

Statement on behalf of the Claimant  
Witness: Fenella Woods  
1<sup>st</sup> Statement  
Dated: 17<sup>th</sup> December 2025  
Exhibits:

IN THE HIGH COURT OF JUSTICE  
IN THE MATTER OF PROSPECTIVE PROCEEDINGS

Claim No.

**BETWEEN:-**

**WEST BERKSHIRE COUNCIL**

**Claimant**

**-and-**

- (1) UK LAND HOLDINGS 1 LTD  
(2) CAROLINE BERRY  
(3) NORA CONNORS  
(4) PATRICK FAGAN CONNORS  
(5) JIMMY O'CONNORS  
(6) JOHNNY WALL  
(7) PATRICK JAMES CONNORS  
(8) JOHN JUDE O'BRIEN  
(9) MICHAEL WALL  
(10) JERRY GROGAN  
(11) RICHARD O'BRIEN  
(12) JOSEPH DOYLE  
(13) NOREEN FLYN  
(14) C RYAN  
(15) C STOKES  
(16) PATRICK STOKES  
(17) BERNARD STOKES  
(18) TOMMY STOKES  
(19) VINCENT CRUMLISH  
(20) HUGHIE STOKES  
(21) DHESI  
(22) THOMAS FLYNN  
(23) MARTIN STOKES  
(24) FLYNN  
(25) PERSONS UNKNOWN (THOSE WITH AN INTEREST IN OR INTENDING TO UNDERTAKE WORKS OR INTENDING TO OCCUPY THE LAND KNOWN AS "LAND SOUTH OF READING ROAD")

**Defendants**

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**FIRST WITNESS STATEMENT OF FENELLA WOODS  
SENIOR PLANNING ENFORCEMENT OFFICER**

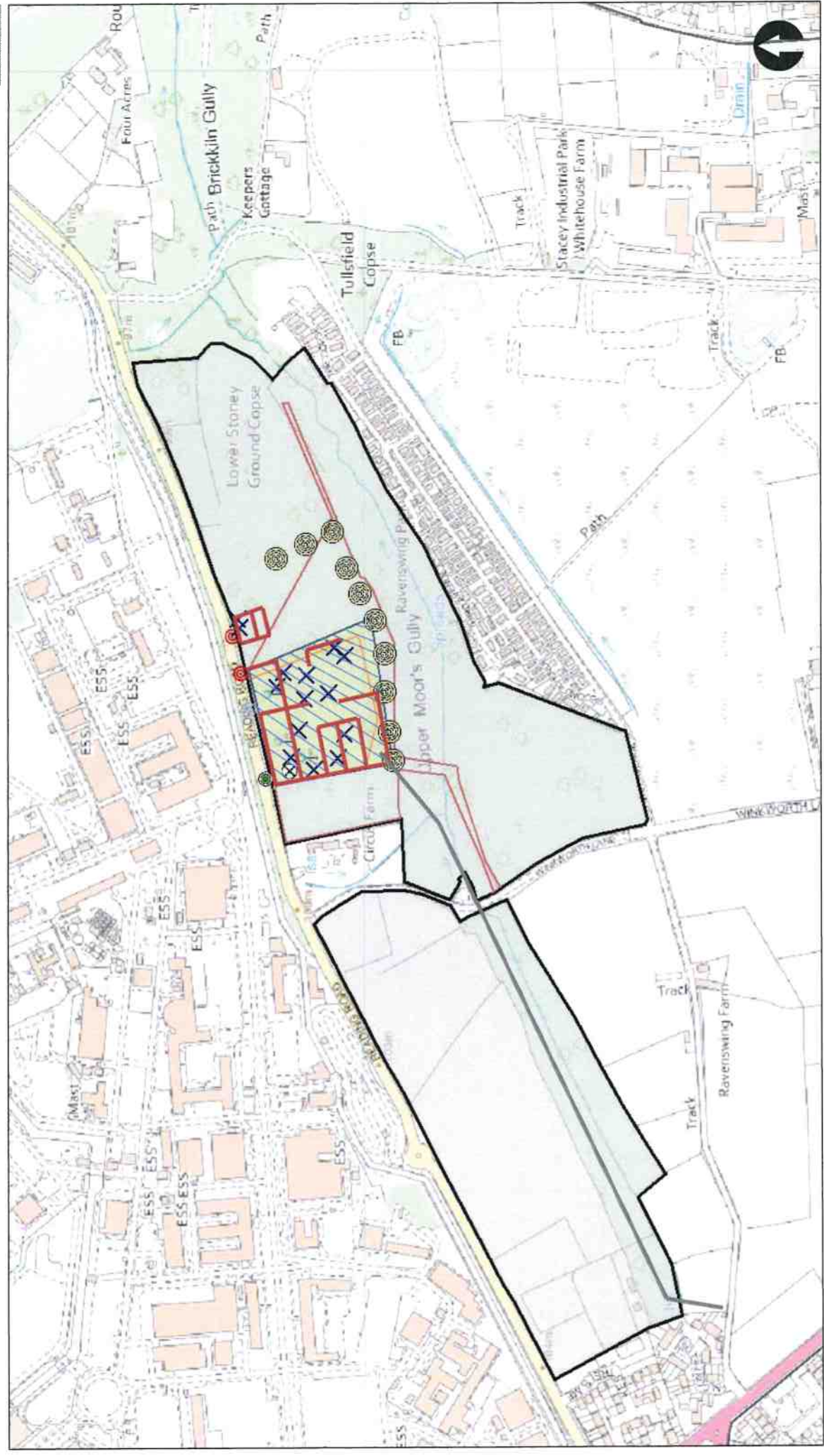
I certify these are the exhibits marked FW1 – FW30 referred to in the First Witness Statement of **Fenella Woods**.



Signed:...

Fenella Woods

Dated: 17<sup>th</sup> December 2025



16/12/2025, 11:02:35

**Legend**

Lines	Points	Areas	DISTRICT BOUNDARY
Override 1	Override 1	Override 4	DISTRICT BOUNDARY
Override 2	Override 2	Override 5	
Override 3	Override 3	Override 6	
		Override 7	







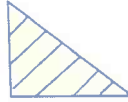






1:4,000

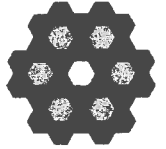
0 0.05 0.1 0.15 0.2 mi

0 0.075 0.15 0.3 km

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## Map Key

-  = Injunction Site Boundary
-  = Temporary Stop Notice Red Line
-  = Planning Application Red Line
-  = The original pre-existing access/gateway on Reading Road
-  = The two additional access points that have been provided
-  = The third additional access point that is in the process of being laid out
-  = The areas within the land where there has been the laying of tarmac, hardstanding, roadways, or other surfacing
-  = The locations of the fences that have been constructed
-  = The positions of the caravans (touring and statics) as of 15/12/2025
-  = The positions of the Portaloo's as of 15/12/2025
-  = The pitch/plot which appeared to be occupied for residential purposes when visited on 14 November 2025
-  = The approximate line of the electric power cable that was present when visited on 22 October 2025
-  = the areas where tree felling/ground clearance/ground raising is taking place



# Official copy of register of title

Title number BK516658

Edition date 18.04.2024

- This official copy shows the entries on the register of title on 18 APR 2024 at 13:33:17.
- 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 04 Nov 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, Gloucester Office.

## A: Property Register

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

WEST BERKSHIRE

- 1 (02.09.2021) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Strawberry Farm, Burghfield Road, Tadley (RG26 4QZ).

NOTE: The mines and minerals being the stratum of sand and gravel not exceeding ten feet from the surface under the land shown tinted pink, tinted blue and tinted brown on the title plan are excluded from this title.

- 2 (02.09.2021) A Conveyance of the land cross hatched blue on the title plan and other land dated 30 March 1950 made between (1) Baynes (Reading) Limited (Vendor) and (2) Frederick Chapman (Purchaser) contains the following provision:-

'II IS HEREBY AGREED AND DECLARED as follows:-

- (a) That the Purchaser and his successors in title shall not be entitled in respect of the land hereby conveyed to any right of way water drainage light or air or other easement or quasi-easement in fact enjoyed by the Purchaser and his successors in title shall be deemed to be had and enjoyed at by and with the express consent of the Vendors
- (b) That Section 62 of the Law of Property Act 1925 shall not apply to this Conveyance.

- 3 (23.12.2022) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

- 4 (23.12.2022) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK525661 in green on the title plan dated 1 September 2022 made between (1) Uk Land Holdings 1 Limited and (2) Morice Fred James but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under BK525661.

- 5 (23.12.2022) The Transfer dated 1 September 2022 referred to above contains a provision as to boundary structures.
- 6 (23.12.2022) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK525666 in green on the



## A: Property Register continued

title plan dated 23 November 2022 made between (1) Uk Land Holdings 1 Limited and (2) Kate Jamie Howe but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under BK525666.*

- 7 (23.12.2022) The Transfer dated 23 November 2022 referred to above contains a provision as to boundary structures.

- 8 (29.12.2022) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK525699 in green on the title plan dated 20 September 2022 made between (1) Uk Land Holdings Ltd and (2) Roger George Mills and Jose Anne Mills but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under BK525699.*

- 9 (29.12.2022) The Transfer dated 20 September 2022 referred to above contains a provision as to boundary structures.

- 10 (06.01.2023) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK525791 in green on the title plan dated 1 September 2022 made between (1) Uk Land Holdings 1 Limited and (2) T & E UK Holdings Limited but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under BK525791.*

- 11 (06.01.2023) The Transfer dated 1 September 2022 referred to above contains a provision as to boundary structures.

- 12 (06.02.2023) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK526464 in green on the title plan dated 1 September 2022 made between (1) Uk Land Holdings 1 Limited and (2) Benjit Signh Dhesi but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under BK526464.*

- 13 (06.02.2023) The Transfer dated 1 September 2022 referred to above contains a provision as to boundary structures.

- 14 (14.02.2023) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK526626 in green on the title plan dated 17 November 2022 made between (1) Uk Land Holdings 1 Limited and (2) Stanley Electrical Services Ltd but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under BK526626.*

- 15 (14.02.2023) The Transfer dated 17 November 2022 referred to above contains a provision as to boundary structures.

- 16 (21.02.2023) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK526742 in green on the title plan dated 1 November 2022 made between (1) Uk Land Holdings 1 Limited and (2) Patrick Crumlish but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under BK526742.*

- 17 (21.02.2023) The Transfer dated 1 November 2022 referred to above contains a provision as to boundary structures.

- 18 (21.02.2023) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK526744 in green on the title plan dated 1 November 2022 made between (1) Uk Land Holdings 1 Limited and (2) Patrick Stokes and Christy Stokes but is subject to any rights that are granted by the said deed and affect the registered land.

*NOTE: Copy filed under BK526744.*

## A: Property Register continued

- 19 (21.02.2023) The Transfer dated 1 November 2022 referred to above contains a provision as to boundary structures.
- 20 (20.02.2024) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK532709 in green on the title plan dated 27 October 2022 made between (1) Uk Land Holdings 1 Limited and (2) Shannon Georgia Harris but is subject to any rights that are granted by the said deed and affect the registered land.
- NOTE: Copy filed under BK532709.*
- 21 (26.03.2024) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK533399 in green on the title plan dated 30 December 2022 made between (1) Uk Land Holdings 1 Limited and (2) Elliot David Ward but is subject to any rights that are granted by the said deed and affect the registered land.
- NOTE: Copy filed under BK533399.*
- 22 (26.03.2024) The Transfer dated 30 December 2022 referred to above contains a provision as to boundary structures.
- 23 (18.04.2024) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered BK533777 in green on the title plan dated 1 September 2022 made between (1) UK Land Holdings 1 Ltd and (2) Owen Stokes but is subject to any rights that are granted by the said deed and affect the registered land.
- NOTE: Copy filed under BK533777.*
- 24 (18.04.2024) The Transfer dated 1 September 2022 referred to above contains a provision as to boundary structures.

## 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 (20.12.2022) PROPRIETOR: UK LAND HOLDINGS 1 LIMITED (incorporated in Isle of Man) (OE ID: OE009000) of St Mary's, The Parade, Castletown, Isle Of Man, IM9 1LG.
- 2 (20.12.2022) The price stated to have been paid on 1 September 2022 was £1,000,000.
- 3 (23.12.2022) RESTRICTION: No disposition within section 27(2)(a), (b)(i) or (f) of the Land Registration Act 2002 is to be completed by registration unless one of the provisions in paragraph 3(2)(a)-(f) of Schedule 4A to that Act applies.

## C: Charges Register

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

- 1 (02.09.2021) The land tinted brown, tinted yellow, tinted pink, tinted mauve, tinted blue and cross hatched blue is subject to a yearly rentcharge of £28.12.0. payable to the Church Wardens of Aldermaston for fuel for the poor charged thereon and on other land.

