

15) M/25/01120/CLPU,

Birdge Cottage, Whiteleaved

Oak, Bromsberrow, HR8 1SE

Malvern Hills District Council

Planning & Infrastructure



Planning Ref: M/25/01120/CLPU
Telephone: 01684 862342

Please ask for : Hazel Smith
e-mail: hazel.smith@malvern hills.gov.uk

20 August 2025

Mr Jack Nethercott
Whitlock and Lowe
The Millworks
Heath Mill Road,
Wombourne
South Staffordshire
WV5 8AP

Dear Mr Nethercott

Applicant Name: Mr Jack Nethercott
Proposal: Certificate of Lawfulness for proposed siting of Caravan to provide additional accommodation for family of Homeowners
Location: Bridge Cottage, Whiteleaved Oak, Bromsberrow, HR8 1SE
I am writing to let you know the outcome of your application for a Certificate of Lawfulness, relating to the above.

We have **Approved** your application, and granted you a Certificate of Lawfulness.

If you have any questions relating to the Council's decision, please contact Hazel Smith on 01684 862342 or by email to hazel.smith@malvern hills.gov.uk

Yours sincerely

A handwritten signature in black ink, appearing to read "H. Smith".

Hazel Smith
Senior Planning Officer
hazel.smith@malvern hills.gov.uk

M/25/01120/CLPU

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
**(as amended by section 10 of the Planning and
Compensation Act 1991)**

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
(ENGLAND)
ORDER 2015: ARTICLE 39

CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

Agents Address:
Mr Jack Nethercott
Whitlock and Lowe
The Millworks
Heath Mill Road,
Wombourne
South Staffordshire
WV5 8AP

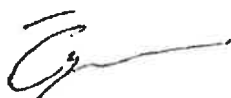
Applicants Address:
Mr Jack Nethercott
Whitlock and Lowe
The Millworks
Heath Mill Road,
Wombourne
South Staffordshire
WV5 8AP

1. Malvern Hills District Council, The Council House, Avenue Road, Malvern, Worcestershire WR14 3AF HEREBY CERTIFY that on the 17/07/2025 the matter described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and outlined in red on the plan, would be lawful within the meaning of section 192 of the Town and Country Planning Act (as amended), for the following reason :-

That the proposed unit as described and sited in the submitted supporting information is a caravan structure that complies with the legal definition of a caravan & siting the unit on the land would not result in built development. The proposed occupation of a caravan by family members as part of the existing single residential planning unit would comprise an integral part of the primary residential use and as such would not result in a material change of use or the subdivision of the planning unit. As such the matter described in the First Schedule does not constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990 (as amended).

The applicant is advised that the use for the accommodation hereby certified relates to a caravan for relatives ancillary to the use of the main dwelling at the site and remains a temporary structure, and when no longer needed would be removed from the site. Should the accommodation be provided or used in a manner other than as set out in this application or if the caravan is constructed in such a way that it does not comply with the definition of a caravan and would not be a moveable structure the development may result in not being lawful.

Signed:



Ciaran Power

Head of Development Management

Date: 20 August 2025

Malvern Hills District Council
Planning Services
Development Control
The Council House
Avenue Road
Malvern
WR14 3AF

1. FIRST SCHEDULE

Certificate of Lawfulness for proposed siting of Caravan to provide additional accommodation for family of Homeowners

SECOND SCHEDULE

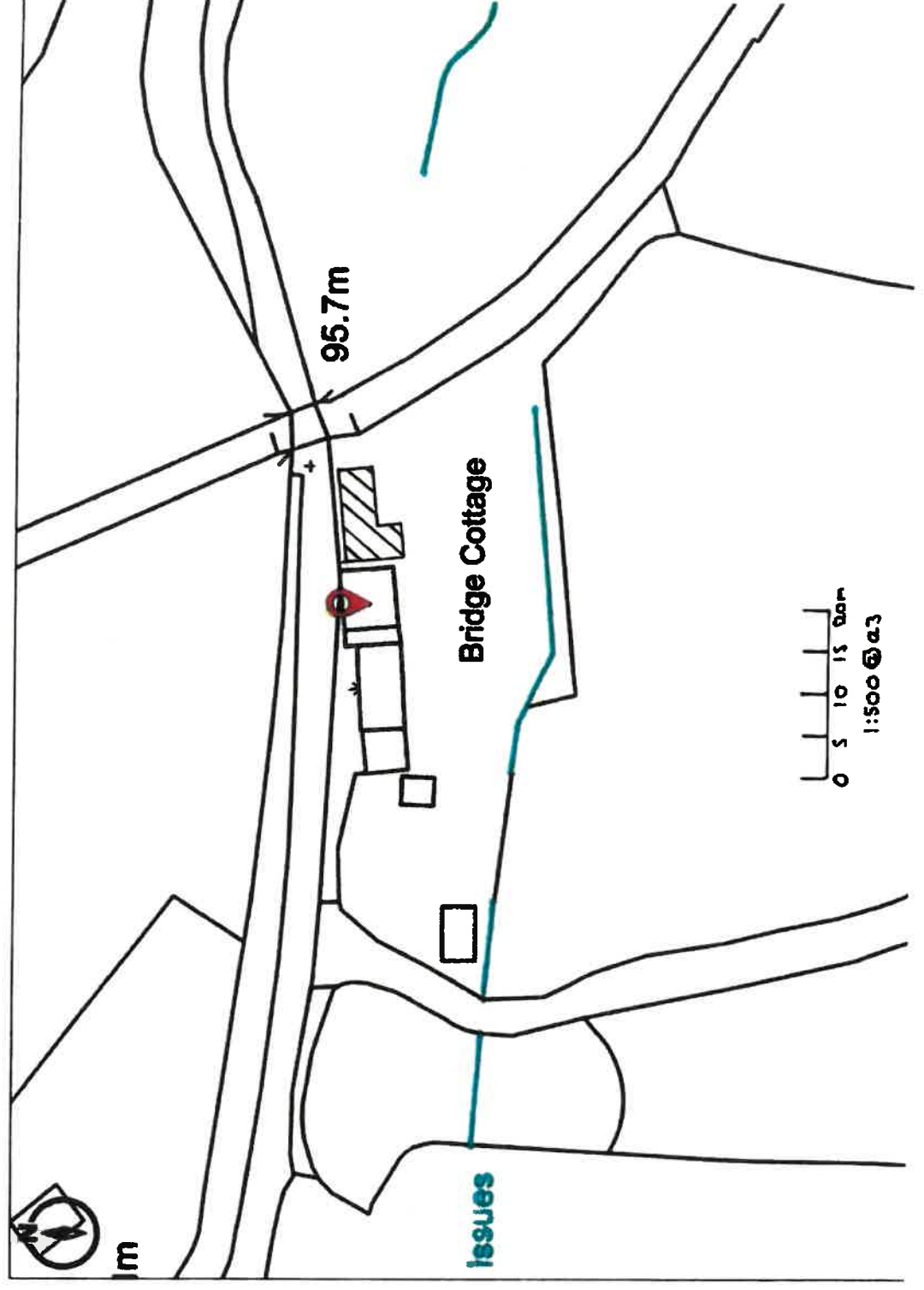
Bridge Cottage, Whiteleaved Oak, Bromsberrow, HR8 1SE

2. Drawing no/s:
95796/01 Location Plan
95796/02 Proposed Block Plan
95796/03 Single Unit Caravan

NOTES:

1. This Certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act, as amended, on that date.
3. This Certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule. Any matter which is materially different from that described, or which relates to other Land, may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that, the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any matters relevant to determining such lawfulness.

Proposed Block Plan No. 95796/09, 16.07.2005

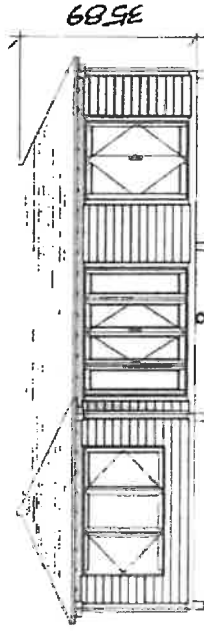


PROPOSED FRONT ELEVATION

Single Unit Caravan

Scale = 1:100 @ A3

0206.93796103

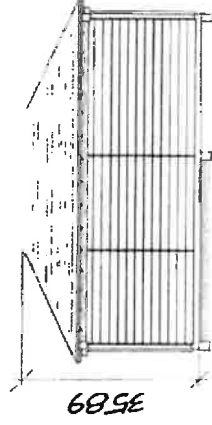


- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXLE+WHEELS TO ADO MOVEMENT.

PROPOSED REAR ELEVATION

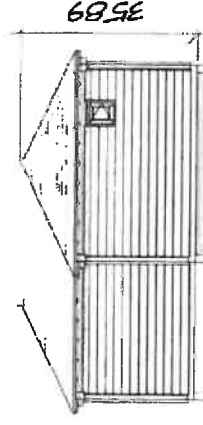


- SURFACE SAT "EASY PAQ" SUPPORT STANDS



PROPOSED SIDE - ELEVATION

PROPOSED STORE - ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

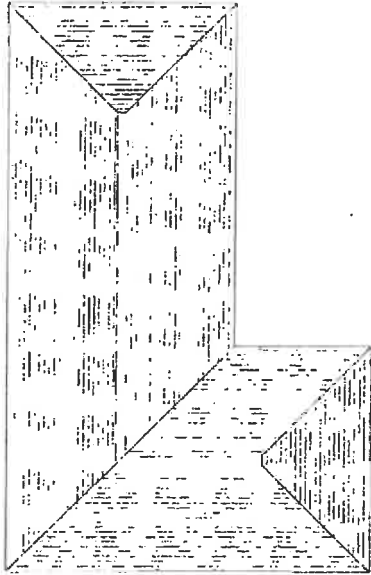
Lightweight Timber Frame Caravan
Proposed Elevations

95796 - 15/07/25
OV/SF/01B(1)P

Single Unit Caravan

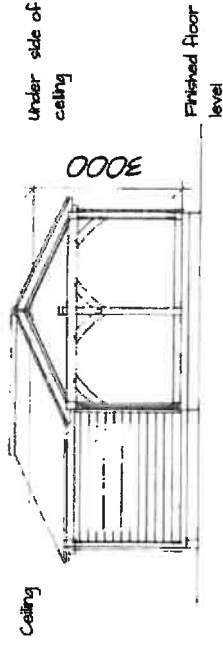
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006_95796/04

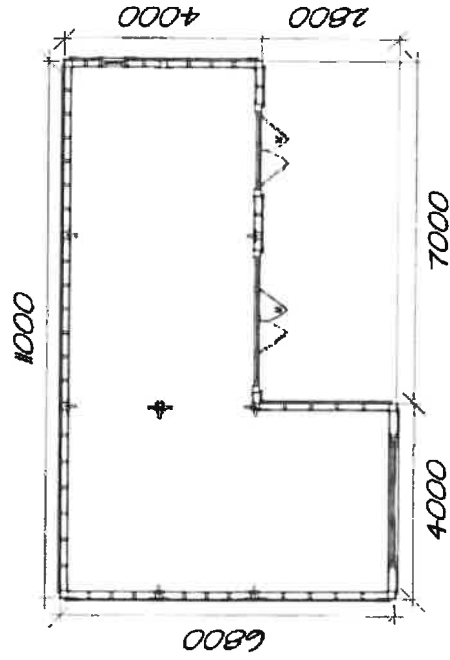


PROPOSED ROOF PLAN

PROPOSED CROSS-SECTION



PROPOSED ELEVATION PLAN



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FIRST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

95796 - 15/07/25
OV/SF/01B(2)P

**16) P0905/25/LD2, Clifton House, The
Lottery, Redmarley, Gloucester, GL19
3HX**



Town and Country Planning Act, 1990 - Section 192

**Town and Country Planning
(Development Management Procedure) (England)
Order 2015 - Article 39**

To: Mr J Nethercott
Clifton House
The Lottery
Redmarley
Gloucester
Gloucestershire
GL19 3HX

PLANNING REFERENCE NUMBER AND
DATE OF APPLICATION
P0905/25/LD2
18/07/2025

**Certificate of Lawfulness of Proposed
Use or Development
ISSUED**

The Forest of Dean District Council hereby certify that on the 27/08/2025 , the operations described in the first schedule hereto and the second schedule hereto and edged in red on the plan attached to this certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason: It is judged that the proposal involves a use of land that does not require the benefit of planning permission.

FIRST SCHEDULE:-

Siting of caravan to provide additional ancillary accommodation

SECOND SCHEDULE:-

Clifton House The Lottery Redmarley
Redmarley Parish

Dated: 29th August 2025

IMPORTANT – SEE NOTES OVERLEAF

This decision relates to the following plans:

Drawing(s) Title	No.(s)	Received on:
Location Plan	95056/01	18 July 2025
Block plan	95056/02	18 July 2025
Elevations	95056/03	24 July 2025
Proposed floor plans	OV/CB/01B(2)P	27 August 2025

NOTES

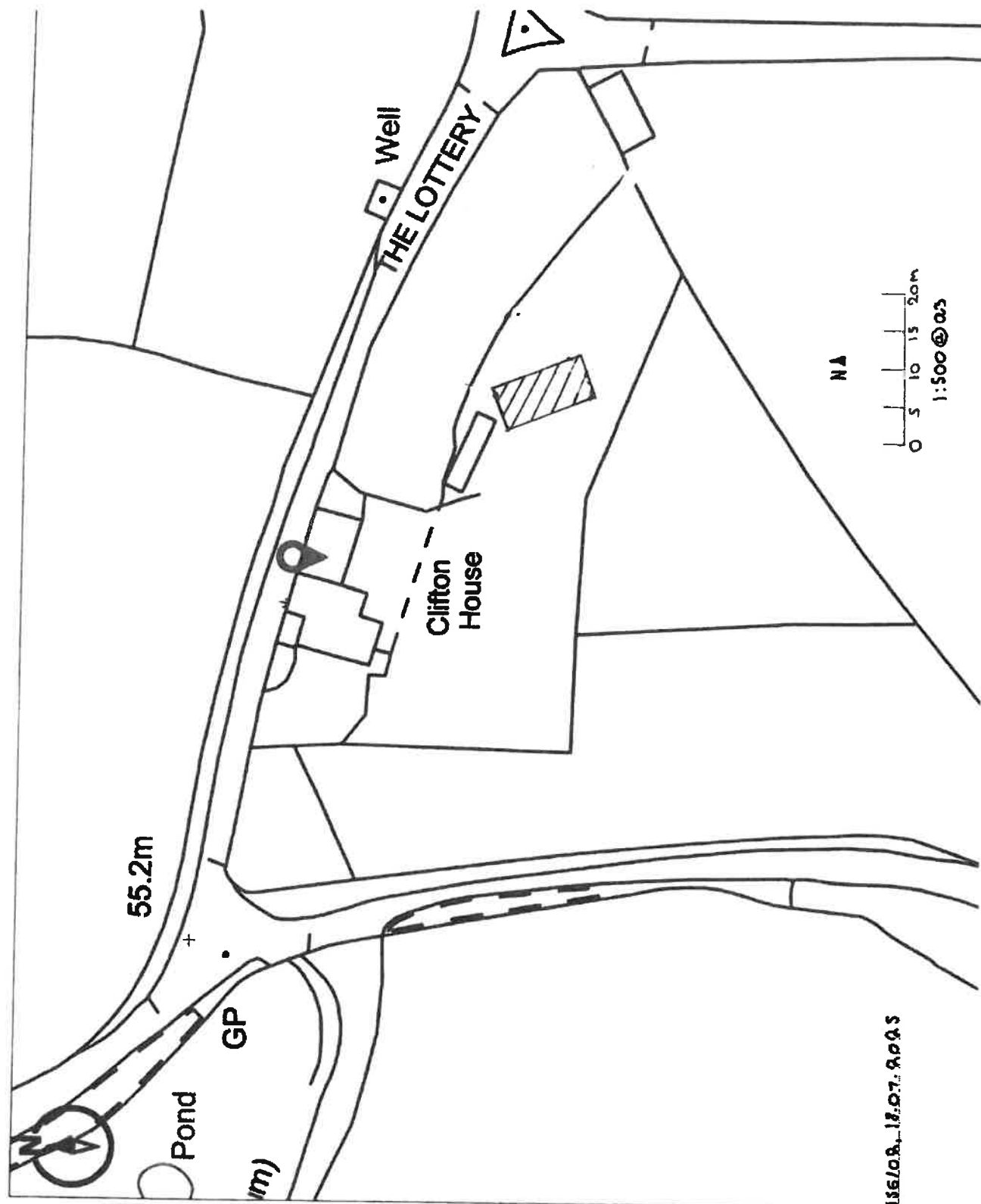
1. In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, made available detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

C. A. Reynolds
Development Manager

Date: 29th August 2025

/Continued
P0905/25/LD2

Date: 29th August 2025



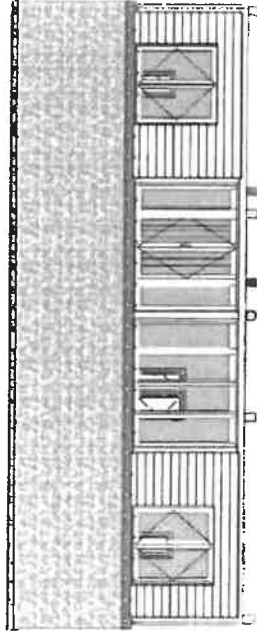
PROPOSED BLOCK PLAN, REG. 45/16/08, 12.07.2003

