

IN THE COUNTY COURT AT NOTTINGHAM

Claim No. N00NG807

BETWEEN:

Bassetlaw District Council

Claimant

AND

Patrick Flynn

1st Defendant

Retford Demolition Ltd

2nd Defendant

Persons Unknown

(Owners/occupiers of caravans or other forms of residential occupation situated on or being brought onto the land)

3rd Defendant

Persons Unknown

(Persons undertaking/having undertaken or are responsible for operational development on the land without a lawful planning consent including persons who have removed trees from the site, deposited material on the site, carried out demolition on the site, carried out works to level the site)

4th Defendant

Persons Unknown

(Persons who have or are responsible for changing the use of the site without lawful planning consent including by bringing caravans onto the land or attempting to bring caravans onto the land)

5th Defendant

**Service Bundle
Produced 30/06/2026**

Claimant Ref:



Prepared by:
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Worksop
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Section

Court Orders and Notices

Notice of INTERIM INJUNCTION HEARING

In the County Court at Nottingham	
Claim Number	N00NG807
Date	25 June 2026

Seal

BASSETLAW DISTRICT COUNCIL	1st Claimant Ref 25-1054-INJ-LDR
MR PATRICK FLYNN	1st Defendant Ref
RETFORD DEMOLITION LTD	2nd Defendant Ref
PERSONS UNKNOWN	3rd Defendant Ref
PERSONS UNKNOWN	4th Defendant Ref
PERSONS UNKNOWN	5th Defendant Ref

TAKE NOTICE that the **INTERIM INJUNCTION HEARING** will take place on

30 June 2026 at 3:00 PM

at the County Court at Nottingham, 60 Canal Street, Nottingham, Nottinghamshire, NG1 7EJ

When you should attend **BY CVP**

15 minutes has been allowed for the INTERIM INJUNCTION HEARING

PLEASE NOTE: THIS MATTER MAY BE STOOD OUT AT SHORT NOTICE DUE TO LACK OF JUDICIAL TIME. THE TIME THE MATTER IS TO BE HEARD MAY ALSO BE AMENDED

Remote Hearing Direction

Your hearing is by **video link**

Do not attend the court building

TAKE NOTICE that the unauthorised recording or transmission of any hearing conducted by video (or telephone) is a criminal offence as well as being a contempt of court.

The courts use a video link system called CVP (Cloud Video Platform). It can be used by anyone with an internet connection and a device with a camera. It works with all browsers but is best with Chrome.

The court office at the County Court at Nottingham, 60 Canal Street, Nottingham, Nottinghamshire, NG1 7EJ. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 123 5577. **Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.**

You will need to provide the court with contact details so that you can be sent a link to join the hearing. Between **3 and 7 days** before the date of the video hearing each participant shall provide **both** a direct dial telephone number and an email address to the court. Telephone numbers are required for video hearings as a means of contact should there be connection problems. **Switchboard numbers are not acceptable**. Those contact details should be sent to enquiries.nottingham.countycourt@justice.gov.uk

If you fail to provide both a telephone number and email address and cannot be contacted for the hearing, then that may be treated as failure to attend the hearing and an order may be made in your absence.

Court staff will not chase for contact details. It is the responsibility of participants to get these details to the court within the required timescale.

You will be sent an email. That email contains full instructions for joining CVP. It will include a web link and a PIN. Click on the link in good time to join the hearing. On the page which opens you will need to enter your name and then click on Connect. When prompted enter the PIN. You will be connected to the member of the court staff dealing with the hearing.

Before the hearing, participants should check that there is good connectivity where they will be for the hearing and that they have the ability to access a screen on which to view documents whilst on camera. Participants should ensure that during the hearing they are in a quiet place where they will not be disturbed.

If you are unable to connect to the internet you must notify the court between 3 and 7 days in advance giving your contact telephone number and arrangements can be made for you to join the hearing by telephone.

You will be telephoned by the court shortly before the hearing is ready to start.

You should be available to receive a call in the 10 minutes before the hearing is due to start and for 30 minutes after the hearing is due to start in case the previous case over runs.

Arrangements must be made for any person attending a hearing remotely to have access to any part of a hearing bundle they may be referred to.

Cases are listed in accordance with local hearing arrangements determined by the Judiciary and implemented by the court staff. Every effort is made to ensure that hearings start either at the time specified or as soon as possible thereafter. However, listing practices or other factors may mean that delay is unavoidable. Furthermore, in some instances a case may be released to another Judge, possibly at a different court.

If your case is listed for less than one day (or 5 hours), the time you have been given for the hearing to start may be changed the day before. It could be re-listed to be heard at any time between 10.00 am and 4.00 pm, depending on the availability of the judge. Parties and advocates must allow for this possibility because it will be unlikely that the new time can be changed.

PLEASE NOTE: There may also be occasions when cases have to be adjourned to a later date at short notice.

Injunction Order

Between Mr Patrick Flynn, Defendant
and Bassetlaw District Council, Claimant

Bassetlaw District Council
Legal Services
Queens Building
Worksop
S80 2AH

In the County Court at Nottingham	
Claim Number	N00NG807
Claimant (including ref.)	Bassetlaw District Council 25-1054-INJ-LDR
Defendant (including ref.)	Mr Patrick Flynn and 4 others



PENAL NOTICE

IF YOU THE WITHIN NAMED PERSONS DO NOT COMPLY WITH THE INSTRUCTIONS AT PARAGRAPH 2 OF THIS ORDER, YOU MAY BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED OR FINED, OR YOUR ASSETS MAY BE SEIZED.

ANY DIRECTOR OR OFFICER OF A COMPANY NAMED IN THIS ORDER THAT DOES NOT COMPLY WITH THIS ORDER, MAY BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED OR FINED, OR YOUR ASSETS MAY BE SEIZED.

ANY OTHER PERSON WHO KNOWS OF THIS ORDER AND DOES ANYTHING WHICH HELPS OR PERMITS THE DEFENDANTS TO BREACH THE TERMS OF THIS ORDER MAY ALSO BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE THEIR ASSETS SEIZED

IMPORTANT NOTICE TO THE DEFENDANTS:

You should read the terms of this Order very carefully. You are advised to consult a solicitor as soon as possible.

BEFORE District Judge Buss sitting in the County Court at Nottingham

UPON the Claimant's application issued 25th June 2026 for a without notice interim injunction ('the Injunction Application')

AND UPON hearing Ms Bell of Counsel for the Claimant

AND UPON reading the evidence filed in support of the Injunction Application

The court office at the County Court at Nottingham, 60 Canal Street, Nottingham, Nottinghamshire, NG1 7EJ. When corresponding with the court, please address forms or letters to the Court Manager and quote the claim number. Tel: 0300 123 5577. **Check if you can issue your claim online. It will save you time and money. Go to www.moneyclaim.gov.uk to find out more.**

AND UPON the Court being satisfied that it is appropriate to make an interim injunction order without notice to the Defendants

AND UPON the Court being satisfied that it is appropriate to make an interim injunction order against Persons Unknown and to allow service by alternative means on the 3rd, 4th and 5th defendants

AND UPON the Claimant undertaking to provide a typed copy of its Solicitor's note of the hearing to the Defendants and anyone else who requests it as soon as practicable

IT IS ORDERED THAT until further order of the court:

1. "The Land" for the purposes of this Order means the land shown edged red on the plan attached to this Order, that being Land lying to the West of Kenilworth, London Road, Retford, DN22.

Injunction

2. The Defendants (whether by themselves, their servants or agents, or by instructing or encouraging another or any other person) are forbidden, save in accordance with any current or future express grant of planning permission (which, for the avoidance of doubt, includes permission granted pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015), from:

(a) carrying out or causing or permitting any development of the Land as defined by section 55 of the Town and Country Planning Act 1990;

(b) bringing on to or storing, stowing or parking any caravans or motorhomes on the Land, other than those already present on the Land immediately before this order takes effect;

(c) returning or replacing any caravan or motorhome that is present on the Land immediately before this order takes effect once it has been removed from the Land;

(d) residing on the Land or using the Land as a residential site;

(e) bringing onto the Land any further items or paraphernalia associated with human habitation or residential use;

(f) installing or connecting on the Land any further services including but not limited to running water, electricity or sewage connections;

(g) depositing any hardcore, waste, surfacing material, building material or any other material of any kind on the Land;

(h) constructing or erecting any building, fencing or other physical works on the Land;

(i) removing any trees from the Land; and

(i) parking or stationing any plant or machinery on the Land.

IT IS FURTHER ORDERED THAT:

Service

3. The Claimant shall personally serve the 1st and 2nd Defendants with a copy of this Order together with the Claim Form and the Injunction Application and evidence in support. If, after two attempts at personal service, with

each attempt being at least 24 hours apart, the Claimant is unable to personally serve any Defendant required to be so served, service shall be effected by leaving the required documents in that Defendant's letter box. If service is effected by leaving the required documents in any Defendant's letter box, then service shall be deemed to take place 24 hours after placing the required documents through the letterbox.

4. The Claimant has permission to serve the 3rd, 4th and 5th Defendants with a copy of this Order together with the Claim Form and the Injunction Application and evidence in support by alternative means, namely the Claimant shall serve the required documents by:

(i) Attaching copies of the required documents in clear plastic envelopes conspicuously at the entrance to the Land so that they come to the attention of any visitors; and

(ii) Uploading the required documents to its website so that it is readily and easily accessible by any member of the public including a link to the required documents from the Claimant's main web page.

5. The deemed date of service shall be the date of completion of the last of the aforementioned steps.

Further Hearing

6. The Injunction Application shall be listed for a further on-notice hearing at 7th July 2026 at 10am with a time estimate of 30 minutes. At this hearing, the Court shall consider whether the interim injunction order should continue and/or whether its terms ought to be varied or discharged.

7. If the Defendants wish to rely upon any evidence in response to the Injunction Application, they shall file and serve such evidence by no later than 4:00pm on 3rd July.

Liberty to apply to vary this order

8. Liberty to the Defendants to apply to set aside or vary this order upon 48 hours' written notice to the Claimant.

Costs

9. Costs reserved.

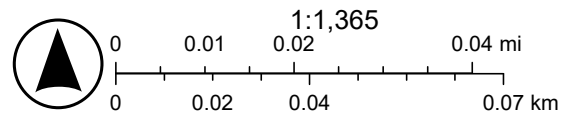
ANNEX

Plan of the Land

You may be able to get free legal aid advice. Go online at www.gov.uk/legal-aid for further information



17/06/2026, 12:38:46



Notice of Further Injunction Hearing

In the County Court at Nottingham	
Claim Number	N00NG807
Date	30 June 2026



BASSETLAW DISTRICT COUNCIL	1st Claimant Ref 25-1054-INJ-LDR
MR PATRICK FLYNN	1st Defendant Ref
RETFORD DEMOLITION LTD	2nd Defendant Ref
PERSONS UNKNOWN	3rd Defendant Ref
PERSONS UNKNOWN	4th Defendant Ref
PERSONS UNKNOWN	5th Defendant Ref

TAKE NOTICE that the Further Injunction Hearing will take place on

7 July 2026 at 10:00 AM in person

at the **Nottingham County Court, Nottingham Justice Centre, Carrington Street, Nottingham, NG2 1EE**

When you should attend **IN PERSON**

30 minutes has been allowed for the Further Injunction Hearing

Attended Hearing Direction

Your hearing is an Attended Hearing. This means you will need to come to the court building.

Cases are listed in accordance with local hearing arrangements determined by the Judiciary and implemented by the court staff. Every effort is made to ensure that hearings start either at the time specified or as soon as possible thereafter. However, listing practices or other factors may mean that delay is unavoidable. Furthermore, in some instances a case may be released to another Judge, possibly at a different court.

If your case is listed for less than one day (or 5 hours), the time you have been given for the hearing to start may be changed the day before. It could be re-listed to be heard at any time between 10.00 am and 4.00 pm, depending

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on the availability of the judge. Parties and advocates must allow for this possibility because it will be unlikely that the new time can be changed.

PLEASE NOTE: There may also be occasions when cases have to be adjourned to a later date at short notice

THIS MATTER MAY STILL BE VACATED DUE TO LACK OF JUDICIAL TIME

Claimant Pleadings

IN THE COUNTY COURT

Claim No.: NOON9807

BETWEEN:



BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSONS UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND)**
- (4) PERSONS UNKNOWN (PERSONS UNDERTAKING/HAVING UNDERTAKEN OR ARE RESPONSIBLE FOR OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT INCLUDING PERSONS WHO HAVE REMOVED TREES FROM THE SITE, DEPOSITED MATERIAL ON THE SITE, CARRIED OUT DEMOLITION ON THE SITE, CARRIED OUT WORKS TO LEVEL THE SITE)**
- (5) PERSONS UNKNOWN (PERSONS WHO HAVE OR ARE RESPONSIBLE FOR CHANGING THE USE OF THE SITE WITHOUT LAWFUL PLANNING CONSENT INCLUDING BY BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND)**

APPLICATION NOTICE

1. The Claimant applies, without notice, under Part 23 and Part 25 of the CPR for an interim injunction to restrain actual and apprehended breaches of planning control on land lying to the West of Kenilworth, London Road, Retford, DN22 7JE as more particularly outlined in red on the plan ("the Plan") exhibited to the witness statement of Victoria Penney dated 23rd June 2026 as exhibit VP.WS.01 ("the Site").

