

**IN THE HIGH COURT OF JUSTICE**  
**KING'S BENCH DIVISION**  
**Before the Honourable Mr Justice Eyre**  
**14 August 2025**

**Claim No. KB-2025-002935**



KB-2025-002935

**B E T W E E N :**

**EXETER CITY COUNCIL**

**Claimant**

**-and-**

**PERSONS UNKNOWN WHO ARE FORMING AN UNAUTHORISED  
ENCAMPMENT ON THE LAND KNOWN AS EXETER ARENA AND EASTERN  
FIELDS, EXETER**

**Defendants**

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**ORDER**

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**PENAL NOTICE**

**IF YOU PERSONS UNKNOWN DISOBEY THIS ORDER OR INSTRUCT OR  
ENCOURAGE OTHERS TO DISOBEY THIS ORDER YOU MAY BE HELD TO BE  
IN CONTEMPT OF COURT AND YOU MAY BE IMPRISONED, FINED OR HAVE  
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**

**UPON** the Claimant's claim made by way of a Part 8 Claim Form dated 6 August 2025 and Application Notice dated 6 August 2025 seeking without notice injunctive relief and an order pursuant to CPR 6.15 and 6.27

**AND UPON** the court noting that the Application in effect disposes of the Claim

**AND UPON** hearing Natalie Pratt of counsel for the Claimant and no person appearing either for or on behalf of the Defendants (Persons Unknown)

### **POWER OF ARREST**

**THIS ORDER CONTAINS A POWER OF ARREST FOR BREACH OF PARAGRAPHS 1(a) and 1(b) INCLUSIVE OF THIS ORDER PURSUANT TO SECTION 27 OF THE POLICE AND JUSTICE ACT 2006. ANY PERSON FOUND TO BE IN BREACH PARAGRAPHS 1(a) and 1(b) INCLUSIVE OF THIS ORDER MAY BE ARRESTED AND BROUGHT BEFORE A JUDGE OF THE HIGH COURT**

**Note to Arresting Officer: where the defendant is arrested under the power given by section 27 of the Police and Justice Act 2006:**

- **The defendant shall be brought before the High Court Judge within a period of 24 hours beginning at the time of their arrest**
- **A constable shall inform the person on whose application the injunction was granted forthwith where the defendant is arrested under these powers**

**Nothing in sections 27 of the Police and Justice Act 2006 shall authorise the detention of the defendant after the expiry of the period of 24 hours beginning at the time of their arrest.**

**In calculating any period of 24 hours no account shall be taken of Christmas Day, Good Friday or any Sunday.**

**IT IS ORDERED THAT:**

#### **A. INJUNCTION ORDER**

1. Until and including **30 September 2025**, the Defendants (Persons Unknown) are **forbidden** from:
  - a) forming an **Encampment** (as defined below) on the **Land** or any part of the **Land** (as defined below), save for where:
    - i. the **Encampment** is formed with the permission of the landowner; **and**
    - ii. the **Encampment** is formed in accordance with a grant of planning permission from the Claimant in its capacity as the Local Planning

Authority or the Secretary of State, or in accordance with statutory permitted development rights; **or**

iii. the **Encampment** is formed with **Written Permission from the Local Planning Authority** (as defined below).

b) depositing or causing to be deposited, **Controlled Waste** (as defined below) in or on the **Land** or any part of the **Land**, unless a waste management licence or environmental permit is in force and the deposit is in accordance with the licence or permit.

2. There shall be a power of arrest attached to prohibitions 1(a) and 1(b) (inclusive) of this Order.

3. In this Order, the following definitions shall apply:

a) The **'Land'** means the land known as the Exeter Arena and Eastern Fields, Exeter as marked in red on the attached plan at Schedule 1 to this Order.

b) **'Encampment'** means the entering and/or occupying of land or any part of land for residential purposes (whether temporary or otherwise), including the occupation of caravans/mobile homes, and the storage of vehicles, caravans and residential paraphernalia.

c) **'Controlled Waste'** has the same meaning as within s.75(4) of the Environmental Protection Act 1990, namely household, industrial or commercial waste or any such waste.

d) **'Written Permission from the Local Planning Authority'** includes, but is not limited to, written permission granted pursuant to any negotiated stopping agreement, policy, procedure or practise.

## **B. NOTIFICATION**

4. Pursuant to CPR 6.15 and 6.27, and for the purposes of CPR 81.4, the Claimant is permitted to notify the Defendants (Persons Unknown) of the Claim Form, Application Notice, all evidence in support of the Claim and Application, this Order, the Power of Arrest and any further documents in the Claim by the following means (which are to be treated conjunctively, and which are to be taken as having been good and sufficient notification to Persons Unknown):

a) affixing copies (as opposed to originals) of this Order in a transparent envelope in a prominent position at or as close as reasonably practicable to all vehicular and pedestrian entry points to the Land; **and**

b) affixing copies (as opposed to originals) of a notice addressed to "Persons Unknown who are forming an unauthorised encampment on the land known as Exeter Arena and Eastern Fields, Exeter" in transparent envelope in a prominent position at or as close as reasonably practicable to all vehicular and pedestrian entry points to the Land which informs Persons Unknown that a copy of the

