STATUTORY DECLARATION

I, [redacted] DO SOLEMNLY AND SINCERELY DECLARE as follows:

1. That my full name is [redacted]

2. That I live at the property known as Saltings Cottage, Meadow Farm Nursery, Woodgaston Lane, Hayling Island, PO11 0RL. [redacted] The extent [redacted] is edged by a thick black line on the plan attached as GN1.

3. Saltings Cottage is located in the south east corner of the former nursery, as cross hatched on the plan at GN1, and was permitted under outline planning permission 02/56431/003 dated 3rd February 2003. Condition 4 of that consent states:

   The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed, in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry) or a dependant of such a person residing with him or her, or a widow or widower of such a person.

4. Reserved matters were subsequently approved under permission 03/56431/004 on 25th September 2003. Building work commenced on 1st July 2004 and on 5th April 2005 the dwelling was completed and occupied [redacted]

5. [redacted]

6. [redacted]

7. Works to convert the former agricultural barn to the north into a dwelling were completed on 30th April 2013 and on 1st May 2013 [redacted]

8. [redacted]

9. [redacted]

10. [redacted]

11. [redacted]

12. [redacted]

13. [redacted]

14. [redacted]

15. Based upon the aforementioned facts I can confirm that [redacted] that Saltings Cottage has been continuously occupied by persons who were not working, nor last worked, in agriculture. I therefore consider that since 1st May 2013 there has been a continuous breach of condition 4 on planning permission 02/56431/003.

AND make this Declaration SOLEMNLY AND SINCERELY
Believing the same to be true by
Virtue of the Statutory Declarations Act 1835.

[redacted]

DECLARED at
In the County of
This the 22 day of June 2023

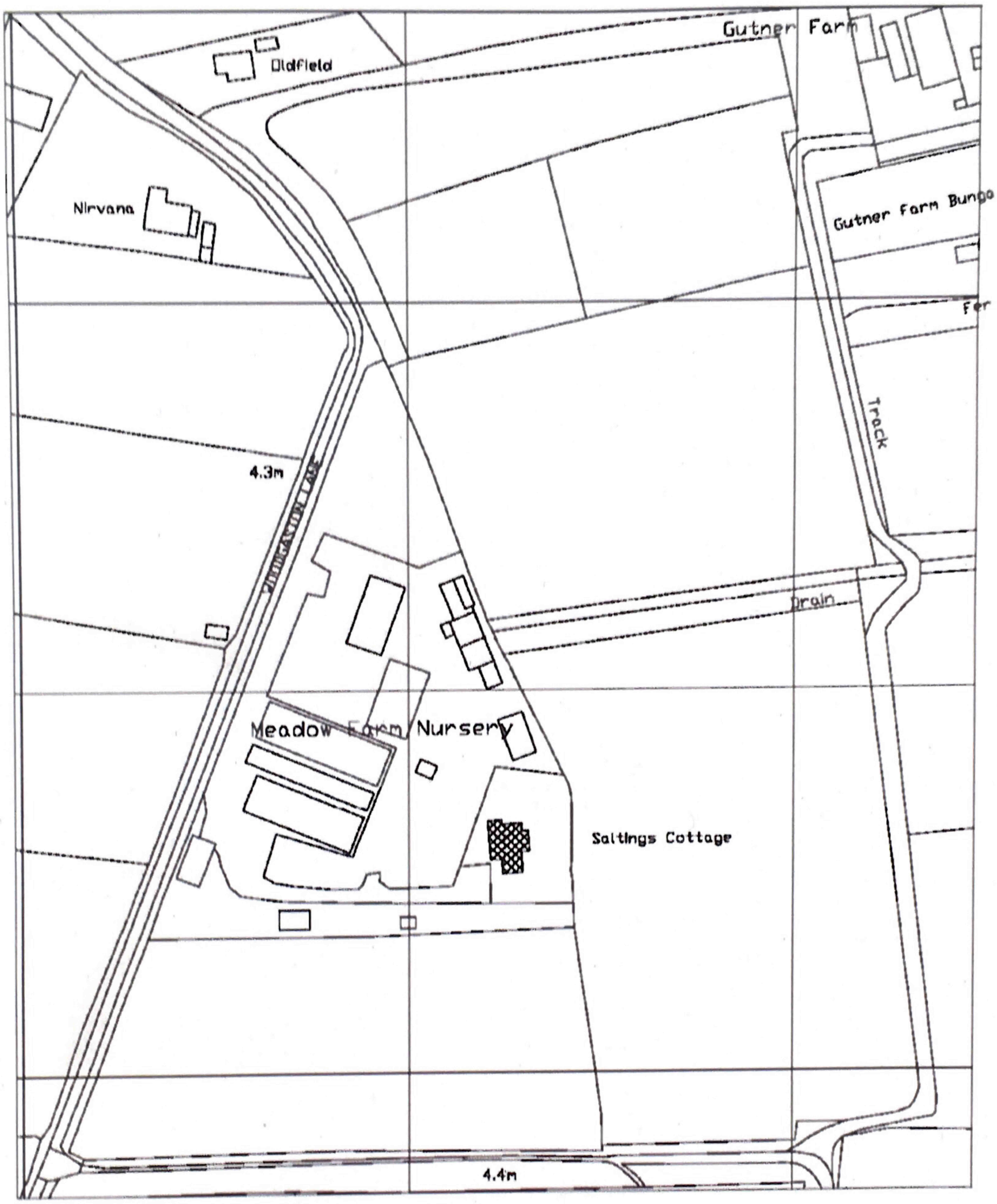
[redacted]

