

Appeal Decision

Hearing held on 10 September 2002

Site visit made on 10 September 2002

by **Richard Merelie MSc DipTP MRTPI**

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
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Date

23 SEP 2002

Appeal Ref: APP/X0360/A/02/1091001

Land between Tape Lane & Lodge Road, Hurst, Reading

- 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 Luff Farms Ltd against the decision of Wokingham District Council.
- The application (Ref. F2001/3149), dated 21 December 2000, was refused by notice dated 21 March 2002.
- The development proposed is the erection of an agricultural building incorporating a farm shop, with associated car parking and access.

Summary of Decision: The appeal is dismissed.

Background

1. It was confirmed that the appeal proposal included the erection of 10 polytunnels and that the intention was to establish a predominantly organic vegetable enterprise, but with some poultry for egg production. The majority of the produce to be sold from the proposed shop would be that produced on the appeal site itself, rather than being imported from other sites. Most of the produce from the appeal site would be sold to the public through the shop, rather than being sold to wholesale outlets.
2. A similar proposal was dismissed on appeal on 30 June 2000 (APP/X0360/A/00/1036482). However, there are material differences in that the earlier proposal included the erection of a mobile home and related to a mixed organic vegetable and livestock enterprise, including pigs.

Main Issues

3. I consider the main issues to be the effect of the proposal on the character and appearance of the locality, and the question of the economic viability of the proposed enterprise.

Planning Policy

4. The development plan for the area comprises the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, both adopted in 1995.
5. Structure plan policy C2 strictly controls development outside built-up areas, unless it is required for agriculture or a rural location is essential, and policy C5 seeks to maintain the rural character of the countryside adjoining built-up areas.
6. Local plan policy LTV2 resists development in rural areas, unless it is essential for agricultural purposes or is for any other purpose wholly appropriate to a rural area. Policy LC2 resists development that would detract from the open or rural appearance of areas that

are of special significance in maintaining the landscape setting of settlements. Where new buildings are acceptable in principle in rural areas, policy LC15 seeks to minimise their visual impact. Policy LC22 sets out criteria for considering proposals to establish farm shops on existing agricultural, horticultural or nursery holdings. They include the requirement that the products sold should originate mostly from the site or ancillary holdings.

7. The Wokingham District Local Plan (Deposit Draft) has been the subject of a public local inquiry and the Inspector's report was published in November 2001. It therefore carries considerable weight.
8. Policy WCC1 of the emerging local plan resists development in the countryside, unless it is related to agriculture. Policy WLL6 resists development that would detract from the open or countryside appearance of areas that are of special significance in maintaining the landscape setting of settlements. Policy WCC4 sets out detailed criteria for controlling new buildings in the countryside where they are acceptable in principle. Policy WRE5 sets out criteria for considering proposals to establish farm shops on existing agricultural, horticultural and nursery holdings. Policy WCC6 deals with agricultural dwellings.
9. Planning Policy Guidance Notes 6 and 7 were also referred to.

Reasons

Character and appearance

10. I recognise that the Council raises no objection to the current proposal on the grounds that it would harm the rural character and appearance of the locality, or detract from the designated area of special landscape setting significance within which the appeal site is located.
11. That, however, is not the view of Hurst Village Society which considers that the proposal "would be an unacceptable intrusion into the landscape here". St Nicholas Hurst Parish Council have also commented that the proposal would "detract from the open countryside appearance of the area and should not be allowed for this reason".
12. The appellant argued that the main concerns of the previous Inspector regarding the visual impact of the earlier proposal had been addressed in this latest proposal. In particular, by omitting the mobile home and by relocating the proposed farm shop to form an integral part of the main agricultural building.
13. Essentially, these are matters of subjective assessment. Also, in the previous appeal, no specific account seems to have been taken of the possible cumulative impact of development proposals. I raised this in the context of the current appeal and the Council confirmed that this had not been considered. In addition, the proposed main building has been repositioned 4m to the east.
14. The previous Inspector considered that the 10 proposed polytunnels, which would be located in the larger of the 2 fields comprising the appeal site, would not be visually harmful. But that was partly on the basis that they would be seen as part of the agricultural paraphernalia of a modern farm, which was to include the temporary stationing of pig arcs in shifting locations. That is not the case here.

15. Also, of significance, he considered that the earlier appeal proposal would not have the appearance of a cohesive farm group, but that instead the eye would be drawn to the inharmonious elements. In the current appeal, the proposed main agricultural building and 10 polytunnels remain separated from each other by a considerable distance.
16. The 10 proposed polytunnels would stand alone, isolated in the big open field visible from both Tape Lane, albeit at a distance and through gaps in the overgrown mainly deciduous roadside hedge, and from Lodge Road, again through roadside vegetation, but much closer. Furthermore, the ADAS business plan indicates that the number of polytunnels would be increased to 12 for the production of protected crops. In addition, this appeal proposal includes a poultry house of unspecified size and location, which would also be likely to have some adverse visual impact.
17. In my opinion, given its height, length and substantial size, the proposed main agricultural building would appear particularly intrusive from Lodge Road, a moderately busy country road. The proposed fairly extensive gravelled parking and turning area, together with the tortuous driveway and upgraded existing vehicular access would have an urbanising effect. Two sizeable but not very healthy looking trees would need to be removed in order to achieve the necessary sight line at the entrance.
18. I appreciate that the proposed landscaping and reinforcement of the existing hedge along Lodge Road would help to visually screen parts of the proposed development. But it would take some time to become effective and it would not reduce the impact of the proposed buildings on the open character of the appeal site.
19. So whilst the proposed development may be appropriate in a rural area, I conclude overall from the above and my observations that the proposal would demonstrably harm the rural character and appearance of the locality and would seriously erode the landscape setting of the settlement of Hurst. Consequently, the appeal proposal would conflict with the development plan in these respects and, similarly, would undermine the emerging local plan.

