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- email: Planning – planning.admin@ashfield.gov.uk

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Witness Statement: Stuart
Richardson
Filed on behalf of the Claimant
Ashfield District Council
Dated: 03rd August 2026
Witness Statement: 2
Exhibits: 2

IN THE NOTTINGHAM COUNTY COURT CLAIM NO N00MF348

BETWEEN

ASHFIELD DISTRICT COUNCIL Claimant

- And -

[1] MR JOHN PRICE
[2] MR IAN COX
[3] MR ARRAM THOMAS PRICE
[4] MR ACER PRICE
[5] PERSONS UNKNOWN RESIDENTIALLY OCCUPYING THE
SITE AND/OR CARRYING OUT DEVELOPMENT AS DEFINED BY SECTION
55 OF THE TOWN AND COUNTRY PLANNING ACT 1990 AT THE SITE
land to the east of Woodend Public House off Chesterfield Road, Huthwaite,
Nottingham
NG17 2QJ

WITNESS STATEMENT OF STUART RICHARDSON

1. I Stuart Richardson, Senior Compliance and Enforcement Officer (Consultant), employed by Ashfield District Council ("the Claimant") based at Urban Road, Kirkby In Ashfield, make this statement in addition to my statement of 8th July 2026 will say as follows:
2. In so far as the content of this statement is within my own personal knowledge it is true and in so far as it is not within my personal knowledge it is true to the best of my knowledge, information and belief.
3. In relation to service on the 5th defendant, "persons unknown", I sent a request to the councils web content team requesting copies of the full bundle of injunction documents to be displayed on the councils planning page as soon as possible. The documents have been displayed on the councils website as of the morning of 30th July 2026 on the councils planning

enforcement register webpage, alongside the “old” injunction documents relating to this site. I attach an image showing the page in question which is produced and shown marked as Exhibit SR25.

4. In addition to the above I also sent a request to the councils corporate communications team on 29th July 2026 asking that an article be produced to appear on the council’s homepage drawing attention to persons unknown regarding the above documents and initial hearing. I attach an image showing the councils homepage and the article in question which has been displayed since 30th July 2026 shown as Exhibit SR26.
5. I believe that the facts stated in this Statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Signed **Stuart Richardson**

Dated 03rd August 2026

I certify that this is a true copy of the document referred to in my statement of 03rd August 2026 marked as Exhibit SR25

Date: 03rd August 2026

Signed: *Stuart Richardson*

https://www.ashfield.gov.uk/planning-and-building-control/report-a-breach-of-planning-control/planning-enforcement-register/

[Planning and building control](#)
Report a breach of planning control
Planning enforcement register

Planning enforcement register

We must keep a register available for viewing of all planning enforcement notices served.

The register includes:

- enforcement Notices
- listed building enforcement notices
- breach of condition notices
- temporary stop notices
- stop notices

Our register is part of our mapping system. You can search for an address and then switch on the 'Land Charges Register' layer to see enforcement notices.

[View enforcement register ↗](#)

Enforced orders

Some files may not be accessible to everyone. You can request the file in a different format from the contact on this page.

- [Consent Order 27.09.22 - ADC v J. Price, J. Cox, Persons Unknown, A. Price \(PDF - 3Mb\) Uploaded 05 September 2025](#)
- [Injunction Order concerning Land adjacent to Woodend, Chesterfield Road, NG17 2QJ \(PDF - 12Mb\) Uploaded 05 September 2025](#)
- [Claim form in the matter of ADC V Price, Cox and persons unknown \(PDF - 370Kb\) Uploaded 05 September 2025](#)
- document: [Notice of application for injunction - ADC V Price, Cox and Persons Unknown - July 2026 \(PDF - 99.5Mb\)](#)

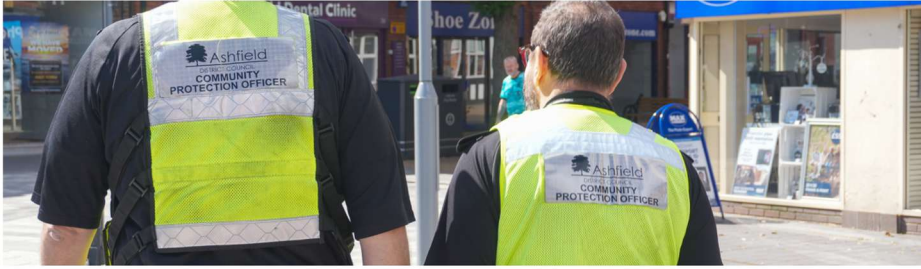
I certify that this is a true copy of the document referred to in my statement of 03rd August 2026 marked as Exhibit SR26

Date: 03rd August 2026

Signed: *Stuart Richardson*

← ↻ 🔍 <https://www.ashfield.gov.uk/news/notice-of-application-for-injunction-adc-v-price-cox-persons-unknown/> ☆ ☆ 👤 ⋮ 🌈

[Home](#) > [News](#) > Notice of application for injunction – ADC V Price, Cox & Persons Unknown



Notice of application for injunction – ADC V Price, Cox & Persons Unknown

Following the unauthorised residential use of land at Land adjacent to Woodend Inn, Chesterfield Road, Huthwaite, NG17 2QJ. Ashfield District Council hereby gives notice to 'Persons Unknown' of a proposed application for an injunction to be heard at Nottingham County Court, on 5 August 2026 at 2pm. Associated documents can be viewed by clicking the following link displayed on the councils planning enforcement register web page (link in related links section of this page).

📅 Posted on 30 July 2026

Witness Statement: Stuart
Richardson
Filed on behalf of the Claimant
Ashfield District Council
Dated: 14th September 2026
Witness Statement: 3
Exhibits: 36

IN THE NOTTINGHAM COUNTY COURT CLAIM NO N00MF348

BETWEEN

ASHFIELD DISTRICT COUNCIL Claimant

- And -

[1] MR JOHN PRICE
[2] MR ADRIAN MICHAEL COX
[3] MR ARRAM THOMAS PRICE
[4] MR ACER PRICE
[5] PERSONS UNKNOWN RESIDENTIALLY OCCUPYING THE
SITE AND/OR CARRYING OUT DEVELOPMENT AS DEFINED BY SECTION
55 OF THE TOWN AND COUNTRY PLANNING ACT 1990 AT THE SITE
land to the east of Woodend Public House off Chesterfield Road, Huthwaite,
Nottingham
NG17 2QJ

WITNESS STATEMENT OF STUART RICHARDSON

1. I Stuart Richardson, Senior Compliance and Enforcement Officer (Consultant), employed by Sapphire DNP Limited working on behalf of Ashfield District Council ("the Claimant") based at Urban Road, Kirkby In Ashfield, make this statement in addition to my statement of 03rd August 2026 will say as follows:
2. In so far as the content of this statement is within my own personal knowledge it is true and in so far as it is not within my personal knowledge it is true to the best of my knowledge, information and belief.
3. In relation to service on the 5th defendant, "persons unknown", I sent a request to the council's web content team requesting copies of interim injunction granted before DJ Wylie and notice of the hearing on 22nd September 2026 to be displayed on the council's planning page as soon as

possible. The documents have been displayed on the council's website as of the morning of 10th September 2026 on the council's planning enforcement register webpage, alongside the "old" injunction documents relating to this site and the injunction bundle in relation to the most recent hearing on 05th August 2026 before DJ Wylie. I attach an image showing the page in question which is produced and shown marked as Exhibit SR27.

4. In addition to the above I also sent a request to the council's corporate communications team on 09th September 2026 asking that an article be produced to appear on the council's homepage drawing attention to persons unknown regarding the interim injunction granted and notification of the hearing of 22nd September 2026. An image is produced showing the page in question marked at Exhibit SR28 showing that the article has been displayed from 11th September 2026.

5. **Ownership of different parcels of land and selection of named defendants**

6. In support of an injunction to seek mandatory relief following the granting of an interim injunction for prohibitive relief I would like to further outline the position in respect of land ownership across the different parcels of land on site and why each named defendants have been selected and I would start with the "existing site".
7. The land registry title produced at Exhibit SR6 identifies Adrian Michael Cox of 54 Linden Road, Creswell, Worksop as being the registered owner of the land and I now produce a copy of the land registry plan at Exhibit SR29 which clearly denotes the land within his ownership. In respect of the "existing land", the council is seeking mandatory relief against the named defendants, requiring them to "shrink" the existing site back to 3 pitches which, would continue to be both unauthorised and illegal until such time it was formalised by way of a further planning permission or the use was to cease. As outlined in my statement of 08th July 2026, the council would be within its rights to seek mandatory relief against requiring the whole use to cease and removal of all development connected with it having regard to the planning inspector's decision and conditions attached to it in "Appeal B".

