

STATUTORY DECLARATION OF

I, [REDACTED] of Bolney Park Farm, Broxmead Lane, Bolney RH17 5RJ do solemnly and sincerely declare as follows:

1. I make this Statutory Declaration in support of the application for a Certificate of Lawful Existing Use ("the Application") in respect of the use of The Old Dairy, Bolney Park Farm, Broxmead Lane, Bolney RH17 5RJ ("the Property") as a single dwelling house.
2. In this Declaration, I will refer to the application Site known as The Old Dairy, Bolney Park Farm, Broxmead Lane, Bolney RH17 5RJ as 'the Site', 'the Old Stable' or 'the Property'.
3. I am the landowner of the freehold title to the land of all properties including Bolney Park Farm and the Old Stable, and common areas at the postal address of Bolney Park Farm, Broxmead Lane, Bolney RH17 5RJ as demonstrated by **Appendix 1** the current Land Registry title of the property.
4. I have been the owner of the land on which The Old Dairy is situated on since February 1998.
5. The Certificate of Lawful Development shall apply to the whole of the property of The Old Dairy as defined in the floorplan at **Appendix 2**.
6. The accommodation in The property comprises; 3 bedrooms, 1 bathroom, kitchen and lounge. The property has its own entrance and is entirely separate from the dwelling known as Bolney Park Farm.
7. The Old Dairy was converted during 2003 to provide temporary accommodation to seasonal workers through the summer months. Assistance was required for managing broodmares and youngstock as our breeding programme expanded.

8. **Ms Ward first occupied The Old Dairy in October 2019. She was known to us through my husband riding for Ireland and regularly judging and training in Ireland and the family became close friends over the years. Naoise was planning to ride and train in England with a view to riding internationally for Ireland and travelling to competitions in Europe for the summer of 2020, which was logistically much easier from the UK. In addition, she was developing CBD based products for horses for the English market with her mother who was mirroring the same in Ireland. Unfortunately in 2022 her mother received a terminal cancer diagnosis and died in 2023. Ms Ward decided to remain in England to continue to pursue her international competition ambitions and also try to further expand the Equiso Brand in the UK, from the initial UK interest that had developed when her mother was developing the initial range of products.**
9. **Ms Ford first occupied The Old Dairy in January 2020 when she unexpectedly was forced out of her accommodation due to personal reasons. She was working for Sussex Equine Hospital, and needed somewhere to stay as a matter of urgency. The Old Dairy was a commutable short term temporary measure while she looked for alternative accommodation. As a close family friend I was very happy to help her during a very difficult period and she actually remained in The Old Dairy until Mar 2022.**
10. **There has been no separate charge for electricity as it is all part of the overall farm charges. I have not charged any rent as both Naoise Ward and Kerry Ford are close family friends. Instead, I asked them to house sit our dogs when we were not around and also to help with occasional ad hoc house keeping duties. It was very helpful to have a presence on the farm if we were away.**

11. Ms Ward & Ms Ford have provided Statutory Declarations confirming their occupation of the Old Dairy, and these have been submitted in support of the LDC at **Appendix 3**.

12. Ms Ward and Ms Ford provided dog and house sitting duties and ad hoc general housekeeping duties in return for use of the accommodation when needed.

13. I confirm that The Old Dairy has been used continuously as a single dwelling house in excess of 4 years prior to the date of this Statutory declaration and there has been no cessation of that use and no intervening material change of use. In fact the property was first occupied by them in October 2019 (over 6 years ago).

14. The Old Dairy shares the same vehicular access onto Broxmead Lane as Bolney Park Farm, but there is a separate area for parking for the use of the property, and therefore parking facilities are not shared.