PROPOSED FRONT ELEVATION

Single Unit Caravan

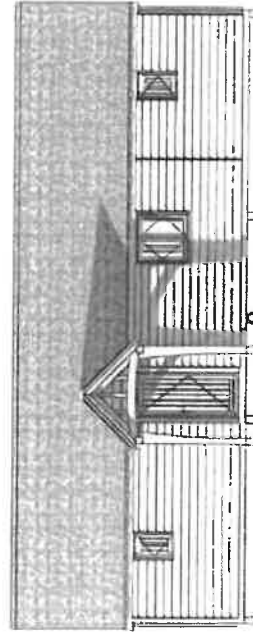
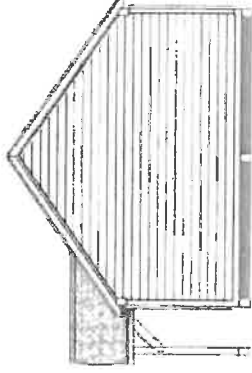
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DRG. 95056/01



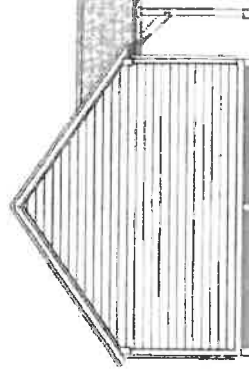
- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXLE + WHEELS TO A&O MOVEMENT
- SURFACE SAT "EASY PAD" SUPPORT STANDS

PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

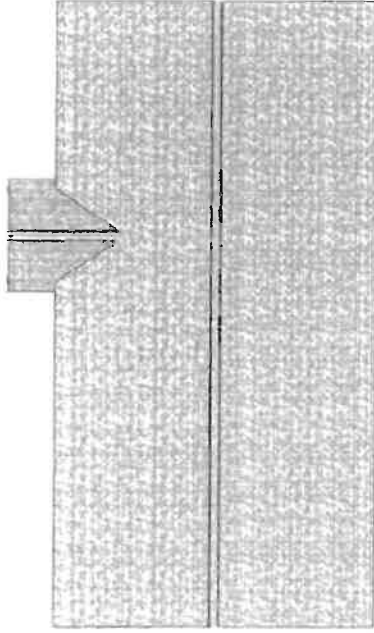


95056 - 17/07/25
OV/CB/01B(1)JP

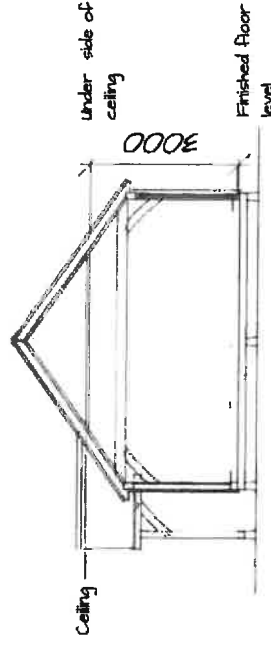
Single Unit Caravan

Scale = 1:100 @ A3

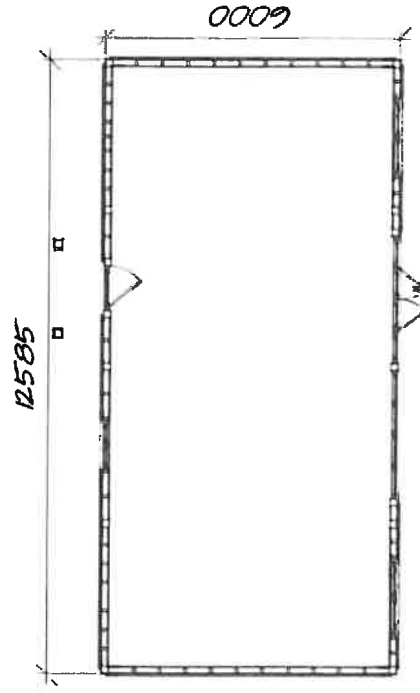
DRG. 95056/04



PROPOSED FLOOR PLAN



PROPOSED CROSS SECTION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

95056 - 17/07/25
OV/CB/01B(2)P

NOTES

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act, 1990, (as amended).
2. It certifies that the proposed use or development specified in the First Schedule intended to take place on the land described in the Second Schedule would be lawful on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any proposed use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the provision in Section 192 (4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

17)WA/2024/02157, 8 Forge

Close, Farnham, GU9 9PX

Appeal Decision

Site visit made on 24 September 2025

by **D Hartley BA (Hons) MTP MBA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 29 SEPTEMBER 2025

Appeal Ref: APP/R3650/X/25/3359353

8 Forge Close, Farnham, GU9 9PX

- The appeal is made under section 195 of the Town and Country Planning Act 1990 (as amended) (the Act) against a refusal to grant a certificate of lawful use or development (LDC).
 - The appeal is made by Mr Jonathan Stackhouse of Julius Bahn Limited against the decision of Waverley Borough Council.
 - The application ref WA/2024/02157, dated 6 November 2024, was refused by notice dated 17 December 2024.
 - The application was made under section 192(1)(a) of the Town and Country Planning Act 1990 (as amended).
 - The use for which a certificate of lawful use or development is sought is the siting of a mobile home to provide ancillary annexe accommodation.
-

Decision

1. The appeal is allowed and attached to this decision is a certificate of lawful use or development describing the proposed use which is found to be lawful.

Preliminary Matter

2. For the avoidance of doubt, I make clear that the planning merits of the proposed siting of a mobile home to provide ancillary annexe accommodation are not relevant in this appeal. My decision rests on the facts of the case and on relevant planning law and judicial authority.

Main Issue

3. The main issue is whether the Council's decision to refuse to grant an LDC was well-founded with particular regard to whether (i) the proposal is, by definition, a caravan and, (ii) if not, whether it is a building which would meet the limitations and conditions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and, if not, (iii) whether use of the land for the siting of a caravan would constitute a material change of use of the land requiring planning permission.

Reasons

4. The term caravan is defined in section 29(1) of the Caravan Sites and Control of Development Act 1960 as meaning '*any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted, but does not include—(a) any railway rolling stock which is for the time being on rails forming part of a railway system, or (b) any tent*'.

5. It is proposed to position a prefabricated wooden single storey one-bedroom residential unit within the garden area of 8 Forge Close. The facility would also include a sitting area, kitchen/dining area, and a shower/WC. It would be used by a '*dependant relative*' of the occupiers of the associated dwellinghouse. It would be positioned on top of a steel chassis which would rest on adjustable concrete pads, neither of which would be physically attached to the ground. The steel chassis would include lifting eyes/hooks to enable the residential unit to be lifted by crane and placed on the back of a flatbed lorry for transportation elsewhere. The appellant states that prefabrication of the main components would take place off site, and assembly (i.e., the walls, roof and internal partitions) would take place on-site. There would be no foundations formed for the residential unit: it is proposed only to strip back the grass to provide a level area.
6. It is not proposed that the residential unit would be a '*twin unit caravan*'. This is relevant as there are specific restrictions with the Caravan Sites Act 1968 (CSA 1968) relating to this type of caravan. As a '*single unit*' caravan is proposed, it is not necessary under section 13(1) of the CSA 1968 that it is '*composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices*'. In other words, assembling the prefabricated residential unit on the appeal site does not in this case mean that it is not a caravan with reference to the CSA 1968. The claim made by the local planning authority that assembly on site automatically means that what is proposed is a building is not reasonably substantiated when the CSA 1968 is considered.
7. Section 13(2) of the CSA 1968 imposes a maximum size restriction in respect of twin-unit caravans. The proposal would measure about 9.1 metres (length) by 5.0 metres (width) by 3.0 metres (internal floor to ceiling height) as shown on the submitted plans. Even accounting for the fact that a twin unit caravan is not proposed, in size terms the proposal would, in any event, be well within the maximum size restriction imposed for a caravan as stipulated in the CSA 1968.
8. I am satisfied that it would be possible to pick up the residential unit using a crane and place it onto the back of a flatbed lorry so that it could be moved elsewhere. In my judgement, the attachment of the unit to services would not in itself mean that the proposed residential unit was not a caravan. This is not the same as a physical attachment to the ground. Disconnection from services is generally a simple matter which can be achieved within a very short period if a caravan needs to be moved.
9. Any perceived difficulties in gaining access to the garden from the point of view of transportation of the residential unit in its assembled state, or craning it onto a flatbed lorry, is not the point. It is the residential unit that must possess the necessary mobility qualities and not the means of access to or from the site. In any event, and despite the relative narrowness of Forge Close in parts due to parked vehicles, there is no reason why it would not be possible for the appellant to pre-arrange an unobstructed highway if it was necessary to transport the proposed residential unit.
10. In addition to the above, I emphasise that a lack of any suggested intention to move the proposed residential unit around the site would not mean that what is proposed is not a caravan. Indeed, it is often the case that static caravans remain in the same place for long periods of time.

11. For the above reasons, I conclude that the proposal would, by definition, comprise a caravan. As it meets the definition of a caravan, it cannot therefore be a building. The mobility, construction and size tests as laid out in the CSA 1968 are met. Moreover, the residential unit would be used for human habitation. In this regard, and notwithstanding the Council's contention that a building is proposed, it is not necessary for me to assess the proposal against Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This is because a caravan and not a building is proposed.
12. In concluding that a caravan is proposed to be positioned within the garden area of No. 8 Forge Close, it is necessary that I also consider whether what is proposed would amount to a material change of use of the land. The existing primary use of the land is a single dwellinghouse (use class C3) falling within one planning unit. While the caravan would include all the facilities needed for independent living, the appellant has made it clear that it would be occupied only by a '*dependant relative*'. It is not proposed to separate the caravan off from the rest of the garden or that it would have its own separate curtilage. I physical relationship with No. 8 Forge Close would be maintained. Moreover, there is no suggestion that separate car parking areas would be formed, that there would be a separate postal address, or that the caravan would be occupied by anyone who is unconnected with the family living in No. 8 Forge Close.
13. On the evidence that is before me, I am satisfied that the proposal would not result in a material change in the character of activities on the land from what has gone on previously. I do not find that the likely relative increase in vehicular and pedestrian comings and goings on the land from use of the caravan by a '*dependant relative*' would be material. Furthermore, there would be functional relationship with the use of No. 8 Forge Close from the point of view of the occupant of the caravan being a '*dependant relative*'.
14. On the evidence that is before me, I consider that a material change of use of the land would not occur. In this regard, the proposal would not amount to an act of development given section 55(2)(d) of the Act which states that development does not include '*the use of any buildings or other land within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such*'. The local planning authority appears to accept this point in so far that it states in its officer report '*the proposed use is therefore ancillary to the existing dwelling, and the structure would be sited within the existing domestic plot. Therefore, it is not considered that the proposal would constitute a material change of use of the land*'.
15. Overall, I conclude that the proposal would amount to the siting of a caravan on the land. Moreover, it would not constitute a material change of use of the land requiring planning permission. The evidence is that it would be incidental to the primary use of No. 8 Forge Close as a dwellinghouse.
16. In reaching the above conclusion, I acknowledge the comments made by the occupier of No. 23 Guilford Road. However, the comments made relate to planning merits which are not relevant to the consideration of this LDC appeal which rests on the facts of the case and on relevant planning law and judicial authority. In addition, I have also considered the appeal decision referred to by the local planning

authority at No. 28 Ringwood Road, Oxford¹. However, the type of mobile home relating to such an appeal was not the same as that which is the subject of this appeal. In particular, it concerned a twin-unit caravan and the prefabrication of two separate sections, as opposed to this appeal which is concerned with a single unit caravan.

Overall Conclusion

17. For the reasons given above, I conclude, on the evidence now available, that the Council's refusal to grant a certificate of lawful use or development for the siting of a mobile home to provide ancillary annexe accommodation is not well-founded and that the appeal should succeed. I will exercise accordingly the powers transferred to me in section 195(2) of the 1990 Act (as amended).

D Hartley

INSPECTOR

¹ LDC appeal reference APP/G3110/X/17/3181229 dated 8 June 2018



Lawful Development Certificate

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015: ARTICLE 39

IT IS HEREBY CERTIFIED that on 6 November 2024 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and shown on the plans attached to this certificate, would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The proposal would be caravan as defined in the Caravan Sites Act 1968. Moreover, it would fall within the curtilage of No. 8 Forge Close, Farnham and its use would be incidental to the enjoyment of No. 8 Forge Close as a dwellinghouse. Therefore, the proposal would not amount to development and hence planning permission is not required for it.

Signed

D Hartley

Inspector

Date: **29 SEPTEMBER 2025**

Reference: APP/R3650/X/25/3359353

First Schedule

Siting of a mobile home to provide incidental annexe accommodation.

Second Schedule

Land at 8 Forge Close, Farnham, GU9 9PX

IMPORTANT NOTES – SEE OVER

NOTES

This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the use /operations described in the First Schedule taking place on the land specified in the Second Schedule would have been lawful, on the certified date and, thus, was /were not liable to enforcement action, under section 172 of the 1990 Act, on that date.

This certificate applies only to the extent of the use /operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use /operation which is materially different from that described, or which relates to any other land, may result in a breach of planning control which is liable to enforcement action by the local planning authority.

The effect of the certificate is subject to the provisions in section 192(4) of the 1990 Act, as amended, which state that the lawfulness of a specified use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters which were relevant to the decision about lawfulness.



Plans

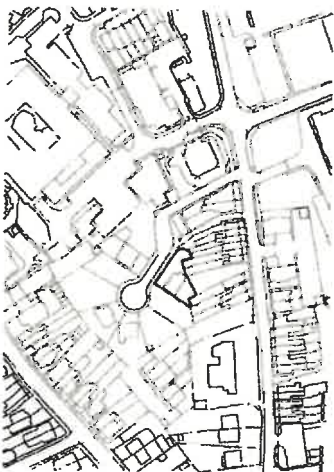
These are the plans referred to in this decision dated: **29 SEPTEMBER 2025**

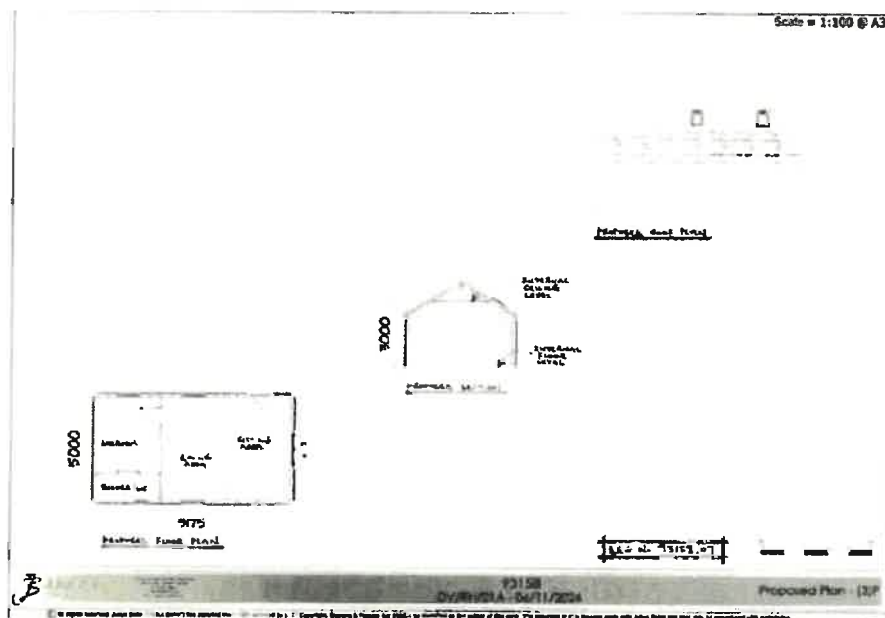
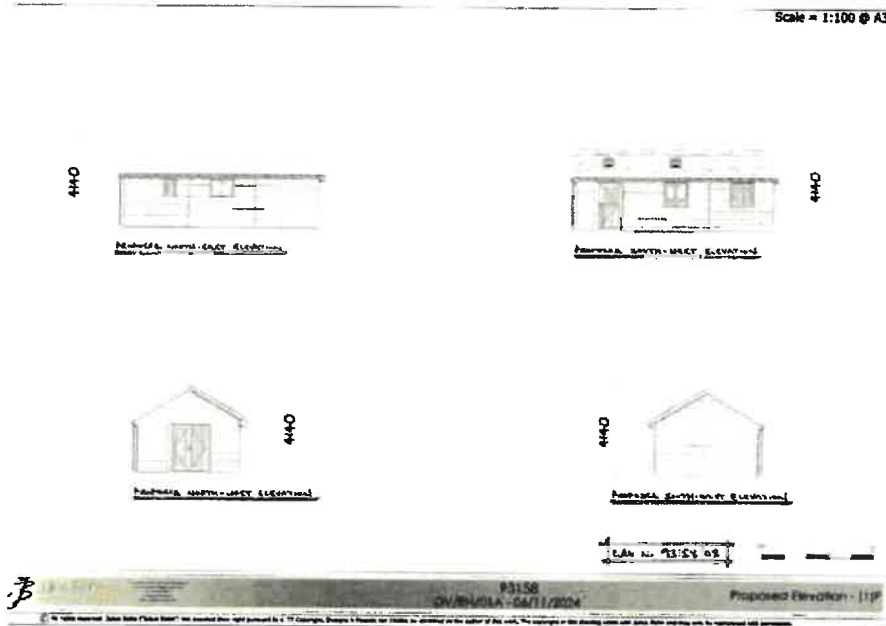
by **D Hartley BA (Hons) MTP MBA MRTPI**

Land at: **8 Forge Close, Farnham, GU9 9PX**

Reference: **APP/R3650/X/25/3359353**

Scale: **Not to Scale**





**18)25/02425/CPL, Oakridge Farm, Pilch Lane,
Great Horwood, Buckinghamshire, MK17 0NX**

ACLAE

BUCKINGHAMSHIRE COUNCIL

**Town and Country Planning Act 1990, Sections 191 & 192
(as amended by Section 10 of the Planning & Compensation Act 1991)**

**Town and Country Planning (General Development Procedure) Order (England) 2015
(as amended), Part 8, Article 39**

CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT

25/02425/CPL

Mr Jack Nethercott
The Millworks,
Heath Mill Road
Wombourne
South Staffordshire

Buckinghamshire Council hereby certify that on 8th August 2025 the matter described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the approved plan number shown below, was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

1 The proposed siting of the caravan to provide ancillary accommodation, as shown on DRG. 91050/01 Location Plan, DRG. 91050/02 Proposed Block Plan, DRG. 91050/03 OV/GT/01(1)P Proposed Elevations, DRG. 91050/04 OV/GT/01(2)P Proposed Plans received by the Local Planning Authority on 8 August 2025, would not amount to a material change of use from a single unit of residential accommodation and would not constitute operational development for which a grant of planning permission would be required.