2. A draft order is provided with this application. The terms of the order sought seek to prevent any further breaches of planning control from occurring at the Site.
3. The claim is supported by the witness statement of Victoria Penney dated 23rd June 2026.
4. The Claimant is the local planning authority for the area in which the Site is located. The First Defendant is the owner of the Site. The Second Defendant is the demolition company in ownership of the plant machinery deemed responsible for the unauthorised operational development. The claim is also brought against Persons Unknown as the Claimant is not in possession of the details of all of those involved in the unauthorised development that has taken place on the Site.
5. The Claimant has simultaneously issued a Part 8 claim for an injunction under section 187B of the Town and Country Planning Act 1990 (“the 1990 Act”). However, in the meantime, an interim injunction is required to restrain the actual and apprehended breach of planning control until such time as that claim can be heard and determined.
6. The Claimant relies on the contents of this application notice and the Witness Statement of Victoria Penney. The Claimant considers that it is expedient and necessary to apply for interim injunctive relief for the reasons set out in the Witness Statement of Victoria Penney.
7. The application is made without notice because it is reasonably anticipated that if the Defendants were given notice they may seek to pre-empt any order that the Court may make and thereby frustrate its purpose and it is necessary to restrain the breaches of planning control before further harm occurs. The Defendants have already demonstrated a disregard for attempts to restrain the breaches of planning control by continuing to develop the Site in breach of both a Temporary Stop Notice and Stop Notice issued by the Claimant.

Factual Background

8. The salient facts are set out in the witness statement of Victoria Penney and can be summarised as follows:
 - a. There is no extant planning permission for the use of the Site;
 - b. The Site is located in the open countryside, within the Conservation Area of Retford South and sits partially within Flood Zones 2 and 3;
 - c. On 11th March 2026 the Claimant received reports of waste being deposited on the Site. These reports were investigated and Claimant found there had been unauthorised removal of trees, demolition of a small building, excavation and changes to land levels on the Site (as shown in the photos and accompanying notes in **Exhibits VP.03 and VP.04**);
 - d. On 20th March 2026 the Claimant issued a Temporary Stop Notice on the Site requiring the unauthorised activities to cease (**Exhibit VP.05**). A site visit on 24th March 2026 found that the Temporary Stop Notice had not been complied with and work was continuing to clear, level and formalise the Site (**Exhibit VP.07**);
 - e. On 2nd April 2026 the Claimant issued a Stop Notice and Enforcement Notice on the Site (**Exhibit VP.08**). The Stop Notice required the unauthorised activities on the Site to cease. A site visit on 13th April 2026 found that work on the Site had continued with the Site increasingly levelled and formalised (**Exhibit VP.09**). The Enforcement Notice took effect on 30th April 2026 and no appeal was made against it; and
 - f. Development has continued on the Site and it is now being used for the storage of motorhomes (**Exhibits VP.10, VP.11 and VP.12**). It does not currently appear that the motorhomes are occupied.

Legal Framework

9. CPR r.25.1 (1) (a) gives the Court power to grant interim injunctions.
10. In *American Cyanamid Co v Ethicon Ltd* [1975] AC 396 the House of Lords held that when deciding whether to grant interim relief the Court should consider whether there

is a serious issue to be tried, and then consider the balance of convenience (i.e. which course is likely to cause the least irremediable prejudice to one party or the other).

11. CPR r.25.3(2) provides:

“The court may grant an interim remedy on an application made without notice if it appears to the court that there are good reasons for not giving notice”

12. In South Downs National Park Authority v Daroubaix [2018] EWHC 1903 (QB) the Court found that the fear of a Defendant expediting a breach of planning control upon notification of an injunction application was a good reason for making an application *ex parte* (per John Howell Q.C. sitting as a deputy judge at [14]):

“The reason given by the Authority why such an injunction should be granted ex parte is that it fears that if the Defendants were aware of the application they would expedite the movement of the mobile home on to the site to avoid breaching the injunction sought and thereby frustrate it. As Ms Hutton pointed out, they have already, so it would appear, made preparations as shown by the arrangement of the fencing to enable the mobile home to be delivered. In the circumstances, I am satisfied that there is a good reason for making the application without notice.”

13. The general rule is that a local authority seeking an interim injunction in these circumstances will not be required to give an undertaking in damages (Kirklees MBC v Wickes Building Supplies Ltd [1993] A.C. 227). The reason being that where a local authority is acting in a law enforcement claim according to a statutory power it would not be normally suitable for them to give an undertaking in damages. This was applied in the planning context in Daroubaix at [16].

14. s. 57(1) of the 1990 Act requires planning permission to be obtained for the carrying out of any development of land:

“Subject to the following provisions of this section, planning permission is required for the carrying out of any development of land.”

15. S. 55(1) defines ‘development’:

“Subject to the following provisions of this section, in this Act, except where the context otherwise requires, “development,” means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.”

16. S. 171A(1) defines ‘breach of planning control’:

“For the purposes of this Act— (a) carrying out development without the required planning permission; or (b) failing to comply with any condition or limitation subject to which planning permission has been granted, constitutes a breach of planning control.”

17. S. 187B of the 1990 Act provides:

“(1) Where a local planning authority consider it necessary or expedient for any actual or apprehended breach of planning control to be restrained by injunction, they may apply to the court for an injunction, whether or not they have exercised or are proposing to exercise any of their other powers under this Part.

(2) On an application under subsection (1) the court may grant such an injunction as the court thinks appropriate for the purpose of restraining the breach.

(3) Rules of court may provide for such an injunction to be issued against a person whose identity is unknown.

(4) In this section “the court” means the High Court or the county court.”

18. In *South Bucks District Council v Porter and anor* [2003] 2 AC 558 the House of Lords held that the Court’s jurisdiction to grant an injunction under section 187B is

original, not supervisory, and therefore the Court was not obliged to grant relief merely because a planning authority considered it expedient to do so. However, their Lordships confirmed that it was not for Court to form its own judgment of the planning merits, which are within the “exclusive purview” of the local planning authority and the Secretary of State (para.30 per Lord Bingham).

19. As is clear from South Bucks, there is no single test for the granting of an injunction under s.187B as the Courts have absolute discretion to decide whether it is just in all the circumstances to grant the relief sought. But the House of Lords endorsed the guidance given by Simon Brown LJ in the Court of Appeal at [20] of their judgment:

“I would unhesitatingly reject the more extreme submissions made on either side. It seems to me perfectly clear that the judge on a section 187B application is not required, nor even entitled, to reach his own independent view of the planning merits of the case. These he is required to take as decided within the planning process, the actual or anticipated breach of planning control being a given when he comes to exercise his discretion. But it seems to me no less plain that the judge should not grant injunctive relief unless he would be prepared if necessary to contemplate committing the defendant to prison for breach of the order, and that he would not be of this mind unless he had considered for himself all questions of hardship for the defendant and his family if required to move, necessarily including, therefore, the availability of suitable alternative sites. ... Questions of the family's health and education will inevitably be of relevance. But so too, of course, will countervailing considerations such as the need to enforce planning control in the general interest and, importantly therefore, the planning history of the site. The degree and flagrancy of the postulated breach of planning control may well prove critical. If conventional enforcement measures have failed over a prolonged period of time to remedy the breach, then the court would obviously be the readier to use its own, more coercive powers.

Conversely, however, the court might well be reluctant to use its powers in a case where enforcement action had never been taken.

Relevant too will be the local authority's decision under section 187B(1) to seek injunctive relief. They, after all, are the democratically elected and accountable body principally responsible for planning control in their area. Again, however, the relevance and weight of their decision will depend above all on the extent to which

they can be shown to have had regard to all the material considerations and to have properly posed and approached the article 8(2) questions as to necessity and proportionality.”

Grounds

20. There are reasonable grounds to apprehend that, unless restrained by the Court, the Defendants will continue to carry out works and/or activities in breach of planning control at the Site connected with the stationing of motorhomes and/or caravans.
21. The activities to clear, level and formalise the Site are operational development within the meaning of s.55 of the 1990 Act and amounts to a breach of planning control in the absence of an express grant of planning permission. The change of use to a site for the storage and stationing of motorhomes is a material change of use and is development within the meaning of s.55 of the 1990 Act and amounts to a breach of planning control in the absence of an express grant of planning permission.
22. The breach of planning control is stark. The photographs obtained by the Claimant on a series of site visits show the progressive development of the Site and its transformation from a planted, green site to a developed, levelled site.
23. Given the continued development of the Site and the failure of all previous enforcement action to date, there is a real danger that the Defendants will continue to carry out development on the Site beyond what has occurred further exacerbating the planning harm already caused unless they are restrained by order of the court.
24. It is therefore just and convenient for the Defendants to be immediately restrained by an interim order of the Court from preventing further development on the Site and by remedying the situation so far as possible pending the determination of a substantive claim for a final order injunction.

25. The granting of such an order would meet the tests as set out in *American Cyanamid*. There is a serious issue to be tried as the current development has taken place in breach of planning control. The final injunction that will be sought would prevent the Defendants carrying out any development and removing the development that has already occurred and remedying the breach of planning control.
26. The balance of convenience clearly favours the prevention of any further development for the following reasons:
- a. It would preserve the status quo;
 - b. The Land is in open countryside, within the Conservation area of Retford South and sits partially within Flood Zones 2 and 3 and benefits from planning protection appropriate to that status;
 - c. The level of harm to trees, flora and fauna and the biodiversity of the Site is significant and the level of current harm and potential future harm to the watercourse is currently unknown; and
 - d. The interim injunction would not prejudice the Defendants. It would not immediately require the remediation of the Site and instead would simply prevent further development and in the event that the Defendants decided to remove any motorhomes from the Site, prevent them from returning and continuing the harm caused to date.

FREDDIE HUMPHREYS

23rd June 2026

Kings Chambers

Manchester – Leeds – Birmingham – London

STATEMENT OF TRUTH

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

Signed ... 

Position or office held: Principal Lawyer

Dated: 23/06/2026



Claim Form (CPR Part 8)

In the County Court	
Claim no.	NOON9807
Fee Account no.	PBA0087166
Help with Fees - Ref no. (if applicable)	H W F - [] - []

Claimant
 Bassetlaw District Council
 Ref: 25-1054-INJ-LDR



- Defendant(s)**
- (1) MR PATRICK FLYNN
 - (2) RETFORD DEMOLITION
 - (3) PERSONS UNKNOWN [as fully particularised in the Particulars of Claim]
 - (4) PERSONS UNKNOWN [as fully particularised in the Particulars of Claim]
 - (5) PERSONS UNKNOWN [as fully particularised in the Particulars of Claim]

Does your claim include any issues under the Human Rights Act 1998? Yes No

Details of claim (see also overleaf)
 The Claimant applies for an injunction as set out in the draft order attached hereto.

The claim concerns land at Land lying to the West of Kenilworth, London Road, Retford, DN22 7JE

Particulars of Claim are attached

Together with an application for an INTERIM INJUNCTION without notice

Defendant's name and address

(1) Patrick Flynn, 43 Main Street,
 Brookleborough, Enniskillen, BT94 4EZ
 (2) Retford Demolition Ltd, Lodge Lane
 Industrial Estate Lodge Lane, Tuxford,
 Newark, England, NG22 0NL
 (3 - 5) Persons Unknown

ALL Defendants - FOR SOLICITOR
 SERVICE

	£
Court fee	377
Legal representative's costs	TBC
Issue date	25 JUN 2026

For further details of the courts www.gov.uk/find-court-tribunal.
 When corresponding with the Court, please address forms or letters to the Manager and always quote the claim number.

Claim no.	
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Details of claim (continued)

Legal Services
Bassetlaw District Council
Queens Building
Worksop
S80 2AH

legaladmin@bassetlaw.gov.uk

Claimant's or claimant's legal representative's address to which documents should be sent if different from overleaf. If you are prepared to accept service by DX, fax or e-mail, please add details.

Statement of Truth

I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

- I **believe** that the facts stated in these particulars of claim are true.
- The Claimant believes** that the facts stated in these particulars of claim are true. **I am authorised** by the claimant to sign this statement.

Signature

Luke Ridge

- Claimant
- Litigation friend (where claimant is a child or a Protected Party)
- Claimant's legal representative (as defined by CPR 2.3(1))

Date

Day

23

Month

06

Year

2026

Full name

Luke Ridge

Name of claimant's legal representative's firm

Bassetlaw District Council

If signing on behalf of firm or company give position or office held

Find out how HM Courts and Tribunals Service uses personal information you give them when you fill in a form: <https://www.gov.uk/government/organisations/hm-courts-and-tribunals-service/about/personal-information-charter>

IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

(1) MR PATRICK FLYNN

(2) RETFORD DEMOLITION

(3) PERSONS UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND)

(4) PERSONS UNKNOWN (PERSONS UNDERTAKING/HAVING UNDERTAKEN OR ARE RESPONSIBLE FOR OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT INCLUDING PERSONS WHO HAVE REMOVED TREES FROM THE SITE, DEPOSITED MATERIAL ON THE SITE, CARRIED OUT DEMOLITION ON THE SITE, CARRIED OUT WORKS TO LEVEL THE SITE)

(5) PERSONS UNKNOWN (PERSONS WHO HAVE OR ARE RESPONSIBLE FOR CHANGING THE USE OF THE SITE WITHOUT LAWFUL PLANNING CONSENT INCLUDING BY BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND)

PARTICULARS OF CLAIM

1. The Claimant applies for a permanent injunction as set out in the draft order attached hereto. The claim concerns land at Land lying to the West of Kenilworth, London Road, Retford, DN22 7JE as more particularly outlined in red on the plan (“the Plan”) exhibited to the witness statement of Victoria Penney dated 23rd June 2026 as exhibit VP.WS.01 (“the Site”).

