

Appendix 7

Bean Chapman Statutory Declaration

Statutory Declaration

In support of Appeal Reference APP/D3640/C/22/3312913 and Linked Appeal References APP/D3640/C/22/3312915 and APP/D3640/C/22/3312916, against Surrey Heath Borough Council Enforcement Notice reference 20/0019/ENF at:

Land at Easigrass, Hillings Nursery, Bagshot Road, Chobham, GU24 8DB

I, **Bean Chapman, Owner and Managing Director** at T Hilling & Co Ltd, solemnly and sincerely make this Statutory Declaration in support of Appeal Reference APP/D3640/C/22/3312913 and linked appeal references APP/D3640/C/22/3312915 and APP/D3640/C/22/3312916 against Surrey Heath Borough Council Enforcement Notice reference 20/0019/ENF.

In this declaration I use the following descriptions of the land that we own or lease:

- The "Ownership/Lease site" (OLS), which is the area of land shown in Exhibit 1.
- The "Planning Unit Site" (PUS), which is the area of land shown in Exhibit 2.
- The "Enforcement Notice Site (ENS)", which is the area of land shown in Exhibit 3.

The ENS falls entirely within the PUS. The PUS falls entirely within the OLS.

I DECLARE AS FOLLOWS:

1. I have been owner and managing director at T Hilling since 2012. T Hilling & Co Ltd owns or has a long term lease on the OLS. T Hilling & Co manages the whole OLS. T.Hilling & Co took the lease in around 1929. The company bought approximately 300 acres of ecclesiastical land from the church, and leased this area, and still do. It also operates the Chobham Adventure Farm, which falls entirely within the OLS and trades under that name for the purposes of the Adventure Farm business. My role is to oversee all aspects of the T Hilling & Co business. I had occasional involvement in the T Hilling business since 1996, when my father was owner and Managing Director. At that time, I lived and worked in London, but had involvement because it was a family business. I was also a shareholder of the business as well. In the 2007 recession I was made redundant and from that point took the leading role in the family business, which effectively meant I took over the day-to-day running OLS.
2. Between 2007 and 2012 we were considering the future of the site. In 2012 I decided that I wanted to open a farm attraction on a large part of the site. The other shareholders (my brother, father and mother) did not want to be part of that project, so I bought out their interests in the OLS.
3. In this Statutory Declaration I have set out how the PUS and ENS have been used over the last 24 years. Whilst I do make passing reference to the remainder of the OLS (which

is the main area that has operated since 2016 as Chobham Adventure Farm), this is not the focus of this declaration. It is not possible to separate the ENS from the PUS as this has essentially operated as a single area of land where the different activities all relate to each other.

4. I would say that the PUS has been used as one shared and complementary area for horticulture for growing plants, growing-on plants, keeping and nurturing plants, storing materials and equipment and vehicles, holding in transit, loading and unloading and manoeuvring and parking. Those vehicles have included articulated lorries which have been arriving at the site for the loading and unloading of plants, some of which have been large and some which have been smaller. Sometimes the lorries would park up on the site to be unloaded in the morning when staff arrived for work, so they could be there all night. All the land shown yellow on the Notice, and the land to the east and west would have been used intensely for forklift truck activity due to the movement of customer orders into various holding areas, for their subsequent loading. Where the lorries were not turning and loading/unloading, people would park their cars. That might be customers or staff or people unrelated to the businesses.
5. I can deal with the Mixed Use of the Planning Unit Site first, then cover the Retail Use, the Hardstanding, the Flat Roof Structure, and finally the Shipping Containers.

Mixed Use

6. I refer to my Exhibit 4, which is comprised of aerial images from January 1999 (Figure Number 1) and March 2022 (Figure Number 25). These images contain a red line around the land that I understand is currently used by Easigrass (Distribution) Limited, Landform, Andy Thorne Groundworks, RSR Tree Surgeon and T.Hilling & Co Ltd. A number of other organisations/people have occupied this land since 1999. The red line on Exhibit 2 is the Planning Unit Site and the blue line on Exhibit 1 is the remainder of the Ownership/Lease Site. The business rates for Landform refers to an office (Exhibit 5). The business rates for Easigrass refer to it is warehouse (Exhibit 6). For Chobham Adventure Farm they're a children's nursey. I do note that these are not planning use classes and are done for different purposes, and only apply to the buildings.
7. As my personal involvement extends to before 1999, I can provide comment on all of the aerial images from Figure 25 (January 1999) to Figure 1 (March 2022). I do so now.
8. Figure 1 (January 1999). The whole PUS was entirely operated by Wyevale Nurseries Ltd. The remainder of the OLS, from memory, was partially operated by Wyevale Nurseries and partly by a landscape company (AFAN) and another growing company (a one-man band). Wyevale was a significant national garden centre business. The PUS was used for the growing and storage of plants, and the storage of materials and equipment at this depot which was supporting the wider national business. It operated on the site from 1991 to 2001.

9. Figure 2 (August 2002) shows the site having been closed down by Wyevale in 2001.
10. Figure 3 (January 2005) shows the PUS being operated by Johnsons of Whixley Ltd. Johnsons took over the operation of the whole PUS in 2002. Johnsons was a three-generation family business from Yorkshire providing horticultural services throughout the UK and the Greater London Area, and the site was operating as the southern depot for the Johnsons business. This was for both storage and growing that would then be distributed to London and the south east. Enclosed at my Exhibit 7 is a 2011 amenity catalogue brochure advertising some of the variety of products that Johnsons would have on site. They had another depot in Yorkshire. This depot was a holding depot. Their main growing area was in Yorkshire. The site operated almost as a holding depot for growing items and storing items that were to then move into other locations. They offered a range of items from aggregates, to 25ft bamboo. There was a constant turnover and supply of the items on the site. So whereas Wyevale were sending out to their garden centres, Johnsons were a wholesaler sending out to clients selling to landscape gardeners, designers, developers etc, and there would be a mixture of collection and deliveries from customers. But the use of the site was very similar to Wyevale. Both companies used the land for loading and unloading, and for manoeuvring vehicles.
11. T Hilling & Co was previously solely a horticultural business, growing and selling plants. It also imported plants. Wyevale and Johnsons undertook some growing on the site as well as storing plants that were grown on other sites that were to be moved out to customers (or garden centres in the case of Wyevale).
12. Figure 4 (March 2005): No change. Johnsons continued to operate.
13. Figure 5 (June 2006): No change. Johnsons continued to operate. An area to the north of the western part of the site was retained for vehicle washing of vehicles associated with the business.
14. Figure 6 (May 2009): Johnsons continued to operate as before. The polytunnels have been removed to create more parking and servicing areas. The only change to note was that Johnsons had created more organised 'picking bays' in the western part of the site. The staff would "pick" what plants the customer wanted and put them in a bay in advance of a customer arriving, and then the customer or their representative would arrive in their van / lorry and be able to pick it up in one place and leave.
15. Figure 8 (June 2010): Johnsons continued to operate most of the site, but Landform were also now present on site, operating their landscape business. They had arrived in the summer of 2009. Landform were using the site for storage of their valuable items such as machinery, and to operate their landscape design business. From summer 2009, the PUS and ENS are both being used for the mixed use of horticulture, storage and landscape business. I also allowed unrelated vehicles to park on the land including

general parking for the village centre, Chobham Carnival, Chobham Show, Cricket Club, Chobham Adventure Farm overflow, weddings, funerals, charity events, agricultural shows, Chobham Rugby Club ad-hoc overflow, local music events, as well as long-term paid vehicle parking operated by T Hilling & Co. Surrey County Council have stored their vehicles on the site when resurfacing roads.

16. Therefore from at least summer 2009, the mixed use was fully in place. Note that in the autumn of 2009 we cleared the trees on the southern part of the OLS site (the trees can be seen in the May 2009 photo), and from that point onwards the southern part of the OLS (outside the PUS) was vacant. Johnsons had control of it but did nothing with it, other than using the big greenhouse for growing. The site has horticulture, storage, some ancillary trade sales, and a landscaping business, along with related and unrelated car parking.
17. Figure 9 (September 2010): A structure has been added to the south west corner of the PUS with some storage, and the hard surface prepared to accommodate that storage. Otherwise no other change.
18. Figure 10 July (2011): Johnson's lease was to end in 2012; however they decided to start vacating in the summer of 2011. This can be seen on the aerial photography. Landform continued to operate. Additional structures had been added in the south western corner of the PUS.
19. Figure 11 (April 2013): Landform have expanded their operation over a much larger part of the site. This was for a mix of storage and landscape business. The eastern part of the site remains vacant.
20. Figure 12 (June 2013): This shows Landform occupying the western part of the site, with storage, plants and landscaping. The eastern park was left vacant. Landform continued to expand their operations. The polytunnel frame at the north section of the western area was removed shortly after this photo was taken and the gravel beds returned to hardstanding.
21. Figure 13 (February 2014): No change in 2014. Vehicle parking can be seen.
22. Figure 14 (March 2014): No change. Vehicle parking can be seen.
23. Figure 15 (June 2015): This photograph shows Morris Leslie on site, particularly the hardstanding area in the north west section of the site. ML were a plant hire/machinery company for the agricultural and earthworks sector that moved into the site in spring 2014. I believe they had somewhere in the region of between 20-30 storage containers on the site. Landform were now using both the south west section of the PUS and also using the northern part of the ENS and the south eastern section of the ENS. This is for a mix of storage, growing and a landscaping business. A greenhouse was added to the

south east section. Resurfacing works can be seen in the central part of the PUS. Note also groundworks are taking place in the southern section of the OLS, which is the construction of Chobham Adventure Farm. Easigrass came on site from May 2015.