First Schedule

Certificate of lawfulness for proposed siting of Caravan to provide additional accommodation for family of Homeowners

Second Schedule

Oakridge Farm Pilch Lane Great Horwood Buckinghamshire MK17 0NX



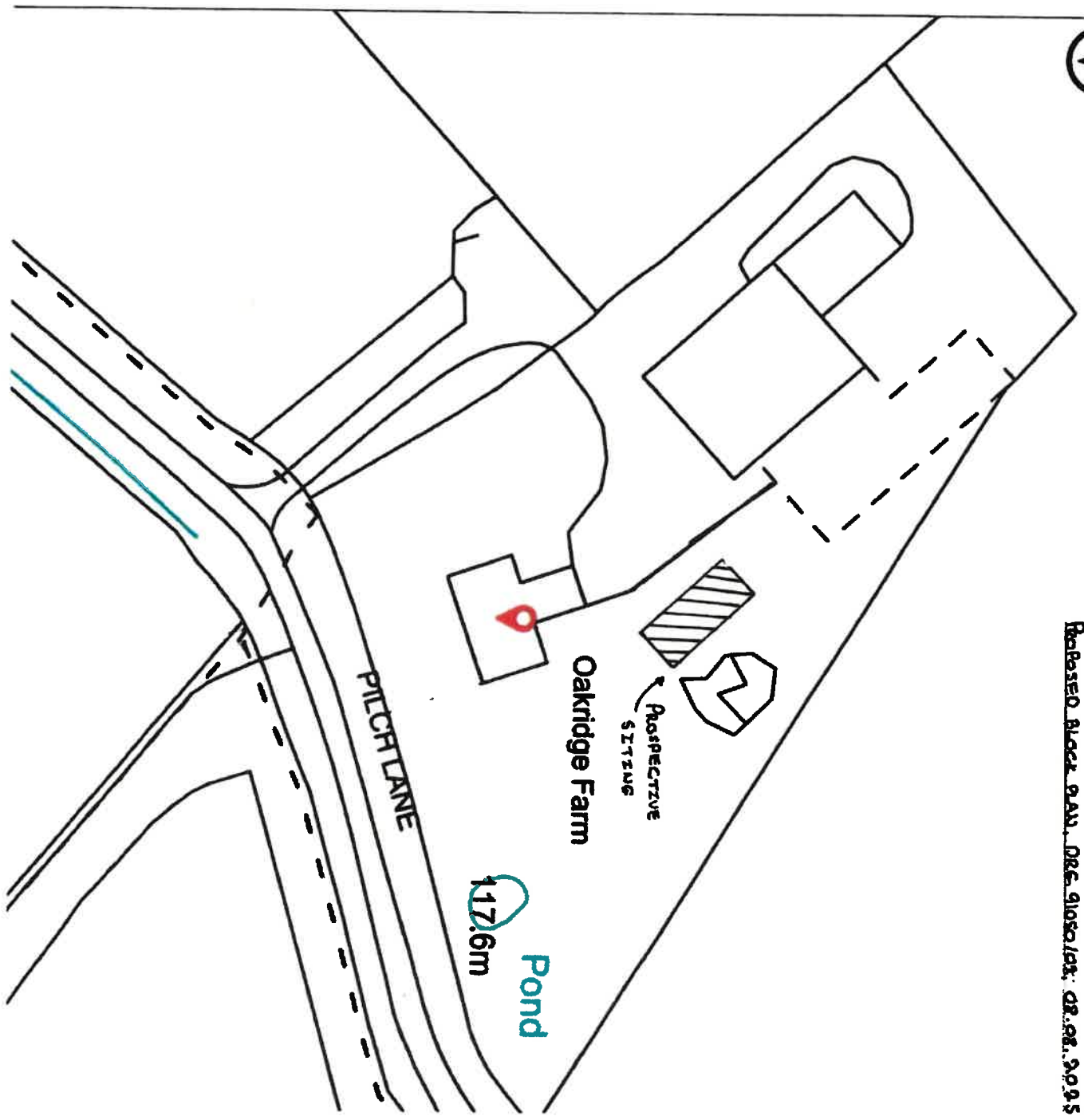
Steve Bambrick
Corporate Director of Planning Growth and Sustainability
On behalf of the Council
8th October 2025

Notes:

1. This Certificate is issued solely for the purpose of Section 192 of the Town & Country Planning Act 1990 (as amended).
2. It certifies that the use(s) specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule and identified on the approved plan(s). Any matter which is materially different from that described or which relate(s) to other land may render the owner or occupier(s) liable to enforcement action.



Revised Block Plan, Dec 9/05 to 10/05, 02.08.2005

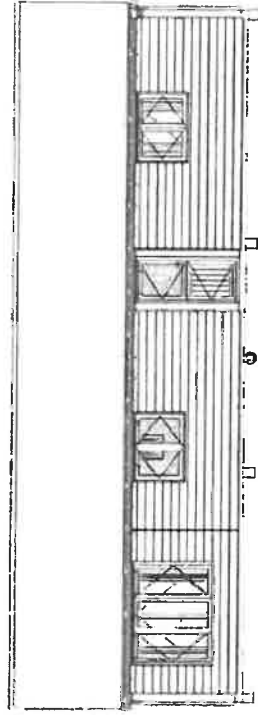


PROPOSED FRONT ELEVATION

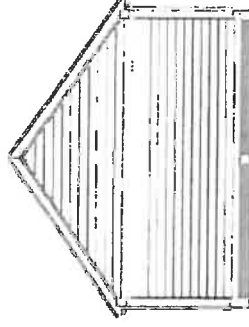
Single Unit Caravan

Scale = 1:100 @ A3

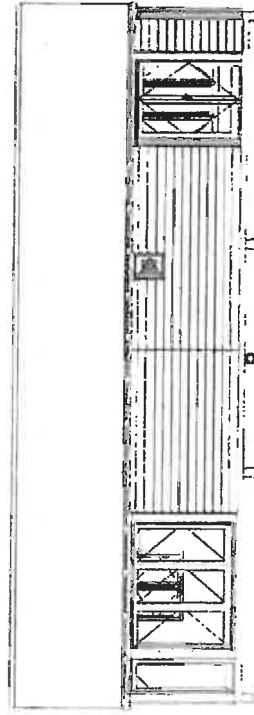
DRG. 91050103



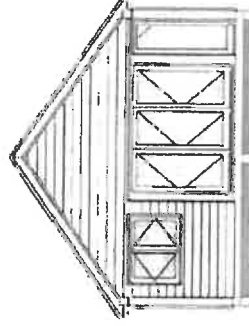
- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXLE + WHEELS TO AID MOVEMENT
- SURFACE SAT "EASY PAD" SUPPORT STANDS



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINISTERRA PRODUCTS

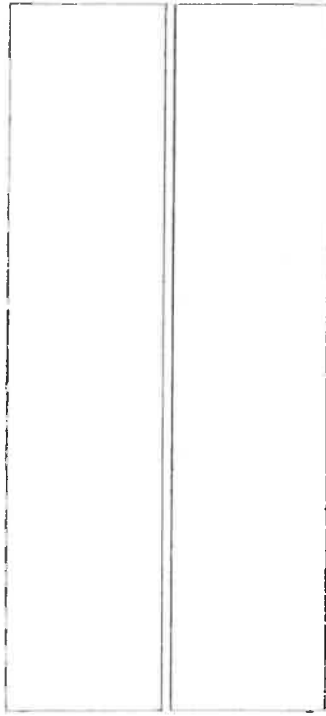
Lightweight Timber Frame Caravan
Proposed Elevations

91050 - 07/08/25
OV/GT/01(1)P

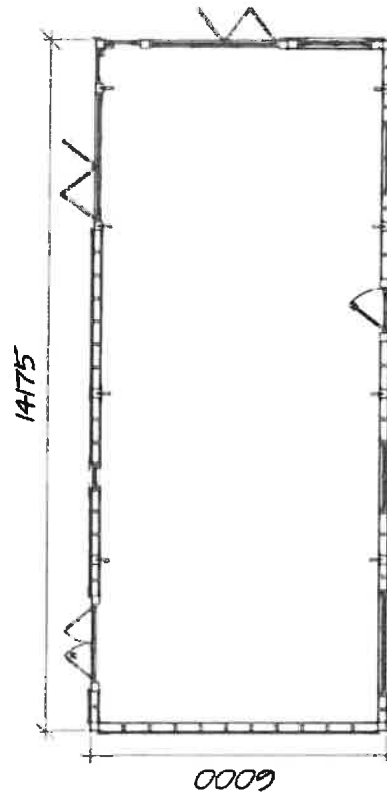
PROPOSED FLOOR PLAN

Single Unit Caravan

Scale = 1:100 @ A3

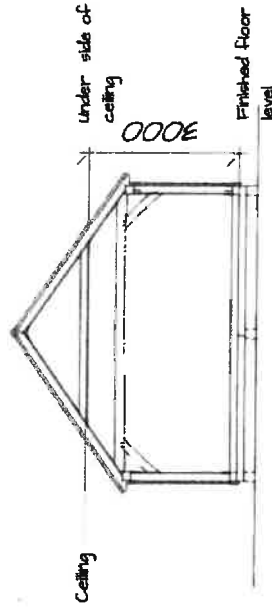


PROPOSED FLOOR PLAN



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section



PROPOSED CROSS-SECTION



91050 - 07/08/25
OV/GT/01(2)P

**19) PL/2025/07388, Bay Tree House, The
Green, East Knoyle, Salisbury, SP3 6BN**



**TOWN & COUNTRY PLANNING ACT 1990:
SECTION 192 (as amended by Section 10 of the Planning & Compensation Act 1991)**

Certificate of Lawful Use or Development - Proposed Use or Development

Application Reference Number: PL/2025/07388

Decision Date: 20/10/2025

Applicant: Mr Jack Nethercott
The Millworks,, Heath Mill Road, Wombourne, South Staffordshire , United
Kingdom, WV5 8AP

At: Bay Tree House, The Green, East Knoyle, Salisbury, SP3 6BN

Wiltshire Council hereby certify that on 11 September 2025 the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this certificate are lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reasons:

Condition

- 1** It is concluded, on the evidence provided, that the stationing of a mobile home falling within the description of a caravan within the Caravan Site and Control of Development Act 1960 as amended by the Caravan Sites Act 1968 and sited within the curtilage of the existing dwelling for the purposes of providing an annexe to be occupied incidental to the occupancy of the existing dwelling would not constitute a material change of use of land or development and would therefore be lawful without the grant of planning permission.

SCHEDULE 1: Certificate of lawfulness for the proposed siting of caravan within a domestic garden

SCHEDULE 2: Bay Tree House, The Green, East Knoyle, Salisbury, SP3 6BN

Signed

***Nic Thomas* - Director of Planning, Economy and Regeneration**

Notes -

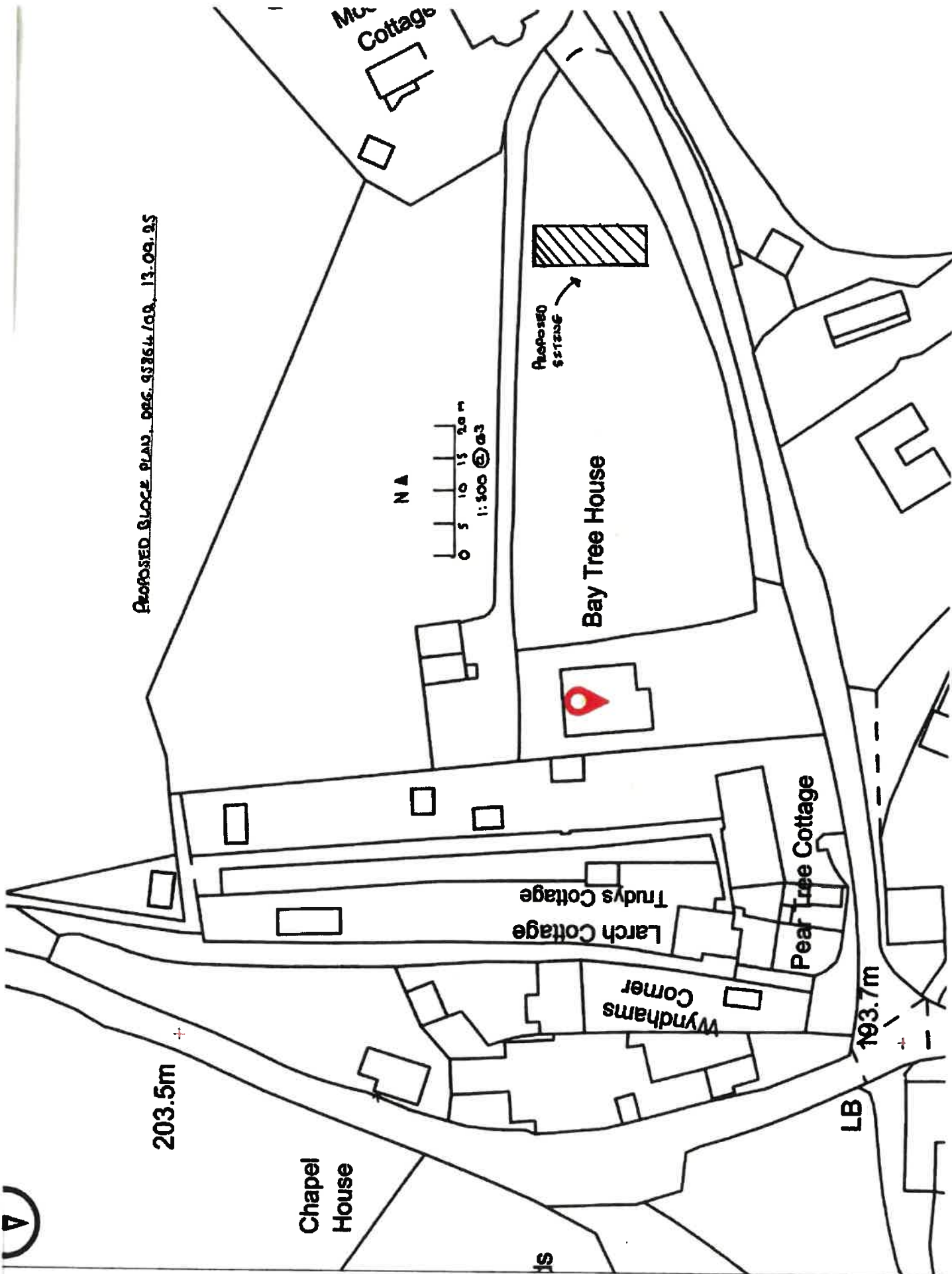
1. This Certificate is issued solely for the purpose of Section 191 of the Town & Country Planning Act 1990 (as amended).

2. It certifies that the use or development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This Certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the Certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended. This states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operations begun in any manner relevant to determining such lawfulness.

