Planning Inspectorate

Appeal Decisions

Inquiry held on 22, 23 & 29 September 2026

Site visit made on 23 September 2026

by M Savage BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 October 2026

Appeal Refs: APP/F1610/C/26/3378463 (Appeal A) & 3378464 (Appeal B)
Land north of Longbarrow Farm, Chedworth, Gloucestershire GL54 4NE

- The appeals are made under section 174 of the Town and Country Planning Act 1990 (as amended).
- Appeal A is made by Ms Laurina Blakenspoor and Appeal B is made by Mr Tom Marsh against an enforcement notice issued by Cotswold District Council.
- The notice was issued on 23 March 2026.
- The breach of planning control as alleged in the notice is: without planning permission, the material change of use of The Land from agricultural field to a commercial holiday caravan site comprising the stationing of 4no. caravans.
  Without planning permission, the carrying out of operational development in association with the change of use, including fencing, excavation, stone filling and surfacing, the installation of a reinforcing plastic/rubber mesh overlay to form a new parking area and the creation of pathways through the site.
- The requirements of the notice are to:
  5.1 Stop using The Land as a commercial caravan park and remove all the caravans from The Land WITHIN 6 MONTHS from the date this Notice takes effect;
  5.2 Remove from The Land all stone hardstanding, stone subbase, reinforcing plastic/rubber mesh overlay, fencing, gates and other materials introduced to the site as part of its development as a commercial caravan site WITHIN 6 MONTHS from the date this Notice takes effect
  5.3 Reinstate The Land to an agricultural field as it was prior to the development taking place in 2025. The parking area and stone track and all the areas where the caravans have been placed should have surfacing removed and be reseeded with grass to match the existing grass in the field, WITHIN 6 MONTHS from the date this Notice takes effect.
- The periods for compliance with the requirements are: 6 months (as set out above).
- Appeal A is proceeding on the grounds set out in section 174(2)(a), (b), (c), (f) and (g) of the Town and Country Planning Act 1990 (as amended). Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.
- Appeal B is proceeding on the grounds set out in section 174(2) (b), (c), (f) and (g) of the Town and Country Planning Act 1990 (as amended).

Decisions

1. It is directed that the enforcement notice is corrected and varied by:

    - At section 3 of the Notice, the deletion of the words ‘field’, ‘commercial’ and ‘and the creation of pathways through the site’ and the insertion of the words ‘use’, ‘mixed use of agriculture and a’ and ‘as shown in the approximate area shown hatched on Plan CDC002’ so that it says ‘Without planning permission, the material change of use of The Land from agricultural use to a mixed use of agriculture and a holiday caravan site comprising the stationing of 4no. caravans. Without planning permission, the carrying out of operational development in association with the change of use, including fencing, excavation, stone filling and surfacing, the installation of a reinforcing plastic/rubber mesh overlay to form a new

parking area, as shown in the approximate area shown hatched on Plan CDC002.'

- At section 5 of the Notice, sub-paragraph 5.1, the deletion of the word 'commercial' and 'park' and the insertion of the word 'site' so that it says 'Stop using The Land as a caravan site and remove all the caravans from The Land WITHIN 6 MONTHS from the date this Notice takes effect;'
- At section 5 of the Notice, sub-paragraph 5.2, the deletion of the words 'all', 'gates' and 'and other materials introduced to the site as part of its development as a commercial caravan site' and the insertion of the words 'the' and 'pedestrian gate shown hatched and indicated by 'X's' on Plan CDC002 and reseed with grass' so that it says 'Remove from The Land the stone hardstanding, stone subbase, reinforcing plastic/rubber mesh overlay, fencing and pedestrian gate shown hatched and indicated by 'X's' on Plan CDC002 and reseed with grass WITHIN 6 MONTHS from the date this Notice takes effect.'
- At section 5 of the Notice, sub-paragraph 5.3, the deletion of the words 'Reinstate The Land to an agricultural field as it was prior to the development taking place in 2025. The parking area and stone track and all t' and the word 'should' and the insertion of 'T' and the word 'shall' so that it says 'The areas where the caravans have been placed shall have surfacing removed and be reseeded with grass to match the existing grass in the field, WITHIN 6 MONTHS from the date this Notice takes effect.'
- The insertion of Plan CDC002, as shown in Appendix 1 of this decision letter.

2. Subject to the corrections and variations above, the appeals are dismissed, the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Applications for costs

3. An application for costs was made by the appellants during the Inquiry against Cotswold District Council. That application is the subject of a separate decision.

Preliminary Matters

4. Evidence of fact was taken under affirmation.

5. A revised National Planning Policy Framework (the Framework) was published on 17 August 2026. The parties have been given the opportunity to comment on the implication of its publication for this appeal.

6. The Inquiry was kept open to allow responses to be made to the costs application. The Inquiry was subsequently closed in writing.

Matters Concerning the Notice

7. The appellants assert that the Notice is a nullity. This is based upon three alleged flaws in the notice:

- Clarity of the allegation;

- Clarity of the requirements;
- Failure to identify precise boundaries of the Land.

8. In this regard, the appellants have drawn my attention to well established case law, *Miller-Mead v Minister of Housing and Local Government* [1963] 2 QB 196. (The cases of *Trump*[1], *Lambeth*[2], *Hillside Park*[3] and *DB Symmetry*[4] are also referenced, though these relate to the interpretation of planning permissions.) An enforcement notice is null if it defective on its face, normally by missing some vital element that an enforcement notice shall include under section 173 of the Town and Country Planning Act 1990 (as amended)(the Act), such that the Notice is hopelessly ambiguous and uncertain.

9. Section 173(1) of the Act sets out that an enforcement notice shall state (a) the matters which appear to the local planning authority to constitute the breach of planning control; and (b) the paragraph of section 171A(1) within which, in the opinion of the authority, the breach falls. Section 173(2) states that a notice complies with subsection (1)(a) if it enables any person on whom a copy of it is served to know what those matters are.

10. The Notice alleges 'Without planning permission, the material change of use of The Land from agricultural field to a commercial holiday caravan site comprising the stationing of 4no.caravans.' The appellants suggest that the term 'commercial' has no meaning (in planning terms) and so they cannot understand what they have done wrong. The Council advise that this term was used to differentiate between an exempt site and a site operating for profit.

11. The term 'commercial' is usually used to indicate that there is an intention to make a profit. The appellants do not dispute that the site is operated with the intention of making a profit, as many other caravan sites do, including sites operating under an exemption. While the use of term does not make the notice a nullity, nor does it make it invalid, as the Council confirm deleting it would cause no injustice, given the appellants' concerns I shall delete the term 'commercial'.