Economic viability

20. The appeal land is currently used for grazing horses, is heavily invested with broad leaved weeds, is prone to seasonal flooding and is not an existing agricultural holding in its own right. The land is not registered organic and would have to undergo a 2 year conversion period. Neither PPG7, nor the development plan, provide a policy basis for applying a financial test to the establishment of an agricultural enterprise, be it conventional or organic, that does not include the provision of an associated dwelling.
21. However, the court judgement in the case of Broughton verses the Secretary of State for the Environment and Chichester District Council appears to lend support to the contention that it would not be unreasonable to apply a financial test as a material consideration in the case of the current appeal. This judgement was referred to in the appeal decision of 30 October 2001 relating to the erection of an agricultural barn at Cedars Farm for raising pigs (APP/T0355/A/01/1067264), to which Reading Agricultural Consultants (RAC) drew attention.
22. RAC, representing the Council, and ADAS, representing the appellant, both experts in agricultural matters, clearly disagreed as to the viability of the proposed enterprise. Mr

Standen, author of the September 2001 ADAS business plan for the proposed organic holding and farm shop, was unable to attend the hearing.

23. In his place, Mr Caspell, also of ADAS, attended at 48 hours notice. He had not visited the appeal site prior to the hearing and was not fully conversant with all the details. He was not aware, for instance, of the quite extensive seasonal flooding that occurs, a point substantiated by photographic evidence.
24. That aside, there appears to me to be several weaknesses in the appellant's case. In general, for example, the ADAS business plan recognises that profit is sensitive to vegetable prices and yield. In that respect, full account appears not to have been taken of the competition likely to arise from the 7 existing farm shops within 20km of the appeal site or from the several mainstream supermarkets in the locality, at Wokingham, Twyford, Lower Earley, Winnersh, Woodley and Woolsehill. No information was submitted by the appellant to indicate that none or few of these outlets sold organic produce. So it is not unreasonable to believe that they do so.
25. Nor was any hard evidence submitted to confirm that the necessary yields would be consistently achieved over time. The wide gap between average historic product prices indicated by the Organic Farm Management Handbook and the actual ADAS predicted farm shop prices could not be adequately explained. For example, the ADAS gross margin for potatoes was £12,103 per hectare, as opposed to £3,552 in last year's handbook. The gap was now wider based on the latest handbook. The gap could not all be accounted for just by the price premium likely to be achieved by selling produce through the farm shop or the assertion that this was an affluent area.
26. The ADAS business plan states that an application will be made to the Organic Farming Scheme for the area subsidy payments, which compensate for loss of income. No application has been made yet and it is only assumed that there will be money available and that it would be paid each year. No allowance has been made for land costs by including a notional rent figure. The capital costs for the 10 polytunnels is recorded as being £2,500 in total, which the RAC thought was extremely low, possibly only 1/10th of the costs.
27. Mayer Environmental's soil assessment, dated 1 December 2000, points to the nutrient deficiencies of the appeal land, which may be inherent, but its advice on the type and application rate of remedial fertilisers is general and it gives no indication of costs. The amount allowed for in the ADAS business plan was considered by the RAC to be very low. No costs have been allowed for to deal with the water-logging problem. Nor have the technical aspects of remedying the poor drainage been properly addressed, only the general suggestion of raised beds.
28. Of importance, the views of the Soil Association on the proposal have not been sought. The RAC advised that it was considered to be good practice to consult such specialist organic certifying organisations at the outset, at planning application stage. Their views on, for instance, soil conditions, any necessary remedial programme and the intended production method, as opposed to the business aspects as such, were likely to be particularly informative.
29. Also, one of the appellant's in the previous appeal, Mrs Stone, was known to have considerable working knowledge and experience of mixed organic farming. No current staff member of Luff Farms Ltd with such expertise was identified.

30. On the balance of probability, I am drawn to conclude that the proposed enterprise, a form of farming diversification, would not be financially soundly based. Consequently, I see no justification to allow the proposed development against a policy framework that seeks to protect the countryside for its own sake. Even if the proposal was economically viable, I consider that, in detail, the harmful visual impact of the proposed development on the local landscape justifies refusal on its own.

Conditions

31. I have considered the conditions discussed at the hearing in the light of Circular 11/95, but they would not in my assessment materially overcome the main landscape objections to the proposal.

Other matters

32. I have noted the earlier planning history of the appeal site, which includes proposed residential development in the 1970s and 1980s, which was refused, and also the appellant's current firm intention to farm the appeal site organically regardless of the outcome of the appeal proposal.

