

Exhibit 4

STATUTORY DECLARATION OF EMMELINE SIMONE KILLA

I, Emmeline Simone Killa of 'The Annexe', Big Edgerley Barn, College Lane, Hurstpierpoint 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 part of The Annexe, Big Edgerley Barn, College Lane, Hurstpierpoint ("the Property") as a single dwelling house.
2. I moved into The Annexe on 7th September 2020.
3. I moved away on 20th January 2021.
4. The Annexe was my main residence and I had no other place of residence since I moved in on 7th September 2020.
5. I have on occasion stayed away for a night and have also taken holidays, but I have never left The Annexe vacant for any period longer than two weeks, nor have I permanently moved to another residence at any time.
6. I pay £1,200 per month in rent (including bills, utilities & council tax) to Mr & Mrs Baldey.
7. The accommodation in this part of The Annexe comprises; 1 bedroom, 1 bathroom, a kitchen/breakfast area. The Annexe also benefits from an external terrace area / garden area / courtyard. The Annexe has its own entrance which is separate from the ancillary accommodation associated with Big Edgerley Barn.

8. The Annexe shares the same vehicular access onto College Lane as Big Edgerley Barn, but there is a separate area for parking my car. Both Big Edgerley Barn and Big Edgerley have separate driveways and parking areas, and therefore parking facilities are not shared.
9. I have never taken meals with Mr & Mrs Baldey, nor utilised the any of the facilities at Big Edgerley Barn.

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 Emmeline Simone Killa

Signed: 

At: DEAN WILSON LLP, RIDGEHILL HOUSE, 165 DYKE ROAD, [ADDRESS]

On: 27.02.2025 [DATE] BRIGHTON BN3 1TL

Before me:

Name: REBECCA GRIFFITHS

Signed:  (Cantor / Commissioner for oaths)

STATUTORY DECLARATION OF JOHN DAVIES

I, John Davies of 'The Annexe', Big Edgerley Barn, College Lane, Hurstpierpoint 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 part of The Annexe, Big Edgerley Barn, College Lane, Hurstpierpoint ("the Property") as a single dwelling house.
2. I moved into The Annexe on 27th February 2021.
3. I moved away on 28th August 2021.
4. The Annexe is my main residence and I have no other place of residence since I moved in on 27th February 2021.
5. I have on occasion stayed away for a night and have also taken holidays, but I have never left The Annexe vacant for any period longer than two weeks, nor have I permanently moved to another residence at any time.
6. I pay £1,200 per month in rent (including bills, utilities & council tax) to Mr & Mrs Baldey.
7. The accommodation in this part of The Annexe comprises; 1 bedroom, 1 bathroom, a kitchen/breakfast area. The Annexe also benefits from an external terrace area / garden area / courtyard. The Annexe has its own entrance which is separate from the ancillary accommodation associated with Big Edgerley Barn.

8. The Annexe shares the same vehicular access onto College Lane as Big Edgerley Barn, but there is a separate area for parking my car. Both Big Edgerley Barn and Big Edgerley have separate driveways and parking areas, and therefore parking facilities are not shared.
9. I have never taken meals with Mr & Mrs Baldey, nor utilised the any of the facilities at Big Edgerley Barn.

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 John Davies

Signed

At: DEAN WILSON LLP, RIDGELAND HOUSE, 165 DYKE ROAD, BRIGHTON BN3 1TL [ADDRESS]

On: 27.02.2025 [DATE]

Before me:

Name: REBECCA GRIFFITHS

Signed:

Solicitor / Commissioner for oaths)

STATUTORY DECLARATION OF DAVID AND CAROLYN DOYLE

We, David & Carolyn Doyle previously of 'The Annexe', Big Edgerley Barn, College Lane, Hurstpierpoint do solemnly and sincerely declare as follows:

1. We make this Statutory Declaration in support of the application for a Certificate of Lawful Existing Use ("the Application") in respect of the use of part of The Annexe, Big Edgerley Barn, College Lane, Hurstpierpoint ("the Property") as a single dwelling house.
2. We moved into The Annexe on 30th November 2021
3. We moved away on 25th December 2022
4. The Annexe was our main residence and we had no other place of residence between moving in on 30th November 2021 and moving out on 25th December 2022.
5. We on occasion stayed away for a night and also took holidays, but we never left The Annexe vacant for any period longer than two weeks, nor did we permanently move to another residence prior to 25th December 2022.
6. We paid £1,700 per month in rent (including bills, utilities and council tax) to Mr & Mrs Baldey.
7. The accommodation in this part of The Annexe comprises; 1 bedroom, 1 bathroom, a kitchen/breakfast area. The Annexe also benefits from an external terrace area / garden area / courtyard. The Annexe has its own entrance which is separate from the ancillary accommodation associated with Big Edgerley Barn.

