



SUMMARY REPORT: ADVISORY FOR STATEMENT OF CASE ONLY
EVIDENCE FROM AERIAL PHOTOGRAPHS AND SATELLITE IMAGERY STOKE LODGE
PLAYING FIELDS, WEST DENE, STOKE BISHOP, BRISTOL, BS9 2BH

SUMMARY STATEMENT OF CHRISTINE DIANE COX BA MA MCIFA FSA

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INSTRUCTED BY : EMILIO MIRANDA-GRAHAM, SOLICITOR, GOODENOUGH RING SOLICITORS

DATE : 14 JULY 2026

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1 INTRODUCTION

1. Air Photo Services Ltd is instructed by Goodenough Ring Solicitors, on behalf of the Objector, Cotham School, to undertake interpretation of historic aerial photographs and modern satellite imagery relating to Stoke Lodge Playing Fields, West Dene, Stoke Bishop, Bristol BS9 2BH.
2. This report provides a preliminary summary of the evidence currently available from authenticated historic aerial photographs taken between 1946 and 1982 and comparative selected modern aerial and satellite imagery taken in and after 1999.
3. The report has been prepared to assist the forthcoming case conference and to formally notify the Local Authority Public Inquiry that expert evidence derived from historic aerial photographs, higher-resolution satellite imagery and, where appropriate, visualised LiDAR data will be submitted in advance of the Inquiry.
4. This document is intended as an evidence summary only. It does not replace the forthcoming Statement of Expert Opinion, which will provide detailed professional interpretation of the imagery and, where appropriate, expert opinion prepared in accordance with the requirements applicable to Public Inquiry proceedings.

2 PURPOSE OF SUMMARY REPORT

2.1 OBJECTIVES

5. The objectives of this report are to:
 - provide an overview of the historic and modern imagery examined to date
 - summarise the principal observations identified from the available aerial photographs
 - identify changes in land use and visible pedestrian activity through time
 - assist discussions at the forthcoming case conference
 - formally record the intention to submit detailed expert evidence to the Public Inquiry.

2.2 IMAGERY EXAMINED

6. The imagery currently examined comprises authenticated aerial photographs dating from various occasions between 1946 and 1982, together with a sequence of modern aerial and satellite imagery extending from 1999 to 2024.
7. Where considered appropriate following detailed assessment, visualised modern LiDAR data will also be used to inform the final Statement of Expert Opinion.

3 SITE LOCATION

8. The study area comprises Stoke Lodge Playing Fields, West Dene, Stoke Bishop, Bristol BS9 2BH.
9. The site consists of long-established playing fields supporting organised sporting activities including cricket, athletics, rugby and football. The site is bounded principally by mature residential garden boundaries to the north and north-west and by West Dene and Stoke Lodge to the south and east.

