

Land at Cheriton Farm

784-B081349

Supporting Statement

Ricky Maslin Haulage

June 2026

Document prepared on behalf of Tetra Tech Limited

Registered in England number: 01959704



TETRA TECH

DOCUMENT CONTROL

Document:	Supporting Statement
Project:	Land at Cheriton Farm
Client:	Ricky Maslin Haulage
Project Number:	784-B081349
File Origin:	\\lds-dc-vm-101\Data\Projects\784-B081349_Land_at_Cheriton_Farm\

Revision:	1	Prepared by:	Chris Muir ^{MRTPI}
Date:	June 2026	Checked by:	Mark Walton ^{MRTPI}
Status:	Issued	Approved By:	Mark Walton ^{MRTPI}
Description of Revision:	Final		

Table of contents

1	INTRODUCTION	1
2	DESCRIPTION OF THE USE AND OPERATIONS.....	2
3	LENGTH OF OPERATIONS.....	3
4	CONCLUSIONS.....	6

Appendices

Appendix A – Site Location Plan

Appendix B – Site Plan

Appendix C – Copy of a letter sent by landowner to WBC confirming tenancy start date

Appendix D – Google Earth Images

Appendix E – Time Stamped Photographs

Appendix F – Witness Statements

Appendix G – Invoices and Delivery Notes for Plant and Machinery

Appendix H – Site Photographs from 05/06/2026

Appendix I – Community Infrastructure Levy form

1 Introduction

- 1.1 This supporting statement has been prepared by Tetra Tech Limited on behalf of Ricky Maslin Haulage for an application for a Certificate of Lawful Existing Use and Development (CLEUD) under Section 191(1) or 192(1) of the 1990 Act.
- 1.2 The application relates to a waste management operation on land at Cheriton Farm, in Farley Hill, in the authority area of Wokingham Borough Council (WBC). A Site Location Plan, showing the site area, is appended to this supporting statement (Appendix A). The site is owned by Mr and Mrs Woodjetts. The land is leased to Ricky Maslin Haulage and has been since 2010.
- 1.3 The operations have been taking place continuously for a period of over 10 years, and this application seeks to regularise the site from a planning perspective.
- 1.4 This supporting statement and appendices provide the information requirements, including details of the operation, and evidence showing the site has been in operation continuously since 2010. The evidence is appended to this statement, with descriptions provided herein.
- 1.5 The description of use sought by this CLEUD is 'Use of land for waste management and recycling.'

2 Description of the Use and Operations

- 2.1 The operators of the site are a haulage company (website provided below) and offer services such as grab loading, muckaway, and the sale of aggregates.

[Grab Hire Reading & Wokingham | Waste Removal | Ricky Maslin](#)

- 2.2 The site area is 0.49ha. The access into the site is from Jouldings Lane and is shown on the Site Location Plan.
- 2.3 The operators bring soil and inert construction materials, from their grab loading and muckaway services into the site to be recycled through mobile plant, comprising a screener and crusher. Screening and crushing activities on site are undertaken on a campaign basis, and for example, the plant is not running throughout the course of any one day. Other plant, including excavators and diggers, are also used at the site to move materials, and form stockpiles. These activities take place in the northern part of the site, in the operational yard, as shown in Appendix B on the Site Plan. Imported material is stored in stockpiles located around the edges of the yard area. Processed material is stored in separate stockpiles prior to export from the site.
- 2.4 A building in the south of the site is used for material storage. An adjacent area to the building is used for vehicle parking, and contains a cabin also used by the operator.
- 2.5 The recycled material is then removed from the site and sold (offsite) as secondary aggregate for use in local construction projects. The recycled material is 'back hauled' from the site to reduce HGV movements.
- 2.6 The operations are small-scale.
- 2.7 The operator will separately be liaising with the Environment Agency in respect of Environmental Permitting.

3 Length of Operations

- 3.1 The waste management and recycling operations, for this operator, commenced in January 2010, when the applicant became tenants at the site. A copy of a letter written by the landowners to WBC further confirming the 2010 start date of the tenancy is included in Appendix C. This commencement date is also confirmed in their signed testimony (Appendix F).
- 3.2 In 2010, the operational works initially started within an area surrounded by hay bales, which can be seen in a Google Earth Image (see Appendix D).
- 3.3 By 2014, the operational yard was formed to that seen today, and the operations have continued at this scale since then.