8. The Annexe shares the same vehicular access onto College Lane as Big Edgerley Barn, but there is a separate area for parking our car. Both Big Edgerley Barn and Big Edgerley have separate driveways and parking areas, and therefore parking facilities are not shared.
9. We never took meals with Mr & Mrs Baldey, nor utilised any of the facilities at Big Edgerley Barn while resident at ^The Annexe. RG, CD.

We 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 WE 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 David & Carolyn Doyle

Signature

At: DEAN WILSON LLP, RIDGELAND HOUSE, 165 DYKE RD, [ADDRESS]
BRIGHTON BN3 1TL

On: 27.02.2025 [DATE]

Before me:

Name:

Signed

Notary / Commissioner for oaths)

STATUTORY DECLARATION OF AIDAN EMERY JOHN WALKER

I, Aidan Emery John Walker of 'The Annexe', Big Edgerley Barn, College Lane, Hurstpierpoint 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 part of The Annexe, Big Edgerley Barn, College Lane, Hurstpierpoint ("the Property") as a single dwelling house.
2. I moved into The Annexe on 15th April 2023
3. As of today, I am still in residence.
4. The Annexe is my main residence and I have no other place of residence since I moved in on 15th April 2023.
5. I have on occasion been away on business or holiday for some nights, I have never left The Annexe vacant for any period longer than two weeks, nor have I permanently moved to another residence at any time.
6. I pay £1,200 per month (Increased to £1,250 per month as from 15th April 2024) in rent plus bills to Mr & Mrs Baldey.
7. The accommodation in this part of The Annexe comprises; 1 bedroom, 1 living area, 1 bathroom, a kitchen/breakfast area. The Annexe also benefits from an external terrace area / garden area / courtyard. The Annexe has its own entrance which is separate from the ancillary accommodation associated with Big Edgerley Barn.

8. The Annexe shares the same vehicular access onto College Lane as Big Edgerley Barn, but there is a separate area for parking my car. Both Big Edgerley Barn and Big Edgerley have separate driveways and parking areas, and therefore parking facilities are not shared.
9. I have not taken regular meals with Mr & Mrs Baldey, nor utilised the any of the facilities at Big Edgerley Barn.

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 Aidan Emery John Walker

Signature

At: DEAN WILSON LLP, RIDGEHAND HOUSE, 165 DYKE RD. [ADDRESS]
BRIGHTON BN3 1TL

On: 13 MARCH 2025 [DATE]