24. Figure 16 (March 2017): Morris Leslie had completely gone by 7th April 2017. In this photograph, Landform have an office in the south western part of the site. Easigrass were on site and their office was in the long building running north: south. The rest of the site was being used by Landform and Easigrass for horticulture, storage and landscape business. There are two areas which are used for storage by Landform (to the south west of the PUS) and Easigrass (the central southern part of the PUS). All other land, including the whole northern part of the PUS and the whole eastern part of the PUS are being shared by both businesses, for growing, storage, landscape business, parking and ancillary activities, such as manoeuvring, deliveries, etc. The indoor play barn at Chobham Adventure Farm had opened on the southern part of the OLS and was now open to the public.
25. Figure 17 (May 2018): There is no change in May 2018, other than some resurfacing of large parts of the PUS. Andy Thorne Groundworks was now on site, with some items being stored in the north eastern corner of the PUS. Note that the outdoor areas of Chobham Adventure Farm are now in place and open to the public (they opened summer 2017) All businesses were using the PUS for parking (including Chobham Adventure Farm). There is also parking of vehicles that have no connection with any of the businesses, as has been the case since January 2010
26. In summary then, whilst there are two defined areas where Landform and Easigrass store items, these occupiers share the remainder of the PUS and it is not possible to separate them. This has been the case since 2015. Prior to that, although the mix of tenants was different, the shared use of the site remained the same.
27. Richard Wernham (RSR TREE SURGEON) arrived on the site in 2005, originally as an employee of Johnsons. He left Johnsons in around 2007 to retrain as a tree surgeon. He set up his own business and came to the site in 2011 as RSR Tree Surgeon. He has stored his items in a variety of places. They were stored in a shipping container in the southern part of the OLS. He got broken into and so moved to the northern end of the long (north-south) building from 2012 and then he was broken into again so moved the shipping container into the PUS by around 2013. He has been there ever since.

Retail Use

28. In the period during which I have been involved, no primary retail use has taken place on this site. No business has ever advertised as being retail from this site. If any retail has taken place, it has been on a seasonal ad hoc basis, occasionally, for purposes that are ancillary to the main use. That would include the sale of Christmas Trees for around a month or so between November and December for the last 5 years. I am aware that members of the public might occasionally visit Easigrass, for example if the EasiAnimals

have caught their attention. Members of the public can buy smaller items if they want to, and Easigrass would deliver bulkier items (such as those that wouldn't fit in a car boot). If Easigrass were selling products, it would normally be to trade, businesses or landscapers.

Hardstanding

29. Since I have known the site, the land shown blue on the Enforcement Notice has always had a hardstanding surface of some type, whether stone, road planings or concrete. In more recent years, loose surfaces and tarmac have been replaced by concrete where possible to remove the risk of mud and to allow a wider range of vehicles to use it. The blue land was last resurfaced in 2015.

Flat Roof Structure

30. The plan and the photograph show two different structures. Both have shallow pitched roofs. For the sake of clarity I will refer to the structure photographed by the Council as the Flat Roof Structure (as this is the name used by the Council), and I will refer to the other structure as the 'orange structure'.
31. I am certain that the orange structure would have been built before the end of June 2018. I refer to my Exhibit 8. That is a photograph of the orange structure in question on the 4th April 2018. I know that the photograph was taken on that date because that is the name of the photograph file (20180404_194135.jpg) I took and provided to the other businesses in this Enforcement case, and because I remember the building being substantially completed by then.
32. The flat roofed structure began being built in June 2019. It is a simple lean-to and was finished in early July 2019. You cannot see it on the June 2019 aerial image, but you can see it in the September 2019 image.

Shipping Containers

33. I have been shown the Statutory Declaration that Anthony James Gallagher prepared in support of application reference 19/2275/CEU enclosed at my Exhibit 9. The application was for a Certificate of Lawfulness of Existing Use or Development for the siting of storage containers. In that Statutory Declaration, Anthony declared that the containers have been stationed on the land outlined in red (as shown in that accompanying Figure 1 site location plan) and that they were used as storage related to the activities on the site since July 2015. I corroborate this.
34. I understand that the Invoice enclosed at my Exhibit 10 is from 1st Containers (uk) Ltd dated 04/08/2015 to the attention of Easigrass (Distribution) Ltd regarding the acquisition and delivery of 45no 20ft containers. The application 19/2275/CEU put forward that the dimension matches the containers on the site, as evidenced by measuring in Google Earth. That image is shown at Image 4 of my Exhibit 4.

36. My Exhibit 4 contains aerial photographs. The aerial photograph Figure 13, 14, 15, 16, and 18, are a snapshot in February 2014, March 2014, June 2015, March 2017, and June 2018 respectively. These have been obtained by Google Earth and Bluesky Aerial Imagery. I am not aware of aerial images available in 2016. The aerial photographs Figure 16 and 18 (dated March 2017 and June 2018) show the containers in place. The number of containers does not change, but the first floor level (the top level) can move and their position does change to accommodate demands

37. I understand that the images enclosed at my Exhibit 11 were photographs of the site being prepared to receive the containers in July 2015. Those preparations involved repairing and resurfacing the pre-existing hardstanding. That work, as noted above, was therefore completed in July 2015.

38. I corroborate that all of this is true.

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 Bear

Signature.....

This 30 day of May 2023

Declared at Chobham Adventure Farm, GU24 8DB
This 30th day of May 2023

Before me



Solicitor

GREGORY BARNBROOK

KEYSTONE LAW

48 Chancery Lane, London
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www.keystonelaw.co.uk

This is Exhibit 1 (Ownership/Lease Site (OLS)) referred to in the Statutory Declaration of **Bean Chapman**

DECLARED AT *Chobham Adventure Farm, GU24 8DB*

This *30th* day of May 2023

BEFORE ME



GREGORY BARNBROOK

~~Commissioner for Oaths/Solicitor~~

KEYSTONE LAW

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This is Exhibit 2 (Planning Unit Site (PUS)) referred to in the Statutory Declaration of **Bean Chapman**

DECLARED AT *Chobham Adventure Farm, GU24 8DB*

This *30th* day of _____ May 2023

BEFORE ME



GREGORY BARNBROOK

~~Commissioner for Oaths/Solicitor~~

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This is Exhibit 3 (Enforcement Notice Site (ENS)) referred to in the Statutory Declaration of **Bean Chapman**

DECLARED AT *Chobham Adventure Farm, GU24 8DB*

This *30th* day of May 2023

BEFORE ME



GREGORY BARNBROOK

~~Commissioner for Oaths/Solicitor~~

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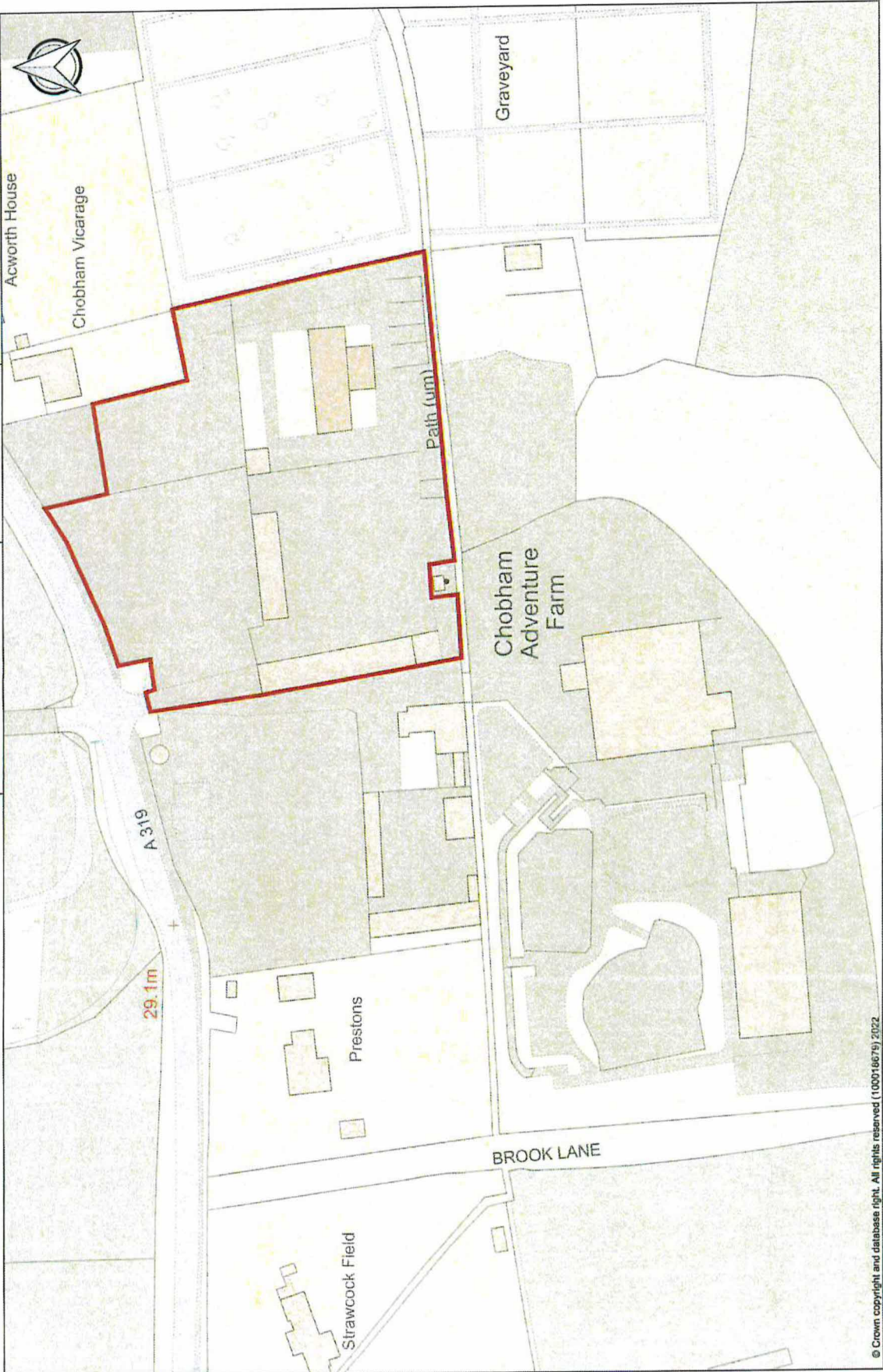
**SURREY HEATH
BOROUGH COUNCIL**



