

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION

Claim No. KB-2025-004667

DATED 18th December 2025
MR JUSTICE COTTER
IN THE MATTER
B E T W E E N : -

WEST BERKSHIRE DISTRICT COUNCIL

Claimant

and

- (1) UK LAND HOLDINGS 1 LTD**
- (2) CAROLINE BERRY**
- (3) NORA CONNORS**
- (4) PATRICK FAGAN CONNORS**
- (5) JIMMY O'CONNORS**
- (6) JOHNNY WALL**
- (7) PATRICK JAMES CONNORS**
- (8) JOHN JUDE O'BRIEN**
- (9) MICHAEL WALL**
- (10) JERRY GROGAN**
- (11) RICHARD O'BRIEN**
- (12) JOSEPH DOYLE**
- (13) NOREEN FLYN**
- (14) PATRICK STOKES**
- (15) BERNARD STOKES**
- (16) TOMMY STOKES**
- (17) VINCENT CRUMLISH**
- (18) HUGHIE STOKES**
- (19) BENJIT SINGH DHESI**
- (20) THOMAS FLYNN**
- (21) MARTIN STOKES**



(22) PERSONS UNKNOWN (THOSE WITH AN INTEREST IN OR INTENDING TO UNDERTAKE WORKS OR INTENDING TO OCCUPY THE LAND KNOWN AS "LAND SOUTH OF READING ROAD" AND THOSE WHO ARE KNOWN TO HAVE AN INTEREST IN THE LAND BUT FOR WHOM THE COUNCIL DOES NOT KNOW FULL NAMES: FLYN, C STOKES, AND C RYAN)

Defendants

INJUNCTION ORDER

PENAL NOTICE

IF YOU THE WITHIN NAMED UK LAND HOLDINGS 1 LTD, CAROLINE BERRY, NORA CONNORS, PATRICK FAGAN CONNORS, JIMMY O'CONNORS, JOHNNY WALL, PATRICK JAMES CONNORS, JOHN JUDE O'BRIEN, MICHAEL WALL, JERRY GROGAN, RICHARD O'BRIEN, JOSEPH DOYLE, NOREEN FLYN, PATRICK STOKES, BERNARD STOKES, TOMMY STOKES, VINCENT CRUMLISH, HUGHIE STOKES, BENJIT SINGH DHESI, THOMAS FLYNN, MARTIN STOKES AND PERSONS UNKNOWN *DISOBEY THIS ORDER YOU MAY BE HELD TO BE IN CONTEMPT OF COURT AND LIABLE TO IMPRISONMENT OR FINED OR YOUR ASSETS SEIZED. ANY OTHER PERSON WHO KNOWS OF THIS ORDER AND DOES ANYTHING WHICH HELPS OR PERMITS THE DEFENDANTS TO BREACH THE TERMS OF THIS ORDER MAY ALSO BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE THEIR ASSETS SEIZED.*

IMPORTANT

1. This Order prohibits you from doing the acts set out in this Order. You should read terms of the Order and the guidance notes very carefully. You are advised to consult a solicitor as soon as possible. You have a right to ask the Court to vary or discharge the Order.
2. If you disobey this order you may be found guilty of Contempt of Court and may be sent to prison or fined. In the case of a Corporate Defendant, it may be fined, its Directors may be sent to prison or fined or its assets may be seized.

On the 18th December 2025 Mr Justice Cotter considered the Applications brought by West Berkshire Council ("the Claimant") for an injunction supported by the Witness Statements listed in Schedule A and accepted the undertakings listed in Schedule B at the end of this Order and for permission to serve the First Defendant outside of the jurisdiction.