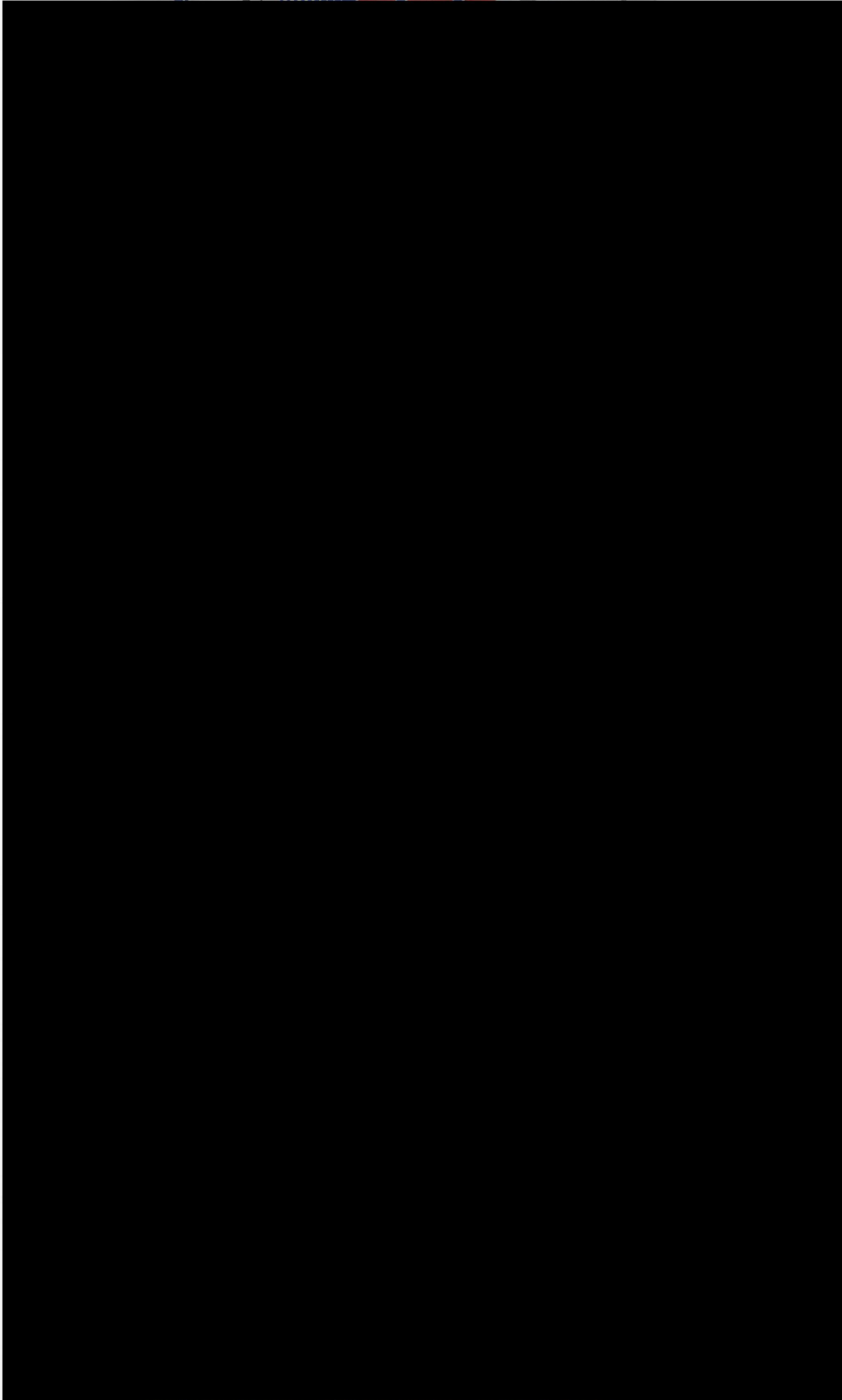
Before me:

Name: REBECCA GRIFFITHS

Signed [REDACTED] (Solicitor / Commissioner for oaths)