8. In respect of the “land to the north”, this is the area of land referred to in my statement of 8th July 2026 that has been expanded onto from the “existing site” including the depositing of hardcore and stationing of caravans for residential use and erection of fencing etc. This land has not been the subject of any previous enforcement action or covered by any previous planning decision. As outlined in my statement of 8th July 2026 a land registry search was undertaken on 23rd April 2026 which identified John Tyson Price and Arram Thomas Price as being the registered owners of the land as of 12th May 2025. A copy of that land registry title and plan is produced and shown marked at Exhibit SR30. In respect of this land the council is seeking mandatory relief against John Tyson Price and Arram Thomas Price as landowners to cease the unauthorised residential use of the land in its totality and removal of all associated caravans and development. No planning permission has been granted, and it is the council’s informal opinion that an application to “retain” the traveller site as it stands today would be unlikely to gain planning permission having regard to the material planning considerations at hand and that the planning inspector previously only found a 3 pitch site on the “existing site” to be acceptable. As previously outlined the development as it stands today is far removed from what the inspector found to be acceptable. Further evidence in respect of planning harm is provided within the witness statement of Daniel Power.
9. With regard to the “land to the south” this is land immediately to the rear of the two bungalows which adjoin the site called ‘Clovelly’ and ‘Springwood’. In respect of Clovelly, this is the land referred to in my statement of 08th July 2026 where the temporary stop notice was served in September 2025. A land registry search was carried out on 03rd October 2025 which identified a Mr Carr Smith as being the registered landowner which is produced and shown marked as Exhibit SR31. The land in question forms part and parcel of the continued unauthorised and illegal residential occupation of the land as it was previously included within the enforcement notice served in March 2023. However, the council received an email on 16th February 2026 from Mr Smith’s solicitor, a summary of which states that they were confused as to why they had received the temporary stop notice in 2025, that Mr Smith

does not reside at the property at present due to ill health, and that Mr Smith had neither carried out nor instructed any of the works carried out on his land which the occupants/owners of the traveller site are refusing to put the land back as it was. It is on this basis that the council has elected not to pursue Mr Smith as a defendant given that it appears he has neither permitted or caused to be carried out any of the breaches of planning control of land within his ownership and would have no power to comply with other elements of the mandatory order sought if he was included.

10. I have produced further plan which is shown at Exhibit SR32 to demonstrate how the different parcels of land are linked with landownership and how they are related to the previous planning and enforcement notice appeals and temporary stop notice.
11. This land was covered by the enforcement notice served in 2023 but was not included within the red line of the planning application site boundary. The council commissioned a drone survey which was carried out on our behalf on 08th August 2026, it appears the land in question is currently being used to park commercial vehicles and the storage of waste and scrap. I attach a copy of a drone survey image taken on our behalf which is produced and shown throughout images of the whole site at Exhibit SR33 below.
12. In respect of the drone survey carried out on the council's behalf on 08th August 2026, I attach a number of images shown and marked as Exhibit SR33. It appears that there are a minimum of 10 plots, including 8 static caravans, 20 touring caravans, personal and commercial vehicles, hardstanding and other associated development and paraphernalia, none of which has the benefit of planning permission. It came to my attention 08th September 2026 that a retrospective application had been submitted for a 14-pitch traveller site but which was currently invalid and I will further address these points below.
13. With regard to the selection of Acer Price as a named defendant, whilst he does not have a legal interest in any of the land as a registered landowner, he is a known occupier of the land and therefore has been responsible for the carrying out of a portion of the breaches of planning control in respect

of his occupation of the land. In addition, whilst carrying out online research on 8th July 2026 I noted that Acer Price had placed an advert on a community Facebook page seeking for someone to carry out works on his plot and identified himself as living on this site and he was then included on the proposed order.

14. Fresh planning application received and information relating to occupants of the site and implications on Article 8 HRA issues, PSED & Equality Impact Assessment

15. On Tuesday 8th September 2026 I was made aware than an application had been submitted under reference V/2026/0572 for a 14 pitch traveller site for one family group had been submitted by an agent, Mr Martyn Winfield, on behalf of John & Arram Price. I was asked by the councils planning administration team to assist in the initial validation given my knowledge of the site. I attach a copy of the planning application and associated documents submitted which is produced and shown marked as Exhibit SR34.

16. It appeared to me that the documents submitted weren't accurate, namely that the wrong ownership certificate had been submitted as certificate A had been completed on the applicant's behalf but they do not own all of the land, that the site location plan did not include the whole of the unauthorised site in question and that the plans submitted did not appear to accurately reflect what had been carried out on site. I was also informed that the fee had not yet been paid and that the planning administration team had written to the agent outlining why the application was invalid. A copy of that letter is shown with Exhibit SR34. The details required to be submitted are remediable, have been brought to the attention of the applicant's agent and should the required details be submitted, the application could be validated. However, following discussions between senior officers and given there is an extant enforcement notice on part of the land for which planning permission has now been applied for, the council in its function as local planning authority intends to decline to determine the application having regard to Section 70C of the Town and Country Planning Act 1990 and informed their agent Mr Martyn Winfield on 15th September 2026.

17. In my statement of 08th July 2026 I outlined that coming to the course of action the council had decided on had consumed many hours of officer time weighing up the positives and negatives, the needs of the adults and children on site and that it would ultimately result in the eviction of some of those families on site. I further outlined that no information had ever specifically been provided as to the needs of those on site and prior to taking further enforcement action the council sought to engage with the owners/occupiers on site to assess any welfare requirements, but no details had been forthcoming. I would reiterate that the proposed course of action the council has decided on has not been taken lightly, and due regard has been given to the public sector equality duty, human rights act and equality act within my statement of 8th July 2026. I must again reiterate that the best interests of the children on the site are a primary consideration and are being taken into consideration in the outcome that has been decided on. As previously outlined in my statement of 08th July 2026 the numbers of children on site have never been fully aware to the knowledge of the council for us to consider. Having regard to the drone survey undertaken on 8th August 2026 it appears that there are at present a minimum of 10 plots on site. The details submitted with the invalid planning application for 14 plots indicate there are 34 children under the age of 18 either currently residing or intending to reside following determination of the planning application. The reason given for many of those wanting to reside on site is for a settled environment for their children and family. However, it is my view that a wholly unauthorised gypsy and traveller site, a partly illegal gypsy and traveller site, would not be a settled or sustainable environment, and the on-site environment would not be an optimal space in which to raise those children. It is indicated that some of the children attend Brierley Park Primary School and some are home tutored, but it is not clear in the specifics of which children do and do not. It is noted that it would obviously cause a level of distress and upset in potentially requiring some number of children to move from what they know as their home and schools if they were evicted from this site.

18. However that being said, the council is now in receipt of information that it did not have before in terms of those occupying the site, children on site etc

and as promised I will now reassess those needs against the proposed action the council is pursuing against the best interests of all involved. The council including senior officers, have considered the new information submitted with care.

19. Included within Exhibit SR34 is a document which lists those who are occupying the site, their ages, associated medical conditions etc. I have produced a further document produced as Exhibit SR35 which assesses the relevant human rights implications and an equality impact assessment is produced and shown marked as Exhibit SR36.

20. In summary of the above documents, the proposed action that the council is seeking to take, will interfere with the article 8 rights of those residing on the site who have protected characteristics as an ethnic minority, and will result in the eviction of a number of families including a number of children. This decision is not taken lightly and it is considered that this course of action is proportionate and justified given that;

- The council is not proposing to be as robust as it could be. It could be proposing to require all occupants to vacate the existing site but having considered all the available information to date would not be considered justified or proportionate hence the actions of the council are to be as reasonable as it can be whilst balancing the needs of those on site against the planning harm caused by the unauthorised development and maintaining integrity and public confidence in the planning system within the district.
- That the development as it stands today across all parcels of land on the site is unauthorised and harmful in planning terms, and in respect of the “existing site” is both unauthorised and illegal. The breaches of planning control have continued to expand exponentially over time and I would have no confidence that if it were not for the actions of an interim injunction that has now been granted that it would continue to do so.
- The inspector’s decision found that a 3 pitch site on the existing land was acceptable, however as it stands today is at least a 10 pitch site

in addition to site spreading onto further land that they own. Furthermore, the policy context has shifted from when the inspector came to the decision that they did. As outlined in my statement of 8th July 2026 the council no longer has an unmet need which it did at the time of the appeal and whilst it does not know where the occupants that would be evicted from this site would go and the upset and disruption it would cause them and their children has identified the other sites within our district, and within neighbouring districts.

- Ultimately the length of the compliance period for eviction is in the hands of the court. A more generous period could be granted, which would mitigate the extent of the inconvenience, stress and disruption.
- In the event of eviction I would like to reiterate and emphasise that the council would not simply wash its hands of those evicted from the site, some of those who will likely have children. Should the court grant mandatory relief, homelessness is not an inevitable consequence and those with children would be considered a priority given the councils housing team has a statutory duty in this regard in terms of their housing options and homelessness.

21. In conclusion, notwithstanding the planning application submitted and additional information supplied the council considers that it would be proportionate and justified to require the named defendants to shrink the existing site to 3 pitches given the ongoing unauthorised and illegal occupation of the land and also require the named defendants to cease the unauthorised use and removal of all associated development from the “land to the north” until such time that any planning application or associated appeals etc have been dealt with.