*NOTE 1: By a Conveyance of the land tinted brown, tinted yellow, tinted pink and tinted mauve on the title plan and other land dated 6 November 1946 made between (1) Wilfred Victor Stokes and (2) Frederick Chapman the above-mentioned rentcharge of £28.12.0. was as between the parties thereto apportioned as to the land tinted brown on the title plan two shillings and ten pence, as to the land tinted pink on the title plan three shillings and four pence, as to the land tinted mauve on the title plan nine pence, as to the land tinted yellow on the title plan five pence.*

## C: Charges Register continued

- 2 (02.09.2021) The land hatched blue, tinted yellow, tinted mauve, tinted brown and tinted pink on the title plan is subject to the liability (if any) to provide a Minister or Curate for the time being for the services of the Church of Aldermaston, the liability (if any) for the Procurations and Synodals payable in respect of the Rectory or Parsonage House of Aldermaston, and the liability (if any) for the repair of The Parish Church of Aldermaston, but has benefit of the following covenant of indemnity contained in a Conveyance dated 11 July 1939 and made between (1) Charles Norman Keyser (Vendor) (2) Mark Freeman (Purchaser) and (3) The South of England Real Estate Company Limited (Company):-

COVENANT by the Vendor at the request of the Purchaser with the Company that the Vendor his executors or administrators would at all times thereafter save harmless and keep indemnified that Company and its successors in title owner and occupiers from time to time of the premises thereinbefore assured or any part thereof from and against all and every of the following liabilities obligations or outgoings if and so far as the same may attach to or affect the property thereby conveyed or any part thereof or the owner thereof for the time being and all actions proceedings damages claims demands costs charges and expenses in respect thereof that was to say the liability to provide a Minister or Curate for the time being for the service of the Church of Aldermaston and the Procurations and Synodals payable in respect of the Rectory or Parsonage of Aldermaston and the liability for the repair of the Chancel of the Parish Church of Aldermaston.

- 3 (02.09.2021) The land is subject to the rights granted by a Deed of Grant dated 20 December 1960 made between (1) Frederick Chapman and (2) The United Kingdom Atomic Energy Authority.

*NOTE: Copy filed.*

- 4 (02.09.2021) The land tinted blue on the title plan is subject to a liability to repair the chancel of the Parish Church of Aldermaston.

End of register

Development and Planning Service, West Berkshire Council,  
Market Street Newbury RG14 5LD Tel: 01635 519111  
Fax: 01635 519408 Document Exchange: DX 30825 Newbury  
Website: www.westberks.gov.uk e-mail: planapps@westberks.gov.uk

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land to the south of Reading Road, Aldermaston, Reading,  
Berkshire, RG7 4PR

## Applicant Details

### Name/Company

Title

Mr

First name

J

Surname

Doyle

Company Name

Kieran McDonnell Design

### Address

Address line 1

16 City Buisness Centre

Address line 2

Hyde St

Address line 3

Town/City

Winchester

County

London

Country

United Kingdom

Postcode

SO23 7TA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No



## Contact Details

Primary number

07952476925

Secondary number

Fax number

Email address

kmdesign@gmx.com

## Agent Details

### Name/Company

Title

Mr

First name

KIERAN

Surname

MCDONNELL

Company Name

Kieran McDonnell Design

### Address

Address line 1

146 Broadhurst Gardens

Address line 2

Address line 3

Town/City

London

County

London

Country

United Kingdom

Postcode

NW6 3BH

## Contact Details

Primary number

07952476925

Secondary number

Fax number

Email address

kmdesign@gmx.com

## Site Area

What is the measurement of the site area? (numeric characters only).

0.18

Unit

Hectares

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Proposed hard standing divided into 13 plots for travellers. Each plot is proposed to have a static mobile home approx. 10m x 3.5m, a timber shed as a day room, approx. 4m x 4m with a shallow gable felt roof and space to park a vehicle and caravan. Space to the rear of the site is to be kept free for wildlife and biodiversity.

Has the work or change of use already started?

- ☐ Yes  
☒ No

## Existing Use

Please describe the current use of the site

The current use of the site is a dormant field. I believe due to the proximity to the nuclear facility of Aldermarston it is difficult to attract other sustainable development.

Is the site currently vacant?

- ☒ Yes  
☐ No

If Yes, please describe the last use of the site

It was a field of rough bushes and small saplings.

When did this use end (if known)?

dd/mm/yyyy

**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

## Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes  
☒ No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes  
☒ No

## 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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes  
☒ No

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 water course  
☐ Soakaway  
☐ Main sewer  
☐ Pond/lake

## Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the 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 has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

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

- ☐ Yes  
☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).



Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

**Reason biodiversity net gain does not apply:**

Self-build and custom build development

**Are you building more than nine houses?:**

No

**Is the total size over 0.5 hectares?:**

No

**Do all buildings meet the definition of self-build or custom housebuilding as set out in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#):**

Yes

**Does your Local Planning Authority require applicants for self-build and custom-build development to evidence their eligibility?:**

Yes

**Please justify the reason why biodiversity net gain does not apply:**

Awaiting Biodiversity Report for the site

Note: Please read the help text for further information why developments may be exempt or not in scope.

## Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☐ No
- ☒ Unknown

## Waste Storage and Collection

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

see the attached plans

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

see the attached plans

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes  
☒ No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes  
☐ No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- ☐ Market Housing  
☐ Social, Affordable or Intermediate Rent  
☐ Affordable Home Ownership  
☐ Starter Homes  
☒ Self-build and Custom Build

## Self-build and Custom Build

Please specify each type of housing and number of units proposed

<b>Housing Type:</b> Other
<b>1 Bedroom:</b> 0
<b>2 Bedroom:</b> 0
<b>3 Bedroom:</b> 0
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 13
<b>Total:</b> 13

**Proposed Self-build and Custom  
Housing Category Totals**

1 Bedroom Total

2 Bedroom Total

3 Bedroom Total

4+ Bedroom  
Total

Unknown  
Bedroom Total

Total

0

0

0

0

13

13

## Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing  
☒ Social, Affordable or Intermediate Rent  
☐ Affordable Home Ownership  
☐ Starter Homes  
☐ Self-build and Custom Build

## Social, Affordable or Intermediate Rent

Please specify each existing type of housing and number of units on the site

### Housing Type:

Other

### 1 Bedroom:

0

### 2 Bedroom:

0

### 3 Bedroom:

0

### 4+ Bedroom:

0

### Unknown Bedroom:

13

### Total:

13

### Existing Social, Affordable or Intermediate Rent Category Totals

1 Bedroom  
Total

0

2 Bedroom  
Total

0

3 Bedroom  
Total

0

4+ Bedroom  
Total

0

Unknown  
Bedroom Total

13

Total

13

## Totals

Total proposed residential units

13

Total existing residential units

13

Total net gain or loss of residential units

0

## All Types of Development: Non-Residential Floorspace

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

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes  
☒ No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes

☒ No

Is the proposal for a waste management development?

☐ Yes

☒ No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

## 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?

☒ The agent

☐ The applicant

☐ Other person

## Pre-application Advice

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

☐ Yes

☒ No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected 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 above statements apply?

- ☐ Yes
- ☒ No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

### Certificate Of Ownership - Certificate B

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; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "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:**

Caroline Berry

**House name:**

**Number:**

26

**Suffix:**

**Address line 1:**

Compton Way

**Address Line 2:**

Middleton

**Town/City:**

Manchester

**Postcode:**

M24 2BG

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Nora Connors

**House name:**

**Number:**

7

**Suffix:**

**Address line 1:**

Greenacres

**Address Line 2:**

**Town/City:**

Market Harbour

**Postcode:**

LE16 7QT

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Patrick Fagan Connors

**House name:**

Ashlea Green

**Number:**

2

**Suffix:**

**Address line 1:**

Clowne

**Address Line 2:**

Chesterfield

**Town/City:**

Derbyshire

**Postcode:**

S43 4NS

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Jimmy O'Connor

**House name:****Number:**

7

**Suffix:****Address line 1:**

Greenacres

**Address Line 2:**

Market Harbour

**Town/City:****Postcode:**

LE16 7QT

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Johnny Wall

**House name:****Number:**

6

**Suffix:****Address line 1:**

Sliverwood Close

**Address Line 2:**

Roydon

**Town/City:**

Waltham Abbey

**Postcode:**

WA14 2PX

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Patrick James Connors

**House name:****Number:**

6

**Suffix:****Address line 1:**

Silverwood Close

**Address Line 2:**

Roydon

**Town/City:**

Waltham Abbey

**Postcode:**

WA14 2PX

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

John Jude O'brien

**House name:**

Peel House

**Number:**

30

**Suffix:****Address line 1:**

The Downs

**Address Line 2:**

Cheshire

**Town/City:**

Altrincham

**Postcode:**

WA14 2PX

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Michael Wall

**House name:**

Peel House

**Number:**

30

**Suffix:****Address line 1:**

The Downs

**Address Line 2:**

Cheshire

**Town/City:**

Altrincham

**Postcode:**

W14 2PX

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Jerry Grogan

**House name:****Number:**

26

**Suffix:**

**Address line 1:**

Compton Way

**Address Line 2:**

Middleton

**Town/City:**

Manchester

**Postcode:**

M24 2BG

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Richard O'Brien

**House name:****Number:**

26

**Suffix:****Address line 1:**

Hazel Road

**Address Line 2:**

New Ollerton

**Town/City:**

Newark

**Postcode:**

NG22 9TF

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Joseph Doyle

**House name:****Number:**

16

**Suffix:****Address line 1:**

City Business Centre

**Address Line 2:**

Hyde Street

**Town/City:**

Winchester

**Postcode:**

SO23 7TA

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Noreen Flynn

**House name:****Number:**

16

**Suffix:**

**Address line 1:**

City Business Centre

**Address Line 2:**

Hyde Street

**Town/City:**

Winchester

**Postcode:**

SO23 7TA

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:**

**Person Role**

☐ The Applicant

☒ The Agent

**Title**

Mr

**First Name**

KIERAN

**Surname**

MCDONNELL

**Declaration Date**

31/10/2025

☒ Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

**Signed**

Kieran McDonnell

**Date**

31/10/2025





## Application Enquiry

## Application list

Enquiry time: 15 DEC 2025 at 16:48:14

Title Number: BK516658

[New enquiry](#)[Discharge Activity](#)[Printer-friendly  
version](#)

**Transfer of Part, 15 DEC 2025** New Title: BK542562  
No property description recorded for this application  
Customer Reference: 9924/CRYANPLOT12

[Show details](#)

**Transfer of Part, 15 DEC 2025** New Title: BK542560  
No property description recorded for this application  
Customer Reference: 9772/CSTOKESPLOT13

[Show details](#)

**Transfer of Part, 15 DEC 2025** New Title: BK542553  
No property description recorded for this application  
Customer Reference: 9903/PATRICKSTOKESPLOT17

[Show details](#)

**Transfer of Part, 08 DEC 2025** New Title: BK542482  
(Plot 18) Off Reading Road, Aldermaston  
Customer Reference: 9923/BERNARDSTOKES PLOT18

[Show details](#)

**Transfer of Part, 08 DEC 2025** New Title: BK542459  
Plot 14 off reading rd.  
Customer Reference: 9900/TOMMY STOKES PLOT 14

[Show details](#)

**Transfer of Part, 08 DEC 2025** New Title: BK542457  
No property description recorded for this application  
Customer Reference: 9932/VINCENT CRUMUSH

[Show details](#)

**Transfer of Part, 30 OCT 2025** New Title: BK541992  
No property description recorded for this application  
Customer Reference: 2857

[Show details](#)

**Transfer of Part, 04 JUN 2025** New Title: BK539946  
Plots 1 and 2 Land at Strawberry Hill Farm  
Customer Reference: None

[Show details](#)

**Transfer of Part, 11 APR 2025** New Title: BK539265  
Plot 2 Woodland off Reading Road  
Customer Reference: 7263

[Show details](#)

**Transfer of Part, 11 APR 2025** New Title: BK539264  
Plot 1 Woodland off Reading Road  
Customer Reference: 7263

[Show details](#)

**Transfer of Part, 04 APR 2025** New Title: BK539144  
Land lying  
Customer Reference: NONE

[Show details](#)

**Transfer of Part, 20 JAN 2025** New Title: BK538104  
Plot 16 off Reading Road  
Customer Reference: 9934/HUGHIESTOKES

[Show details](#)

**Transfer of Part, 22 JUL 2024** New Title: BK535284  
Land at Re  
Customer Reference: 2022/1068 DHESI

[Show details](#)

