

BEFORE THE PLANNING INSPECTORATE

Town and Country Planning Act 1990

Appeal by Redhill Marine Ltd

Site Address: Redhill Marina, Ratcliffe on Soar, NG11 0EB

WITNESS STATEMENT OF MR RICHARD MORLEY

1. My name is Richard Morley, my address is Redhill Farm, Ratcliffe on Soar, Nottingham, Nottinghamshire, NG11 0EB and I am a director of Redhill Marine Limited.
2. I am the owner and occupier of land at Ratcliffe on Soar which Rushcliffe Borough Council have identified shown coloured red on their plan dated 14th October 2025 which I attach hereto marked RM1.
3. Since approximately 1972 I have run a marina from the wider location and for very many years the area shown red on the plan referred to above has been used for storing and working on vehicles and boats and for parking road going vehicles in connection with the use of the wider site.
4. I have carried out a search of publicly available records and have been able to identify some records which show the historic use of the land for this purpose.
5. The earliest such document I have been able to find is a photograph on Historic England's website which was taken during a site monitoring visit on the 11th October 2005. I have highlighted in yellow and orange an area, including the area

in red, which shows the site being used in that manner. I attach a photograph marked RM2.

6. I am also able to exhibit marked RM3 an aerial photograph from Historic England which their website states was taken on the 17th February 2015, I again highlight in yellow and orange the same area which includes the area shown red on plan RM1.
7. I have consulted Google Earth and been able to print images shown thereon from a period ranging between 2013 and November 2024. The 8 images thereon are attached marked RM4 - RM11.
8. It is my evidence that the area shown red on RM1 has been used continuously throughout the period and the images I attach to this statement demonstrate the truth of that.
9. The area initially was soil but as we used it, that became impractical and we surfaced the area with power station ash which formed a hard and compacted surface not dissimilar to tarmac, this metalled surface was topped up and maintained for years in this way. Probably about 20 years ago power station ash became unfavoured and we moved over to road plainings and stone. For the last 20 years we have maintained the surface of the area to a standard sufficient for our operations with those substances.

10. As can be seen on the Google Earth images the area can be seen to be very well defined on the March 2016 image, but is clearly present on all the previous ones also.

11. I have given instructions to Green Solicitors, who have prepared this statement, face to face, in correspondence and by telephone.

