SUPPORTING STATEMENT

Certificate of Lawfulness for Existing Development for

The occupation of Robin Hood Cottage in non-compliance with the agricultural occupancy condition placed on it by application ref WN/7/76 at

Robin Hood Cottage
Robin Hood Lane
Warnham
West Sussex
RH12 3RR

ON BEHALF OF
Mr Charles Lucas

PREPARED BY
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January 2024

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1 INTRODUCTION

1.1 This report is submitted in support of an application for a Certificate of Lawfulness for an Existing Use being the occupation of Robin Hood Cottage in non-compliance with the agricultural occupancy condition placed on it by application ref WN/7/76. The condition has not been complied with for a continuous period in excess of 10 years. A decision notice for the approval is attached under Appendix A.

1.2 This report sets out the following:

- The appropriate tests and considerations
- The history of the land and use
- The evidence submitted to support the application

1.3 The appendices provide all relevant evidence, including signed Statutory Declarations.

1.4 A location plan of the site and land in wider ownership is shown below in figure 1.1. Figure 1.2 shows a site plan of the application site.

Figure 1.1 Robin Hood Cottage Location Plan

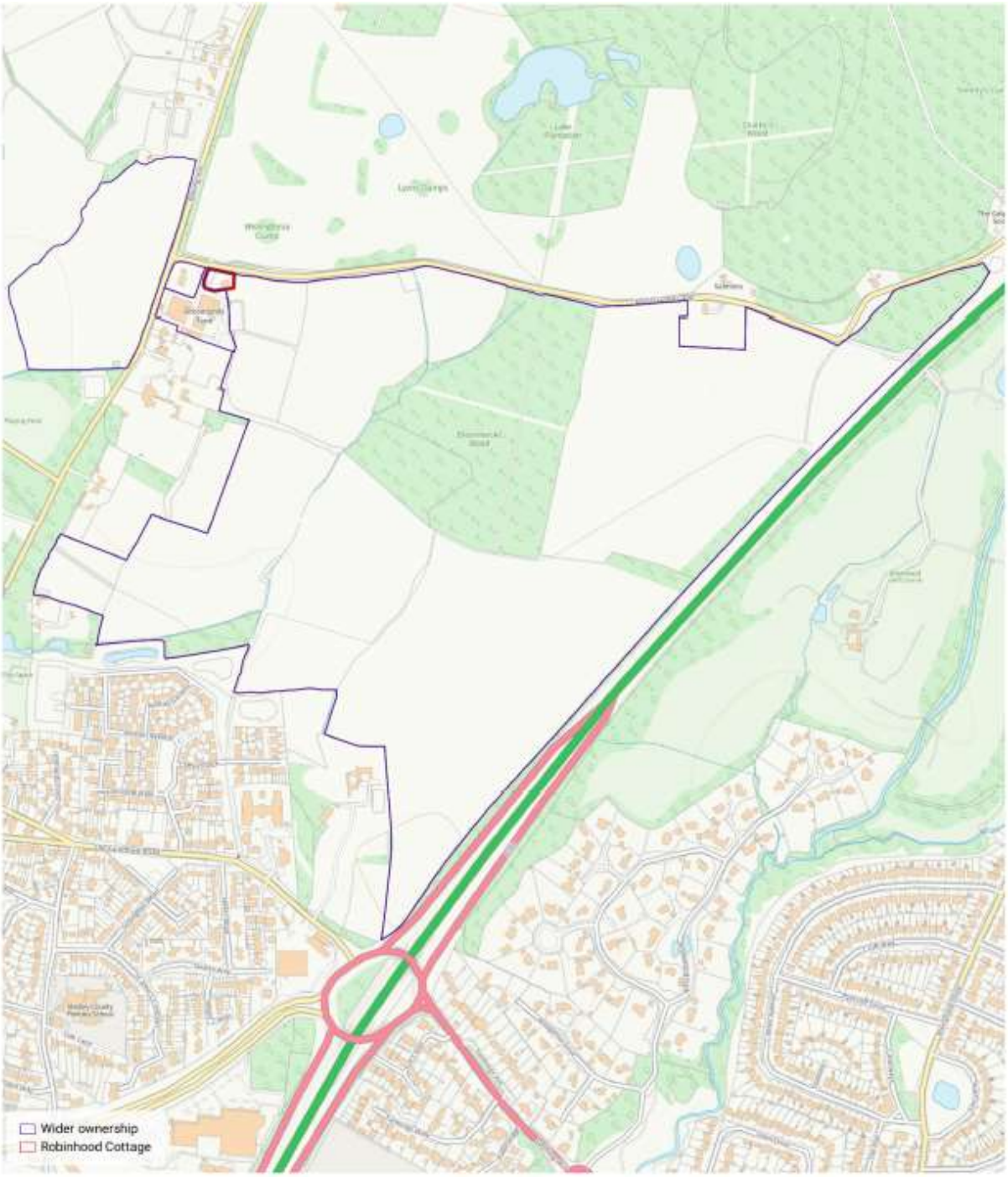

Figure 1.2 Robin Hood Cottage Block Plan



Council Tax records

1.5 The Council's historic records show that Robin Hood Cottage is registered under Council Tax Band E and has been since 01/04/1993. A record of this is attached in appendix E.