Conclusion

33. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

34. In exercise of the powers transferred to me, I dismiss the appeal.

Information

35. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

Richard Menzies

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mrs B Polnik BSc DipTP MRTPI
Mr P Williams BSc OND MBIAC

Senior Planning Officer
Reading Agricultural Consultants

FOR THE APPELLANT:

Mr R E Reynolds BSc ARICS MRTPI
Mr D Ferrar
Mr N Caspell

Planning & Development Partnership
Managing Director, Luff Farms Ltd
ADAS Consultant

INTERESTED PERSONS:

Cllr H J Larkin
Annette Drake
Mrs F P Davis
Mr D Prince

For St Nicholas Hurst Parish Council
Wokingham District Councillor
Local resident; Calluna, Tape Lane
Local resident; Meadows, Tape Lane

DOCUMENTS

- Document 1 List of persons present at the hearing.
- Document 2 Notice of hearing and list of persons notified.
- Document 3 Letters of representation.
- Document 4 Appellant's statement with appendices.
- Document 5 Council's statement with appendices.
- Document 6 Appeal Decision, 30 October 2001, Ref: APP/T0355/A/01/1067264.
- Document 7 Mayer Environmental, Soil Assessment, 1 December 2000.

PLANS

- Plan A Appeal proposal: Location & Site Plan.
- Plan B Appeal proposal: Plans & Elevations.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

**Luff Farms Ltd
C/O Andrews Kalik Associates
101 London Road
Reading
Berkshire
RG1 5BY**

Application Number: F/2001/3149

Parish: HURST

**Location: Land Between Tape Lane & Lodge Road, Hurst,
Reading.**

**Proposal: Proposed erection of an agricultural building
incorporating farm shop, parking and access.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. From the evidence submitted it would not appear that the proposed enterprise has been planned on a sound financial basis and therefore there is insufficient justification for the proposed buildings in this rural area which is also important to the setting of settlements. As such the proposal is contrary to policies LTV2 and LC2 of the Loddon Area Local Plan, policies WCC1 and WLL6 of the Wokingham District Local Plan (Deposit Draft) and to policies C2 and C5 of the Berkshire Structure Plan.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C5.

Loddon Area Local Plan Policies LTV2, LC2, LC15, LC22, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WCC1, WLL6, WCC4, WRE5, WBE1, WOS3 and WT6.

ACronin

Anna Cronin
Head of Planning & Transportation
Date: 21/03/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Development	Received	Parish
Control Ref No:		
F/2001/3149	10.02.2001	Not yet listed

Applicant: Luffs Farms Ltd.

Location: Land between Lodge Road and Tape Lane, Hurst

Proposal: Proposed erection of an agricultural building incorporating farm shop, parking and access.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Basia Polnik

SUMMARY:

1. **Planning History** – This 10.5 ha. site is located on the eastern side of Lodge Road, B3080, and western side of Tape Lane. It falls within a rural area and also within an area important to the setting of settlements.

In December 1999 planning permission 99/70600/F was refused for the proposed erection of an agricultural building for use as a farm shop and equipment store and siting of one mobile home, for the following reasons:

1. The proposal represents an unacceptable form of development which would harm the open rural character of this area of separation of settlements. As such the proposal is considered contrary to Policies LC2, LC15 and LC16 of the Loddon Area Local Plan and Policies WCC4, WCC6 and WLL6 of the Wokingham District Local Plan (Deposit Draft).
2. The proposed mobile home is considered to have a detrimental visual impact upon the character of this rural area and there is no proven need for an agricultural worker to live on site. As such, the proposal is considered contrary to Policies LC2, LC15 and LC16 of the Loddon Area Local Plan and Policies WCC4, WCC6 and WLL6 of the Wokingham District Local Plan.
3. The proposed retail shop is considered to have a detrimental visual impact upon the character of this rural area and is not fully justified as a significant proportion of its goods will not be produced on-site. As such, the proposal is considered contrary to Policies LC2, LC15 and LC22 of the Loddon Area Local Plan and Policies WCC4, WLL6 and WRE5 of the Wokingham District Local Plan (Deposit Draft).

The application was dismissed at appeal in June 2000 (a copy of the Inspector's decision is attached).

2. **Proposal** – The proposal is for the erection of an agricultural building (400m²) and a farm shop, including parking and access. The proposed agricultural building would be 26.4m x 15m with a maximum height of 6.5m. Ten polytunnels are also proposed. Vehicular access would be from Tape Lane. A business plan has been submitted with the application.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to a \$106 agreement and conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429

E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. Consultations -

- **Highway Authority** : Recommend approval subject to 3 conditions relating to provision of parking and turning, visibility splays and surfacing of access.
- **Landscape Architect** : Although the building is classed as an agricultural building, it will incorporate a shop and large parking area. Proposal is considered detrimental to the open countryside character and therefore should be refused.
- **Environmental Health** : No environmental health objection subject to conditions to include landfill gas investigation and hours of construction.
- **Environment Agency** : No objection, in principle, subject to conditions to include no storage of materials within 5m buffer zone to any watercourse, landscaping and regarding bridges.
- **CPRE** : It is not clear if the shop will be selling produce generated by the farm concerned. This matter needs to be resolved before any decision is made.
- **Parish Council** : Object. Refer to attached.
- **Hurst Village Society** : Object as the proposal is contrary to local plan policies (LC2 and LC22 of Loddon Area Local Plan and WRE5 of the Wokingham District Local Plan), insufficient justification for another retail outlet, waterlogged site, increased traffic, contravening Health & Safety Legislation, Business Plan is flawed and unacceptable visual impact of proposed development.
- **Letters of representation** : 79 letters received from a total of 39 households as a result of 3 consultations. Objections/comments can be summarised as follows:
 - insufficient information received with the application.