**Transfer of Part, 23 APR 2024** New Title: BK533855  
Land lying  
Customer Reference: PVT/SUN25/5

[Show details](#)

**Transfer of Part, 18 APR 2024** New Title: BK533789  
Plot 10 off Reading Road, Aldermaston  
Customer Reference: THOMAS FLYNN/9933

[Show details](#)

**Transfer of Part, 18 APR 2024** New Title: BK533786  
Plot 8, Land at Strawberry Hill Farm  
Customer Reference: MARTINSTOKES/9935

[Show details](#)

**Transfer of Part, 18 APR 2024** New Title: BK533781  
Land on th  
Customer Reference: 10017/FLYNN

[Show details](#)

Exhibit FW/6

Aerial Photo – circa. 1999

Exhibit FW/6a



Aerial Photo – circa. 2003

Exhibit FW/6b



## Aerial Photo – circa. 2010

Exhibit FW/6c

West Berkshire  
COUNCIL



16/12/2025, 20:52:51

☐ DISTRICT BOUNDARY

1:2,500  
0 0.02 0.04 0.08 mi  
0 0.0325 0.065 0.13 km

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## Aerial Photo – circa. 2018

Exhibit FW/6d

West Berkshire  
COUNCIL



16/12/2025, 20:53:50

☐ DISTRICT BOUNDARY

1:2,500  
0 0.02 0.04 0.08 mi  
0 0.0325 0.065 0.13 km

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Aerial Photo - circa. 2021

Exhibit FW/6e



16/12/2025, 20:55:31

☐ DISTRICT BOUNDARY

1:2,500  
0 0.02 0.04 0.08 mi  
0 0.0325 0.065 0.13 km

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## Exhibit FW/7

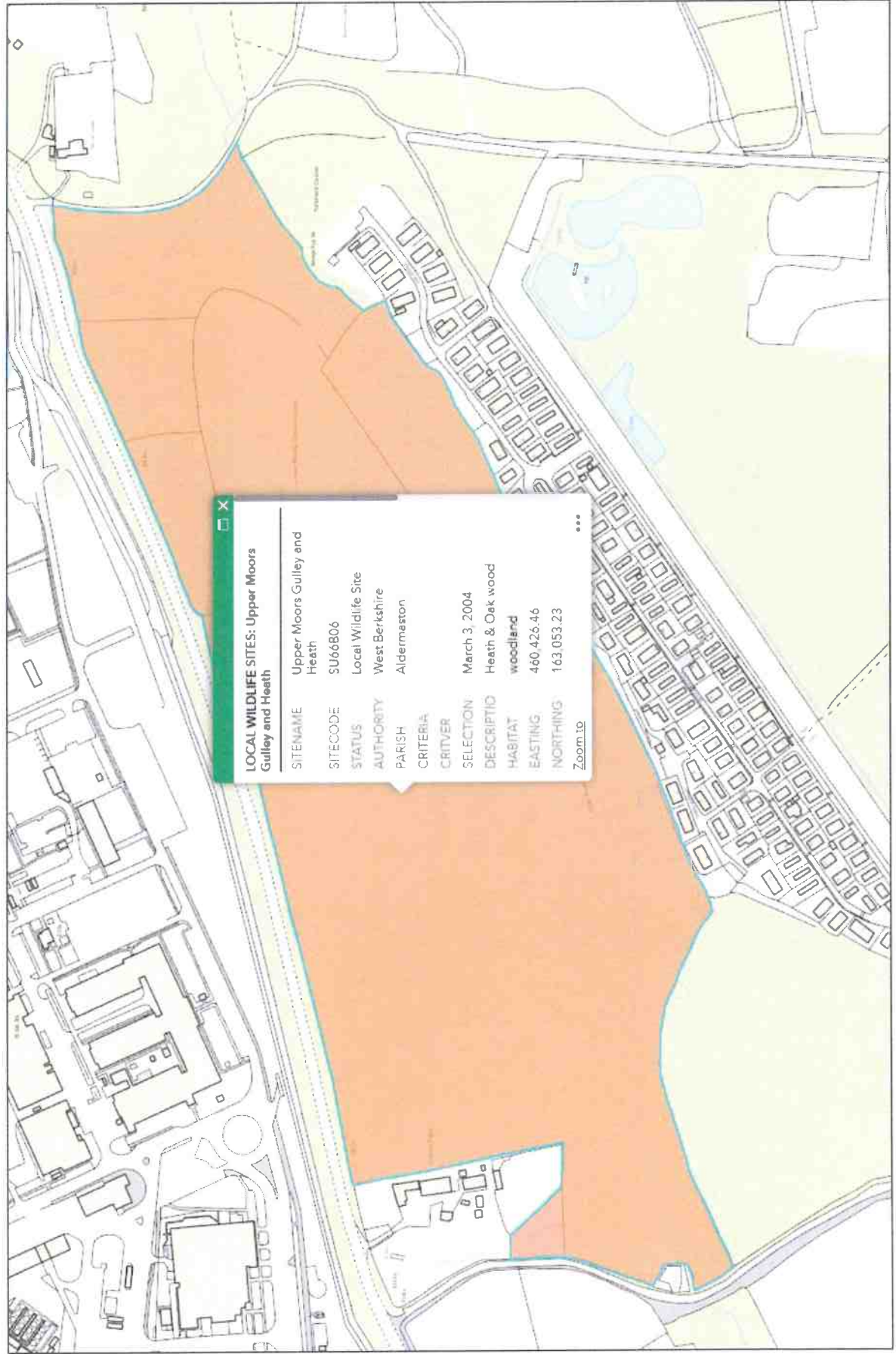
Google Earth Imagery of the western side of Winkworth Lane – dated 18/07/2025





## Exhibit FW/8

### Local Wildlife Site



Development and Planning Service, West Berkshire Council,  
Market Street Newbury RG14 5LD Tel: 01635 519111  
Fax: 01635 519408 Document Exchange: DX 30825 Newbury  
Website: [www.westberks.gov.uk](http://www.westberks.gov.uk) e-mail: [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk)

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

460263

163063

Description

Land to the south of Reading Road, Aldermaston, Reading,  
Berkshire, RG7 4PR

## Applicant Details

### Name/Company

Title

Mr

First name

J

Surname

Doyle

Company Name

Kieran McDonnell Design

### Address

Address line 1

16 City Buisness Centre

Address line 2

Hyde St

Address line 3

Town/City

Winchester

County

London

Country

United Kingdom

Postcode

SO23 7TA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No



## Contact Details

Primary number

07952476925

Secondary number

Fax number

Email address

kmdesign@gmx.com

## Agent Details

### Name/Company

Title

Mr

First name

KIERAN

Surname

MCDONNELL

Company Name

Kieran McDonnell Design

### Address

Address line 1

146 Broadhurst Gardens

Address line 2

Address line 3

Town/City

London

County

London

Country

United Kingdom

Postcode

NW6 3BH

## Contact Details

Primary number

07952476925

Secondary number

Fax number

Email address

kmdesign@gmx.com

## Site Area

What is the measurement of the site area? (numeric characters only).

0.18

Unit

Hectares

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Proposed hard standing divided into 13 plots for travellers. Each plot is proposed to have a static mobile home approx. 10m x 3.5m, a timber shed as a day room, approx. 4m x 4m with a shallow gable felt roof and space to park a vehicle and caravan. Space to the rear of the site is to be kept free for wildlife and biodiversity.

Has the work or change of use already started?

- ☐ Yes  
☒ No

## Existing Use

Please describe the current use of the site

The current use of the site is a dormant field. I believe due to the proximity to the nuclear facility of Aldermarston it is difficult to attract other sustainable development.

Is the site currently vacant?

- ☒ Yes  
☐ No

If Yes, please describe the last use of the site

It was a field of rough bushes and small saplings.

When did this use end (if known)?

dd/mm/yyyy

**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

## Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes  
☒ No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes  
☒ No

## 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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes  
☒ No

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 water course  
☐ Soakaway  
☐ Main sewer  
☐ Pond/lake

## Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the 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 has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

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

- ☐ Yes  
☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

**Reason biodiversity net gain does not apply:**

Self-build and custom build development

**Are you building more than nine houses?:**

No

**Is the total size over 0.5 hectares?:**

No

**Do all buildings meet the definition of self-build or custom housebuilding as set out in [section 1\(A1\) of the Self-build and Custom Housebuilding Act 2015](#)?:**

Yes

**Does your Local Planning Authority require applicants for self-build and custom-build development to evidence their eligibility?:**

Yes

**Please justify the reason why biodiversity net gain does not apply:**

Awaiting Biodiversity Report for the site

Note: Please read the help text for further information why developments may be exempt or not in scope.

## Foul Sewage

Please state how foul sewage is to be disposed of:

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

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☐ No
- ☒ Unknown

## Waste Storage and Collection

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

see the attached plans

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

see the attached plans

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes  
☒ No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes  
☐ No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- ☐ Market Housing  
☐ Social, Affordable or Intermediate Rent  
☐ Affordable Home Ownership  
☐ Starter Homes  
☒ Self-build and Custom Build

## Self-build and Custom Build

Please specify each type of housing and number of units proposed

### Housing Type:

Other

### 1 Bedroom:

0

### 2 Bedroom:

0

### 3 Bedroom:

0

### 4+ Bedroom:

0

### Unknown Bedroom:

13

### Total:

13

**Proposed Self-build and Custom  
Housing Category Totals**

1 Bedroom Total

0

2 Bedroom Total

0

3 Bedroom Total

0

4+ Bedroom  
Total

0

Unknown  
Bedroom Total

13

Total

13

## Existing

Please select the housing categories for any existing units on the site

- ☐ Market Housing  
☒ Social, Affordable or Intermediate Rent  
☐ Affordable Home Ownership  
☐ Starter Homes  
☐ Self-build and Custom Build

## Social, Affordable or Intermediate Rent

Please specify each existing type of housing and number of units on the site

### Housing Type:

Other

### 1 Bedroom:

0

### 2 Bedroom:

0

### 3 Bedroom:

0

### 4+ Bedroom:

0

### Unknown Bedroom:

13

### Total:

13

### Existing Social, Affordable or Intermediate Rent Category Totals

1 Bedroom  
Total

0

2 Bedroom  
Total

0

3 Bedroom  
Total

0

4+ Bedroom  
Total

0

Unknown  
Bedroom Total

13

Total

13

## Totals

Total proposed residential units

13

Total existing residential units

13

Total net gain or loss of residential units

0

## All Types of Development: Non-Residential Floorspace

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

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes  
☒ No

## Employment



Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes  
☒ No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes  
☒ No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes  
☒ No

Is the proposal for a waste management development?

- ☐ Yes  
☒ No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes  
☒ No

## 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?

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

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

- ☐ Yes  
☒ No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected 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 above statements apply?

- ☐ Yes
- ☒ No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

### Certificate Of Ownership - Certificate B

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; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "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:**

Caroline Berry

**House name:**

**Number:**

26

**Suffix:**

**Address line 1:**

Compton Way

**Address Line 2:**

Middleton

**Town/City:**

Manchester

**Postcode:**

M24 2BG

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Nora Connors

**House name:**

**Number:**

7

**Suffix:**

**Address line 1:**

Greenacres

**Address Line 2:**

**Town/City:**

Market Harbour

**Postcode:**

LE16 7QT

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

Patrick Fagan Connors

**House name:**

Ashlea Green

**Number:**

2

**Suffix:**

**Address line 1:**

Clowne

**Address Line 2:**

Chesterfield

**Town/City:**

Derbyshire

**Postcode:**

S43 4NS

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Jimmy O'Connor

**House name:****Number:**

7

**Suffix:****Address line 1:**

Greenacres

**Address Line 2:**

Market Harbour

**Town/City:****Postcode:**

LE16 7QT

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Johnny Wall

**House name:****Number:**

6

**Suffix:****Address line 1:**

Sliverwood Close

**Address Line 2:**

Roydon

**Town/City:**

Waltham Abbey

**Postcode:**

WA14 2PX

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Patrick James Connors

**House name:****Number:**

6

**Suffix:****Address line 1:**

Silverwood Close

**Address Line 2:**

Roydon

**Town/City:**

Waltham Abbey

**Postcode:**

WA14 2PX

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

John Jude O'brien

**House name:**

Peel House

**Number:**

30

**Suffix:****Address line 1:**

The Downs

**Address Line 2:**

Cheshire

**Town/City:**

Altrincham

**Postcode:**

WA14 2PX

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Michael Wall

**House name:**

Peel House

**Number:**

30

**Suffix:****Address line 1:**

The Downs

**Address Line 2:**

Cheshire

**Town/City:**

Altrincham

**Postcode:**

W14 2PX

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Jerry Grogan

**House name:****Number:**

26

**Suffix:**

**Address line 1:**

Compton Way

**Address Line 2:**

Middleton

**Town/City:**

Manchester

**Postcode:**

M24 2BG

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Richard O'Brien

**House name:****Number:**

26

**Suffix:****Address line 1:**

Hazel Road

**Address Line 2:**

New Ollerton

**Town/City:**

Newark

**Postcode:**

NG22 9TF

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Joseph Doyle

**House name:****Number:**

16

**Suffix:****Address line 1:**

City Business Centre

**Address Line 2:**

Hyde Street

**Town/City:**

Winchester

**Postcode:**

SO23 7TA

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:****Name of Owner/Agricultural Tenant:**