2 TESTS AND CONSIDERATIONS

2.1 The National Planning Policy Guidance states that it is the applicant's responsibility to provide sufficient information to support a Certificate application. In the case of applications for an existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.

2.2 The Planning and Compensation Act 1991 introduced rolling time limits within which local planning authorities can take planning enforcement action against breaches of planning control. In respect of breaches of condition the time limit is 10 years. The 10 year period runs from the day the breach of planning control was committed.

2.3 Section 191(5) of the Act sets out the information required to be submitted with a Certificate of Lawfulness of existing use or development application, which includes the following:

a) the land to which it relates;

b) a description of the use, operations or other matter in question;

c) the reasons for determining the use, operations or other matter to be lawful; and

d) the date of the application for the certificate.

2.4 This information is provided within this report and application documents.

3 HISTORY OF USE

3.1 The applicant, Mr. Charles Lucas, has owned the property known as Robin Hood Cottage since 23/11/2023. Prior to this the Cottage was owned by the 'CJ Lucas 1967 Children's Settlement' at the time Robin Hood Cottage was built in 1976. The Cottage is part of Broomlands Farm, which lies within the Warnham Park estate. Broomlands Farm comprises the yard and buildings immediately adjacent to Robin Hood Cottage and the land to the east. A land registry map has been attached in appendix B.

3.2 Robin Hood Cottage was granted outline permission under planning permission reference WN/28/75 with reserved matters granted under WN/7/76. It was built in 1976. Condition 3 attached to the permission restricts the property to an Agricultural Occupancy Restriction and is worded as follows:

> *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 290(1) of the Town and Country Planning Act 1971 or in forestry (including any dependents of such a person residing with him) or a widow or widower of such a person.*

3.3 Robinhood Cottage has been historically offered as accommodation to the tenant farmer of the Warnham Estate. Mr. Dominic Gardner was the tenant farmer at Broomlands Farm and Ends Place Farm, within the Warnham Park Estate, from the period 29th September 2001 until 20th May 2022, At this point Mr. Gardner surrendered his tenancy to the 1967 CJ Lucas Childrens Trust.

3.4 However, during this period, Mr. Gardner did not live at Robin Hood Cottage. He lived at Lee Farm, Patching, Worthing, West Sussex, BN13 3XJ and sub-letted Robin Hood Cottage to occupants not employed in agriculture or forestry.

3.5 Since 11th March 2010 the property has been occupied by tenants not employed in agriculture or forestry. The property has been subject to three different tenancies over the last 10 years, and they have been listed below for reference in table 3.1:

Table 3.1 – Tenancy details

Dates	Occupant	Occupation
11th March 2010 – August 2012	Occupant 1 – Gary West and Occupant 2 partner Corina West	Builder
August 2012 – April 2019	Occupant 3 – Stephanie Pentecost Occupant 4 – Robert O'Donoghue	Hairdresser Builder
April 2019 – August 2019	Robinhood Cottage underwent repairs and renovations and a new letting Agent was appointed during this time	
August 2019 – 31st September 2021	Occupant 5 – Keith Rummary Occupant 6 – Caroline Janes	Self-employed builder / Property Developer Retired / partner's assistant
31st September 2021 – 20th May 2022	Robin Hood Cottage underwent further repairs and renovations until the Tenant Farmer surrendered tenancy to the CJ Lucas Children's Trust.	
20th May 2022 until the present day	Mr Charles Lucas became the sole owner of Robin Hood Cottage	

3.6 Since 11th March 2010 the property has not been occupied by anyone employed or last employed in agriculture or forestry.

3.7 Statutory declarations provided by persons with knowledge of the property confirming the above are provided at Appendix C and D and are discussed in part 4 of this statement.

4 SUBMISSIONS AND EVIDENCE

4.1 As set out in Section 2, the test to satisfy in relation to Certificate applications for existing uses is 'on the balance of probability' provided the applicant's evidence is sufficiently precise and unambiguous.

4.2 As set out in Section 3, the application relates to the occupation of Robin Hood Cottage in non-compliance with the agricultural occupancy restriction imposed upon it.