Exhibit 5

ails



te

or full details



CPS

Fuels

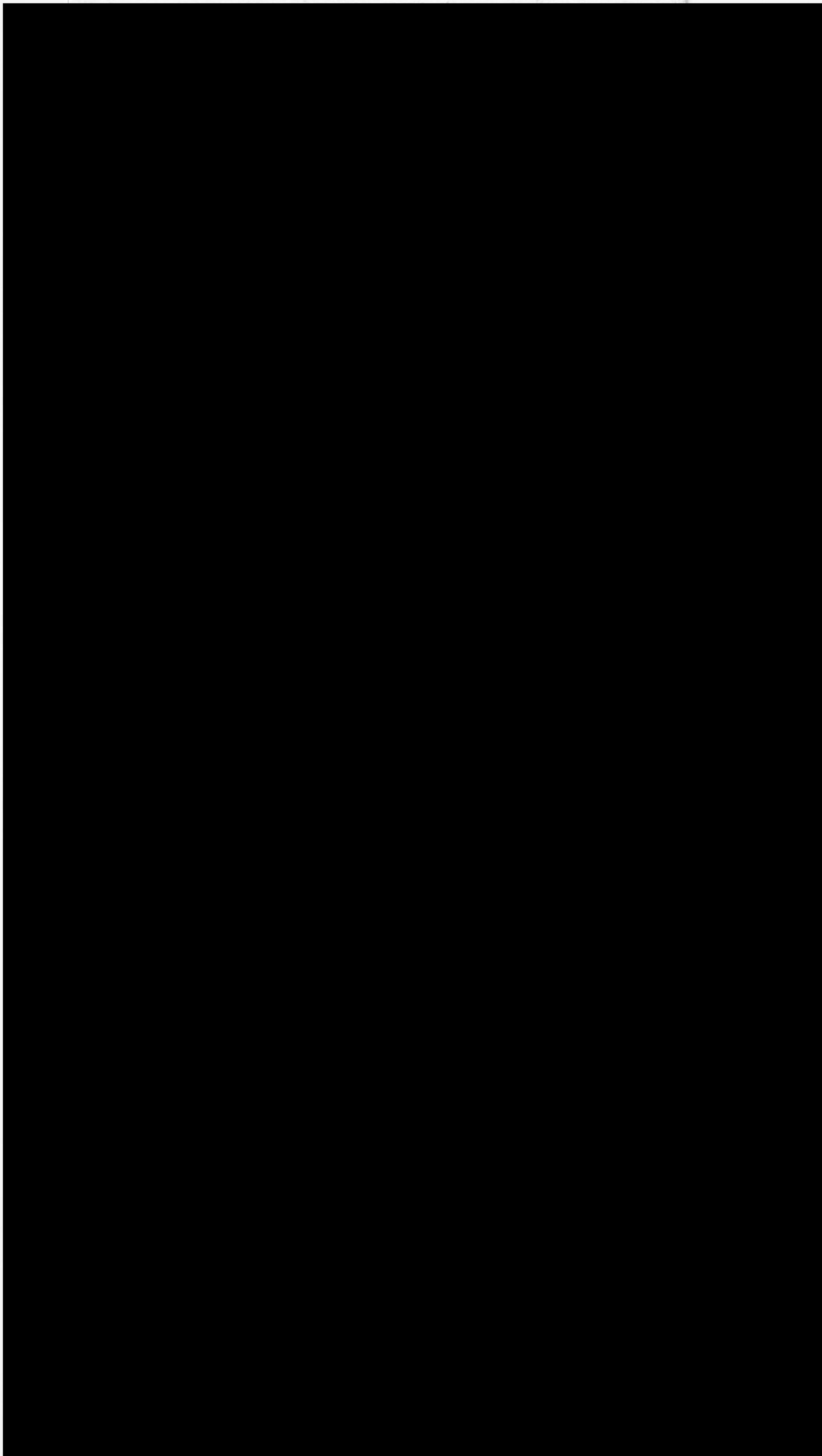


Shoreham Oil Terminal
Waterside Road, Southwick
Sussex BN41 1AZ

Phone: 01825 840931

Email: info@local-fuels.co.uk

Web: www.local-fuels.co.uk





INVOICE

CPS Fu
Stanfield R
Wymondh
NR18 9

01953 713

D

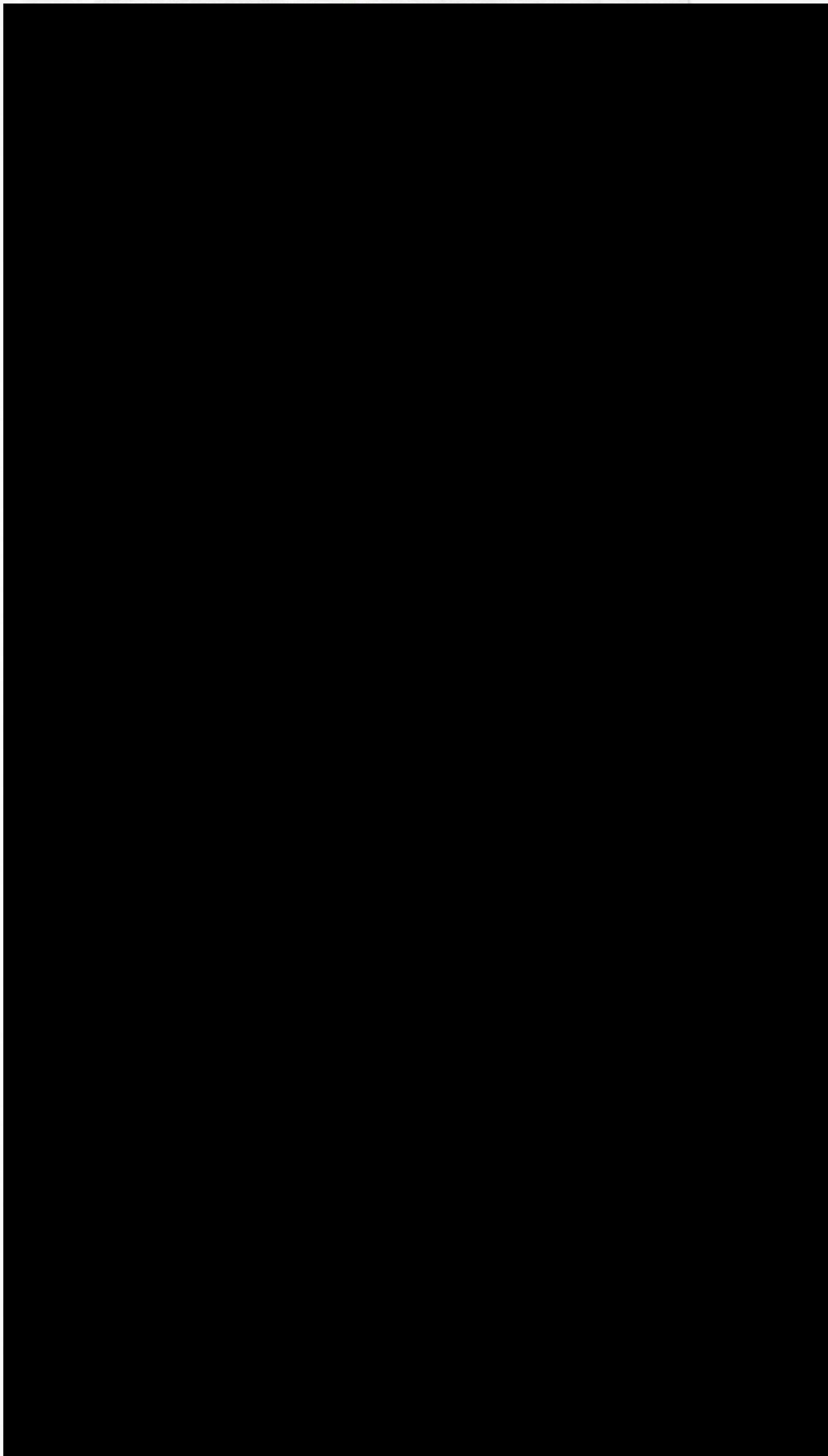


Shoreham Oil Terminal
Waterside Road, Southwick
Sussex BN41 1AZ

Phone: 01825 840931

Email: info@local-fuels.co.uk

Web: www.local-fuels.co.uk