Noreen Flynn

**House name:****Number:**

16

**Suffix:**

**Address line 1:**

City Business Centre

**Address Line 2:**

Hyde Street

**Town/City:**

Winchester

**Postcode:**

SO23 7TA

**Date notice served (DD/MM/YYYY):**

01/10/2025

**Person Family Name:**

**Person Role**

☐ The Applicant

☒ The Agent

**Title**

Mr

**First Name**

KIERAN

**Surname**

MCDONNELL

**Declaration Date**

31/10/2025

☒ Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

**Signed**

Kieran McDonnell

**Date**

31/10/2025

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fw10



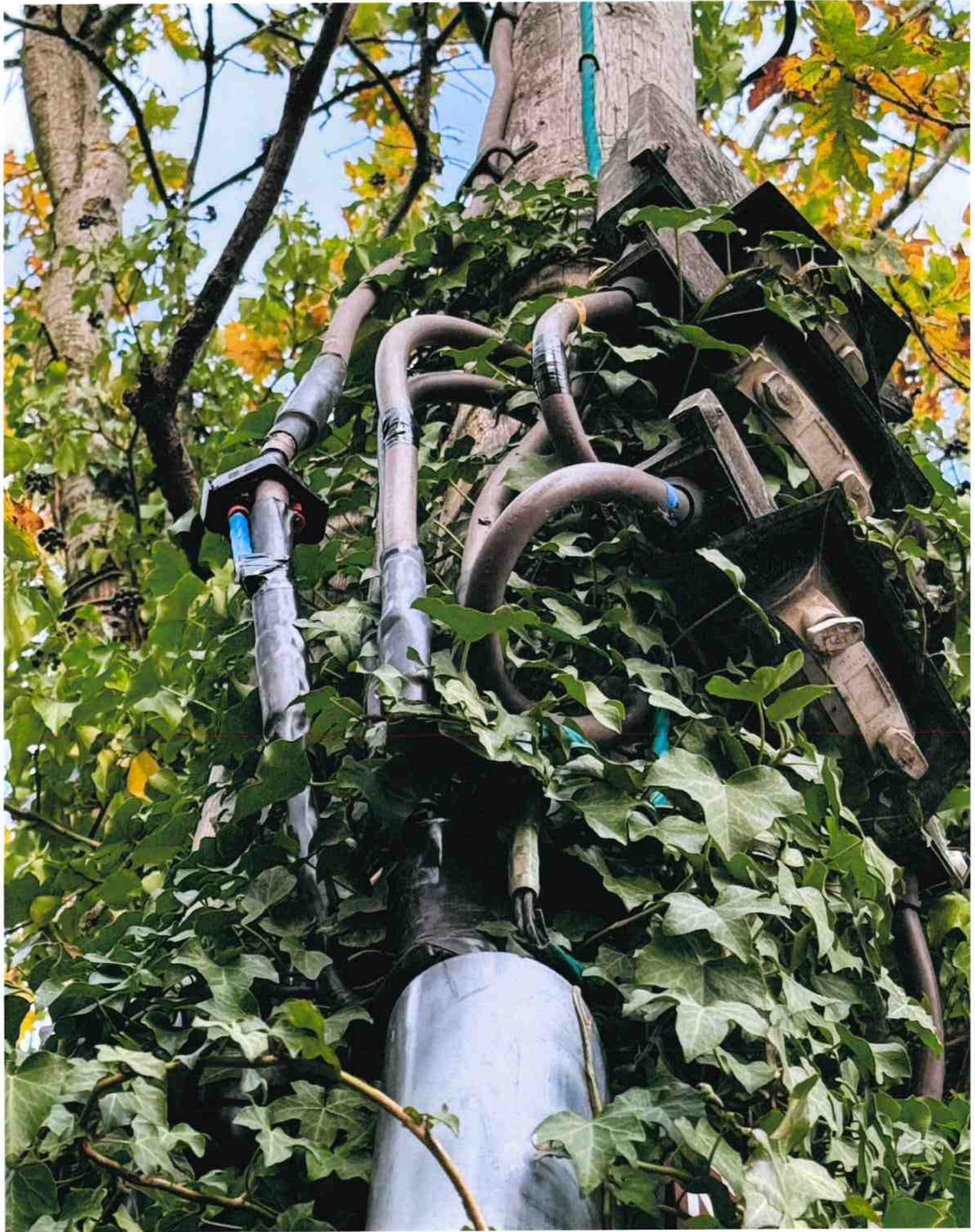


fw11





fw12





FW13

# STATEMENT OF WITNESS

## Local Planning Authority

**Criminal Procedure Rules, r. 16.2**  
**Criminal Justice Act 1967, s.9**

**Officer Name:** Mrs Fenella Woods  
**Signature:** *Fenella Woods*  
**Age of Witness:** Over 18  
**Position:** Senior Planning Enforcement Officer  
**Address:** West Berkshire Council, Market Street, Newbury  
**Phone:** 01635 519451  
**Email:** fenella.woods1@westberks.gov.uk  
**Council Reference:** 25/00402/05NOAC  
**Site Address:** Land to the south of Reading Road, Aldermaston, RG7 4PP  
**Breach of Planning Control:** Creation of an unauthorised Traveller Site  
**Purpose of the Statement of Witness:** The Service of a Temporary Stop Notice on 4<sup>th</sup> November 2025  
**Date:** 4<sup>th</sup> November 2025

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West Berkshire  
C O U N C I L

## Statement of Witness

**West Berkshire Council**  
**Development and Housing**  
Market Street  
Newbury  
BerkshireRG14 5LD

**T:** 01635 519111  
**E:** [planningenforcement@westberks.gov.uk](mailto:planningenforcement@westberks.gov.uk)  
[www.westberks.gov.uk/planningenforcement](http://www.westberks.gov.uk/planningenforcement)

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## 1. Statement of Truth

- 1.1 This statement (consisting of 25 pages) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

## 2. Background

### The Site

- 2.1 The site is located to the south of Reading Road in Aldermaston, opposite the AWE (Atomic Weapons Establishment) main entrance. It is situated to the east of Winkworth Lane and the Public Right of Way Footpath known as ALDE/8/4. (*Exhibit FW1*).
- 2.2 The lawful use of the land is agricultural. The site is identified as a 'Local Wildlife Site' in local mapping, but it is not subject to any Tree Preservation Orders (TPOs), Conservation Area designation, Sites of Special Scientific Interest (SSSI), or other statutory environmental protections. (*Exhibit FW2*).
- 2.3 The works at the site commenced over the weekend of 1<sup>st</sup> and 2<sup>nd</sup> November 2025 and a Temporary Stop Notice was drafted on Monday 3<sup>rd</sup> November 2025.
- 2.4 The Temporary Stop Notice was being served under Section 171E of the Town and Country Planning Act 1990 due to the unauthorised creation of a Traveller site, including the stationing of caravans and mobile homes, formation of hardstanding, and associated engineering works. These activities constitute operational development and a material change of use without planning permission and were considered likely to cause significant and irreversible harm if not halted immediately.

## Planning History

2.5 The relevant planning history of the site is set out in Table 2.1.

Planning History

Application	Proposal	Decision
23/02085/FUL	Retrospective: Formation of field access and gate.	Refused
25/02518/FULMAJ	Retrospective: Proposed hard standing divided into 13 plots for travellers. Each plot is proposed to have a static mobile home approx. 10m x 3.5m, a timber shed as a day room, approx. 4m x 4m with a shallow gable felt roof and space to park a vehicle and caravan. Space to the rear of the site is to be kept free for wildlife and biodiversity.	Invalid on receipt

## 3. Observations

- 3.1 On 4 November 2025 at approximately 14:14 hours, I attended the site with Stewart Whittle (Principal Ecology Officer) and Fiohn Menpes Greenslade (Senior Ecology Officer). The purpose was to assess ongoing works and to serve a Temporary Stop Notice under s.171E of the Town and Country Planning Act 1990.
- 3.2 We walked the 830m (approx.) to the site via Winkworth Lane.
- 3.3 Whilst walking along Winkworth Lane we took the opportunity to observe the location of the electricity cable (*Exhibit FW3*) that ran from an illegal hook up at Falcon Fields to the site and looked at signs that had been erected on trees (*Exhibit FW4*), drain covers that had been painted (*Exhibit FW5*) and spray paint on trees that had not been identified on a previous visit. Photographs were taken for the file.
- 3.4 On arrival at the entrance to the site we agreed to traverse the public footpath (ALDE/8/4) to assess the situation and to run a risk assessment to ensure our

- safety on the site. It was a hub of activity; we could see a number of men working in the easterly corner of the site, a 360 digger in use (*Exhibit FW6*) and several 20 tonne lorries coming in and out of the site from Reading Road delivering aggregate / hardcore (*Exhibit FW7*).
- 3.5 We noted two static mobile homes, one brown (*Exhibit FW8*) and one white (*Exhibit FW9*) within the site and we counted 9 touring caravans with one being a motor home with bicycles on the rear, and we observed that there were several children running around the site.
- 3.6 Initially, we deemed the activity too dangerous to attempt to visit the site but after considering that with three of us, if we stayed clear of the vehicles and machinery we could attempt service of the Temporary Stop Notice safely.
- 3.7 Once agreed, we left the Public Footpath and walked the 20m (approx.) to the site entrance.

## 4. Serving the Notice

- 4.1 Upon entering the site, one of the drivers of a 20 tonne truck delivering the aggregate / hardcore was outside smoking a cigarette. We approached him and asked who was in charge. He did not want to speak to us and kept his head down but said to the floor something along the lines of "big bald Irish bloke over there" and pointed behind him.
- 4.2 We approached a touring caravan that had several children playing outside. I waved and said "Hello, I am from the Council, who is in charge here?". A woman came to the door and pointed towards the eastern end of the site in the location where we could see several men in the distance working with the 360 digger and piles of aggregate / hardcore.
- 4.3 A network of post and rail fencing had been erected so it was not a straightforward route to get to the location the woman pointed at. The ground was uneven, and it was not easy to walk on. We advanced towards the eastern



end of the site, and I waved as we neared. I was spotted by the men (we were all wearing Hi-Viz jackets) and they indicated for us to come over to them. After a quick assessment we deemed it too dangerous for us to make our way to them, so I indicated for them to come to us, which they started to do.

- 4.4 We met at a middle point; I was at the front and Stewart and Fiohn were just behind me. Four men arrived, one of which was big and bald man at the lorry had described. They were very pleasant, not aggressive, not hostile but they did not introduce themselves. I showed them by badge and gave them my name and said that I worked for the council.
- 4.5 I explained that I needed to serve a Temporary Stop Notice for the works that was taking place as no planning permission had been granted. A younger man with glasses on told me come back on Friday when the "owner" would be there. I explained that I would be unable to do that as the notice had been printed with today's date and that legally I had to serve it today.
- 4.6 Another man joined the group, he was much more vocal than the others and he stated that they were Irish Travellers, they had been removed from their home and that they were setting up here and an application had been submitted. I said that I was aware that an application had been submitted but it had not yet been determined and so the work they were undertaking should not be happening. He acted as if that was news to them all. An older man stated again that they had been made homeless.
- 4.7 I explained again to the new man that I had to serve a Temporary Stop Notice which requested the cessation of all works relating to the site. He said that I needed to contact their solicitor who will deal with it. I said that I had to serve this in person, and they said "no" I could not do that. I said that I had copies for each of them and they all put their hands up (in the style of surrender) and said they would not accept anything from me as none of them could read or write.

- 4.8 I said that I could read it out to them, and they agreed to let me do that. I took one of the notices and read out aloud from section 5. This is the exact words I read out them:

*The following activities, and any activity carried out as part of these activities, or associated with them, must cease:*

- (a) Stationing of caravans and/or mobile homes for residential purposes.*
- (b) Stationing of any moveable structures for purposes ancillary and/or incidental to the residential use of the site (e.g. portable toilets, welfare units, storage containers).*
- (c) Formation or laying of hardstanding (e.g. gravel, concrete, tarmac, hardcore).*
- (d) The creation/alteration of any access onto the public highway without planning permission, including associated engineering operations.*
- (e) Engineering works such as excavations, levelling or regrading of land, earth bunding or mounding.*
- (f) Erection of structures including fencing, gates, utility buildings or sheds without planning permission.*
- (g) Installation of services such as water, electricity, septic tanks or drainage systems, not authorised by planning permission.*
- (h) Depositing of materials (e.g. building materials, waste materials, aggregates, spoil).*
- (i) Use of land for residential occupation without planning permission.*
- (j) Any other operational development not authorised by planning permission.*

I advised them that this notice took effect immediately and lasted until the end of December 2025.