Surrey Heath Borough Council

Author: D. Lockie

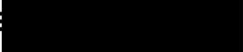
Date: 14/10/2022



This is Exhibit 4 (Aerial Images January 1999 – March 2022) referred to in the Statutory Declaration of **Bean Chapman**

DECLARED AT *Chobham Adventure Farm, GU24 8DB*

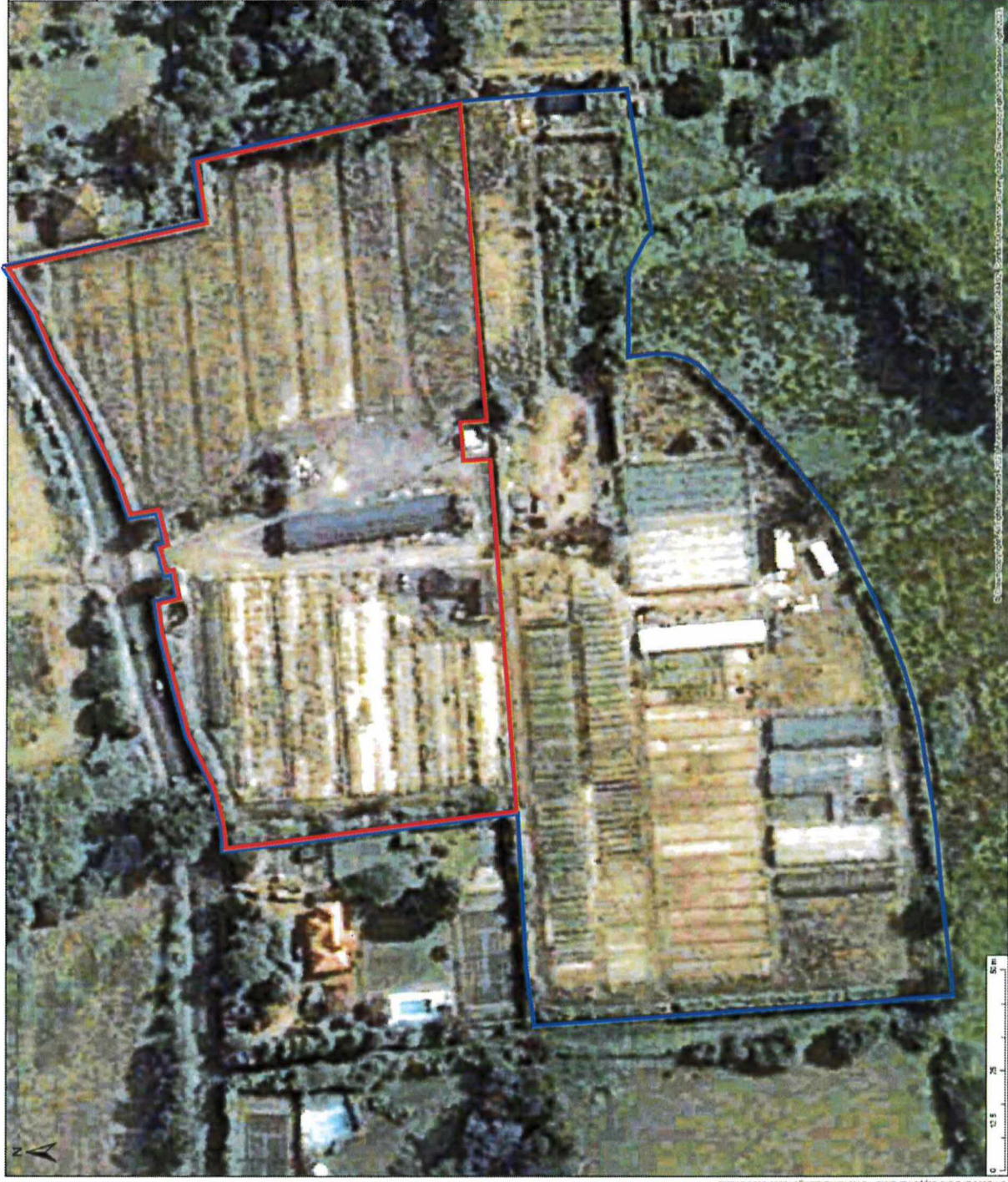
This *30th* day of *May* 2023

BEFORE ME  *GREGORY BARNBROOK*

Commissioner for Oaths/Solicitor

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Client -
 Project Clopham Adventure Farm
 Title Aerial Imagery
 25/08/2022 - Google Earth
 Status DRAFT
 Drawn By JM
 PM/Checked By DH
 Project Number NP12600
 Scale @: A3 1:900
 Date Created MAY 2023
 Figure Number 2
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Project Clepham Adventure Farm

Title Aerial Imagery
08/01/2005 - Google Earth

Status DRAFT
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 Title - Aerial Imagery
 16/03/2025 - Google Earth
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 Date - 10/06/2008 - Gcmapping
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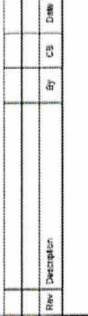


