November, December, January, or February. The campsite use is therefore for eight months of the year.

9. A plan for the area occupied by the motorhome use and suggested wording for a requirement related to that use were submitted on the day of the Hearing by the Council. This plan shows a larger area than that submitted following the site visit entitled Block Plan and Proposed Development (V2 sept2021).
10. A correction of the allegation, to include the composite use within the description of the planning unit was discussed and agreed at the Hearing. The corrected allegation is 'Without planning permission the material change of use of the land to a mixed use of agriculture, café, butchery, farm shop, campsite, storage of motor homes and stationing of a mobile home for the purposes of residential occupation.' In my view, this correction to the allegation would not cause injustice or prejudice to either party.

Appeals A, B and C - that the matters alleged have not occurred

11. While the appellants did not submit an appeal under ground (b) that being that the matters alleged have not occurred, the evidence submitted makes an argument that the alleged use is not taking place on all the land identified. This is an argument more appropriately made under ground (b).
12. In the light of the agreed corrected allegation, I am satisfied that the uses alleged, including the storage of motor homes, have taken place as a matter of fact. The matters alleged in the corrected allegation have therefore occurred. The appeals on ground (b) therefore fail.

Appeals A, B and C on ground (c)

13. This ground is that what is alleged does not amount to a breach of planning control. The burden of proof is on the appellant and the relevant test is the '*balance of probabilities*'.
14. The appellants consider that the motor home storage use is considered '*de minimus*' and no material change of use for the storage of motor homes has taken place.
15. The land identified in plan entitled Block Plan and Proposed Development (V2 sept2021) is utilised by a third party to store motor homes. The appellant confirmed that the motor homes are either rented or pre-sale vehicles that are stored at the site by a third party. Numbers of vehicles fluctuate and can be up to eight vehicles. In my view, the use is a distinct and separate primary use rather than ancillary to other uses within the planning unit that form part of the mixed use. On the evidence available the numbers of vehicles and frequency of use is such that it is greater than *de minimus* use. As such, I consider that a primary use for the storage of motor homes is taking place on the appeal site and that use constitutes a material change of use. As such the appeals on ground (c) fails.

Appeal A on ground (a) and Appeal D

Main issues

16. The Council raises no objection to the storage of motor homes on the appeal site and the requirements of the Enforcement Notice do not require the motor home use to cease subject to this use being restricted to the area of land in which it is currently taking place i.e. the area cross hatched black on the plan attached to this decision. In addition, the statement of common ground

confirms that there is no unacceptable impact of any of the development on the character or appearance of the area or any harm to highway safety.

17. The main issue therefore relates to whether or not there is an essential need for a temporary mobile home for residential use to accommodate a rural worker.

Reasons

18. The appeal site and the wider land known as Orchard View Farm is a small holding of about 12 ha. It is within open countryside with the nearest cluster of dwellings to the south east, known as Little Meadle. The nearest settlement is the small hamlet of Owlswick, to the west. Owlswick has a church but no other community facilities.
19. The appellant¹ explained that the land at Orchard View Farm was purchased in 2009 and that he occupied a nearby barn conversion (known as Orchard View) to live in until about 2017. The business expanded in 2013 with the farm shop. Pigs, sheep, chickens and then deer were farmed on the holding. There are beehives producing honey and turkeys have been reared on the holding. About 25 employees are on the pay role, which includes chefs and a manager. While many are part time there are 15/16 full time equivalent employees. Wycombe District Local Plan (August 2019) (LP) Policy DM44 supports rural enterprises and businesses located in the countryside and rural workers dwellings in accordance with LP Policy DM27.
20. The barn conversion Orchard View was not linked by planning condition to the holding known as Orchard View Farm. However, this residential unit did perform the function of allowing the appellant to attend the site, as he does now from the mobile home the subject of this appeal.
21. With the sale of the family dwelling at Orchard View the appellant sited the residential mobile home the subject of this appeal on the holding to allow the businesses to operate successfully. In my view, the diversified businesses would not have developed as they have, or the café and butchery been as successful if there had not been residential accommodation adjacent or on the appeal site. To my mind, it has been important to the development of the diversified businesses the appellant to reside in a residential unit adjacent to or on the appeal site.
22. The diversified businesses as part of the holding are supported by LP Policy DM4. LP Policy DM27 sets out the approach for considering accommodation in the countryside where it is for workers supporting rural enterprises and permission for accommodation would not otherwise be granted. For new rural enterprises only temporary accommodation in the form of a caravan or mobile home will be permitted. In the explanatory text it is stated the consent for temporary accommodation would be allowed for a period of three years. This period is normally sufficient to establish whether the business can demonstrate ongoing profitability and a sound financial footing for the foreseeable future.
23. For permanent dwellings LP Policy DM27 requires it to be demonstrated that it would be essential for the functioning of an established agricultural, forestry or other appropriate rural enterprise. It is related to the functional need for a full time worker, or one primarily employed by the business to be resident at the location. The policy goes on to require evidence to demonstrate alternative accommodation has been explored and the size is commensurate with the established functional requirement for the enterprise.