- 4.9 I then stated that I was required to serve the notice at the entrances to the site. At first they said that I could not do that, and I explained that legally, I had to formally serve it on site, and I would need to attach it to both entrances. Eventually they acquiesced and said I could attach the notice to both entrances. I explained that I would be putting two copies up at both entrances and I would need to take photographs of them once they were in situ and then

my job was done. The man who did all the talking thus far said "*Ok Lady you are only doing your job*". They then all left and returned to the eastern part of the field to carry on working, despite the Temporary Stop Notice.

- 4.10 The three of us began the process of erecting the Notice to wooden posts and trees at both entrances. One Notice was for "The Owner" and the other was for "The Occupier". Once complete, I took photographs close up and in context for the certificate of service.
- 4.11 At the second entrance, further down the Reading Road we noted that the trees had silver St. Christopher pendants attached to them (St. Christopher is the Patron Saint of Travellers – but not specifically Gypsy Travellers). I ensured that I did not cover these up with the notices.
- 4.12 Once completed, I waved at the group of men who were still working they waved back and we left the site on foot, walking back the way we came until we reached the car. We returned to the office where I prepared the Certificate of Service for the files.

## 5. Evidence

### 5.1 Temporary Stop Notice:



**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(As amended by the Planning and Compensation Act 1991)**

## TEMPORARY STOP NOTICE

**SERVED BY: West Berkshire District Council ("the Council")**

To: The Owner

1. The Council considers that a breach of planning control has occurred on the land described below. The breach of planning control is, without planning permission, the development of land comprising the creation of accesses from the site onto the classified public highway, the depositing of materials to create a hard surface, and the bringing onto land of caravans to facilitate a material change of use of the land.

2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activities specified in this notice. Important additional information is given in the Annex to this notice.

### 3. THE REASONS FOR ISSUING THIS NOTICE

Immediate cessation of site activities is necessary to prevent further harm arising from the unacceptable development of the site. Owing to its nature and location, the unauthorised development may have significant environmental impacts including (but not necessarily limited to) impacts on trees, local ecology, hydrology, local character, and highway safety. The land is also located in close proximity to AWE Aldermaston, where residential occupation of the site may be contrary to Policy SP4 of the West Berkshire Local Plan Review 2023-2041.

### 4. THE LAND TO WHICH THIS NOTICE RELATES

Land within title BK516658 to the south of Reading Road, Aldermaston, shown edged in red on the attached plan.

### 5. ACTIVITIES TO WHICH THIS NOTICE RELATES

The following activities, and any activity carried out as part of these activities, or associated with them, must cease:

- (a) Stationing of caravans and/or mobile homes for residential purposes.

- (b) Stationing of any moveable structures for purposes ancillary and/or incidental to the residential use of the site (e.g. portable toilets, welfare units, storage containers).
- (c) Formation or laying of hardstanding (e.g. gravel, concrete, tarmac, hardcore).
- (d) The creation/alteration of any access onto the public highway without planning permission, including associated engineering operations.
- (e) Engineering works such as excavations, levelling or regrading of land, earth bunding or mounding.
- (f) Erection of structures including fencing, gates, utility buildings or sheds without planning permission.
- (g) Installation of services such as water, electricity, septic tanks or drainage systems, not authorised by planning permission.
- (h) Depositing of materials (e.g. building materials, waste materials, aggregates, spoil).
- (i) Use of land for residential occupation without planning permission.
- (j) Any other operational development not authorised by planning permission.

## 6. WHAT YOU ARE REQUIRED TO DO

Cease all the activities specified in this notice.

## 7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect immediately upon service on 4<sup>th</sup> November 2025, at which time all activities specified in this notice must cease. The notice will cease to have effect at midnight on Tuesday 30<sup>th</sup> December 2025.

---

Dated: 4<sup>th</sup> November 2025

Signed:



Bob Dray, Development Manager

On behalf of: West Berkshire District Council, Council Offices, Market Street, Newbury,  
RG14 5LD

Nominated Officer: Mrs Fenella Woods

Telephone Number: 01635 519451

Email: fenella.woods1@westberks.gov.uk

LPA Reference: 25/00387/16OTHR

---

## **ANNEX**

### **WARNING**

**THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.**

**THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE AGAINST THIS NOTICE.**

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you (section 171G(1) of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of prosecution, for which the maximum penalty on conviction is an unlimited fine. If you are in any doubt about what this notice requires you to do, you should get in touch immediately with Fenella Woods, Senior Planning Enforcement Officer on 01635 519451. If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

## 5.2 Red Line Plan

25/00387/16OTHR

West Berkshire  
COUNCIL

04/11/2025, 12:22:05

1:2,500  
0 0.02 0.04 0.08 m  
0 0.0325 0.065 0.13 km

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West Berkshire Council  
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## 5.3 Certificate of Service



## CERTIFICATE OF SERVICE

I, Fenella Woods, Senior Planning Enforcement Officer, HEREBY CERTIFY THAT I served a Temporary Stop Notice on behalf of West Berkshire District Council as follows.

Land to which the Enforcement Notice relates:

Land within title BK516658 to the south of Reading Road, Aldermaston, shown edged in red on the attached plan.

Enforcement case reference: 25/00387/16OTHR

Served on:	The Current Occupiers of Land within title BK516658 to the south of Reading Road, Aldermaston, shown edged in red on the attached plan.
By:	<p>Due to the men on the site explaining that they could not read or write I read out aloud everything (verbatim) on the notice in part 5 (ACTIVITIES TO WHICH THIS NOTICE RELATES) and informed them of the date the notice comes into effect (4<sup>th</sup> November 2025 (today)) and when it ends (30<sup>th</sup> December 2025).</p> <p>I was accompanied by Stewart Whittle (Principal Ecology Officer) and Fiohn Menpes Greenslade (Senior Ecology Officer) who bore witness to me reading out the section of the notice and confirming the start and end dates.</p> <p>No photographs were taking of me doing this.</p>
Date/time:	Tuesday 4 <sup>th</sup> November 2025, 14:45pm

Served on:	The Current Occupiers of Land within title BK516658 to the south of Reading Road, Aldermaston, shown edged in red on the attached plan.
By:	<p>Affixing it to a tree and a gate post at both entrances to the site in a transparent waterproof envelope with the stamp "IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY".</p> <p>Photos can be found below.</p>
Date/time:	Tuesday 4 <sup>th</sup> November 2025, 14:55pm

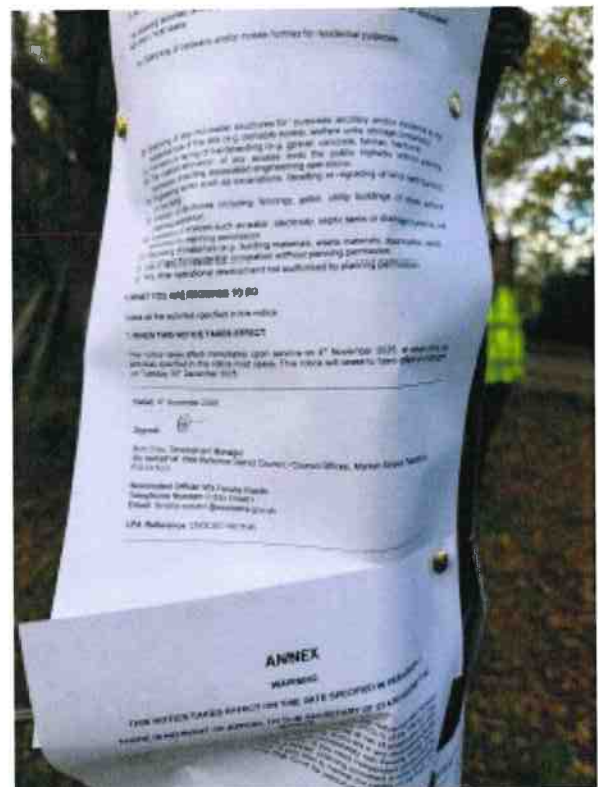
Served on:	Mr Kieran McDonnell of Kieran McDonnell Design, based at 146 Broadhurst Gardens, London, NW6 3BH
By:	<p><b>Sending a copy via Email. Mr McDonnell is the Planning Agent who submitted application ref: 25/02518/FULMAJ.</b></p> <p>Notice of a Temporary Stop Notice of Land Use or Change of Use of Land (Section 106)</p> <p>Dear Mr McDonnell,</p> <p>I am writing to inform you that a Temporary Stop Notice has been issued under section 106 of the Town and Country Planning Act 1990 in your name and you are currently occupying the land at 146 Broadhurst Gardens, London, NW6 3BH.</p> <p>Please find attached a copy of the Temporary Stop Notice and the accompanying order for your reference.</p> <p>During the notice period, you must not carry out any development or use of the land which is the subject of the Temporary Stop Notice. If you wish to carry out any development or use of the land, you must first obtain the necessary planning permission from the local planning authority.</p> <p>If you wish to appeal the decision to issue the Temporary Stop Notice, you must do so within the time limit specified in the notice.</p> <p>The following conditions apply to the Temporary Stop Notice:</p> <ul style="list-style-type: none"> <li>1. No development or use of the land shall be carried out which is the subject of the Temporary Stop Notice.</li> <li>2. No development or use of the land shall be carried out which is the subject of the Temporary Stop Notice.</li> <li>3. No development or use of the land shall be carried out which is the subject of the Temporary Stop Notice.</li> <li>4. No development or use of the land shall be carried out which is the subject of the Temporary Stop Notice.</li> <li>5. No development or use of the land shall be carried out which is the subject of the Temporary Stop Notice.</li> <li>6. No development or use of the land shall be carried out which is the subject of the Temporary Stop Notice.</li> <li>7. No development or use of the land shall be carried out which is the subject of the Temporary Stop Notice.</li> <li>8. No development or use of the land shall be carried out which is the subject of the Temporary Stop Notice.</li> <li>9. No development or use of the land shall be carried out which is the subject of the Temporary Stop Notice.</li> <li>10. No development or use of the land shall be carried out which is the subject of the Temporary Stop Notice.</li> </ul> <p>I am sure that you will understand the importance of this notice and the importance of compliance.</p>
Date/time:	Tuesday 4 <sup>th</sup> November 2025, 17:00pm

Signed: *J. L. L. L.*

Dated: 4<sup>th</sup> November 2025

Photos





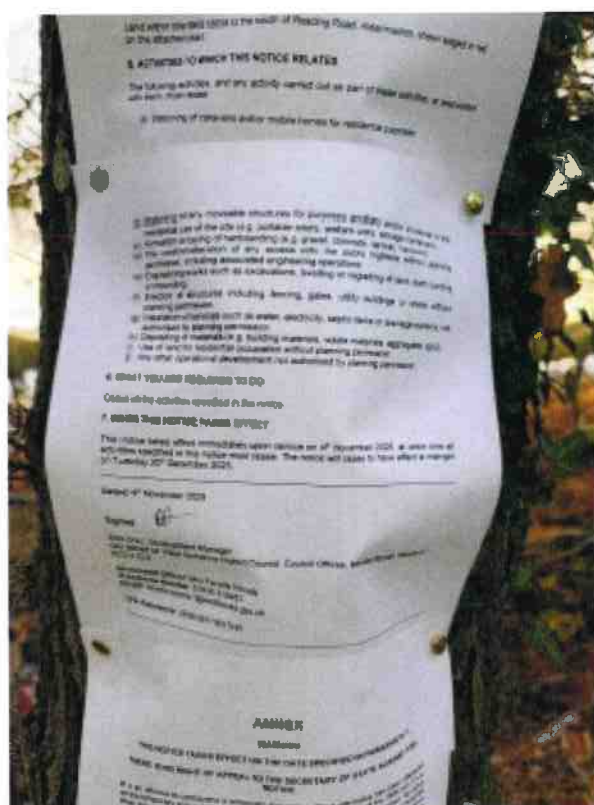
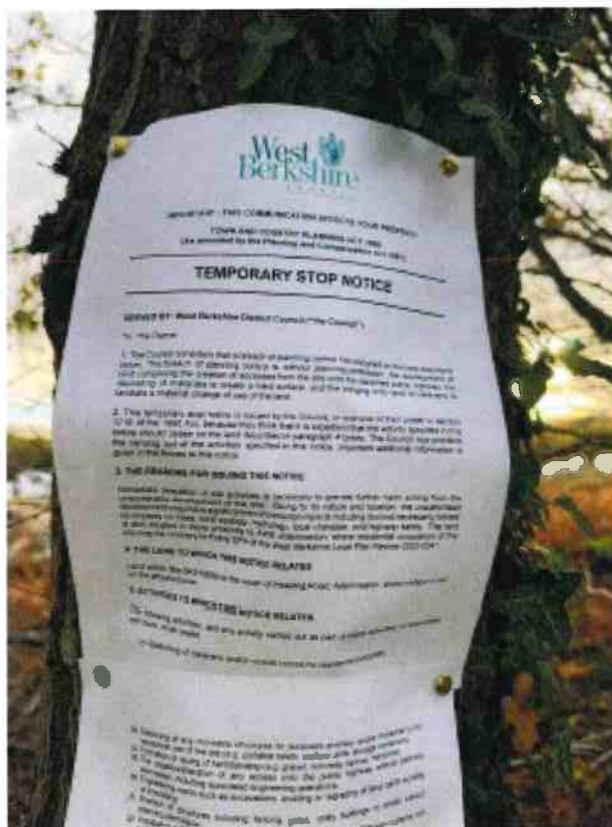