4.3 In this instance, Robin Hood Cottage has been occupied continuously for at least the last 10 years in non-compliance with the occupancy restriction placed on it by condition 3 of WN/7/76. The tenants listed in section 3 have been the only occupants of the property throughout the last 10 years. None of the applicants have been wholly employed, or last wholly employed, in agriculture or forestry for this period of time.

Supporting evidence

4.4 The following evidence is submitted to support the application:

I. Statutory Declarations

II. Tenancy Information

4.5 A note regarding the Interpretation of the relevant condition has also been provided.

Statutory declaration from Mr Charles Lucas

4.6 Mr Lucas is the Estate Manager of the CJ Lucas 1967 Children's Settlement Trust and sole owner of Robin Hood Cottage that lies within the Warnham Park estate. The full statutory declaration is attached in appendix C.

4.7 Mr Lucas confirmed that he has been the sole owner of Robin Hood Cottage from the period 20th May 2022 until the present day. Before he was the sole owner, the building

was owned by the C J Lucas Childrens Settlement Trust 1967, to which he was the Estate Manager. Mr Lucas confirms that Robinhood Cottage has been historically offered as accommodation to the tenant farmer and that during the period 29th September 2001 to 20th May 2022, Mr Dominic Gardner was the tenant farmer at the Warnham Park Estate. Mr Lucas confirms that Since 11th March 2010 Robin Hood Cottage has been occupied continuously and subject to three different tenancies. Mr Lucas confirms that none of the occupiers who have occupied Robin Hood cottage from the period 29th September 2001 to 20th May 2022 have been employed in agriculture and that the occupiers of Robin Hood Cottage have not complied with the agricultural occupancy restriction for at least 10 years.

Statutory declaration from Mr Dominic Gardner

4.8 Mr Gardner confirms that he was the tenant farmer from the period 29th September 2001 until 20th May 2022 until he surrendered his tenancy to the 1967 CJ Lucas Childrens Trust.

4.9 Mr Gardner confirms that Robin Hood Cottage has been historically offered as accommodation to the tenant farmer of the Warnham Estate. Mr Gardner confirms that he arranged the tenancies of Robin Hood Cottage on behalf of the owner. Mr Gardner confirms that he sub-letted the property known as Robin Hood Cottage to occupants outside of agricultural and forestry employment and that since 11th March 2010 the property has been occupied continuously and subject to three different tenancies over the last ten years. Mr Lucas confirmed that none of the occupants who occupied Robin Hood Cottage from the period 29th September 2001 to 20th May 2022 have been employed in agriculture and forestry, and that the agricultural occupancy restriction has not been complied with by the occupants of Robin Hood Cottage for at least 10 years.

4.10 Mr Gardner also confirms that Robin Hood Cottage underwent repairs and renovations from April 2019 until August 2019 and again between 31 September 2021 and 20th May 2022 Robin Hood Cottage Council Tax Records.

Tenancy Information

4.11 The duration of the tenancies has been set out above in chapter 3 and in the statutory declarations of Mr Lucas dated 22/12/2023 and Mr Gardner dated 16/11/2023. The known occupations cover the period from March 2010 until the present day and no tenant was employed in agriculture or forestry during that time. The enclosed statutory declarations expressly confirms that none of the tenants had been employed in agriculture.

4.12 A letter from Mr. Dominic Gardner has been attached in appendix F. The letter includes a detailed nominal analysis of the tenancies and lists the occupants. I have taken a screenshot of the relevant information, below in table 4.1. The full records of the tenancy details are within appendix F. Table 4.2 provides some context to the tenancy agreement details.

Table 4.1 – Tenancy agreement details

DPG Services									
Detailed Nominal Analysis									
From 01/04/2009 to 30/04/2022									
Note: All amounts exclude any VAT									
Ty	**No.**	**Date**	**Ref.**	**Ent.**	**Trader**	**Description**	**Quantity**	**Amount**	**Each**
SALES									
Broomlands Farm Income									
	00098	**Cottage Rent**							
SI	3178	07/04/10	SI385	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
BR	5237	03/10/12			MONK	Cottage Rent	0.00	190.00	0.00
SI	5417	11/10/12	SI635	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
BR	19476	29/08/19	2209		CHURC	Land Rent	0.00	240.00	0.00
BR	19476	30/08/19			CHURC	Cottage Rent	0.00	1450.00	0.00

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Table 4.2 – Tenancy agreement definitions

TY	Type of receipt. Is it a sales invoice or bank receipt
Ent	Enterprise within the business (Broomlands Farm or Lee Farm)
Trader	Code used for each supplier or customer
Gaz	Refers to occupants 1 and 2; Garry West and Corina West
Monk	The return of the deposit from Batcheller Monkhouse
Odon	Occupants 3 and 4; Robert O'Donoghue and Stephanie Pentecost
Churc	Churchills[1] collected the rent as Agent.