¹ The appellant in Appeal A ground (a) and Appeal D is Mr J Mackellar.

24. The Longwick-cum-Ilmer-Parish Neighbourhood Plan 2017-2033 (March 2018) Policy A5 supports small scale business space that respects local character and is sensitively located and does not harm residential amenity. Proposals which provide employment opportunities to local people, provide community facilities will be welcomed. The diversified businesses that have developed on the appeal site are therefore supported by this policy. The mobile home is sought to support those diversified businesses.
25. The Framework advises that development of isolated homes in the countryside should be avoided unless it falls within a category set out. One of those categories is where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside. There is no express mention in the Framework in relation to the provision of temporary rural workers' dwellings.
26. The Planning Practice Guidance sets what may be relevant to take into account when considering the need for an isolated home in the countryside for essential rural workers. It suggests this could include evidence of necessity for instance where farm animals or agricultural processes require on-site attention 24 hours a day and where otherwise there would be a risk to human or animal health or from crime or to deal quickly with emergencies that cause serious loss of crops or products.
27. The Council consider that the labour requirements of the agricultural activity on the holding is less than one full time worker. In addition, it considers that the viability of the agricultural enterprise is not capable of achieving financial viability and sustainability in the long term to meet the economic role of sustainable development.
28. While numbers of animals on the holding have fluctuated due to ill health and the Covid pandemic the intention stated by the appellant is to increase animal stocking levels. There is land beyond the holding which has been available for the appellant's animals, although I note there is no security of tenure and the arrangements for use of the land may well change.
29. The holding has diversified over time from one relating to farming of livestock into a complex group of interrelated businesses. With livestock being reared to be sold in the farm shop and the hog roast business. I am satisfied that the standard assessment of an agricultural worker needing to be on site to care for the animals is just one element in the business. I also note that due to the size of the holding and numbers of animals it does not result in the essential need for an agricultural worker to live on site permanently in relation to animal husbandry needs alone when standard assessments are utilised.
30. The diversified businesses are all suitable in their rural location and have obtained planning permission, other than the motorhome storage the subject of these appeals. They contribute to the financial viability and success of the holding. They also have their own needs to ensure they are successful.
31. Deliveries of pies, meat wholesalers, vegetable supplies etc often take place early in the morning. During the peak season of the campsite the café and shop stay open longer hours to service the needs of the campers. A presence on site is stated to be needed to support the campsite, farm shop, butchery and café business and the hog roast business. There is evidence that when the appellant lived in Haddenham, off site, deliveries of pastry had to cease, due to the early delivery slots for the appeal site, and the production of pies ceased.
32. The appellant considers that due to the appeal sites location in the countryside and multiple aspects of the diversification, with deliveries, smoking of meats, security for the campsite patrons and livestock, an onsite residential