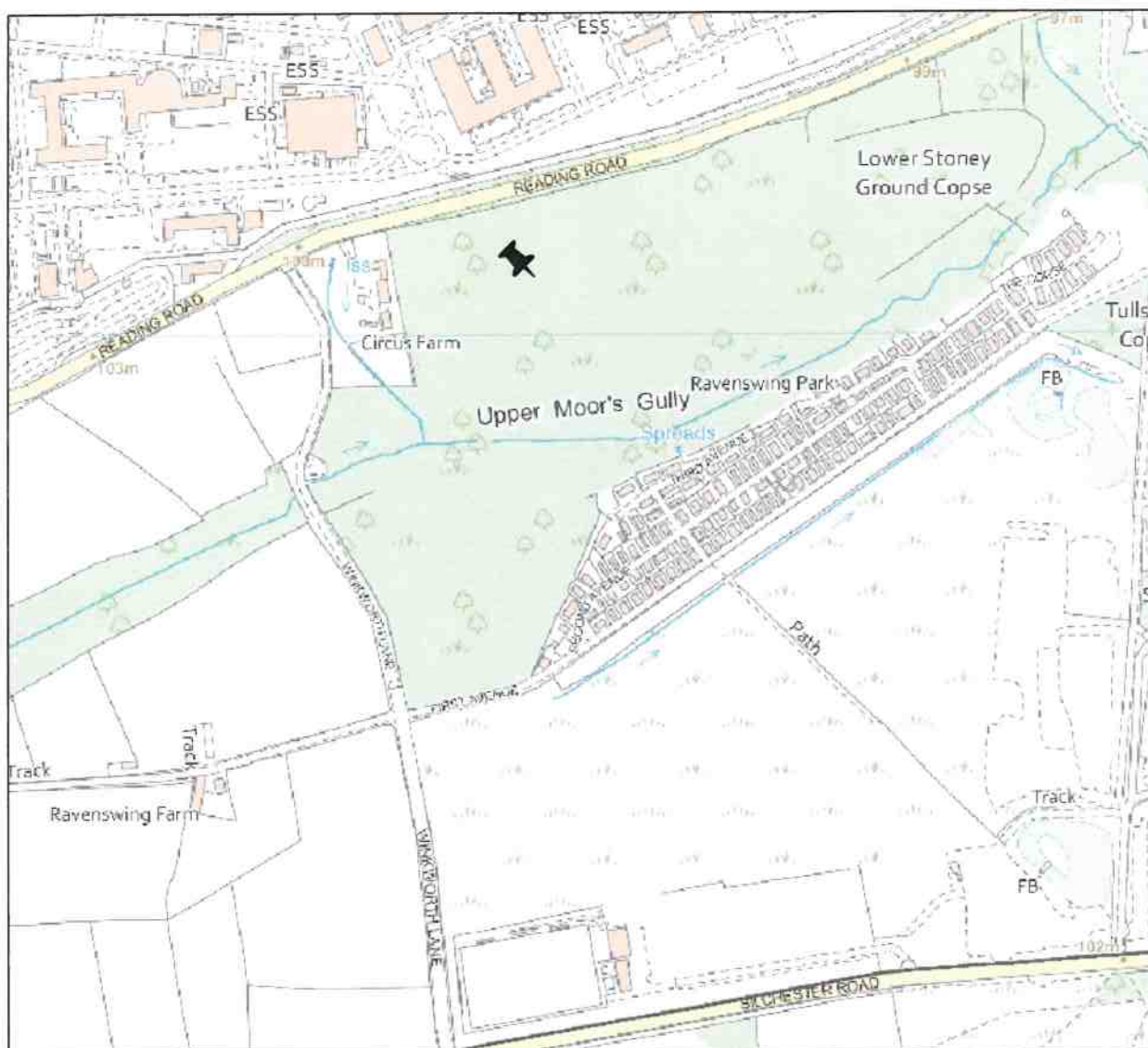






## 6. Exhibits

### 6.1 FW1



Key:



= Location of unauthorised Traveller Site

## 6.2 FW2



## 6.3 FW3





## 6.4 FW4



## 6.5 FW5



## 6.6 FW6





6.7 FW7



6.8 FW8



6.9 FW9



FW14



FW13

# STATEMENT OF WITNESS

## Local Planning Authority

**Criminal Procedure Rules, r. 16.2**  
**Criminal Justice Act 1967, s.9**

**Officer Name:** Fenella Woods  
**Signature:** *Fenella Woods*  
**Age of Witness:** Over 18  
**Position:** Senior Planning Enforcement Officer  
**Address:** West Berkshire Council, Market Street, Newbury  
**Phone:** 01635 519451  
**Email:** fenella.woods1@westberks.gov.uk  
**Council Reference:** 25/00402/05NOAC  
**Site Address:** Land to the south of Reading Road, Aldermaston, RG7 4PP  
**Breach of Planning Control:** Creation of an unauthorised Traveller Site  
**Purpose of the Statement of Witness:** To record the observations made during the site visit undertaken on 14 November 2025. The purpose of the visit was to measure the site, speak with the occupants, and gather evidence in relation to the ongoing breach of the Temporary Stop Notice.  
**Date:** 14<sup>th</sup> November 2025

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West Berkshire  
C O U N C I L



**Statement of Witness**

**West Berkshire Council**  
**Development and Housing**  
Market Street  
Newbury  
Berkshire RG14 5LD

**T:** 01635 519111

**E:** [planningenforcement@westberks.gov.uk](mailto:planningenforcement@westberks.gov.uk)

[www.westberks.gov.uk/planningenforcement](http://www.westberks.gov.uk/planningenforcement)

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2. OBSERVATIONS.....	4
3. EXHIBITS.....	8

## 1. Statement of Truth

- 1.1 This statement (consisting of 16 pages) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

## 2. Observations

- 2.1 This site visit was unannounced. Its purpose was to measure the site in its entirety in order to determine whether any land outside the ownership of the known individual, Mr Joseph Doyle, was being unlawfully developed. I also intended to speak with any travellers present on site at the time and to continue gathering evidence relating to the ongoing breach of the Temporary Stop Notice served on 4 November.
- 2.2 I was accompanied by Nick Caprara (Service Lead for Housing), John Marriott (Licensing Enforcement Officer), Holly Mead (Trading Standards Investigations Officer), PC Luke Smith (TVP) and Sal Joyce (PCSO for TVP).
- 2.3 We met at our usual RV point and walked to the site. We were unable to observe the site from the public right of way (ALDE/8/4) as the plot closest to the footpath has now been enclosed by 1.8m close-boarded fencing. *(See exhibit FW1).*
- 2.4 We entered the first plot; the metal five bar gate was open and inside the plot there was a touring caravan, a static caravan, a silver camper van (transporter style), a washing machine and tumble dryer, patio chairs and the remains of a bonfire in the far corner. *(See exhibit FW2).*
- 2.5 PC Luke Smith and I knocked on the touring caravan door, it was opened by an Irish women in her bedclothes (pyjamas, slippers, dressing gown), inside were several small children of approximate school age. I asked if Mr Doyle was present on the site but was told there was no one of that name here. She said they lived here with her husband and children. Her husband was on site the sit but over the far side, she said she would get him.
- 2.6 A brief time later, a white van with signage for 'J & M Home Improvements Ltd' entered the plot. The same large, bald man with distinctive white teeth, upon whom I served the Temporary Stop Notice on 4 November 2025, exited the vehicle. He said he was the husband of the lady in her bed clothes.

- 2.7 PC Luke Smith and I entered into a conversation with the pair; the woman told us that she needed an operation. She had something on her lung and stomach that needed to be taken out. She said she needed a permanent address for this to happen, and this is the only place they have. She was wheezy and breathless whilst explaining and smoking a cigarette at the same time. I advised that work had continued despite me serving a Temporary Stop Notice which did not elicit much of a response, but she was adamant that the close-board fencing has been erected before the TSN was served. I said that was inaccurate as I have photos from the 4th of November and this fencing was not up. She said she had dated photos that proved it was. As it was getting quite heated I changed the subject.
- 2.8 I asked if I would be allowed to measure the plot and the man agreed. It was quite a large plot, and he said that it was originally going to be a single plot, but he has made it into one big one for the family. He gave me rough measurements of 30m x 60m but allowed me to measure myself. This plot measured 66.1m long and 36.7m wide. *(See exhibit FW3 and FW4).*
- 2.9 Once I concluded my measurements I thanked them both and made to leave. The woman was still speaking about needing an operation and that this stress was not helping. I tried to explain that they have no planning permission, they should not be here etc., but it was falling on deaf ears, and they were in pains to say they had nowhere else and wanted their children to go to school.
- 2.10 I was unable to get names from them, but she confirmed she was Irish, but her husband was born in England. I said thank you again and left the plot to check out the rest of the site.
- 2.11 We left the plot and walked to the second entrance. There were several large 'Hutchins' lorries on the site, idling, with one leaving as we got into the second area. They looked like they were delivering tarmac, but I cannot confirm that, despite seeing a pile of fresh tarmac. *(See exhibit FW5 and FW6).*
- 2.12 In this area there was unmistakable evidence of tarmacked 'roads' having been laid and an expanse of post and rail wooden fencing (in the style of a horse paddock) could be seen across the site. Several other plots had been fully enclosed with 1.8m close-boarded fencing as well. Two had letter boxes and numbers. *(See exhibit FW7, FW8, FW9, and FW10).*
- 2.13 The site was fairly flooded, it had rained persistently for a number of days prior to this visit and it continued to rain heavily throughout the visit as well. There were visible puddles and

pools forming on the newly laid tarmac and the unmade up areas were muddy. (*see exhibit FW11*).

2.14 It was becoming apparent that this site was being turned into an exceptionally large encampment capable of housing tens of caravans and residents in individual plots, it looked far greater than the plans submitted on the (currently) invalid planning application.

2.15 PC Luke Smith and I spotted two young men who looked Albanian working on the fencing. We approached and they were actually Indian. They were using power drills to erect the post and rail fencing. We enquired as to who they were and while no names were given they said that their boss had asked them to help so they were here doing the fencing. They said that they are usually roofers. I asked if they had a company van and they responded that they did not and they had brought the wife's car with them today.

2.16 We walked around the site as best we could (given the poor conditions underfoot and the heavy rain). The brown static caravan that has been on site since I served the TSN had been relocated to the east of the site, and this was at a slightly odd angle with a generator attached to it. It was empty but looked like it was serving as a place of respite from the weather for the workers. (*See exhibit FW12*).

2.17 I took more measurements of the site; I wanted to see if I could get an overall layout so it can be placed on a map and compared to the Land Registry layer. It was difficult as the land was rutted but I managed to traverse the site and note the measurements. (*See exhibit FW13 and FW14, FW15 and FW16*).

2.18 PC Luke Smith and I met with a group of the men whilst we were walking around the site. No names were given but one of them had arrived from Ireland that day and would be living here. I made a comment that none of the 12 names that had been put on the planning application had addresses in Ireland, they were all England based but they could not answer why that was. They all continued to state they did not know and were not Joseph Doyle.

2.19 We met up with the rest of the team and left the site, walking back towards Circus Farm via the Reading Road. We had agreed to walk the public right of way known as ALDE/8/4 before we left so we crossed the road and went through the kissing gate.