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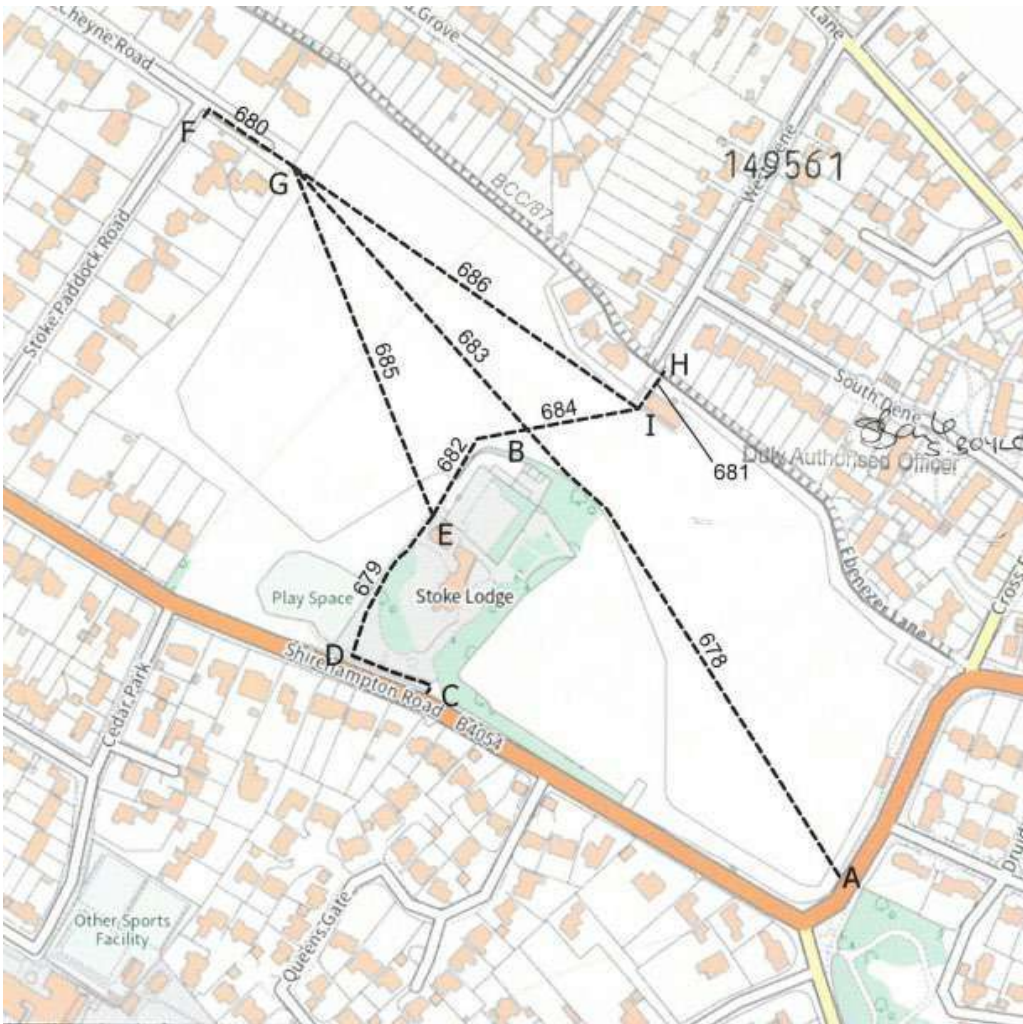


FIGURE 1: THE SITE

4 HISTORIC AERIAL PHOTOGRAPH EVIDENCE (1946–1982)

- 10. Ten historic aerial photographs have been identified and are indicated for detailed interpretation.
- 11. The photographs provide coverage spanning approximately twenty years and include imagery captured during different sporting seasons, enabling assessment of both land management and seasonal recreational use.

TABLE 1: HISTORIC AERIAL PHOTOGRAPHS

Date	UK date format	Reference	FIGURE
1946 12 04	04 DECEMBER 1946	RAF/CPE/UK/1869/RP/3027	FIGURE 2

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1947 08 14	14 AUGUST 1947	RAF/CPE/UK/2223/V/5198-9	FIGURE 3
1960 06 26	26 JUNE 1960	OS/60062/V/125	FIGURE 4
1963 07 26	26 JULY 1963	RAF/543/2332 1F22/0110	FIGURE 5
1970 05 18	18 MAY 1970	OS/70118 V/035	FIGURE 6
1971 07 14	14 JULY 1971	HSL/UK/71/0124/5742	FIGURE 7
1971 08 16	16 AUGUST 1971	HSL/UK/71/0163/102	FIGURE 8
1980 10 12	12 OCTOBER 1980	OS/80156 V/416	FIGURE 9
1982 04 25	25 APRIL 1982	ADA/083 V/025	FIGURE 10

12. The *preliminary* observations presented below are based solely upon features visible within the imagery.

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4.1 04 DECEMBER 1946



FIGURE 2: 04 DECEMBER 1946

Source: RAF/CPE/UK/1869/RP/3027 ©Historic England Archive RAF Photography. Image cropped to site

4.1.1 OBSERVATIONS

13. The aerial photograph was captured during the winter season, with deciduous trees devoid of foliage, providing generally good visibility across the site.

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14. The cricket field is clearly defined by a circular boundary, consistent with its use for organised cricket. There are some light toned areas on the ground at the NE corner of the field within the cricket pitch circle area. These do not appear to be tracking or paths and will be examined using a stereoscope to further elucidate their possible nature.
15. A fence enclosing the cricket pitch is visible and corresponds closely with the extent shown on the 1928 cricket lease plan.
16. The grassed playing field appears well maintained and free from significant surface disturbance.
17. No evidence of pedestrian tracks is visible around the perimeter of the playing fields.
18. No informal footpaths or desire lines are visible crossing the playing fields. A straight path is visible connecting the lodge and the buildings on the northern perimeter of the site.