- accommodation is required and essential to the success of the diversified business. There is no standard way of assessing this complex business.
33. While I accept the Council's conclusion that the livestock and agricultural work alone using standard assessments do not justify a dwelling at the appeal site, the diversified nature of the holding and associated businesses mean it is necessary to look at the various elements of the holding in the round in to enable an assessment of whether or not there is an essential need for a worker to live at or near the appeal site. I also appreciate that the appellant considers that the use of standard assessments for agricultural workers has failed to take into account the requirements for rare breeds or deer on the holding. In the appellant's view the types of livestock on the holding require a greater level of hands on work than a standard assessment approach.
34. The café and butchery provide a significant level of employment and appear to be well established enterprises. The livestock levels have in more recent times been reduced but the intention is to build up stock levels again. The availability of other land to support livestock, in addition to the holding, is not secure or long term but is, I believe, an important element in the long term stocking levels for livestock that may take time to determine. Finally, the latest element of those businesses is the campsite and that has not been in operation long enough to have become established. There is a stated expectation by clients of the campsite, that there will be someone on site. I have noted earlier that the campsite use is only for eight months of the year.
35. The appellant gave examples of issues occurring that required immediate attention as a result of the campsite. One related to the unexpected death of a sheep near the campsite and the need to deal with this immediately to avoid campsite users seeing the animal or being upset by it. Such an event could have affected the clients experience with knock on affects to repeat bookings or reviews and thus the success of the campsite element of the business. Another issue related to loss of hot water for showers at 10.30pm which required immediate attention. A 10pm evening check is also made to the campsite to ensure noise levels are acceptable for all clients. I accept that if the campsite is to become established and be a success it may need to be managed 24 hrs per day during the season. There is also the issue of those visiting or staying at the campsite, being in close proximity to the deer and other livestock and without an onsite presence livestock husbandry issues could arise.
36. The appellant provided evidence in relation to a need for an onsite presence due to security concerns. The appeal site is in a relatively isolated location with livestock, stock in the shop and equipment which could be the target by criminals. In addition, there are security concerns in relation to animal rights activity, risk to stock being attacked, livestock being released. Issues in relation to fire and , staff safety (lone working or leaving at the end of the day in the dark) . The appellant also explained that the close proximity of livestock and the needs of those using the campsite required someone to be living on the site. The gates to the farm cannot be locked during the campsite season as campers, anticipated to be up to 150 campers in peak season, need access and should the need arise emergency services would require access. Security is therefore a significant issue as a result of the mix of businesses at the holding.
37. To my mind it is clear that security is an issue for a diversified rural business such as that operating from the appeal site. The appellant explained that there was an expectation that the site would be managed, including at night, by those using the camp site. In my view, this adds weight to a need for someone

- to live on site. Security is also recognised as something to support residential accommodation on site in the Framework and the supporting text to LP DM27.
38. The mobile home for residential use was initially sought for a period of five years by the appellant. However, at the Hearing the appellant reduced this to three years as it would reflect the advice in Policy DM27 for temporary dwellings.
39. In my view, the diversified businesses at the holding are evolving with the introduction of the campsite and while various elements have been established for some time, following the pandemic, stock reduction and a period of ill health by the appellant the businesses in their current form are not fully established. I therefore consider it is realistic to consider the mobile home as a temporary residential use to enable the 'bedding in' of the various businesses to establish and thrive.
40. The stocking levels of livestock alone also does not demonstrate a need for someone to live on site. However, taken in the round and in the light of the evolving mix of businesses on the appeal site, I consider that for it to thrive and the employment opportunities to be maintained at the appeal site, that an onsite presence has been essential to date, albeit it has not been demonstrated that that need is a permanent need as the businesses are still evolving. Whether or not it is essential has not, at the time of the Hearing, been adequately demonstrated as the campsite is in its infancy and stock levels had been run down due to illness. However, I am satisfied that due to the unique mix of the types of livestock, the need to attend to their husbandry does not follow traditional farming rules of thumb. There has to be a balance between the desire to open up the holding to visiting members of the public whether to the campsite or to the café and shop and the wellbeing of the animals.
41. The appellant has provided some limited information about offsite residential units. Within a five mile range it is stated that there were no affordable residential properties to purchase or rent. He lived for ten months in Haddenham a ten minute drive to the holding. He states livestock losses were higher and incidents occurred in relation to staff leaving the premises unlocked and he was unable to do hog roasts as he could not begin the roasting at 2 am without an onsite presence. He was also unable to produce the award winning pies for the café/shop as the delivery of pastry has to be early in the morning.
42. In terms of financial profitability, the evidence indicates, subject to the campsite thriving, that it could possibly be profitable in the foreseeable future. There is clearly an expected drop in profit in the year 2020/21 relating in part to reduction in stock and the pandemic effects. However, the estimated profit in 2021/2022 indicates the businesses increasing in profit such that temporary accommodation is justified to establish if the mixed use will be profitable and demonstrate a sound financial footing for the foreseeable future as required by LP Policy DM27.

Conclusion on the Main Issue

43. The evolution of the various activities on the holding, which creates a diversified business is specific to this appellant. To my mind, it is the mix of diversified uses which cumulatively indicate that an onsite residential unit is likely to be essential in the longer term and that temporary accommodation is justified to establish whether the business as it is evolving can demonstrate ongoing profitability and a sound financial footing for the future.
44. For the reasons given above, I conclude that the residential use of the mobile home for a temporary period of 3 years is justified to support the running of the diversified businesses at the holding and to establish whether, when

stocking levels are increased and the campsite business is established that, the composite of businesses are likely to become profitable within three years. As such, it complies with LP Policy DM27 and the development plan as a whole.