LOCAL FUELS

Shoreham Oil Terminal
Waterside Road, Southwick
Sussex BN41 1AZ

Phone: 01825 840931

Email: info@local-fuels.co.uk

Web: www.local-fuels.co.uk

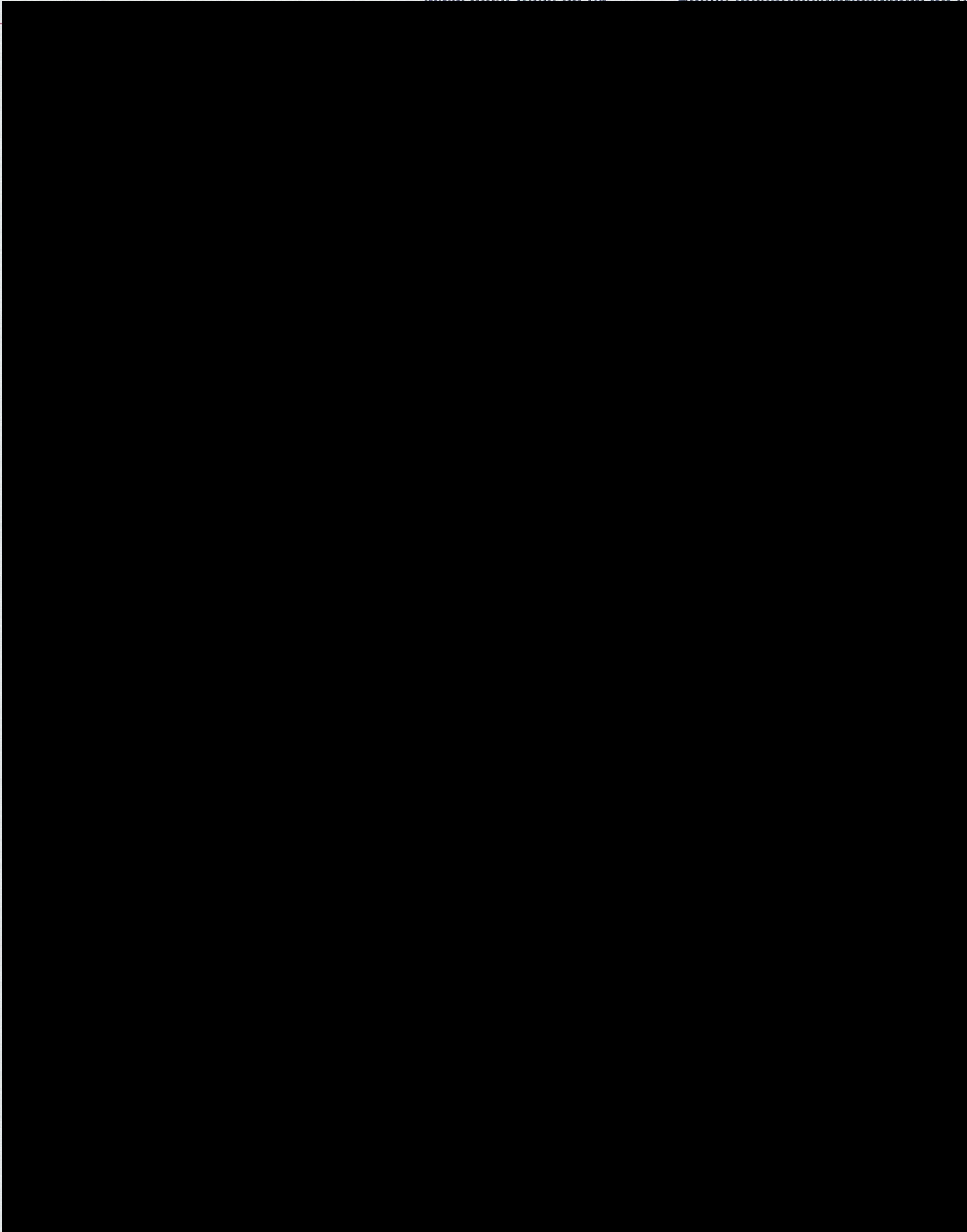


Pricewatch Limited t/as Local Fuels
Clayhill Service Station
Uckfield Road
Ringmer
East Sussex
BN8 5RU

Tel: 01825 840931

www.local-fuels.co.uk

Email: localfuels@pricewatch-ltd.co.uk



Ltd

am, NR18 9QY

uk



CPS

Fuels

Rental for Annex of Big Ederley Barn

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2018												
2019												
2020									Emeline Killa 7	ELK	ELK	ELK
2021	20 ELK	24 John Davies	JD	JD	JD	JD	JD	28 JD	MAINTENANCE DECORATING		30 David+Carolyn Doyle	D+C
2022	D+C	D+C	D+C	D+C	D+C	D+C	D+C	D+C	D+C	D+C	D+C	25 D+C
2023	20 Beth Reidman	BR	30 BR	15 Aidan W Walker	Aw	Aw	Aw	Aw	Aw	Aw	Aw	Aw
2024	Aw	Aw	Aw	Aw	Aw	Aw	Aw	Aw	Aw	Aw	Aw	Aw
2025	Aw	Aw	Aw	Aw								

From: Stephen B [REDACTED]
Sent: 24 April 2024
To: Aidan Walker
Cc: Sarah Baldey
Subject: Re: Rent / CT balance now paid