12. The Notice also alleges 'Without planning permission, the carrying out of operational development in association with the change of use, including fencing, excavation, stone filling and surfacing, the installation of a reinforcing plastic/rubber mesh overlay to form a new parking area and the creation of pathways through the site.' The notice does not identify the precise location of the operational development within the site which, the appellants suggest, means that it is not clear what operational development is being attacked by the notice or needs to be removed.

13. During the Inquiry it was explained that fencing has been erected within the site which was erected in connection with the agricultural use of the site. The Council confirmed that the Notice is not seeking to attack such fencing. The Council confirmed during the Inquiry that its concern relates to operational development by the entrance of the site, including the pedestrian gate. It was discussed whether clarity could be provided by inserting an amended plan to the Notice showing the

[1] *Trump International Golf Club Scotland Ltd v the Scottish Ministers* [2015] UKSC 74
[2] *Lambeth LBC v SSCLG & Aberdeen Asset Management Ltd & Others* [2019] UKSC 33
[3] *Hillside Parks Ltd v Snowdonia NPA* [2022] UKSC 30
[4] *DB Symmetry Ltd v Swindon BC & SSHCLG* [2020] EWCA Civ 1331

approximate location of the operational development and including reference to its location within the Notice.

14. The Council has provided a plan which identifies the extent of the excavation, stone filling and surfacing, and plastic/rubber mesh overlay used to form the car park, as well as the fences and pedestrian gate used to form the car park. Inserting the plan to the Notice and correcting the wording of the alleged breach and requirement 5.2 to refer to the Plan and refer to 'pedestrian gate', would provide clarity for the appellants, without making the Notice more onerous to comply with. Such corrections would not cause injustice to either party.

15. Section 173(10) of the Act requires that a Notice must specify such additional matters as prescribed, some of which are set out under the Town and Country Planning (Enforcement Notices and Appeals)(England) Regulations 2002, including the precise boundaries of the land to which the enforcement notice relates, whether by reference to a plan or otherwise.

16. The appellants suggest that the Notice does not define the geographical extent of the use. However, the geographical extent of the alleged use is set out under paragraph 2 of the Notice, i.e., the land shown edged red on the plan attached to the Notice. The Notice alleges a change across the whole of the red-edged Land to a "commercial holiday caravan site". The Land Affected is identified at Paragraph 2 of the Notice and is identified by reference to a Plan, which is appended to the Notice and which draws a red line around a plot of land.

17. Concern was raised during the Inquiry regarding the address, as well as the scale at which the plan is drawn. The Notice identifies the land affected as 'Land north of Longbarrow Farm, Chedworth, Gloucestershire, GL54 4NE, as shown edged red for identification purposes only on CDC PLAN001 attached to this Notice ("The Land"). The description, together with the plan, enables the appellants to understand the land that is affected. That is clear from the appellants' submissions. The Notice is not a nullity on this basis.

Ground (b)

18. An appeal under ground (b) is made on the basis that the matters stated in the notice have not occurred. The appellants have raised concern, under ground (b), regarding the extent of land included within the red line boundary and suggested part of the land is used for agriculture. I raised with the parties whether the appeal site has one primary use, comprising a holiday caravan site; whether it is in a mixed use, comprising agriculture and a commercial holiday caravan site; or whether there are multiple planning units within the appeal site, each with a different primary use.

19. As established in *Burdle & Williams v SSE & New Forest DC* [1972] 1 WLR 1207, the planning unit is usually the unit of occupation, unless a smaller area can be identified which, as a matter of fact and degree, is physically separate and distinct, and occupied for different and unrelated purposes. Three broad categories of distinction have been suggested when considering the planning unit:

    - A single planning unit where the unit of occupation has one primary use and any other activities are incidental or ancillary;

- A single planning unit that is in a mixed use because the land is put to two or more activities and it is not possible to say that one is incidental to another; and
- The unit of occupation comprises two or more physically separate areas which are occupied for different and unrelated purposes. Each area that has a different primary use ought to be considered as a separate planning unit.

20. During my visit, I saw that the appeal site is bound by a mix of stone walls, fencing and mature vegetation. The caravans are located within or on the edge of tree planting, which itself is fenced off from the wider fields. Two of the caravans are located in one field, while the other two are located in another, separated by fencing and a gate. The caravans each sit on an area laid with bark, which extends to the front, upon which paraphernalia associated with the caravan site use is placed, such as chairs, tables, and fire pits. Red gas cannisters are connected to the rear of the caravans, with cannisters not in use located next to the car park, within the open field.

21. The car park is located near the entrance to the field adjacent to the highway. Users of the caravans park in the car park and then walk to their respective caravans through the open field and through pedestrian gates leading to the wooded areas. Although the layout of the site encourages users of the caravans to use particular parts of the appeal site, they are not prevented from using the wider fields. There is no onsite management presence, and so users may choose to use the wider fields. Indeed, users must do so to move from the car park to the caravans.

22. The appellants state that the fields continue to be used for agriculture. Photographs show the first field (the field nearest the highway) being used by sheep and Mr Marsh confirmed in his proof that agricultural use of the land has continued throughout, with the taking of hay and the grazing of the grassland. Licences have been provided which detail the arrangements between Ms Blakenspoor and graziers.

23. However, while fencing has been erected within the site, there is no physical delineation between caravans 3 and 4 and the remainder of that field, nor is there physical delineation between the tree planting and caravans 1 and 2. Although the caravans may occupy a limited part of the site, given the lack of physical delineation between the areas used for agriculture and the areas used for the caravan use, this points towards there being a mixed use. During the Inquiry, it was explained that one of the caravans has been moved. The ease with which the tenant was able to change the location of the caravan also points towards a mixed use.

24. In my judgement, having regard to the evidence before me and my inspection of the site, I find that the appeal site comprises a mixed use of agriculture and a caravan site. I raised with the parties how the Notice should be corrected in the event that I find the appeal site to be in a mixed use. The parties confirmed that no injustice would be caused were I to correct the notice to allege ‘Without planning permission, the material change of use of The Land from agricultural use to a mixed use of agriculture and a holiday caravan site comprising the stationing of 4no. caravans.’ I shall correct the Notice accordingly.

25. With regard to the allegation 'the creation of pathways through the site' the appellants state that pathways have not been constructed within the site. Although users of the caravans are encouraged to follow a particular path through the site, the pathways appear laid with grass, with no obvious construction materials used.

26. During the Inquiry, the parties agreed that reference to 'pathways' could be deleted from the allegation without causing injustice, so that it states 'Without planning permission, the carrying out of operational development in association with the change of use, including fencing, excavation, stone filling and surfacing, the installation of a reinforcing plastic/rubber mesh overlay to form a new parking area as shown in the approximate area shown hatched on Plan CDC002.'