2.20 As we proceeded down the footpath it became clear that we were being steered off the course of the usual pathway. John Marriott had the OS Map App on his phone, and we could clearly see that we were straying from the footpath and that the gates no longer matched up. When

we got to the end of the field we found a locked metal gate and then a sheer drop into the woodland. Looking at the OS Map app, it became clear that the footpath had become instructed by the unauthorised traveller development and that there was no longer a clear path through. (See exhibit FW17, FW18, FW19 and FW20),

- 2.21 We agreed that we needed to access the public right of way via Ravenswing Park, so we all left the footpath and walked to Ravenswing Park.
- 2.22 We met Shane Shelton who is the Park Manager and he arranged for the board covering up the entrance to the footpath to be removed so we could access it. The Ravenswing Committee had put up this barricade to protect themselves from the Travellers.
- 2.23 We all took the pathway down into the woods, walked over the flooded brook via the wooden bridge and walked towards the site. Ahead of us was an embankment that provided no safe passage through to the other side. The public right of way was no longer accessible. (See exhibit FW21).
- 2.24 PC Luke Smith and I climbed to the top of the bank, and we entered the back of the site. As I was wearing Hi-Viz we were spotted, and several men came over to us. One of them was the new arrival who we met earlier, the other was the very chatty Irish man (their unofficial spokesperson) who was here the day I served the notice, along with a younger chap I had not seen before.
- 2.25 We explained that we had walked the footpath and arrived back here. The chatty one said it was not a problem, any time we wanted to visit the site we could. We explained that PC Luke was here as a criminal offence had been committed by the breach of the TSN, but it was not really answered by them. The new arrival asked if I could provide them with rubbish bins and I said that we could not as they did not have an address or permission to live here.
- 2.26 The chatty one spoke up about the planning permission and whether they could stay here. I reminded them of the dangers of living in the area next to the nuclear weapons factory and that if anything happens there they were in trouble. This could be down to an explosion or leak or something operational that means there is a problem. They repeated again that they had no idea what the factory was and that they would happily leave if we found them somewhere else to go.



2.27 The chatty one explained that lots of members of their community had clubbed together to buy this land, and it was where they had to live. They asked about planning permission and what happens when it is refused, and I touched on appeals and Planning Inspectors and likelihood of them having to go. They were adamant that they had no where else, they had brought this legitimately and they needed a home. We were going round in circles, so PC Luke Smith brought the conversation to a close and we left the way we came.

2.28 Once we met back up with the rest of the team we walked back through Ravenswing Park, back to our cars and the visit ended.

### 3. Exhibits

#### 3.1 FW1



#### 3.2 FW2



3.3 FW3



3.4 FW4



3.5 FW5





3.6 FW6



3.7 FW7



3.8 FW8

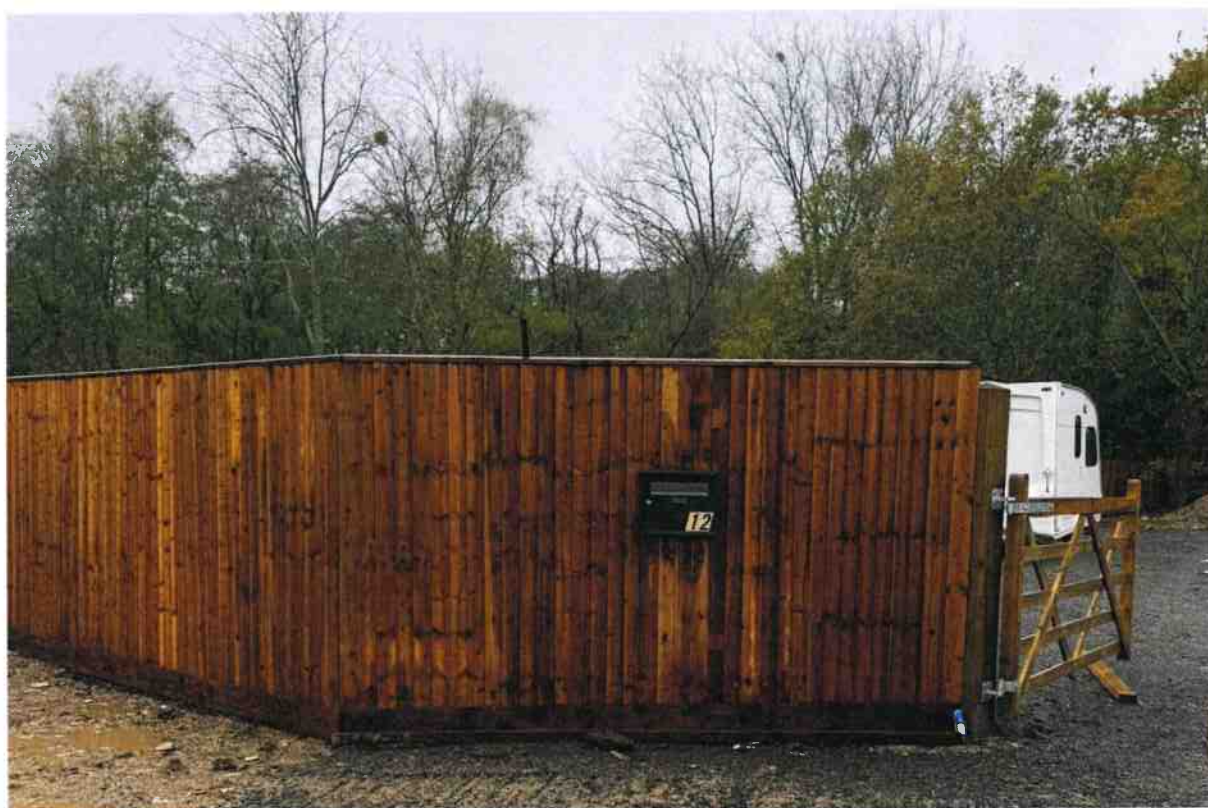




3.9 FW9



3.10 FW10



## 3.11 FW11



## 3.12 FW12





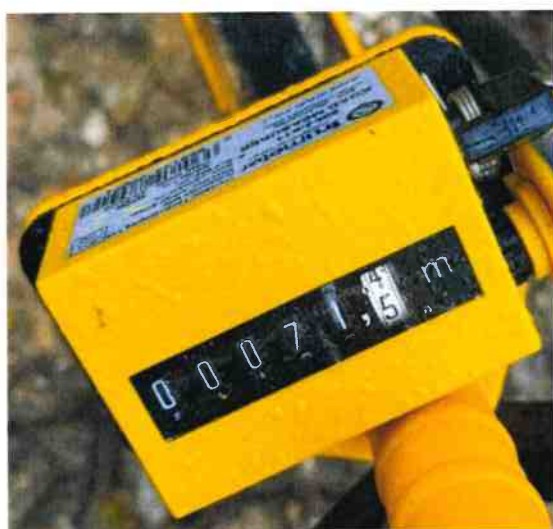
3.13 FW13



3.14 FW14



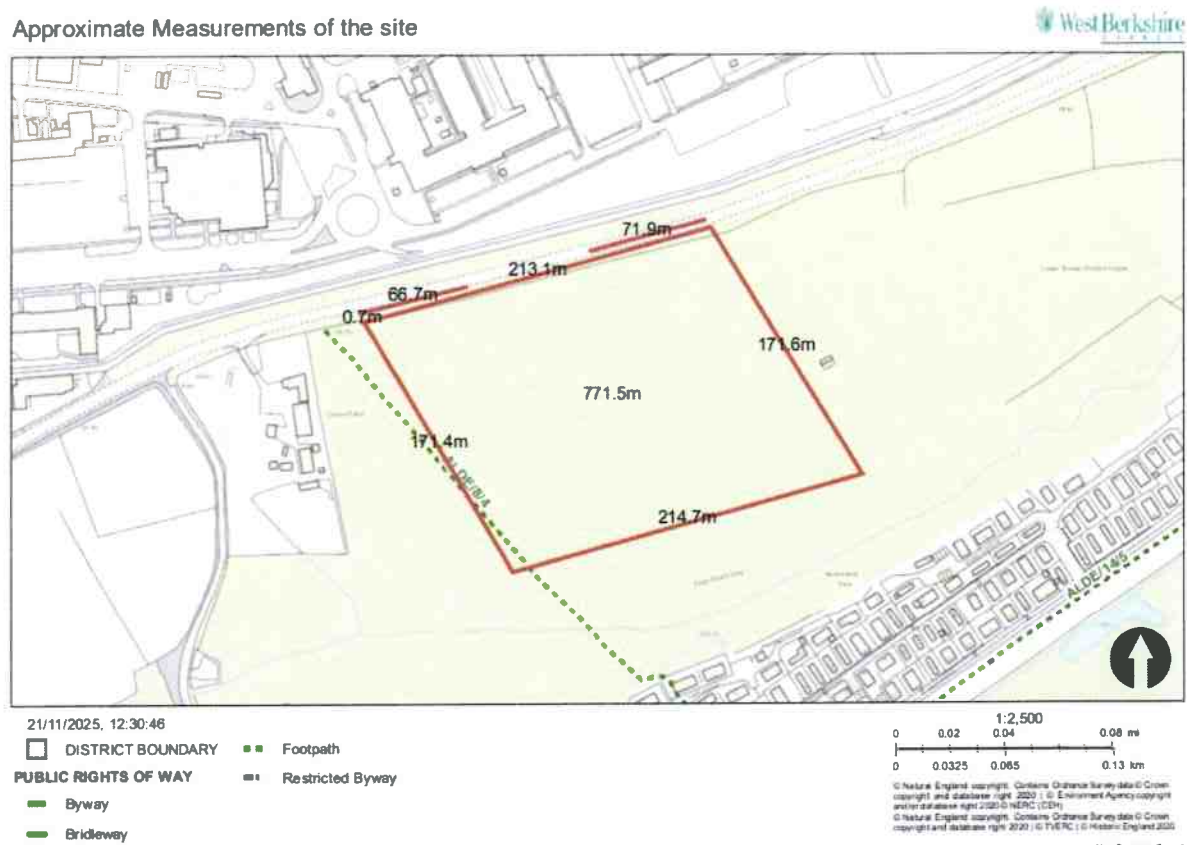
3.15 FW15





## 3.16 FW16

Approximate Measurements of the site



## 3.17 FW17





3.18 FW18



3.19 FW19





## 3.20 FW20



## 3.21 FW21



FW16

## Reading Road (unauthorised) Traveller Site Call Log

Date	Device	Who	Description	Action
12.11.2025	Phone Call In	PC Luke Smith	Discussing plans for site visit on 14 <sup>th</sup> November	RV point agrees and areas for me to focus on at the site.
17.11.2025	Phone Call Out	Michael Sung	I had a voicemail left for me from Michael Sung, owner of BK533855 (Parcel G). I called him back and he told me about him being mis sold the land by an agent who has now been sacked, how he wanted the land for his grandchildren to play on and that he did not realise there was no way to get onto the land easily. He was very disappointed with his purchase.	Mr Sung will email me the answers to his S330 Notice.  Received email on 17.11.2025 at 12:53.
17.11.2025	Phone Call Out	Elliot Ward	I had a missed call from a number. I called it back at 11:21 and it was Elliot Ward, owner of BK533399 (Parcel E). He was responding to the S330 Notice. He told me that he originally wanted to place a storage container there to keep tyres there as part of his business and then eventually build a house there. His tyre business dissolved, and he was not aware of AWE or the DEPZ and the restrictions that puts on new housing. He said that he was made aware that his land may have been encroached on by Travellers and he went to the site. He met with the traveller's face to face, and they said that his land was no longer his, they have taken it over. He said that they could buy it off him and that they should have a chat about it. He said he would email his response back to me.	Mr Ward will email his answers to the S330 Notice.
21.11.2025	Phone Call In	PC Luke Smith	Catch up conversation re next steps and future enforcement plans	N/A
24.11.2025	Phone Call In	PC Luke Smith	Weekend activity update from the site	N/A

01.12.2025	Phone Call In	Shane Shelton	Called to say he had been offered some land to buy by Mr Randolph Black, they are being given first refusal before they go to the Irish Travellers.	We were unaware Mr Black was involved. Await an email with evidence.  Email received at 10:15am with a photo of Michael Sung's Red Line Plan from his S330 Notice I served him.
01.12.2025	Phone Call Out	Michael Sung	I tried to get hold of Michael Sung as I had received an email from Ravenswing Park saying a known Traveller was attempting to sell his land for £100K. Mr Sung denied knowing anything about anyone selling his land and he had no idea how a Mr Black had got hold of his personal mail.	I received an email after the phone call at 10:43 saying: Hi Fenella, Mr Black is going to call you soon. Someone I met in the Spa. I remember now. Thank you. Michael.
01.12.2025	Phone Call In	Randolph Black	Took an angry call from Randolph Black asking why the Council were interfering with land sales. He was also displeased it had been said he was a Gypsy (even though he is). He said that he was selling the land for his business partner 'Michael Sung' and that we shouldn't be getting involved. I said that we had served S330 Notices on all the land holders which is why we are involved as it forms part of the live investigation.	N/A
02.12.2025	Phone Call Out	PC Luke Smith	Left a VM to ask if he was on duty for a site visit.	
04.12.2025	Phone Call Out	MOD Police Contact Centre	Phoned to give them BD's car info due to drive-by SV taking place where they will be driving up and down repeatedly.	N/A
09.12.2025	Phone Call Out	Mrs Wright	I called to advise about the mud on the road and that we would not be sweeping as it made it slicker. We would be putting up the signs to warn drivers that there was mud on the road.	Mrs Wright did not know that the Travellers owned the land and now understands why we cannot just remove them. She said no one in the area seems to have grasped that bit of information!