4.13 The occupancy details previously attached in section 3 (table 3.1) tie in with payments received as specified within the letter sent by Mr. Gardner and the tenancy information in appendix F. Table 4.3 identifies the dates of tenancy with the dates of payments.

[1] Churchill Country, Event House, Wisborough Green, West Sussex, RH14 0DY, West Sussex, RH14 0DY, https://www.churchillcountry.com/

Table 4.3 Tenancy payment details

Dates of tenancy	Occupant	Dates of payments
11th March 2010 – August 2012	Occupant 1 – Gary West and Occupant 2 partner Corina West	07/04/2010 to 11/08/2012
August 2012 – April 2019	Occupant 3 – Stephanie Pentecost Occupant 4 – Robert O'Donoghue	11/10/2012 to 25/04/2019
April 2019 – August 2019	Robin Hood Cottage underwent repairs and renovations and a new letting Agent was appointed during this time	
August 2019 – 31st September 2021	Occupant 5 – Keith Rummary Occupant 6 – Caroline Janes	30/08/2019 to 01/09/2021
31st September 2021 – 20th May 2022	Robin Hood Cottage underwent further repairs and renovations until the Tenant Farmer surrendered tenancy to the CJ Lucas Children's Trust.	
20th May 2022 until the present day	Mr Charles Lucas became the sole owner of Robin Hood Cottage	

4.14 From the period April 2019 to August 2019 the cottage underwent repairs and renovations before the next occupants moved in on August 31st 2019. Further renovations took place between 31st September 2021 and 20th May 2022 before Mr. Lucas became the sole owner of Robin Hood Cottage.

4.15 If there is a breach in condition then to become lawful by passage of time it must be in breach of that condition for the relevant ten year period[2]. Continuity will be affected by the nature of the breach. In this instance, the short gap in occupation owing to refurbishments would not impact the use of the building, despite no one living there when refurbishment works were being carried out. It is a matter of fact and degree that the period of unoccupation does not bring the use to an end before the time limit expires.

[2] (Town and Country Planning Act 1990, s 171B)

4.16 The refurbishments were applied to improve the quality of the cottage for future occupants. This amounts to clear evidence of the intention to permit occupation of the unit again, upon completion of the improvement works and thus to further the breach. This was therefore a period during which the breach of condition continued.

4.17 It is noted within the High Court Decision *R (Ocado) v Islington LBC [2021] EWHC 1509 (Admin)* that once a breach of condition has continued for more than 10 years, the right to use the land in breach of that condition can only be lost by abandonment, subsequent change of use or creation of a new planning unit. The breach of condition does not have to continue after the original 10 years has passed. Since the applicant took on sole ownership of Robin Hood Cottage, the dwelling has not been lost by abandonment, neither has there been a change of use nor has there been the creation of a new planning unit.

4.18 As such it is our submission that Robin Hood Cottage has been in breach of the agricultural tie condition imposed on it by WN/7/76 for in excess of ten years as the tenancies of the occupants not employed in agriculture or forestry began on 11/03/2010 and the breach of condition continued throughout the period until the present day. The breach would therefore be exempt from enforcement, in accordance with section 171B of the Town and Country Planning Act 1990.

Interpretation of the relevant condition

4.19 Condition 3 of the full permission attached to WN/7/76 imposes an Agricultural and forestry Occupancy Restriction and is worded as follows:

> *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 290(1) of the Town Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him), or a widow or widower of such a person.*

4.20 The condition is clear in its wording, that the occupation of the dwelling shall be limited to a person employed, or last employed locally in agriculture or forestry or a widow or widower of such a person.

4.21 We submit that the evidence we have submitted is specific and unambiguous and confirms that none of the tenants occupying the dwelling since 11th March 2010 have been actively employed in agriculture or forestry. As such, we strongly re-affirm that the tie has not been complied with.

4.22 On the basis of the evidence provided by the applicant, it is clear that the dwelling has been occupied by workers not employed in agriculture or forestry and that the occupancy condition placed on it by application WN/7/76 has not been complied with for more than 10 years.

5 SUMMARY

5.1 The submitted evidence collectively demonstrates that Condition 3 attached to Planning Permission reference WN/7/76 has not been complied with for at least a consecutive 10 year period. The occupation of the property in non-compliance with Condition 3 is now lawful.

5.2 The planning authority is therefore requested to grant a Certificate of Lawfulness.

APPENDICES

Appendix A – Copy of Planning Permissions Ref WN/7/76

WEST SUSSEX

Application No. WN/7/76

HORSHAM DISTRICT COUNCIL
Park House, North Street,
Horsham, Sussex, RH12 1RL.