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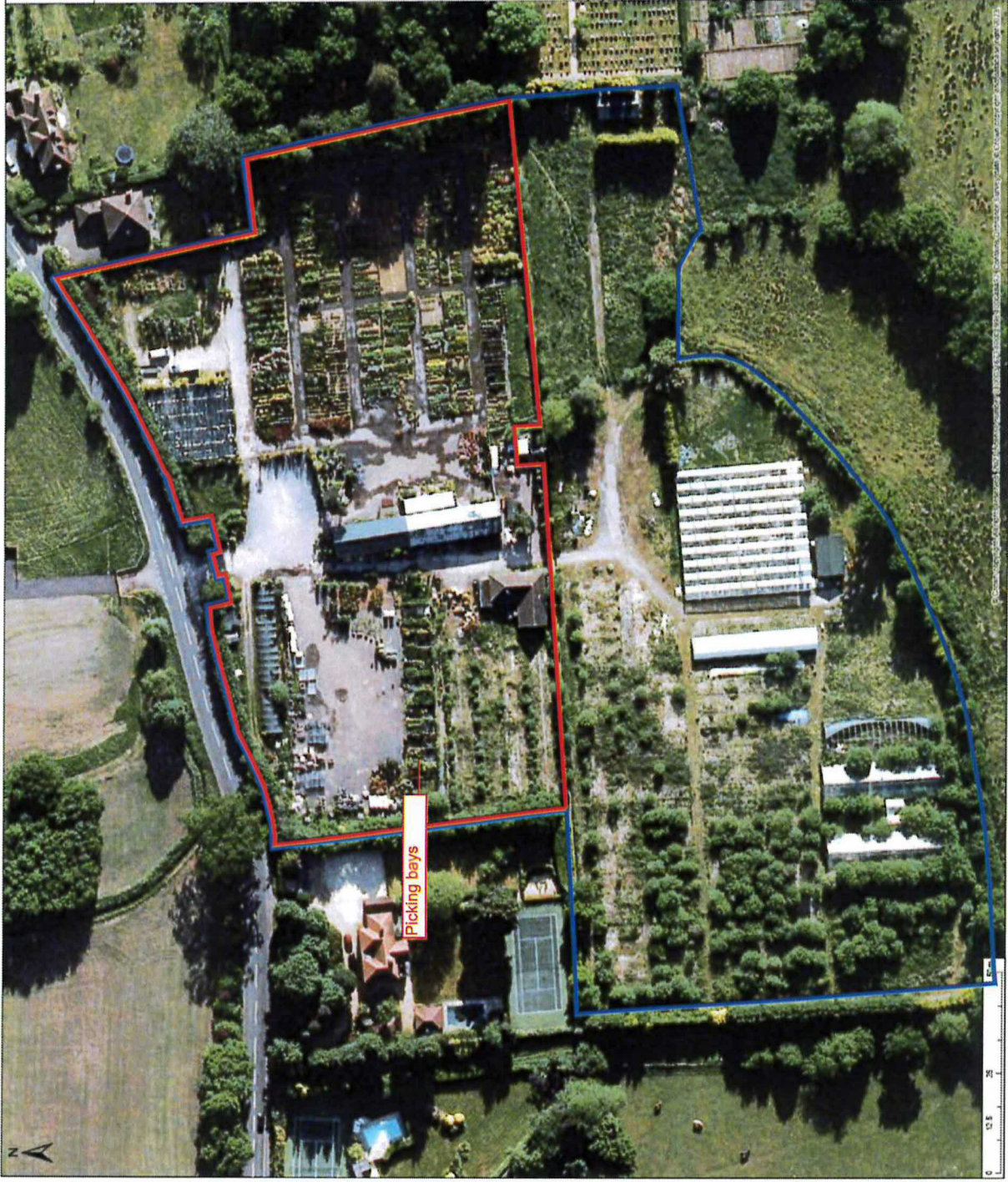
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Project Number NP12600
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Figure Number 6
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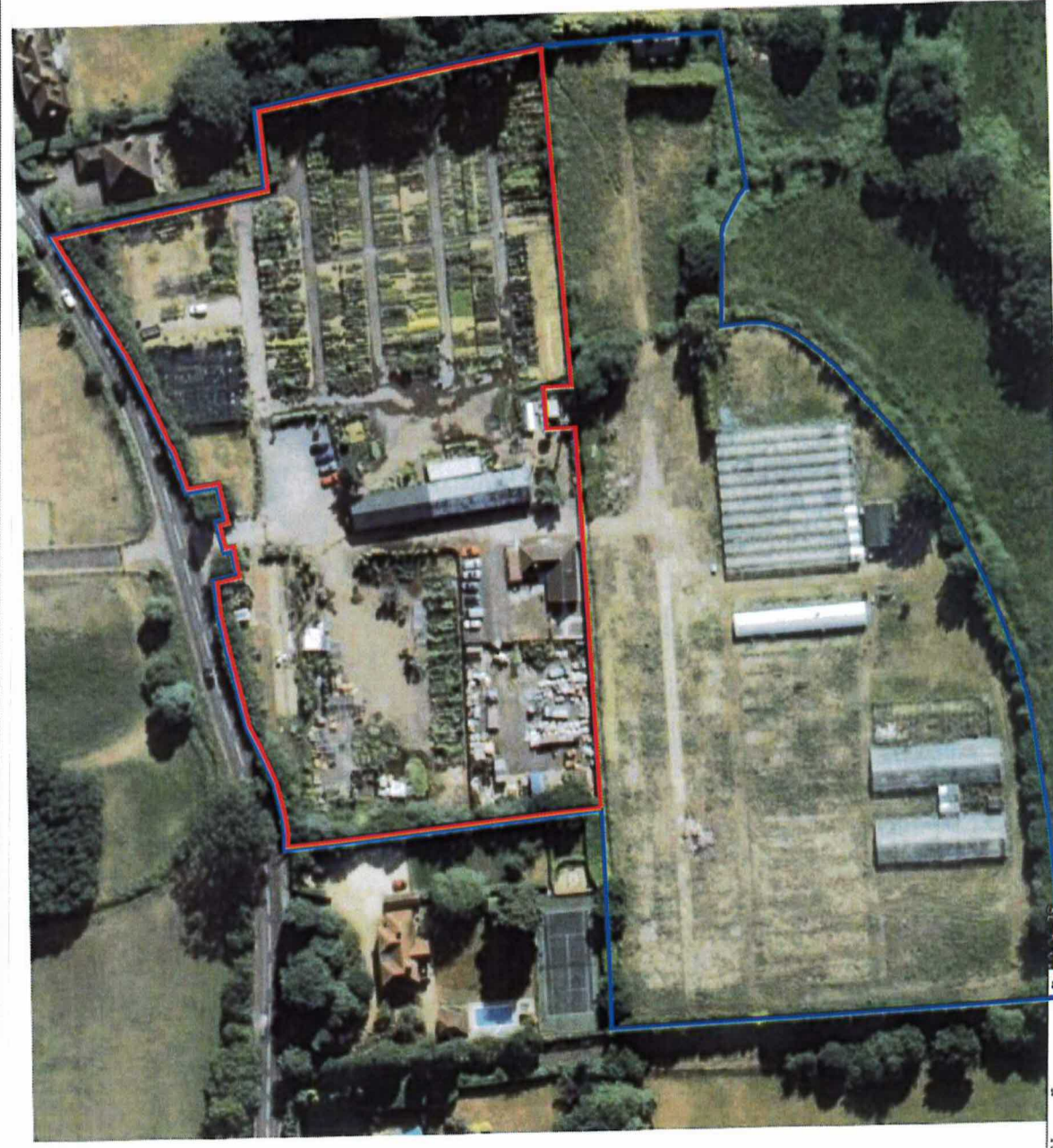
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Project - Clopham Adventure Farm

Title - Aerial Imagery
28/06/2010 - Ordnance Survey

Status -
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Title Aerial Imagery
11/07/2011 (L) & 01/10/2011 (R) - ESRI

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Project Number NP12800

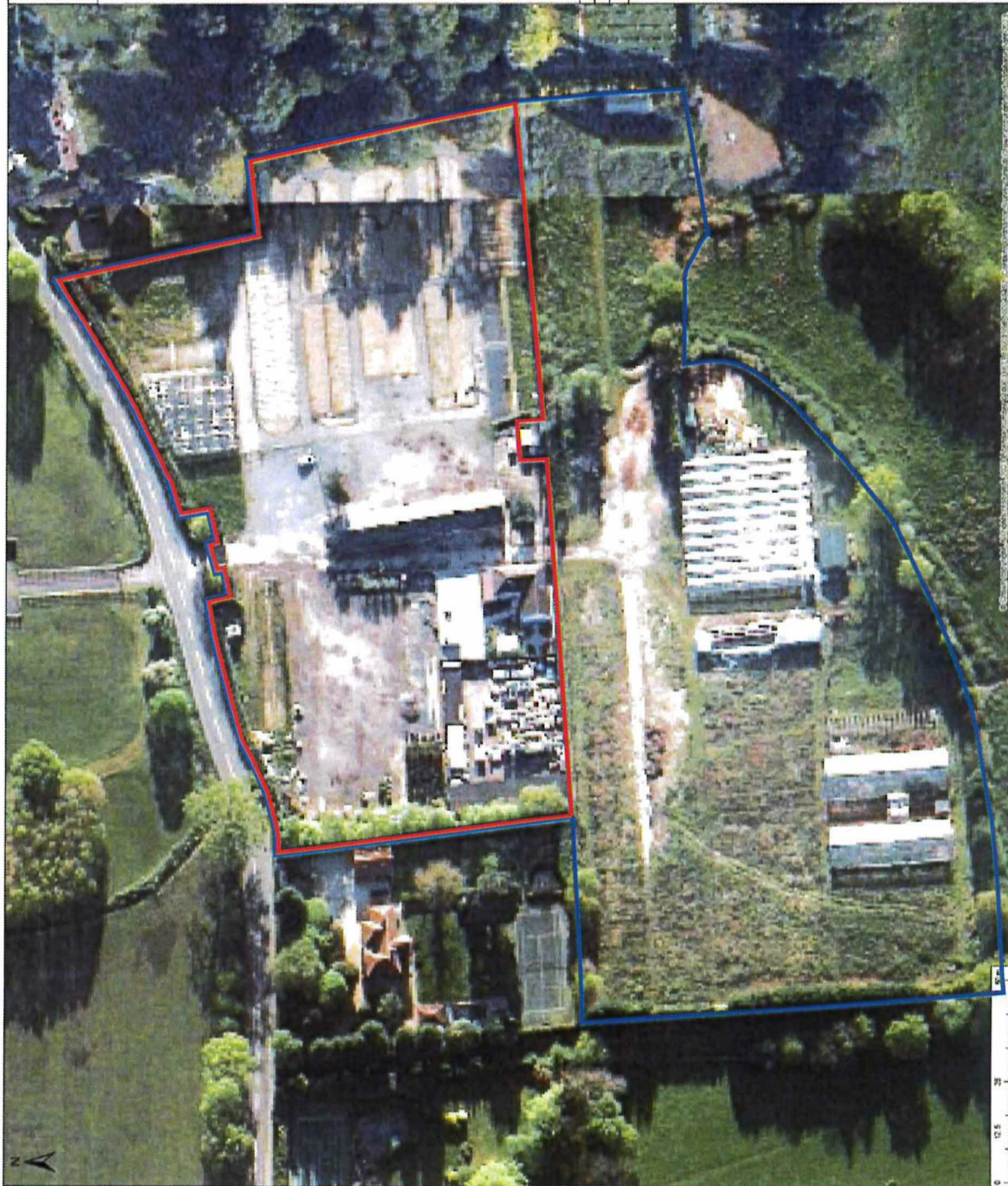
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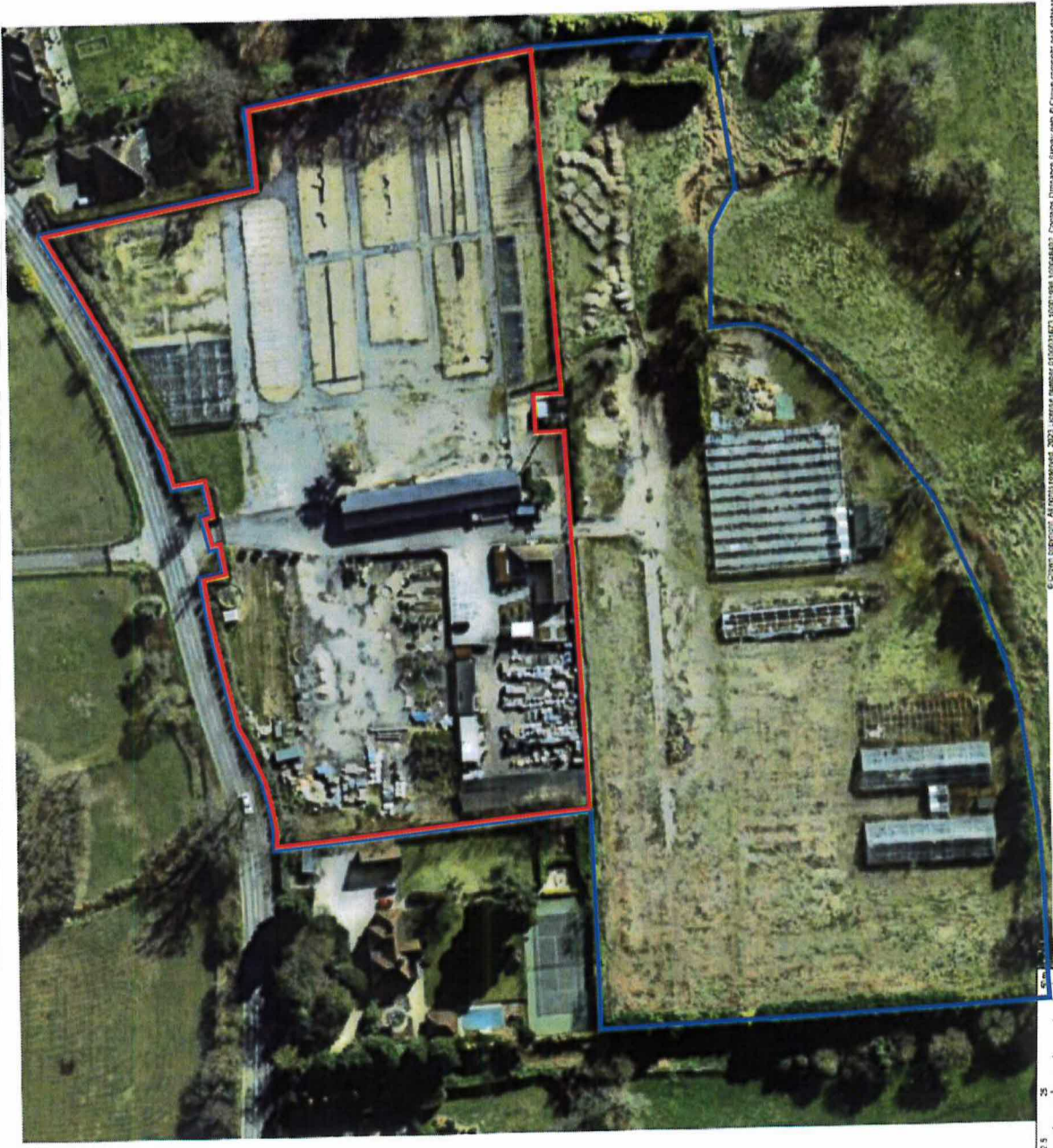