Claim and all supporting documents can be obtained or inspected at the Claimant's offices at the Civic Centre, Paris Street, Exeter EX1 1JN or via a website link provided in the notice; **and**

- c) affixing copies (as opposed to originals) of this Order and the aforementioned notice to Persons Unknown in a transparent envelope in various prominent positions on the Land; **and**
  - d) uploading copies of the documents to be served to the Claimant's website on a designated injunction webpage (the link to which shall be provided in the aforementioned notice to Persons Unknown).
5. The Claimant shall by **4pm on 28 August 2025** file certificates of service evidencing compliance with the steps ordered in paragraph 4 above, such evidence to include a marked-up plan showing the locations of the affixed documents.
6. For the avoidance of doubt, in respect of paragraph 4(a)-(c) above, notification shall be effected when the documents are first affixed as ordered, irrespective of whether they are subsequently removed.

#### **C. LIBERTY TO APPLY**

7. The Defendants or anyone notified of this Order may each of them apply to the Court on 48 hours prior written notice to both the Court and the Claimants to vary or discharge this Order (or so much of it as affects that person). The contact details for both the Court and the Claimant can be found in paragraphs 8 and 9 below.

#### **D. COMMUNICATIONS WITH THE CLAIMANT AND THE COURT**

8. All communications with the Claimant about this Order should be sent either by email to [simon.copper@exeter.gov.uk](mailto:simon.copper@exeter.gov.uk), or by post to Civic Centre, Paris Street, Exeter EX1 1JN and marked for the attention of Simon Copper.
9. All communications with the Court about this Order should be sent either by email to [KBJudgesListingOffice@justice.gov.uk](mailto:KBJudgesListingOffice@justice.gov.uk), or by post to Room E03 Royal Courts of Justice, Strand, London WC2A 2LL. The telephone number is 020 3938957. The offices are open between 10am and 4pm Monday to Friday.

#### **E. COSTS**

10. No order as to costs.

**Dated 14 August 2025**

## **GUIDANCE NOTES**

### **EFFECT OF THIS ORDER**

1. A Defendant who is an individual who is ordered not to do something must not do it either themselves or in any other way. A Defendant must not do it through others acting on his, her or their behalf or his, her or their instructions or with his, her or their encouragement.
2. A Defendant which is a corporation and which is ordered not to do something must not do it itself or by its directors, officers, employees or agents or in any other way.

### **PARTIES OTHER THAN THE CLAIMANT AND DEFENDANTS**

#### **EFFECT OF THIS ORDER**

3. 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 their assets seized.

#### **INTERPRETATION OF THIS ORDER**

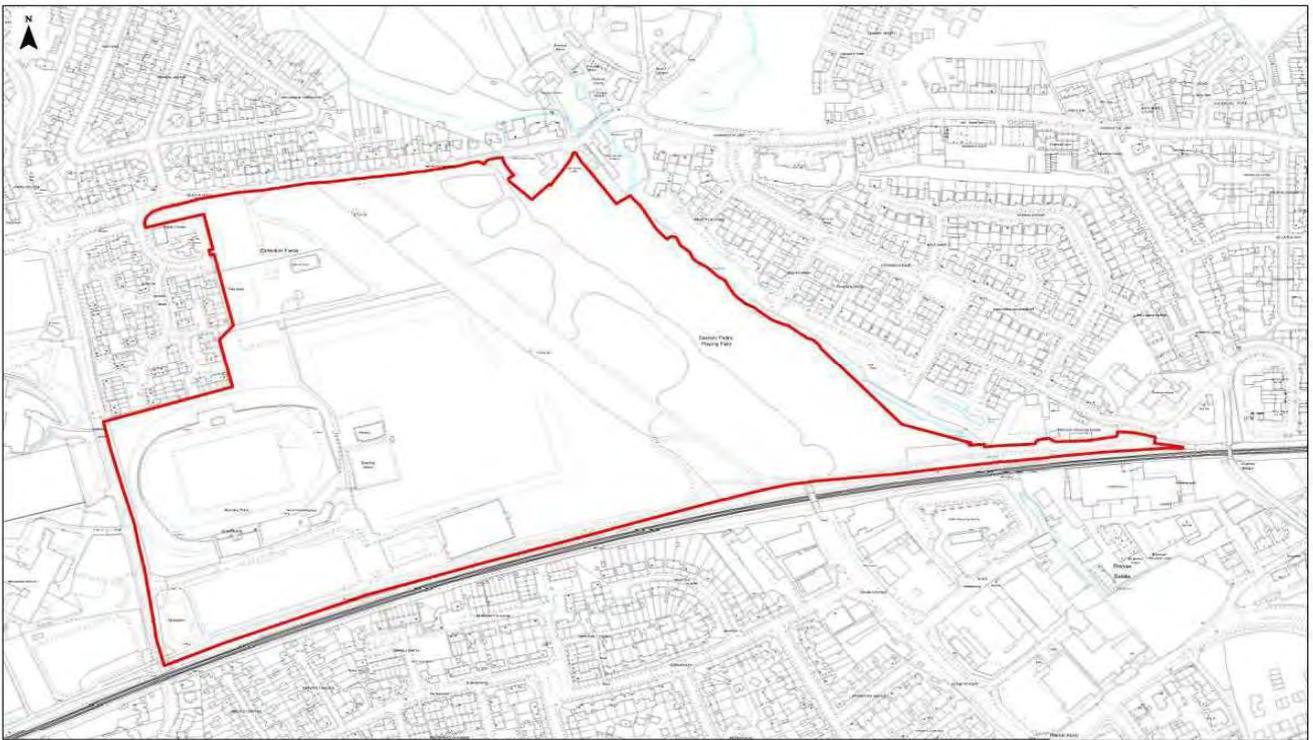
4. In this Order, where there is more than one Defendant, unless otherwise stated, references to “the Defendants” means each or all of them.