UPON hearing Counsel for the Claimant, upon reading the witness statement listed in Schedule A and upon accepting the undertaking listed in Schedule B

AND UPON the court noting that no other caravans are occupied for residential purposes other than the one identified on the attached plan marked X

IT IS ORDERED THAT FROM ALTERNATIVE SERVICE BEING EFFECTED UNTIL 12th January 2026 (the Return Date) OR FURTHER ORDER:

THE INJUNCTION

1. In relation to the Land known as "Land south of Reading Road" ("the Land") as shown edged red on the attached plan, the Defendants, whether by themselves or by instructing, encouraging or permitting any other person, must not:
 - (i) Allow the use of the Land for human habitation or residential occupation or any other purpose in breach of planning control save for the one caravan marked X;
 - (ii) Bring onto the Land any additional caravans and/or mobile homes (above the number 14 caravans and 2 mobile homes already on the Land which represents the baseline for the purposes of this Order) for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;

- (iii) Bring/erect/install any buildings or structures on the Land for the purposes of human habitation or residential occupation or any other purpose in breach of planning control;
- (iv) Bring onto the Land any further portable structures including portable toilets (above the number 2 already on the Land which represents the baseline for the purposes of this Order) for purposes associated with human habitation or residential occupation or any other purpose in breach of planning control;
- (v) Bring onto the Land any further waste materials and/or hardcore and/or like materials for any purpose, including the further creation/laying of hardstandings or hard surfaces, in association with the use of Land for the stationing of caravans and/or mobile homes for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;
- (vi) Carry out any further works in relation to the formation of paths, roadways or any works including the provision of sewerage, water and electricity infrastructure associated with the use of caravans and/or mobile homes for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;
- (vii) Carry out any further works to the Land associated with or in preparation for its use for stationing caravans and/or mobile homes or for the erection of a building and/or any structure for human habitation or residential occupation or any other purpose in breach of planning control;
- (viii) Erect any further fencing on the Land associated with or in preparation for the use of the Land for the stationing of caravans and/or use of the buildings/structures on the Land for the purpose of human habitation or residential occupation or any other purpose in breach of planning control;
- (ix) Remove any further trees on the Land to facilitate the use of the Land for residential occupation or any other purpose in breach of planning control;
- (x) Undertake any further development on the Land as defined in section 55 of the Town and Country Planning Act 1990 without the express grant of planning permission.

IT IS FURTHER ORDERED THAT:

ALTERNATIVE SERVICE

1. Pursuant to CPR 6.15 and 6.27, permission for alternative service of the order on the Defendants is granted.
2. Service of this Order on all of the Defendants may be effected by the Claimant:

1. Affixing sealed copies of the Order in transparent waterproof envelopes at conspicuous locations at the accesses to the Land, at each separate plot within the Land and on each of the caravans/mobile homes on the Land and on stakes at various intervals within the Land where possible.
2. Posting by way of first class post sealed copies of the Order to each of the addresses of the Defendants known to the Claimant.
3. This shall be deemed to be good and sufficient service of this Order on all of the Defendants and the need for personal service of this Order is dispensed with in relation to each of the Defendants (for the purposes of CPR Part 81).
4. The Claimant shall also provide a QR code with the Order providing access to the Application Notice, the Claim Form and evidence in support of the Application.
5. The Claimant shall publish a sealed copy of this Order on the Claimant's website (where details including the time, place and date of any hearing shall also be published).
6. Subject to further order, copies of any future documentation may be validly served on the Defendants in the ways specified above.
7. Should the Claimant become aware of the identity of any of the persons currently encompassed within the 23rd Defendant, it shall apply, as soon as reasonably practicable thereafter, to join that individual to these proceedings as a named defendant.

SERVICE OUTSIDE OF THE JURISDICTION

8. Further to an application made on 18th December 2025, the Claimant has permission to serve the Claim Form, Order for Interim Injunction and any other document in these proceedings on the First Defendant at 19-21 Circular Road, Douglas, Isle of Man, IM1 1AF.
The First Defendant has:
 - a. 21 days after service of the Claim Form to file an acknowledgment of service under CPR 10 and/or
 - b. 21 days after service of the Claim Form to file a Defence.

THE RETURN DATE

9. There shall be a hearing at 10.30am on 12th January 2026 (the Return Date) at the Royal Courts of Justice, unless the named parties consent in writing that no such hearing is necessary. On the Return Date, the Defendants can make, if so advised, representations in relation to the continuation, variation or discharge of the Order.