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 Figure Number - 11
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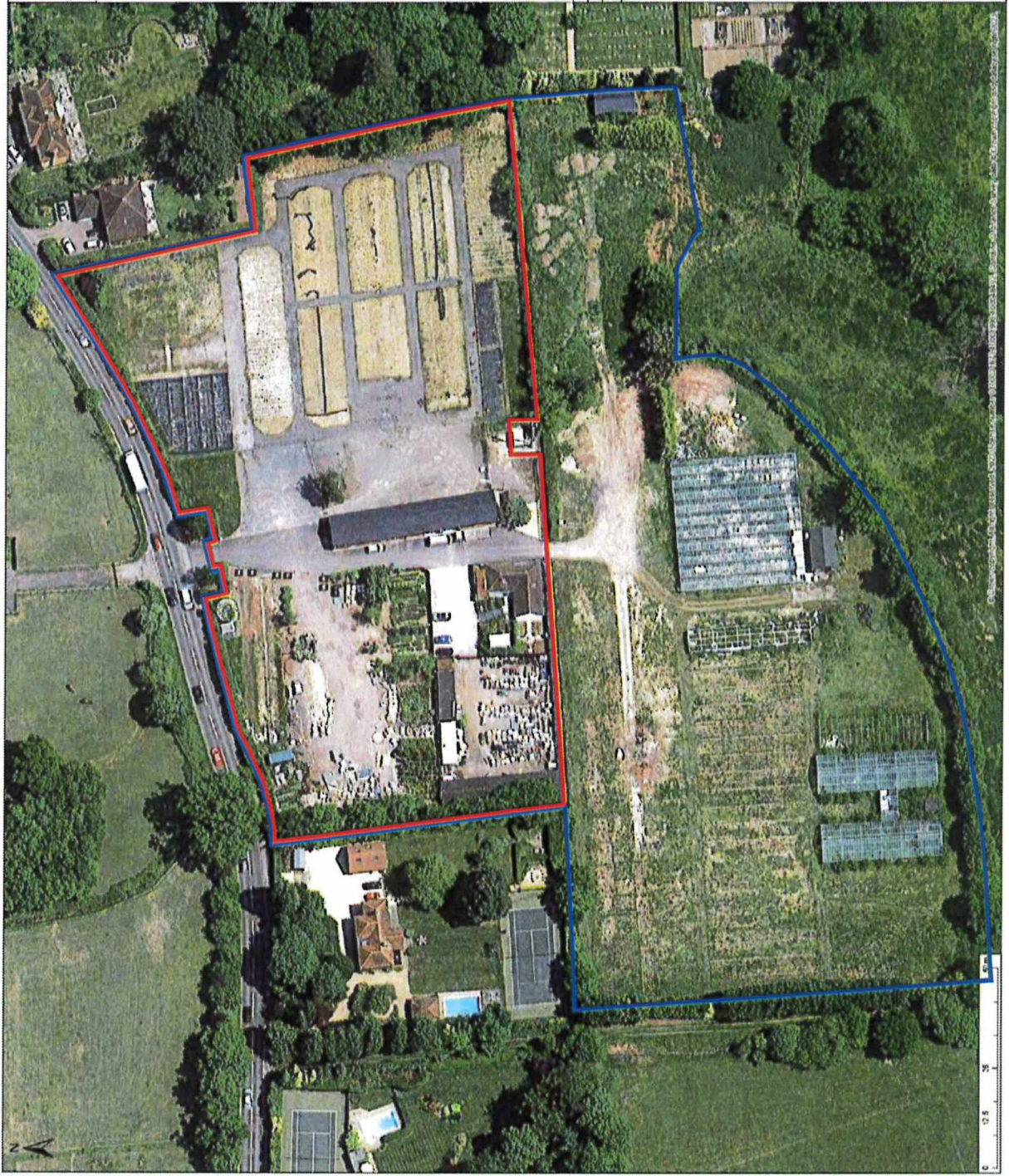
Rev	Description	By	CR	Date



20 Welton Avenue, Milton Park, Abingdon, Oxfordshire, OX14 3JH
 T +44(0)1235 621 684 E info@rpsgroup.com

Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 Status - DRAFT
 Drawn By - JM
 Checked By - PM/DH
 Project Number - NP12600
 Scale @ - A3
 Date Created - 1-MAY-2023
 Figure Number - 12
 Rev -