22. I believe that the facts stated in this Statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Signed: **Stuart Richardson**

Dated: 15th September 2026

Enforced orders

- Some files may not be accessible to everyone. You can request the file in a different format from the contact on this page.
- [!\[\]\(3da2b303d29c1ea489bbe26a3f5ac664_img.jpg\) Consent Order 27.09.22 - ADC v J. Price, J. Cox, Persons Unknown, A. Price.\(PDF - 3Mb\) Uploaded 05 September 2025](#)
- [!\[\]\(9421cea5a5b5319f79b58962509475ab_img.jpg\) Injunction Order concerning Land adjacent to Woodend, Chesterfield Road, NG17 2QL\(PDF - 12Mb\) Uploaded 05 September 2025](#)
- [!\[\]\(17cce402a0380c36f25e02ecf91578f5_img.jpg\) Claim form in the matter of ADC V Price, Cox and persons unknown.\(PDF - 370Kb\) Uploaded 05 September 2025](#)
- document: Notice of application for injunction - ADC V Price, Cox and Persons Unknown - July 2026 (PDF - 99.5Mb)
- [!\[\]\(1086da34995924f924c8e8e23387d139_img.jpg\) Persons unknown interim injunction and Notice of hearing.\(PDF - 2Mb\) Uploaded 10 September 2026](#)

Contact details

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Contact planning
planning.admin@ashfield.gov.uk
01623 457389
Ashfield District Council
Council Offices
Urban Road
Kirkby in Ashfield
Nottinghamshire
NG17 8DA



Latest news



Persons unknown interim injunction and Notice of Hearing

Following the unauthorised residential use of land and carrying out of development on land adjacent to Woodend Inn, Chesterfield Road, Huthwaite, NG17 2QJ, an interim injunction has been granted.

 Posted on 11 September 2026

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

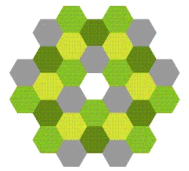
This official copy is issued on 26 November 2025 shows the state of this title plan on 26 November 2025 at 11:19:00. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Nottingham Office .

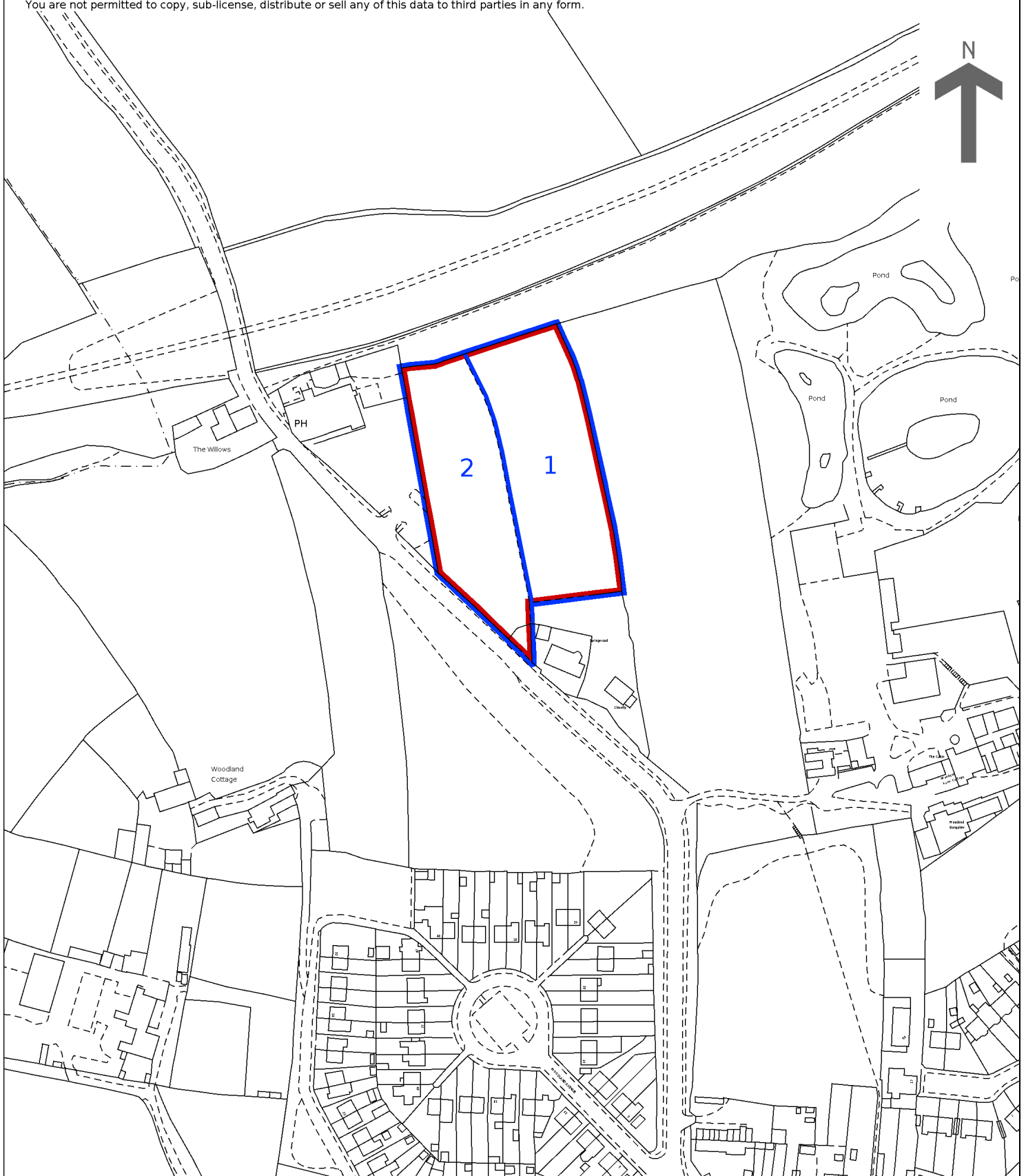
HM Land Registry

Official copy of title plan

Title number **NT571691**
Ordnance Survey map reference **SK4660SW**
Scale **1:2500**
Administrative area **Nottinghamshire :**
Ashfield



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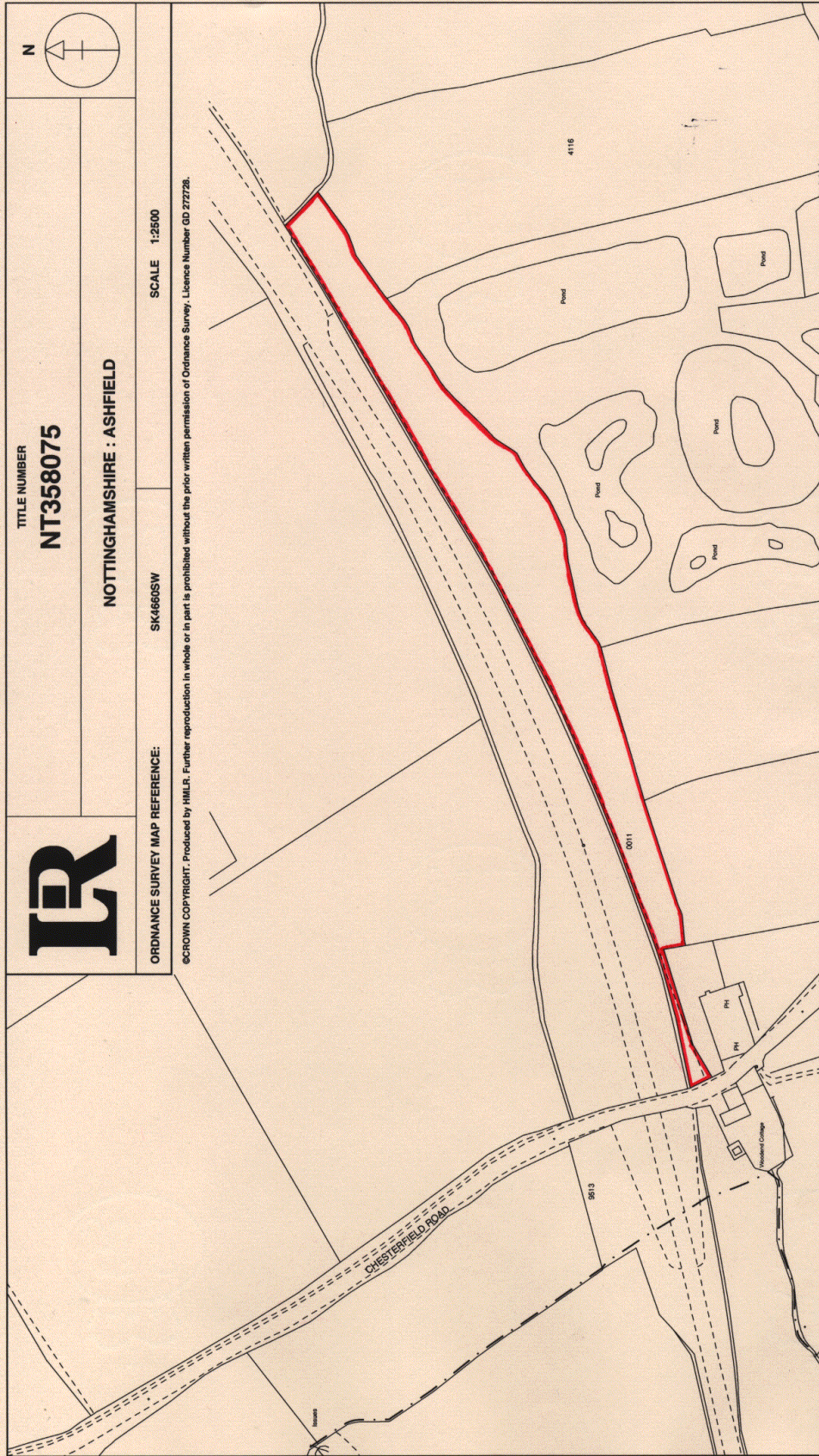
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The electronic official copy of the register follows this message.

