

Statutory Declaration

I, Monica Lesley Baker, of Blackbridge Farm, Morebath, Tiverton, EX16 9AS do solemnly and sincerely declare that the property known as Blackbridge Farm, has been occupied in breach of an Agricultural Occupancy Condition, for a continuous period of 22 years.

The facts as I know them are:

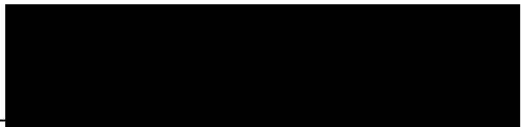
1. Planning permission was granted in June 1990 under planning reference 4/36/90/119BR for "erection of an agricultural bungalow – pt. plot 1044 Blackbridge, Morebath" for the bungalow now known as Blackbridge Farm which is subject to an agricultural occupancy condition:
The occupation of the dwelling 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 (including any dependents of such a person residing with him or her) or a widow or widower of such a person.
2. Blackbridge Farm is identified on the attached plan Ref RH060/MLB and was first occupied by me and my late husband, Winston Harold Baker, when it was erected in 1991. At that time we kept a flock of sheep of approximately 200 head along with a small herd of 15 spring calving suckler cows.
3. Blackbridge Farm comprises just 18.5 acres as shown on the attached Ref RH060/LOP3000. Historically we rented land to support our agricultural enterprises, ranging from approximately 200 acres at their height during the 1990s, down to 50 acres as my husband sought employment away from the farm.
4. In 1995 I started work for a local country retailer, Watermans in Tiverton, where I continued employment until my retirement in 2015. This provided me with my main source of income.
5. In 2000 my husband began work as a lorry driver, primarily transporting cattle on a self-employed basis. This was his principal employment and provided the main source of his income up to his retirement in 2012.
6. In 2010 the sheep were sold but the cattle were retained as a hobby along with the land. The cattle were checked twice daily and labour increased slightly during calving in March and April, but with only 15 cows there was minimal extra work. Being conducted as a hobby, this enterprise operated at a loss and the cattle were sold in 2017.
7. I took retirement from my position at Watermans in 2015.
8. Since at least 2000 my husband was not solely or mainly employed in agriculture and I, myself, have not been since at least 1995.
9. Neither me nor my late husband have been solely or mainly employed in agriculture for at least 22 years and I believe Blackbridge Farm has been occupied in breach of the occupancy condition continuously for that period.

AND I made this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declaration Act 1835.


Signed: MONICA LESLEY BAKER

Declared at 6 st Peter Street, Tiverton Devon

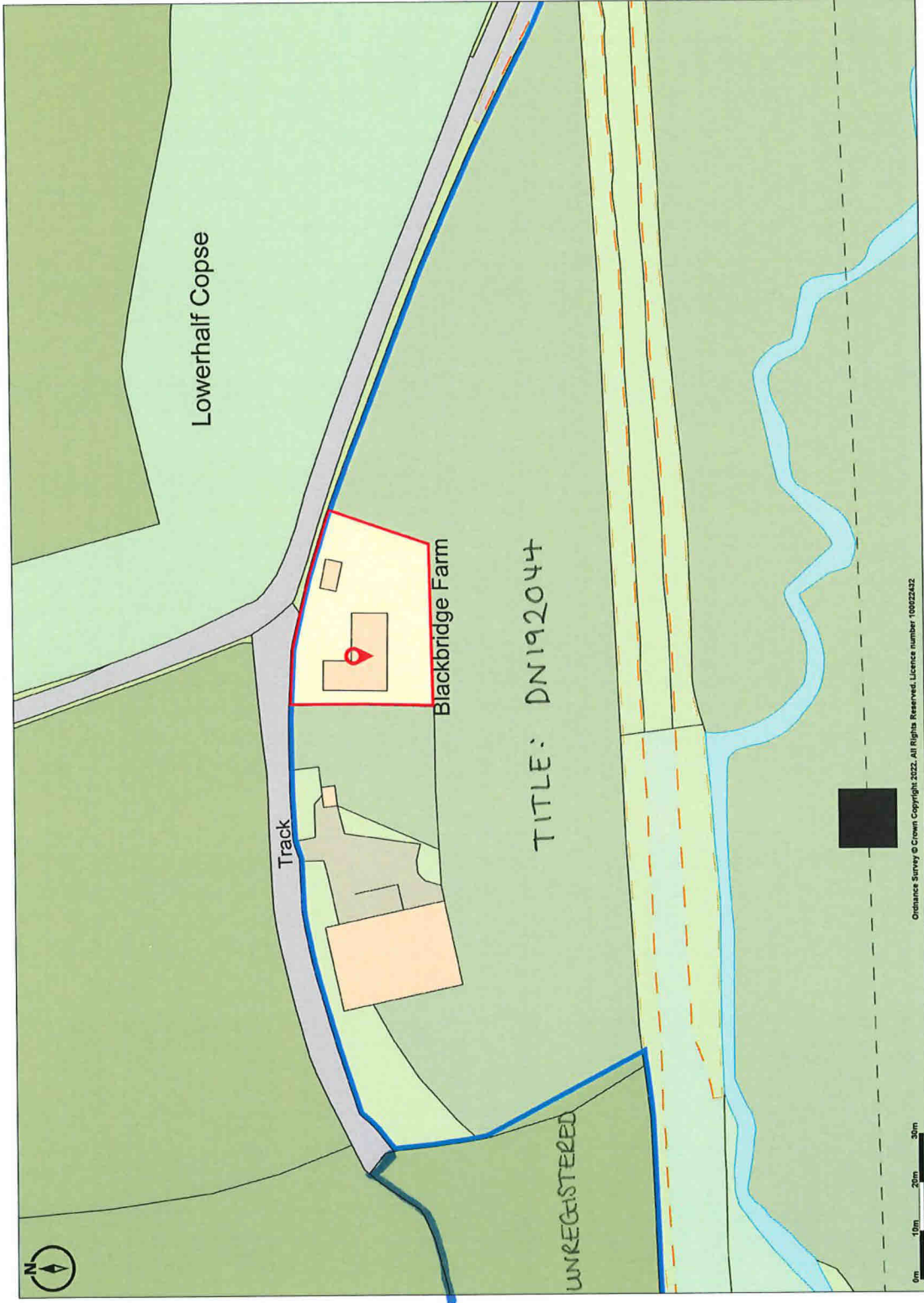
on the 20th day of September two thousand and twenty two before me:


Signed: (Solicitor) **Richard James Lutley Pugsley**
Hole and Pugsley
6 St Peter St, Tiverton
Devon EX16 6NX

Print Name: (Solicitor)

A commissioner for oaths or a solicitor empowered to administer oaths

Blackbridge Farm, Morebath, Tiverton, Devon, EX16 9AS
RH060/MLB



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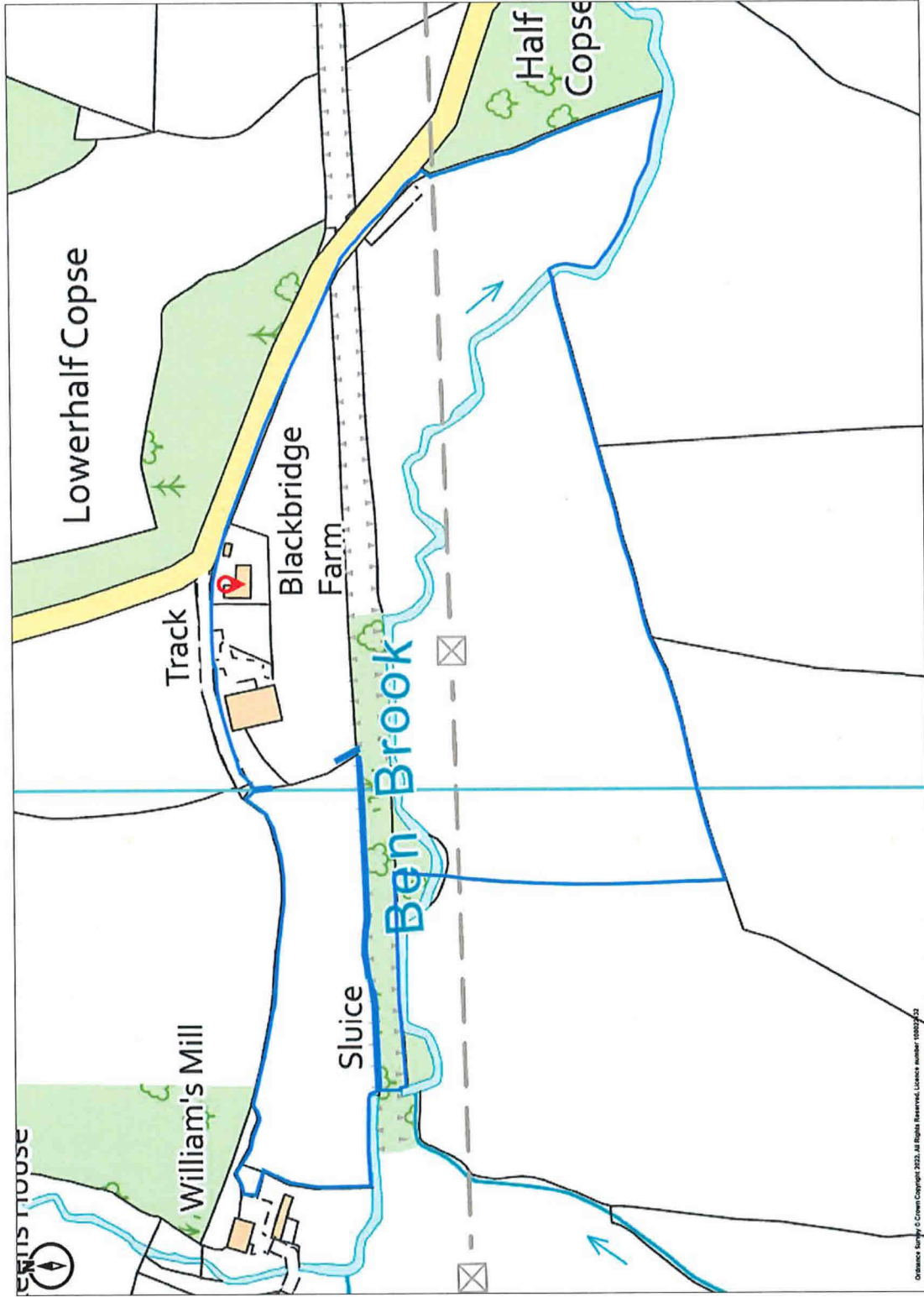
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LANDMARK INFORMATION

M L Bowen

Symonds and Sampson, Agriculture House, Market Place,
Sturminster Newton, Dorset, DT10 1AR

Blackbridge Farm, Morebath, Tiverton, EX16 9AS
Land Ownership Plan



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LANDMARK INFORMATION

M L Baker

RH060/LOP3000