2. The terms of the order sought prohibit the Defendants from using the Site for the stationing and storage of caravans and requiring them to remove all unauthorised operational development from the Site and reinstating the Site to its condition prior to the breach of planning control.
3. The claim is supported by the witness statement of Victoria Penney dated 23rd June 2026.
4. The Claimant is the local planning authority for the area in which the Site is located. The First Defendant is the owner of the Site. The Second Defendant is the demolition company in ownership of the plant machinery deemed responsible for the unauthorised operational development. The claim is also brought against Persons Unknown as the Claimant is not in possession of the details of all of those involved in the unauthorised development that has taken place on the Site.
5. Pursuant to s.187B of the Town and Country Planning Act 1990 (“the 1990 Act”) the Claimant has power to apply for an injunction to restrain any actual or apprehended breach of planning control where it considers it necessary or expedient to do so. That power is available whether or not the authority has exercised or is proposing to exercise any of its other planning enforcement powers.
6. Pursuant to s.222 of the Local Government Act 1972 the Claimant has the power to institute civil proceedings in its own name where they consider it expedient for the promotion or protection of the interests of the inhabitants of their area.
7. The Claimant considers that it is expedient and necessary to apply for injunctive relief for the reasons set out in the Witness Statement of Victoria Penney.
8. The salient facts are set out in the witness statement of Victoria Penney and can be summarised as follows:
 - a. There is no extant planning permission for the use of the Site;

- b. The Site is located in the open countryside, the Conservation Area of Retford South and sits partially within Flood Zones 2 and 3;
 - c. On 11th March 2026 the Claimant received reports of waste being deposited on the Site. These reports were investigated and Claimant found there had been unauthorised removal of trees, demolition of a small building, excavation and changes to land levels on the Site (as shown in the photos and accompanying notes in **Exhibits VP.03 and VP.04**);
 - d. On 20th March 2026 the Claimant issued a Temporary Stop Notice on the Site requiring the unauthorised activities to cease (**Exhibit VP.05**). A site visit on 24th March 2026 found that the Temporary Stop Notice had not been complied with and work was continuing to clear, level and formalise the Site (**Exhibit VP.07**);
 - e. On 2nd April 2026 the Claimant issued a Stop Notice and Enforcement Notice on the Site (**Exhibit VP.08**). The Stop Notice required the unauthorised activities on the Site to cease. A site visit on 13th April 2026 found that work on the Site had continued with the Site increasingly levelled and formalised (**Exhibit VP.09**). The Enforcement Notice took effect on 30th April 2026 and no appeal was made against it; and
 - f. Development has continued on the Site and it is now being used for the storage of motorhomes (**Exhibits VP.10, VP.11 and VP.12**). It does not currently appear that the motorhomes are occupied.
9. The activities to clear, level and formalise the Site are operational development within the meaning of s.55 of the 1990 Act and amounts to a breach of planning control in the absence of an express grant of planning permission. The change of use to a site for the storage and stationing of motorhomes is a material change of use and is development within the meaning of s.55 of the 1990 Act and amounts to a breach of planning control in the absence of an express grant of planning permission.
10. The Site is located in the open countryside, a conservation area and partially in flood zones 2 and 3 and accordingly benefits from a range of policy and statutory protections. In the Claimant's opinion the unauthorised development of the Site has a harmful impact on the character and visual amenity of the area, irreparable damage to wildlife, trees, flora and fauna on the Site, harm to biodiversity, harm to the

conservation area, harm to residential amenity and the impact on the local watercourse is unknown. As set out in the enforcement notice, the Claimant considers the unauthorised development is contrary to the adopted development plan.

11. There has been no indication from the Defendants that they intend to cease the unauthorised use of the Site or to restore the Site to the state it was in prior to the breach of planning control. All indications have been to the contrary, there has been a clear and consistent breach of planning control and all previous enforcement actions have failed.
12. In light of what is a clear course of conduct indicating that the Defendants will not remedy the breaches of planning control unless required to do so and that there is a risk of further breaches of planning control by the continued development of the Site the Claimant considers it appropriate, in all the circumstances, to issue injunctive proceedings.
13. In addition to a final order injunction, the Claimant seeks an interim injunction to prevent any further breaches of planning control and seeks its costs of bringing this claim.

STATEMENT OF TRUTH

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

Signed ... 

Position or office held: Principal Lawyer

Dated ...23/06/2026.....

IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION LTD**
- (3) PERSONS UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND)**
- (4) PERSONS UNKNOWN (PERSONS UNDERTAKING/HAVING UNDERTAKEN OR ARE RESPONSIBLE FOR OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT INCLUDING PERSONS WHO HAVE REMOVED TREES FROM THE SITE, DEPOSITED MATERIAL ON THE SITE, CARRIED OUT DEMOLITION ON THE SITE, CARRIED OUT WORKS TO LEVEL THE SITE)**
- (5) PERSONS UNKNOWN (PERSONS WHO HAVE OR ARE RESPONSIBLE FOR CHANGING THE USE OF THE SITE WITHOUT LAWFUL PLANNING CONSENT INCLUDING BY BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND)**

DRAFT INJUNCTION

PENAL NOTICE

IF YOU THE WITHIN NAMED PERSONS DO NOT COMPLY WITH THIS ORDER, YOU MAY BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED OR FINED, OR YOUR ASSETS MAY BE SEIZED.

ANY DIRECTOR OR OFFICER OF A COMPANY NAMED IN THIS ORDER THAT DOES NOT COMPLY WITH THIS ORDER, MAY BE HELD TO BE IN

CONTEMPT OF COURT AND MAY BE IMPRISONED OR FINED, OR YOUR ASSETS MAY BE SEIZED.

ANY OTHER PERSON WHO KNOWS OF THIS ORDER AND DOES ANYTHING WHICH HELPS OR PERMITS THE DEFENDANTS TO BREACH THE TERMS OF THIS ORDER MAY ALSO BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE THEIR ASSETS SEIZED

IMPORTANT NOTICE TO THE DEFENDANTS:

You should read the terms of this Order very carefully. You are advised to consult a solicitor as soon as possible.

BEFORE [...] sitting in the County Court at Mansfield

IT IS ORDERED THAT until further order of the court:

1. "The Land" for the purposes of this Order means the land shown edged red on the plan attached to this Order, that being Land lying to the West of Kenilworth, London Road, Retford, DN22.

2. The Defendants (whether by themselves, their servants or agents, or by instructing or encouraging another or any other person) are forbidden, save in accordance with any current or future express grant of planning permission (which, for the avoidance of doubt, includes permission granted pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015), from:

(a) carrying out or causing or permitting any development of the Land as defined by section 55 of the Town and Country Planning Act 1990;

(b) bringing on to or storing, stowing or parking any caravans or motorhomes on the Land, other than those already present on the Land immediately before this order takes effect;

(c) returning or replacing any caravan or motorhome that is present on the Land immediately before this order takes effect once it has been removed from the Land;

(d) residing on the Land or using the Land as a residential site;

(e) bringing onto the Land any further items or paraphernalia associated with human habitation or residential use;

- (f) installing or connecting on the Land any further services including but not limited to running water, electricity or sewage connections;
- (g) depositing any hardcore, waste, surfacing material, building material or any other material of any kind on the Land;
- (h) constructing or erecting any building, fencing or other physical works on the Land;
- (i) removing any trees from the Land; and
- (i) parking or stationing any plant or machinery on the Land.

IT IS FURTHER ORDERED THAT:

3. In addition to attempting personal service on the First and Second Defendant, the Claimant has permission to serve the Defendants by posting two copies of this order and the Claim Bundle in a transparent waterproof envelope in a prominent position at the entrance to the Land.

4. Costs reserved.

5. The return hearing shall take place on [...] at [...].

Signed:

Dated:

IN THE COUNTY COURT
AT MANSFIELD

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN
- (2) RETFORD DEMOLITION
- (3) PERSONS UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND)
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- (5) PERSONS UNKNOWN (PERSONS WHO HAVE OR ARE RESPONSIBLE FOR CHANGING THE USE OF THE SITE WITHOUT LAWFUL PLANNING CONSENT INCLUDING BY BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND)

DRAFT INJUNCTION

PENAL NOTICE

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CONTEMPT OF COURT AND MAY BE IMPRISONED OR FINED, OR YOUR ASSETS MAY BE SEIZED.

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BEFORE [...] sitting in the County Court at Mansfield

IT IS ORDERED THAT until further order of the court:

1. "The Land" for the purposes of this Order means the land shown edged red on the plan attached to this Order, that being Land lying to the West of Kenilworth, London Road, Retford, DN22.

2. The Defendants (whether by themselves, their servants or agents, or by instructing or encouraging another or any other person) are forbidden, save in accordance with any current or future express grant of planning permission (which, for the avoidance of doubt, includes permission granted pursuant to the Town and Country Planning (General Permitted Development) (England) Order 2015), from:
 - (a) carrying out or causing or permitting any development of the Land as defined by section 55 of the Town and Country Planning Act 1990;
 - (b) bringing on to or storing, stowing or parking any caravans or motorhomes on the Land, other than those already present on the Land immediately before this order takes effect; and
 - (c) returning or replacing any caravan or motorhome that is present on the Land immediately before this order takes effect once it has been removed from the Land.

3. The Defendants shall within [...] months of the date of this Order cease the use of the Land for the stationing and storage of motorhomes and/or caravans and remove from the Land any caravans or motorhomes stationed on the Land.

4. The Defendants within [...] months of the date of this Order shall remove from the Land all operational development carried out in breach of planning control and/or pursuant to its use for the stationing and storage of motorhomes and/or caravans. The removal shall include but is not limited to:

- (a) Removing any hardstanding;
- (b) Removing any structures;
- (c) Removing any services;
- (d) Removing any fencing; and
- (e) Removing any deposited material.

5. The Defendants within [...] months of the date of this Order shall reinstate the Land to its condition prior to the breach of planning control. The reinstatement shall include but is not limited to:

[...]

6. The Defendants shall pay the Claimant's costs.

Signed:

Dated:

Commented [FH1]: Are you able to list what they would need to do to reinstate? Eg identify levels of tree planting and other planting etc

Claimant Evidence

IN THE COUNTY COURT

Claim No.:

AT MANSFIELD

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
(2) RETFORD DEMOLITION
(3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND)
(4) PERSONS UNKNOWN (PERSONS UNDERTAKING/HAVING UNDERTAKEN OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT INCLUDING PERSONS WHO HAVE REMOVED TREES FROM THE SITE, DEPOSITED MATERIAL ON THE SITE, CARRIED OUT DEMOLITION ON THE SITE, CARRIED OUT WORKS TO LEVEL THE SITE)
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WITNESS STATEMENT OF MRS VICTORIA PENNEY

I, Mrs Victoria Penney, a Planning Enforcement Team Leader, Development Control Department, for Bassetlaw District Council, Queen's Building, Potter Street, Worksop, S802AH, will say as follows:

1. I am employed by Bassetlaw District Council as Planning Enforcement Team Leader. I have held this role for 3 months. I have worked within planning departments or the past five years.

2. I am duly authorised by the Claimant to make this witness statement. Matters within my own knowledge are true; otherwise, matters are true to the best of my knowledge and belief and are derived from my knowledge of the case and other cases involving similar development, together with records and files held by the development management planning enforcement function.
3. I make this statement dated 23rd June 2026. This statement is in support of an application for an Interim and Full Injunction, containing both mandatory and prohibitive requirements, under Section 187B of the Town and Country Planning Act 1990 (the 1990 Act). The application relates to Land lying to the West of Kenilworth, London Road, Retford, DN22 7JE and additionally known as Goosemoor Lane, Retford, Nottinghamshire (“the Site”) and as described in the attached Land Registry title NT468624 as **Exhibit VP.01**. The Land Registry Title shows that the Site has been owned by the First Defendant since September 2025.
4. A Red Line Plan of the Site is attached under **Exhibit VP.02**.
5. The Site is located in open countryside within the Conservation area of Retford South and sits partially within Flood Zones 2 and 3.
6. At 11.34am hours on Wednesday 11th March 2026, the Council received a notification from the Flood Risk Management department within the Environmental Agency that they had received reports by members of the public to report imported waste was being brought onto the Land lying to the West of Kenilworth, London Road, Retford, DN22 7JE.
7. On Wednesday 11th March 2026, Planning Enforcement Officer, Jeanette Oates conducted a site visit, accompanied by Enforcement Officer (assistant) Stephen Harrison to evaluate the alleged importation of waste and any other potential breaches of planning control. The site visit evidenced the Site had been cleared of trees without prior approval (which is required because the Site is in the Conservation Area), demolition of the small brick-built outbuilding and the land excavated resulting in a change to land levels. A copy of the site report and photos are attached under **Exhibit VP.03**.
8. Between 11th March 2026 and 18th March 2026 the Council continued to receive reports from members of the public to advise that excavation machinery regularly returned to the Site in the early hours at approx. 7am to continue clearance of the Site and changing of land levels.
9. On Wednesday 18th March 2026 a second site visit was conducted by Planning Enforcement Officer, Jeanette Oates to investigate the claims of further unauthorised works. Upon arrival it was noted that there were three National Grid vehicles onsite who subsequently informed Senior Planning Enforcement Officer, Jeanette Oates that a bulldozer had gone through a 33,000 Volt cable during the

unauthorised excavation works. Additionally, evidence was obtained to show that a large amount of materials in the form of rubble had been brought onto Land lying to the West of Kenilworth, London Road, Retford, DN22 7JE. A copy of the site report and photos are attached under **Exhibit VP.04**.