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Official copy of register of title

Title number NT358075

Edition date 12.05.2025

- This official copy shows the entries on the register of title on 23 APR 2026 at 16:34:57.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 23 Apr 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title.

NOTTINGHAMSHIRE : ASHFIELD

- 1 (11.03.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the East side of Chesterfield Road, Huthwaite.
- 2 The mines and minerals together with ancillary powers of working are excepted.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (12.05.2025) PROPRIETOR: JOHN TYSON PRICE of 22a Back Lane, Huthwaite, Sutton-In-Ashfield NG17 2LL and ARRAM THOMAS PRICE of 3 Caravan Park, Chesterfield Road, Huthwaite, Sutton-In-Ashfield NG17 2QJ and of arramprice@icloud.com.
- 2 (12.05.2025) The price stated to have been paid on 8 May 2025 was £10,000.
- 3 (12.05.2025) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 7 August 1962 made between (1) Thomas Edward Turner (Vendor) and (2) Charles Edward Burton (Purchaser):-

C: Charges Register continued

"EXCEPT AND RESERVING unto the Vendor and his successors in title and his and their tenants servants visitors and others (in common with the Purchaser and his successors in title and all other persons authorised by him or them) a right of way at all times and for all purposes and with or without animals carts carriages motor and other vehicles over and along the close of land hereby conveyed as a means of access to and egress from the adjoining land of the Vendor being Fields Numbers 5636 and 7451 on the said Ordnance Survey Map the Vendors and his successors in title contributing from time to time a proportionate part of the cost of keeping the said right of way in good repair and condition."

NOTE: The adjoining land of the Vendors adjoins the north eastern boundary of the land in this title.

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number NT585208

Edition date 17.11.2023

- This official copy shows the entries on the register of title on 03 OCT 2025 at 08:34:07.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 03 Oct 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title.

NOTTINGHAMSHIRE : ASHFIELD

- 1 (17.11.2023) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Clovelly, Chesterfield Road, Huthwaite, Sutton-In-Ashfield (NG17 2QJ).
- 2 (17.11.2023) By a Conveyance dated 16 November 1908 made between (1) Godfrey Bostock and others (the Vendors) and (2) David Whittingham (the Purchaser) the land in this title and other land was conveyed subject as follows:

"Save nevertheless and except out of the Conveyance hereby made the existing rights of the Lord of the Manor of Mansfield of and in the coal ironstone and other minerals lying and being within and under the hereditaments"

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (17.11.2023) PROPRIETOR: CARR SMITH of Clovelly, Chesterfield Road, Huthwaite, Sutton-In-Ashfield NG17 2QJ.
- 2 (17.11.2023) The value stated as at 17 November 2023 was £311,000.

End of register

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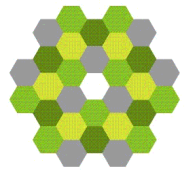
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 03 October 2025 shows the state of this title plan on 03 October 2025 at 08:34:07. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by the HM Land Registry, Nottingham Office .

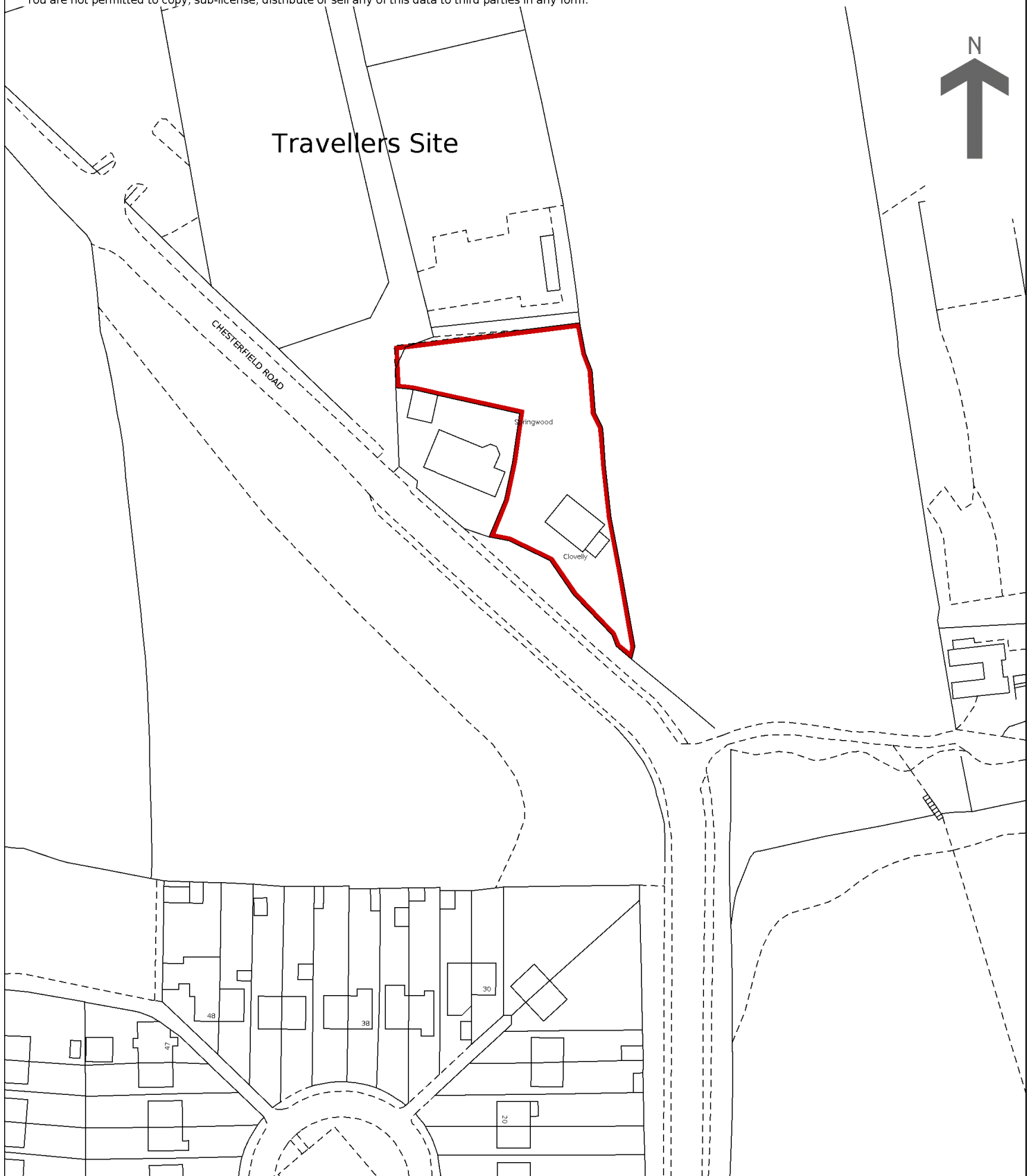
HM Land Registry

Official copy of title plan

Title number **NT585208**
Ordnance Survey map reference **SK4659NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Nottinghamshire :**
Ashfield



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FILE	PROPOSED SITE LAYOUT		
LOCATION	LAND ADJACENT WOODS, 100 CHESTERFIELD RD.		
CLIENT	HESKETH FINE		
SCALE	1:500	DATE	10/10/01
DRAWN BY	MD	DATE	10/10/01

Land Adjacent to Woodend Inn, Chesterfield Road, Huthwaite, Sutton-In-Ashfield, NG17 2QJ



Validation Sheet

**Land Adjacent Woodend Inn Chesterfield Road
Huthwaite**

UPRN10070859614

Ward: Huthwaite and Brierley

Is The Application Valid? NO

If No Why?

Reasons:

- 1. Please confirm that the Site Location Plan encompasses the whole of the site, as our historic images appear to include more land than is suggested on the enclosed Site Location Plan.**
- 2. Ownership certificate A has been signed however we believe this should be Ownership certificate B. Please confirm and if required sign the attached Ownership certificate and serve notice to all owners of the land.**
- 3. The Site Layout Plan requires critical dimensions for the whole of the site as well as for each pitch area adding in metric. Please ensure the whole of the application site is included.**
- 4. Elevations of the static and tourer caravans are required with all measurements in metric, to scale 1:100 including measurements to the eaves and ridge of the roof.**
- 5. Floorplans are required for each of the static and tourer caravans, annotated with floor space use and measurements in metric to scale 1:100**
- 6. A planning fee of £7908.00 is required.**
£7908.00 (12 x £659.00)
15 statics less 3 already have permission for.

If Yes what is the start date for the application:

Ref No

V/2026/0572

Allocated to Officer

Date received

04/09/2026

Location

Land Adjacent

Woodend Inn
Chesterfield Road
Huthwaite
Nottinghamshire
NG17 2QS

Application Type

FUL

Fee Paid

Fee Required

£7908.00 (12 x £659.00)
15 statics less 3 already have permission for.