4.1.2 PRELIMINARY INTERPRETATION

19. The 4 December 1946 aerial photograph demonstrates that the site was already established and managed as organised cricket and recreational grounds shortly after the Second World War.
20. The correspondence between the visible cricket enclosure and the 1928 cricket lease plan indicates that the formal layout of the cricket ground remained substantially unchanged during this period.
21. The absence of visible pedestrian tracks or informal routes across the playing fields suggests there is no aerial photographic evidence of established public access across or around the site at the time the photograph was taken.

4.2 14 AUGUST 1947



FIGURE 3: 14 AUGUST 1947

Source: RAF/CPE/UK/2223/V/5198 ©Historic England Archive RAF Photography. Image cropped to site.

4.2.1 OBSERVATIONS

22. The aerial photograph was captured during the summer season, with deciduous trees in full foliage, but not impeding visibility across the site.
23. The cricket field is clearly defined by a circular boundary, consistent with its use for organised cricket.
24. A fenceline enclosing the cricket pitch is visible and corresponds closely with the extent shown on the 1928 cricket lease plan.

25. The grassed playing field appears well maintained and free from significant surface disturbance. Lines on this image are the result of scratches on the negative roll which have occurred during the automated development and/or printing process of the large format film.
26. No evidence of pedestrian tracks is visible around the perimeter of the playing fields.
27. No informal footpaths or desire lines are visible crossing the playing fields. A formal path is visible connecting the lodge and the buildings on the northern perimeter of the site.

4.2.2 PRELIMINARY INTERPRETATION

28. The 14 August 1947 aerial photograph demonstrates that the site was, as in 1946, established and managed as organised cricket and recreational grounds shortly after the Second World War.
29. The correspondence between the visible cricket enclosure and the 1928 cricket lease plan indicates that the formal layout of the cricket ground remained substantially unchanged during this period.
30. The absence of visible pedestrian tracks or informal routes across the playing fields suggests there is no aerial photographic evidence of established public access across or around the site at the time the photograph was taken.

4.3 29 JUNE 1960



FIGURE 4: 26 JUNE 1960

Source: OS/60062/V/125©Historic England Archive RAF Photography. Image cropped to site.

4.3.1 OBSERVATIONS

31. The aerial photograph was captured during the summer season, with deciduous trees in full foliage, but not impeding visibility across the site. A small area of low cloud is present over the south east part of the site.
32. The cricket field is clearly defined by a circular boundary, consistent with its use for organised cricket.
33. The fence visible in 1946 and 1947 is not visible in 1960.

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- 34. The grassed playing field appears well maintained and free from significant surface disturbance. There are multiple cricket squares visible, alongside the well maintained long jump and throwing sport areas.
- 35. No evidence of pedestrian tracks is visible around the perimeter of the playing fields.
- 36. No informal footpaths or desire lines are visible crossing the playing fields. An access path between the Lodge and the buildings in the north area of the field is not so prominent as in 1946.

4.3.2 PRELIMINARY INTERPRETATION

- 37. The 26 June 1960 aerial photograph demonstrates that the site was, as in 1946 and 1947, established and managed as organised cricket and recreational grounds.
- 38. The absence of visible pedestrian tracks or informal routes across the playing fields suggests there is no aerial photographic evidence of established public access across or around the site at the time the photograph was taken.

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4.4 26 JULY 1963



FIGURE 5: 26 JULY 1963

Source: RAF/543/2332 1F22/0110 ©Historic England Archive RAF Photography. Image cropped to site.

4.4.1 OBSERVATIONS

39. The aerial photograph was captured during the athletics and cricket season.

40. The playing fields are maintained to a high standard with closely mown grass throughout the sports areas.

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- 41. Cricket pitches and prepared cricket squares are clearly visible.
- 42. The long jump facility is also visible.
- 43. No evidence is visible of worn pedestrian tracks around the perimeter of the playing fields. A formal path visible in 1946 connecting the lodge and the buildings on the northern perimeter of the site is now not prominent although its former line can be discerned in the grass.
- 44. No informal pedestrian routes cross the playing field.
- 45. The site boundaries comprise mature hedgerows adjoining residential gardens to the north and north-west and roadside vegetation to the south and east. No boundary fencing is visible.