- impact on countryside setting.
- contrary to local plan policies which restrict development in this area.
- land is poorly drained and unsuitable for agricultural use other than grazing.
- land unsuitable for organic farming (refer to recent appeal).
- no local need for farm shop. (2 major supermarkets located in Twyford and Winnersh providing wider choice of products, including organically grown).
- dangerous access point.
- increased danger to pedestrians.
- poor visibility.
- increased traffic generation.
- staff may be inexperienced.
- application not based on sound financial basis, inadequate (assumes no local competition).
- agricultural building appears excessive in size.
- polytunnels would be unsightly.
- animals would cause noise nuisance and smell.
- increased light pollution.
- increased risk of crime.
- precedent would be set for future development on-site.
- unlikely that people would pay a high premium for products.
- impact on local shops in village.
- area already well served by shops.
- unlikely that majority of products will be produced on-site.
- appeal already dismissed for similar development.
- impact on livestock on adjacent land.
- impact on existing wildlife.

4. Appraisal -

- A. Principle of proposed agricultural use of land, erection of agricultural building and polytunnels in this location: (Policies LTV2, LC2 and LC15 of the Loddon Area Local Plan; policies WCC1, WLL6 and WCC4 of the Wokingham District Local Plan; policies C2 and C5 of the Berkshire Structure Plan and Planning Policy Guidance Note 7).
- B. Proposed farm shop: (Policies LTV2, LC2, LC15 and LC22 of the Loddon Area Local Plan; policies WCC1, WLL6, WCC4 and WRE5 of the Wokingham District Local Plan; policies C2 and C5 of the Berkshire Structure Plan and Planning Policy Guidance Notes 6 and 7).
- C. Effect on neighbouring occupiers: (Policies LBE1 and LBE2 of the Loddon Area Local Plan and policy WBE1 of the Wokingham District Local Plan).
- D. Highway issues: (Policies WOS3 and WT6 of the Wokingham District Local Plan).
- E. Flooding issues:
- F. Concerns of Parish Council and objectors.

A. Principle of proposed agricultural use of land, erection of agricultural buildings and polytunnels

The site is located in a rural area and within an area important to the setting of settlements, as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan.

The current application is almost identical to the previously refused application 99/70600/F which was dismissed at appeal in June 2000. The primary difference is that the current application does not include a mobile home for an agricultural worker.

Both applications included an agricultural building of 400m² of identical dimensions, i.e. 26.5m x 15m with a maximum height of 6.5m, 10 polytunnels, a farm shop (refer to paragraph B.) and associated access and parking. The access point, off Lodge Road, is in the same location although the agricultural building has been repositioned 4m further east and the shop is attached to the east elevation as opposed to the south elevation. Additional landscaping is also proposed.

Many agricultural buildings such as this can be erected under agricultural 'permitted development' without the need for planning permission, subject to various criteria which includes that the total floorspace should not exceed 465m², it is not within 25m of a classified road, within 400m of a protected building, e.g. residential dwellings and should not be used for livestock. In this instance the nearest dwelling, The Paddocks, is located 85m from the proposed building and therefore planning permission is required.

The previous proposal was for a mixed organic farm. The building was required for food packing, storage of produce, boxes and animal feed and housing of livestock during bad winter weather. Farm implements could also be stored but this was not a necessity. The Inspector on the previous application (paragraph 12.) did not consider the building of 450m², including the farm shop, to be unreasonably large for its proposed multi-purpose use or size of the holding nor would the building (paragraph 14.) have a significant visual impact. Neither would the polytunnels in the larger field be visually harmful. He also commented (paragraph 15.) that the larger building would be faced in brick, tile and timber and considered the materials to be appropriate for a rural building of this type, but suggested that a condition could be imposed to ensure they matched local building materials, together with a landscaping condition to provide further screening from Lodge Road.

The Inspector's comments are material in considering this application and in view of the above, the size of the building, design and location, including the polytunnels are considered acceptable.

With regard to the use of the land for agricultural purposes, this is also considered acceptable in this rural location.

Planning Policy Guidance Note 7 requires clear evidence of a firm intention and ability to develop the enterprise concerned. The current proposal is for a small organic vegetable unit and retail farm shop. One member of staff would be employed full-time with part-time assistance brought in as required.

The land is not presently registered as 'organic' and a minimum 2 year conversion period would be required before the produce grown on the unit can be marketed as organic. In addition, soil conditions are not ideal. The soil is prone to waterlogging and the Inspector concluded on the previous appeal (paragraph 25.) that he was not satisfied that a mixed organic unit would thrive on this soil. The Council's Agricultural Consultant also comments that the site is less than ideal for intensive organic production and concludes that there is no new evidence to support a claim that the site is suited to organic production, there is insufficient evidence to support the claim that the enterprise will be viable and there is no demonstrable proof that the enterprise will succeed.

B. Proposed farm shop

In the previous appeal the Inspector did not consider (paragraph 16.) that a farm shop of this size would generate sufficient customer or other associated activity, such as the delivery of produce from elsewhere, to cause any significant harm to the rural character of the area or that it would have any harmful impact on local shops resulting from the sale of either bought-in or own produce (paragraph 31.).

However, the Inspector (paragraph 17.) did consider the shop to be an incongruous addition to the simple rural form of the larger part of the building. This element has now been redesigned and the shop relocated to the side of the building where it would be less visible from Lodge Road and therefore it is considered that this concern has now been overcome.