11.12.2025	Phone Call In	Michael Sung	<p>Mr Sung called to check if I had received a call from Mr Black. I said that I had. He asked how it went and I said that is wasn't good, he was quite angry. Mr Sung confirmed he still owned the land, it had not sold and that he only met Mr Black briefly in the Nirvana Spa in Sindlesham where Mr Sung visits every day.</p>	
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FW 17





FW18





fw19

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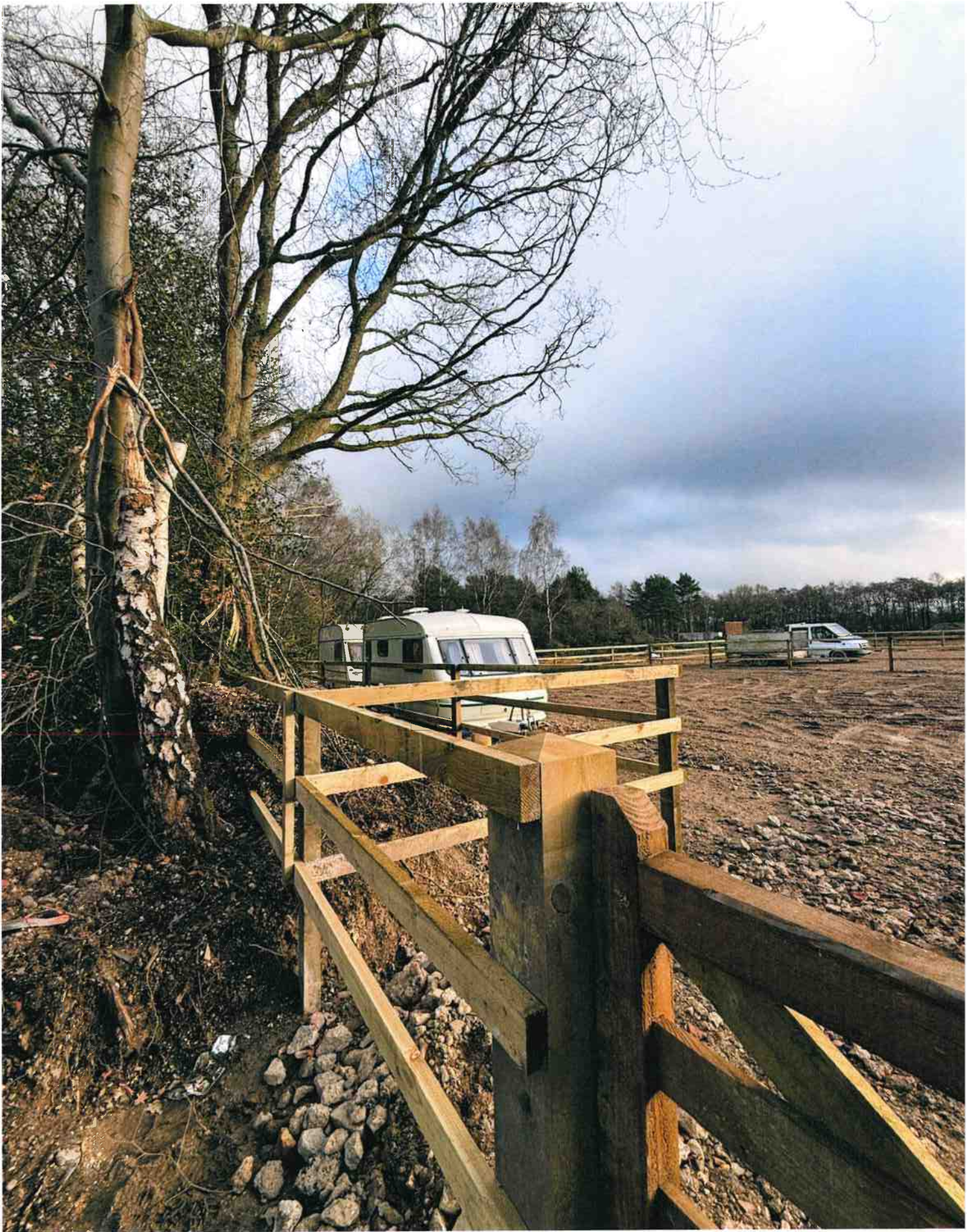
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Operand Stack:





FW 20





FW21





fw22





FW23





FW 24

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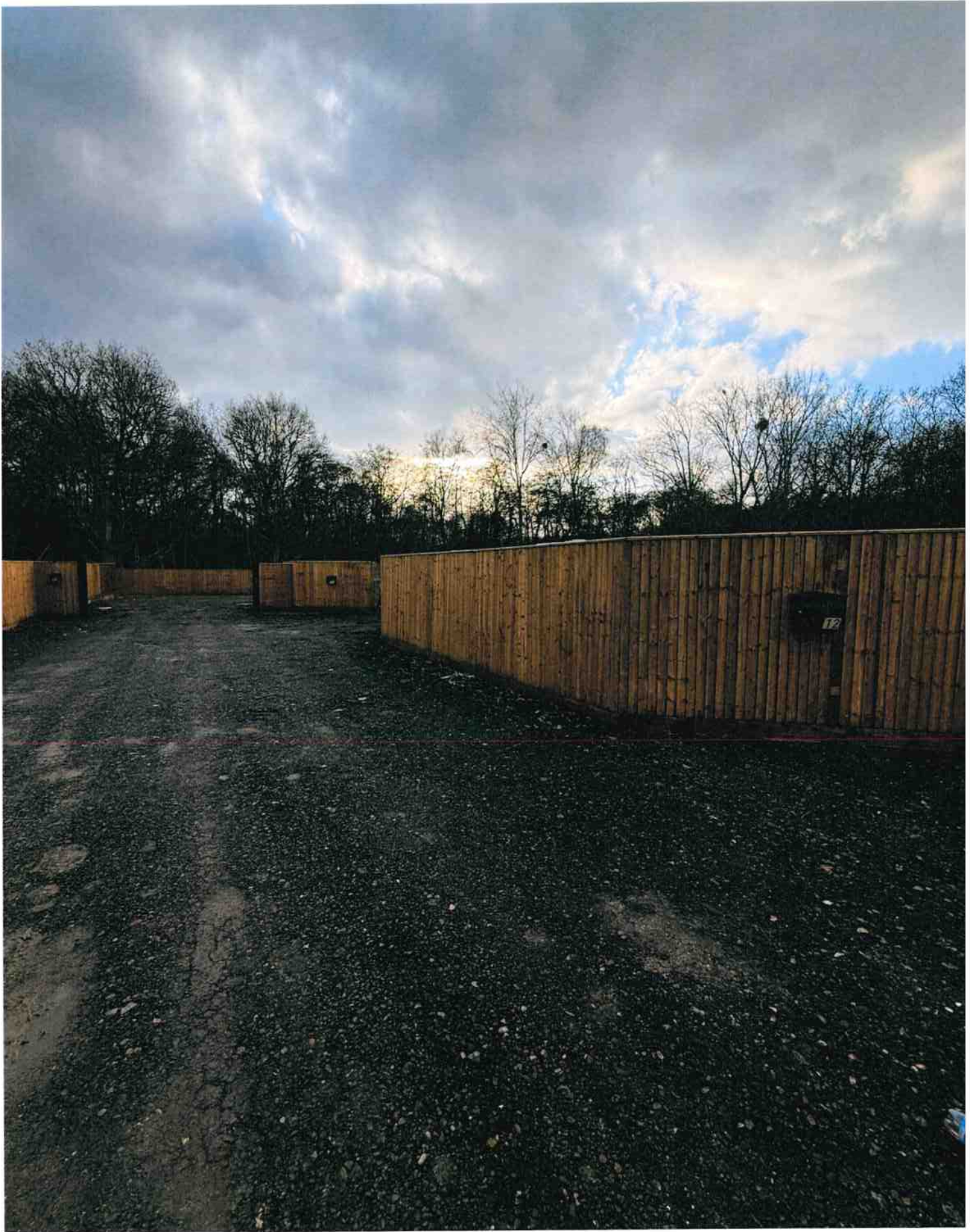
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Operand Stack:





FW25





fw26









FW28



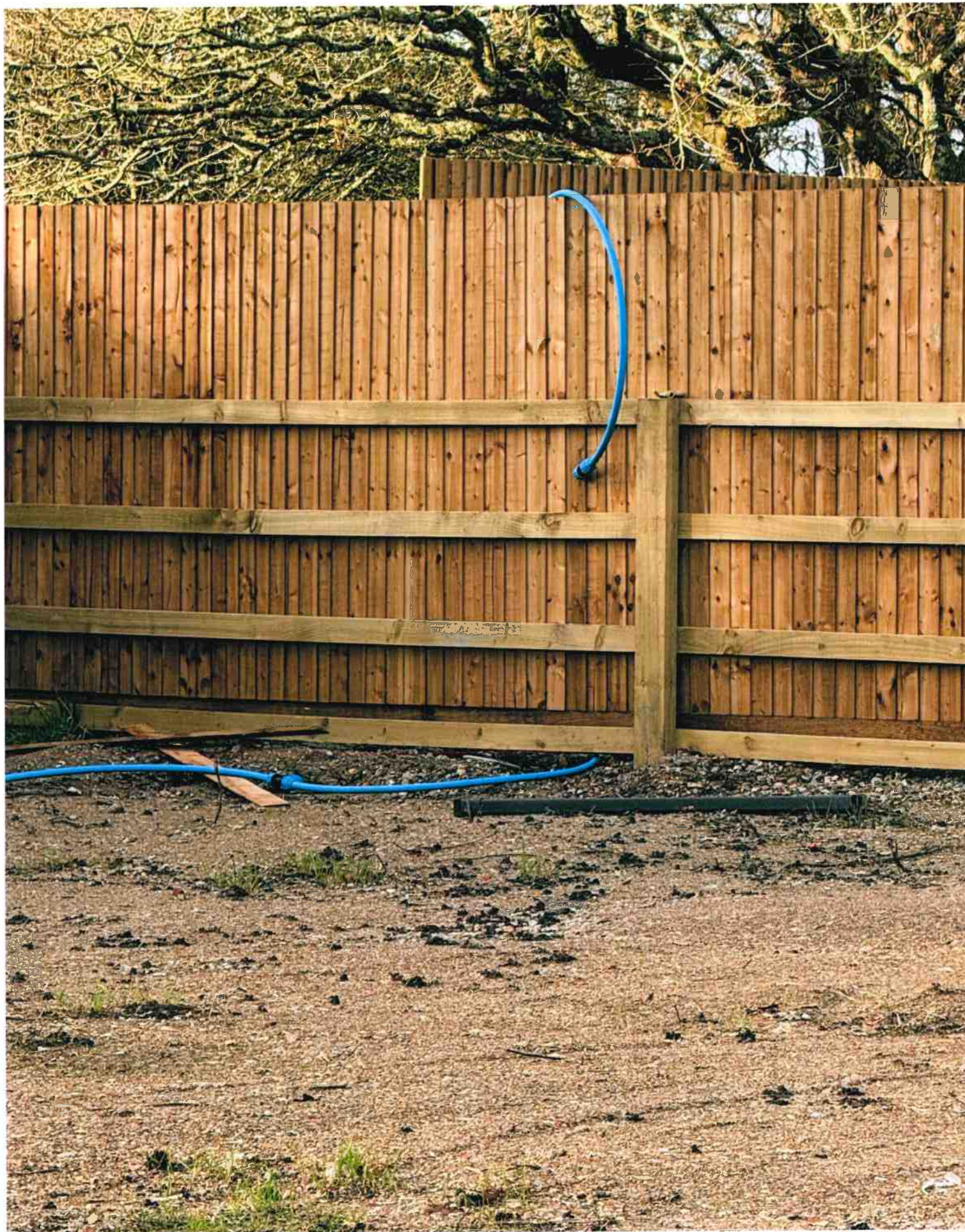


fw29





FW30



108