4.4.2 PRELIMINARY INTERPRETATION

- 46. The imagery demonstrates active management of the site for organised sporting activities.
- 47. The absence of visible perimeter or internal pedestrian wear suggests that informal access across the playing fields was not occurring at a level sufficient to produce detectable ground disturbance at the time of photography.

4.5 18 MAY 1970



FIGURE 6: 18 MAY 1970

Source: OS/70118 V/035 ©Crown copyright Ordnance Survey. Image cropped to site.

4.5.1 OBSERVATIONS

48. The photograph was captured during the cricket and athletics season.

49. Cricket pitches remain clearly visible.

50. The athletics running track and long jump facilities are present and maintained.

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- 51. The grass is uniformly close-cut throughout the sporting areas.
- 52. No evidence of informal perimeter paths is visible.
- 53. No pedestrian routes are visible across the playing fields.
- 54. Boundary hedgerows remain intact around the northern and eastern margins.
- 55. Limited fencing is present around Stoke Lodge buildings and the adjacent car park but not around the principal playing fields.

4.5.2 PRELIMINARY INTERPRETATION

- 56. The imagery indicates continuing intensive sporting use of the playing fields with no visible evidence of sustained pedestrian movement across or around the site.

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4.6 14 JULY 1971



FIGURE 7: 14 JULY 1971

Source: National Collection of Aerial Photography. © NCAP. Image cropped to site.

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4.6.1 OBSERVATIONS

57. The aerial photograph was captured during the summer sporting season.

58. Cricket squares are clearly visible, indicating continued organised sporting use of the playing fields.

59. The grass across the site is closely maintained, consistent with active recreational management.

60. The site remains open and uninterrupted by vegetation or other features that would obscure interpretation.

61. No evidence of perimeter or crossing pedestrian tracks is visible.

4.6.2 PRELIMINARY INTERPRETATION

62. The 14 July 1971 aerial photograph is consistent with the 1963 and 1970 imagery, demonstrating the continued management of the site for organised sport.

No evidence of informal pedestrian access, perimeter desire lines, or the claimed routes around or across the site is visible within the available imagery.

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4.7 16 AUGUST 1971



FIGURE 8: 16 AUGUST 1971

Source: National Collection of Aerial Photography, HSL/UK/71/0163/102. © NCAP. Image cropped to site. Note damage to negative, not reversible.

4.7.1 OBSERVATIONS

63. The aerial photograph was captured during the summer sporting season.

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- 64. Cricket squares remain clearly visible, indicating continued organised sporting use of the playing fields.
- 65. The grass is closely maintained throughout the site.
- 66. An area of image disturbance is visible across the southern part of the playing fields but does not prevent interpretation of the remainder of the site.
- 67. No evidence of perimeter pedestrian tracks is visible.
- 68. No informal pedestrian routes are visible crossing the playing fields.

4.7.2 PRELIMINARY INTERPRETATION

- 69. The 16 August 1971 aerial photograph is consistent with the 1963, 1970 and July 1071 imagery, demonstrating the continued management of the site for organised sport.
- 70. Apart from the localised area of image disturbance, which is a fault on the original negative (checked with the supplying archive) no evidence of informal pedestrian access or the claimed routes around or across the site.

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4.8 12 OCTOBER 1980



FIGURE 9: 12 OCTOBER 1980

Source: OS/80156 V/416 ©Crown copyright Ordnance Survey. Image cropped to site.

4.8.1 OBSERVATIONS

71. The photograph was acquired during the football season.

72. Football pitch markings are clearly visible.

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73. A football match appears to be in progress.

74. Rugby goals are present.

75. The long jump facility remains visible.

76. The grass continues to be closely maintained throughout the sports ground.

77. No perimeter pedestrian tracks are visible.

78. No internal pedestrian routes are visible.

79. Boundary hedges remain intact.

4.8.2 PRELIMINARY INTERPRETATION

80. The playing fields remain in intensive sporting use with no observable evidence of casual pedestrian access across the areas occupied by the sporting facilities.

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4.9 25 APRIL 1982



FIGURE 10: 25 APRIL 1982

Source: ADA/083 V/025 ©Crown copyright Ordnance Survey. Image cropped to site.

4.9.1 OBSERVATIONS

81. The photograph captures the transition between the winter football season and the summer athletics and cricket season.