A Solicitor/~~Commissioner for Oaths.~~

Re: Meadow Farm Nursery,
Woodgaston Lane, Hayling Island

This is the exhibit marked "GN1" referred to in the Statutory Declaration of [redacted] sworn this
22 day of June 2023

[redacted]



Stephen Jupp 100031961
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Scale 1:1250 @ A4

Re: Meadow Farm Nursery,
Woodgaston Lane, Hayling Island

This is the exhibit marked "GN2" referred to in the Statutory Declaration of [redacted] sworn this

22 day of June 2023

[redacted]

TENANCY AGREEMENT - ENGLAND & WALES

F301E

(for a Furnished House or Flat on an Assured Shorthold Tenancy)

The PROPERTY SALTINGS COTTAGES, WOODGASTON LANE, HAYLING ISLAND, PO11 0EL

The LANDLORD [redacted]

The TENANT

The TERM

The RENT

The DEPOSIT

The INVENTORY

DATED [redacted]

Signed and executed

Landlord

Landlord(s)' name(s)

In the presence of

Witness signature

Full name

Address

THIS TENANCY AGREEMENT comprises the particulars detailed above and the terms and conditions printed overleaf whereby the Property is hereby let by the Landlord and taken by the Tenant for the Term at the Rent

IMPORTANT NOTICE TO LANDLORDS

1. The details of The LANDLORD near the top of this Agreement must include an address for the Landlord in England or Wales as well as his/her name or all names in the case of joint Landlords.
2. Always remember to give the written Notice Requiring Possession to the Tenant at least two clear months before the end of the Term if you want the Tenant to vacate.
3. Before granting the tenancy agreement, you should check whether your chosen deposit scheme provider requires you to insert any additional terms concerning the deposit into the tenancy agreement or to alter or delete any of the terms appearing in the form below. Details of the websites of the scheme providers are set out in Note 4 for tenants below. Currently only the The Tenancy Protection Scheme has such requirements.

IMPORTANT NOTICE TO TENANTS.

1. In general, if you currently occupy the Property under a protected or statutory tenancy and you give it up to take a new tenancy of the same or other accommodation owned by the same Landlord, that tenancy cannot be an Assured Shorthold Tenancy and this Agreement is not appropriate.
2. If you currently occupy the Property under an Assured Tenancy which is not an Assured Shorthold Tenancy your Landlord is not permitted to grant you an Assured Shorthold Tenancy of the Property or of alternative property, and this Agreement is not appropriate.
3. If the total amount of rent exceeds £100,000 per annum, an Assured Shorthold Tenancy cannot be created and this Agreement is not appropriate.
4. Further information about the Government-approved Tenancy Deposit Schemes can be obtained from their websites The Deposit Protection Service at www.depositprotection.com, My Deposits at www.mydeposits.co.uk and The Tenancy Deposit Scheme at www.thedisputeservice.co.uk
5. For tenancies starting after 1 October 2008, your landlord should provide you with an Energy Performance Certificate.

*Delete as appropriate

Re: Meadow Farm Nursery,
Woodgaston Lane, Hayling Island

This is the exhibit marked "GN3" referred to in the Affidavit of [redacted] sworn this day of

Re: Meadow Farm Nursery,
Woodgaston Lane, Hayling Island

This is the exhibit marked "GN3" referred to in the Statutory Declaration of [redacted] sworn this

22 day of June 2023

[redacted]

2023

LODGER AGREEMENT

F403

FOR A ROOM IN A FURNISHED HOUSE

BOTH COPIES OF THIS AGREEMENT SHOULD BE COMPLETED AND SIGNED - ONE FOR THE HOUSEHOLDER AND ONE FOR THE LODGER

The PROPERTY SALTINGS COTTAGE, MEADOW FARM NURSERY, WOODGASTON LANE, HAYLING ISLAND, HANTS, PO11 0RL

THE ROOM

The HOUSEHOLDER

The LODGER

THE SHARED AREAS

The TERM

EARLY TERMINATION

The SERVICES

The PAYMENT

The DEPOSIT

The INVENTORY

DATED

SIGNED

[redacted]

(The Householder) (The Lodger)

BEFORE:

Witness _____ Witness _____

FULL NAME _____ FULL NAME _____

Address _____ Address _____

_____ _____

Occupation _____ Occupation _____

THIS AGREEMENT comprises the particulars detailed above and the terms and conditions printed overleaf whereby the Room is licensed by the Householder and taken by the Lodger for occupation during the Term upon making the Payment. Nothing in this agreement is intended to create a tenancy or any other interest in the Property.