C. Effect on neighbouring occupiers

The nearest property to the agricultural building/shop is some 85m away and whilst the building would be visible it is not considered that the amenities of neighbouring occupiers would be so adversely affected as to warrant refusal. The Inspector on the previous appeal commented (paragraph 34.) that noise levels and odours would be no worse than could normally be expected from a mixed farming unit and not be unacceptable in a rural area, notwithstanding the neighbouring housing areas.

D. Highway issues

Although there would be an increase in the use of the existing gated field access and traffic generation, the Highway Authority are not raising a highway objection. The Inspector commented that adequate visibility could be achieved (paragraph 32.) and the works necessary to improve the access would not harm the character or appearance of the area (paragraph 15.). Neither did he consider the number of vehicles (paragraph 32.) would cause congestion or significant conflict with other road users.

E. Flooding issues

Whilst it is acknowledged that the land is liable to waterlogging which could contribute to issues of viability, the site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of the Parish Council and objectors

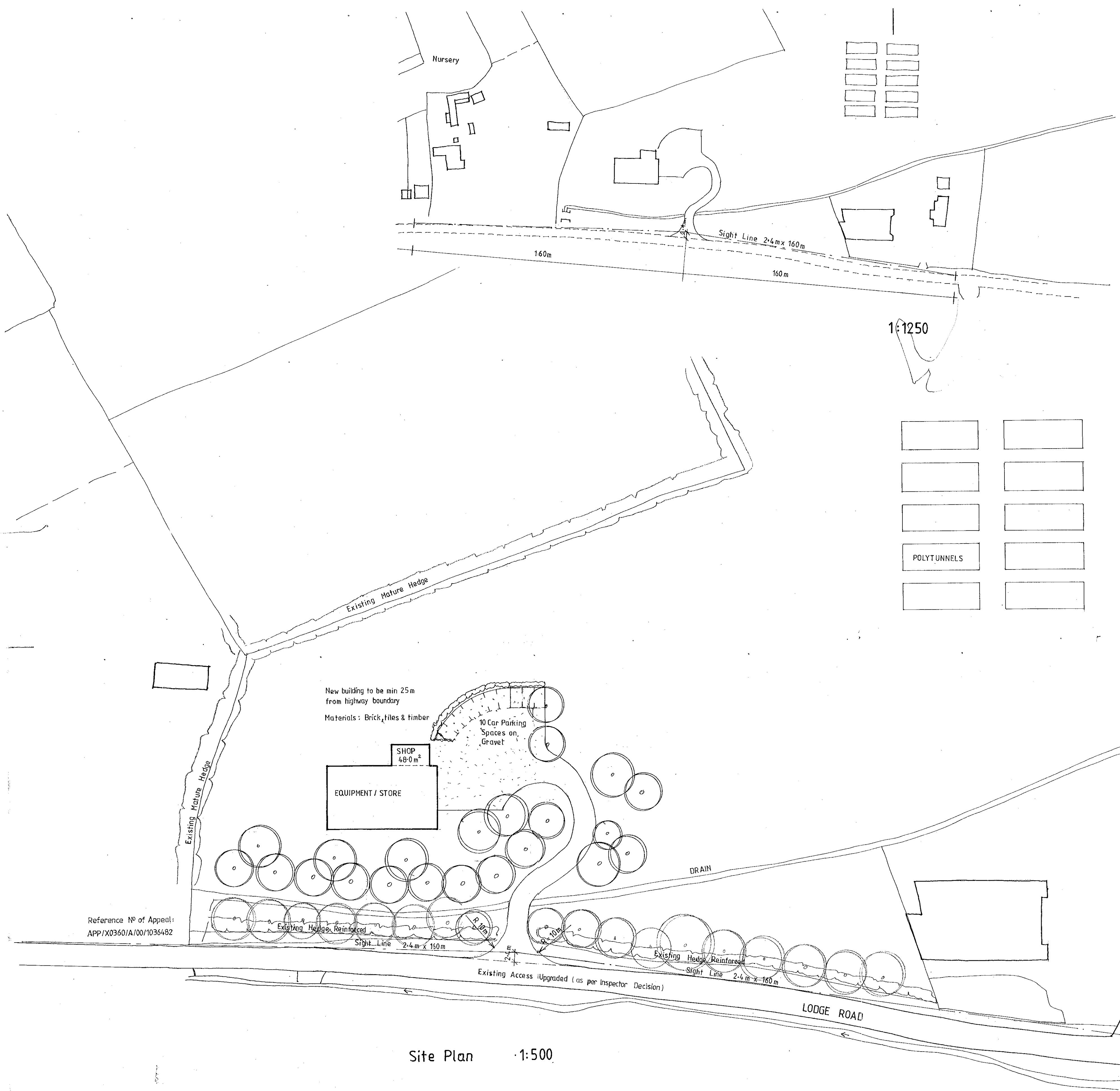
The concerns of the Parish Council and objectors have been noted. Issues of visual impact, viability of the business, traffic generation, highway safety, proposed retail outlet, waterlogging of land have been referred to above.

5. **Conclusion** – In view of the above, whilst the principle of the proposed buildings, access and parking would be acceptable it is considered that the appellants have not supplied clear evidence that the proposed enterprise has been planned on a sound financial basis and therefore there is insufficient justification for the proposed buildings in an area where there is a general presumption against development.