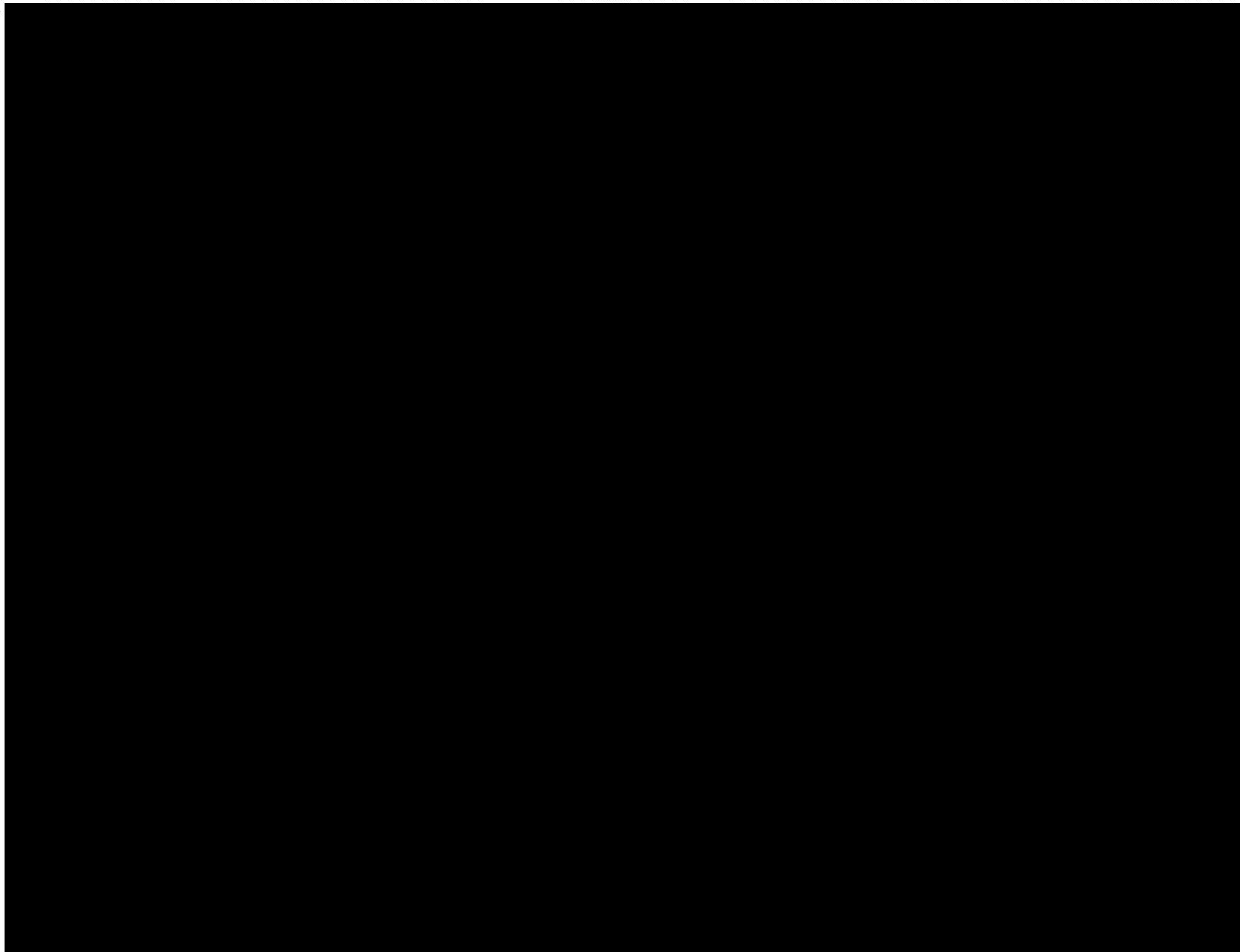
15. I can confirm that the two properties, Bolney Park Farm and the Old Dairy are independent and separate units, and that no facilities are shared by the occupiers of these properties.