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Legend

Rev	Description	By	CE	Date



20 Weyburn Avenue, Weyburn Park, Ashington, Co. Down, UK, BT44 4SH
T: +44 (0)123 182 1188 E: info@rpsgroup.com

Client -

Project Clopham Adventure Farm

Title Aerial Imagery

Date 24/02/2014 - Google Earth

Status DRAFT

Drawn By JM

Checked By DH

Project Number NP12600

Scale @ A3 1:900

Date Created MAY 2023

Figure Number 13

Rev -

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Legend

File	Description	By	CS	Date

Morris Leslie

Resurfacing



20 Western Avenue, Missis Park, Ashington, Gloucestershire, GL14 4SH
 T: +44(0)1292 321188 E: info@rpsgroup.com

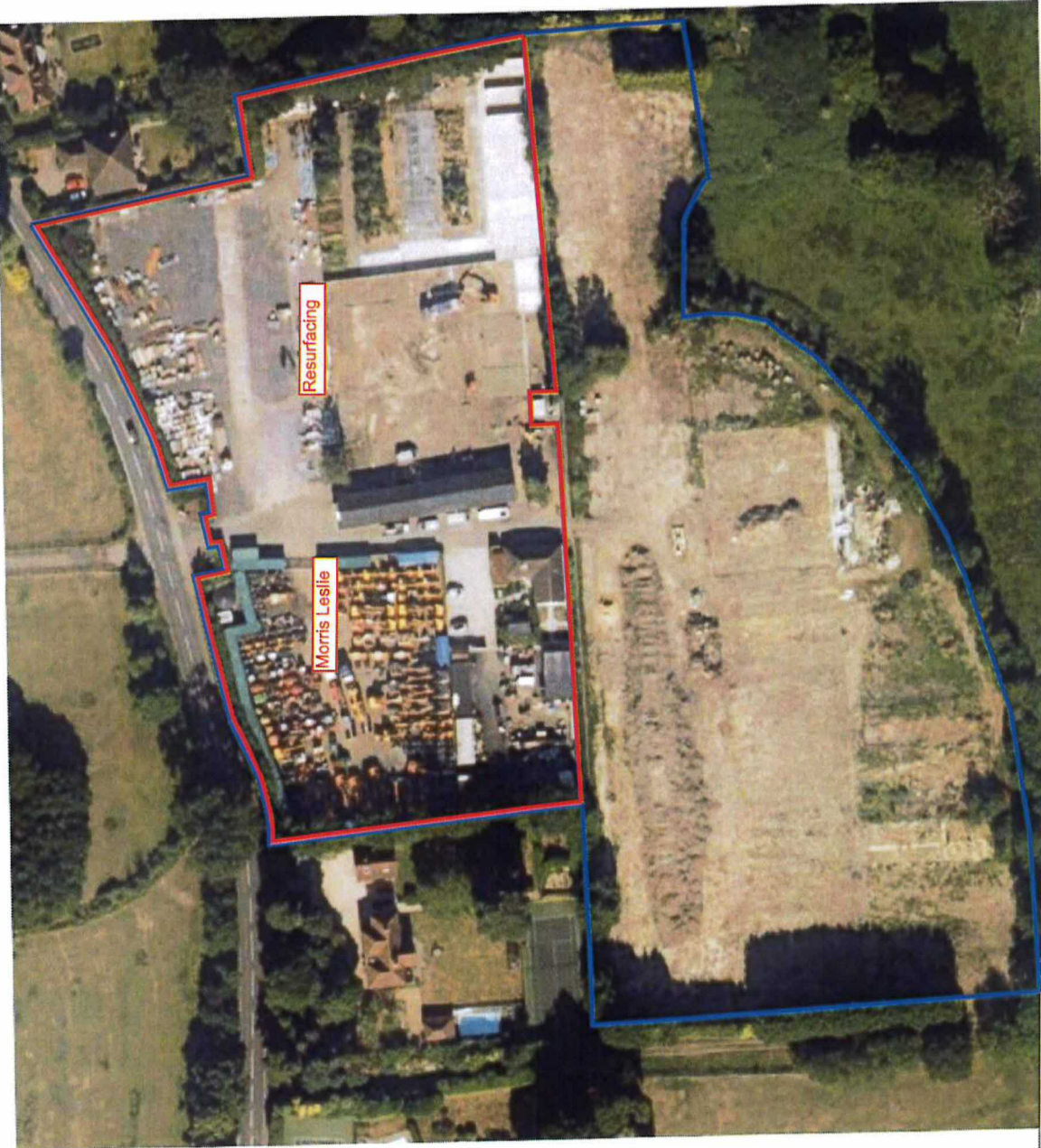
Client -

Project - Clopham Adventure Farm

Title - Aerial Imagery
 30/06/2019 - Geomapping

Status - DRAFT
 Drawn By - JM
 Project Number - NP12600
 Scale @ A3 - 1:900
 Date Created - MAY 2023
 Figure Number - 15
 Rev -

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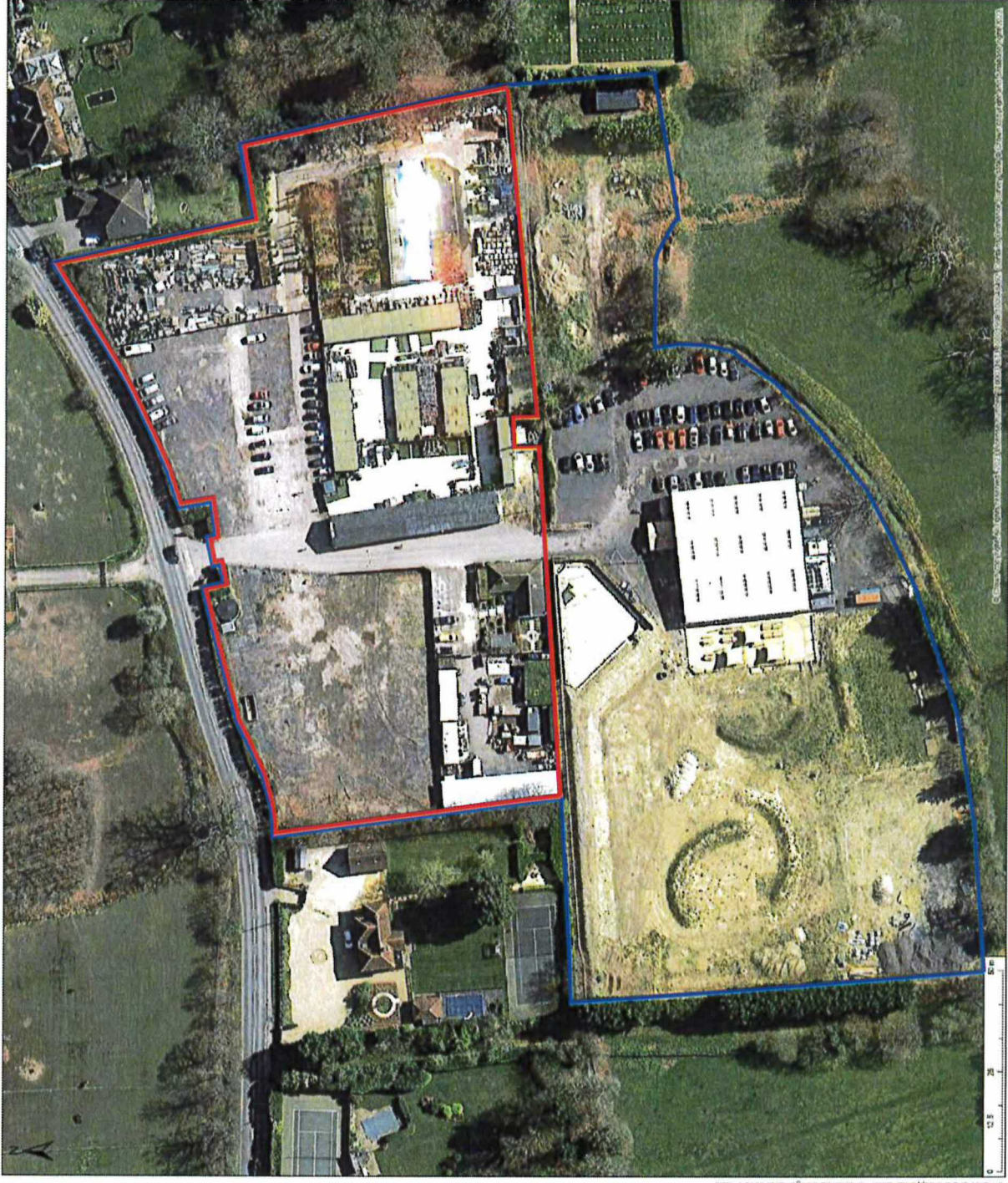
Rev	Description	By	CS	Date



20 Willem Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
 T: +44(0)1235 821888 E: enquiries@rpsgroup.com

Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 Date - 25/03/2017 - Google Earth
 Status -
 Drawn By - JM
 Checked By - DH
 Project Number - NP12600
 Scale @ A3 - 1:500
 Date Created - MAY 2023
 Figure Number - 16
 Riv -

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20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
T: +44 (0)1235 821 888 E: enquiries@rpsgroup.com