TOWN AND COUNTRY PLANNING ACT, 1971
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1973

To King & Chasemore - on behalf of Warnham Farming Partnership -
2 London Road,
Horsham, Sussex.

In pursuance of their powers under the above-mentioned Act and Order, the Council, hereby notify their APPROVAL of the above-mentioned application comprising:
Approval of reserved matters: WN/28/75 - Erection of 1 No. dwelling -
Land at Broomlands Farm, Robin Hood Lane, Warnham.

at Land at Broomlands Farm, Robin Hood Lane, Warnham.

being matters reserved for the subsequent approval of the Local Planning Authority in the permission granted on 24th November 75 19 in response to Outline Application No. WN/28/75

~~Subject to compliance with the conditions specified hereunder:~~ —

WEST SUSSEX

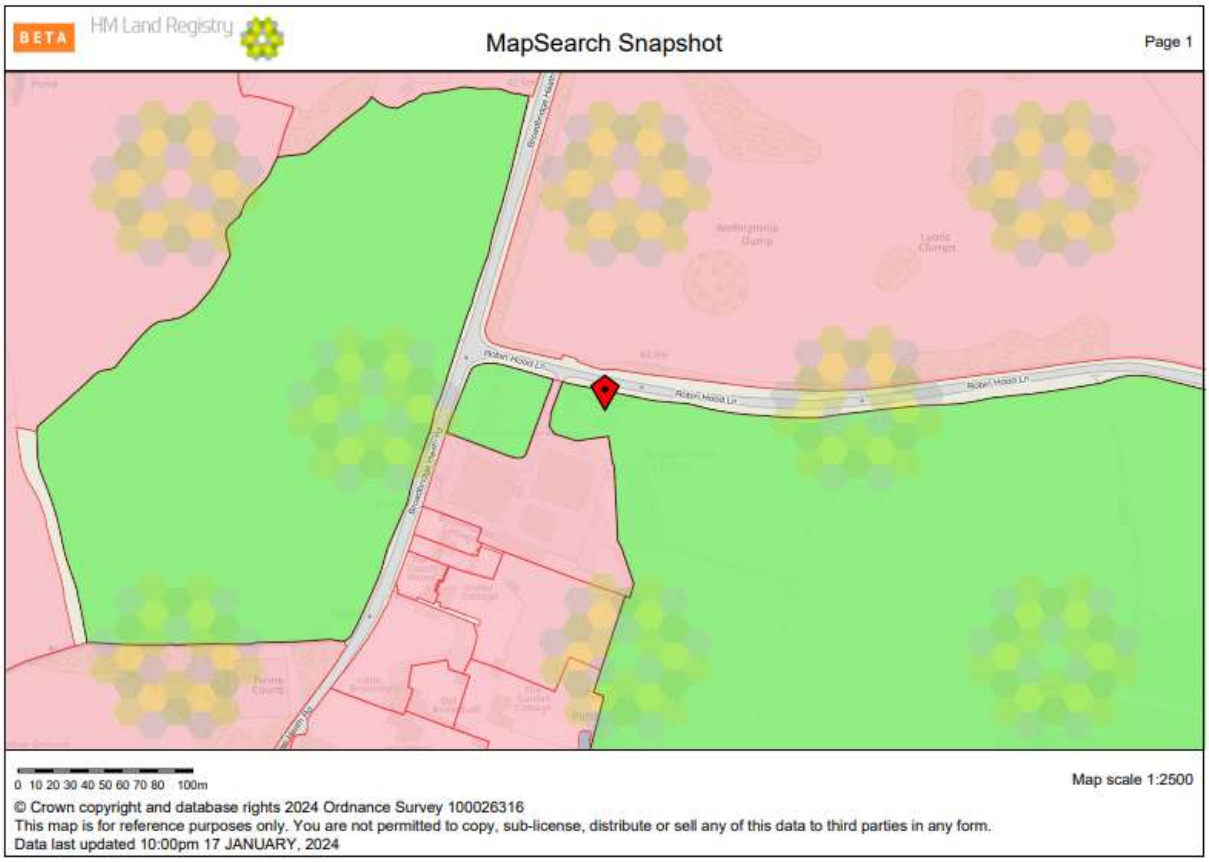
Application No. WN/28/75

CONTINUATION SHEET

HORSHAM DISTRICT COUNCIL
PARK HOUSE, NORTH STREET
HORSHAM, SUSSEX.

3. 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 290(1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such a person residing with him), or a widow or widower of such a person.