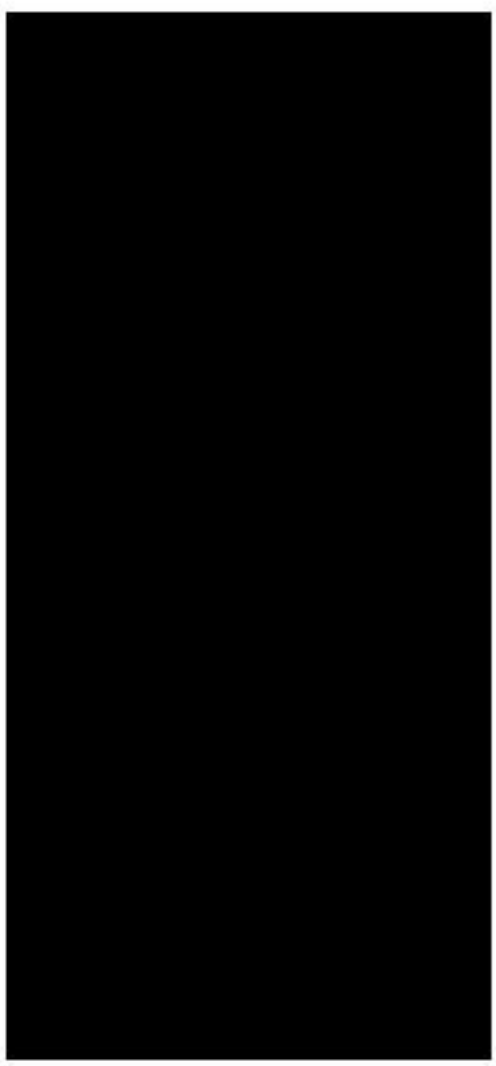
16. I confirm that I am not related to Naoise Ward or Ms Ford in any way.

I understand that this statement will be used to support an application for a Certificate of Lawful Existing Use or Development and that Section 194 of the 1990 Town and Country Planning Act provides that it is an offence to furnish false or misleading information.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act 1835