6. **Recommendation** – REFUSE planning permission on the following grounds:

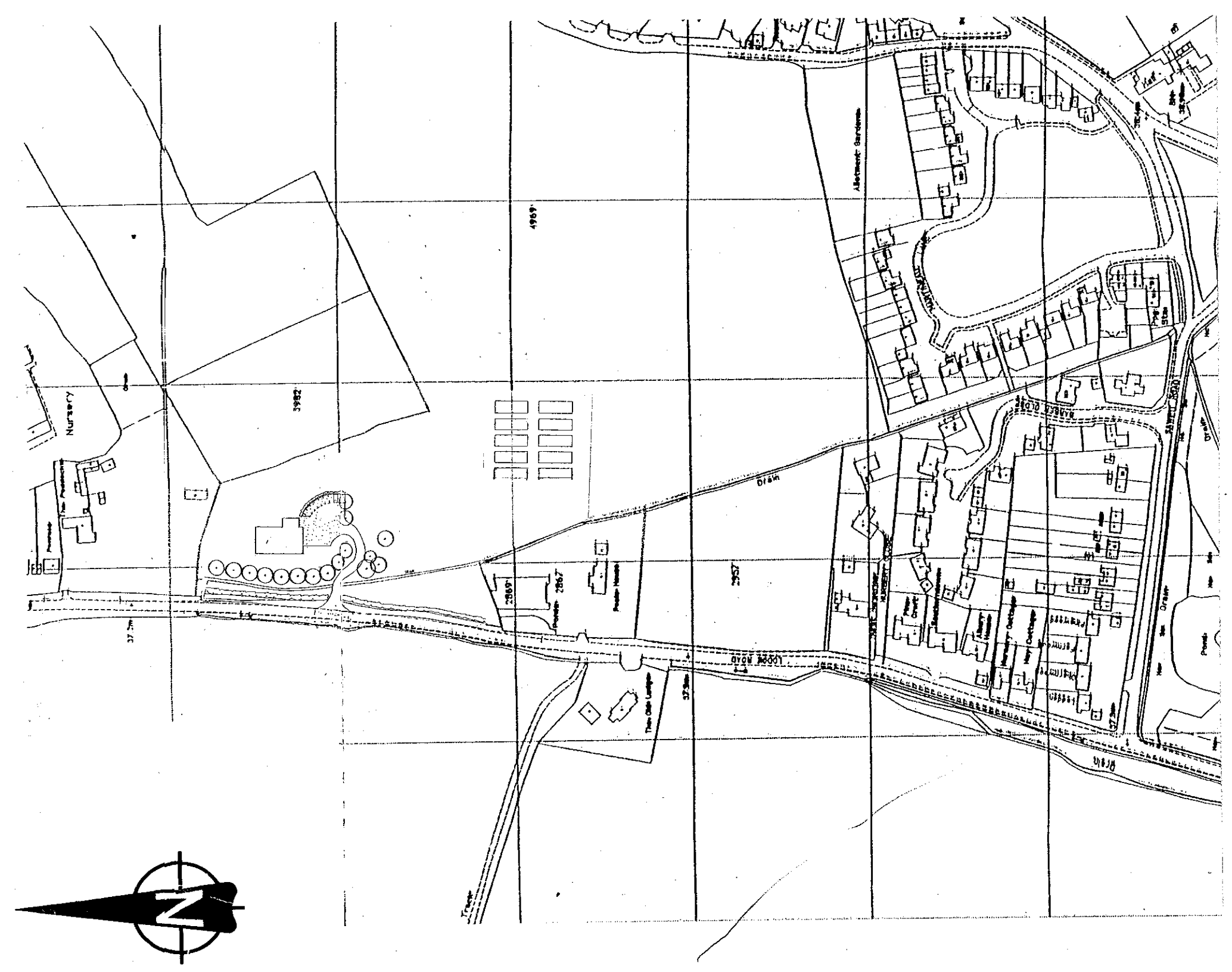
1. From the evidence submitted it would not appear that the proposed enterprise has been planned on a sound financial basis and therefore there is insufficient justification for the proposed buildings in this rural area which is also important to the setting of settlements. As such the proposal is contrary to policies LTV2 and LC2 of the Loddon Area Local Plan, policies WCC1 and WLL6 of the Wokingham District Local Plan (Deposit Draft) and to policies C2 and C5 of the Berkshire Structure Plan.