Appendix B – Land Registry Title



BETA HM Land Registry MapSearch Snapshot Page 2

Title number	Estate information	Address
WSX309041	Freehold	LAND ON THE WEST SIDE OF BROADBRIDGE HEATH ROAD, WARNHAM, HORSHAM LAND ON THE SOUTH SIDE OF ROBIN HOOD LANE, WARNHAM, HORSHAM

Appendix C – Statutory Declaration from Mr Charles Lucas

STATUTORY DECLARATION

I, Charles Lucas, of Salmons Robinhood Lane, Horsham, West Sussex, RH12 3RR do solemnly and sincerely declare as follows:

1. I am the Estate Manager of the CJ Lucas 1967 Children's Settlement Trust. I am the sole owner of Robin Hood Cottage that lies within the Warnham Park Estate and have been from the period 20th May 2022 until the present day.
2. I confirm that during the period 29th September 2001 to 20th May 2022, Mr Dominic Gardner was the tenant farmer at the Warnham Park Estate. Robinhood Cottage has been historically offered as accommodation to the tenant farmer. I confirm that Mr Gardner sub-letted the property known as Robin Hood Cottage to occupants outside of agricultural employment.
3. I confirm that Since 11th March 2010 the property has been occupied continuously and subject to three different tenancies over the last ten years.
4. I confirm that Occupants 1 and 2, Gary West and his partner Corina West, occupied the dwelling from 11th March 2010 up until August 2012. Mr West had an occupation as a builder. I was aware that Mrs West was a house wife.
5. I confirm that Occupants 3 and 4 Robert O'Donoghue and his partner Stephanie Pentecost occupied the dwelling from between August 2012 and April 2019. Mr O'Donoghue worked as a builder. I was aware that Ms Pentecost worked as a hairdresser
6. I confirm that Robinhood Cottage underwent repairs and renovations from April 2019 until August 2019
7. I confirm that Occupants 5 and 6 Keith Rummary and Caroline Janes occupied the dwelling from August 2019 until 31 September 2021. Occupant 5 held employment as a self-employed builder / property developer. I confirm that Occupant 6 is retired but previously worked as Mr Rummary's assistant.
8. I confirm that Between 31 September 2021 and 20th May 2022 Robinhood Cottage underwent repairs and renovations until the tenant farmer Mr Dominic Gardner surrendered his tenancy to the 1967 CJ Lucas Childrens Trust. I then became the sole owner of Robin Hood Cottage.
9. I understand the definition of agriculture to include horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes. I confirm that none of the occupiers who have occupied Robin Hood

cottage from the period 29th September 2001 to 20th May 2022 have been employed in agriculture.

10. I confirm that Robin Hood Cottage has not been occupied by anyone employed in agriculture since March 2010.

I make this declaration solemnly and sincerely believing the same to be true by virtue of the Statutory Declarations Act 1835.

Signed

Dated 22/12/2023

Declared at: Warnham Park Estate Office, Bailing Hill Farm Office, Warnham, Horsham, W. Sussex, RH12 3RS

Address of Solicitor: Griffin House, 135 High Street, Crawley, West Sussex, RH10 1DQ

Date: 22 December 2023

Signature:

Print Name: SARAH QUINNELL, SOLICITOR, DMH STALLARD LLP

Appendix D – Statutory Declaration from Mr Dominic Gardner

STATUTORY DECLARATION

I, Dominic Gardner, of New Farmhouse Mytlegrove Patching West Sussex BN13 3XJ do solemnly and sincerely declare as follows:

1. I am the tenant farmer at Broomlands Farm and Ends Place Farm Warnham within the Warnham Park Estate and have been from the period 29th September 2001 to 20th May 2022.
2. Robin Hood Cottage lies within the Warnham Park Estate which is owned by the CJ Lucas 1967 Children's Settlement Trust. I confirm that Robinhood Cottage has been historically offered as accommodation to the tenant farmer.
3. I confirm that during the period, I sub-letted the property known as Robin Hood Cottage to occupants outside of agricultural employment.
4. I confirm that Since 2012 the property has been occupied continuously and subject to three different tenancies over the last ten years.
5. I confirm that Occupants 1 and 2 Gary West and his partner Corina West occupied the dwelling from 11th March 2010 up until August 2012. Mr West had an occupation as a builder. Mrs West worked as a house wife worked as a hairdresser. Mr West had an occupation as a builder
6. I confirm that Occupants 3 and 4 Robert O'Donoghue and his partner Stephanie Pentecost occupied the dwelling from between August 2012 and April 2019. Mr O'Donoghue worked as a builder. Ms Pentecost worked as a hairdresser
7. I confirm that Robinhood Cottage underwent repairs and renovations from April 2019 until August 2019 and a new letting agent was appointed during this time.
8. I confirm that Occupants 5 and 6 Keith Rummary and Caroline Janes occupied the dwelling from August 2019 until 31 September 2021. Occupant 5 held employment as a self-employed builder / property developer. I confirm that Occupant 6 is retired but previously worked as Mr Rummary's assistant.
9. I confirm that Between 31 September 2021 and 20th May 2022 Robinhood Cottage underwent further repairs and renovations until I, as the tenant farmer, surrendered the tenancy to the 1967 CJ Lucas Childrens Trust. I acknowledge that Charles Lucas then became the sole owner of Robin Hood Cottage.
10. I understand the definition of agriculture to include horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes. I confirm that none of the occupiers who have occupied Robin Hood cottage have been employed in agriculture.
11. I confirm that Robin Hood Cottage has not been occupied by anyone employed in agriculture from the period 29th September 2001 to 20th May 2022 whilst I have been the tenant farmer.