Declared by the aforesaid Maureen Rawlins

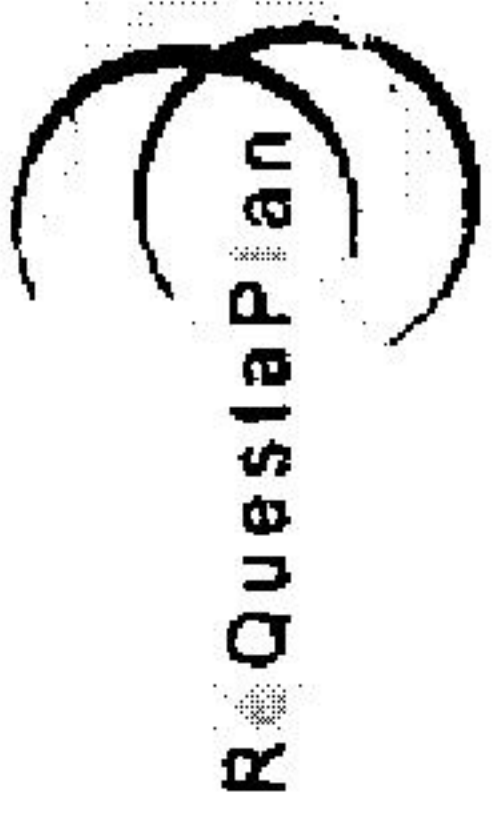
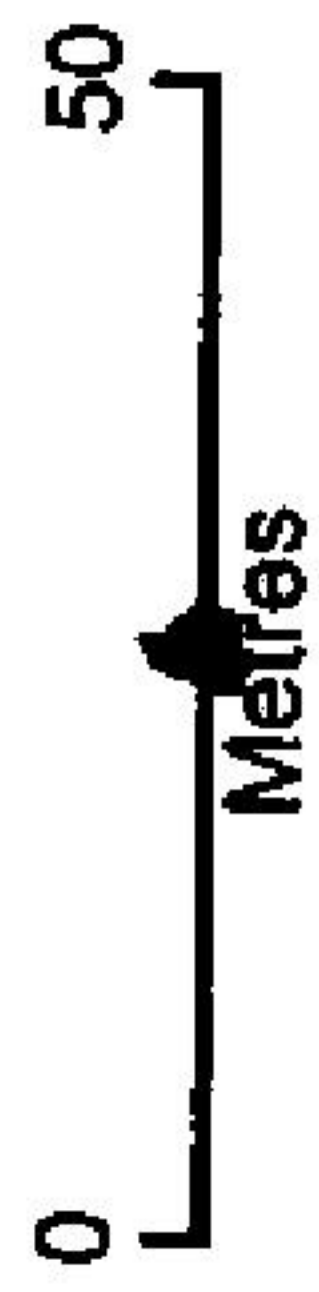
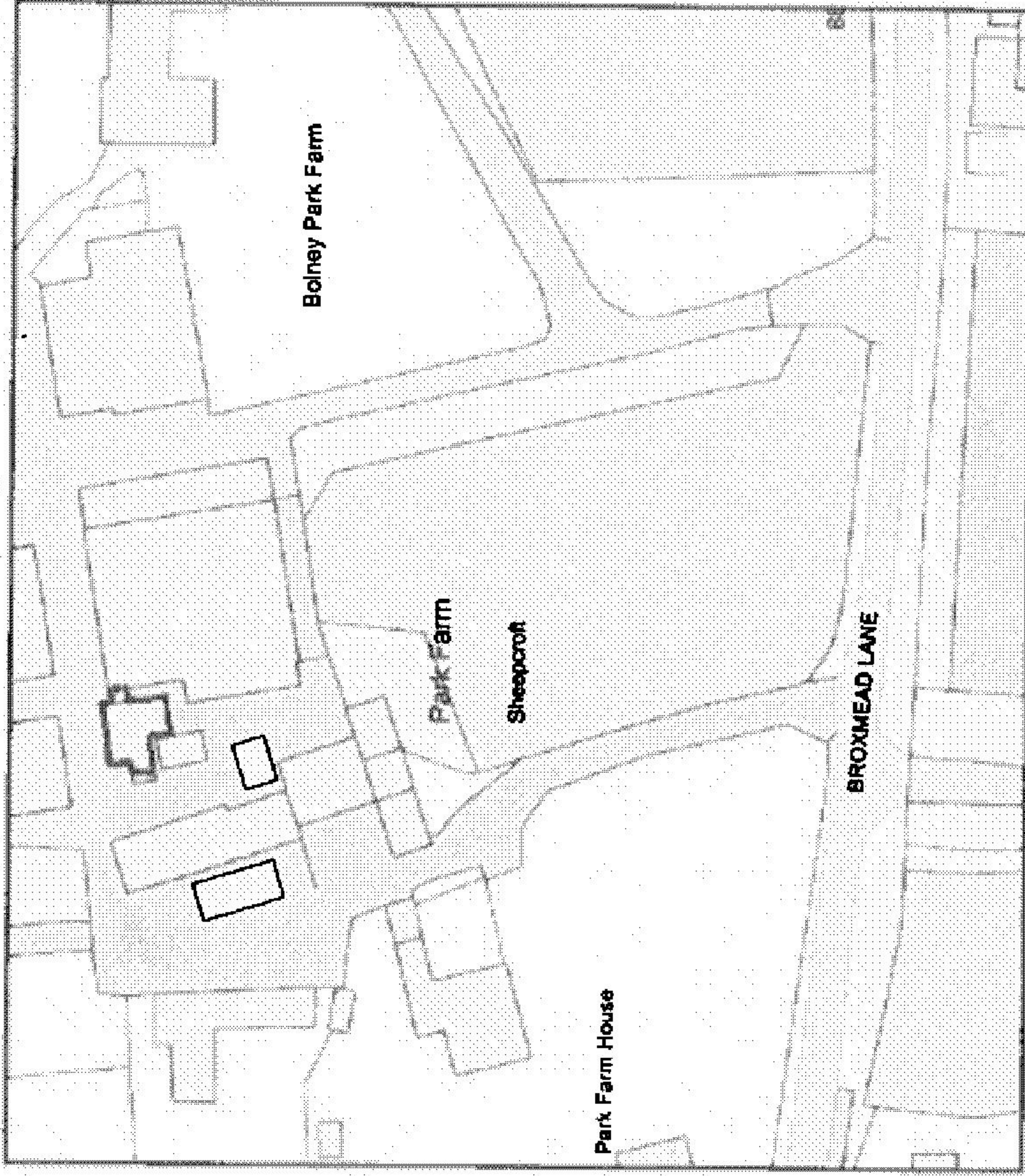