27. Although the appeals under ground (b) succeed, insofar as the allegation has been shown to be incorrect, for the reasons set out above, I consider that the Notice can be corrected without causing injustice to either party. I shall therefore go on to consider the other grounds of appeal pleaded, on the basis of the Notice as corrected.

Ground (c)

28. An appeal under ground (c) is made on the basis that the matters (if they occurred) do not constitute a breach of planning control. Ground (c) is written in the present tense. An appellant may rely upon matters occurring since the date of issue of the enforcement notice to show that, at the time of the decision, what was alleged does not amount to a breach of planning control.

29. The appellants assert that, at the time the enforcement notice was issued, the use was granted planning permission by virtue of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended)(the GPDO), Schedule 2, Part 5, Class A, which permits the use of land, other than a building, as a caravan site in the circumstances referred to in paragraph A.2. Paragraph A.2. sets out that the circumstances mentioned in Class A are those specified in paragraphs 2 to 10 of Schedule 1 to the 1960 Act (cases where a caravan site licences is not required), but in relation to those mentioned in paragraph 10 do not include use for winter quarters.

30. Paragraph 5 of the 1960 Act sets out that (1) Subject to the provisions of paragraph 13 of this Schedule, a site licence shall not be required for the use as a caravan site of land as respects which there is in force a certificate issued under this paragraph by an exempted organisation if not more than five caravans are at the time stationed for the purposes of human habitation on the land to which the certificate relates. (2) For the purposes of this paragraph and exempted organisation may issue as respects any land a certificate stating that the land has been approved by the exempted organisation for use by its members for the purposes of recreation. (3) The certificate shall be issued to the occupier of the land to which it relates, and the organisation shall send particulars to the Minister of all certificates issued by the organisation under this paragraph. (4) A certificate issued by an exempted organisation under this paragraph shall specify the date on which it is to come into force and the period for which it is to continue in force, being a period not exceeding one year.

31. Article 3(1) of the GPDO provides that, subject to the provisions of this Order and regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017

(general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2.

32. Regulation 75 of the Conservation of Habitats and Species Regulations 2017 (The Regulations) provides that (1) it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which (a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and (b) is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority).

33. Paragraph 76 of The Regulations sets out the procedure whereby a developer can secure the opinion of the appropriate nature conservation body where it is intended to carry out development in reliance on the permission granted by a general development order and paragraph 77 sets out the procedure for securing the approval of the local planning authority. It is not disputed that the approval of the local planning authority under regulation 77 has not been given, what is in dispute is whether the development is likely to have a significant effect on a European site and if so, whether the failure to comply with the condition can be rectified by compliance through these appeals.

34. The appeal site lies approximately 12.9km from the Cotswold Beechwoods Special Area of Conservation (SAC). The SAC consists of ancient beech woodland, some secondary woodland and a small area of unimproved grassland. The qualifying features of the Cotswold Beechwoods SAC relate to both the woodland and grassland habitats: Asperulo-Fagetum beech forests; and Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia).

35. The appeal site lies within the 15.4km Zone of Influence (ZOI) defined by the Cotswold Beechwoods SAC Recreation Mitigation Strategy. The purpose of the ZOI is to identify those developments that may, either alone or in combination with other plans and projects, increase recreational visits to the SAC and thereby have the potential to adversely affect its qualifying features. Impacts from recreation include damage from trampling and vegetation wear, soil compaction and erosion, contamination, for example dog fouling, litter and invasive species and increased incidence and risk of fire.

36. The appellants' position is that the appeal scheme is not likely to have a significant effect on a European site. As pointed out during the Inquiry, there are many developments for which approval of the local planning authority under regulation 77 is not sought or obtained, nor is the opinion of the appropriate nature conservation body sought under Regulation 76. However, while many developments may be unlikely to have a significant effect on a European site, given the nature of the use and the appeal site's location within the ZOI, there is a reasonable basis for considering it in this case.

37. The Cotswold Beechwoods SAC Recreation Mitigation Strategy sets out a strategic approach to mitigate recreation impacts, associated with new housing growth, on the Cotswold Beechwoods SAC. The overall objective is to provide a framework under which applications for development likely to have a significant effect on the SAC can be permitted, with measures in place to ensure that adverse

effects on the integrity of the SAC can be ruled out. It applies to both larger and smaller developments, where cumulative impacts effects may be the critical factor.

38. The appellants have provided a shadow Habitats Regulations Assessment (HRA), which comprises screening to determine whether the proposal could result in a likely significant effect on the Cotswold Beechwoods SAC. The shadow HRA advises that the scale of the proposal is too small to measurably influence SAC visitor pressure. The site lies approximately 19.3km via the public highway road network from the SAC by vehicle. It is suggested that planning applications within 2km identified only very small scale residential or tourism proposals, none of which would cumulatively increase recreational pressure on the SAC. Wider residential growth is suggested to be addressed through the SAC Mitigation Strategy, which this proposal does not fall within.

39. However, the ZOI is not based upon distance by road, but is based upon linear distance, reflecting the findings of the survey, which showed linear distances between survey points and home postcodes. While the appellants suggest that visitors to the appeal site will simply not visit the SAC, the survey shows that individuals staying away from home on holiday do visit the SAC. Although there may be attractions more locally[5], there is nothing to prevent visitors to the appeal site from visiting the SAC. The appeal site has resulted in an increase in tourist accommodation within the ZOI and, despite its distance from the SAC by road, visitors to the site may choose to visit the SAC, contributing to recreational pressure on it.

40. The appellants' shadow HRA considered in-combination effects and looked at planning permissions within a 2km radius of the site, focussing on residential growth, tourism accommodation and visitor attracting uses. It was concluded that identified schemes were of very small scale and would generate only negligible recreational activity. Wider in-combination pressures from strategic residential development are suggested to already be addressed by the Mitigation Strategy.

41. However, the Mitigation Strategy advises that its overall objective is to provide a framework under which applications for development likely to have a significant effect on the Cotswold Beechwoods SAC can be permitted so that any adverse effects on the integrity are avoided. The strategy applies to larger developments[6] and smaller developments where cumulative effects may be the critical factor.

42. For tourist accommodation, including self-catering, caravan and touring holiday accommodation, the strategy is identified as providing a means of ensuring effective mitigation can be delivered. It is cautioned that they will need to be assessed on a case-by-case basis and that, while in general each unit could be considered a single dwelling, there may be a need to adjust the rate of contribution for different types.