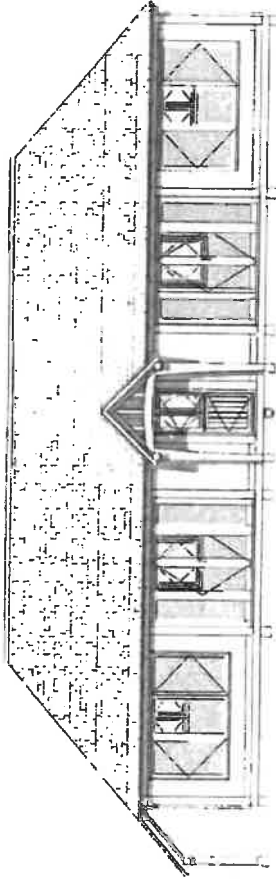
PROPOSED BLOCK PLAN, DEC. 93764/00, 13.09.95



Single Unit Caravan

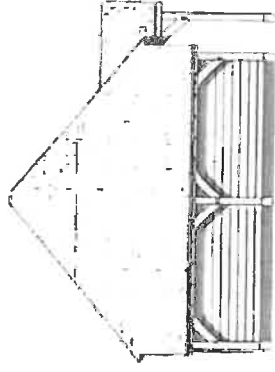
Scale = 1:100 @ A3

PROPOSED FRONT ELEVATION

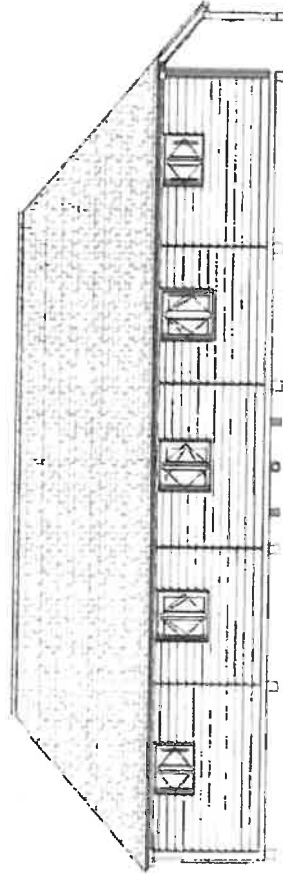


- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXLE + WHEELS TO A20 MOVEMENT
- SURFACE SAT "EASY RAO" SUPPORT STANDS

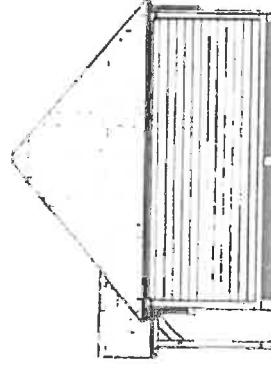
DRG 95864/04



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED END ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

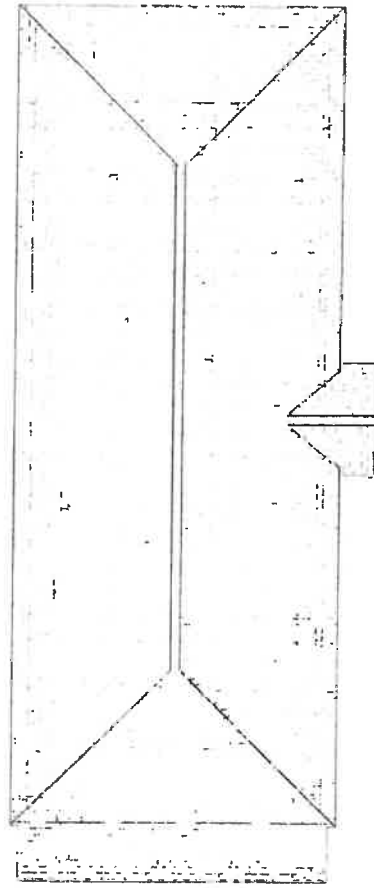
Lightweight Timber Frame Caravan
Proposed Elevations

95864 - 09/09/25
OV/DOD/01A(1)P

Single Unit Caravan

Scale = 1:100 @ A3

DRG 95864/Q3

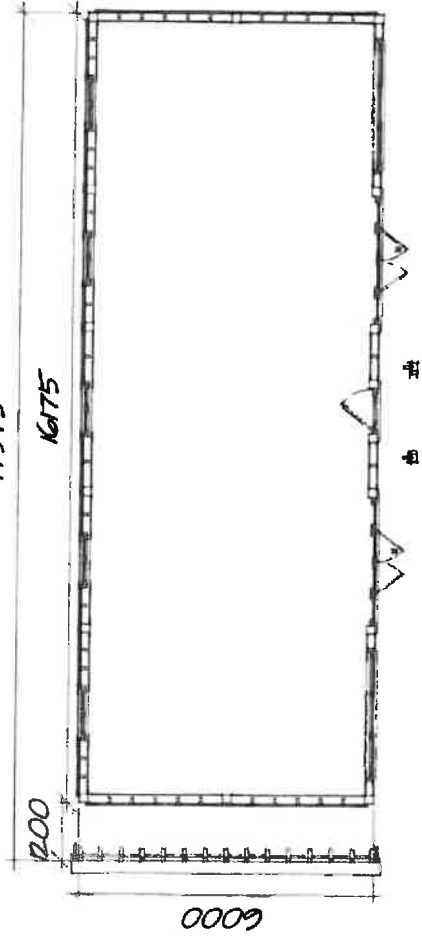


PROPOSED ROOF PLAN

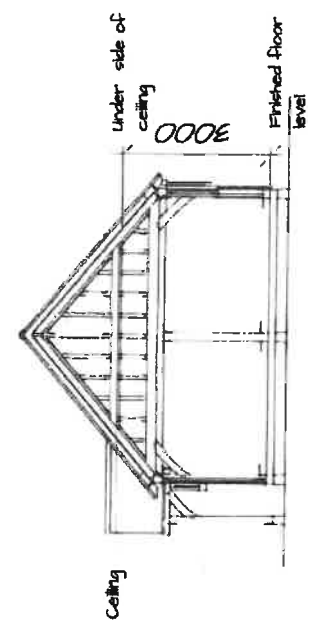
PROPOSED FLOOR PLAN

17375

16175



0009



PROPOSED CROSS-SECTION



WHITLOCK & LOWE LTD
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

95864 - 09/09/25
OV/DOD/01A(2)P

- **20) EHDC-25-1038-LDCP**, Park House, Ropley,
Hampshire, SO24 0EW

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT
TOWN AND COUNTRY PLANNING ACT 1990 SECTION 192
(AS AMENDED BY SECTION 10
PLANNING AND COMPENSATION ACT 1991)**

**NOTICE OF CERTIFICATE OF LAWFULNESS FOR PROPOSED
DEVELOPMENT – Permission**

Ref No: EHDC-25-1038-LDCP

For: Mr Nethercott

The Planning Authority hereby certify that on 23-10-2025 the development of land.

as:- Certificate of Lawfulness for the proposed siting of a caravan in the rear garden.

at:- Park House Parkstone Road, Ropley, Alresford, Hampshire, SO24 0EW
was LAWFUL within the meaning of Section 192 of the Town and Country Planning Act
because:

- 1 The proposed single unit caravan is considered to comply with the definition of a caravan and meeting the three tests; construction, mobility and size in terms of the definition of a caravan, in accordance with Section 29(1) of the Caravan Sites and Control of Development Act 1960 (as amended) and Section 13 of the Caravan Sites Act 1968 (as amended). The proposed caravan would not amount to operational development, nor would it result in a material change in use of the site.

Building Regulations

This decision is not an approval under the Building Regulations. It is your responsibility to make any necessary applications. If in doubt, you are advised to contact the Council's Building Control Section building.control@easthants.gov.uk

Nick Upton

Development Manager

Date: 23/10/2025

Supplementary Information

These are advice notes to the applicant and are not part of the planning conditions.

Notes

1. The following plans and specifications were considered when making the above decision: Application form Location plan 96108/02 - Existing block plan 96108/03 - Proposed block plan 96108/04 - Existing elevations plan 96108/05 - Existing floor and roof plans 96108/06 - Proposed elevations plan 96108/07 - Proposed floor, roof and section plan Cover letter Planning statement Case Law Mobility and construction test Details of similar approvals

Building Regulations

This decision is not an approval under the Building Regulations. It is your responsibility to make any necessary applications. If in doubt, you are advised to contact the Council's Building Control Section building.control@easthants.gov.uk

NOTIFICATION

Planning permission/refusals

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

1. If you want to appeal – For householder development and minor commercial you must appeal within 12 weeks of the date of this notice, for all other development you must appeal within six months of the date of this notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances that excuse the delay in giving notice of appeal.

2. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

3. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decisions on directions given by the Secretary of State.

4. As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

5. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

6. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Purchase Notice

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to

a reasonable beneficial use in its existing state nor render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

8. The applicant is recommended to retain this form with the title deed of the property.

Notes Specific to any Grant of Planning Permission

Any grant of permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act 1990 otherwise than under Sections 69-76 or which may be required under any other Acts including any Bylaws, Orders or Regulations made under such other Acts.

9. Applicants are reminded that any grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:- a) in the case of a footpath or bridleway, for an Authority under Section 257 of the Town and Country Planning Act 1990; b) in any other case to the Secretary of State for an Order under Section 247 of the Town and Country Planning Act 1990.

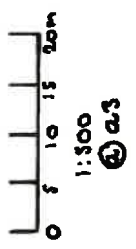
10. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade.

11. If this permission relates to buildings or premises to which the public are to be admitted or to offices, shops and railways premises or factories then your attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970, Disabled Persons Act 1981, Building Regulations Part M and the Disability Discriminations Act 1995.

IMPORTANT - Any failure to adhere to the details of any plans approved or to comply with any conditions detailed in this notice constitutes a contravention of the provision of the Town and Country Planning Act 1990 in respect of which enforcement action may be taken. If you want to depart in any way from approved development, you must seek the agreement of the Council before carrying out any work.

Reference No: EHDC-25-1038-LDCP

PROPOSED PLANTING OF 10 TREES

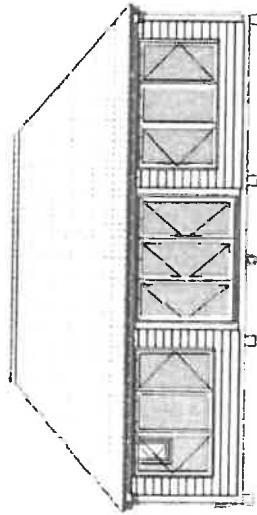


PROPOSED FRONT ELEVATION

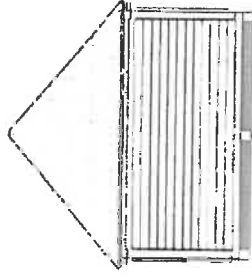
Single Unit Caravan

Scale = 1:100 @ A3

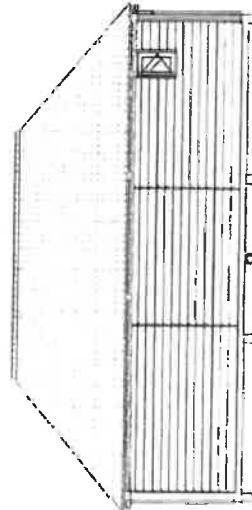
025. 96/08/06



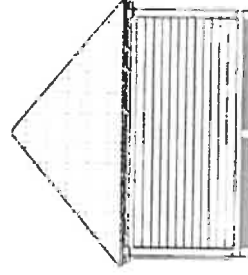
- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXES + WHEELS TO AID MOVEMENT
- SURFACE SAT "EASY RAO" SUPPORT STANDS



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

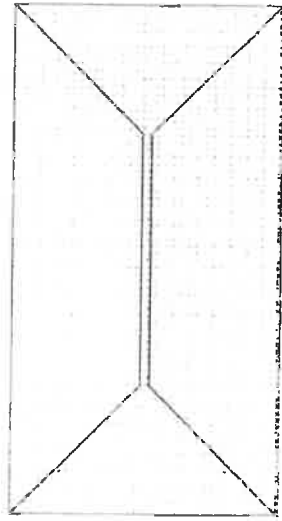
Lightweight Timber Frame Caravan
Proposed Elevations

96108 - 04/08/25
OV/MP/01A(1)P

Single Unit Caravan

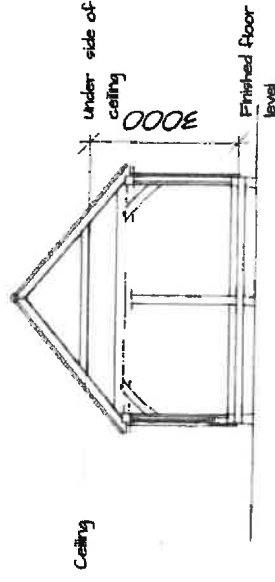
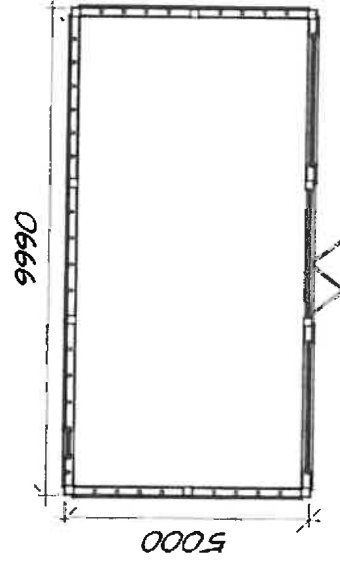
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016. 96108/07



PROPOSED ROOF PLAN

PROPOSED FLOOR PLAN



PROPOSED CROSS-SECTION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

96108 - 04/08/25
OV/MP/01A(2)P

21) M/25/01485/CLPU, Littleton Bungalow, Lower
Interfelds, Malvern, WR14 1UU

Malvern Hills District Council

Planning & Infrastructure



Planning Ref: M/25/01485/CLPU
Telephone: 01684 862282

Please ask for : Benjamin Sparrey
e-mail: benjamin.sparrey@malvern hills.gov.uk

30 October 2025

Mr Jack Nethercott
Whitlock & Lowe Ltd
The Millworks
Heath Mill Road
Wombourne
WV58AP

Dear Mr Jack Nethercott

Applicant Name: Mr Jack Nethercott
Proposal: Application for Lawful Development Certificate for proposed siting of Caravan to provide additional accommodation for family of Homeowners
Location: Littleton Bungalow, Lower Interfields, Malvern, WR14 1UU
I am writing to let you know the outcome of your application for a Certificate of Lawfulness, relating to the above.

We have **Approved** your application, and granted you a Certificate of Lawfulness.

If you have any questions relating to the Council's decision, please contact Benjamin Sparrey on 01684 862282 or by email to benjamin.sparrey@malvern hills.gov.uk

Yours sincerely

A handwritten signature in black ink, appearing to be 'B S'.

Benjamin Sparrey
Assistant Planning Officer
benjamin.sparrey@malvern hills.gov.uk

M/25/01485/CLPU

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
**(as amended by section 10 of the Planning and
Compensation Act 1991)**

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
(ENGLAND)
ORDER 2015: ARTICLE 39

CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

Agents Address:

Mr Jack Nethercott
Whitlock & Lowe Ltd
The Millworks
Heath Mill Road
Wombourne
WV58AP

Applicants Address:

Mr Jack Nethercott
Whitlock & Lowe Ltd
The Millworks
Heath Mill Road
Wombourne
WV58AP

1. Malvern Hills District Council, The Council House, Avenue Road, Malvern, Worcestershire WR14 3AF HEREBY CERTIFY that on the 17/09/2025 the matter described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and outlined in red on the plan attached to this Certificate, would be lawful within the meaning of section 192 of the Town and Country Planning Act (as amended), for the following reason :

That the matter described in the First Schedule does not constitute development within the meaning of Section 55 of the Town and Country Planning Act 1990 (as amended).

Signed:



Ciaran Power
Head of Development Management

Date: 30 October 2025

Malvern Hills District Council
Planning Services
Development Control
The Council House
Avenue Road
Malvern
WR14 3AF

1. FIRST SCHEDULE

Application for Lawful Development Certificate for proposed siting of Caravan to provide additional accommodation for family of Homeowners

SECOND SCHEDULE

Littleton Bungalow, Lower Interfields, Malvern, WR14 1UU

2. Drawing no/s:

91308/01 Location Plan

91308/02 Proposed Block Plan

91308/03 Single Unit Caravan

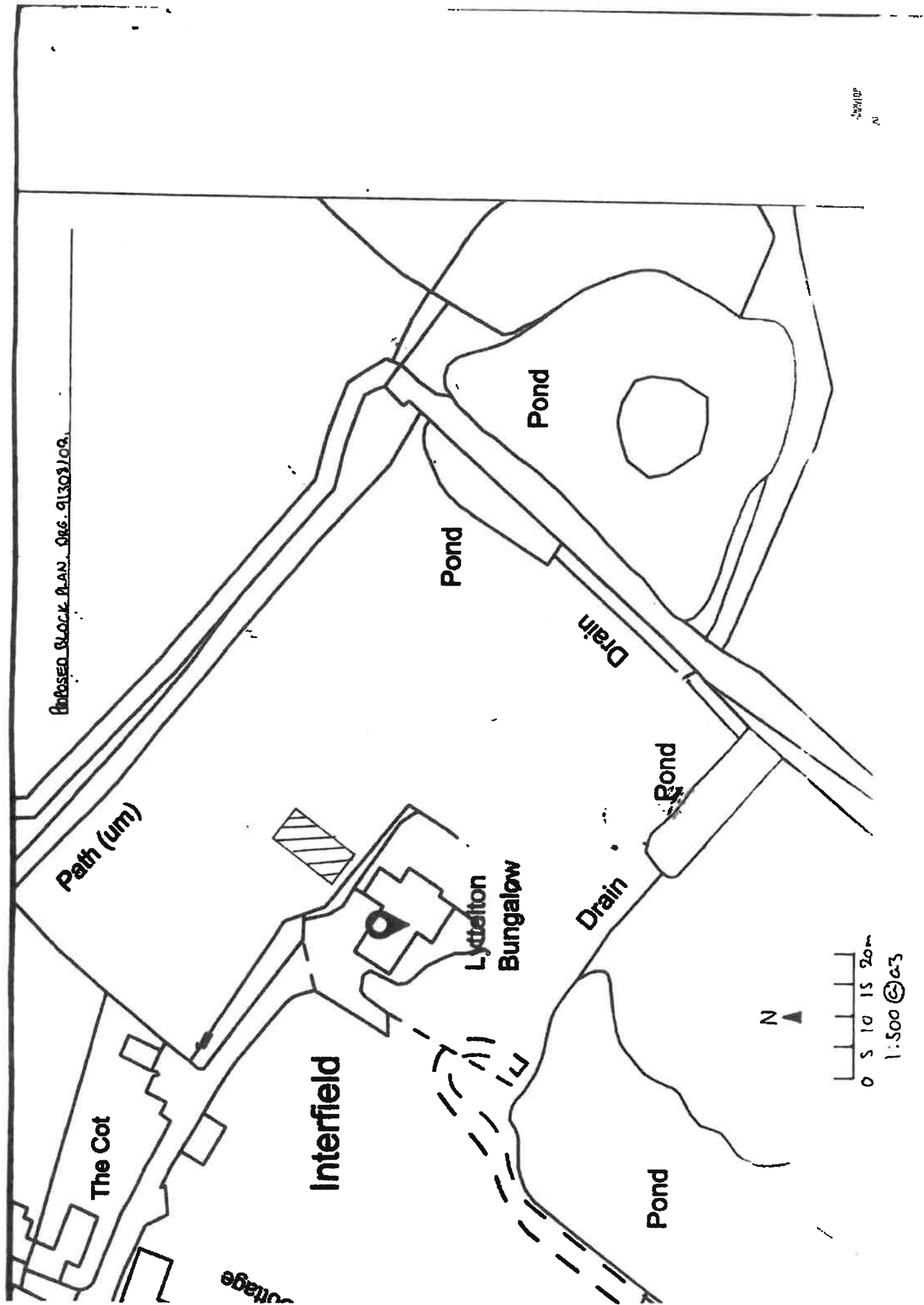
NOTES:

1. This Certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the matter specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and, thus would not have been liable to enforcement action under section 172 of the 1990 Act, as amended, on that date.