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82. Football markings remain visible.

83. Rugby infrastructure is present.

84. The long jump facility continues to be maintained.

85. The grass is uniformly managed throughout the site.

86. No perimeter pedestrian tracking is visible.

87. No informal pedestrian routes are visible across the sports ground.

88. Boundary vegetation and limited fencing around the buildings remain consistent with earlier photography.

4.9.2 PRELIMINARY INTERPRETATION

89. The 1982 aerial photograph continues the pattern established throughout the historic imagery, demonstrating organised sporting use and the absence of visible informal pedestrian routes.

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5 MODERN AERIAL AND SATELLITE IMAGERY (1999–2024)

90. A chronological review of modern aerial and satellite imagery has been undertaken to assess changes in the condition and use of Stoke Lodge Playing Fields following the period covered by the historic aerial photographs.
91. The imagery demonstrates a long period of consistent sporting use before a short-lived change in pedestrian activity between 2017 and 2020, followed by the subsequent exclusion of public access and the continuation of organised sports use.

TABLE 2: MODERN SATELLITE IMAGERY

Date	UK date format	Reference	FIGURE
1999	1999	Infoterra/Bluesky aerial imagery (Google Earth Pro)	FIGURE 9
2007 04 14	14 APRIL 2007	Infoterra/Bluesky aerial imagery (Google Earth Pro)	FIGURE 10
2014 09 09	09 SEPTEMBER 2014	Google imagery (Google Earth Pro)	FIGURE 11
2017 06 17	17 JUNE 2017	Google imagery (Google Earth Pro)	FIGURE 12
2018 04 19	19 APRIL 2018	Google imagery (Google Earth Pro)	FIGURE 13
2020 04 23	23 APRIL 2020	Google imagery (Google Earth Pro)	FIGURE 14
2021 05 29	29 MAY 2021	Google imagery (Google Earth Pro)	FIGURE 15
2022 03 12	12 MARCH 2022	Google imagery (Google Earth Pro)	FIGURE 16
2024 07 19	19 JULY 2024	Google imagery (Google Earth Pro)	FIGURE 17

92. The observations below are based upon currently available imagery. Higher resolution imagery will be incorporated into the forthcoming Statement of Expert Opinion where appropriate.

5.1 PHASE ONE: ESTABLISHED SPORTING USE (1999–2014)

5.1.1 1999



FIGURE 11: 1999

Source: Infoterra/Bluesky imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to site.

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5.1.2 14 APRIL 2007



FIGURE 12: 14 APRIL 2007

Source: Infoterra/Bluesky imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to site.

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5.1.3 09 SEPTEMBER 2014



FIGURE 13: 09 SEPTEMBER 2014

Source: Google imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to site.

5.1.4 OBSERVATIONS

93. Throughout this period the site is consistently maintained as an organised playing field.

94. Sports pitch markings are regularly visible and vary according to the sporting season in which each image was acquired.

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- 95. The grass is maintained to a high standard across the entire site.
- 96. The mature hedgerows defining the northern, north-western, eastern and south-eastern boundaries remain intact.
- 97. Residential garden boundaries continue to define the north-western edge of the site.
- 98. No evidence is visible of perimeter pedestrian tracks.
- 99. No informal routes are visible crossing the playing fields.
- 100. No visible evidence corresponds with the pedestrian routes subsequently identified on the Definitive Map Modification Order (DMMO) application.

5.1.5 PRELIMINARY INTERPRETATION

- 101. The imagery between 1999 and 2014 is entirely consistent with the earlier historic aerial photography.
- 102. The site continues to function as a managed sports facility, with organised sporting activity appearing to represent the principal land use throughout this period.
- 103. No visible evidence has been identified to indicate sustained informal pedestrian movement either around the perimeter or across the playing fields.

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5.2 PHASE TWO: APPEARANCE OF PEDESTRIAN TRACKING (2017–2018)

5.2.1 17 JUNE 2017



FIGURE 14: 17 JUNE 2017

Source: Google imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to site.

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PLATE 1: 17 JUNE 2017 NORTHWEST OF SITE

Source: Google imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped tracking and perimeter in northwest of the site.

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PLATE 2: 17 JUNE 2017 SOUTH OF SITE

Source: Google imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to tracing and permitter in south of the site.