43. For example, it is suggested that the rate could be adapted according to occupancy rates for tourist accommodation. This, in my view, does not mean that mitigation is not required for tourist accommodation within the ZOI but rather the contribution that is required may vary depending on the location and occupancy rates. The extent of the ZOI has been chosen precisely because residential

[5] It was suggested during the Inquiry that 'Chedworth Wood is a better place to walk than Beechwood SAC'
[6] Which may affect the integrity of these sites alone

accommodation within it, including tourist accommodation, can increase recreation pressure within the SAC.

44. The appellants' shadow HRA considers Convex Hull Data from the 2019 survey, which analysed the distribution of home postcodes for interviewees who travelled directly from home to the SAC. The appeal site lies between the 75% and 85% percentile distance bands, meaning that approximately 75-85% of visitors live closer to the SAC than the appeal site. It is suggested that across comparable visitor access studies, the 75th percentile of visitor origin is often used as an indicator of the area from which the majority of regular, local visits arise. On that basis, it is suggested, that the proposed development lies outside the area containing the majority of regular local visitors, even though it falls within the 15.4km ZOI adopted by partner authorities for Local Plan HRA screening.

45. However, the Management Strategy has, using the Survey Data, identified the ZOI which includes the appeal site, rather than the Convex Hull Data and the strategy devised on this basis. While I note the 2019 survey does not identify visitors staying (or living) the vicinity of Chedworth as going to the SAC, the survey provides a snapshot in time. The survey could not have accounted for development occurring since the survey was carried out, such as the appeal scheme.

46. The assumptions made by the appellants, which are that visitors are more likely to use nearby footpaths within the Cotswolds National Landscape, do not appear to be supported by evidence of actual use. Visitors to the appeal site are likely to travel to it by car and may therefore wish to visit the wider area, rather than confine themselves to footpaths within walking distance of the appeal site. Having regard to the precautionary principle, which applies the assumption that an effect would be significant, even where this is unclear, unless there is objective evidence to the contrary, I conclude that the appeal scheme is likely to have a significant effect on the SAC through an increase in recreation pressure.

47. It has been put to me that if the local planning authority contends that there is a likely significant effect, then it should allege a breach of condition in any enforcement proceedings. However, the effect of Article 3(1) of the GPDO, together with Regulations 75-78 is to prohibit the commencement of any development that would affect a European Site until such time that a local planning authority provides a written notification of approval of a Regulation 77 application.

48. This means that at the time the enforcement notice was issued there was no planning permission granted by the GPDO (notwithstanding any argument as to whether permitted development rights claimed by the appellants applied in any event). While the appellants have now provided a unilateral undertaking, the certificate (which the appellants assert means that the site benefits from permitted development rights under Part 5, Class A) has been withdrawn. At the time the enforcement notice was served and at the time of the appeals, the appeal scheme did not benefit from permitted development rights and so the appeals under ground (c) must fail in this regard.

49. The appellants state that the post and wire livestock fencing and the field gate are a means of enclosure serving the agricultural use. The appellants rely on Class A of Part 2 of Schedule 2 to the GPDO, as well as Part 6, Class A. As set out above, during the Inquiry, the Council agreed that clarity regarding the operational

development being attacked by the Notice could be provided through the insertion of a plan, which would make it clear that fencing which has been erected for the purposes of agriculture is not being attacked by the Notice.

50. It is not disputed that the fencing to the car park, as indicated on the plan put forward by the Council, was erected for the holiday caravan site use. Where an enforcement notice is issued in respect of a material change of use, and works were carried out to facilitate the material change of use, the enforcement notice may require that the 'ancillary' or 'incidental' works are removed in order that the site is restored to its previous condition and the breach is remedied. Thus, the appeals under ground (c) fail.

Ground (a)

51. An appeal under ground (a) is made on the basis that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged. Section 177(1)(a) provides that I may grant planning permission for the whole or any part of those matters, or in relation to the whole or any part of the land to which the notice relates.

52. The appellant has requested that I consider both a permanent permission as well as a temporary permission for a period of 3 years. For the avoidance of doubt, I shall consider the acceptability of both a permanent permission and a temporary permission, as requested by the appellant.

Main Issues

53. The main issues of the ground (a) appeal are:

- The effect of the development on the character and appearance of the area, including the Cotswolds National Landscape Area;
- The effect of the development on protected species, including bats and great crested newts; and
- The effect of the development on highway safety;
- The effect of the development on the Cotswolds Beechwoods Special Area of Conservation (SAC); and
- The effect of the development on the living conditions of nearby residents having regard to noise, lighting and privacy.

Reasons

Landscape

54. The appeal site is located on the High Wold plateau of the Cotswolds National Landscape. The Monarchs Way, a long-distance walking route, runs to the south of the appeal site and is stated to be a valued recreational route that allows users to experience the character of the National Landscape. The principal characteristics of High Wold are a broad, elevated, gently undulating plateau dissected by a network of dry valleys with distinctive convex valley profiles. Prior to the development, the appeal site comprised agricultural fields, with discrete areas of tree planting.

55. Section 85 of the Countryside and Rights of Way Act 2000 places a duty on relevant authorities to seek to further the purpose of conserving and enhancing the natural beauty of National Landscapes when performing their functions.

56. Policy EN4 of the Cotswold District Local Plan 2011-2031 (the CDLP) sets out that development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside). Policy EN5 of the CDLP concerns the Cotswolds Area of Outstanding Natural Beauty (AONB), and states that in determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.

57. Policy N4 of the National Planning Policy Framework 2026 (the Framework) sets out that development proposals within Protected Landscapes should be limited in scale and extent and sensitivity located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. It goes on to state that substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas.

58. Both the appellant and the Council have provided Landscape and Visual Appraisals (LVIA) in support of the appeal. Both assessments recognise that the sensitivity of the landscape is high. Within the appellant's LVIA, mitigation is suggested, including controls on lighting, colour treatment and activity patterns, to help conserve the area's dark-sky qualities and quiet rural character.

59. Significantly, the appellant's LVIA suggests that 'With suitable mitigation measures, the development will have a minor visual impact and a minor landscape impact (i.e. not a material change)'. It is therefore important to understand exactly what those mitigation measures are proposed to be and whether they can be secure by condition. However, it is not clear what those mitigation measures would comprise in practice, or whether they could be secured by condition.

60. Photographs provided by interested parties, taken at dusk and nighttime, show the caravans and fire pits in use. Reference is also made by interested parties regarding the use of music and loud voices during the evening. While I note the difficulties in relying on photographs provided by interested parties alone, I was also able to view the site from the public domain at nighttime and saw that the lighting within the caravans gives off an orange glow which is clearly visible from the public domain.