Hi Aidan

OVO bill now in and your share till 6 April is £104.34

Best wishes

Stephen

From: Aidan Walker [REDACTED]
Sent: 17 April 2024 09:45
To: Stephen Baldey [REDACTED]
Subject: Re: Rent / CT balance now paid

Hi Stephen, yes indeed that makes the most sense. It's merely that when I pay you via the phone it generates a receipt or screenshot which I then email direct. If I transfer it to the computer then [REDACTED] works OK, and it's better for my records anyway. It happens all the time in work situations, obviously one presses 'reply'. Also quite a few of my work contacts have firewalls that block me.com but not the [.co.uk](https://co.uk) one.

XA

On 17 Apr 2024, at 07:35, Stephen Baldey [REDACTED] wrote:

Hi Aidan

The Water meter is normally read every 6 months but they came and read it recently and hence produced an invoice.

Regarding your email address, it is probably best for you to stick to using [REDACTED] when sending messages to us as often I will just press reply to your emails, unaware that you have sent from another email address. It makes me wonder whether you have missed earlier messages from us.

Best

Stephen

From: Aidan Walker [REDACTED]
Sent: 16 April 2024
To: Stephen Baldey [REDACTED]
Subject: Re: Rent / CT balance now paid

I did miss it Stephen, yes. Apologies. Always safer to always use [REDACTED] - I use [REDACTED] when sending from the phone, it just doesn't work with [REDACTED] address is subject to firewalls and all sorts of nonsense.

[REDACTED] basic monthly payment

Great break in the sunshine and best wishes to all

<aidan-signature.jpg>
<240416_rent-CT balance £95.69.jpeg>

On 16 Apr 2024, at 17:23, Stephen Baldey <[REDACTED]> wrote:

Hi Aidan

Not sure if you missed this email giving the new Council Tax amount and Water bill

Regards
Stephen

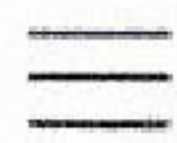


Sent Items



A

SB



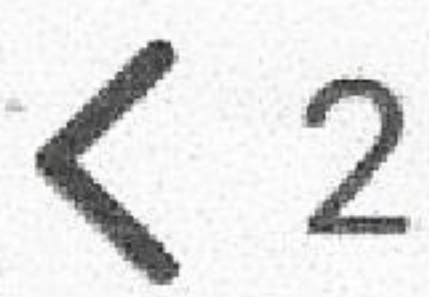
Home

View

Help



Storage



2



Beth Redman

last seen today at 00:41



tom 13 Dec 2022 count and a
4 week contract to confirm
booking directly
X

17:14 ✓✓

Wonderful

Confirming dates now:

Jan 20 - March 30 as found
good flight price on those
days.

Thank you so much. Pls
confirm when you have
received payment and let me
know those dates work. 🙏
happy to book direct and so
pleased this has worked out.
Mum is going through early
stages of dementia so really
important I can be there for
an extended period.

17:18



20:03

36



Beth Redman

last seen today at 19:52



hope all gone well with your trip x sarah

20:57 ✓✓

Wed, 5 Mar

Hi Sarah,

That is absolutely fine. If you remember I didn't end up staying 3 months though as I had to get back for Jackson's plastic surgery for his back. I stayed 20th Jan to mid Feb. I could book a notary to come to the house and witness me signing the document? Or does it have to be a lawyer? Sounds very complicated for you having to do this. Happy to help in anyway x

08:02

The conf schedule was absolutely grueling and we had to fly back early and miss our holiday time as Jackson fractured his foot in



Exhibit 6

0000/01/0000/11100000/1718958
05993400/009834/001/001



Any payments received after 28th February 2019 may not show on this bill

0000/01/0000/11000000/3083469
09230300/007403/001/002



Your overall account balance is £1323.66

Any payments received after 25th February 2021 may not show on this bill

0000/01/0000/11000000/3083469
09230300/007404/001/001



Your overall account balance is £3309.16

Any payments received after 25th February 2021 may not show on this bill

0000/01/0000/00000000/4110430
11266101/001876/001/001

Further Information regarding your bill

Your overall account balance is £970.05