*delete as appropriate

LODGER AGREEMENT

FOR A ROOM IN A FURNISHED HOUSE

F403

BOTH COPIES OF THIS AGREEMENT SHOULD BE COMPLETED AND SIGNED - ONE FOR THE HOUSEHOLDER AND ONE FOR THE LODGER

The PROPERTY SALTINGS COTTAGE, MEADOW FARM NURSERY, WOODGASTON LANE, HAYLING ISLAND, PO11 0RL

THE ROOM [redacted]

The HOUSEHOLDER

The LODGER

THE SHARED AREAS

The TERM

EARLY TERMINATION

The SERVICES

The PAYMENT

The DEPOSIT

The INVENTORY

DATED

SIGNED

	(The Householder)	(The Lodger)
BEFORE:	Witness _____	Witness _____
	FULL NAME _____	FULL NAME _____
	Address _____	Address _____
	_____	_____
	Occupation _____	Occupation _____

THIS AGREEMENT comprises the particulars detailed above and the terms and conditions printed overleaf whereby the Room is licensed by the Householder and taken by the Lodger for occupation during the Term upon making the Payment. Nothing in this agreement is intended to create a tenancy or any other interest in the Property.

* delete as appropriate

Re: Meadow Farm Nursery,
Woodgaston Lane, Hayling Island

This is the exhibit marked "GN4" referred to in the Affidavit of [redacted] sworn this day of

Re: Meadow Farm Nursery,
Woodgaston Lane, Hayling Island

This is the exhibit marked "GN4" referred to in the Statutory Declaration of [redacted] sworn this
22 day of June 2023

[redacted]

2023

LODGER AGREEMENT

FOR A ROOM IN A FURNISHED HOUSE

BOTH COPIES OF THIS AGREEMENT SHOULD BE COMPLETED AND SIGNED - ONE FOR THE HOUSEHOLDER AND ONE FOR THE LODGER

The **PROPERTY**

THE ROOM

The **HOUSEHOLDER**

The **LODGER**

THE SHARED AREAS

The **TERM**

EARLY TERMINATION

The **SERVICES**

The **PAYMENT**

The **DEPOSIT**

The **INVENTORY**

DATED

SIGNED

[redacted]

(The Householder) (The Lodger)

BEFORE:

Witness _____ Witness _____

FULL NAME _____ FULL NAME _____

Address _____ Address _____

_____ _____

Occupation _____ Occupation _____

THIS AGREEMENT comprises the particulars detailed above and the terms and conditions printed overleaf whereby the Room is licensed by the Householder and taken by the Lodger for occupation during the Term upon making the Payment. Nothing in this agreement is intended to create a tenancy or any other interest in the Property

** delete as appropriate*

Re: Meadow Farm Nursery,
Woodgaston Lane, Hayling Island

Re: Meadow Farm Nursery,
Woodgaston Lane, Hayling Island

This is the exhibit marked "GN5" referred to in the Statutory Declaration of [redacted] sworn this

22 day of June 2023

[redacted]

LODGER AGREEMENT

FOR A ROOM IN A FURNISHED HOUSE

BOTH COPIES OF THIS AGREEMENT SHOULD BE COMPLETED AND SIGNED - ONE FOR THE HOUSEHOLDER AND ONE FOR THE LODGER

The PROPERTY SALTINGS COTTAGE, MEADOW FARM NURSERY WOODGASTON LANE, HAYLING ISLAND, PO11 0RL

THE ROOM

The HOUSEHOLDER

The LODGER

THE SHARED AREAS

The TERM

EARLY TERMINATION

The SERVICES

The PAYMENT

The DEPOSIT

The INVENTORY

DATED

SIGNED

[redacted]

(The Householder) (The Lodger)

BEFORE: Witness Witness

FULL NAME FULL NAME

Address Address

Occupation Occupation

THIS AGREEMENT comprises the particulars detailed above and the terms and conditions printed overleaf whereby the Room is licensed by the Householder and taken by the Lodger for occupation during the Term upon making the Payment. Nothing in this agreement is intended to create a tenancy or any other interest in the Property.

Re: Meadow Farm Nursery,
Woodgaston Lane, Havling Island

Re: Meadow Farm Nursery,
Woodgaston Lane, Hayling Island

This is the exhibit marked "GN6" referred to in the Statutory Declaration of [redacted] sworn this
22 day of JUNE 2023

[redacted]

This is the exhibit marked "GN6" referred to in the Affidavit of [redacted] sworn this day of 2023