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Bolney Park Farm - Old Dairy

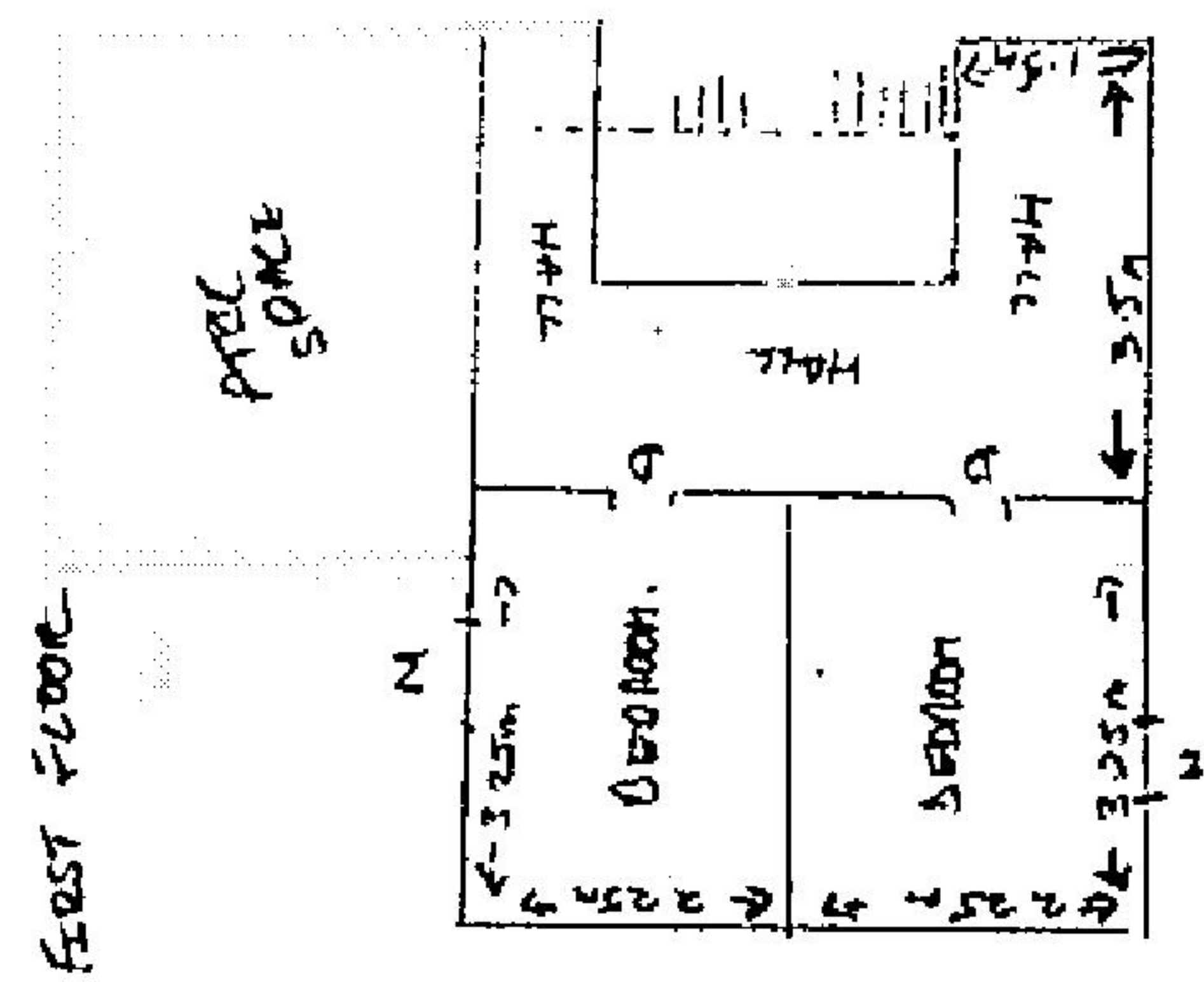


Plan Produced for: **Bolney