Client - Clopham Adventure Farm

Project - Aerial Imagery

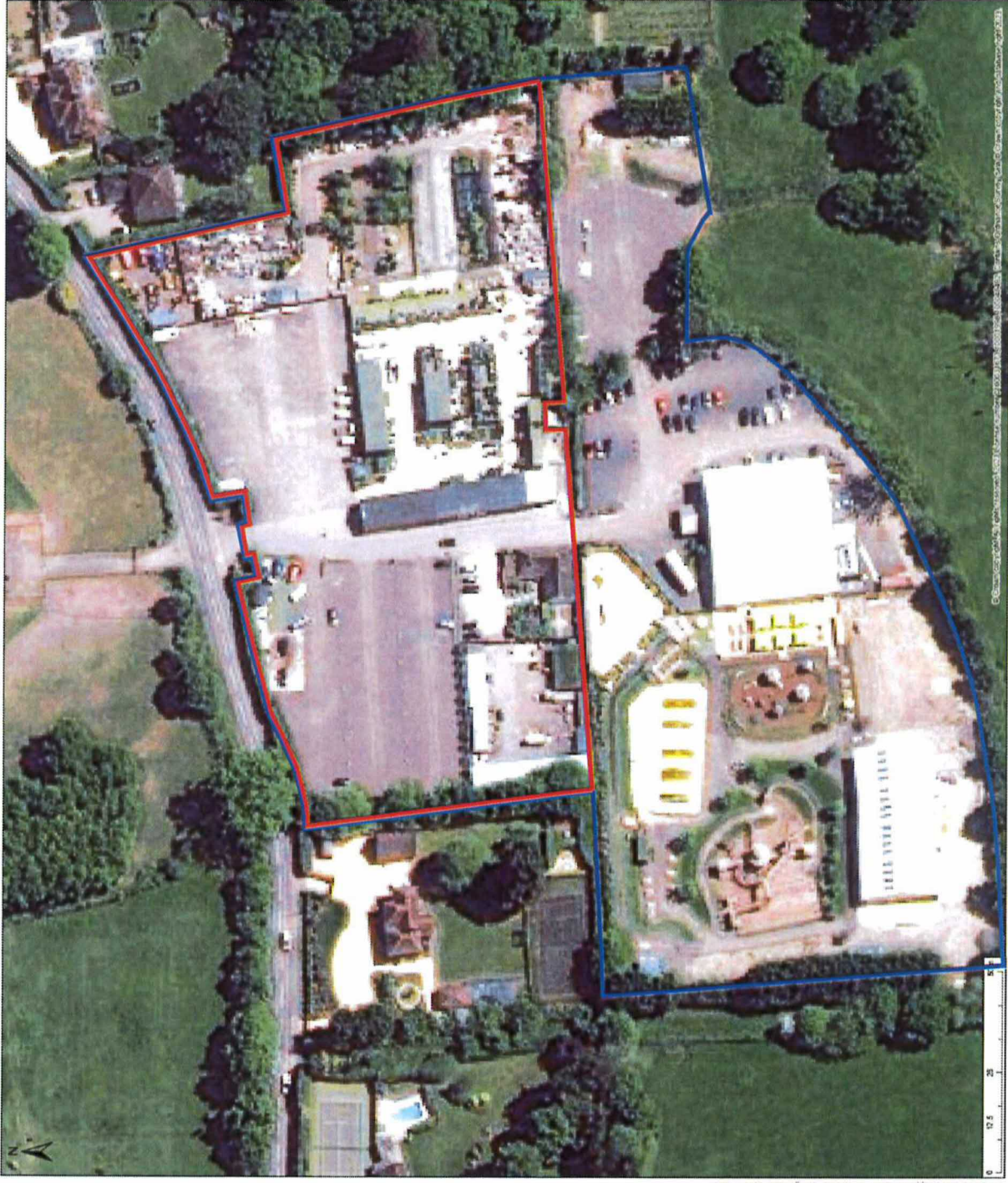
Title - 15/05/2016 - ESRI

Status - Drawn By: JM, PM/Checked By: DH

DRAFT - Scale @ A3: 1:900, Date Created: MAY 2023

Project Number: NP12600, Figure Number: 17, Rev: -

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C:\Users\jg001\OneDrive\Documents\1500\1500_005\01\1500_005_01.dwg

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Legend

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20 Wicken Avenue, Milton Park, Abingdon, Oxon, OX14 4SH
T: +44(0)1235 821188 E: info@rpsgroup.com

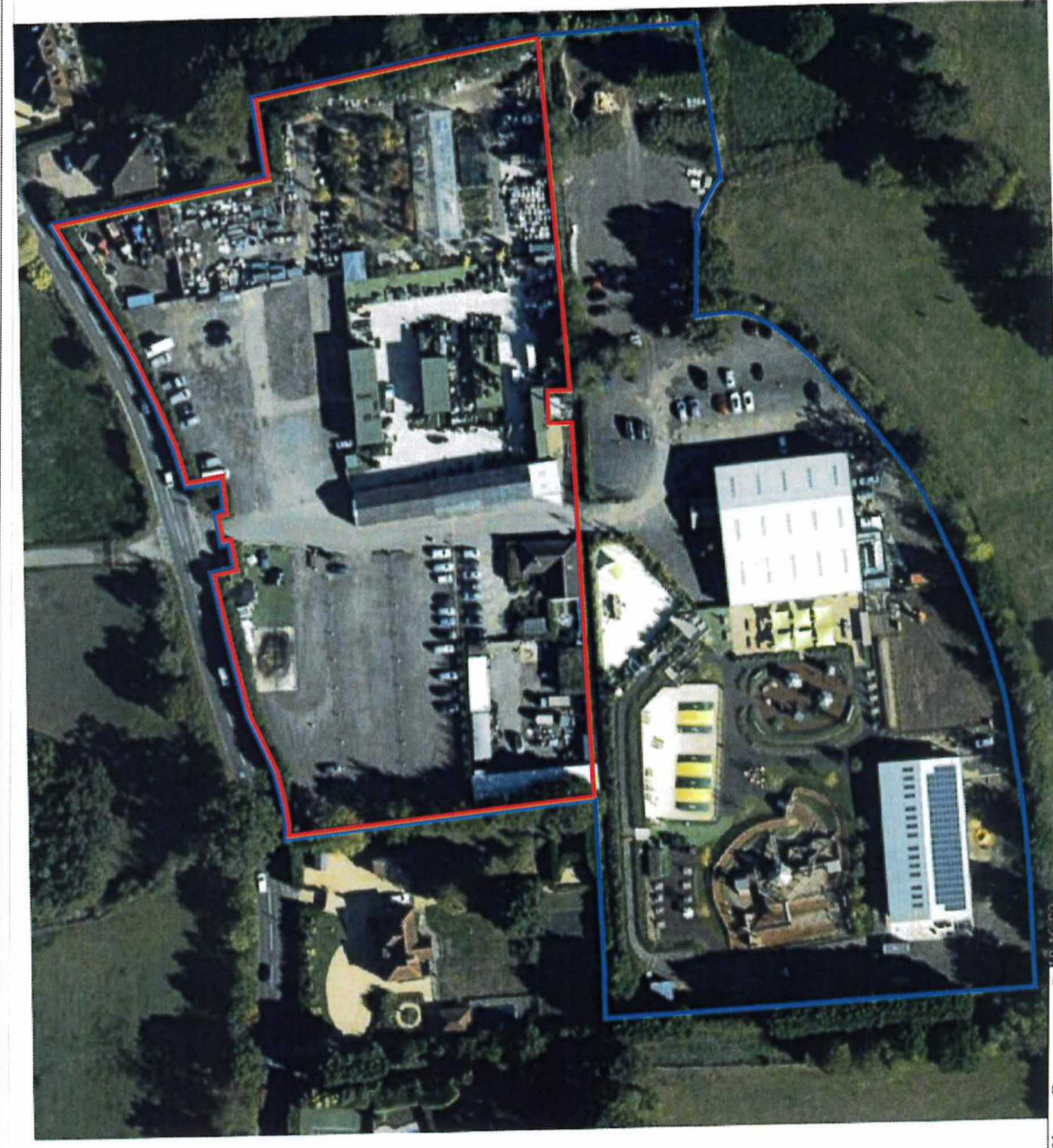
Client -

Project Clopham Adventure Farm

Title Aerial Imagery
08/10/2018 - Ordnance Survey

Status DRAFT
 Drawn By JM
 PM/Checked By DH
 Project Number NP12600
 Scale @ A3 1:900
 Date Created MAY 2023
 Figure Number 19
 Rev -

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0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5 8 8.5 9 9.5 10
Scale in meters