Amount Outstanding

**Payment Tracker/General Ledger Check
Checked?**

YES/NO

**Date and Time Payment Tracker/General Ledger
Check Checked?
Receipt No**

INSERT DATE AND TIME

Date of Receipt

Constraints

NATS
Radon

Constraints Notes

Mineral workings

Environmental Health Buffer

Planning History of Site

PEQ/2021/0212
V/2022/0391

PS Code

5

Ownership Certificate

New Dwellings

Application Description

Application To Extend the Existing Travellers
Site From 3 Pitches to 14 Pitches including 15
Static Caravans, 14 Day Rooms, 15 Touring
Pitches and Associated Parking

CHECK PSCODE IS IT A MAJOR?

A major planning application is:

- The creation of 10 or more residential units.

- Residential development of on a site of 0.5 hectares or more (where the number of residential units is not yet known i.e. for outline applications)
- Non-Residential development or change of use on a site of at least 1 hectare
- Creation or change of use of 1000 square metres or more of gross floor space (not including housing)

CONSULTATION

Press Notice Required: Yes OR No Reason for Advert

Site Notice Required: Yes OR No Reason for Advert:

Resident Required: Yes OR No (Please indicate on an uploaded site plan, add to lplan via GIS button or specify here)

PLEASE TICK THE REQUIRED CONSULTEES ✓ (copy the red tick next to any required Consultees)

Required

✓

CONSULTEE

ACK Letter - Acknowledgement Letter
 Active Travel England
 A.D.C Drainage
 A.D.C Environmental Health
 A.D.C Housing Strategy
 A.D.C Planning Policy & Projects
 A.D.C Regeneration
 ADC - Arboricultural Officer
 ADC - Landscaping
 ADC - Private Sector Enforcement
 ADC - Urban Design Officer
 Annesley & Felley PC
 Clerk to Selston Parish Council
 Coal Authority
 Environment Agency
 HS2 Ltd

Health & Safety Executive
 Health Authority - CCG
 Historic England
 Local Lead Flood Team
 MAJOR PROJECT GROUP
 Natural England
 Network Rail
 Nottinghamshire Constabulary (Crime Prevention)
 Nottinghamshire County Council (Archaeology)
 Nottinghamshire County Council (Ecologist)
 Nottinghamshire County Council (Planning Policy)
 Nottinghamshire County Council (Rights Of Way)
 Nottinghamshire County Council - Education
 Nottinghamshire County Council - Highways
 Nottinghamshire Wildlife Trust
 Severn Trent Water Limited
 Skegby Stanton Hill And Teversal N Forum
 Teversal Community Association

Other Consultations
 Required Please
 Specify

ADC Ecology
 ADC EH Contamination

Notts CC Petroleum Enforcement Authority
 (PEA)
 Notts CC Children and Families

STATEMENT OF OCCUPANTS PLOT NUMBER 1

Names of occupants- JOSH PRICE

Ages of children- JOSHUA JAMIE 11, RENEZMAE 8, JEREMIAH 4, TOM 1

Schools attended- HOME TUTOR & BRIERLY FOREST PRIMARY

Doctors- BRIERLY MEDICAL CENTRE

Medical problems-

Previous address- N.F.A.

Employment- FAMILY CAREER/SELF EMPLOYED

Relatives on site- PARENTS/SIBLINGS.

Reason for being on site- SETTLED ENVIRONMENT FOR FAMILY

STATEMENT OF OCCUPANTS PLOT NUMBER 2

Names of occupants- VIVIANNE PRICE, TONY RYAN.

Ages of children- SAVANAH 14, BESSIE BLUE 13, ISAAC 10, ROWAN 5,
LAURENCE EDWARD 21

Schools attended- HOME EDUCATION & BRIERLY FOREST PRIMARY

Doctors- BRIERLY MEDICAL CENTRE & LOCAL HOSPITAL

Medical problems- VIVIANNE - ANXIETY & DEPRESSION
SAVANAH - AUTISM, LAURENCE - HEART PROBLEMS

Previous address- N. F. A.

Employment- CAREER FOR FAMILY

Relatives on site- MULTIPLE FAMILY RELATIVES

Reason for being on site- SETTLED ENVIRONMENT FOR FAMILY

STATEMENT OF OCCUPANTS PLOT NUMBER 3

Names of occupants- AARON PRICE, MARY PRICE.

Ages of children- AARON COWLYN 17 - EHL

Schools attended- BRIELY FOREST PRIMARY

Doctors- BRIELY MEDICAL CENTRE & HOSPITAL

Medical problems- MARY - FIBROMYALGIA, ARTHRITIS, BLOOD PRESSURE,
HEART CONDITION & DEPRESSION

AARON COWLYN - PENYLETON VILL, EHL - LEARNING DIFFICULTY

Previous address- PART OF SITE ON PREVIOUS APPROVAL

Employment- FAMILY CARER

Relatives on site- PARENTS & SIBLINGS.

Reason for being on site- SETTLED ENVIRONMENT FOR FAMILY

STATEMENT OF OCCUPANTS PLOT NUMBER 4

Names of occupants- MICHAELA JOY WEAVER

Ages of children- N/A

Schools attended- N/A .

Doctors- BRIERLY PARK MEDICAL GROUP

Medical problems- TYPE II DIABETES MELLITUS

Previous address- EXISTING SITE OCCUPANT.

Employment- N/A .

Relatives on site- IMMEDIATE FAMILY

Reason for being on site- SETTLED ENVIRONMENT & FAMILY SUPPORT.

STATEMENT OF OCCUPANTS PLOT NUMBER 5

Names of occupants- PAIGE PRICE

Ages of children- 3 & 4

Schools attended-

Doctors- BRIERLEY PARK MEDICAL CENTRE

Medical problems-

Previous address- N.F.A.

Employment- MOTHER.

Relatives on site- ALL RELATED

Reason for being on site- SETTLED ENVIRONMENT FOR FAMILY

STATEMENT OF OCCUPANTS PLOT NUMBER 6

Names of occupants- NALD PRICE, CORAL SMITH

Ages of children- NALD 9, SCARLETT ROSE 14

Schools attended- BRIERLY FOREST PRIMARY

Doctors- BRIERLY MEDICAL CENTRE

Medical problems- CORAL SMITH - DEPRESSION, ANXIETY, TRAUMA.
NALD PRICE - DEVELOPMENT DELAY, MICROCEPHALY
SCARLETT ROSE - EPILEPSY

Previous address- N.F.A.

Employment- SELF EMPLOYED / CARER

Relatives on site- ALL FAMILY RELATIONS

Reason for being on site- SETTLED ENVIRONMENT.

STATEMENT OF OCCUPANTS PLOT NUMBER 7

Names of occupants- MARTIN WARD, MARY WARD

Ages of children- BEATRICE , RICHARD 9, JOANNA 16, SHANE 3, MARY 2

Schools attended- HOME TUTORED

Doctors- BEIERLY FOREST MEDICAL CENTRE

Medical problems- MARY WARD IN WHEELCHAIR.

Previous address- N.F.A.

Employment- CARER FOR WIFE & GRANDCHILDREN (FATHER DECEASED)

Relatives on site- ALL FAMILY RELATIONS

Reason for being on site- NEED STATIC FOR WIFE & SETTLED ENVIRONMENT
FOR CHILDREN

STATEMENT OF OCCUPANTS PLOT NUMBER 8

Names of occupants- TINA PRICE, GERALDINE PRICE

Ages of children- MARY SAVANNAH LEE 13, ANTONIO MARK 8

Schools attended- HOME TUTORING.

Doctors- BEVERLY PACK MEDICAL GROUP

Medical problems- GERALDINE - DIABETES TYPE II, A.F. & COPD

Previous address- EXISTING SITE.

Employment- RETIRED & MARY CAREER

Relatives on site- CLOSE FAMILY & CHILDREN

Reason for being on site- SETTLED ENVIRONMENT & FAMILY SUPPORT.

STATEMENT OF OCCUPANTS PLOT NUMBER 9

Names of occupants- ALER PRICE, SHIRLEY JULIE LEE

Ages of children- JULIE PRICE 5, JOSEPH PRICE 1

Schools attended- BRIERLY FOREST PRIMARY SCHOOL

Doctors- BRIERLY/ PARK MEDICAL GROUP

Medical problems- SHIRLEY - ANXIETY & DEPRESSION

Previous address- N.F.A.

Employment- ALER - GARDENING BUSINESS

Relatives on site- ALL CLOSE RELATIONS

Reason for being on site- SETTLED ENVIRONMENT FOR FAMILY

STATEMENT OF OCCUPANTS PLOT NUMBER 10

Names of occupants- JOBY LOUTHER, ROSEMARIE GARD.

Ages of children- SANTAN LOUTHER 9

Schools attended- HOME TUTORED

Doctors- BRIERLY HILL MEDICAL CENTRE

Medical problems-

Previous address- N.F.A

Employment- ROSEMARIE - CARER.

Relatives on site- ALL RELATIONS

Reason for being on site- SETTLED ENVIRONMENT.

STATEMENT OF OCCUPANTS PLOT NUMBER 11

Names of occupants- Whitney

Ages of children- Jimmy 10, Niam 7, ABRAHAM 5, MEMPHIS 4

Schools attended- BRIERLY PARK PRIMARY & HOME TUTOR

Doctors- BRIERLY HILL MEDICAL CENTRE

Medical problems-

Previous address- N.F.A.

Employment- MOTHER & CAREER

Relatives on site- ALL RELATIVES

Reason for being on site- SETTLED ENVIRONMENT.