3. This Certificate applies only to the extent of the matter described in the First Schedule and to the land specified in the Second Schedule. Any matter which is materially different from that described, or which relates to other Land, may render the owner or occupier liable to enforcement action.

4. The effect of the Certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that, the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any matters relevant to determining such lawfulness.



PROPOSED BLOCK PLAN. Dwg. 91303/03.

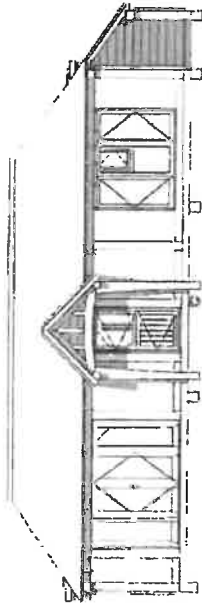
0 5 10 15 20m
1:500 © 2003

N

Single Unit Caravan

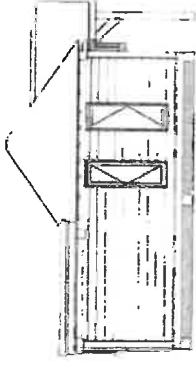
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PROPOSED FRONT ELEVATION

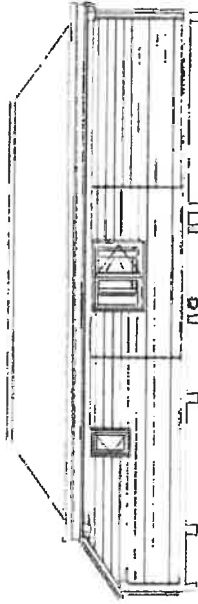


- CARAVAN STEEL BASE
- PICK-UP BATE EYES
- REMOVABLE AXLE WHEELS TO ADO MOVEMENT
- SURFACE SAT "EASY PAD" SUPPORT STANDS

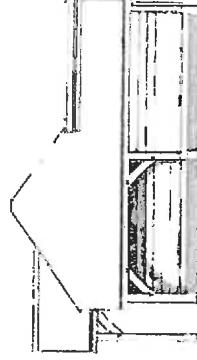
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED STORE ELEVATION



**WHITLOCK
& LOWE LTD**
HANMER TRUSELOPE (UK) LTD - CARAVAN PRODUCTS

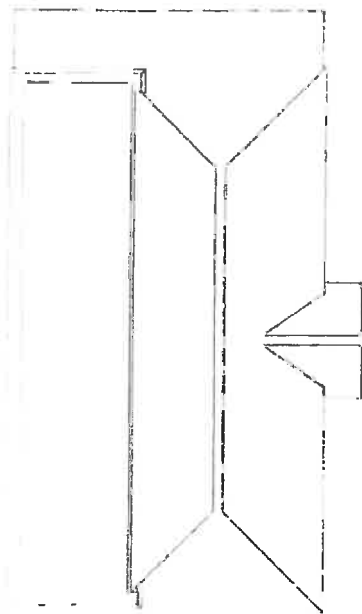
Lightweight Timber Frame Caravan
Proposed Elevations

91308 - 08/09/25
OV/MP/01A(1)P

Single Unit Caravan

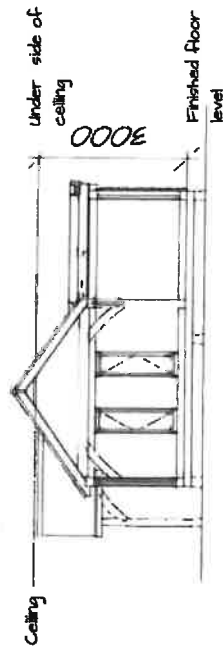
Scale = 1:100 @ A3

08/09/25

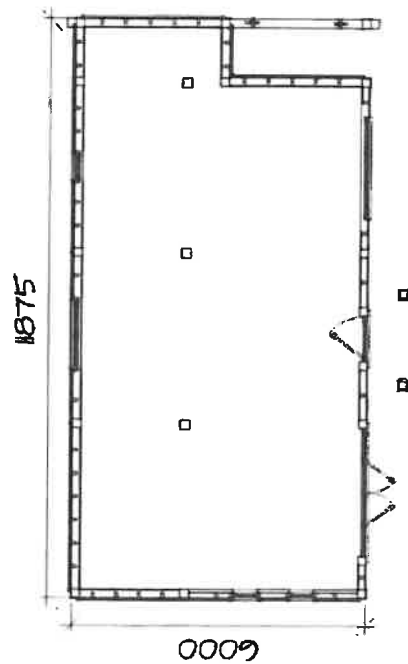


PROPOSED FLOOR PLAN

PROPOSED ELEVATION



PROPOSED CROSS-SECTION



WHITLOCK
& LOWE LTD
MANUFACTURERS OF THE "IN-1ST" WATER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section



91308 - 08/09/25
OV/MP/01A(2)P

**22) PL/2025/08106, Combe Farm, Combe
Lane, Bratton, Westbury, BA13 4SY**



The Town and Country Planning Act 1990
Certificate of Lawful Use or Development - Proposed Use or
Development

Application Reference Number: PL/2025/08106

Decision Date: 20/11/2025

Applicant:	Mr Jonathan Stackhouse, The Millworks, Heath Mill Road, Wombourne, South Staffordshire, WV5 8AP.
Particulars of Development:	Siting of a mobile structure to provide ancillary annexe accommodation.
At:	Combe Farm, Combe Lane, Bratton, Westbury, BA13 4SY.

Wiltshire Council hereby certify that on the operative date shown below the operations described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and edged red on the plan attached to this certificate are lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reasons (contained in the informative):

Informative: (1)

It is concluded, on the evidence provided, that the stationing of a mobile home structure falling within the description of a caravan within the Caravan Site and Control of Development Act 1960 (as amended by the Caravan Sites Act 1968) and sited within the curtilage of the existing dwelling for the purposes of providing an annexe to be occupied incidental to the occupancy of the existing dwelling, would not constitute a material change of use of land or development, and would therefore be lawful without the grant of planning permission

Nic Thomas - Director of Planning, Economy and Regeneration

Notes -

1. This Certificate is issued solely for the purpose of Section 192 of the Town & Country Planning Act 1990 (as amended).

2. It certifies that the use or development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This Certificate applies only to the extent of the proposed use or development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the Certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended. This states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change before the use is instituted or the operations begun in any manner relevant to determining such lawfulness.

5. Your attention is drawn to the rights of appeal you have against the Council's decision, contained in Section 195 of the Town and Country Planning Act 1990 (as amended). Any appeal must be lodged within 3 months of the date of this decision.



LOC. N. 96620 01

LOCATION PLAN



Promap
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Preston Road, 11100, Preston, Lancashire, UK

**23) DM/25/2436, Chatesgrove, Cross Colwood
Lane, Bolney, Haywards Heath**

Mr Jack Nethercott
Whitlock And Lowe
The Millworks
Heath Mill Road
Wombourne
WV5 8AP

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 192 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (PROPOSED)

REFERENCE: DM/25/2436

PROPOSAL: PROPOSED SITING OF A SINGLE UNIT OAK FRAMED
CARAVAN WITHIN DOMESTIC GARDEN OF CHATESGROVE TO
PROVIDE ADDITIONAL FAMILY ACCOMMODATION

LOCATION: CHATESGROVE, CROSS COLWOOD LANE, BOLNEY,
HAYWARDS HEATH

DECISION DATE: 21 NOV 2025

CASE OFFICER: ANDREW HORRELL -
ANDREW.HORRELL@MIDSUSSEX.GOV.UK

The Mid Sussex District Council hereby certify that on 30th September 2025 the matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. The proposed siting of a caravan within the curtilage of the dwellinghouse and its use ancillary to the dwellinghouse in accordance with the terms in the Planning Statement accompanying the application does not constitute development, and so is lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended).

First Schedule

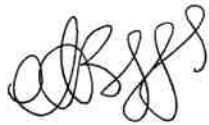
Proposed siting of a single unit oak framed caravan within domestic garden of Chatesgrove to provide additional family accommodation

Second Schedule

Chatesgrove, Cross Colwood Lane, Bolney, Haywards Heath

Informatives

1. NONE

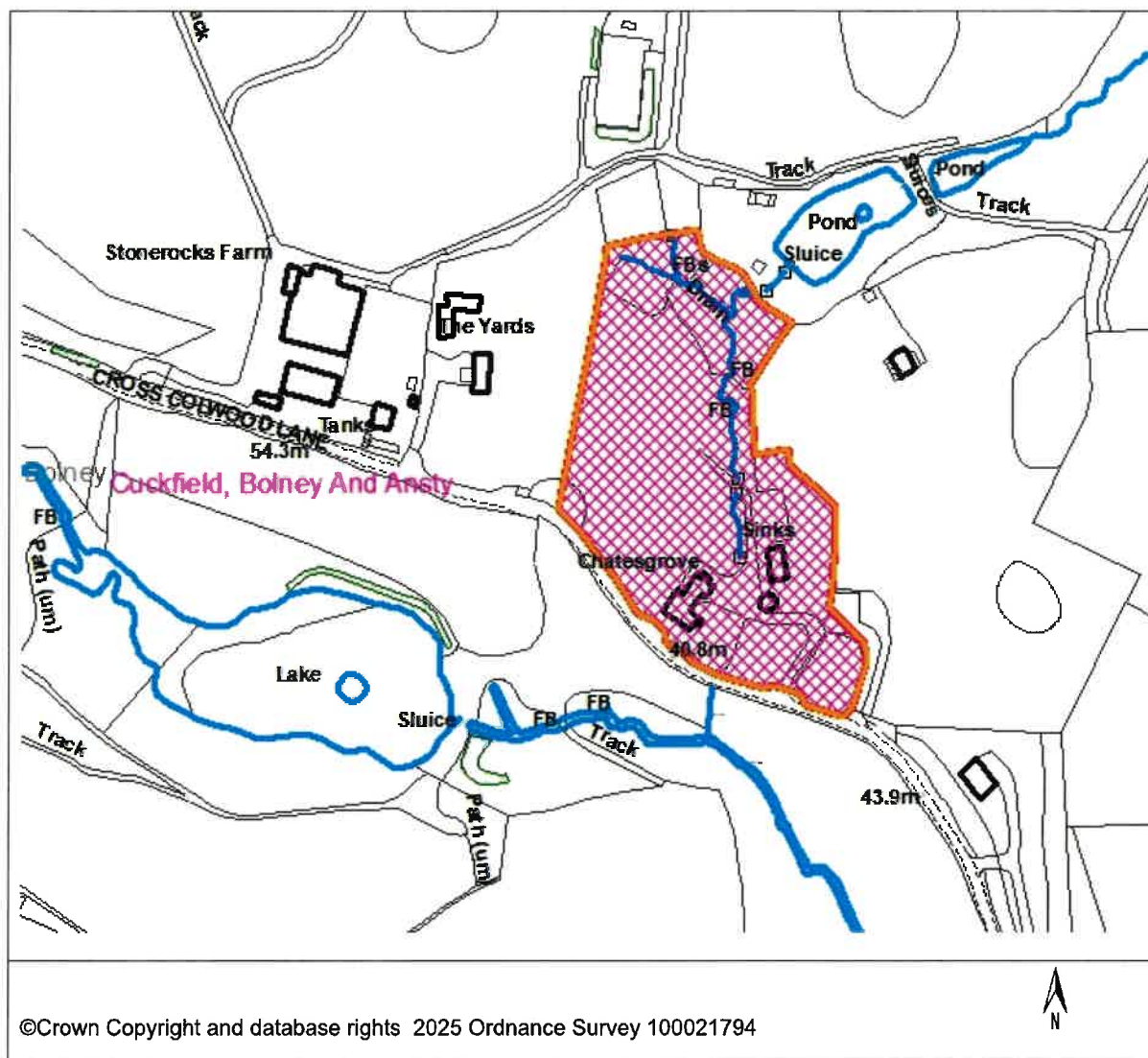
A handwritten signature in black ink, appearing to read 'ABiggs', with a stylized, cursive script.

Ann Biggs
Assistant Director Planning and Sustainable Economy

PELDPZ

Notes:

1. This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule is lawful, on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.



APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

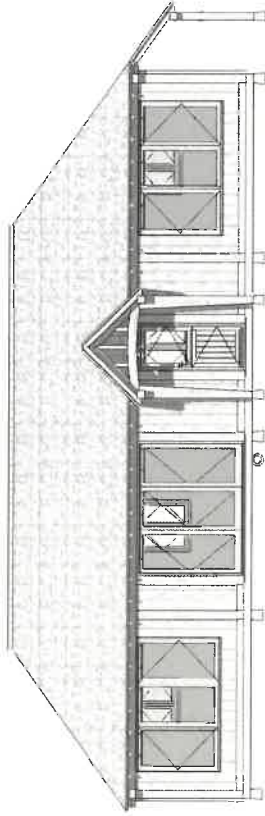
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*

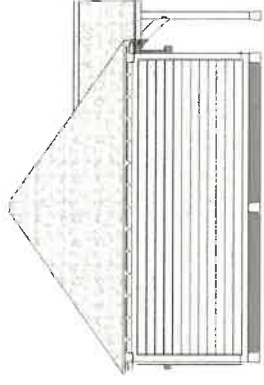
Single Unit Caravan

Scale = 1:100 @ A3
drg. 97414/03

Proposed Front Elevation

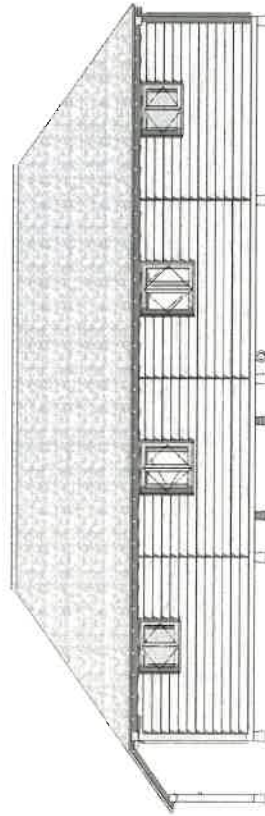


Proposed Side Elevation

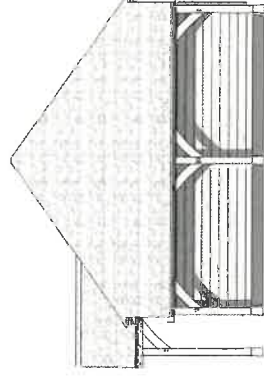


Caravan Style Steel Base
Pick-Up Eyes
Removable Axle + Wheels to aid movement
Surface sat "Easy Pad" Support Stands

Proposed Rear Elevation



Proposed Side Elevation



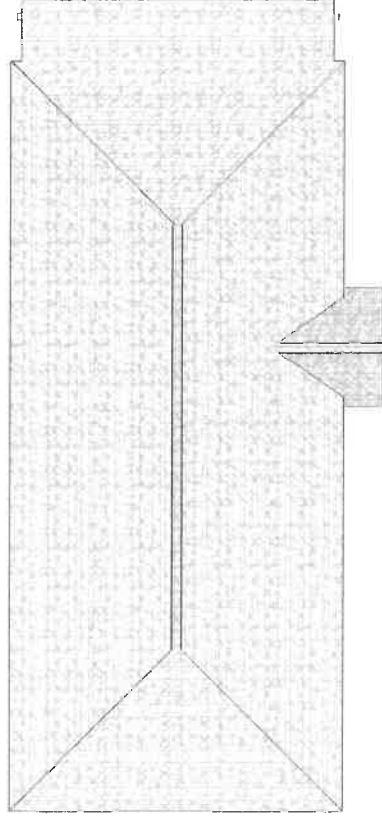
**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