61. Vehicle movements at nighttime, along with the use of headlights within the car park also introduce activity and visual effects which are unlikely to arise from the agricultural use of the site. While it would be possible to control the erection of external lighting by condition, it would, in my view, be unreasonable to restrict the use of lighting within the caravans. Lighting from within the caravans can be clearly seen outside of the appeal site during darkness.

62. While members of the public may be unlikely to be using the public footpath at nighttime, the introduction of artificial lighting compromises the conservation of dark skies objective of the Cotswolds National Landscape Management Plan. Furthermore, I consider that it would be unreasonable to restrict the use of mobile lighting, given that users of the units may wish to move between the car park and their respective caravans outside daylight hours. While the caravans are designed

to accommodate two guests, activity within the site is likely to vary. Individuals are not prevented from moving around the site and even if they were, in the absence of onsite management, it is not clear how effective any restrictions would be.

63. The car park (which can accommodate 4 cars), together with a waste bin, fencing and cars (not including vehicles parked outside of the car park for the purposes of visiting the site during the Appeal Site Visit, since these would not ordinarily be located within the appeal site), are readily visible from the Monarchs Way footpath. They appear inconsistent with the agricultural character of the site and diminish the tranquillity and sense of remoteness. While an eco-grid system may have been used in respect of application 19/04474/FUL, this application is located approximately 1km to the south of the appeal site and is not adjacent to the Monarchs Way. It is therefore not comparable to the scheme before me.

64. The appellant states that they are willing to remove the eco-grid system and reverse the surface of the car parking area to grass, however, this may have implications for highway safety, as vehicles may be more likely to track mud and debris from within the site onto it. Furthermore, given the height of vehicles within the car park and their contrasting colour, they would still appear an incongruous feature, which detracts from the natural beauty and scenic quality of the area.

65. Caravans 1 and 2, although clad in timber and painted black, are also readily visible from the footpath, with their flues and substantial bulk, appear an urbanising feature. Although the number of caravans within the site is modest, and could be restricted by condition, I consider users of the Monarchs Way have a reasonable expectation to enjoy an unspoilt agricultural landscape setting.

66. When considered as a whole, while the landscape effects are relatively localised, I find that the appeal scheme has an adverse effect on the landscape and is harmful to the natural beauty of the National Landscape, contrary to policies EN4 and EN5 of the CDLP. Limiting the duration of the development to three years would mean that harm arising would be limited in duration and is therefore reduced compared with a permanent permission. Nonetheless, I consider the development would still be harmful and fail to conserve or enhance the natural beauty of the National Landscape, contrary to policies EN4 and EN5 of the CDLP.

Protected species

67. The appeal site is located within an area which is subject to District Licensing for Great Crested Newts (GCNs). Much of the site is identified as green (which I shall refer to as ‘the green zone’): moderate habitat suitability – GCNs may be present and a part of the site is identified as amber (which I shall refer to as ‘the amber zone’): suitable habitat – GCNs are likely to be present. While the caravans are physically located within the green zone, the overall site also falls within the amber zone. Since users of the caravans are unrestricted, the entirety of the site should be considered.

68. The appellant suggests that, if mitigation is found to be required, this could be completed via the District Licensing system, which could be controlled by condition. Under the District Licensing scheme, developers apply for an Impact Assessment and Conservation Payment Certificate (IACPC) from Natural England. However, no such certificate has been submitted through this appeal and so it is not clear whether the scheme is suitable for district level licensing, that it meets the

favourable conservation status test, or that adequate compensation for any impact would be secured.

69. A Preliminary Ecological Appraisal has not been carried out, as (the appellant asserts) the development was commenced under a permitted development route where it was not required. However, as set out above, I have found that the appeal scheme is not permitted by the GPDO. Although an ecological report has been carried out by Swift Ecology, the purpose of that assessment was to determine whether the use has the potential to give rise to a Likely Significant Effect on any European site. It did not consider the presence or otherwise of other protected species.

70. Circular 06/2005 advises that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.

71. The appellant cites difficulties in securing survey work prior to the Inquiry taking place. It was suggested by the appellants' agent that they were not aware that the site is within a GCN priority area until receipt of the Statement of Common Ground from the Council. However, it is clear from the reasons given within the Notice that the Council's concerns include ecological impacts, including but not limited to effects on local bat populations, GCN and the SAC. The enforcement notice was issued in March 2026. Given that the appellant has chosen to appeal the enforcement notice under ground (a), it was open to them to secure the necessary information in support of their appeal.

72. Although not cited within the enforcement notice, the appellant has considered policy EN8 of the CDLP within their submissions. Policy EN8 sets out that development will be permitted that conserves and enhances biodiversity, providing net gains where possible. It goes on to state that proposals that are likely to have an adverse effect on internationally protected species, will not be permitted. Policy N2(2) of the Framework states that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.

73. While the appeal site may be substantial, it is not clear the extent to which protected species may be affected by the proposed development, or whether mitigation and/or compensation measures are necessary. Even if I were to limit the duration of the permission by condition to 3 years, it is still not clear what effect this would have on protected species. The appeal scheme therefore fails to comply with the requirements of policy N2(2) of the Framework.

74. Although works to create the car park and site the caravans have already been carried out, there are likely to be on-going effects from the use of the site. The development does not conserve and enhance biodiversity, contrary to policy EN8 of the CDLP.

Highway safety

75. The appeal site is accessed via a generally single track lane, which serves a number of other properties. The lane is a public bridleway and the public footpath,

The Monarch's Way, runs to the south of the appeal site, crossing the lane in the vicinity of the entrance to the site. Although not identified within the reasons for taking enforcement action, interested parties, including the Highway Authority, raised objections regarding the effect of the appeal scheme on highway safety. It was therefore agreed with the parties that this should be identified as a main issue in this appeal.

76. Policy TR6(4) of the Framework states that development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement.

77. Through this appeal, the appellant has provided a Transport Technical Note, which seeks to address the concerns raised. Within that document, reference is made to planning permission 19/04474/FUL, for the change of use from agriculture to use as a secure dog exercise area (sui generis) with associated fencing, access and car parking area. That site is located approximately 1km to the south of the appeal site, off the same road. A survey carried out in support of that application identified 85th percentile speeds of 37.4mph northbound and 34.9mph southbound, which equates to 2.4m x 74m towards southbound traffic and 2.4m x 67m towards northbound traffic, in line with the Manual for Streets.

78. The Transport Assessment (TA) demonstrates that, taking account of the geometry of the road, visibility splays set out above can be achieved. It also shows that the maximum visibility splay achievable from the access is likely to be 160m. However, this does not take account of vegetation in the northbound direction, towards Chedworth, which significantly limits visibility when exiting the site. While it is likely to be possible to require that visibility splays are provided, it is not clear what the extent of vegetation that would need to be removed is and therefore what the effect on the landscape would be.