STATEMENT OF OCCUPANTS PLOT NUMBER 12

Names of occupants- KERRY RILEY

Ages of children- LEXUS RILEY 16, ANGEL RILEY 10

Schools attended- HOME TUTOR & BRIERLY PARK PRIMARY

Doctors- BRIERLY HILL MEDICAL CENTRE

Medical problems- MOBILITY PROBLEMS, ENDOMETRIOSIS

Previous address- N.F.A.

Employment- SICKNESS.

Relatives on site- ALL RELATIVES

Reason for being on site- SETTLED ENVIRONMENT.

STATEMENT OF OCCUPANTS PLOT NUMBER 13

Names of occupants- ADAM PRICE, LUCY PRICE

Ages of children- ADAM 16, THOMAS 14

Schools attended- HOME TUTORED

Doctors- BRIERLY HILL MEDICAL CENTRE

Medical problems- ADAM - MYOTONIA CONGENITA
THOMAS - " "
LUCY " "

Previous address- N.F.A.

Employment- SELF EMPLOYED

Relatives on site- ALL FAMILY RELATIVES

Reason for being on site- SETTLED ENVIRONMENT.

STATEMENT OF OCCUPANTS PLOT NUMBER 14

Names of occupants- ANTHONY LOVERIDGE, MARY LOVERIDGE
ROSE & HARRY - 2 CHILDREN UNDER 2 YRS.

Ages of children- LEVI 16, DAN 19,

Schools attended-

Doctors- BRIERLEY PARK MEDICAL CENTRE

Medical problems-

Previous address- N.F.A.

Employment- CAREER

Relatives on site- ALL RELATED.

Reason for being on site- SETTLED ENVIRONMENT

This form is specifically designed to be printed and completed offline.

Please complete this form in block capitals using black ink to facilitate scanning.

You are advised to read the accompanying guidance notes and per-question help text.

If you would rather make this application online, you can do so on our website:
<https://www.planningportal.co.uk/apply>

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Council Offices
 Urban Road, Kirkby-in-Ashfield
 Nottingham, NG17 8DA
 Tel: 01623 450000 / Fax: 01623 457585
www.ashfield.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title: First name:
 Last name:
 Company (optional):
 Unit: House number: House suffix:
 House name:
 Address 1:
 Address 2:
 Address 3:
 Town:
 County:
 Country:
 Postcode:

2. Agent Name and Address

Title: First name:
 Last name:
 Company (optional):
 Unit: House number: House suffix:
 House name:
 Address 1:
 Address 2:
 Address 3:
 Town:
 County:
 Country:
 Postcode:

3. Description of the Proposal

Please describe the proposed development, including any change of use:

CHANGE OF USE OF LAND TO RESIDENTIAL INCORPORATING EXISTING PREVIOUSLY APPROVED SITE FOR 3 PITCHES AND INCREASING TO 14 PITCHES TO ACCOMMODATE ONE FAMILY GRAP. EACH PITCH TO HAVE A BRICK BUILT UTILITY BLOCK STATIC CARAVAN AND PARKING FOR 2 VEHICLES AND TOURING CARAVAN.

NB. PREVIOUS APPROVAL REF: ✓/2022/0391 ALLOWED ON APPEAL DATED 25/10/23.

Has the building, work or change of use already started?

☒ Yes ☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

2022 (date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):

(date must be pre-application submission)

Reference number of permission in principle being relied on (technical details consent applications only):

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

☐ Yes ☒ No

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: LAND ADJ. WOODEND INN

Address 2: CHESTERFIELD RD.

Address 3: HOTHWAITE

Town: SUTTON IN ASHFIELD

County: NOTTS.

Postcode (optional): NG17 2QS.

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

MR. TOM HOLLIS (COUNCILLOR)

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

WITHIN EACH PLOT

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

WITHIN EACH PLOT.

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent?

☐ Yes ☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		RED FACING BRICK	☐	☐
Roof		SMOOTH GREY CONCRETE TILES	☐	☐
Windows		WHITE PVC DOUBLE GLAZED	☐	☐
Doors		"	☐	☐
Boundary treatments (e.g. fences, walls)		TIMBER FENCING	☐	☐
Vehicle access and hard-standing		PERMEABLE SURFACE	☐	☐
Lighting			☐	☒
Others (please specify)			☐	☒

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

AS EXTRACT 1:1250
BLOCK PLAN 1:500
DRG. NR MW/P-01

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars		28	28
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)		14 TOURING CARAVANS	14
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit
☒ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☐ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☐ No

How will surface water be disposed of?

- ☒ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

HARDSTANDING / STATIC CARAVAN PITCHES.

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats/maisonettes	☐							Flats/maisonettes	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Cluster flats	☐							Cluster flats	☐						
Other	☐							Other	☐						
Totals (a + b + c + d + e + f) =								Totals (a + b + c + d + e + f) =							
Social, Affordable or Intermediate Rent							Social, Affordable or Intermediate Rent								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats/maisonettes	☐							Flats/maisonettes	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Cluster flats	☐							Cluster flats	☐						
Other	☐							Other	☐						
Totals (a + b + c + d + e + f) =								Totals (a + b + c + d + e + f) =							
Affordable Home Ownership							Affordable Home Ownership								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats/maisonettes	☐							Flats/maisonettes	☐						
Sheltered housing	☐							Sheltered housing	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Cluster flats	☐							Cluster flats	☐						
Other	☐							Other	☐						
Totals (a + b + c + d + e + f) =								Totals (a + b + c + d + e + f) =							
Starter Homes							Starter Homes								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats/maisonettes	☐							Flats/maisonettes	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Other	☐							Other	☐						
Totals (a + b + c + d) =								Totals (a + b + c + d) =							
Self Build and Custom Build							Self Build and Custom Build								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	☐							Houses	☐						
Flats/maisonettes	☐							Flats/maisonettes	☐						
Bedsit/studios	☐							Bedsit/studios	☐						
Other	☐						✓	Other	☐						
Totals (a + b + c + d) =							14	Totals (a + b + c + d) =							
Totals (a + b + c + d) =							14	Totals (a + b + c + d) =							
Total proposed residential units (A + B + C + D + E) =							14	Total existing residential units (F + G + H + I + J) =							

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
B2	General industrial	☐				
B8	Storage or distribution	☐				
C1	Hotels and halls of residence	☐				
C2	Residential institutions	☐				
C2A	Secure Residential institutions	☐				
C4	Homes in Multiple Occupation	☐				
E(a)	Display/Sale of goods other than hot food	☐				
E(b)	Sale of food and drink for consumption mostly on the premises	☐				
E(c)(i)	Financial services	☐				
E(c)(ii)	Professional services	☐				
E(c)(iii)	Other appropriate services in a commercial, business or service locality	☐				
E(d)	Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating	☐				
E(e)	Medical or health services - Except premises attached to the residence of the provider	☐				
E(f)	Creche, day nursery or day centre - Except where including a residential use	☐				
E(g)(i)	Offices - Except where not suitable in a residential area	☐				
E(g)(ii)	Research and development - Except where not suitable in a residential area	☐				
E(g)(iii)	Industrial processes - Except where not suitable in a residential area	☐				
F1	Learning and non-residential institutions	☐				
F2	Local community uses (essential shops, meeting places, sport, and recreation)	☐				
OTHER		☐				
Please Specify		☐				
Total						

18. All Types of Development: Non-residential Floorspace (continued)

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use)(square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
E(a)	Display/Sale of goods other than hot food	☐				
F2	Local community uses (essential shops, meeting places, sport, and recreation)	☐				
OTHER		☐				
Please Specify		☐				
Total						

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
C2A	Secure Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☒ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
Ammonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Biodiversity Net Gain

Do you believe that, if the development is granted planning permission, the Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990) would apply?

☐ Yes ☒ No

If No, please provide reasons, with reference to which exemptions or transitional arrangements you believe apply:

EXTG, SITE PREVIOUSLY APPROVED.

If Yes, please provide the information requested in all the questions below:

Please provide the date the pre-development biodiversity value of onsite habitat(s) have been calculated:
(this should be one of the following dates: the date of this application; or an earlier proposed date)

Date (DD/MM/YYYY):

Please provide the pre-development biodiversity value of onsite habitats on this date:

If a date earlier than the date of the submission of the planning application has been specified above, please provide reasons why this date has been used:

Please state the publication date of the biodiversity metric tool(s) used to calculate the onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

24. Biodiversity Net Gain (continued)

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the pre-development biodiversity value of onsite habitat(s) was calculated and either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes ☐ No

If yes, please provide details including: the date immediately before this activity was carried out; the onsite biodiversity value on this date; and any supporting evidence (or reference to relevant document containing these details).

If yes, please state the publication date of the biodiversity metric tool(s) used to calculate any onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

Does the application site have irreplaceable habitat(s) (corresponding to the descriptions in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) which exist on land to which this application relates on the date the pre-development biodiversity value of onsite habitat(s) was calculated?

☐ Yes ☐ No

If yes, please provide a description of these and any further details (for example reference to relevant document):

I/We confirm this application is accompanied by the following:

- i. The completed biodiversity metric tool(s) showing the calculation of the pre-development biodiversity values, and on the dates, detailed above including, if applicable, those related to any loss (or degradation) of any onsite habitat(s)
- ☐ ii. Plan(s), showing onsite habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated; and
- iii. If applicable, plan(s) showing onsite irreplaceable habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated.