I make this declaration solemnly and sincerely believing the same to be true by virtue of the Statutory Declarations Act 1835.

Signed

Dated 16/11/2023

SONIA CHRISMAS. SOLICITOR

Chrismas Ogden Solicitors Limited
Suite 1 23 East Street
Lewes East Sussex BN7 2LJ
Tel: 01273 474159 Fax: 01273 477693

16/11/2023.

Appendix E – Council Tax information

English |

Property information for

ROBIN HOOD COTTAGE, ROBIN HOOD LANE, WARNHAM, HORSHAM, WEST SUSSEX, RH12 3RR

Local Authority	Horsham (http://www.horsham.gov.uk)
Local authority reference number	173009555600
Council Tax band	E
Improvement indicator	No
With effect from	1 April 1993
Mixed-use property	Yes
Court code	None

Appendix F – Tenancy information

DPG SERVICES

LEE FARM

PATCHING

WORTHING

WEST SUSSEX

BN13 3XJ

Dominicg63@icloud.com

15th January 2023

Dear Sirs

We have been requested to supply details of previous tenants at Robin Hood Cottage Warnham RH12 3RR which we let out while we were farm tenants of the Warnham Park Estate we have no forwarding details for any of them, but can confirm none where employed or last employed in agriculture.

DPG Services

Detailed Nominal Analysis

From 01/04/2009 to 30/04/2022

Note: All amounts exclude any VAT

Ty	No.	Date	Ref.	Ent.	Trader	Description	Quantity	Amount	Each
SALES									
Broomlands Farm Income									
	00098	**Cottage Rent**							
SI	3178	07/04/10	SI385	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	683	01/05/10	SI196	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	684	01/06/10	SI197	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	266	05/07/10	SI94	BF	GAZ	Cottage rent	1.00	1200.00	1200.00
SI	267	09/08/10	SI95	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	64	05/09/10	SI55	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	269	09/10/10	SI97	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	270	09/11/10	SI98	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	307	05/12/10	SI121	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	342	06/01/11	SI141	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	408	01/02/11	SI159	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	532	03/03/11	SI185	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	3330	13/04/11	SI404	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	2037	12/05/11	SI251	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	2194	12/06/11	SI274	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	2381	12/07/11	SI298	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	2557	12/08/11	SI319	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	2733	12/09/11	SI340	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	2878	12/10/11	SI358	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	3074	12/11/11	SI381	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	3446	12/12/11	SI406	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	3629	11/01/12	SI426	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	3813	11/02/12	SI445	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	3992	11/03/12	SI466	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	4170	11/04/12	SI487	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	4416	11/05/12	SI514	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	4568	11/06/12	SI536	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	4703	11/07/12	SI559	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
SI	4903	11/08/12	SI583	BF	GAZ	Cottage Rent	1.00	1200.00	1200.00
BR	5237	03/10/12			MONK	Cottage Rent	0.00	190.00	0.00
SI	5417	11/10/12	SI635	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	5644	29/11/12	SI662	BF	ODON	Cottage Rent	1.00	1300.00	1300.00

SI	5752	28/12/12	SI684	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	5925	28/01/13	SI709	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	6114	28/02/13	SI755	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	6256	31/03/13	SI761	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	6481	30/04/13	SI789	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	6665	31/05/13	SI815	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	6875	30/06/13	SI839	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	7094	31/07/13	SI863	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	7232	28/08/13	SI886	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	7441	28/09/13	SI911	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	7631	28/10/13	SI932	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	7815	28/11/13	SI959	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	7998	28/12/13	SI982	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	8106	28/01/14	SI1005	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	8260	28/02/14	SI1033	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	8434	31/03/14	SI1056	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	8596	30/04/14	SI1083	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	8765	31/05/14	SI1106	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	8909	30/06/14	SI1129	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	9068	31/07/14	SI1153	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	9229	31/08/14	SI1178	BF	ODON	Cottage Rent	1.00	1300.00	1300.00
SI	9418	30/09/14	SI1201	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	9600	29/10/14	SI1221	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	9811	29/11/14	SI1243	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	9943	29/12/14	SI1267	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	10144	29/01/15	SI1289	BF	ODON	Cottage Rent	1.00	1350.00	1350.00