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PLATE 3: 17 JUNE 2017 SOUTHEAST OF SITE

Source: Google imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to tracing and permitter in southeast of the site.

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5.2.2 19 APRIL 2018



FIGURE 15: 19 APRIL 2018

Source: Google imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to site.

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5.2.3 OBSERVATIONS

- 104. The imagery acquired during 2017 represents the first significant change visible within the sequence.
- 105. A worn pedestrian route becomes visible around parts of the perimeter of the site.
- 106. The most pronounced wear occurs within the north-western corner of the playing fields.
- 107. Pedestrian access appears to enter from the direction of the existing public paths before diverging into several lightly worn tracks.
- 108. Limited internal tracking is also visible.
- 109. Several light linear marks are present which may represent maintenance vehicle movements.
- 110. Only relatively small numbers of people are visible within the imagery.
- 111. No organised sports pitch markings are evident within some of the 2017 imagery.
- 112. By 2018 the same pedestrian routes remain visible.
- 113. Additional worn areas develop within the south-eastern sector.
- 114. However, the observed routes remain geographically limited.
- 115. The complete network of routes shown on the DMMO application is not evident within the imagery.

5.2.4 PRELIMINARY INTERPRETATION

- 116. The imagery demonstrates a distinct but relatively short-lived period during which pedestrian movement became visible within parts of the site.
- 117. The observed routes are principally concentrated within the north-western area and are not representative of widespread pedestrian movement across the entire playing field.
- 118. Importantly, only some of the routes claimed within the DMMO application can be identified within the available imagery.
- 119. This phase appears confined to approximately the period between 2017 and 2018.

5.3 PHASE THREE: REINSTATEMENT OF SPORTING USE AND PHYSICAL EXCLUSION (2020–2024)

5.3.1 23 APRIL 2020



FIGURE 16: 23 APRIL 2020

Source: Google imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to site.

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5.3.2 29 MAY 2021



FIGURE 17: 29 MAY 2021

Source: Google imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to site.

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5.3.3 12 MARCH 2022



FIGURE 18: 12 MARCH 2022

Google imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to site.

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5.3.4 19 JULY 2024



FIGURE 19: 19 JULY 2024

Source: Google imagery, viewed in Google Earth Pro. Image extracted 23 June 2026. Image cropped to site.

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5.3.5 OBSERVATIONS

- 120. From 2020 onwards the imagery records the introduction of physical barriers around sections of the site.
- 121. Vegetation and sections of fencing become progressively visible.
- 122. The extent of fencing varies through time but barriers are consistently identifiable.
- 123. Pedestrian tracks visible during the preceding period are no longer apparent.
- 124. Sports markings return to the playing fields.
- 125. Football pitches are clearly visible.
- 126. Seasonal sporting use continues.
- 127. By 2022 football pitches occupy areas previously traversed by pedestrian tracking.
- 128. No evidence of continuing pedestrian wear is visible.
- 129. The 2024 imagery continues to demonstrate organised sporting use.
- 130. Although sections of fencing vary in appearance, no sustained pedestrian routes are evident across the site.

5.3.6 PRELIMINARY INTERPRETATION

- 131. The imagery demonstrates a clear change in management following the period of visible pedestrian activity.
- 132. The introduction of physical barriers coincides with the disappearance of worn pedestrian routes.
- 133. The playing fields continue to function as an organised sports facility with regular seasonal maintenance.
- 134. No evidence has been identified within the imagery to suggest continuing informal pedestrian use after approximately 2020.

6 PRELIMINARY SUMMARY OF FINDINGS

135. The available aerial photographs and satellite imagery provide a continuous visual record of Stoke Lodge Playing Fields extending from 1963 to 2024.

136. The imagery demonstrates several consistent characteristics throughout this period.

6.1 HISTORIC AERIAL PHOTOGRAPHY (1963–1982)

137. The historic aerial photographs consistently demonstrate the playing fields in active organised sporting use.

138. Seasonal evidence for cricket, athletics, football and rugby is clearly visible within the imagery.

139. Sports facilities, including cricket squares, running tracks and long jump facilities, are maintained throughout the period.

140. The grass is consistently managed to a high standard.

141. No evidence has been identified for informal pedestrian tracking around the perimeter of the site.

142. No evidence has been identified for casual pedestrian routes crossing the sports pitches.

143. The areas subsequently identified within the DMMO application are occupied by active sporting facilities during much of this period.