97415 - 26/09/25
OV/DOD/01(1)P

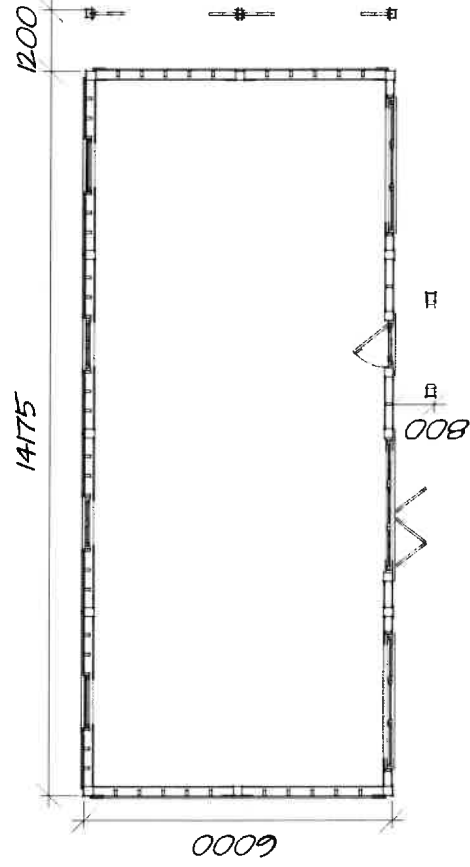
Single Unit Caravan

Scale = 1:100 @ A3
drg. 97414/04



Proposed Roof Plan

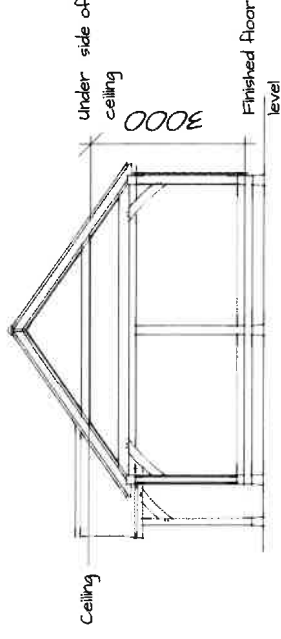
Proposed Floor Plan



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

97415 - 26/09/25
OV/DOD/01(2)P



Proposed Cross-Section

PROPOSED BLOCK PLAN DRG. 97415/0.9

Sinks

Chatesgrove

40.8m

Sluice

FB

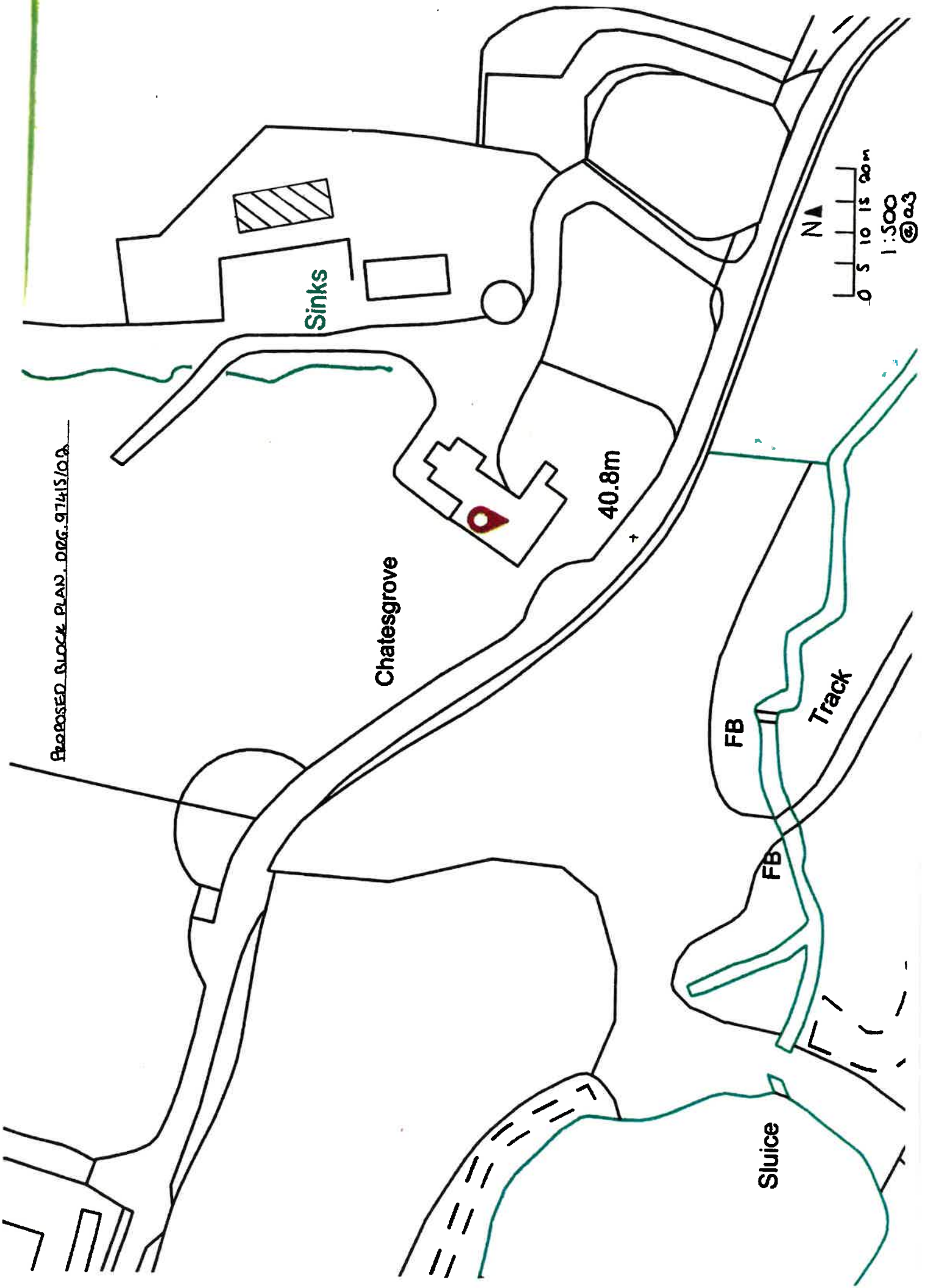
FB

Track

NA

0 5 10 15 20m

1:500
@a3



**24) RR/2025/1900/LDP. Quedley Farm, Union Street,
Flimwell, TN5 7NY**



Application No: RR/2025/1900/LDP

Decision Date: 1st December 2025

Town & Country Planning Act 1990

CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

AGENT/APPLICANT

Whitlock & Lowe Ltd
Attn: Mr Jack Nethercott
The Millworks
Heath Mill Road
Womborne
WV5 8AP

APPLICANT

Whitlock & Lowe Ltd
Attn: Mr Jack Nethercott
The Millworks
Heath Mill Road
Womborne
WV5 8AP

DESCRIPTION:

Siting of caravan to provide additional accommodation for homeowners

LOCATION:

Quedley Farm, Union Street, Flimwell

The Rother District Council hereby certifies that on 12 November 2025 the proposal described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the Plan attached to this Certificate was lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

- The proposed mobile home as detailed would meet the definition of a caravan, as set out in Section 29(1) of the Caravan Sites and Control of Development Act 1960 and the Caravan and Sites Act 1968.
- The stationing of the mobile home and sited close to the main dwellinghouse for incidental use in association with the main dwelling as detailed and evidenced within the Planning Application, would not constitute development requiring planning permission, as set out in Section 55(2)(d) of The Town and Country Planning Act 1990, providing it is retained only to be used as incidental to the main dwellinghouse.

FIRST SCHEDULE

Siting of caravan to provide additional accommodation for homeowners.

(More specifically the land outlined on Drawing No. 95620/01 - Location Plan - Dated: 17-07-2025 and details shown in the Planning Statement and Drawing No. 95620/02 - Proposed Block Plan - Dated: 17-07-2025, Drawing No. 95620/03 - Proposed Elevations - Dated: 16/07/25 and Drawing No. 95620/04 - Proposed Plan & Cross Section - Dated: 16/07/25).

SECOND SCHEDULE

Quedley Farm, Union Street, Flimwell, East Sussex, TN5 7NY

NOTES:

A. The Council does not consider the whole red edge shown on Drawing No. 95620/01 - Location Plan - Dated: 17-07-2025 to be the authorised residential garden curtilage for planning purposes. If the Applicant wishes to reposition the mobile home from the position proposed on Drawing No. 95620/02 - Proposed Block Plan - Dated: 17-07-2025, they are advised to contact the Council to ensure that its position is to be within the authorised residential garden curtilage, prior to repositioning as any deviation from the provided details could require further authorisation.

B. This certificate is reliant on the Construction, Mobility and Dimensions of the Mobile Home meeting the 'Definition of a Caravan', as defined in this report. Any deviation from the provided details will require further authorisation.

C. The applicant is reminded that the caravan is for incidental use only sharing facilities with and in, the main dwelling and not for occupation as a separate dwelling unit. Occupation as a separate self-contained unit would require planning permission.

This notice is signed below by the Council's authorised officer on behalf of Rother District Council.

This Certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the development specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

This certificate applies only to the extent of the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations

Application No: RR/2025/1900/LDP

Decision Date: 1st December 2025

begun, in any other matters relevant to determining such lawfulness.



Head of Planning

Application No: RR/2025/1900/LDP

Decision Date: 1st December 2025

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

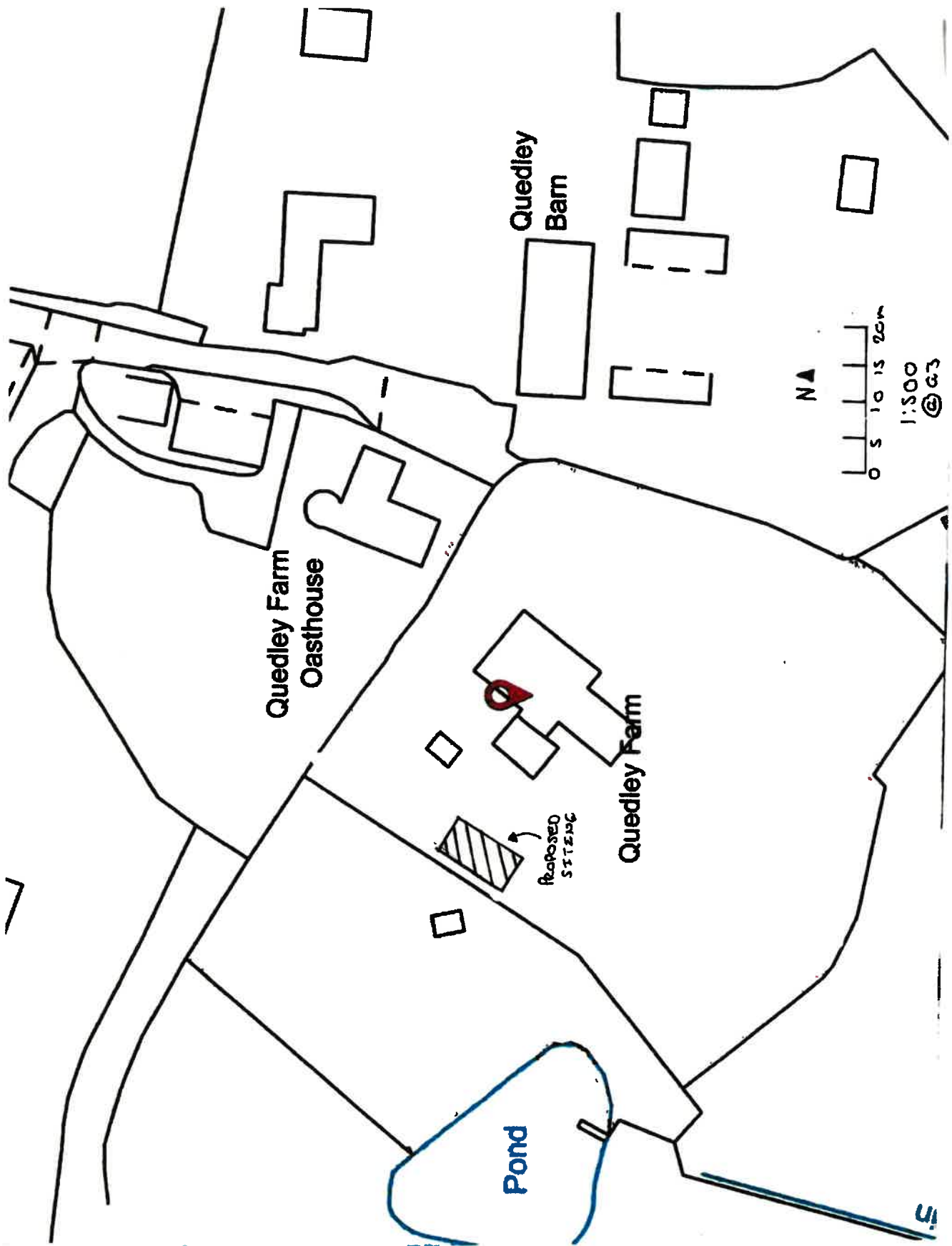
Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority (planningappeals@rother.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

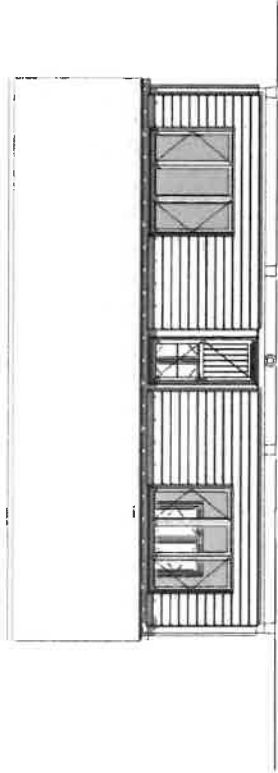


Single Unit Caravan

Scale = 1:100 @ A3

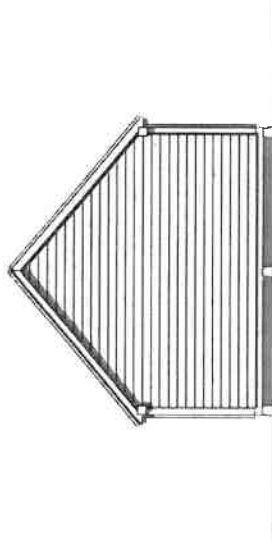
DRG. 95620/03

PROPOSED FRONT ELEVATION

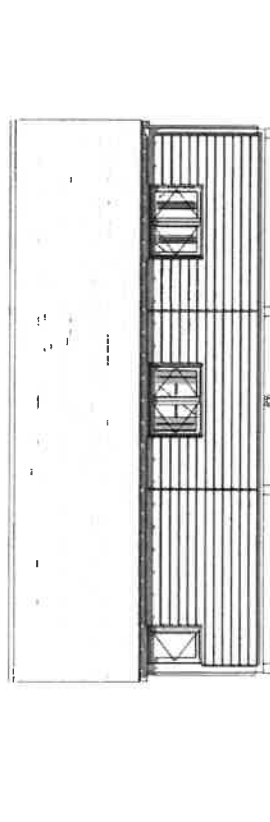


- CARAVAN STEEL BASE
- PICK-UP EYES
- REMOVABLE AXLE + WHEELS TO AZO MOVEMENT
- SURFACE SAT "EASY PRO" SUPPORT STANDS

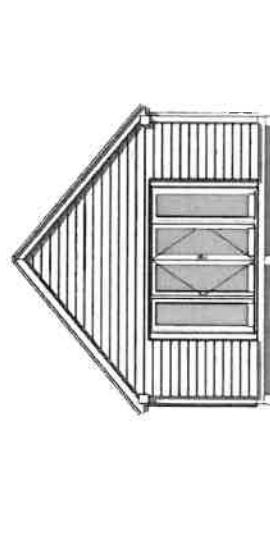
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

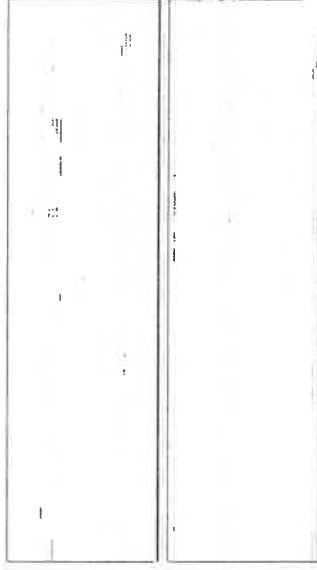
95620 - 16/07/25
TT/TS/01D(1)P

Single Unit Caravan

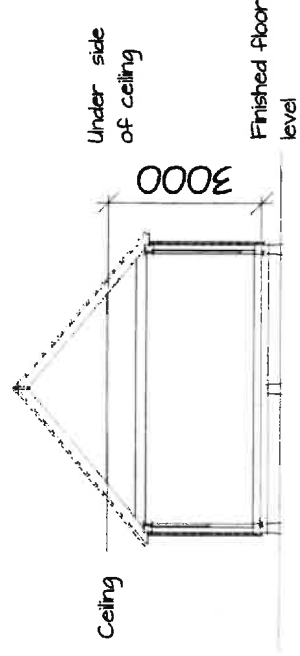
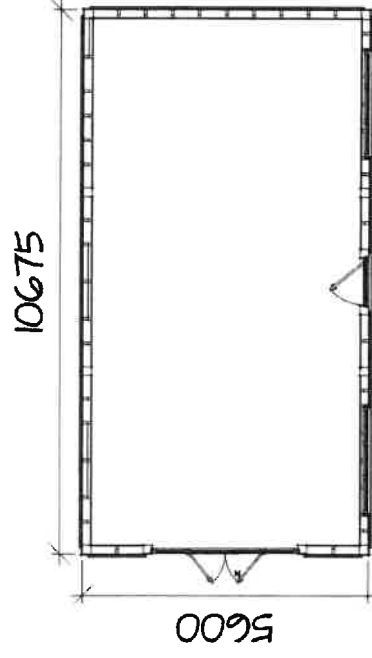
Scale = 1:100 @ A3

DES. 95620/014

PROPOSED ROOF PLAN



PROPOSED FLOOR PLAN



PROPOSED CROSS-SECTION



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& LOWE LTD**
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Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

95620 - 16/07/25
TT/TS/01D(2)P

B

**25) PL4/1/117/NBH, Pilgrims, Broadmead, Sway.
Hordle, SO41 6DH**

**Legal and Information
Governance****Manager:** Amanda Wilson

Jack Nethercott
Whitlock and Lowe,
The Millworks,
Heath Mill Road ,
Wombourne, WV5 8AP

My Ref: PL4/1/117
Your Ref:

Date: 04 December 2025

Dear Sirs,

**LAWFUL DEVELOPMENT CERTIFICATE APPLICATION (REF:
25/10932)
LAND AT PILGRIMS, BROADMEAD, SWAY, HORDLE SO41 6DH**

I am pleased to enclose a Certificate of Lawfulness in respect of your client's above application.