Basia Polnik
14/03/02



Site Plan 1:500

Reference No of Appeal:
APP/X0360/A/00/1036482

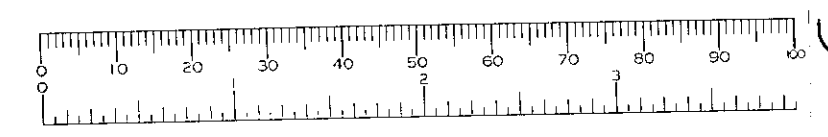


Location Plan 1:2500

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REFUSED

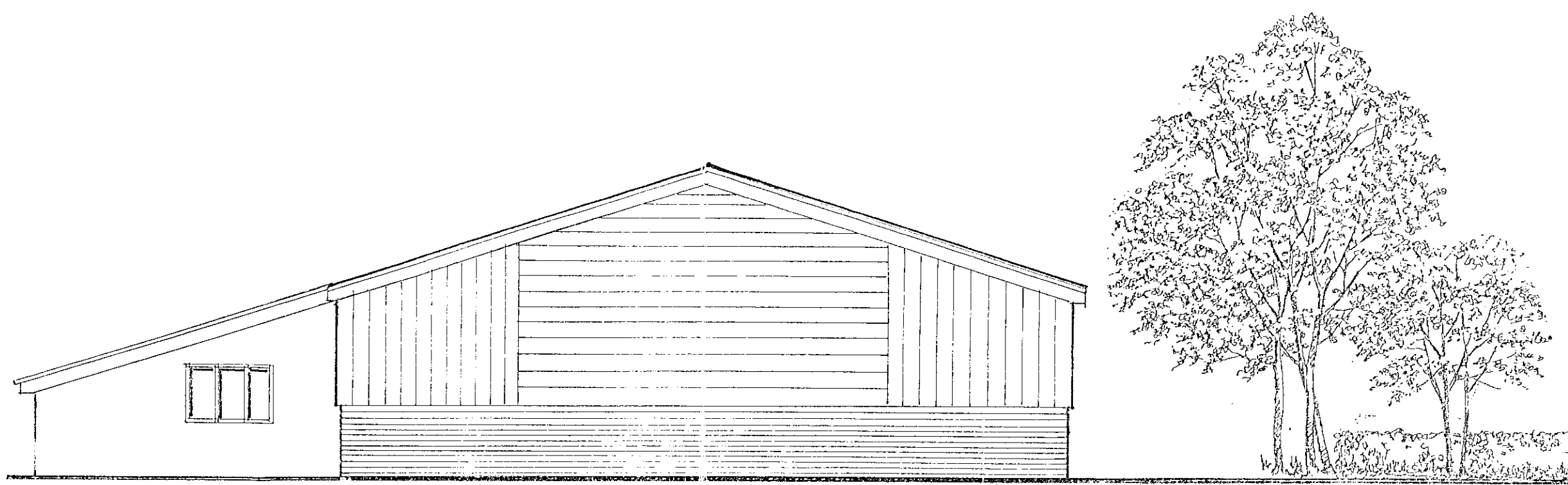
letter	date	revision
D	19.10.00	NOTES ADDED
C	3.10.00	SITE PLAN LAYOUT REVISED FOLLOWING APPEAL DECISION
B	30.9.99	SITE PLAN LAYOUT REVISED FOLLOWING MEETING WITH PLANNERS
A	10.9.99	POLY TUNNELS REVISED



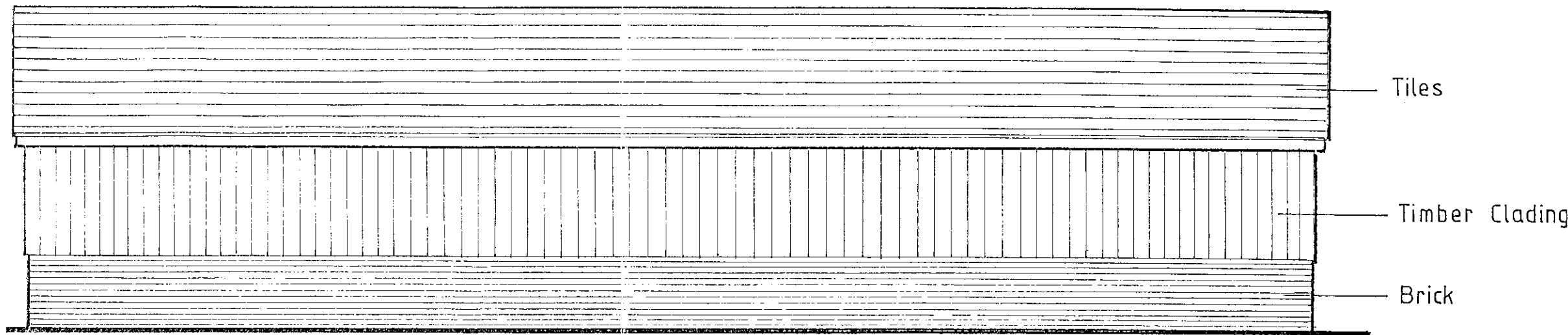
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client	Luff Farms Ltd
drawing	Location & Site Plan
scale	1:2500 1:500
date	25.8.99

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2 ALEXANDRA ROAD
READING BERKSHIRE
Chartered
ANDREWS KALIK ASSOCIATES
Architects