6.2 MODERN AERIAL IMAGERY (1999–2014)

144. The modern aerial and possibly satellite imagery continues the pattern established within the historic aerial photographs.

145. The playing fields remain in organised sporting use.

146. No evidence has been identified for informal pedestrian routes.

147. The site boundaries remain defined by mature vegetation and adjacent residential properties.

6.3 CHANGE OBSERVED BETWEEN 2017 AND 2020

148. The imagery demonstrates a distinct change beginning during 2017.

149. A perimeter pedestrian track becomes visible together with limited internal tracking, principally within the north-western part of the site.
150. Some additional worn areas develop during 2018.
151. However, the observed routes remain limited in extent.
152. Not all of the routes shown within the DMMO application are represented within the available imagery.
153. Based upon the imagery examined to date, this period of visible pedestrian activity appears to extend for approximately three years.

6.4 2021–2024

154. Following 2020, pedestrian tracking is no longer evident.
155. Physical barriers, including vegetation and sections of fencing, become visible.
156. Organised sporting use continues.
157. Sports markings again occupy areas previously showing limited pedestrian wear.
158. No evidence has been identified of continuing informal pedestrian access following the introduction of these barriers.

6.5 OVERALL FINDINGS

159. The imagery currently examined demonstrates a long history of organised sporting use extending over more than sixty years, with a short hiatus observable from imagery captured in 2017 and 2018.
160. For the substantial majority of this period, no visible evidence has been identified of sustained informal pedestrian movement across or around the playing fields.
161. Visible pedestrian tracking appears only during a relatively brief period from approximately 2017 and ending in 2020.
162. Even during this period, the observed routes are spatially limited and do not fully correspond with the routes identified within the DMMO application.

163. These observations will be examined in greater detail within the forthcoming Statement of Expert Opinion, together with detailed comparison against the claimed DMMO routes and assessment of all available aerial photographic, satellite and LiDAR evidence.

7 FUTURE EXPERT EVIDENCE

164. Air Photo Services Ltd will prepare a detailed Statement of Expert Opinion for submission to the forthcoming Public Inquiry.
165. The Statement will be prepared by Christine Diane Cox BA MA MCIfA FSA, Director of Air Photo Services Ltd, who has over forty years' professional experience in the interpretation of aerial photographs and satellite imagery and has acted as an expert witness in numerous legal and Public Inquiry proceedings in regard to PRow, RoW, boundary, access and sporting and leisure land use.
166. The Statement of Expert Opinion will include:
- detailed interpretation of authenticated historic aerial photographs
 - interpretation of higher-resolution modern aerial and satellite imagery
 - assessment of visualised LiDAR data where considered appropriate and evidentially relevant
 - comparison between the claimed DMMO routes and features visible within the imagery
 - detailed chronological assessment of changes in land use and site management
 - consideration of the sporting land use and its relationship to claimed pedestrian routes
 - interpretation presented objectively and independently in accordance with the duties of an expert witness.
167. The purpose of the Statement will be to assist the Public Inquiry by providing factual interpretation of the available imagery together with independent professional opinion derived from that evidence.
168. This Summary Report is therefore intended to provide an overview of the evidence currently available and should be read as an interim document pending completion of the full Statement of Expert Opinion.

SUMMARY REPORT

EVIDENCE FROM AERIAL PHOTOGRAPHS AND SATELLITE IMAGERY STOKE LODGE PLAYING FIELDS, WEST DENE,
STOKE BISHOP, BRISTOL, BS9 2BH

AIR PHOTO
SERVICES

8 STATEMENT OF TRUTH

169. I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

170. 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.

SIGNATURE



Christine D Cox BA MA MCIfA FSA

14 JULY 2026

Christine Diane Cox BA MA MCIfA FSA
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END OF SUMMARY REPORT

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9 APPENDIX – CHRISTINE COX CV



CHRISTINE COX

MA (SHEFFIELD) MCIFA FSA
DIRECTOR | AIR PHOTO SERVICES

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TECHNICAL SKILLS

- Aerial imagery & LiDAR Interpretation
- Heritage Consultancy
- Expert Witness Services
- GIS & Ortho-rectification
- Infrastructure Project Delivery
- Training & Development

EDUCATION

MA, Air Photo Interpretation – University of Sheffield, 1984

BA (Hons), Archaeology of the Eastern Mediterranean – University of Liverpool, 1983

REFERENCES & TESIMONIALS

Available upon request.