VARIATION OR DISCHARGE OF THIS ORDER

10. The Defendants may each of them (or anyone notified of this Order) apply to the Court on 48 hours written notice to the Claimant's legal representatives to vary or discharge this Order (or so much of it as affects that person). Except that the hours between 5pm on any Friday and 9am on any Monday cannot be counted as part of the 48 hours' notice period.
11. Any person, other than the named Defendants, who wishes to be heard under paragraphs 3 or 4 must apply to the court to be added as a named defendant to these proceedings and must provide their names and contact details in the application.

COSTS OF THE APPLICATION

12. Costs reserved.
13. Liberty to apply.

GUIDANCE NOTES

Effect of this Order – The Defendants

A Defendant who is an individual who is ordered not to do something must not do it himself or in any other way. He must not do it through others acting on his behalf or on his instructions or with his encouragement.

Effect of this Order - Parties other than the Claimant and Defendants

It is a Contempt of Court for any person notified of this Order knowingly to assist in or permit a breach of this Order. Any person doing so may be sent to prison, fined or have his assets seized.

Interpretation of this Order

1. In this Order, the words "the Land" means land known as "Land south of Reading Road," as shown edged red on the attached plan ("the Land").
2. In this Order, where there is more than one Defendant (unless otherwise stated) references to "the Defendants" means each or all of them.
3. A requirement to serve on "the Defendants" means on each of them. However, the Order is effective against any Defendant on whom it is served.

4. An Order requiring “the Defendants” not to do anything applies to all Defendants.
5. In this Order, the 22nd Defendant identified only as “Persons Unknown” refers to those adult persons who are not named Defendants to this Application who have an interest in the Land and/or intend to carry out further works to the Land and/or are intending to occupy the Land or any other purpose in breach of planning control.

Communications with the Court

All communications to the Court about this Order should be sent to Room WG08, Royal Courts of Justice, Strand, London, WC2A 2LL (020 7947 6010). The offices are open between 10 a.m. and 4.30 p.m. Monday to Friday except holidays.

SCHEDULE A

Evidence

The Judge read the following written evidence before making this Order:-

1. First Witness Statement of Fenella Woods dated 17th December 2025
2. First Witness Statement of Carolyn Richardson dated 17th December 2025

SCHEDULE B

Undertakings given to the Court by the Claimant:-

1. As soon as practicable the Claimant will serve on the named Defendants a sealed copy of this Order and evidence together with Counsel’s skeleton argument for the hearing in support pursuant to the Order for alternative service herein.
2. As soon as practicable the Claimant will serve on the named Defendants the sealed Claim Form in this action claiming the appropriate relief.
3. To use the Claimant’s best endeavours to effect personal service on the named Defendants.

Name and Address of Claimant’s Legal Representatives:-

Ms Sarah House

Legal & Democratic Services
West Berkshire Council
Market Street
Newbury
RG14 5LD
Elm Yard