Historical Images from Google Earth and Time Stamped Photographs with Locations

- 3.4 Historic aerial imagery and photographs have been obtained to support this application. The chronology of aerial imagery and photographs clearly show that the site has been operational for over 10 years. A document showing historical images from Google Earth is included in Appendix D.
- 3.5 The image from 2010 shows the operational status of the site at an early point of the tenancy arrangement. Hay bales are evident in the operational yard area, and at this point, the mobile plant was used in and around the bales. The crushing and screening initially took place in the area between the two oak trees.
- 3.6 The next available image is from 2014, and whilst the resolution of the 2014 image is poor, it shows the operational yard, and stockpiles can be made out, as can the vehicle parking area, and operators cabin.
- 3.7 Photographs showing plant and stockpiles in the operational yard area of the site are included in Appendix E. The photographs include location data. Photographs have been included from 2015, 2016 and 2017. The photographs from 2015 show that the yard area is formed, corroborating the blurred Google Earth image from 2014.
- 3.8 From 2017 on, the Google Earth images are clear, and for example, mobile plant, associated with the operations, can clearly be seen in 2017, 2018, 2020, 2021, 2022 and 2025.

- 3.9 The operator's cabin can be seen in all Google Earth images 2010 onwards. The cabin is not present in the Google Earth image prior to this in 2005.
- 3.10 The historic aerial imagery and photographs outlined above confirm that the site has been used for extant operations since 2010 and at the scale seen today since 2014.

Signed Witness Statements

- 3.11 Signed witness statements are included in Appendix F. The witness statements have been completed by the landowner, and three people who have worked with and/or for the applicant at the site.
- 3.12 The witness statements confirm the nature of the operations that have taken place at the site (i.e. crushing and screening) and that these activities have taken place at the site, since their occupation commenced in 2010.

Invoices and Delivery Notes of Plant, Machinery, and Other Items

- 3.13 Numerous invoices and delivery notes have been obtained which are associated with the site operations. Copies of the most relevant invoices and delivery notes are provided in Appendix F. The purchase of plant date back to 2010, when the operations started. The information shows plant, or now replaced plant, have been at the site for a period comfortably exceeding 10-years.
- 3.14 The operators first invoice from the landlord is also included in Appendix F, for which the first billing period was January 2010.

Cross Reference of Information

- 3.15 The invoices can be cross-referred with the site photos and aerial images, which show the purchased plant items at the site.
- 3.16 There is a collection note for a Komatsu PC45 Digger ([PC45MR-5 | Komatsu](#)) in 2011. This plant is photographed leaving the site in 2015.
- 3.17 There is a time stamped photograph (with location) of a Samsung digger (all yellow) in the operations yard in June 2015. There is a time stamped photograph (with location) of a Hitachi digger (orange arm) in the operations yard in August 2016. The photographs are in Appendix E. There is an invoice dated April 2016 for the

purchase of the Hitachi Digger and part exchange of the Samsung Digger included in Appendix G.

- 3.18 There is a time stamped photograph (with location) of a screening bucket on the Samsung Digger dated 26th June 2015. There is an invoice for this plant dated 10th June 2015.
- 3.19 There is a photograph from 6th July 2017 of an Ultra Deck screener included in Appendix E, for which there is an invoice dated 18th July 2017, with a comment to show a deposit had been paid.
- 3.20 A yellow cab digger with the black arm is shown in site photograph from 2017 and 2021. This can be made out in the Google Earth images from 2017, 2018, 2020, 2021.
- 3.21 There is an invoice for a Volvo EC220DL Digger from 2019. This plant can be seen in a site photograph from 2021.
- 3.22 There is an invoice for Maximus recycling equipment from July 2019. This red and black coloured plant can be seen in each Google Earth image from this date. There is a time stamped photograph of the equipment in new condition at the site in October 2019, and it can also be seen in site photographs from 2021 and 2026.
- 3.23 Site photographs taken on the 5th June 2026 are included in Appendix H. The photographs can be cross referred with the time-stamped photographs in Appendix E. The photographs include the green lorry cabin (which features in a time-stamped photograph from June 2015), and the distinguishable oak trees, to the west of the operations yard, that can be seen in time-stamped photographs from June 2015, July 2017, and March 2026.

4 Conclusions

- 4.1 This supporting statement has been prepared by Tetra Tech Limited on behalf of Ricky Maslin Haulage for an application for a CLEUD under Section 191(1) or 192(1) of the 1990 Act.
- 4.2 The application relates to a waste management operation on land at Cheriton Farm, in Farley Hill. The operations have been taking place continuously for a period of over 10 years, and this application seeks to regularise the site from a planning perspective. The description of use sought by this CLEUD is 'Use of land for waste management and recycling.'
- 4.3 The supporting information presented in this statement and the appendices provide evidence that the use has existed on the current scale for a period of at least 10 years. The evidence comprises various sources of information, namely, historic aerial photographs, date stamped photographs of the site taken by the applicant for his personal use together with copies of invoices and delivery notes for plant previously and currently located on the Site. There are also signed witness statements from four individuals, which provide further evidence.
- 4.4 We trust that the information supplied is sufficiently detailed to allow you to determine the application favourably, however, if further discussions are required to clarify any matters, please get in contact.