Please provide details (for example reference to relevant document):

Note: Plans must be drawn to an identified scale, and show the direction of North.

25. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

*"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

*"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

25. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

--

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

--

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

--

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

--

--

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:



The correct fee: ^{TO BE PAID ON} ~~ACKNOWLEDGMENT OF RECEIPT~~ ☒

The original and 3 copies* of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies* of a design and access statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies* of a fire statement, if required (see help text and guidance notes for details): ☐

The original and 3 copies* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): ☒

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

Plans can be bought from one of the Planning Portal's accredited suppliers: <https://www.planningportal.co.uk/buyaplanningmap>

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

19/08/2026

(date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

I have given full consideration to the provisions of the Human Rights Act 1998 and the potential impact of the proposed injunction on the occupants of the site.

In particular, I have had regard to Article 8 of the European Convention on Human Rights, which protects the right to respect for private and family life and home, and Article 1 of the First Protocol relating to the peaceful enjoyment of possessions. I have also considered Article 14, noting that persons of Gypsy and Traveller origin may have a protected ethnic status and that their cultural and familial lifestyle requires careful consideration.

I recognise that the site is occupied as a residential base and may therefore constitute a 'home' for the purposes of Article 8. I also recognise that there are children residing on the site, and that the welfare of children is an important consideration.

The occupants/owners have allowed the permission granted on appeal by the planning inspector to fall away and be incapable of ever being lawfully implemented. They have then further expanded the site both in its intensity on the "existing site" and grown onto the "land to the north" in the full knowledge there was no planning permission for it.

The authority does not have an unmet need in respect of gypsy and traveller provision and has met its duty in this respect. This has been taken into account in assessing the potential impact of the proposed injunction.

However, I consider that the interference with the occupants' rights is justified, lawful and proportionate. The site lies within open countryside and it is not considered that the benefits outweigh the harm in the planning balance.

I have considered whether there are any less intrusive measures that would address the identified harm but conclude that there are none that would be effective in this case. The occupants have had the opportunity to engage with the planning process, and the breaches remains unresolved.

Whilst I recognise the personal circumstances of the occupants, including the presence of children these matters do not outweigh the significant planning harm identified and the strong public interest in upholding public confidence in the planning system in carrying out effective enforcement duties where it is considered expedient and in the public interest to do so. As previously outlined, all available conventional enforcement action has failed.

On balance, I am satisfied that the proposed injunction with both the prohibitive and mandatory relief sought represents a proportionate means of achieving a legitimate aim, namely the protection of the environment and the maintenance of an effective planning system. The interference with the occupants' human rights is therefore justified, and it is appropriate to proceed.

Full Equality Impact Assessment (EIA)

Impact assessment should be considered in the full range of functions, activities and decisions that the organisation is responsible for. Their purpose is to analyse policies and practices to ensure that they do not discriminate or disadvantage people. They must be relevant and proportionate to the level of changes and impact and where potential for disadvantage is identified they should demonstrate plans to eliminate.

Complete a full equality impact assessment where there is a potential risk of disadvantage to groups/individuals representative of the protected characteristics.

1. Which Function/policy are you assessing?
The EIA relates to an application for an injunction in relation to unauthorised development on land adjacent to the Woodend Inn, Chesterfield Road, Huthwaite, Sutton in Ashfield, Nottinghamshire.
2. Who is responsible for this Function/policy? (Manager and Section)
Christine Sarris, Assistant Director, Planning and Regulatory Services & Mick Morley, Development Team Manager.
3. What changes are you proposing to this service?
No changes are proposed to the service. The injunction being sought relates to the unauthorised and partially illegal use of land. That following permission being granted on appeal by a planning inspector and an enforcement notice being upheld, that the permission granted on appeal can never be lawfully implemented but that there is an extant enforcement notice which has not been complied with. Furthermore, the use of site has expanded and intensified over time both on the existing site and onto land to the north for which none has the benefit of planning permission. None compliance with the conditions placed upon the appeal decision by the inspector requires the use to cease and the whole site to be cleared and returned to its former condition. However the site has continued to expand. The injunction sought It is assumed that the applicant meets the definition in the Government's Planning policy for traveller sites, August 2015 which sets out that for the purposes of this planning policy gypsies and travellers" means "<i>Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.</i>" The overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

Travellers are from a nationally recognised ethnicity and have their own distinct identity and culture. The courts have determined that Romany Gypsies and Irish Travellers are racial (ethnic) groups, entitled to the full protection of the anti-discrimination which is set out under the Equality Act 2010. There is a requirement to treat Travellers needs with respect and dignity, balancing this with the statutory requirements and national and local planning policy on travellers.

An interim injunction has been granted which will freeze the status quo to prevent further breaches of planning control occurring. However mandatory relief is also being sought which will require the shrinking of the existing site to 3 pitches which the planning inspector found to be acceptable as a matter of principle, and the cessation of the unauthorised use of the land to the north and removal of all associated development until such time that the planning merits have been decided and the protected characteristics of those residing on site are protected thorough the planning application and appeal process.

4. What potential impact will these changes have on each equality strand?

Equality Strand	Potential impact on this group and actions taken to mitigate impact and advance equality, diversity and inclusion
Age	There has been information regarding the children on the site. From the information that has been provided with V/2026/0572 it is understood that there are 34 children under the age of 18 residing on the site. Given the injunction will require a number of occupants and their children to leave the site it will have an effect. However the council is under enforcing in requiring the shrinking of the site back to 3 pitches, and in the view of the council 34 children residing across 14 pitches as proposed is sub optimal for their care and that the ongoing unauthorised occupation is not a sustainable environment in which to raise those children. It is not however known in terms of the plots on site how this relates to the information provided as officers are unable to enter the site due to safety concerns and until now no information about those residing on the site and their needs has been provided.
Disability	A person has a disability if she/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities. While recent information submitted in support of the planning application identifies that family members have health issues it is not clear whether this amount to a disability and no additional information has been provided as to why they need to remain specifically on this land. In addition, the ongoing unauthorised and partly illegal occupation of the land would be a not be an optimal environment for a person or child with a disability to reside as a matter of longer term sustainability for their care and any adaptations they might need, but those needs are unknown.
Gender	There is no evidence to indicate that the injunction will have a positive or negative impact on this protected characteristic.
Race	It is not considered that there will be adverse impacts on any group with protected characteristics under the Equality Act 2010 based on their race. The ongoing use of land is wholly unauthorised, but also partly illegal given the extant enforcement notice. The council as the Local Planning Authority, has responsibility has responsibility for taking whatever enforcement action may be necessary, in the public interest, in its administrative area. In respect of race

	their rights as an ethnic minority were protected having regard to the planning application process and subsequent appeal process, and it is they who have allowed the permission granted on appeal to fall away.
Religion or Belief	There is no evidence to indicate that the injunction will have a positive or negative impact on this protected characteristic.
Sexual Orientation	There is no evidence to indicate that the injunction will have a positive or negative impact on this protected characteristic.
Socio Economic (Deprivation)	There is no evidence to indicate that the injunction will have a positive or negative impact on this protected characteristic.
What evidence or data do you have that supports your assessment? For example usage, customer feedback, consultation, comparative information etc.	
Information is incomplete due to the threats that were made to Council officers visiting the site, the lack of response to the notices and the limited information forthcoming from the party in question. It is only since the submission of V/2026/0572 have any details surrounding those on the site and any needs they have come to light as outlined above which has been considered.	
Action plan	
5. If you have found a negative impact, what are the concerns?	
If an injunction including mandatory relief is granted, this will result in the eviction of a number of families on site, who may have nowhere to go. However it is considered in te planning balance to be the most reasonable option.	
6. What action do you plan to take to mitigate this impact? This could involve consultation with those affected.	
An application for planning permission has been received under V/2026/0572 for a 14 pitch traveller site, this will consider planning merits of the scheme and thus protects the rights of those on site following the previous application.	
7. What is the target date for these actions?	
Application invalid at present	
8. Who is responsible	
The Council to determine the planning application through the Planning Committee or under delegated powers once validated.	
9. Explain how you have included these actions to mitigate within your service plan	
Not applicable	
Date: 14th September 2026	Signed Christine Sarris

Witness Statement: Daniel Power
Filed on behalf of the Claimant
Ashfield District Council
Dated: 15th September 2026
Witness Statement: 1
Exhibits: 0

IN THE NOTTINGHAM COUNTY COURT CLAIM NO N00MF348

BETWEEN

ASHFIELD DISTRICT COUNCIL Claimant

- And -

[1] MR JOHN PRICE
[2] MR ADRIAN MICHAEL COX
[3] MR ARRAM THOMAS PRICE
[4] MR ACER PRICE
[5] PERSONS UNKNOWN RESIDENTIALLY OCCUPYING THE
SITE AND/OR CARRYING OUT DEVELOPMENT AS DEFINED BY SECTION
55 OF THE TOWN AND COUNTRY PLANNING ACT 1990 AT THE SITE
land to the east of Woodend Public House off Chesterfield Road, Huthwaite,
Nottingham
NG17 2QJ

WITNESS STATEMENT OF DANIEL POWER

1. I Daniel Power, Major Projects Officer, employed on behalf of Ashfield District Council ("the Claimant") on a consultant basis, make this statement.
In so far as the content of this statement is within my own personal knowledge it is true and in so far as it is not within my personal knowledge it is true to the best of my knowledge, information and belief.
2. **Site and relevant planning policy**
3. The site is identified as countryside under Policy EV2 of the Ashfield Local Plan Review (ALPR) (2002) and Policy EV2 of the Emerging Local Plan EPL. Policy EV2 of the ALPR and EV2 of the EPL states that only appropriate development will be granted permission in the countryside. Development must be located and designed so as not to adversely affect the character and openness of the countryside. It goes on to set out the forms of development which are considered appropriate.

