

Dr Julita Joanna Geary
Riverside Farm JK
Fairham Brook Line
NG11 6SQ

To Andrew Cullen
Planning Manager - Development
Rushcliffe

13/11/25
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
Nottingham
NG2 7YG

Planning documents
received @ Contract Point

1. My family and I bought a land in business and we formed company
2. It is a fundamental principle of capital and resources to develop objective of generating profit.
3. We decided to apply to Rushcliffe under permission

- Erecting of crossing of Fairham Brook
- Provision of hard surface measuring 450 square meters (hard standing)
- Provision for surfacing of access track measuring 208 meters (rearrangement of privet way)
- Erecting Forestry Building (class E, permitted development)
- We also end up in dispute with Rushcliffe about Health and Safety Shelter - Legal requirements for the health and safety of shelters are based on various UK acts, primarily the Health and Safety at Work Act 1974 and the Housing Act 2004, which established the Housing Health and Safety Rating System (HHSRS). Shelter standards must be safe, healthy, and free from serious hazards.

4. Our family did not experience any substantial problems with erecting of crossing of Fairham Brook and decision has been made swiftly, so we have bespoke access to our farm today.

5. We were surprise after **initial receiving approval** from Rushcliffe for **hard standing and rearrangement of privet way** we also received ENFORCEMENT NOTICE shortly before Christmas, so it was only several days later.

6. I decided immediately to contact planning and provided information that Enforcement is unlawful and provided documentation to confirm our rights. I had very professional phone call from Rushcliffe - **Michelle Dunn (email is attached)** who decided that indeed my application needs to be investigated again and we agreed for more time (as 28 days passed already).

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To Andrew Cullen
Planning Manager - Development
Rushcliffe

1. My family and I bought a land in Bunny with intention to start agroforestry business and we formed company Riverside Farm JK in May 2022.
2. It is a fundamental principle of commerce that business owners invest capital and resources to develop their enterprises with the primary objective of generating profit.
3. We decided to apply to Rushcliffe under permitted development rights to:
 - Erecting of crossing of Fairham Brook
 - Provision of hard surface measuring 450 square meters (hard standing)
 - Provision for surfacing of access track measuring 208 meters (rearrangement of privet way)
 - Erecting Forestry Building (class E, permitted development)
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6. I decided immediately to contact planning and provided information that Enforcement is unlawful and provided documentation to confirm our rights. I had very professional phone call from Rushcliffe - **Michelle Dunn (email is attached)** who decided that indeed my application needs to be investigated again and we agreed for more time (as 28 days passed already).

7. Also I received e-mail from Michelle Dune at 22 December to confirm confusion of two applications that you submitted. This resulted in both applications **being merged into one** “.

I submitted application for hardstanding, privet road and forestry building in similar time (end of year 2023) and at this time the officer in West Bridgford Customer Service Rushcliffe struggle to find how much should I pay as a fee for all those application. After several calls to managers it come to decision that I paid about **90 pounds for both hardstanding and privet road** and about **90 pounds for Forestry building**. And I was advised that I should receive information if I have to pay more from Rushcliffe - but I never receive any information about increasing fee to pay from Rushcliffe.

IT IS WHY THE BOTH APPLICATION (hardstanding and privet road) being merged (email form Michelle Dune attached)

7. Investigation was led by beautiful and very professional officer Charlotte and I have only good experience to deal with our planning documents at this time. Charlotte **at some point decided that my applications and third party comments and emails contain to many sensitive informations and it not will be visible on Rushcliffe website...** It was right decision, and appropriet decision, **but I have a limited access to documentation over 2 years old today - I can not see any new documents or concerns submitted after January 2024.**

7. After investigation how far I understand - both enforcement notices has been cancelled and I was informed that nothing stops our family to progress with development and decision we received by e-mail at the beginning of 2024 year.

8. **We never received any objection or enforcement notice about erecting forestry building at Riverside Farm JK and we decided to start building in Autumn 2024, we had no problem with this building until last James Bate visit in 28 October 2025.**

I only recently received information form Andrew Cullen

“I can confirm that only 2 applications, and 2 payments of the £96 prior-notification application fee’s were received. As such, there is no record of the documents which Mr Bate and Mr Woods viewed on site being received by the Council and during the consideration of the two applications which were received, correspondence from yourself at the time mentions only the 2 applications (relating to creation of a trackway and a hardstanding) and not a further, third application.”

I deliver my application to office so no surprise that it is not in "correspondence"

and also

"I do not believe there is a current application and should an application be received then we will consider who best to allocate the application to."

I believe that Planning Manager is expected to support investigation by providing facts, concrete data, such as site histories, relevant case law, policy documents, and factual analysis, **rather than personal opinion or believies.**

Also according to Planning Practice Guidance ALL AMENDS and UPDATES IN LEGISLATION also should be taken to accounts. I would like to highlight that legislation changed in MAY 2024 and

Development on agricultural units (Part 6, Classes A and B)

For farms larger than five hectares, the permissible size for new buildings or extensions has increased from 1,000 sqm to 1,500 sqm.

It is important to notice that forestry development has not any limit in woodland area to erect a building.

I hope this letter will help to solve any problems:
Attachment

1. Long -term agricultural tenancy agreement 18 pages
2. Email Michelle Dunne 22 December 2023
3. Riverside Farm JK Limited Parcel details (6 pages)
4. Payment fee to Rushcliffe 96 pounds
5. Application if prior approval is required for Forestry Building with confirmation - stamp from Rushcliffe

Kind Regards
Dr Julita Joanna Gear
Riverside Farm JK