Other Matters

45. The Council has referred to appeal decisions at Mudds Bank Farm² relating to a mobile home for residential use by an agricultural worker. Both appeals were dismissed. In that case the appeal site was within the Metropolitan Green Belt (MGB) and the Inspector concluded on the specific facts that an essential need consideration carried only moderate weight. The appeals were dismissed on the basis of being inappropriate development in the MGB and that very special circumstances necessary to justify the development did not exist. The circumstances are not directly comparable to the current appeals. I have therefore determined the appeals on their own merits taking into account the specific evidence and circumstances before me.

Conditions

46. I have had regard to the conditions suggested by the Council and the discussion at the Hearing in relation to imposition of conditions.
47. For the avoidance of doubt, I will impose a condition requiring the siting of the mobile home in accordance with the plan entitled *Block Plan and Proposed Development (V2 sept2021)*. This plan replaced that which was submitted with the application the subject of Appeal D. This substituted plan shows the siting of the mobile home and the layout of the motor home area as it was at the time of my site visit.
48. I will also impose a condition restricting the occupation of the mobile home to someone employed or last employed in the diversified businesses and for a temporary period of three years. The Council sought a requirement for the mobile home to be removed if the mixed uses or elements of the mixed uses were to cease. However, as the stationing of the mobile home for residential use will be temporary for three years, I consider this is not necessary or justified.
49. The appeals in addition to the mobile home include the storage of motor home vehicles. I will therefore also impose a condition limiting the storage of motor homes to the area cross hatched black on the plan entitled *Block Plan and Proposed Development (V2 sept2021)* (Plan 1). Due to the limited size of this area of land I do not consider it is necessary to impose a condition limiting the numbers of motor home vehicles.

Conclusions

Appeals A, B and C

50. It is clear from the representations, and from my inspection of the site, that the description of the development in the enforcement notice is incorrect in that the mixed use of the planning unit has more elements than recorded in the allegation as set out above. The appellants and the local planning authority agreed at the Hearing that it was open to me to correct the allegation in the notice. In relation to the plan, it was agreed in correspondence that the area identified for the motor home storage was incorrect. I will therefore substitute the plan provided by the appellants for that originally attached to the enforcement notice. I am satisfied that no injustice will be caused by this, and I will therefore correct the enforcement notice in those two respects, in order

² References APP/K0425/C/18/3208308 & APP/K0425/W/18/3204635.

to clarify the terms of the deemed application under section 177(5) of the 1990 Act as amended.

51. For the reasons given above I conclude that Appeal A should succeed on ground (a) and I will grant planning permission in accordance with the application deemed to have been made under section 177(5) of the 1990 Act as amended, which will now relate to the corrected allegation.
52. In relation to Appeals B and C the appeals on grounds (b) and (c) fail for the reasons set out above. Furthermore, it is unnecessary for me to consider whether the appeals on ground (g) should succeed as the enforcement notice will be quashed in consequence of my decision to Allow Appeal a on ground (a). I shall therefore take no further action on this ground of appeal.

Appeal D

53. For the reasons given above I conclude that the appeal should be allowed.

Hilda Higenbottam

Inspector

APPEARANCES

FOR THE APPELLANT:

Mr J MacKellar	Appellant
Mr L MacKellar EUReng FIMec E CEng CMin	Appellant
Ms A Banks BA Hons PGDip PGCM	ALB Planning, on behalf of the appellants
Mr R Young	Paladin Crisis Management, on behalf of the appellants

FOR THE LOCAL PLANNING AUTHORITY:

Mrs G Davies MSc MRTPI	Enforcement Manager, Bucks Council
Mrs J Ion BA Hons MA MRTPI	Principal Development Management Officer, Bucks Council
Mrs J Scrivener	Bourne Rural, acting on behalf of Bucks Council

DOCUMENTS SUBMITTED AT THE HEARING

- 1 Revised Enforcement Notice Plan and wording submitted by the Council
- 2 Policy CP1 submitted by the Council
- 3 Extracts from book submitted by appellant
- 4 Campsite Warden Duties at Wild Boar Wood and Beech Estate Campsites submitted by the appellant
- 5 Mobile home floor plan and elevations submitted by the appellant