Tel: 01635 519957

Email: Sarah.House@westberks.gov.uk

IN THE HIGH COURT OF JUSTICE

KING'S BENCH DIVISION

DATED 18th December 2025

IN THE MATTER

B E T W E E N:-

WEST BERKSHIRE COUNCIL

Claimant

-and-

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Defendants

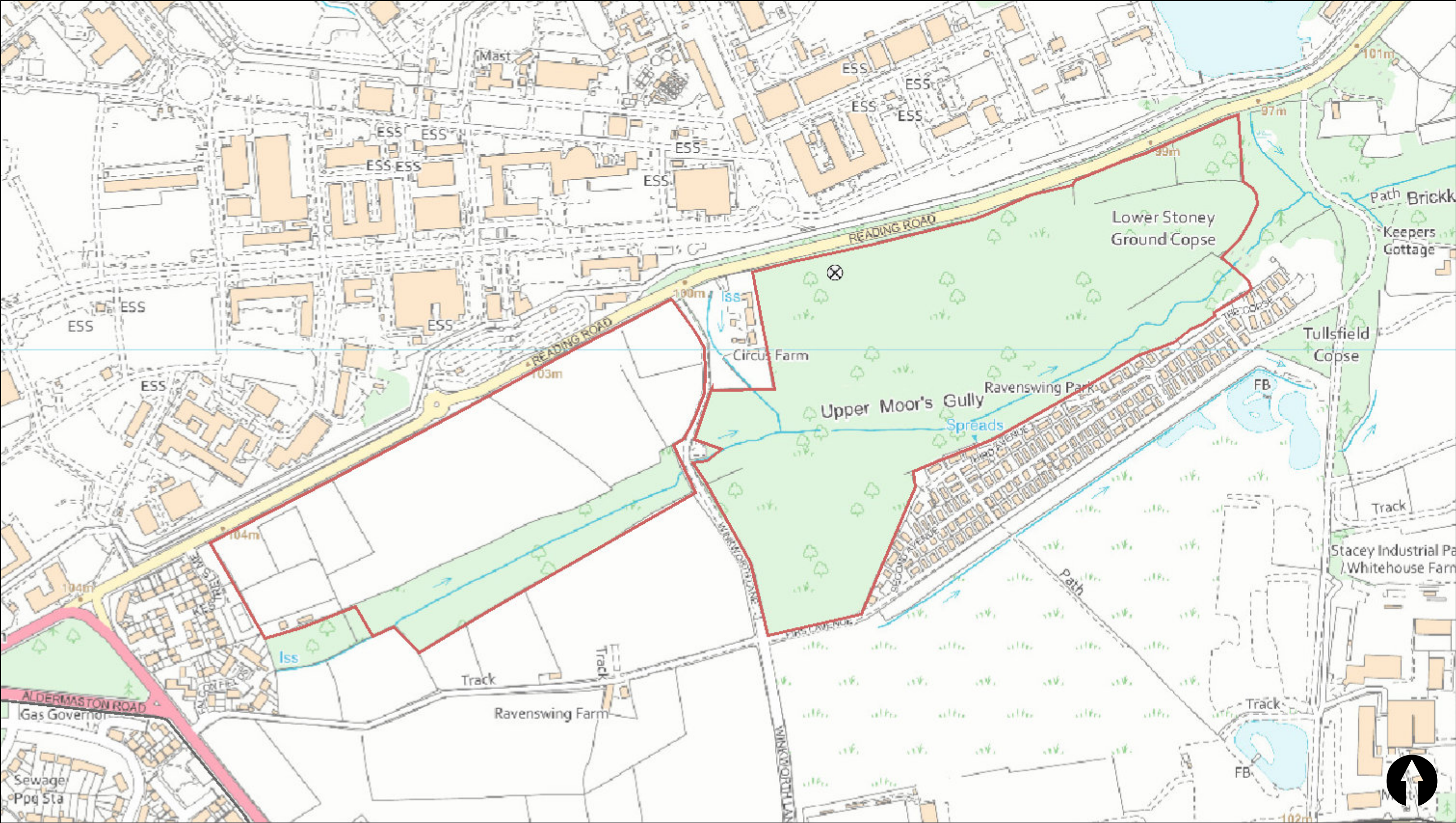
INJUNCTION ORDER

PENAL NOTICE

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DISOBEY THIS ORDER YOU MAY BE HELD TO BE IN CONTEMPT OF COURT AND LIABLE TO IMPRISONMENT OR FINED OR YOUR ASSETS SEIZED

Ms Sarah House
Legal and Democratic Services
West Berkshire Council
Tel: 01635 519957
Solicitors for West Berkshire Council



17/12/2025, 13:30:17

Points

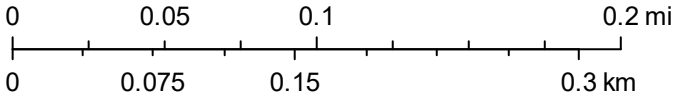
Override 1

Areas

Override 1

DISTRICT BOUNDARY

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