Park Farm - Rawlins**

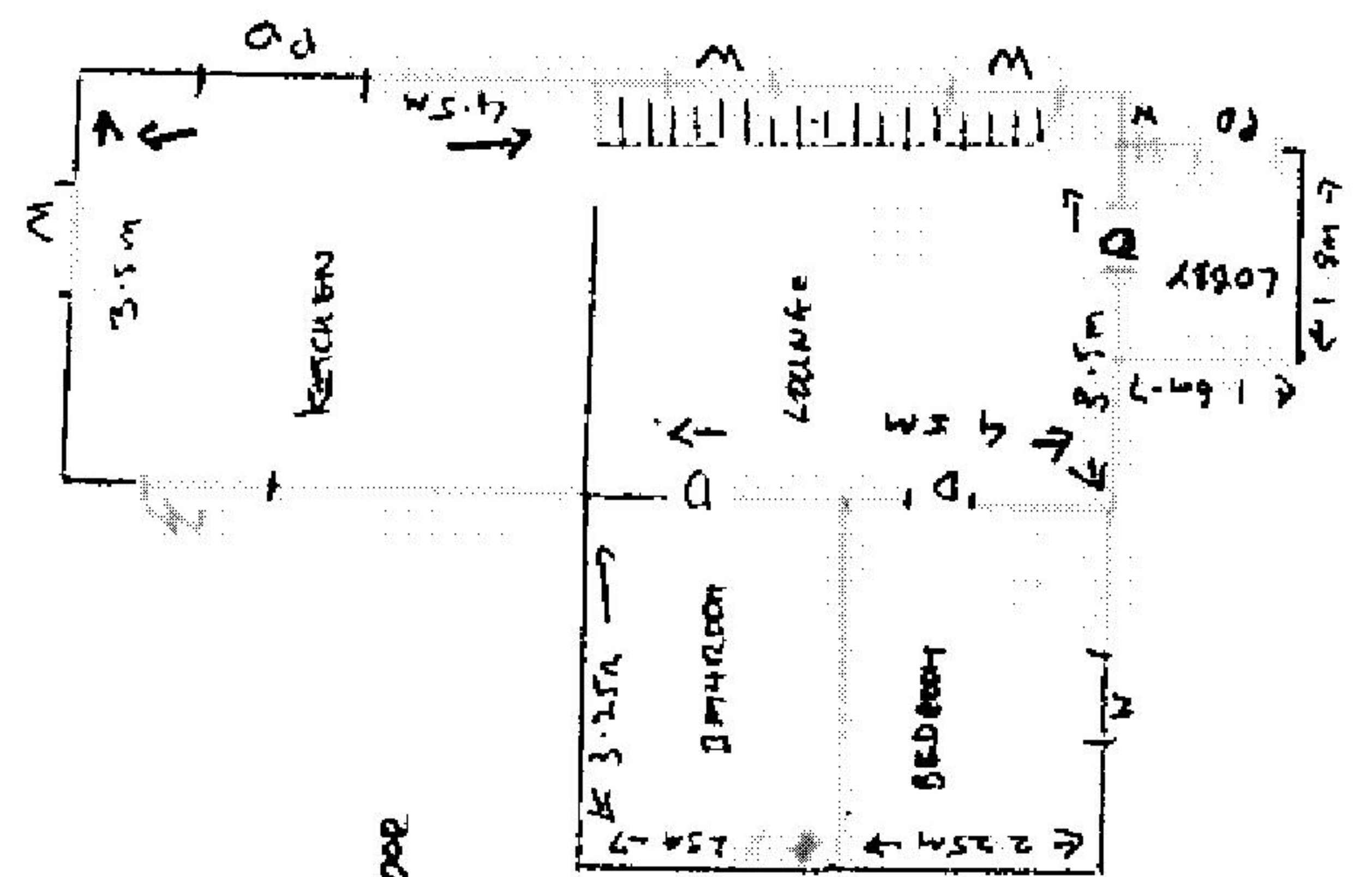
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FIRST FLOOR



GROUND FLOOR