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## SCHEDULE 1

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The land known as Exeter Arena and Eastern Fields, Exeter (the '**Land**') is marked in red on the below plan.



Scale: 1:3,000  
Date: 2025

JB1

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# Power of arrest

Name of defendant

Persons Unknown

Defendant's address

N/A

<b>Name of court</b> High Court of Justice King's Bench Division	<b>Claim No.</b> KB-2025-002935
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**Claimant's name** (including ref.)  
Exeter City Council

**Defendant's name** (including ref.)  
Persons Unknown



Date order made 14/08/2025

Name of judge The Honourable Mr Justice Eyre

**Order made under** (insert statutory provision)

Local Government Act 1972, s222

This order includes a power of arrest under (insert statutory provision)

Police and Justice Act 2006, s27

The relevant paragraphs of the order to which a power of arrest has been attached are:  
(set out those paragraphs of the order to which the power of arrest is attached, if necessary continue on a separate sheet)

Paragraphs 1(a) and (b) of the Order of the Honourable Mr Justice Eyre dated 14 August 2025 (see attached continuation sheet)

**This power of arrest was ordered on** 14/08/2025 **and expires on the** 30/09/2025

### Note to Arresting Officer

Where the defendant is arrested under the power given by section 155 of the Housing Act 1996, or section 27 of the Police and Justice Act 2006; or section 43 of the Policing and Crime Act 2009; or section 4 of the Anti-Social Behaviour, Crime and Policing Act 2014:-

- the defendant shall be brought before the judge within the period of 24 hours beginning at the time of their arrest;
- a constable shall inform the person on whose application the injunction was granted, forthwith where the defendant is arrested under the power given by section 155 of the Housing Act 1996 or as soon as reasonably practicable where the defendant is arrested under the power given by section 27 of the Police and Justice Act 2006 or section 43 of the Policing and Crime Act 2009 or section 4 of the Anti-Social Behaviour, Crime and Policing Act 2014.

Nothing in section 155 of the Housing Act 1996 or section 27 of the Police and Justice Act 2006 or section 43 of the Policing and Crime Act 2009 or section 4 of the Anti-Social Behaviour, Crime and Policing Act 2014, shall authorise the detention of the respondent after the expiry of the period of 24 hours beginning at the time of their arrest.

In calculating any period of 24 hours, no account shall be taken of Christmas Day, Good Friday or any Sunday.

Name of Claimant  
Exeter City Council

Claimant's address  
Legal and Democratic Services  
Civic Centre  
Paris Street  
Exeter  
EX1 1JN

Claimant's phone number  
01392 277888

Before the Honourable Mr Justice Eyre  
14 August 2025

B E T W E E N :

EXETER CITY COUNCIL

Claimant

-and-

PERSONS UNKNOWN WHO ARE FORMING AN UNAUTHORISED  
ENCAMPMENT ON THE LAND KNOWN AS EXETER ARENA AND EASTERN  
FIELDS, EXETER

Defendants

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POWER OF ARREST: CONTINUATION SHEET

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Paragraphs 1(a) and 1(b) of the Order of Mr Justice Eyre dated 14 August 2025

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    - i. the **Encampment** is formed with the permission of the landowner; **and**
    - ii. the **Encampment** is formed in accordance with a grant of planning permission from the Claimant in its capacity as the Local Planning Authority or the Secretary of State, or in accordance with statutory permitted development rights; **or**
    - iii. the **Encampment** is formed with **Written Permission from the Local Planning Authority** (as defined below).
  - b) depositing or causing to be deposited, **Controlled Waste** (as defined below) in or on the **Land** or any part of the **Land**, unless a waste management licence or environmental permit is in force and the deposit is in accordance with the licence or permit.

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  - c) '**Controlled Waste**' has the same meaning as within s.75(4) of the Environmental Protection Act 1990, namely household, industrial or commercial waste or any such waste.
  - d) '**Written Permission from the Local Planning Authority**' includes, but is not limited to, written permission granted pursuant to any negotiated stopping agreement, policy, procedure or practise.