

BEFORE THE PLANNING INSPECTORATE

**Town and Country Planning Act 1990
Appeal by Redhill Marine Ltd
Site Address: Redhill Marina, Ratcliffe on Soar, NG11 0EB**

STATEMENT OF CASE OF THE APPELLANT

1. This statement of case is prepared on behalf of the Appellant to identify the basis the appeal is founded upon.
2. The background to the appeal being that Rushcliffe Borough Council served two enforcement notices on the Appellant both dated the 28th October 2025. They each sought the abandonment of a car park and this appeal concerns only one enforcement notice and one of those car parks. The car park concerned has been identified by the local authority and within this appeal as the North East car park.
3. The basis of the appeal is simply that the time in which the local authority may bring enforcement action in respect of the use of the area of land concerned as a car park and in connection with the maintenance and storage of boats has expired. It is the Appellant's case that such use commenced on or before October 2005.
4. The Appellant will rely upon the evidence of Mr Richard Morley the owner of the land and a director of the business operated from it, as well as publicly available aerial imagery and possibly other witnesses.
5. It is understood that the use and the period of use contended for is disputed on behalf of the local authority and accordingly it will fall to the Appellant to prove its case.

Statement of Truth

- I believe that the facts stated in this Statement of Case 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 ..

A large black rectangular box redacting the signature of the person.

Richard Morley

Dated.....

12 January

2026