10. The Land was historically an agricultural field, with a small brick built outbuilding. There is no planning history on file to confirm the lawful use of the outbuilding. A Temporary Stop Notice was issued on 20th March 2026 in respect of the evidenced breach of planning control on the Site. The Temporary Stop Notice described the breach of planning control as: *“Without planning permission operational development consisting of the felling of trees in a conservation area, demolition of a brick building on the Land, importation and depositing of rubble and hardcore on the Land. Engineering operation involving the excavation and changing of land levels.”* It required the following steps to be taken: *“1. Cease the importation of rubble and hardcore onto the Land. 2. Cease the construction of any road, track or hardstanding including the excavation of or building up of the Land or the distribution by all mechanical means of materials on the Land, including but not limited to rubble or hardcore. 3. Cease the felling of trees or hedgerow on the Land.”* Copy of the issued Temporary Stop Notice is attached under **Exhibit VP.05**.
11. The Temporary Stop Notice was served on the First Defendant and the Second Defendant. It was also served on the Site addressed to the Owner, the Occupier and Persons Unknown. Copies of the Certificate of Service of the Temporary Stop Notice are attached under **Exhibit VP.06.01 – VP.06.05**.
12. On 24th March 2026 the Council received further reports from members of the public of continued unauthorised works on the Site. A third site visit was conducted by Planning Enforcement Officer, Jeanette Oates where evidence was gathered to show non-compliance of the issued Temporary Stop Notice as additional material had been brought onto the Land and works started to level the imported waste / material. It was also reported that the Temporary Stop Notice had been removed from its issued location. A copy of the site visit report and photos are attached under **Exhibit VP.07**.
13. Following the blatant disregard and non-compliance of the Temporary Stop Notice a Stop Notice and Enforcement Notice 26/00034/ENF was then issued on 02nd April 2026. The Enforcement Notice described the breach of planning control as: *“a) Without planning permission operational development consisting of the felling of trees in a conservation area, b) Demolition of a brick building on the Land, c) Importation of materials, depositing and subsequent levelling of rubble and hardcore to create hardstanding on the Land which constitutes an engineering operation involving the excavation and changing of land levels.”* The Stop Notice required that all the unauthorised activities taking place on the Site ceased immediately. The Council can confirm that no appeal was logged against the Enforcement Notice. Copy of the issued Stop Notice and Enforcement Notice is attached under **Exhibit VP.08**.

14. The Stop Notice and Enforcement Notice was served on the First Defendant and the Second Defendant by recorded postal delivery. It was also served on the Site addressed to the Owner, the Occupier, Persons Unknown and Persons Responsible. Copies of the Certificate of Service of the Stop Notice and Enforcement Notice are attached under **Exhibit VP.09.01 – VP.09.12**
15. The Council continued to receive reports after the serving of the Stop Notice and Enforcement Notice that works continued in the early hours of the mornings. On 13th April 2026 a fourth site visit was conducted by Planning Enforcement Officer, Jeanette Oates and evidence was obtained to show imported waste / materials had been laid across the site for the formation of hardstanding, indicating a permanent intention preparation of the Land. A copy of the site visit report and photos are attached under **Exhibit VP.10.**

Between 24th April 2026 and 6th May 2026, the Council received reports that several Motorhomes had now been brought onto the Land lying to the West of Kenilworth, London Road, Retford, DN22 7JE. On 6th May 2026 a fifth site visit was conducted by Planning Enforcement Officer, Jeanette Oates to investigate claims of a Change of Use to the Land and the siting of Motorhomes. Evidence was obtained to show that a total of 4 Motorhomes were now sited and look to be stored on the Land rather than a residential use. A copy of the site report of photos are attached under **Exhibit VP.11.**

16. On 26th May 2026 the Council received notification of a returned post by Royal Mail of the issued Temporary Stop Notice which was served on the noted proprietor Mr Patrick Flynn as per Land Registry title NT468624.
17. On 6th June 2026 a sixth site visit was conducted by Planning Enforcement Officer, Jeanette Oates to investigate claims of a Change of Use to the Land and the siting of additional Motorhomes. Evidence was obtained to show that a total of 15 Motorhomes were now sited and look to be stored on the Land rather than a residential use. A copy of the site report of photos are attached under **Exhibit VP.12.**
18. The Council have not gathered evidence to prove any residential use of the sited Motorhomes at this point in time, and it is understood that the unauthorised development and Change of Use to the Land is for the storage of Motorhomes. Therefore, the Council have not issued welfare forms for consideration.
19. The Second Defendant has been included as a defendant as the evidence obtained on the site visits confirmed Retford Demolition plant machinery was on Site and deemed to be responsible for the excavation works and levelling of imported waste. The Second Defendant was served a copy of the Temporary Stop Notice, Stop Notice and Enforcement Notice and the plant machinery remained on the Site and during the period of non-compliance and the subsequent increase of imported waste and levelling of materials to create hardstanding. The Council have not received any communicates from Retford Demolition stating that they are not involved or given a reason as to why their plant machinery was on the Site.

20. The Council consider the unauthorised works and change of Use from Agricultural Land are harmful to the Character of the Conservation Area and the Council have a statutory duty to preserve its character. The harm to openness by the introduction of permanent hard surfaces and storage of vehicles diminishes the open, undeveloped nature of agricultural Land and introduces an urban, industrial element into a natural setting. The removal of trees and clearing ground vegetation and the laying of hardstanding has destroyed natural habitats and disrupted wildlife. The potential impact on nearby watercourse could result in significant environmental risks, including but not limited to Alkaline pollution, should the hardcore contain concrete, cement or mortar and potential for leaching toxins should the material contain hidden contaminants such as metals or oils which could leach into both the surface water and the underlying groundwater.

21. We have applied for the interim injunction without notice for the following reasons:
- (i) The Site Owner / Occupiers have not made themselves known to the Council and Land Registry owner recorded delivery correspondence has been returned by Royal Mail.
 - (ii) The owner / occupiers have historically ignored enforcement action, in particular the Temporary Stop Notice, Stop Notice and Enforcement Notice enforcement notice and have continued with development and intensified development.
 - (iii) It is feared that if the site owner / occupiers are put on notice, they will undertake any further development they wish to achieve prior to the hearing date.
 - (iv) The interim injunction is a status quo injunction to hold the ring, pending a return date hearing. Accordingly, there is no real prejudice to the Defendants, it simply ensures that development does not take place pending the outcome of the return date hearing, by seeking an order preventing further development of the land prior to the return date hearing.
 - (v) The Site sits within Flood Zones 2 and 3 and the laying of impermeable or semi permeable could increase the volume of water entering the watercourse during heavy rainfall, worsening the risk of localized flooding.

22. The Council considers it expedient to seek a final injunction to halt and prevent further unauthorised development and Change of Use to the Land, such as residential occupation of the site and to remedy the damage caused. Those responsible have intentionally proceeded with the unauthorised development, even in the presence of formal Notices and it is of the Council's opinion that the unauthorised development and Change of Use will not be remedied unless they are ordered to do so by the Court.

STATEMENT OF TRUTH

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

Signed: *V. Penney*

Printed: Victoria Penney

Dated: 23.06.2026

IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.01

The electronic official copy of the register follows this message.

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



Official copy of register of title

Title number NT468624

Edition date 23.09.2025

- This official copy shows the entries on the register of title on 17 JUN 2026 at 12:10:56.
- 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 17 Jun 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

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

NOTTINGHAMSHIRE : BASSETLAW

- 1 (11.11.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the west of Kenilworth, London Road, Retford (DN22 7JE).
- 2 (27.01.2023) The registered proprietor claims that the land has the benefit of a right of way on foot and with vehicles for agricultural purposes. The right claimed is not included in this registration. The claim is supported by a statements of truth made on 24 October 2022 and 16 July 2024 by John Joseph Hilary Norman.

NOTE: Copy Statements of Truth filed.

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 (23.09.2025) PROPRIETOR: PATRICK FLYNN of 43 Main Street, Brookeborough, Enniskillen BT94 4EZ.
- 2 (27.01.2023) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by John Joseph Hilary Norman of Baytree Barn, Low Street, East Drayton, Retford, DN22 0LN and Ian Michael Norman of Mount Vernon Lodge, London Road, Retford, DN22 7JE or their conveyancer.
- 3 (23.09.2025) The price stated to have been paid on 18 September 2025 was £52,000.

End of register

These are the notes referred to on the following official copy

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

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

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

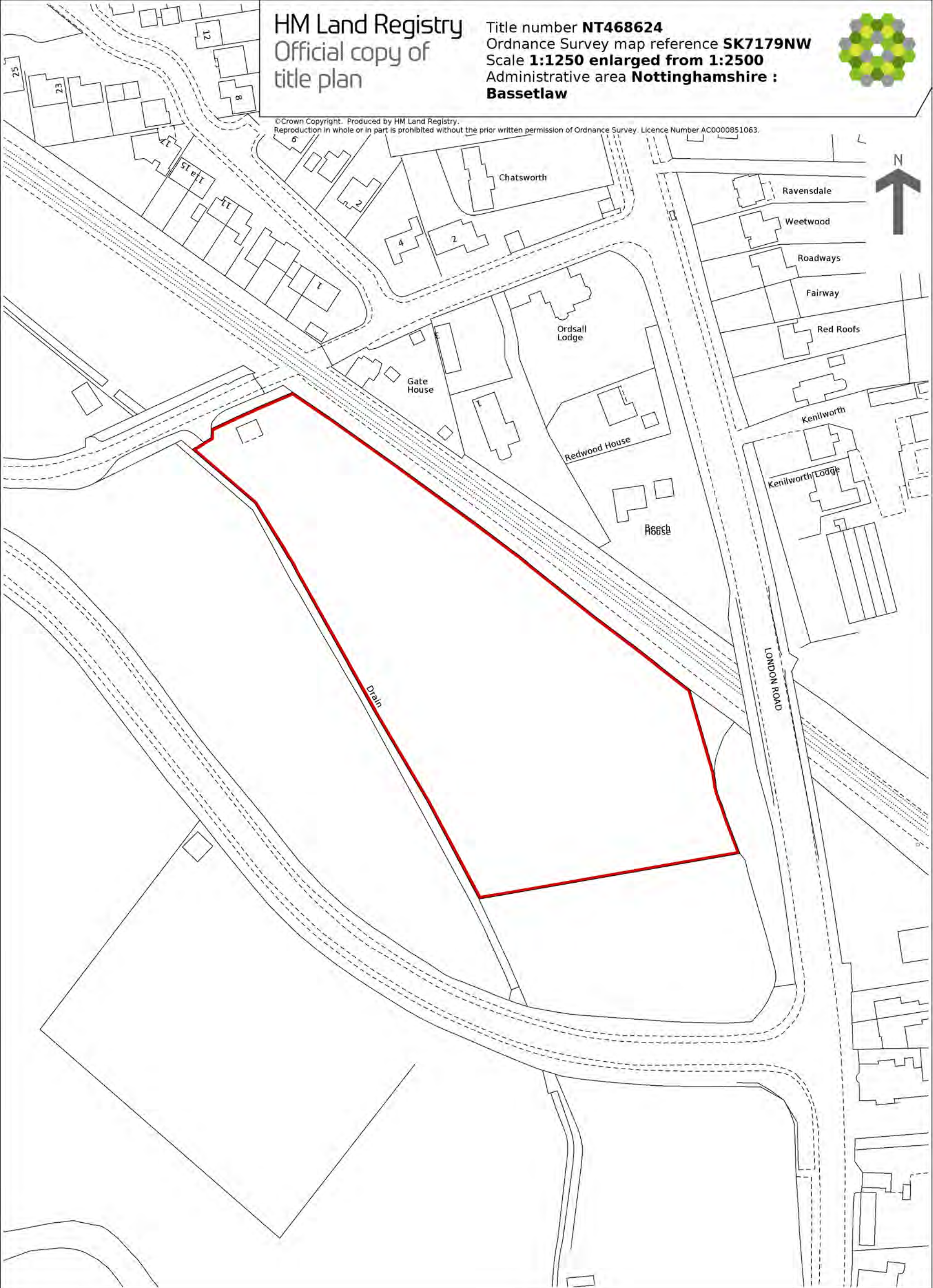
This official copy is issued on 17 June 2026 shows the state of this title plan on 17 June 2026 at 12:10:56. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Nottingham Office .