79. The TA carried out swept path analysis on the basis of a large car successfully entering and exiting the parking area associated with the site in a forward gear. However, although the caravans have already been brought to the site and are to remain in situ, it is likely that the appellant will wish to change or upgrade the caravans over time. Furthermore, other vehicles, such as waste collection vehicles and delivery vehicles accessing the site are likely to be larger than the vehicle modelled in the TA.

80. There was some discussion during the Inquiry as to whether provision could be made for waste vehicles to collect waste from the roadside, rather than entering the site. However, it is not clear how this would work in practice or whether it would necessitate such vehicles waiting on the highway, thereby causing an obstruction. While it may be possible to provide a solution which does not compromise highway safety, it is not clear what this would comprise and what the effect on the landscape would be.

81. The surface utilised at the access is comprised of unbound material. The use of unbound material can result in material and debris being tracked onto the highway, which can compromise highway safety. Although depositing things on the highway is an offence under the Highways Act and, it should be assumed that other

regimes operate effectively, it is reasonable to ensure that the development is designed to minimise the risk to users of the highway. Current usage is likely to result in material being transferred onto the highway, as indicated by photographs included in the appellant's Transport Note at Figure 6.

82. The Highway Authority suggests that a 15m bound surface may be required to prevent mud and debris from being tracked onto the highway whereas the appellant suggests that works to the existing gravel surface, along with the use of wheel wash facilities (if required) when caravans are being removed or delivered, will prevent the deposit of material onto the highway. Either way, I have no scheme before me and do not know what an acceptable scheme would look like. While I saw that other accesses in the vicinity of the site are comprised of unbound material, I do not have full details of the examples cited and cannot be sure they are comparable to the scheme before me.

83. The appellant has reviewed Personal Injury Collision data for the years 2020-2024, which illustrates that no recorded personal injury collisions occurred within the area. A schedule of road safety incidents and near misses has been submitted on behalf of interested parties objecting to the appeal scheme. The incidents identified generally relate to mud or debris in the vicinity of the site has allegedly caused loss of control, and vehicles entering or leaving the site. The Highway Authority advise that it continues to have concerns regarding, amongst other things, the long-term management of the access in relation to vulnerable road users.

84. The Transport Assessment carried out by the appellant refers to Manual for Streets (2007) which states that shared surfaces are likely to work well in certain circumstances, including where the volume of motor traffic is below 100 vehicles per hour. Reference is also made to Active Travel England's Rural Design Guide (2026) which advises that people walking, wheeling and cycling will need to feel comfortable using the carriageway…'. The appellant advances the proximity of the Public Right of Way network as a benefit, as, it is suggested, it provides an opportunity to reduce the number of vehicle trips visitors to the site make during their stay.

85. Trip generation of the appeal site is estimated to equate to a maximum of 10 vehicle movements over a day. While this takes into account the changeover of the cabins and a cleaner's vehicle arriving and departing, it takes no account of other vehicles accessing the site, such as waste vehicles, vehicles delivering gas cannisters or vehicle movements generated by guests after their initial arrival. Furthermore, unlike the site 1km to the south, the agricultural use of the fields, and any resultant vehicle movements generated would continue. I consider the TA is likely to underestimate the number of vehicle movements generated by the appeal site.

86. While I would, nonetheless, agree that the volume of motor traffic is likely to remain below 100 vehicles per hour, vehicle speeds along the lane are not particularly low (as set out above, 85th percentile speeds of 37.4mph along the lane have previously been identified) and so an increase in the volume of vehicles using the lane may compromise pedestrian safety and deter people from walking along it. Although there may be opportunities for pedestrians to move aside to allow vehicles to overtake, the evidence provided by interested parties shows that conflict between users of the access and users of the highway has occurred.

87. The appellant points to driver behaviour or unfamiliarity with the local highway environment and suggests that providing visitors with clear information regarding the nature of the access and the presence of vulnerable road users, as well as signage and a 'monitor and manage' approach, with further mitigation measures if considered necessary. However, a detailed scheme has not been provided and so it is not clear to me how a 'monitor and manage' approach would work in practice or whether it would address the concerns raised above.

88. One of the difficulties that arise from the appeal is that it is not clear what measures are required to make the development acceptable and what this would look like. While it may be possible to address *some* of the concerns raised with some sort of engineering solution, it is not clear what this would comprise or whether it would be reasonable or appropriate to secure this by condition. Limiting the duration of the permission to 3 years would not address these concerns.

89. On the evidence before me, it has not been demonstrated that the appeal scheme does not have an unacceptable impact on highway safety. The appeal scheme fails to comply with policy TR6(4) of the Framework in this regard.

The Cotswolds Beechwoods SAC

90. As set out above, the appeal site lies within the 15.4km Zone of Influence (ZOI) defined by the Cotswold Beechwoods SAC Recreation Mitigation Strategy. During the course of the appeal, the appellants have submitted a Unilateral Undertaking (UU) to secure the provision of a contribution to the Cotswold Beechwoods Special Area of Conservation Mitigation Contribution. During the Inquiry, the Council's ecologist confirmed that the UU would address their concerns. Notwithstanding this, as the competent authority, I am obliged to undertake an appropriate assessment if I am minded to allow the appeal. I shall come on to this matter later in my decision.

Living Conditions

91. The appeal site is located some distance from the nearest residential property. During my visit, I was able to see the appeal site from the neighbouring property, Pinkwell Cottage. Although I was able to clearly see one of the caravans during my visit, views are interrupted by mature vegetation and are at distance. Any effect on privacy is likely to be limited and would not significantly harm the living condition of neighbouring occupants.

92. Although noise is likely to be generated by users of the appeal site, given the distance between the appeal site and neighbouring properties, I consider noise and disturbance is unlikely to cause significant harm to the living conditions of neighbouring occupants. Lighting used within the site, although visible from outside of it, is it at sufficient distance that it is unlikely to harm the living conditions of neighbouring occupants.

93. As such, I find there is no conflict with policy EN15 of the CDLP, which seeks to ensure that development does not harm amenity through the generation of noise or light levels. This is a neutral matter in my consideration of the appeal.

Intentional Unauthorised Development

94. Policy DM8 of the Framework states that, in cases of unauthorised development where consideration is being given to an application for retrospective planning

permission, if it is concluded based on evidence that the unauthorised development was intentional, that fact should be given substantial weight in considering whether to grant planning permission.

95. The appellant states that the intention has always been to operate in accordance with an exemption certificate being progressed last year. In correspondence with the Council, Mr Marsh advises that we, as a company have been operating since 2021 helping farmers diversify through this framework so I have made it a priority to have a deep understanding of the exemption process.