STATEMENT OF TRUTH

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

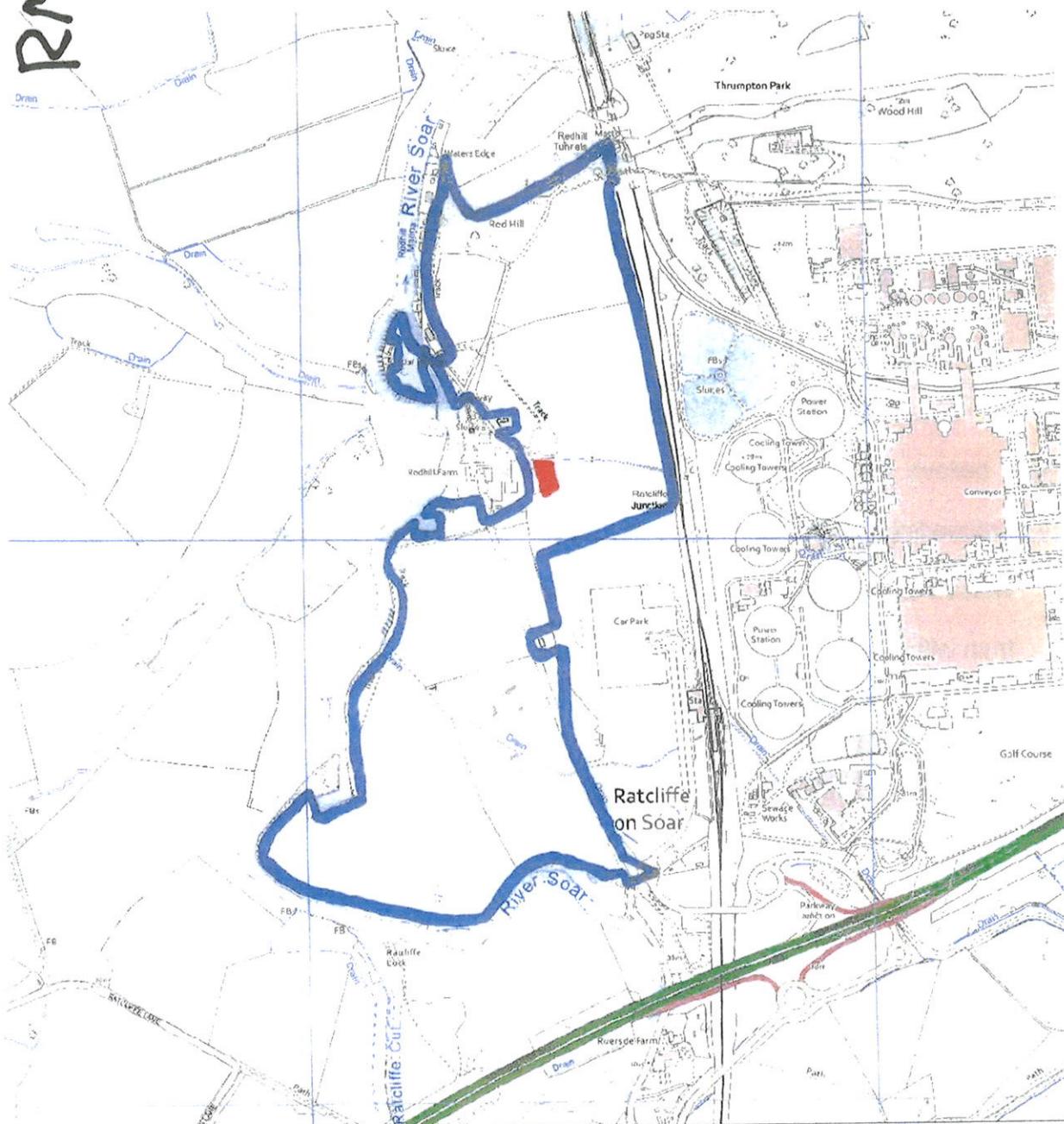
Signed

Dated.....29th November 2025

hill Marina Ratcliffe on Soar

et
RM1

RM 1



Scale : 1:10443

roduced from the Ordnance Survey map with the permission
Controller of Her Majesty's Stationery Office © Crown
right 2000.

uthorised reproduction infringes Crown Copyright and may
o prosecution or civil proceedings.

uced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Organisation	Rushcliffe Borough Council
Department	Planning and Growth
Comments	Not Set
Date	14 October 2025
SLA Number	Not Set

RM 2



Taken on a site monitoring visit on the 11th October 2005

14 June 2018 at 15:51



Information Analysis (<https://historicengland.org.uk/profile/Information%20Analysis/>)

Aerial Photo - 28668_047



© Historic England 28668_047 down 17 February 2015

RM 3

2013

Write a description for your map.

RM 4

Legend

- Feature 1
- Feature 2
- Redhill Marina Cafe

Lifestyle Boats & Motorhomes

DB Marine Services

River Sp

Soar Valley Steel Boats

Ovalton Boats

Gibson and Kentwright Boat Painters

Alpha Kitchens & Interiors

Google Earth

Image © 2025 Maxar Technologies

N

60 m

RMS





2018

Write a description for your map.

RM7

Legend

- Feature 1
- Feature 2
- Redhill Marina Cafe



Google Earth

Image © 2025 Maxar Technologies

2019

Write a description for your map.

RM 8

Legend

- East Midlands Parkway Station Car Park
- Ovation Boats
- Redhill Lock
- Redhill Marina Café