HM Land Registry
Official copy of
title plan

Title number **NT468624**
Ordnance Survey map reference **SK7179NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Nottinghamshire :**
Bassetlaw



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Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.



IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

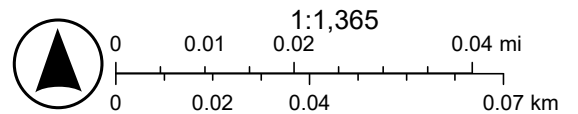
WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.02



17/06/2026, 12:38:46



IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.03

26/00034/ENF
Site address Land Lying To The West Of London Road Retford Nottinghamshire
Site visit date 11.3.26 11.55
Visit report I was asked to visit the above address. Of the reports had been received that clearance. Of treason undergrowth was taking place in a conservation area without any planning permission. The site is accessed from a track on Goosemoor Lane. The site is between an active railway line and a watercourse. When I attended the site, there was one medium sized digger on site from Retford Demolition Limited, who had been engaged to clear the site. There was also a bulldozer which was at the far side of the track near the railway line and was canted over half buried in mud. There was also a shipping container that appeared to have been in place for some time. The site had been cleared and all undergrowth and some trees had been removed to bare earth. A brick structure of some kind was also in evidence but had been demolished. I asked the driver of the digger if he had any contact details for the owner and he said no, but that he had met the owner earlier in the day. I asked him for contact details for his boss at Retford Demolition and he said that his boss was in court that afternoon and could not be reached. He said that I could look the company up on line and get contact details. I asked him if this was intended to be a Traveller site and he said no, the owner was Irish but was not a Traveller. I advised him that the area was a conservation area and there was no planning permission in place to allow the clearance of the trees or the site in general. I also advised that there was no permission in place for the demolition of the brick building. He said he didn't know anything about that but was doing what he had been told by his boss. He did say that the Environment Agency had also visited earlier in the day to the site but had had no concerns.









IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.04

26/00034/ENF
Site address Land Lying To The West Of London Road Retford Nottinghamshire
Site visit date 18.3.26 11.55
Enforcement Officer Jeanette Oates
Visit report I was asked to visit the above address after reports had been received that trucks had been arriving on site and were off loading on the land. It was not clear at the time what was being off loaded. When I arrived at the site, there were three national Grid vehicles on site, 1 bulldozer which had previously been at the side of the site in the mud, and one large digger. I asked the National Grid workers what they were doing on the site and they advised that the bulldozer had gone through a 33,000 Volt cable at the side of the site during its work to clear the site. They said they were here to fix this cable hiya. Me that the digger had been brought in to lay some sand to make access to the cable more navigable by foot traffic as the site was very muddy. There were around large 4 piles of bricks and building rubble which had been tipped onto the site. I asked the National Grid workers if they knew anything about these and they said that they had been dropped off the day before by the owners contractors. They said that a number of lorries had tried to access the site this morning but could not do so because of the National Grid work going on. I asked them when they would be finished, and they said they had already finished the work and would be clearing the site today. I asked them for details of a contact within their company, and they gave me details of the Faults Manager. Dale Britland 07989 701260 They also pointed out some fencing that had been left on the site which someone had arrived to install across the entrance that morning, but had been unable to do so due to the National Grid works.











IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.05

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004)

TEMPORARY STOP NOTICE – 26/00034/ENF

SERVED BY: Bassetlaw District Council herein after referred to as “the Council”.

TO:

MR PATRICK FLYNN of 43 Main Street, Brookeborough, Enniskillen BT94 4EZ.

RETFORD DEMOLITION, Lodge Lane Industrial Estate, Tuxford, Nottinghamshire, NG22 0NL

The OWNER, Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE. (service on site),

The OCCUPIER, Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE. (service on site),

PERSONS UNKNOWN being any other unknown occupier or owner of the Land (service on site),

1. The Council considers that there has been a breach of planning control on the Land described in paragraph 3 below. The breach of planning control is:

Without planning permission operational development consisting of the felling of trees in a conservation area, demolition of a brick building on the Land, importation and depositing of rubble and hardcore on the Land. Engineering operation involving the excavation and changing of land levels.

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 Section 4. The Council now prohibits the carrying out of the activity specified in Section 5 of this notice. Important additional information is given in the Annex to this notice.

3. THE REASONS FOR ISSUING THIS NOTICE

Enforcement action is considered expedient and necessary on the following grounds:

1. No prior approval or planning permission for the felling of trees within a conservation area
2. Engineering operations to facilitate excavation and changing of land levels on Land without planning permission.
3. Operational Development regarding demolition of brick building and importation of rubble and hardcore without planning permission.
4. The unauthorised development does not include measurements to protect, maintain and enhance biodiversity on the Land, including any necessary mitigation measures.

4. THE LAND TO WHICH THIS NOTICE RELATES

Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE and registered under Title No. NT468624 and as shown on the attached red line plan.

5. THE ACTIVITY TO WHICH THIS NOTICE RELATES

Without planning permission operational development consisting of the felling of trees in a conservation area, demolition of a brick building on the Land, importation and depositing of rubble and hardcore on the Land. Engineering operation involving the excavation and changing of land levels.

6. WHAT YOU ARE REQUIRED TO DO

1. Cease the importation of rubble and hardcore onto the Land.
2. Cease the construction of any road, track or hardstanding including the excavation of or building up of the Land or the distribution by all mechanical means of materials on the Land, including but not limited to rubble or hardcore.
3. Cease the felling of trees or hedgerow on the Land.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **20th March 2026**, when all the activity specified in Section 6 of this notice shall cease. This notice will cease to have effect on **15th May 2026**.

Signed : *A Marwood*

Abbie Marwood MSc MRTPI
Head of Planning and Place

Dated : 20.3.26

On behalf of: Bassetlaw District Council, Queen's Buildings, Potter Street,
Worksop, Notts, S80 2AH

Nominated Officer: Jeanette Oates, Planning Enforcement Officer
Telephone Number: 01909 533489

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH Error! Reference source not found. THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT AGAINST THIS NOTICE.

It is an offence to contravene a temporary stop notice after a site notice has been displayed on the land or the temporary stop notice has been served on you.

Temporary stop notice: offences – s171G Town and Country Planning Act 1990

1. A person commits an offence if he contravenes a temporary stop notice
 - a. which has been served on him, or
 - b. a copy of which has been displayed in accordance with section 171E(5).
2. Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.
3. An offence under this section may be charged by reference to a day or a longer period of time.
4. A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.
5. A person does not commit an offence under this section if he proves—
 - a. that the temporary stop notice was not served on him, and
 - b. that he did not know, and could not reasonably have been expected to know, of its existence.
6. A person convicted of an offence under this section is liable—
 - a. on summary conviction, to a fine not exceeding £20,000;
 - b. on conviction on indictment, to a fine.
7. In determining the amount of the fine the court must have regard in particular to any financial benefit which has accrued or has appeared to accrue to the person convicted in consequence of the offence.

If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is an unlimited fine on summary conviction for a first offence and for any subsequent offence.

The fine on conviction on indictment is unlimited. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Jeanette Oates, Enforcement Office, on 01909 533489

If you need independent advice about this notice, you are advised to contact a lawyer, planning consultant or other professional adviser specialising in planning matters urgently.

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.

TEMPORARY STOP NOTICE

Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE and registered under Title No. NT468624 and as shown on the attached red line plan.

A temporary Stop Notice has been served by Bassetlaw District Council. The notice takes effect on 20th March 2026 when the following activity must cease:

1. Cease the importation of rubble and hardcore onto the Land.
2. Cease the construction of any road, track or hardstanding including the excavation of or building up of the Land or the distribution by all mechanical means of materials on the Land, including but not limited to rubble or hardcore.
3. Cease the felling of trees or hedgerow on the Land.

A copy of the notice and plan are annexed to this site notice.

The Temporary Stop Notice will cease to have effect on 15th May 2026.

WARNING

(1) A person commits an offence if he contravenes a temporary stop notice-

- (a) Which has been served on him.
- (2) Contravention of a temporary stop notice includes causing or permitting the contravention of the notice.
- (3) An offence under this section may be charged by reference to a day or a longer period of time.
- (4) A person may be convicted of more than one such offence in relation to the same temporary stop notice by reference to different days or periods of time.
- (5) A person does not commit an offence under this section if he proves-
 - (a) That the temporary stop notice was not served on them, and
 - (b) That he did not know, and could not reasonably have been expected to know, of its existence.

- (6) A person convicted of an offence under this section is liable on summary conviction, or on conviction on indictment, to a fine.
- (7) In determining the amount of the fine the court must have regard in particular to any financial benefit which has accrued or has appeared to accrue to the person convicted in consequence of the offence.

Dated: 20th March 2026

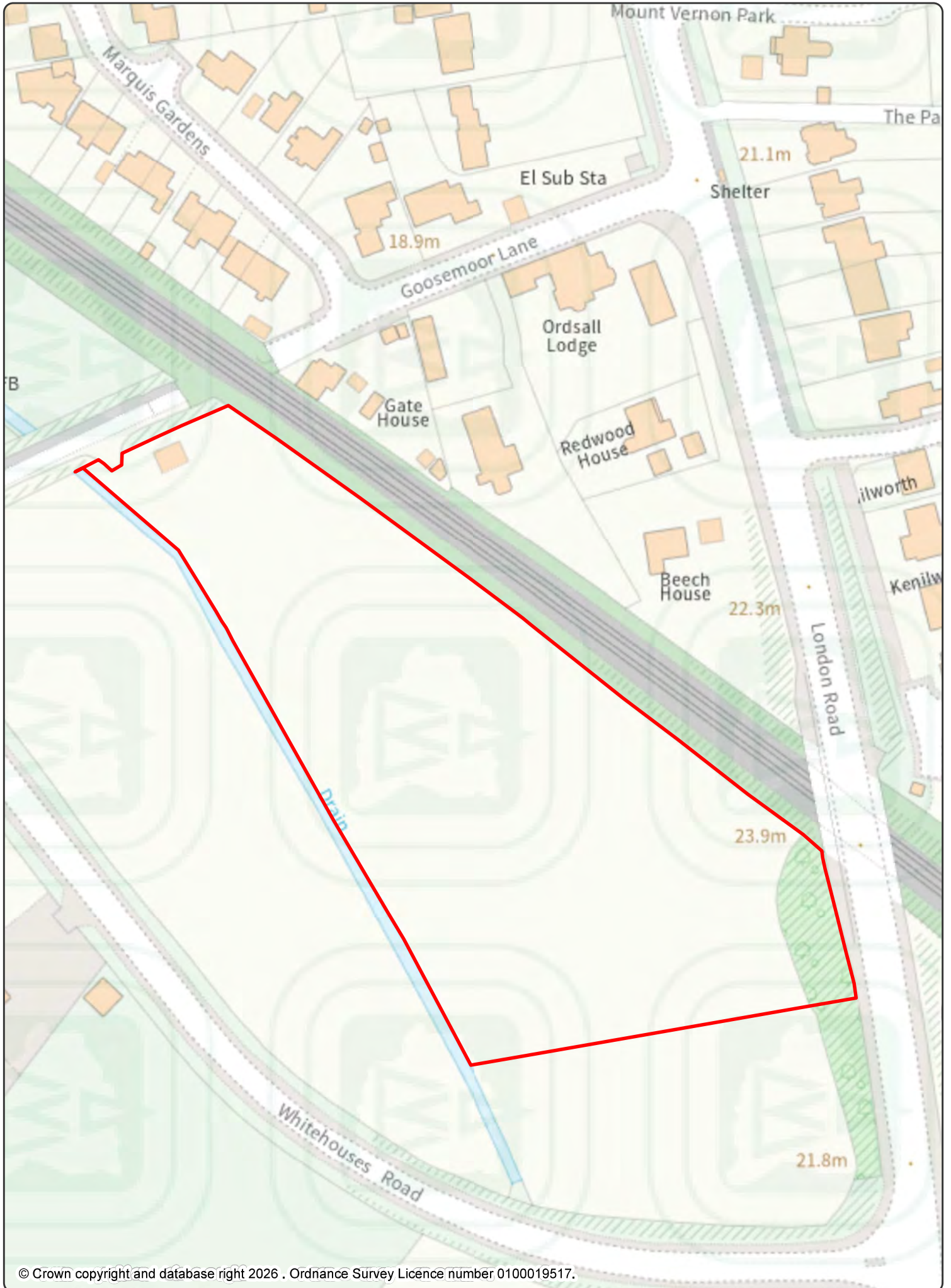
Signed : *A Marwood*

Abbie Marwood MSc MRTPI
Head of Planning and Place

Dated : 20.3.26

On behalf of: Bassetlaw District Council, Queen's Buildings, Potter Street,
Worksop, Notts, S80 2AH

Nominated Officer: Jeanette Oates, Planning Enforcement Officer
Telephone Number: 01909 533489



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IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.06



HM Courts & Tribunals Service

VP.06.01

N215

Certificate of service

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

The Owner

1. On what day did you serve?

Day Month Year

2	0	0	3	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

2	0	0	3	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Temporary Stop Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

The Owner

Note 4: If appropriate include their position, such as partner or director.