PROFESSIONAL OVERVIEW

Heritage consultant, aerial photo interpreter, and legal expert witness with 36+ years of experience delivering specialist analysis of aerial photography, satellite imagery, and LiDAR data for planning, heritage, and infrastructure. Founder and Director of Air Photo Services Ltd (UK), providing expertise to government, legal, and commercial clients across the UK.

Recognised for pioneering methodologies in aerial imagery interpretation, accredited training delivery, and leadership in major infrastructure and cultural heritage projects. Elected Fellow of the Society of Antiquaries of London (2014) and longstanding MCIFA member, with extensive contributions to professional standards, training, and mentoring in archaeology and heritage consultancy.

WORK EXPERIENCE

Director | Air Photo Services Ltd (UK)

1990 – Present

- Founded and grew a heritage consultancy specialising in aerial imagery and LiDAR interpretation.
- Delivered technical evidence for major infrastructure projects (transport, utilities, and energy) across the UK.
- Acted as Legal Expert Witness, providing independent opinion and evidence for High Court, planning inquiries, and compensation claims.
- Designed and led Cifa-accredited training courses in GIS, LiDAR, and aerial photo interpretation.
- Oversaw recruitment, mentoring, and development of professional and graduate staff.
- Coordinated collaborations with Historic England, National Grid, Highways England, and multiple leading archaeological units.

PROFESSIONAL MEMBERSHIPS & APPOINTMENTS

**Member (MCIfA),
Chartered Institute for
Archaeologists –
Member since 1990**

**NVQ Level 3 Assessor,
CIfA**

**Former Advisory
Committee & Board
Member, IfA**

**Trustee, Aerial
Archaeology Research
Group (AARG)**

**Associate Member,
Expert Witness
Institute (EWI)**

**Fellow, Society of
Antiquaries of London
(FSA)**

PROFESSIONAL DEVELOPMENT

**Design & Delivery of
Professional Courses –
LiDAR, GIS, Aerial
Photo Interpretation**

**NVQ Level 3 and
Apprenticeship
Assessment –
mentoring heritage
professionals through
accreditation**

**Workshops &
International
Conferences – AARG,
CIfA, professional
symposia**

EXAMPLE PROJECTS & CASEWORK

HS2 (High Speed 2 Rail Project, UK)

- Lead interpreter of historic aerial imagery and LiDAR data to identify, map, and assess heritage assets along multiple sections of the HS2 route. Delivered GIS datasets aligned with engineering design requirements and contributed to mitigation strategies.

National Grid Infrastructure Schemes

- Provided specialist aerial and LiDAR analysis for overhead line, cable route and substation projects across England. Produced legally compliant mapping and assessments feeding into Development Consent Orders.

Highways England Major Road Projects

- A14 Cambridge to Huntingdon Improvement Scheme – Led aerial photo interpretation to identify cropmarks and buried features along the route.
- A303 Stonehenge Tunnel Scheme – Provided expert analysis of aerial photography to inform heritage impact assessments within a highly sensitive World Heritage landscape.

Legal Expert Witness Testimony

- Represented clients in boundary disputes and compensation claims where aerial photography was critical evidence.
- Delivered expert reports under CPR Part 35 for High Court and Planning Inquiry cases, including historic land use and damage assessments.

Archaeological & Heritage Landscapes

- Directed large-scale aerial survey projects, including GIS-based mapping of ancient settlement systems and water management features.
- Contributed to regional heritage strategies through data integration with national archives and Historic Environment Records (HERs).

Training & Professional Development

- Designed and delivered CIfA-accredited training workshops in aerial photo and LiDAR interpretation. Examples include:
- Environment Agency LiDAR Training Programme – capacity building for environmental consultants.
- CIfA and AARG Courses – supporting heritage professionals in aerial and satellite image analysis.

PUBLICATIONS & RESEARCH CONTRIBUTIONS

(Sample selection – full list available on request)

- Contributions to peer-reviewed journals and AARG proceedings.
- Specialist reports for Historic England and National Infrastructure projects.
- Co-authored training manuals and technical guidance in aerial imagery interpretation.