SI	10393	28/02/15	SI1311	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	10489	31/03/15	SI1336	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	10687	30/04/15	SI1357	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	10863	31/05/15	SI1384	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	11021	30/06/15	SI1405	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	11248	31/07/15	SI1447	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	11373	31/08/15	SI1451	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	11535	30/09/15	SI1478	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	11731	31/10/15	SI1505	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	11909	30/11/15	SI1532	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	12058	30/12/15	SI1555	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	12276	30/01/16	SI1584	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	12435	28/02/16	SI1609	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	12578	28/03/16	SI1637	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	12763	28/04/16	SI1663	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	12950	28/05/16	SI1689	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	13097	28/06/16	SI1714	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	13310	28/07/16	SI1739	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	13462	28/08/16	SI1763	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	13642	28/09/16	SI1787	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	13894	28/10/16	SI1810	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	14100	28/11/16	SI1834	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	14277	28/12/16	SI1856	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	14450	28/01/17	SI1880	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	14624	28/02/17	SI1902	BF	ODON	Cottage Rent	1.00	1350.00	1350.00
SI	14777	28/03/17	SI1926	BF	ODON	Cottage Rent	1.00	1350.00	1350.00

SI	1498 5	28/04 /17	SI1950	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1512 6	28/05 /17	SI1970	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1527 3	28/06 /17	SI1988	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1547 2	28/07 /17	SI2004	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1561 8	28/08 /17	SI2020	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1577 9	28/09 /17	SI2034	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1596 1	28/10 /17	SI2061	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1612 7	28/11 /17	SI2063	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1630 8	28/12 /17	SI2091	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1645 2	28/01 /18	SI2106	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1658 4	28/02 /18	SI2111	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1673 6	28/03 /18	SI2126	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1687 3	28/04 /18	SI2142	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1700 3	28/05 /18	SI2158	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1716 6	28/06 /18	SI2172	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1732 1	25/07 /18	SI2190	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1747 5	25/08 /18	SI2205	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1765 1	25/09 /18	SI2219	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1789 8	25/10 /18	SI2239	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1806 6	25/11 /18	SI2253	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1819 2	25/12 /18	SI2267	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1835 6	25/01 /19	SI2283	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1851 8	25/02 /19	SI2311	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1866 3	25/03 /19	SI2315	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
SI	1884 0	25/04 /19	SI2342	BF	ODON	Cottage Rent	1.00	1350.0 0	1350. 00
BR	1947 6	29/08 /19	2209		CHURC	Land Rent	0.00	600.00	0.00
BR	2299 0	05/07 /21			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2318 4	11/08 /21			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2327 7	01/09 /21			CHURC	Cottage Rent	0.00	1450.0 0	0.00

Yours sincerely

Dominic Gardner

BR	1947 6	29/08 /19	2209		CHURC	Land Rent	0.00	240.00	0.00
BR	1947 6	30/08 /19			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	1969 3	03/10 /19			CHURC	Cottage Rent	0.00	1600.0 0	0.00
BR	1969 3	03/10 /19			CHURC	Cottage Rent	0.00	- 270.00	0.00
BR	1986 8	04/11 /19			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2000 1	02/12 /19			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2019 3	02/01 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2036 1	03/02 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2041 7	03/03 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2059 2	06/04 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2075 8	06/05 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2086 7	03/06 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2104 6	06/07 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2119 7	04/08 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2133 6	01/09 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2151 4	02/10 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2165 9	02/11 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2187 4	02/12 /20			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2200 6	04/01 /21			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2213 6	01/02 /21			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2233 3	01/03 /21			CHURC	Cottage Rent	0.00	1450.0 0	0.00
JA	2418 6	30/03 /21	JA2418 6		Accrual	Cottage Rent	0.00	- 1450.0 0	0.00
BR	2245 6	01/04 /21			CHURC	Cottage Rent	0.00	1450.0 0	0.00
JA	2418 6	06/04 /21	JA2418 6		Accrual	Cottage Rent	0.00	1450.0 0	0.00
BR	2263 8	04/05 /21			CHURC	Cottage Rent	0.00	1450.0 0	0.00
BR	2279 9	02/06 /21			CHURC	Cottage Rent	0.00	1450.0 0	0.00