96. While the failure to receive a certificate may have been contrary to expectations, given Mr Marsh's deep understanding of the exemption process, it should have been clear that until a certificate was issued by an exempted organisation, the site did not benefit from the permission granted by Part 5, Class A. It was open to them to wait until the necessary exemption was in place before letting out the caravans.

97. I have been provided with various correspondence between the appellant and the Council, within which it was brought to the appellant's attention that the use of the site was a breach of planning control and the engineering works at the entrance and in the car park. The Head of Planning Services wrote to Mr Marsh on 2 October 2025 reaffirming its position that the site is in breach of planning control in light of the fact that the site did not, at that time, benefit from an exemption certificate.

98. Even if Mr Marsh believed the use would benefit from permitted development rights under Class BC of Part 4 of Schedule 2 of the GPDO, they did not notify the Council until 2 October 2025, almost a month after letting had commenced[7]. The development, which is the material change of use of the land to a mixed use comprising agriculture and a holiday caravan site, had, by that point already occurred without the benefit of planning permission. Furthermore, the works to create the car park would not have been authorised by the GPDO.

99. The appellant suggests that the intentionally unauthorised consideration is to counterbalance any planning advantage from a deliberate breach: such as works over a bank holiday for a travellers caravan site and its immediate occupation which creates a new human rights point. However, the wording of the Framework does not require consideration as to whether there was a planning advantage, rather it simply requires the decision maker to consider whether the unauthorised development was intentional and if it was, to give that matter substantial weight when considering whether to grant planning permission or not.

100. Although Mr Marsh made attempts to secure a certificate, the chronology shows that they carried out development without securing one and, in the case of the operational development, without attempting to secure the necessary permission. Based on the evidence, I conclude that the unauthorised development was intentional and, in accordance with the Framework, I afford this matter substantial weight.

Other Matters

101. I am mindful that the GPDO grants permission for caravan sites in certain circumstances. However, it is not clear from the evidence provided what this would

[7] Proposed dates of use from 03/10/2025 until 31/12/2025, on selected days not exceeding 60 in total and from 01/01/2026 until 01/06/2026, on selected days not exceeding 60 in total.

comprise. I note Natural England has previously written to Off Grid Nature Club requesting written confirmation that the appeal site is no longer operating under the exemption certificate and that failure to do so would result in Natural England withdrawing the organisation from its list of current approved exempted organisations, meaning that its certificates would no longer be valid.

102. Part of its concern was that the organisation did not demonstrate regard for the objections raised by the Council, the National Landscape Board (The Board) and local residents. Although The Board has raised concern regarding the enforcement notice, it also states that it considers the proposed use would not conserve and enhance the natural beauty of the Cotswolds National Landscape. It cannot be assumed that, following compliance with the enforcement notice, Natural England's position will change. Moreover, the development includes works which are not permitted by the GPDO. I therefore afford this matter very limited weight.

Planning Balance and ground (a) conclusion

103. Policy S5 of the Framework provides that only certain forms of development should be approved outside settlements, including development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary. These (it states) should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

104. Policy S5(2) sets out that, in applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

105. The appellant suggests that tourist accommodation needs to be located so as to make the most of rural attractions and that if all accommodation was within the main settlements, large parts of the district would not be visited. The need for certain types of tourist accommodation to be located outside settlements is supported by policy EC11(7), which supports new touring-caravan and camping sites where they are well related to the main tourist routes and make use of any available convertible agricultural buildings, with associated new buildings kept to the minimum necessary. Paragraph 9.11.6 of the supporting text advises that there are relatively few permanent sites for touring caravans and camping in the District. The Local Plan is suggested to offer the opportunity to encourage the development of lower cost accommodation, such as caravan and camping sites, in order to improve the tourist offer and encourage day visitors to stay longer, thus increasing the benefits to the local economy.

106. Furthermore, the appellant also suggests that the development serves as rural diversification, to enhance a farm holding, which by its nature will be outside of the settlement boundaries. Policy EC5 of the CDLP supports rural diversification where the proposal does not prejudice the continued viable agricultural operation and its scale and design contributes positively to the area. While the appeal scheme does not comprise the diversification of an existing farm business itself, it provides income through the payment of rent and benefit to the local economy

through money spent by visitors. On the evidence before me, it seems reasonable to conclude that a location outside settlements is necessary.

107. Policy E2 of the Framework sets out that, to support business growth, substantial weight should be given to the economic benefits of proposals for commercial development which allow businesses to invest, expand and/or adapt. Policy E4(1)(a)-(c) of the Framework sets out that, in applying policy E2, the sustainable growth of businesses in rural areas should be supported, including through the conversion of existing buildings and well-designed new buildings; the development and diversification of agricultural and other land-based businesses and facilities to support rural leisure and tourism and measures to retain and expand accessible local shops and services.

108. Notwithstanding the appellant's resistance to use of the term 'commercial' in the Notice, it is not disputed that the site is operated on a commercial basis. Although not quantified, the economic benefits of the scheme are likely to be modest, given the scale of the development and the way in which the site is operated. The modest economic benefits of the appeal scheme are, nonetheless, a matter to which I afford substantial weight.

109. As set out above, I have found that the appeal scheme has an adverse effect on the landscape and is harmful to the natural beauty of the National Landscape. I have also found that it has not been demonstrated that there would not be harm to protected species or highway safety. Furthermore, I have found that the unauthorised development was intentional. In my judgement, the adverse effects, when taken together, substantially outweigh the benefits of the development, when assessed against the national decision-making policies of the Framework, even if the duration of the development is limited to 3 years. Policy S5 of the Framework therefore weighs against granting planning permission in this case.

110. The appeal scheme conflicts with the development plan as a whole and that there are no material considerations that indicate that the decision should be taken other than in accordance with the development plan. Consequently, the appeal under ground (a) fails. In light of these findings, there is no need for me to undertake an appropriate assessment because the scheme is unacceptable for other reasons.

Ground (f)

111. An appeal under ground (f) is made on the basis that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by the matters stated in the notice or, as the case may be, to remedy any injury to amenity which has been caused by any such breach. During the Inquiry, the Council confirmed that the purpose of the Notice is to remedy the breach.

112. It is suggested that the removal of all caravans from the land goes further than necessary because caravans are not themselves permanent operational development. However, it is clear from the evidence that the caravans were placed on the land to facilitate the material change of use. Requiring their removal would remedy the breach by restoring the land to its condition before the breach took place. This would not prevent the appellants from stationing a caravan for a lawful use. There is no need to vary a notice to state something that is obvious.