Please advise your client to keep this in a safe place.

Yours faithfully



Nathalie Heaselden
Solicitor
Legal Services
Tel No: 023 8028 5247
email: nathalie.heaselden@nfdc.gov.uk

Enc.

APPLICATION No: 25/10932
REFERENCE No: PL4/1/117/NBH

TOWN AND COUNTRY PLANNING ACT 1990 : SECTION 192
(as amended by section 10 of the Planning and Compensation Act 1991)

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT
PROCEDURE) ORDER 2015: ARTICLE 39**

**CERTIFICATE OF LAWFULNESS OF
PROPOSED USE OR DEVELOPMENT**

The New Forest District Council hereby certify that on 14th October 2025 the proposed use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The Council is satisfied that the proposed use of the Land as described in the application would not constitute development requiring planning permission.

Dated: 4 December 2025

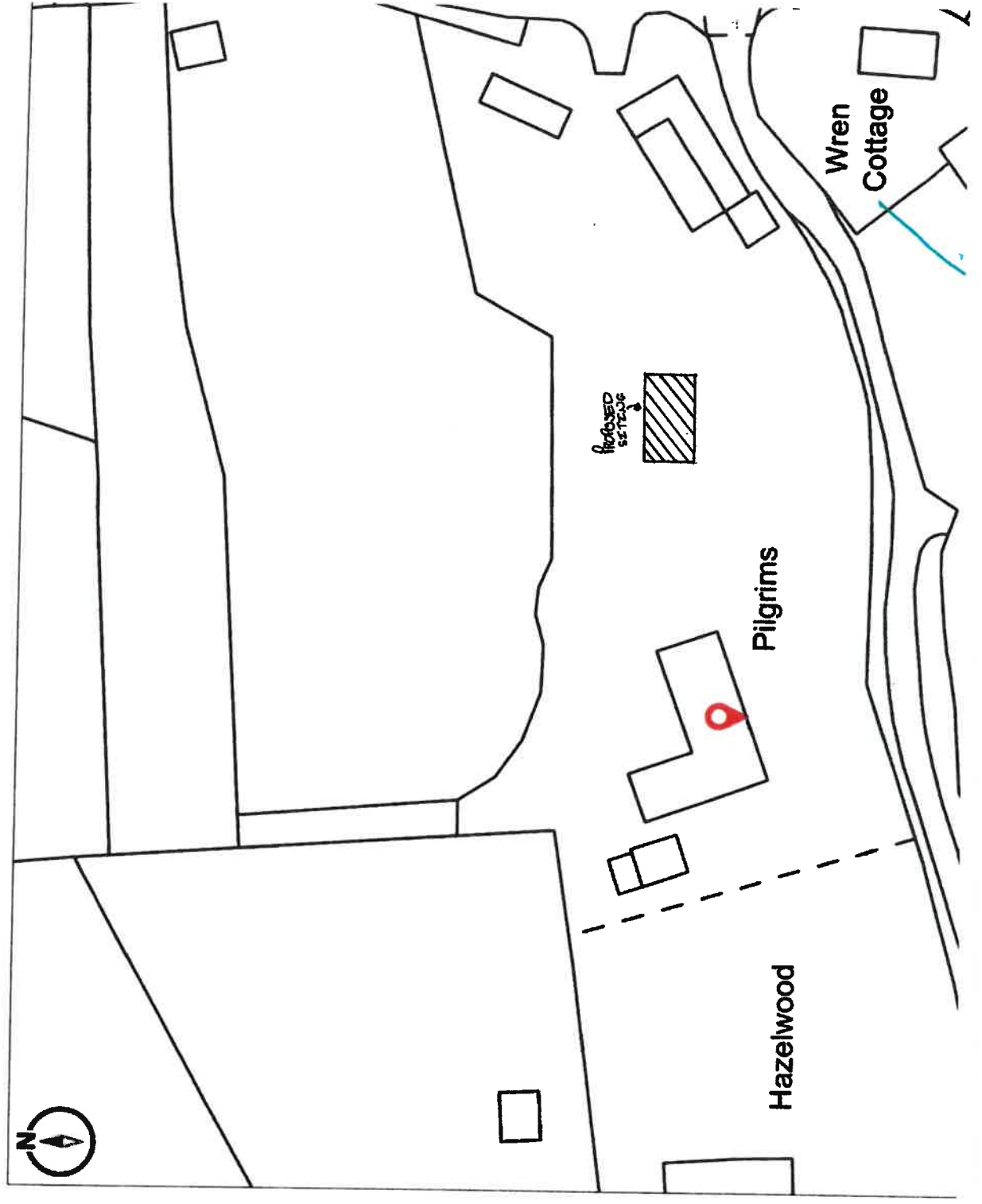
Signed:



Amanda Wilson
Service Manager – Legal and Information Governance
on behalf of New Forest District Council
Appletree Court, off Beaulieu Road
Lyndhurst
Hampshire SO43 7PA



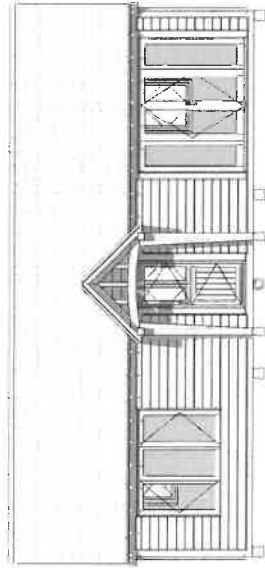
Proposed Block Plan, Dec. 96999/09, 14.10.2025



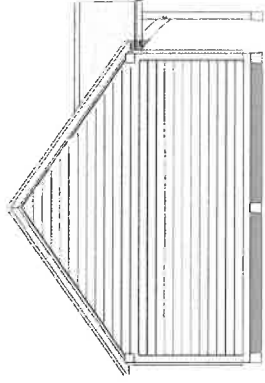
N ▲
0 5 10 15 20m
1:500 @ A3

Single Unit Caravan

Scale = 1:100 @ A3
drg. 96999/03

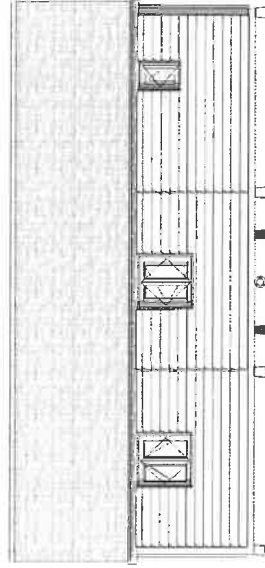


Proposed Front Elevation

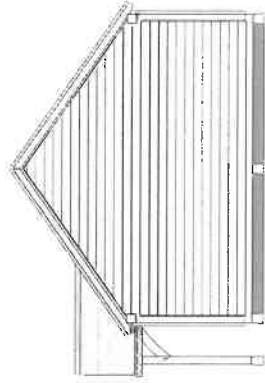


Proposed Side Elevation

Caravan Style Steel Base
Pick-Up Eyes
Removable Axle + Wheels to aid movement
Surface sat "Easy Pad" Support Stands



Proposed Rear Elevation



Proposed Side Elevation



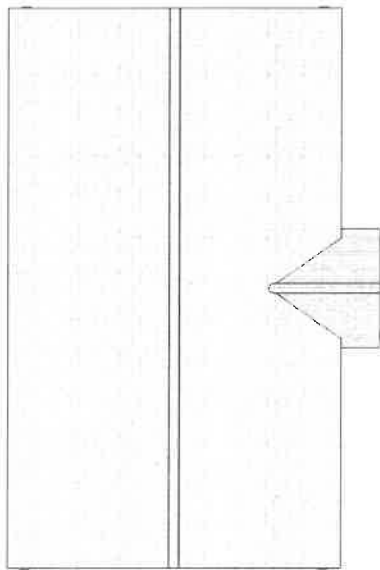
**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

96999 - 01/10/25
OV/MP/01B(1)P

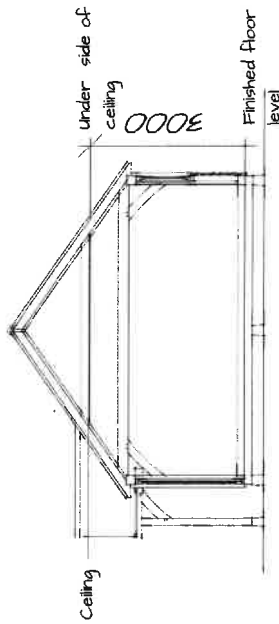
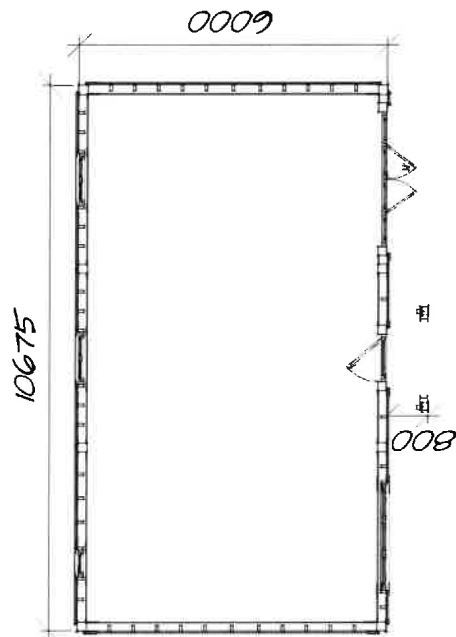
Single Unit Caravan

Scale = 1:100 @ A3
 drg. 96999/04



Proposed Roof Plan

Proposed Floor Plan



Proposed Cross Section to show internal ceiling



**WHITLOCK
 & LOWE LTD**
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Lightweight Timber Frame Caravan
 Proposed Plans & Cross Section

96999 - 01/10/25
 OV/MP/01B(2)P

26) DC/25/04933, 3 Main Road, Woolverstone,
Ipswich

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 192

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)

(ENGLAND) ORDER 2015: ARTICLE 39

CERTIFICATE OF LAWFUL PROPOSED DEVELOPMENT OR USE

APPLICATION NUMBER: DC/25/04933

Babergh District Council hereby certify that on 7 November 2025 the use described in the First Schedule to the certificate in respect of the land specified in the Second Schedule to the Certificate and edged in red on the attached location plan would have been lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 ('the 1990 Act') for the following reason:

The proposal as shown on the submitted plans, having been considered against the Caravan Sites Act 1968 and the 1990 Act, does not amount to development as it does not constitute building, engineering, mining, other operations or a change of use. The proposal falls within the exception under Section 55(2)(d) of the 1990 Act and is therefore lawful.

Signed:



Clare Kennedy
Solicitor

Date: 17.12.2025

FIRST SCHEDULE

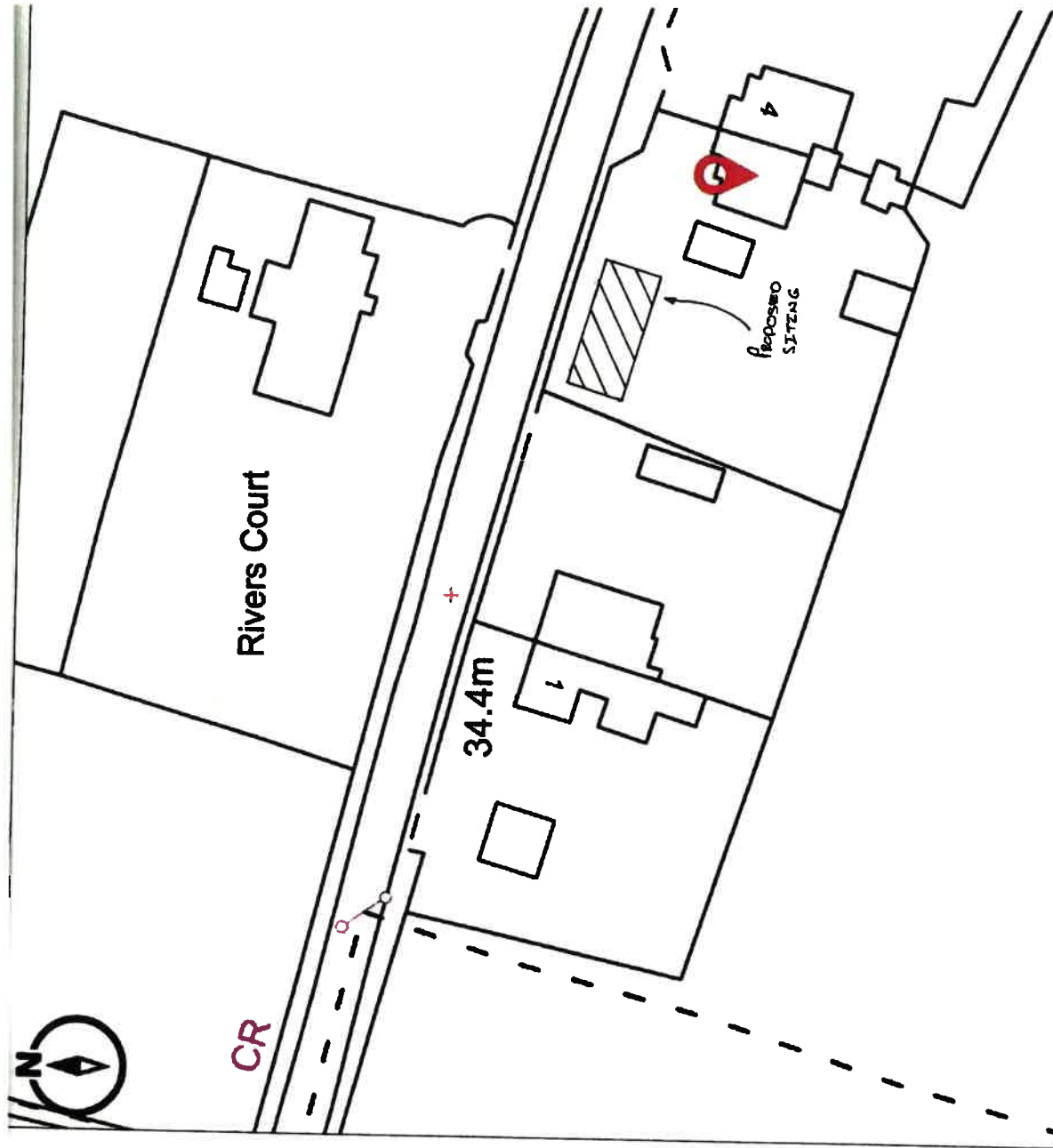
Siting of a caravan to provide additional accommodation for family of the homeowners in accordance with the plans and details submitted with application DC/25/04933.

SECOND SCHEDULE

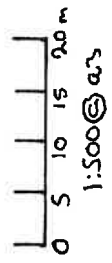
3 Main Road, Woolverstone, Ipswich, Suffolk, IP9 1AL as shown edged in red on the attached plan, reference 96830/01, without which this certificate is incomplete.