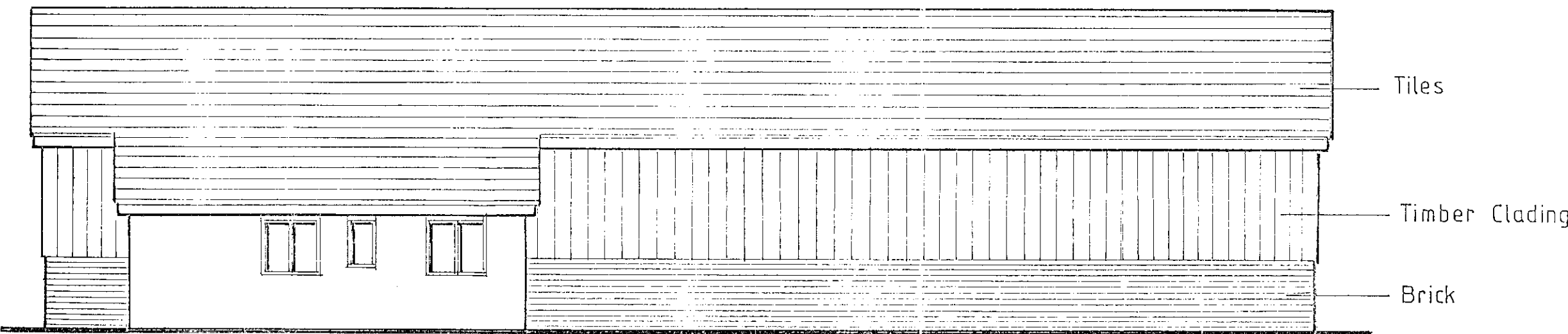
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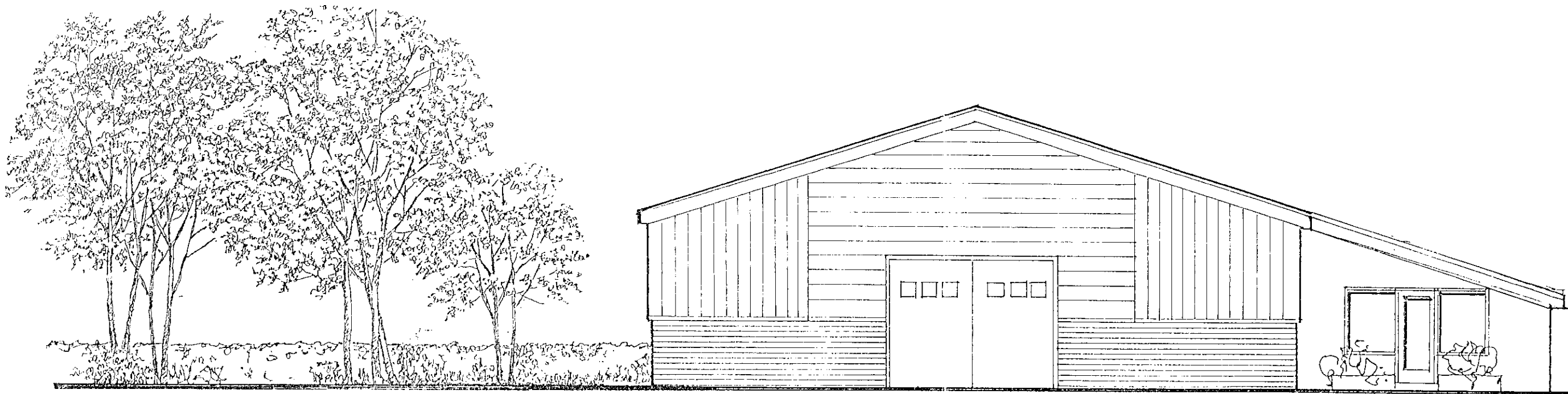
Rear Elevation



Side Elevations



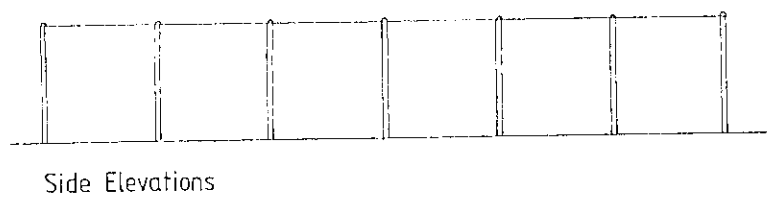
Side Elevations



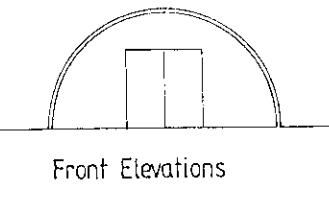
Front Elevation



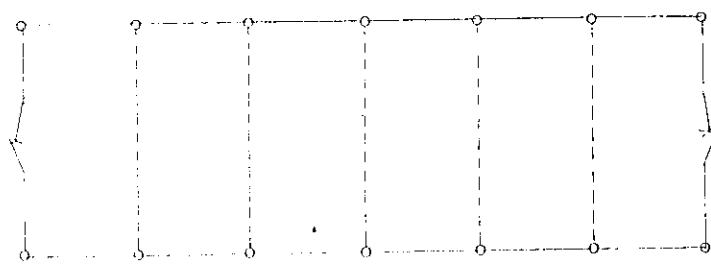
Ground Floor Plan



Side Elevations



Front Elevations



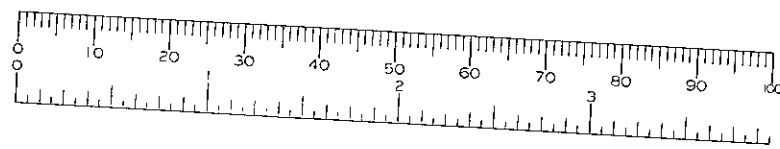
Ground Floor Plan

POLYTUNNELS

POL	TLS
DC	BNF
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17 APR 2001	
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REVISED PLAN

3149



job	Organic Farm Lodge Road Hurst
client	Luff Farms Ltd
drawing	Plans & Elevations
scale	1:100
date	12.12.2000

1444/2c

letter	date	revision
C	05.04.01	POLYTUNNELS ADDED
B	12.12.2000	REDEAWN

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2 ALEXANDRA ROAD
READING RG2 0AB
BERKSHIRE
Architects
ANDREWS KALIK ASSOCIATES