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

Time left, where document is other than a claim form

by other means permitted by the court (please specify)

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Land laying to the west of Kenilworth

Second line of address

London Road

Town or city

Retford

County (optional)

Nottinghamshire

Postcode

D N 2 2 7 J E

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

Rules relating to the service of documents are contained in Part 6 of the Civil Procedure Rules (www.justice.gov.uk) and you should refer to the rules for information.

Calculation of deemed day of service of a claim

A claim form served within the UK in accordance with Part 6 of the Civil Procedure rules is deemed to be served on the second business day after the claimant has completed the steps required by CPR 7.5(1).

Calculation of the deemed day of service of documents other than the claim form (CPR 6.26)

Method of service	Deemed day of service
First class post or other service which provides for delivery on the next business day	The second day after it was posted, left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Document exchange	The second day after it was left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Delivering the document to or leaving it at a permitted address	If it is delivered to or left at the permitted address on a business day before 4.30pm, on that day; or in any other case, on the next business day after that day.
Fax	If the transmission of the fax is completed on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was transmitted.
Other electronic method	If the email or other electronic transmission is sent on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was sent.
Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

In this context 'business day' means any day except Saturday, Sunday or a bank holiday; (under the Banking and Financial Dealings Act 1971 in the part of the UK where service is to take place) includes Good Friday and Christmas Day.



HM Courts & Tribunals Service

VP.06.02

N215

Certificate of service

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

The Occupier

1. On what day did you serve?

Day Month Year

2	0	0	3	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

2	0	0	3	2	0	2	6
---	---	---	---	---	---	---	---

3. What documents did you serve?

Stop Notice
Annex
Red line plan

4. On whom did you serve?

The Occupier

Note 2: See page 5 for calculating the deemed date of service.

Note 3: Attach copies of the documents you have not already filed with the court.

Note 4: If appropriate include their position, such as partner or director.

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5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

[Empty text box]

Time left, where document is other than a claim form

[Empty text box]

by other means permitted by the court (please specify)

[Empty text box]

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

[Empty text box]

by other electronic means (please specify)

[Empty text box]

Time sent, where document is other than a claim form

[Empty text box]

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Land laying to the west of Kenilworth

Second line of address

London Road

Town or city

Retford

County (optional)

Nottinghamshire

Postcode

D N 2 2 7 J E

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

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VP.06.03

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

Persons Unknown

N215

Certificate of service

1. On what day did you serve?

Day Month Year

2	0	0	3	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

2	0	0	3	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Temporary Stop Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Persons Unknown

Note 4: If appropriate include their position, such as partner or director.

£0.20.9v

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

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by personally handing it to or leaving it with

Name of person

[Empty text box]

Time left, where document is other than a claim form

[Empty text box]

by other means permitted by the court (please specify)

[Empty text box]

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

[Empty text box]

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Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

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Other electronic method	If the email or other electronic transmission is sent on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was sent.
Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

In this context 'business day' means any day except Saturday, Sunday or a bank holiday; (under the Banking and Financial Dealings Act 1971 in the part of the UK where service is to take place) includes Good Friday and Christmas Day.



VP.06.04

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

Retford Demolition Ltd

N215

Certificate of service

1. On what day did you serve?

Day Month Year

2	0	0	3	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

2	3	0	3	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Temporary Stop Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Retford Demolition Ltd

Note 4: If appropriate include their position, such as partner or director.

10.20.9v

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

Time left, where document is other than a claim form

by other means permitted by the court (please specify)

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Second line of address

Town or city

County (optional)

Postcode

--	--	--	--	--	--	--	--

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Luke Ridge

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

20

Month

03

Year

2026

Full name

Luke Ridge

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Principal Lawyer

Rules relating to the service of documents are contained in Part 6 of the Civil Procedure Rules (www.justice.gov.uk) and you should refer to the rules for information.

Calculation of deemed day of service of a claim

A claim form served within the UK in accordance with Part 6 of the Civil Procedure rules is deemed to be served on the second business day after the claimant has completed the steps required by CPR 7.5(1).

Calculation of the deemed day of service of documents other than the claim form (CPR 6.26)

Method of service	Deemed day of service
First class post or other service which provides for delivery on the next business day	The second day after it was posted, left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Document exchange	The second day after it was left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Delivering the document to or leaving it at a permitted address	If it is delivered to or left at the permitted address on a business day before 4.30pm, on that day; or in any other case, on the next business day after that day.
Fax	If the transmission of the fax is completed on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was transmitted.
Other electronic method	If the email or other electronic transmission is sent on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was sent.
Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

In this context 'business day' means any day except Saturday, Sunday or a bank holiday; (under the Banking and Financial Dealings Act 1971 in the part of the UK where service is to take place) includes Good Friday and Christmas Day.



VP.06.05

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-PLAN-LDR

Name of defendant

Patrick Flynn

N215

Certificate of service

1. On what day did you serve?

Day Month Year

2	0	0	3	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

2	3	0	3	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Temporary Stop Notice
Annexe
Red Line Plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Partick Flynn

Note 4: If appropriate include their position, such as partner or director.

5. How did you serve the documents? (tick the appropriate box)

20.10.96

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

Time left, where document is other than a claim form

by other means permitted by the court (please specify)

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Second line of address

Town or city

County (optional)

Postcode

B	T	9	4	4	E	Z
---	---	---	---	---	---	---

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Luke Ridge

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

20

Month

03

Year

2023

Full name

Luke Ridge

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Principal Lawyer

Rules relating to the service of documents are contained in Part 6 of the Civil Procedure Rules (www.justice.gov.uk) and you should refer to the rules for information.

Calculation of deemed day of service of a claim

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Method of service	Deemed day of service
First class post or other service which provides for delivery on the next business day	The second day after it was posted, left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Document exchange	The second day after it was left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Delivering the document to or leaving it at a permitted address	If it is delivered to or left at the permitted address on a business day before 4.30pm, on that day; or in any other case, on the next business day after that day.
Fax	If the transmission of the fax is completed on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was transmitted.
Other electronic method	If the email or other electronic transmission is sent on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was sent.
Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

In this context 'business day' means any day except Saturday, Sunday or a bank holiday; (under the Banking and Financial Dealings Act 1971 in the part of the UK where service is to take place) includes Good Friday and Christmas Day.

IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.07

EXHIBIT VP.07

26/00034/ENF– Land Lying To The West Of London Road Retford Nottinghamshire

Site Visit date: 24.3.26

Enforcement Officer: Jeanette Oates

Report

I visited the site on the 24th of March 2026 at 16.48 to monitor any changes on the site.

At the entrance to the land in the Red Line Plan a set of gates had been erected and palisade fencing to each side to secure the site. At the time, the gates were not padlocked.

I entered the site and took photos of the piles of rubble and hardcore that had been tipped onto the site. The bulldozer was still in place, although the scoop on the front had been changed to a much larger one. Some of the previously tipped piles of hardcore had been levelled and turned to hard standing. There were now approximately 9 piles of finer hardcore on the site.

The TSN notices had been removed from the bulldozer and the gates since my previous visit.









IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.08

**Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE
(THE “LAND”).**

IMPORTANT THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004)

STOP NOTICE – 26/00034/ENF

SERVED BY: Bassetlaw District Council herein after referred to as “the Council”.

TO:

- MR PATRICK FLYNN of 43 Main Street, Brookeborough, Enniskillen BT94 4EZ.
- RETFORD DEMOLITION, Lodge Lane Industrial Estate, Tuxford, Nottinghamshire, NG22 0NL
- The OWNER, Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE.
- The OCCUPIER, Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE.
- PERSONS UNKNOWN being any other unknown occupier or owner of the Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE.
- PERSONS RESPONSIBLE, Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE.

1. On 2nd April 2026, the Council issued an enforcement notice (copy is attached to this notice) alleging that there had been breaches of planning control at Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE.

2. THIS STOP NOTICE is issued by the Council, in exercise of their power in section 183 of the 1990 Act (as amended), because they consider that it is expedient that the activities specified in this notice should cease before the expiry of the period allowed for compliance with the requirements of the Enforcement Notices on the Land described in paragraph 3 of this Notice.

The Council now prohibits the carrying out of the activities specified in paragraph 4 of this Notice on the Land described in paragraph 3 of this Notice.

Important additional information is given in the Annex to this notice.

3. THE LAND TO WHICH THIS NOTICE RELATES

Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE. (“the Land”).

4. ACTIVITIES TO WHICH THIS NOTICE RELATES

This Notice is issued against all activities that are occurring on the Land:

- a) Without planning permission operational development consisting of the felling of trees in a conservation area,
- b) Demolition of a brick building on the Land,

- c) Importation of materials, depositing and subsequent levelling of rubble and hardcore to create hardstanding on the Land which constitutes an engineering operation involving the excavation and changing of land levels.

5. WHAT YOU ARE REQUIRED TO DO

Immediately cease all the activity specified in Section 4

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes immediate effect on 02nd April 2026, when you must comply with all of the requirements specified above in paragraph 5 above.

The Council considers that this Stop Notice should have immediate effect because some persons served with the Stop Notice, and possibly persons unknown, continue to use the site for purposes that are in contravention of the Enforcement Notice on the Land. Furthermore, the site is subject to a disregard of an issued Temporary Stop Notice served on 20th March 2026 with a cease to effect date of 15th May 2026 where unauthorised works have continued. The development of this land causes harm to the character, amenity and biodiversity of the flora and fauna of the site in a conservation area. It causes harm to a watercourse and has resulted in the demolition of a brick building whose character and amenity value has not been adequately assessed.

The Council is required by central government guidance (National Planning Policy Framework 2024) to give substantial weight to these planning harms.

In serving a Stop Notice which takes immediate effect, the Council has regard to that part of Planning Practice Guidance that advises that effective enforcement is important to:

- tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area.
- maintain the integrity of the decision-making process.
- help ensure that public acceptance of the decision-making process is maintained.

Signed:



Abbie Marwood MSc MRTPI
Head of Planning and Place

Date: 02nd April 2026

On behalf of: Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop,
Notts, S80 2AH

Nominated Officer: Jeanette Oates, Planning Enforcement Officer
Telephone Number: 01909 533489

ANNEX

WARNING

THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 6.

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR THE DEPARTMENT OF HOUSING LEVELLING UP AND COMMUNITIES AGAINST THIS NOTICE.

It is an offence to contravene a stop notice after a site notice has been displayed or the stop notice has been served on you (section 187(1) of the 1990 Act). If you then fail to comply with the stop notice you will be at risk of immediate prosecution for which the maximum penalty 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 Jeanette Oates, the Council's nominated officer for this matter, telephone 01909 533489.

If you need independent advice about this notice, you are advised to contact a lawyer, planning consultant or other professional adviser specialising in planning matters urgently.

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.

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

**ENFORCEMENT NOTICE NO. 26/00034/ENF
OPERATIONAL DEVELOPMENT**

SERVED BY: Bassetlaw District Council herein after referred to as “the Council”.

- 1. THIS IS A FORMAL NOTICE** which is issued by Bassetlaw District Council because it appears that there has been a breach of planning control, under section 171A (1) (a) of the above Act, at the land described below. It is considered expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.
- 2. THE LAND TO WHICH THIS NOTICE RELATES**

Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE. (“The Land”), shown edged in red on the attached plan.
- 3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACHE OF PLANNING CONTROL**
 - a) Without planning permission operational development consisting of the felling of trees in a conservation area,
 - b) Demolition of a brick building on the Land,
 - c) Importation of materials, depositing and subsequent levelling of rubble and hardcore to create hardstanding on the Land which constitutes an engineering operation involving the excavation and changing of land levels.
- 4. REASONS FOR ISSUING THIS NOTICE**
 - i) It appears to the Council that the above breach of planning control has occurred within the last 10 years.
 - ii) Policy Reasons

POLICY ST33: Design Quality

All development must be of a high-quality design that has a clear function, character and identity based upon a robust understanding of local context, constraints and distinctiveness, while reflecting the principles of relevant national and local design guidance.

The clearance of trees and undergrowth and the depositing and levelling of significant amounts of hardcore of unknown content or quality in a Conservation area does not demonstrate an understanding of the local context and character, nor does it reflect the principles of local or national design guidance.

POLICY ST35: Landscape Character

Policy ST35 says that proposals should contribute to the nature and quality of Bassetlaw’s landscapes.

This development involving the clearance of trees and undergrowth does not protect or enhance the quality or character of the landscape or the local environment, and without the benefit of any biodiversity or tree surveys prior to the works there may be irreparable damage to wildlife and flora.

POLICY ST38: Biodiversity and Geodiversity

The Council will seek to protect and enhance the biodiversity and geodiversity of Bassetlaw.

The carrying out of site clearance and the depositing and levelling of significant amounts of hardcore of unknown content or quality without any biodiversity survey and without any plan for net biodiversity net gain may have caused and continue to cause irreparable damage to wildlife and flora on the site and in the building which has been.

POLICY ST39: Trees, woodlands and hedgerows

The Council strives to protect existing trees, woodland and hedgerows in the interests of biodiversity, amenity and climate change adaptation giving consideration to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting.

The development carried out without the submission of an accurate tree survey or arboriculture assessment in accordance with BS5837 (Trees in relation to design, demolition and construction – Recommendations) 201223) means that no protective measures have been put into place for remaining trees during the use of heavy plant, no replacement planting has been planned and no consideration given to the amenity or ecological value of the trees or hedgerows on site prior to or after the works.