NOTES:

- 1. This Certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended) (the 1990 Act)**
- 2. It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and thus would not have been liable to enforcement action under Part 7 of the 1990 Act on that date**
- 3. This Certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operations which are materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action**
- 4. The effect of the Certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.**

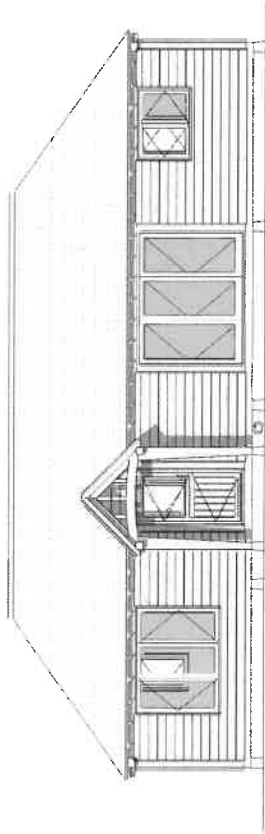


PROPOSED BLOCK PLAN, DEC 96830/03, 07/11/25

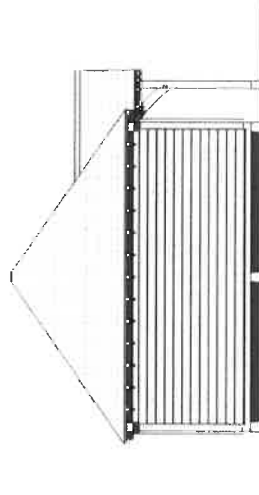


Single Unit Caravan

Scale = 1:100 @ A3
drg. 96830/03

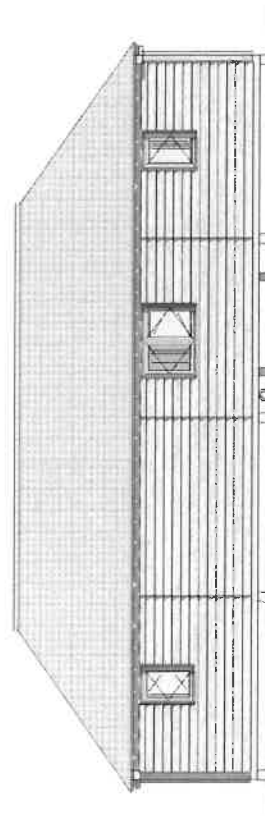


Proposed Front Elevation

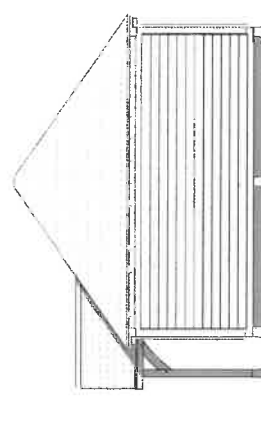


Proposed Side Elevation

Caravan Style Steel Base
Pick-Up Eyes
Removable Axle + Wheels to aid movement
Surface sat "Easy Pad" Support Stands



Proposed Rear Elevation



Proposed Side Elevation



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

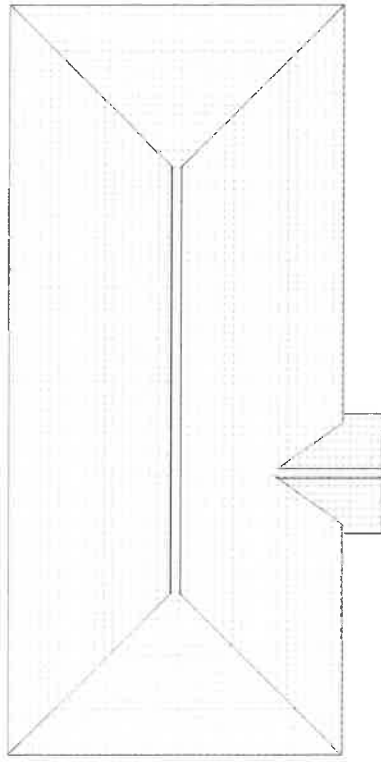
Lightweight Timber Frame Caravan
Proposed Elevations

96830 - 05/11/25
BC/DC/01A(1)P

Scale = 1:100 @ A3
drg. 96830/04

Single Unit Caravan

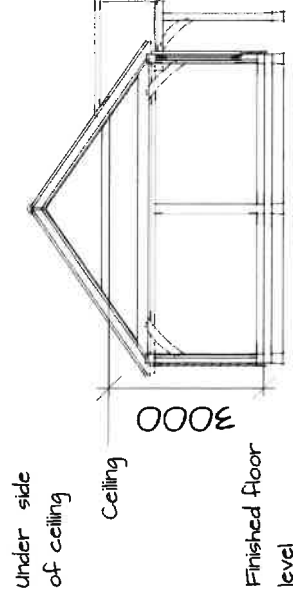
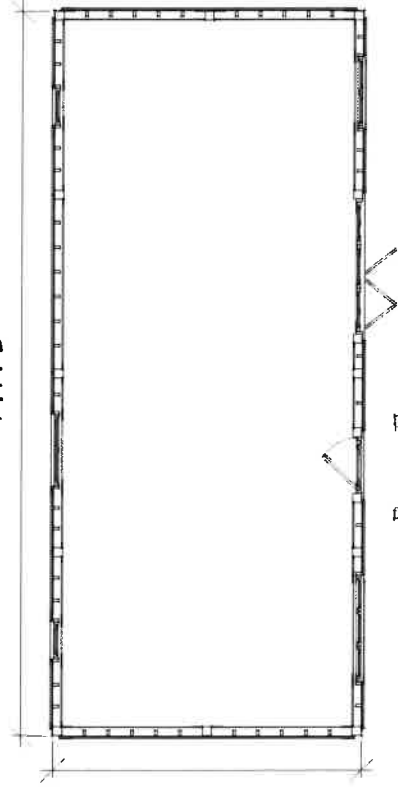
Proposed Roof Plan



14175

0009

Proposed Floor Plan



Proposed Cross Section to show internal ceiling



**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINIST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

96830 - 05/11/25
BC/DC/01A(2)P

27) DC/25/1819/CLP, Lodge Farm, Hargrave
Road, Little Saxham, Suffolk, IP29 5LH

Application No: DC/25/1819/CLP

Certificate of Proposed Lawful Use or Development

APPLICANT

Mr Jack Nethercott
Whitlock and Lowe
The Millworks,
Heath Mill Road
Wombourne
South Staffordshire
WV5 8AP

Town & Country Planning Act 1990: Section 192 (as amended)

**Town & Country Planning (Development Management Procedure)
(England) Order 2015**

First Schedule

Description of use,
operations or
development

**Application for lawful development certificate for
proposed use or development - siting of caravan to
provide additional accommodation**

Second Schedule

Location of Land to
which this Certificate
relates

**Lodge Farm , Hargrave Road, Little Saxham, Suffolk,
IP29 5LH**

DECISION:

West Suffolk Council hereby certify that on 14th November 2025 the proposed development described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged red on the plan attached to this certificate **would have been lawful** within the meaning of section 192 of The Town and Country Planning Act 1990 (as amended), for the following

Page | 1

reason(s):

- 1 The proposed caravan complies with the definition of a caravan, as defined in the Caravan Sites and Control of Development Act 1960 (as amended), and would not amount to operational development, as per Section 55(1) of the Town and Country Planning Act 1990. A new planning unit would not be created, and no material change of use would occur as a result of the proposal.

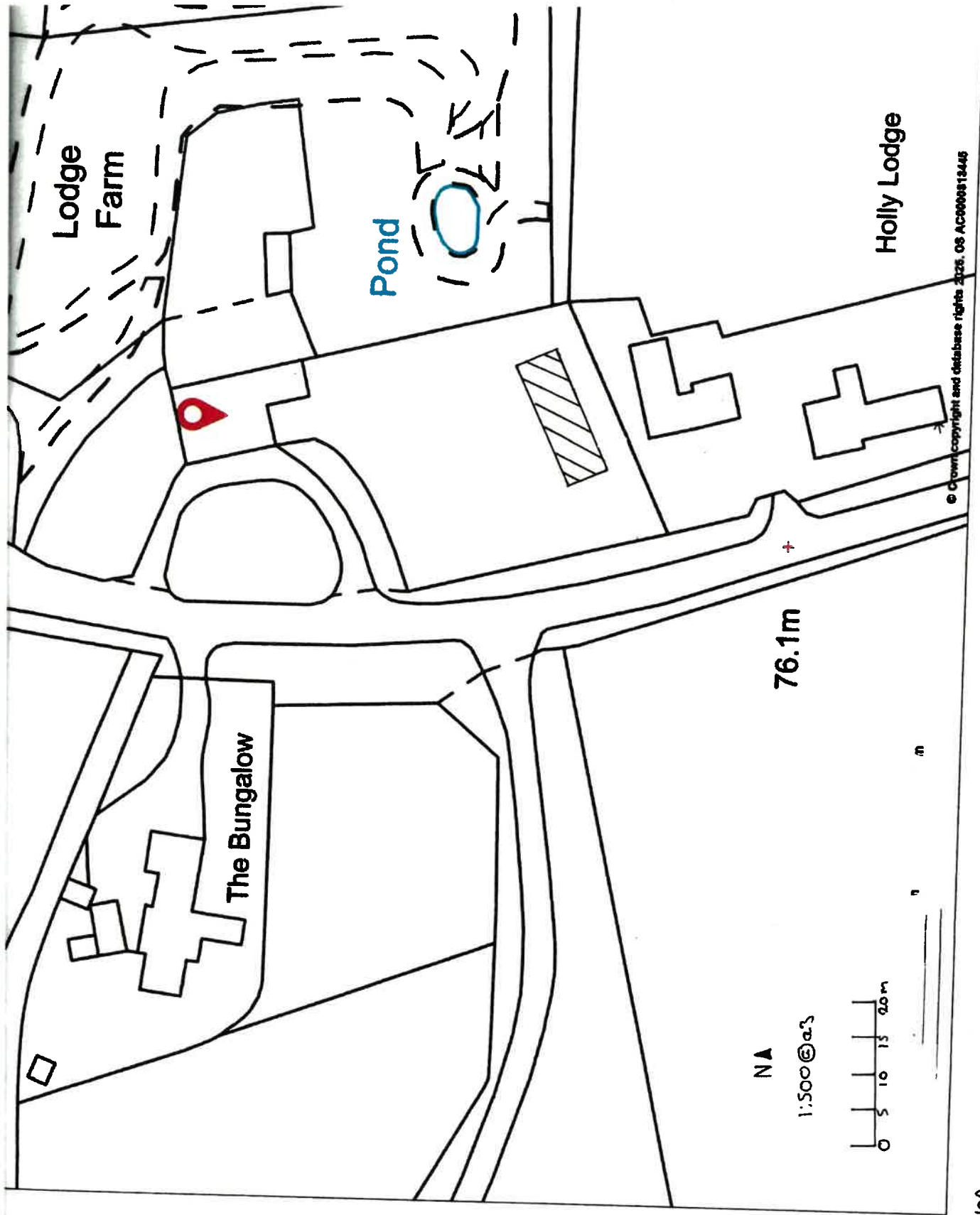
Penelope Mills

Penelope Mills
Service Manager (Planning - Development)

Date: 8 January 2026

NOTES:

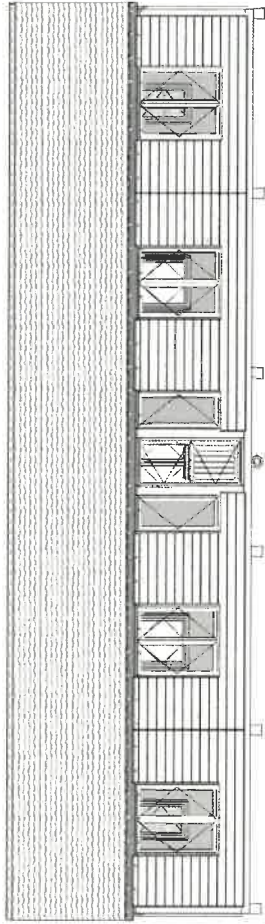
1. This certificate is issued solely for the purpose of section 192 of The Town and Country Planning Act (as amended).
2. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
3. The applicant has a right of appeal to the Secretary of State under Section 195 of The Town and Country Planning Act 1990 (as amended) where an application is refused in whole or in part, including a case in which the authority modify the description of the use, operations or other matter in the application or substitute an alternative description. More information about making an appeal can be found on the Planning Inspectorate's website <http://www.planninginspectorate.gov.uk>. Appeal forms can be downloaded from there or obtained by writing to The Planning Inspectorate at: The Planning Inspectorate PO Box 326, BRISTOL BS99 7XF. Helpline: 0117 3728075. Fax: 0117 3728. Appeals can also be made online via the Planning Portal website <http://www.planningportal.co.uk/pcs>
4. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)



Processed Block Plan, Dec 94/265/02

Single Unit Caravan

Scale = 1:100 @ A3
drg. 94265/03

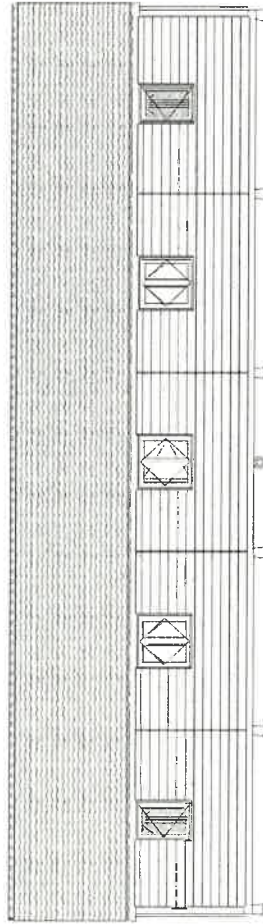


Front Elevation

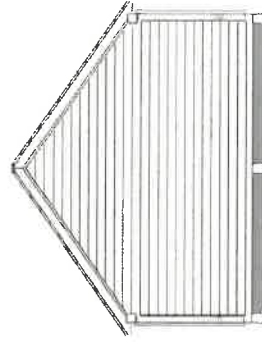
Caravan Style Steel Base
Pick-Up Eyes
Removable Axle + Wheels to aid movement
Surface sat "Easy Pad" Support Stands



Side Elevation



Rear Elevation



Side Elevation



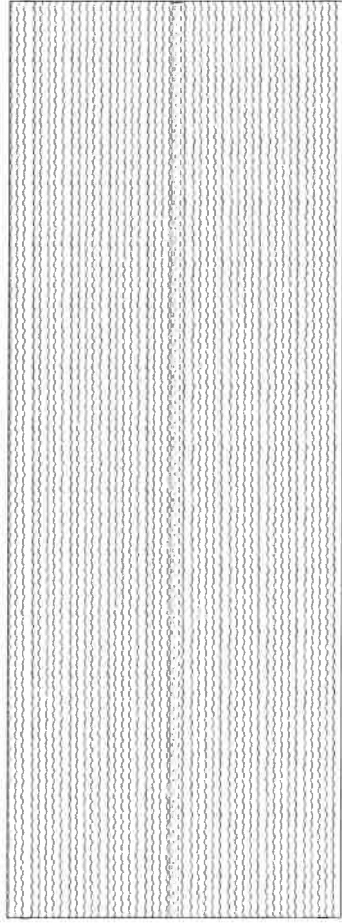
**WHITLOCK
& LOWE LTD**
MANUFACTURERS OF THE FINEST TIMBER PRODUCTS

Lightweight Timber Frame Caravan
Proposed Elevations

94265 - 11/11/25
OV/GM/01(1)P

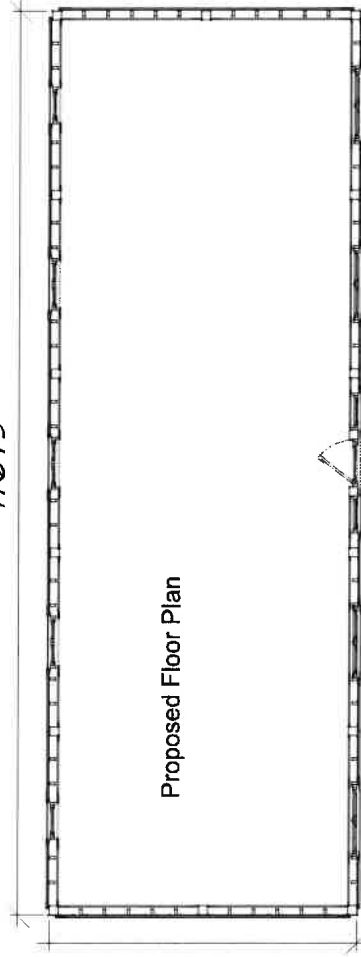
Single Unit Caravan

Scale = 1:100 @ A3
drg. 94265/04



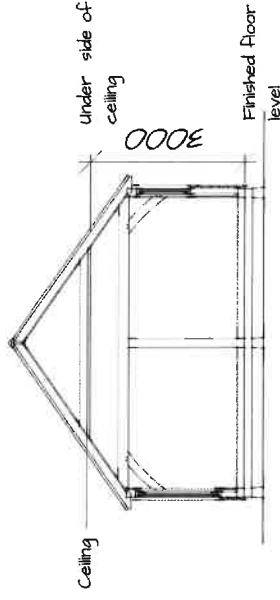
Proposed Roof Plan

17675



Proposed Floor Plan

0009



Proposed Cross Section showing internal ceiling height



Lightweight Timber Frame Caravan
Proposed Plans & Cross Section

94265 - 11/11/25
OV/GM/01(2)P

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& LOWE LTD**
MANUFACTURERS OF THE TIMEST TIMBER PRODUCTS