4. The development is situated within a field which is surrounded by open fields in the countryside apart from a bungalow to the south-east and a public house to the north-west. The application clearly does not meet the exceptions criteria identified in policies EV2 of the ALPR and EPL and the proposed development would have a detrimental impact on the openness and character of the countryside and vicinity which is very open and agricultural in character.
5. Policy HG9 of the ALPR states that outside the green belt, proposals for gypsy caravan sites and sites for travelling show people will be permitted subject to a set of requirements being met: (a) states that the need for a site should be established. (b) requires the site to be reasonably accessible to community services and facilities. (c) requires the site to be located to minimise the potential for noise and other disturbance that may result from the use of the site for business activities. (d) also states that sites will be permitted where the site does not adversely affect the visual amenities of the area; and (e) requires adequate landscaping measures to be included. Minimum landscaping has been proposed.
6. A Gypsy and Traveller Accommodation Assessment (GTAA) was undertaken by the local authority in October 2015. The assessment did not identify any additional plot requirements for the period 2014 to 2029. The Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment (March 2021), the council has met the needs of the Gypsy and Traveller community in providing at least 4 new pitches within the time period to 2038 which the March 2021 GTAA identified.
7. The development introduces caravan pitches with associated parking and utility buildings for residential use on an open field designated as countryside in for which insufficient justification or need has been demonstrated. It constitutes a new Gypsy and Traveller site in the open countryside away from existing settlements and outside any area allocated for development in the development plan and emerging Local Plan. This results in a harmful impact on the openness and character of the area, be

detrimental to the character of the countryside. The development would therefore be contrary to Policy EV2 of the Ashfield Local Plan Review (ALPR) (2002) and Policy EV2 of the Emerging Local Plan EPL, policy HG9 of the ALPR and Planning policy for traveller sites (2015).

8. With regards to the Emerging Local Plan, the council consulted on the Main Modifications to the Local Plan as agreed with the independent Planning Inspectors. The consultation run from 17 June 2026 until 5.00pm 30 July 2026. The council is now awaiting the inspectors final report, with adoption of the Local Plan expected by the end of the year.

9. **Planning Appeal – Impact on the character of the area**

10. On the 20 April 2023 Mr Cox lodged an appeal (appeal B) in respect of the refusal of planning application V/2022/0391 and lodged an appeal (appeal A) in respect of the Enforcement Notice. The two appeals were conjoined and heard by way of a hearing held on the 25 October 2023.

11. The Inspector allowed Appeal B and granted planning permission subject to conditions but dismissed Appeal A and upheld the Enforcement Notice but stated that pursuant to Appeal B this decision is subject to the provisions of Section 180 of the 1990 Act. The planning permission therefore overrides the enforcement notice in respect of those aspects granted planning permission.

12. Within the inspectors decision they commented within para 30 that: *‘Thus overall on these criteria I find that the effects on the visual amenities of the area can be overcome with the approval of adequate landscaping measures..’* The appeal was subject to several conditions including the following:

‘7) The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 28 days of the failure to meet any one of the requirements set out in (i) to (iv) below:

(i) Within three months of the date of this decision a scheme ('the site development scheme')

- to achieve compliance with the application plans (Site Location Plan @ 1: 1250; Site Layout Plan; Block Plan – Existing; Block Plan – Proposed; Floor plans and elevations of utility building; Plans of electricity box; Photograph of typical static caravan; and Photographs of chicken shed)

- showing details of the internal layout of the site including the extent of the three residential pitches, the location of the caravans, vehicle parking and turning, and provision for refuse storage;

- showing hard and soft landscaping including the provision of boundary treatments;

- showing the provision of surfacing in a hard-bound material of all access, parking and turning areas within at least eight metres of the highway boundary; and

- providing for the demolition and removal of buildings and structures not authorised by this permission

shall have been submitted for the written approval of the local planning authority and the site development scheme shall include a timetable for its implementation;

(ii) within 11 months of the date of this decision if the local planning authority refuse to approve the scheme or have failed to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State;

(iii) if an appeal is made in pursuance of paragraph (ii) above, that appeal shall have been finally determined and the site development scheme shall have been approved by the Secretary of State;

(iv) the approved site development scheme shall have been carried out and completed in accordance with the approved timetable.

Following the implementation of the site development scheme required by this condition, there shall be no change to any of the approved details. The parking and turning areas identified shall be retained for those

purposes. The area to be surfaced in a hard-bound material shall be maintained as such thereafter. The loss of any planting comprised in the landscaping including boundary treatments approved under the scheme within five years of such approval shall be replanted within the first planting season following the loss with plants of the same species as those lost.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition shall be suspended until that legal challenge has been finally determined.'

13. An application to discharge the above condition has not been submitted.

The condition requires the details to be submitted within 28 days of the decision date of the appeal (13 November 2022). In addition, the appeal related to a development for three caravan pitches each containing no more than one residential mobile home/static caravan and no more than two touring caravans, this was controlled by planning condition. However, this isn't how the site has been developed, across the wider area it appears that there are a minimum of 10 plots, including 8 static caravans, 20 touring caravans, personal and commercial vehicles, hardstanding and other associated development and paraphernalia.

14. As outlined above, the inspector found the appeal acceptable partly subject to the recommended condition. However, the development has expanded significantly beyond what was allowed at appeal, without discharging a fundamental condition relating to impact of the development to visual amenities of the area. Given the extent of development on and beyond the appeal site and furthermore without adequate landscaping measures required by the above planning condition the development of the site has a harmful impact on the openness and character of the area and is detrimental to the visual qualities highlighted by the Inspector to be important enough to impose the condition and require the impact of the development of 3 pitches to be reduced and limited. The extent of the development totally undermines this approach taken by the Inspector in granting planning permission.

15. Planning Appeal – Impact on Heritage assets

16. To the west of the site is The Woodend pub, a public house has existed at the site since around 1900, originally associated with the adjoining railway and the subject of various extensions and alterations. The pantile roof appears to be the only remaining original feature. The public house lies opposite a dwellinghouse and adjoins the former railway line. Until the development of the site it was adjoined by the former agricultural field to the east. The pub is allocated as Local Listed and therefore is considered as a non-designated heritage asset.

17. The latest NPPF (2026) states that *HE7: Decisions on non-designated heritage assets:*

1. Development proposals which would have a positive effect on a non-designated heritage asset should be supported.

2. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

18. Within the appeal decision the Inspector commented that: ‘The development of the appeal site has not reduced the building’s prominence in the street scene and the lack of any development at the appeal site to the roadside results in the open gap between the public house and the dwellinghouses further south having been meaningfully maintained.’

19. The site as developed introduces development in the gap as highlighting by the Inspector above. Given the close proximity of the development to the asset and public views along Chesterfield Road of the development within the setting, it is my view that there is harm to its setting.

20. Land north of the site and expansion of the site

21. To the north of the site is an area of land which was heavily planted with trees and shrubs and stretched from the highway adjacent to The Woodend Public House for 200 metres in an easterly direction.

22. The land follows the boundary to Silverhill Trail, which is also classified as a local nature reserve (Local Plan Policy EV6 *Whiteborough Railway and Skegby Junction Meadow*) . A drone survey was carried out in September 2025 with an additional survey carried out in August this year. These show that the land has been cleared of vegetation, and it appears that inert waste/rubble has been deposited on the land to form a hard surfaced area which has raised the level of the land. Also, that fencing and caravans have been moved onto the site, which appear to be creating additional pitches. The amount of engineering operation/change of use of land that has taken places requires planning permission for which none has been sought or granted.

23. The development of the site has resulted in the total loss of several mature trees and the creation of hard standing within the root areas of the remaining trees. In addition, the removal of trees and protected habitat within an area classified as a local nature reserve has the potential to impact on protected species. However, without surveys prior to removal it is difficult to assess what species or habitat would have been on the site. However, the total loss has a significant harmful impact to the landscape character of the area and results in the loss of an identified local nature reserve.

24. The Silverhill Trail, is a popular public right of way well used by walkers and cyclists and the development of the area has a significant impact on the users of the trail including the visual quality of the area.

25. Planning balance

26. I have identified that the site as development would result in harm to the character of the area, to a local nature reserve and the setting of the non-

designated heritage asset. There is no longer an unmet need for gypsies and travellers pitches within Ashfield because of recent planning decisions for new pitches elsewhere in the district, and given the harm that has been caused by the development of this site, it is my view that the provision of additional pitches does not outweigh the identified harm.

27. I believe that the facts stated in this Statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Signed: **Daniel Power**

Dated: 15th September 2026