POLICY ST40: The Historic Environment

The historic environment will be conserved and enhanced, sensitively managed, enjoyed and celebrated for its contribution to sustainable communities.

The development does not maintain, conserve or enhance the landscape or character of the Conservation area on which the site is located.

POLICY 46: Protecting Amenity

Proposals for development should be designed and constructed to avoid and minimise impacts on the amenity of existing and future users, individually and cumulatively, within the development and close to it.

Works have been carried out outside of normal working hours as early as 6.30am creating a significant adverse effect on existing residential amenity without the provision of any plan for mitigation.

Development should not have an overbearing impact or generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.

POLICY ST51: Protecting Water Quality and Management

In line with the objectives of the Water Framework Directive¹⁶, the quantity and quality of surface and groundwater bodies will be protected and where possible enhanced.

The development is next to a watercourse and some of the hardcore of unknown quality has spilled over into the watercourse.

The impact of water runoff from the hardcore of unknown quality across the site cannot be measured and does not enhance the status of the watercourse nor is it likely to improve the biodiversity and ecological value of the watercourse.

5. WHAT YOU ARE REQUIRED TO DO

From the date on which this Notice takes effect:

- i) Cease the importation of materials, including but not limited to hardcore and rubble used for the subsequent levelling and creation of hardstanding on the Land within 1 day.
- ii) Remove from the Land to a licensed waste management facility all materials brought on to the Land within 1 month.
- iii) Following compliance with steps i) to ii) above, level then scarify the surface of those parts of the Land that have been the subject of the unauthorised development and seed with a grass during the next period of the year that includes the months of April to September immediately following compliance with i) to ii) above.

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 30th April 2026 unless an appeal is made against it beforehand.

Date of Issue: 02nd April 2026

Signed:

A Marwood

Abbie Marwood MSc MRTPI
Head of Planning and Place

on behalf of:

Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Notts, S80 2AH

EXPLANATORY NOTE

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990 as amended.

Enforcement Notice relating to land lying to the west of Kenilworth, London Road, Retford, DN22 7JE. (“The Land”)

This local planning authority, Bassetlaw District Council, has issued an enforcement notice relating to the above land and I now serve on you a copy of that notice as you have an interest in the land. Copies of the notice are also being served on the parties listed at the end of this note who, it is understood, also have an interest in the land.

There is a right of appeal to the Secretary of State (at The Planning Inspectorate) against the notice. Unless an appeal is made, as described below, the notice will take effect on 30th April 2026 and you must then ensure that the required steps, for which you may be held responsible, are taken within the period(s) specified in the notice.

Please see the enclosed information sheet from the Planning Inspectorate which tells you how to make an appeal. Further information about how to appeal may be found on the Planning Portal website at www.planningportal.gov.uk.

If you decide that you want to appeal against the enforcement notice you must ensure that you send your appeal soon enough so that normally it will be delivered by post/electronic transmission to the Secretary of State (at The Planning Inspectorate) before the date given in paragraph 6 as the date on which this notice takes effect.

Under section 174 of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds: -

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged.
- (b) that those matters have not occurred.
- (c) that those matters (if they occurred) do not constitute a breach of planning control.
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters.
- (e) that copies of the enforcement notice were not served as required by section 172;
- (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Not all of these grounds may be relevant to you.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

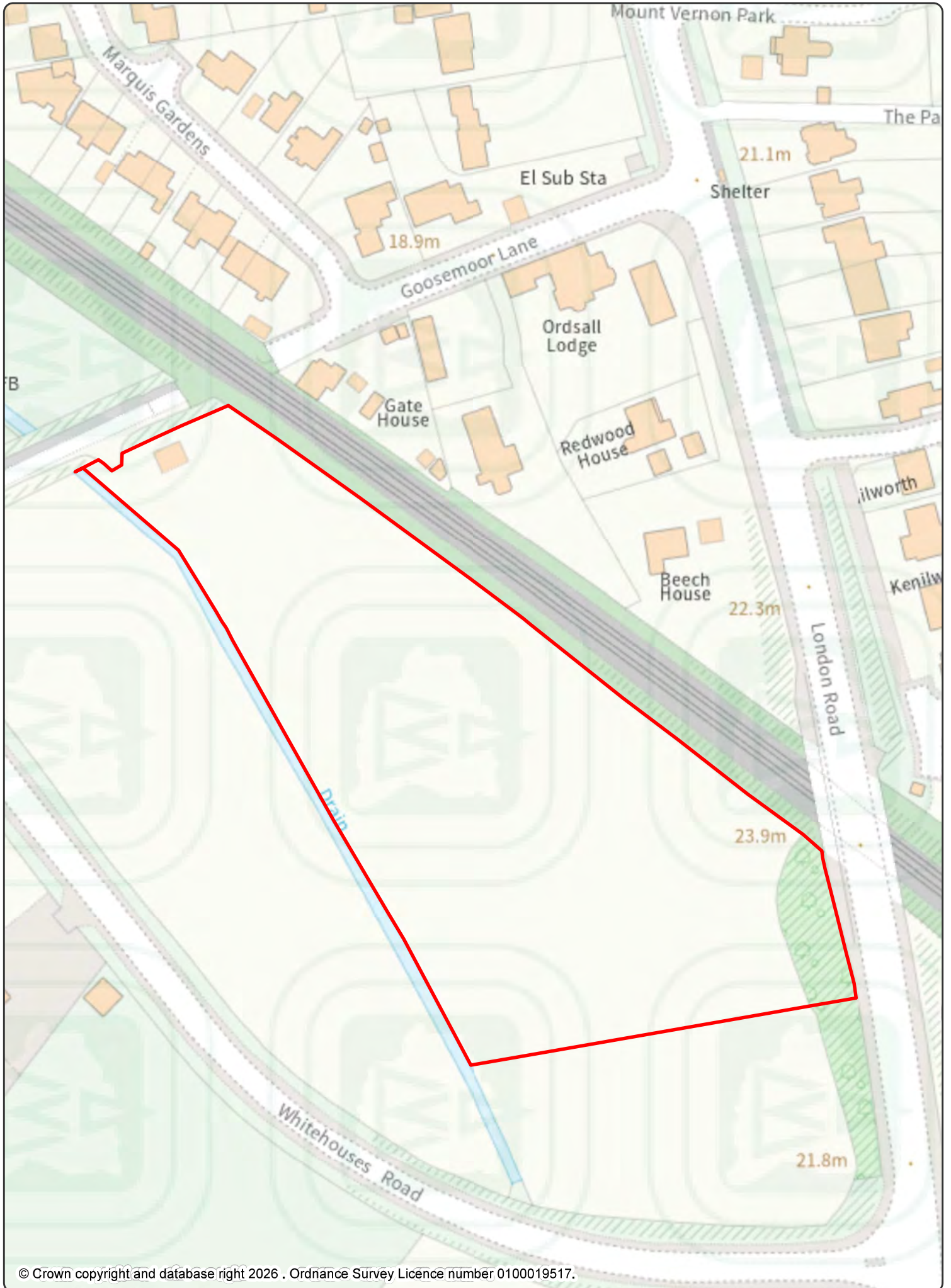
Parties on whom the enforcement notice has been served:

- MR PATRICK FLYNN of 43 Main Street, Brookeborough, Enniskillen BT94 4EZ.
- RETFORD DEMOLITION, Lodge Lane Industrial Estate, Tuxford, Nottinghamshire, NG22 0NL
- The OWNER, Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE.
- The OCCUPIER, Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE.
- PERSONS UNKNOWN being any other unknown occupier or owner of the Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE.
- PERSONS RESPONSIBLE, Land lying to the west of Kenilworth, London Road, Retford, DN22 7JE.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Notice, it will take effect on the specified effective date and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the Notice.

Failure to comply with an Enforcement Notice, which has taken effect, can result in prosecution and /or remedial action by the Council.



IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.09



VP.09.01

N215

Certificate of service

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

Mr Patrick Flynn

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Stop Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Mr Patrick Flynn

Note 4: If appropriate include their position, such as partner or director.

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

Time left, where document is other than a claim form

by other means permitted by the court (please specify)

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Second line of address

Town or city

County (optional)

Postcode

B	T	9	4	4	E	Z
---	---	---	---	---	---	---

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

- Claimant
 Defendant
 Litigation friend
(where the serving party is a child or protected party)
 Claimant's legal representative (as defined by CPR 2.3(1))
 Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day Month Year

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

Rules relating to the service of documents are contained in Part 6 of the Civil Procedure Rules (www.justice.gov.uk) and you should refer to the rules for information.

Calculation of deemed day of service of a claim

A claim form served within the UK in accordance with Part 6 of the Civil Procedure rules is deemed to be served on the second business day after the claimant has completed the steps required by CPR 7.5(1).

Calculation of the deemed day of service of documents other than the claim form (CPR 6.26)

Method of service	Deemed day of service
First class post or other service which provides for delivery on the next business day	The second day after it was posted, left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Document exchange	The second day after it was left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Delivering the document to or leaving it at a permitted address	If it is delivered to or left at the permitted address on a business day before 4.30pm, on that day; or in any other case, on the next business day after that day.
Fax	If the transmission of the fax is completed on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was transmitted.
Other electronic method	If the email or other electronic transmission is sent on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was sent.
Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

In this context 'business day' means any day except Saturday, Sunday or a bank holiday; (under the Banking and Financial Dealings Act 1971 in the part of the UK where service is to take place) includes Good Friday and Christmas Day.



VP.09.02

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

Retford Demolition

N215

Certificate of service

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Stop Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Retford Demolition

Note 4: If appropriate include their position, such as partner or director.

50,000/71

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

[Empty text box]

Time left, where document is other than a claim form

[Empty text box]

by other means permitted by the court (please specify)

[Empty text box]

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

[Empty text box]

by other electronic means (please specify)

[Empty text box]

Time sent, where document is other than a claim form

[Empty text box]

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Lodge Lane Industrial Estate

Second line of address

[Empty text box]

Town or city

Tuxford

County (optional)

Nottinghamshire

Postcode

N G 2 2 0 N L

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
 defendant's
 solicitor's
 litigation friend's

Location

- usual residence
 last known residence
 place of business
 principal place of business
 last known place of business
 last known principal place of business
 principal office of the partnership
 principal office of the corporation
 principal office of the company
 place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
 other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

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Calculation of deemed day of service of a claim

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Calculation of the deemed day of service of documents other than the claim form (CPR 6.26)

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Document exchange	The second day after it was left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Delivering the document to or leaving it at a permitted address	If it is delivered to or left at the permitted address on a business day before 4.30pm, on that day; or in any other case, on the next business day after that day.
Fax	If the transmission of the fax is completed on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was transmitted.
Other electronic method	If the email or other electronic transmission is sent on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was sent.
Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

In this context 'business day' means any day except Saturday, Sunday or a bank holiday; (under the Banking and Financial Dealings Act 1971 in the part of the UK where service is to take place) includes Good Friday and Christmas Day.



VP.09.03

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

Persons Unknown

N215

Certificate of service

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Stop Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Persons Unknown

Note 4: If appropriate include their position, such as partner or director.

30.00.92

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

[Empty text box]

Time left, where document is other than a claim form

[Empty text box]

by other means permitted by the court (please specify)

[Empty text box]

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

[Empty text box]

by other electronic means (please specify)

[Empty text box]

Time sent, where document is other than a claim form

[Empty text box]

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Land laying to the west of Kenilworth

Second line of address

London Road

Town or city

Retford

County (optional)

Nottinghamshire

Postcode

D N 2 2 7 J E

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

Rules relating to the service of documents are contained in Part 6 of the Civil Procedure Rules (www.justice.gov.uk) and you should refer to the rules for information.

Calculation of deemed day of service of a claim

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Calculation of the deemed day of service of documents other than the claim form (CPR 6.26)

Method of service	Deemed day of service
First class post or other service which provides for delivery on the next business day	The second day after it was posted, left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Document exchange	The second day after it was left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Delivering the document to or leaving it at a permitted address	If it is delivered to or left at the permitted address on a business day before 4.30pm, on that day; or in any other case, on the next business day after that day.
Fax	If the transmission of the fax is completed on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was transmitted.
Other electronic method	If the email or other electronic transmission is sent on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was sent.
Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

In this context 'business day' means any day except Saturday, Sunday or a bank holiday; (under the Banking and Financial Dealings Act 1971 in the part of the UK where service is to take place) includes Good Friday and Christmas Day.



VP.09.04

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

The Occupier

N215

Certificate of service

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Stop Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

The Occupier

Note 4: If appropriate include their position, such as partner or director.

89.10.92
40.10.92

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

Time left, where document is other than a claim form

by other means permitted by the court (please specify)

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Land laying to the west of Kenilworth

Second line of address

London Road

Town or city

Retford

County (optional)

Nottinghamshire

Postcode

D N 2 2 7 J E

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

Rules relating to the service of documents are contained in Part 6 of the Civil Procedure Rules (www.justice.gov.uk) and you should refer to the rules for information.