113. The appellants raised concern that, as written, the notice would require the vehicular gate to be removed. I have addressed this under 'Matters concerning the Notice' and have corrected the Notice. In their closing submissions, the appellants confirmed that the proposed corrections to the Notice would address their ground (f) points as they retain the gate and do not require a change of use to agriculture, as opposed to ending the breach. There would then be no ground (f) issue to resolve.

114. The requirements of the Notice, as corrected, are not excessive and so the appeals under ground (f) fail.

Ground (g)

115. An appeal under ground (g) is made on the basis that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed. The appellants suggest that 12 months would allow outstanding bookings to be honoured and that the Notice should be varied to give 12 months for each of the steps. Mr Marsh made reference to guests wishing to re-book for the August Bank Holiday. Reference has also been made to the need to coordinate restoration with grazing, hay and/or silage production, livestock management, soil and ground conditions, machinery access and grass establishment.

116. While I note the appellants' desire to fulfil bookings, given the extent of the works required, I consider 6 months is sufficient time to carry out the works, taking account of any coordination required with agricultural activities, and is reasonable and proportionate, particularly having regard to the harms arising from the continued operation of the site with respect to the harm to the Cotswolds National Landscape Area and highway safety. The appeals under ground (g) therefore fail.

Conclusions

117. For the reasons given above, I conclude that the appeals should not succeed. I shall uphold the enforcement notice with corrections and variations and refuse to grant planning permission on the application deemed to have been made under section 177(5) of the 1990 Act (as amended).

M Savage

INSPECTOR

APPEARANCES

FOR THE APPELLANTS:

Richard Harwood KC of 39 Essex Chambers

Tom Marsh

Chris White: Laister Planning Limited

Ankit Dhakal: Laister Planning limited

FOR THE LOCAL PLANNING AUTHORITY:

Kate Olley of Francis Taylor Building

Madeline Duddy: Interim Principal Enforcement Officer

Sue Ilman: Illman Young Landscape Design Limited

Matthew Jopp: Principal Highways Development Officer Gloucestershire County Council

Danielle: Berry Council Ecologist

INTERESTED PARTIES

Paul Hodgkinson: County and District Councillor

Henry Gurney: Local resident

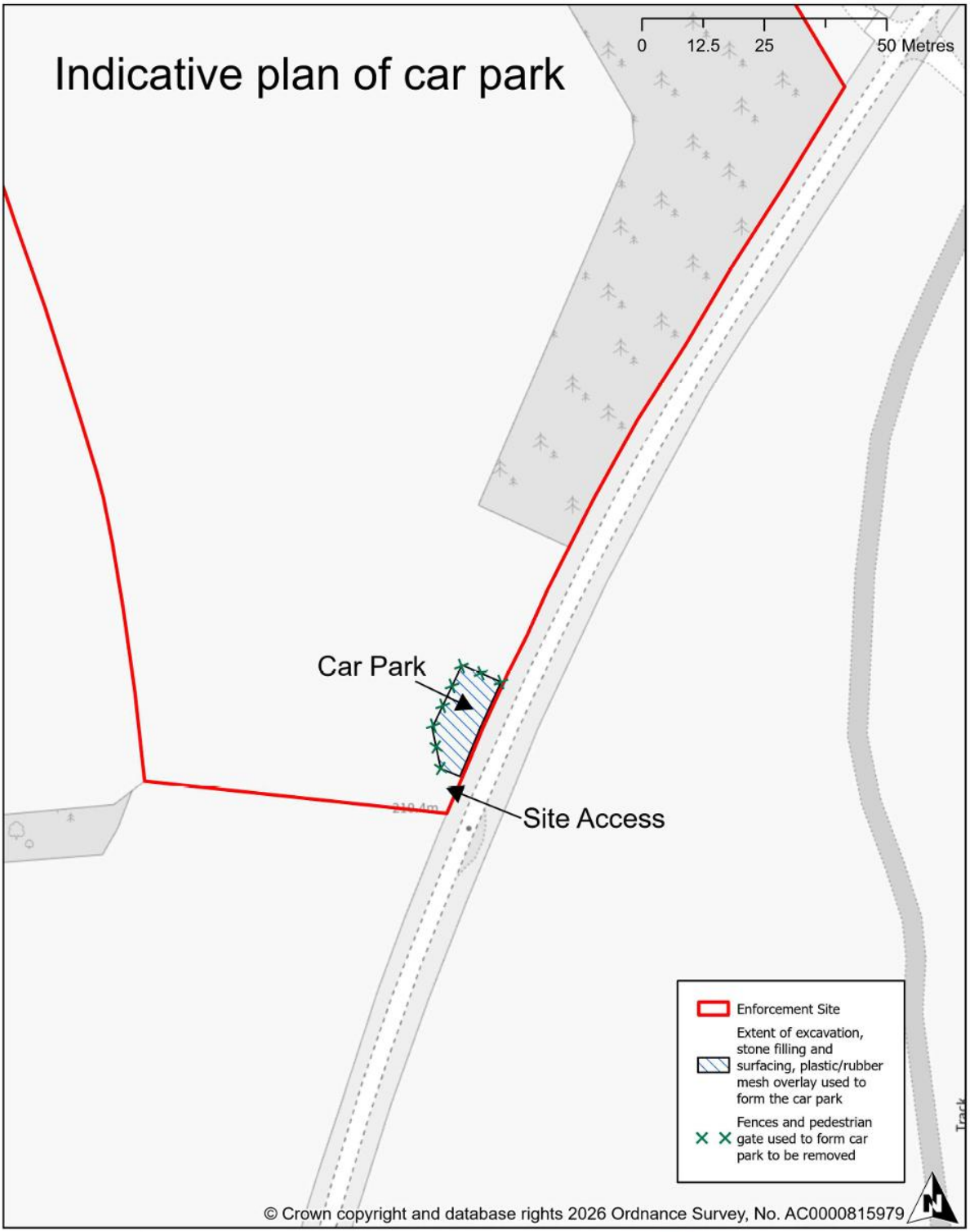
David Broad: On behalf of the Parish Council and representing himself

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DOCUMENTS

1. Opening submissions for the Appellants
2. Opening submissions on behalf of Cotswold District Council
3. Statement of the Local Highway Authority
4. Notification letters
5. Unilateral Undertaking: Cotswold Beechwoods Special Area of Conservation Recreational Impacts Mitigation Contribution
6. Indicative plan of carpark CDC002
7. Enforcement Notice with track changes
8. Conditions document
9. Closing Submissions on behalf of Cotswold District Council
10. Closing submissions for the Appellants
11. Costs application made by the Appellants

Appendix 1



COTSWOLD DISTRICT COUNCIL

Enforcement Notice – CDC002
Land parcel north of Longbarrows Farm, Chedworth, Gloucestershire.

COTSWOLD
District Council