DOCUMENTS SUBMITTED AFTER THE HEARING

1. Block Plan and Proposed Development (V2 sept2021) submitted by the appellants.



Plan 1

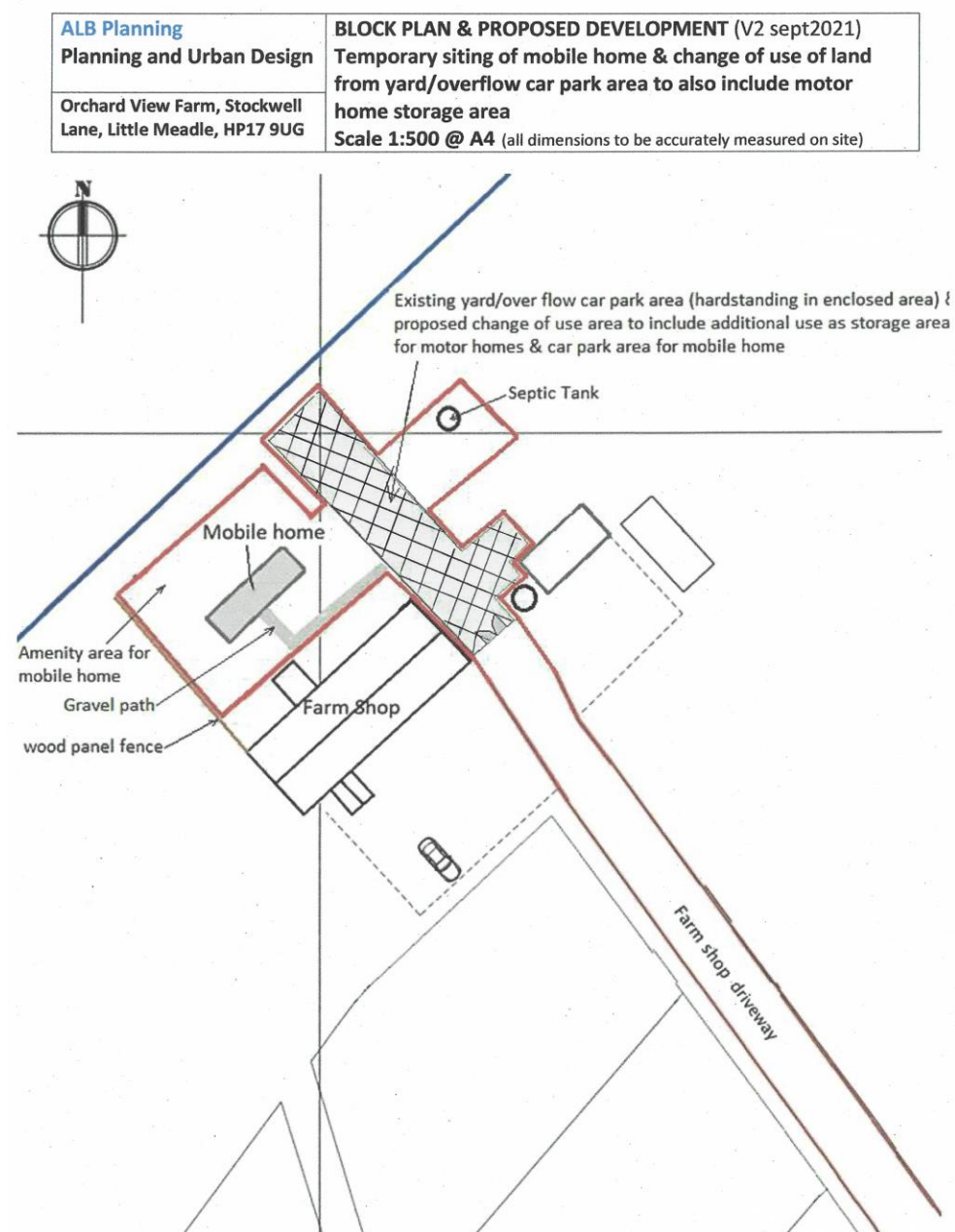
This is the plan referred to in my decisions dated: 14 January 2022

by Mrs H M Higenbottom BA (Hons) MRTPI

Land at: Orchard View Farm, Stockwell Lane, Little Meadle, Buckinghamshire
HP17 9UG

References: APP/K0425/C/20/3260102, 3260103 & 3260104 and
APP/K0425/W/20/3254701

Scale: nts





Plan 2

This is the plan referred to in my decision dated: 14 January 2022

By Mrs H M Higenbottam BA (Hons) MRTPI

**Land at: Orchard View Farm, Stockwell Lane, Little Meadle, Buckinghamshire
HP17 9UG**

**References: APP/K0425/C/20/3260102, 3260103 & 3260104 and
APP/K0425/W/20/3254701**

Scale: nts

ALB Planning
Planning and Urban Design

Orchard View Farm, Stockwell Lane,
Little Meadle, HP17 9UG

LOCATION PLAN

Scale 1:2500 @ A4 (all dimensions to be accurately measured on site)