Calculation of deemed day of service of a claim

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Calculation of the deemed day of service of documents other than the claim form (CPR 6.26)

Method of service	Deemed day of service
First class post or other service which provides for delivery on the next business day	The second day after it was posted, left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Document exchange	The second day after it was left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Delivering the document to or leaving it at a permitted address	If it is delivered to or left at the permitted address on a business day before 4.30pm, on that day; or in any other case, on the next business day after that day.
Fax	If the transmission of the fax is completed on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was transmitted.
Other electronic method	If the email or other electronic transmission is sent on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was sent.
Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

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VP.09.05

N215

Certificate of service

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

The Owner

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Stop Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

The Owner

Note 4: If appropriate include their position, such as partner or director.

5. How did you serve the documents? (tick the appropriate box)

- by first class post or other service which provides for delivery on the next business day
- by delivering to or leaving at a permitted place
- by personally handing it to or leaving it with

20.00.96

Name of person

Time left, where document is other than a claim form

- by other means permitted by the court (please specify)

- by Document Exchange

- by fax machine

Time sent, where document is other than a claim form

- by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Second line of address

Town or city

County (optional)

Postcode

D	N	2	2	7	J	E
---	---	---	---	---	---	---

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

Rules relating to the service of documents are contained in Part 6 of the Civil Procedure Rules (www.justice.gov.uk) and you should refer to the rules for information.

Calculation of deemed day of service of a claim

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Method of service	Deemed day of service
First class post or other service which provides for delivery on the next business day	The second day after it was posted, left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Document exchange	The second day after it was left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Delivering the document to or leaving it at a permitted address	If it is delivered to or left at the permitted address on a business day before 4.30pm, on that day; or in any other case, on the next business day after that day.
Fax	If the transmission of the fax is completed on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was transmitted.
Other electronic method	If the email or other electronic transmission is sent on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was sent.
Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

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20.09.06

N215

Certificate of service

Name of court

Claim number

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

The Owner

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Enforcement Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

The Owner

Note 4: If appropriate include their position, such as partner or director.

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

Time left, where document is other than a claim form

by other means permitted by the court (please specify)

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Land laying to the west of Kenilworth

Second line of address

London Road

Town or city

Retford

County (optional)

Nottinghamshire

Postcode

D N 2 2 7 J E

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

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Delivering the document to or leaving it at a permitted address	If it is delivered to or left at the permitted address on a business day before 4.30pm, on that day; or in any other case, on the next business day after that day.
Fax	If the transmission of the fax is completed on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was transmitted.
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Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

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VP.09.07

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

Persons Unknown

N215

Certificate of service

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Enforcement Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Persons Unknown

Note 4: If appropriate include their position, such as partner or director.

FO. PO. 96

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

[Empty text box]

Time left, where document is other than a claim form

[Empty text box]

by other means permitted by the court (please specify)

[Empty text box]

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

[Empty text box]

by other electronic means (please specify)

[Empty text box]

Time sent, where document is other than a claim form

[Empty text box]

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Land laying to the west of Kenilworth

Second line of address

London Road

Town or city

Retford

County (optional)

Nottinghamshire

Postcode

D N 2 2 7 J E

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

Rules relating to the service of documents are contained in Part 6 of the Civil Procedure Rules (www.justice.gov.uk) and you should refer to the rules for information.

Calculation of deemed day of service of a claim

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Calculation of the deemed day of service of documents other than the claim form (CPR 6.26)

Method of service	Deemed day of service
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Document exchange	The second day after it was left with, delivered to or collected by the relevant service provider provided that day is a business day; or if not, the next business day after that day.
Delivering the document to or leaving it at a permitted address	If it is delivered to or left at the permitted address on a business day before 4.30pm, on that day; or in any other case, on the next business day after that day.
Fax	If the transmission of the fax is completed on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was transmitted.
Other electronic method	If the email or other electronic transmission is sent on a business day before 4.30pm, on that day; or in any other case, on the next business day after the day on which it was sent.
Personal service	If the document is served personally before 4.30pm on a business day, it is served on that day; or in any other case, on the next business day after that day.

In this context 'business day' means any day except Saturday, Sunday or a bank holiday; (under the Banking and Financial Dealings Act 1971 in the part of the UK where service is to take place) includes Good Friday and Christmas Day.



VP.09.08

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

Persons Responsible

N215

Certificate of service

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Enforcement Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Persons Responsible

Note 4: If appropriate include their position, such as partner or director.

50.00.92

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

Time left, where document is other than a claim form

by other means permitted by the court (please specify)

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Second line of address

Town or city

County (optional)

Postcode

D	N	2	2	7	J	E
---	---	---	---	---	---	---

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

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I believe that the facts stated in this form are true.

Signature

Jeanette Oates

- Claimant
 Defendant
 Litigation friend
(where the serving party is a child or protected party)
 Claimant's legal representative (as defined by CPR 2.3(1))
 Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day Month Year

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

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VP.09.09

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

The Occupier

N215

Certificate of service

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Enforcement Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

The Occupier

Note 4: If appropriate include their position, such as partner or director.

60. No. 96

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

Time left, where document is other than a claim form

by other means permitted by the court (please specify)

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Second line of address

Town or city

County (optional)

Postcode

D	N	2	2	7	J	E
---	---	---	---	---	---	---

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

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I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

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VP.09.10

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

Retford Demolition

N215

Certificate of service

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Enforcement Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Retford Demolition

Note 4: If appropriate include their position, such as partner or director.

5. How did you serve the documents? (tick the appropriate box)

01.10.92

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

Time left, where document is other than a claim form

by other means permitted by the court (please specify)

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Second line of address

Town or city

County (optional)

Postcode

N	G	2	2	0	N	L
---	---	---	---	---	---	---

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
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- other (please specify)

Statement of truth

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I believe that the facts stated in this form are true.

Signature

Jeanette Oates

Claimant

Defendant

Litigation friend

(where the serving party is a child or protected party)

Claimant's legal representative (as defined by CPR 2.3(1))

Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day

02

Month

04

Year

2026

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

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VP.09.11

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

Persons Responsible

N215

Certificate of service

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Stop Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Persons Responsible

Note 4: If appropriate include their position, such as partner or director.

11.10.16

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

[Empty text box]

Time left, where document is other than a claim form

[Empty text box]

by other means permitted by the court (please specify)

[Empty text box]

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

[Empty text box]

by other electronic means (please specify)

[Empty text box]

Time sent, where document is other than a claim form

[Empty text box]

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

Land laying to the west of Kenilworth

Second line of address

London Road

Town or city

Retford

County (optional)

Nottinghamshire

Postcode

D N 2 2 7 J E

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

I believe that the facts stated in this form are true.

Signature

Jeanette Oates

- Claimant
 Defendant
 Litigation friend
(where the serving party is a child or protected party)
 Claimant's legal representative (as defined by CPR 2.3(1))
 Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day Month Year

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

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VP.09.12

Name of court

[Empty box for Name of court]

Claim number

[Empty box for Claim number]

Name of claimant

Bassetlaw District Council
25-1057-Plan-LDR

Name of defendant

Mr Patrick Flynn

N215

Certificate of service

1. On what day did you serve?

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

2. The date of service is

Day Month Year

0	2	0	4	2	0	2	6
---	---	---	---	---	---	---	---

Note 2: See page 5 for calculating the deemed date of service.

3. What documents did you serve?

Enforcement Notice
Annex
Red line plan

Note 3: Attach copies of the documents you have not already filed with the court.

4. On whom did you serve?

Mr Patrick Flynn

Note 4: If appropriate include their position, such as partner or director.

5. How did you serve the documents? (tick the appropriate box)

by first class post or other service which provides for delivery on the next business day

by delivering to or leaving at a permitted place

by personally handing it to or leaving it with

Name of person

Time left, where document is other than a claim form

by other means permitted by the court (please specify)

by Document Exchange

by fax machine

Time sent, where document is other than a claim form

by other electronic means (please specify)

Time sent, where document is other than a claim form

Fax machine: you may want to enclose a copy of the transmission sheet.

6. Give the address where service effected, include fax or DX number, e-mail address or other electronic identification.

First line of address

43 Main Street

Second line of address

Brookeborough

Town or city

Enniskillen

County (optional)

Postcode

B T 9 4 4 E Z

DX number

Fax number

Email address

Other electronic identification

Being the

- claimant's
- defendant's
- solicitor's
- litigation friend's

Location

- usual residence
- last known residence
- place of business
- principal place of business
- last known place of business
- last known principal place of business
- principal office of the partnership
- principal office of the corporation
- principal office of the company
- place of business of the partnership/company/corporation within the jurisdiction with a connection to claim
- other (please specify)

Statement of truth

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I believe that the facts stated in this form are true.

Signature

Jeanette Oates

- Claimant
 Defendant
 Litigation friend
(where the serving party is a child or protected party)
 Claimant's legal representative (as defined by CPR 2.3(1))
 Defendant's legal representative (as defined by CPR 2.3(1))

Date

Day Month Year

Full name

Jeanette Oates

Name of legal representative's firm

If signing on behalf of firm or company give position or office held

Planning Enforcement Officer (Consultant)

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IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.10

EXHIBIT VP.10

Case Reference: 26/00034/ENF

Site Address: Goos Land Lying To The West Of London Road, Retford, Nottinghamshire

Site Visit Date: 13.4.26

Enforcement Officer:

Jeanette Oates

1. Observations and Evidence

Based on the site inspection and visual evidence obtained, the following was observed:

- **Groundworks and Hardstanding:** There is clear evidence of ongoing engineering operations. The previous eight piles of hardcore identified in earlier inspections have been levelled and flattened to significantly extend the area of hardstanding across the site.
- **Material Storage:** Five new, distinct, and roughly uniform piles of light-coloured aggregate (Type 1 MOT or similar) have been tipped further into the site towards the rear boundary. The presence of these materials suggests that further surfacing or engineering works are imminent.
- **Site Access and Security:** The main site gates were found open; however, the secondary gates on the boundary were closed and locked.
- **Site Activity:** No personnel were present on the land, and there was no active construction or engineering activity occurring at the time of the visit.

2. Assessment of Breach

The levelling of previous aggregate and the importation of new hardcore reinforces the assessment of an **unauthorised material change of use** and **unauthorised engineering operations**. The systematic expansion of the hardstanding indicates a permanent intention to prepare the land for a more intensive use, contrary to its status as open land.

This is in direct contravention of the Temporary Stop Notice, Stop Notice and Enforcement Notice served on the land.





IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.11

Exhibit VP.11

26/00034/ENF

Site address

Land Lying To The West Of
London Road
Retford
Nottinghamshire

Site visit date 6.5.26 15.52

Enforcement Officer Jeanette Oates

Visit report

The following vehicles were parked on the enclosed site.

They appeared to be stored and there was no evidence of occupation or domestic paraphernalia.

FX53 TKF: A white Burstner A-class motorhome (registered late 2003/early 2004).

KV57 AKU: A white Citroen Relay campervan conversion (registered late 2007/early 2008).

V428 KHJ: A white Pilote A-class motorhome (registered late 1999/early 2000).

FN55 FOU: A white Rapido A-class motorhome (registered late 2005/early 2006)

No additional works appeared to have been carried out on the site and the gates were locked preventing access.





IN THE COUNTY COURT

Claim No.:

BETWEEN:

BASSETLAW DISTRICT COUNCIL

-and-

- (1) MR PATRICK FLYNN**
- (2) RETFORD DEMOLITION**
- (3) PERSON UNKNOWN (OWNERS/OCCUPIERS OF CARAVANS OR OTHER FORMS OF RESIDENTIAL OCCUPATION SITUATED ON OR BEING BROUGHT ONTO THE LAND OR PERSONS UNDERTAKING OPERATIONAL DEVELOPMENT ON THE LAND WITHOUT A LAWFUL PLANNING CONSENT OR CHANGING THE USE OF THE LAND WITHOUT LAWFUL PLANNING CONSENT)**
- (4) PERSONS UNKNOWN BRINGING CARAVANS ONTO THE LAND OR ATTEMPTING TO BRING CARAVANS ONTO THE LAND**
- (5) PERSONS RESPONSIBLE**

WITNESS STATEMENT OF MRS VICTORIA PENNEY

Exhibit

VP.12

26/00034/ENF
Site address Land Lying <u>To The</u> West Of London Road Retford Nottinghamshire
Site visit date <u>06.06.26</u>
Enforcement Officer <u>Jeanette Oates</u>
Visit report No changes to the site in terms of engineering works, however, there are now 15 motorhomes on site. <ul style="list-style-type: none"> • FJ05 FRF (Fiat motorhome) • YN55 MSX (Fiat motorhome) • FJ05 FRD (Fiat motorhome) • R25 OWW (Fiat Hobby motorhome) • W929 YNB (Fiat Auto-Trail motorhome) • AY03 FXW (Mercedes-Benz motorhome) • FJ03 HYB (Fiat <u>Elnagh</u> motorhome) • J77 ABT (LDV van/motorhome) • BD02 LVM (Peugeot <u>Elddis</u> motorhome) • J200 ALA (Rapido motorhome) • HX53 FFU (Fiat motorhome) • Y281 NYD (Volkswagen Compass motorhome) • P053 ETX (<u>Dethleffs</u> motorhome) • PN03 CKG (Hymer motorhome) • YO53 VLP (Mercedes-Benz motorhome)







Defendant Pleadings

Defendant Evidence