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Rev	Description	By	CE	Date



2200 West Avenue, Suite 1000, Raleigh, North Carolina, NC 27617
T: 404.523.8148 E: rps@rpsgroup.com

Client -

Project - **Clepham Adventure Farm**

Title - **Aerial Imagery**
28/06/2019 - Bluesky

Status - **DRAFT**

Project Number - **NP12600**

Figure Number - **20**

Scale @ A3 - **1:900**

Date Created - **MAY 2023**

Drawn By - **JM**

PM/Checked By - **DH**

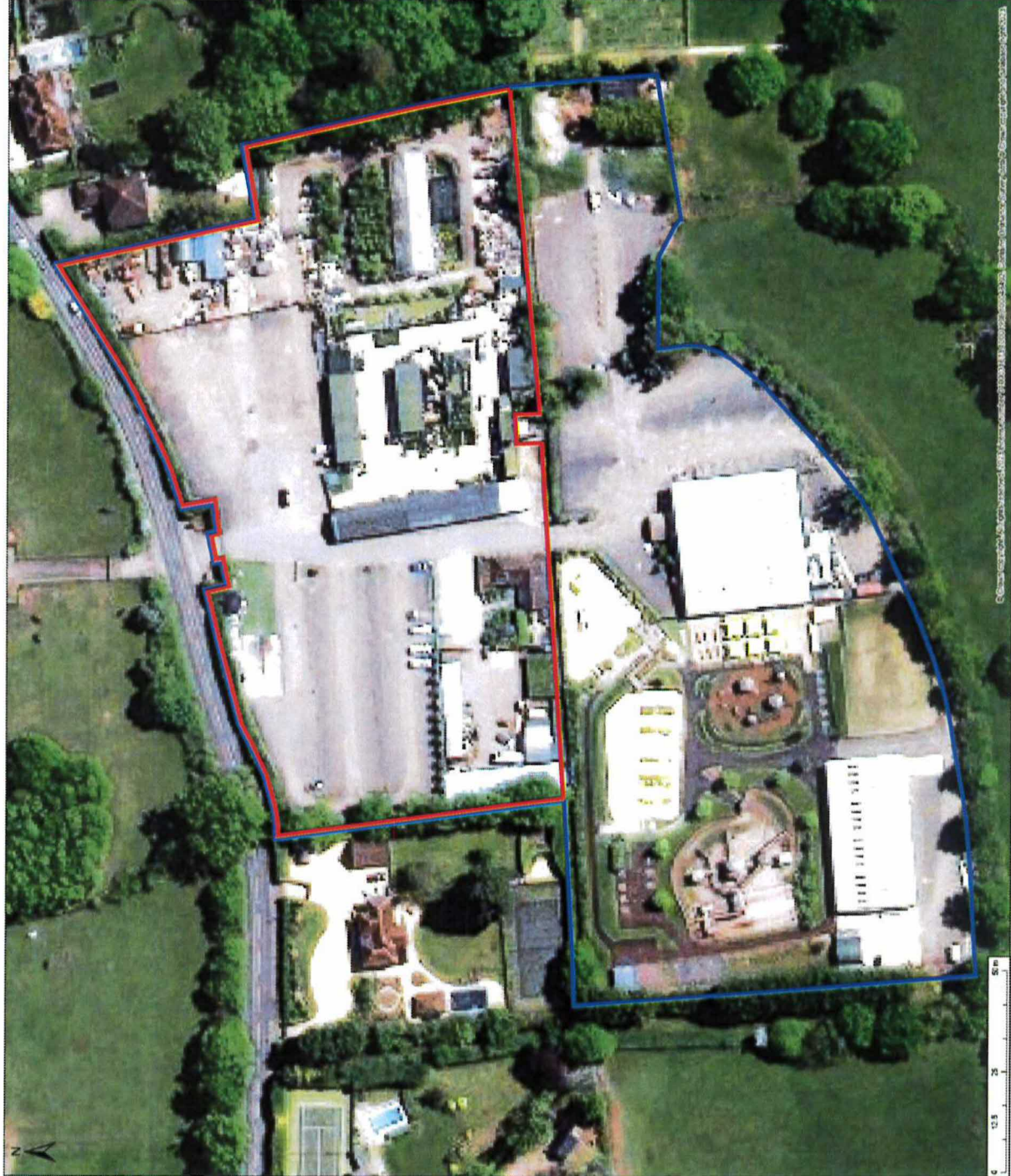
Rev -

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Scale 1" = 300'-0" 01/19/24

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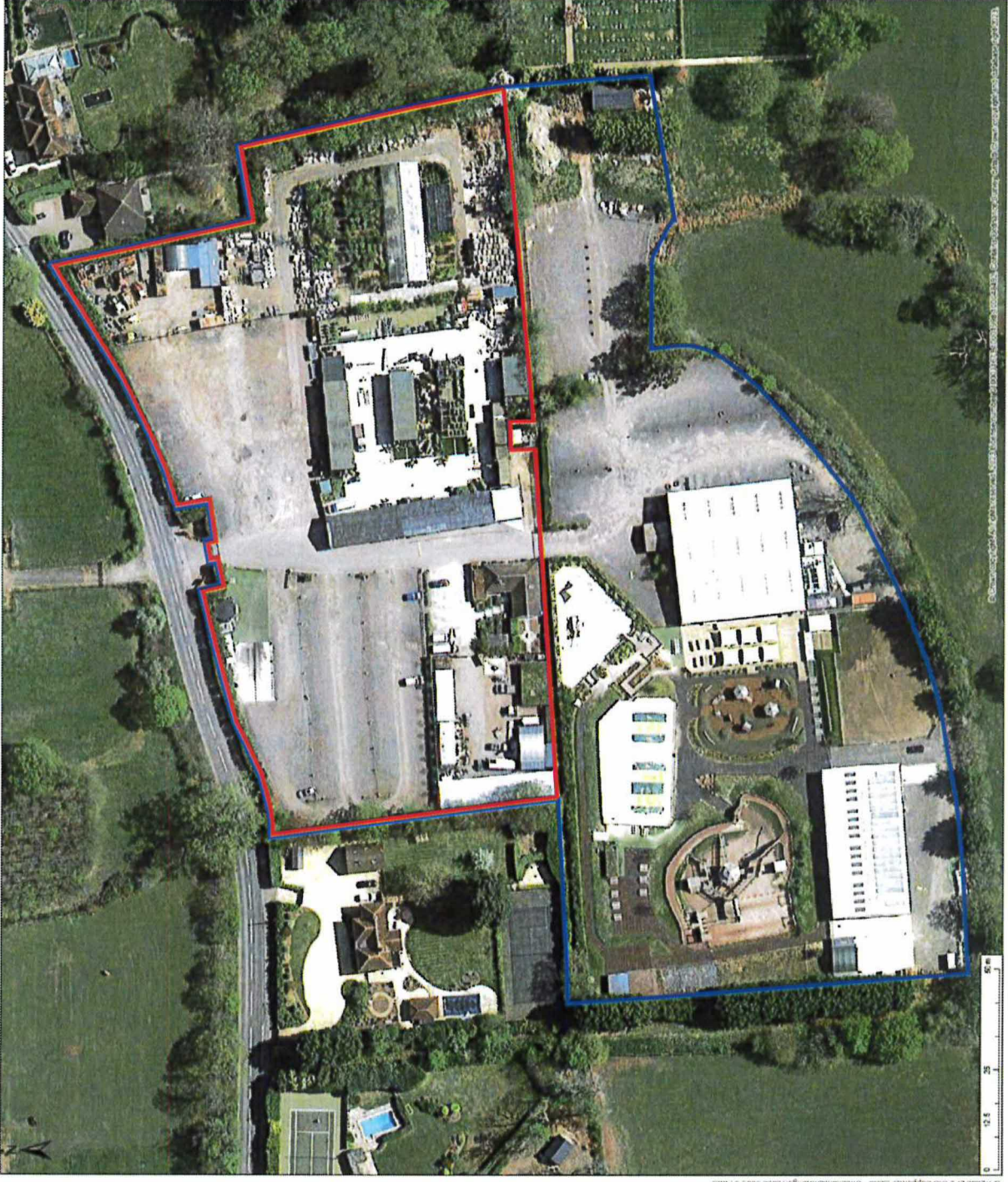
Legend

Rev	Description	By	CS	Date



20 Wilshire Avenue, Suite 500, Alexandria, VA 22304
 T: 703.681.1235 F: 703.681.1888 E: rps@rpsgroup.com

Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 Date - 21/05/2023 - ESR1
 Status - DRAFT
 Drawn By - JM
 Project Number - NP12600
 Scale @ - A3
 Date Created - MAY 2023
 Figure Number - 21
 Rev -
 PM/Checked By - DH
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Rev	Description	By	CB	Date



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 T: +44(0)1235 821 888 E: rps@rps.com

Client -

Project Clopham Adventure Farm

Title Aerial Imagery
 15/04/2020 - Google Earth

Status Drawn By PM/Checked By
 DRAFT JIM DH
 Project Number Scale @ A3 Date Created
 NP12600 1:900 MAY 2023
 Figure Number Rev
 22 -

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Legend

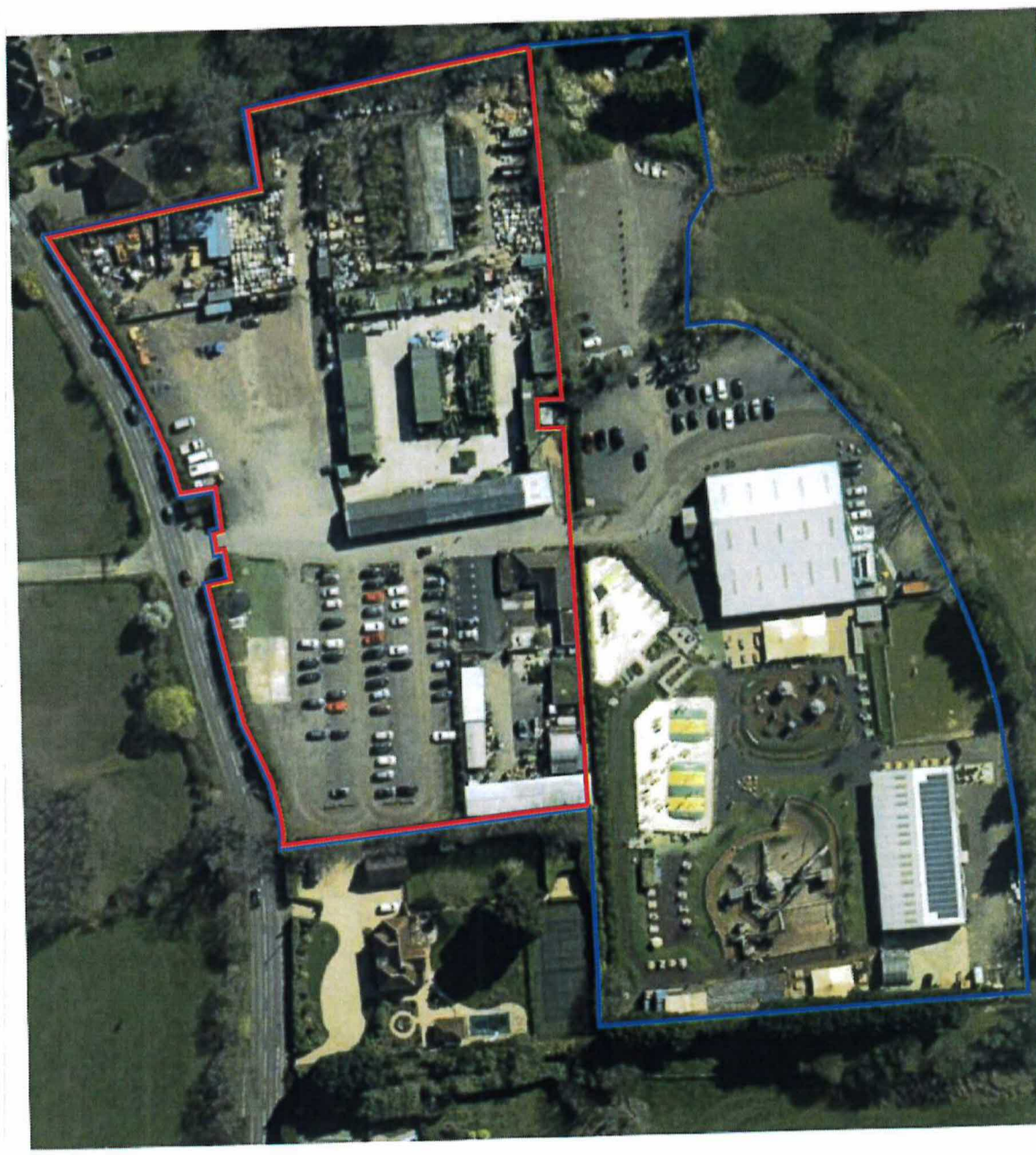
Rev	Description	By	CB	Date



20 Wyverton Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
 T: +44(0)1235 821 888 E: rps@rpsgroup.com

Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery - Ordnance Survey
 Status - DRAFT
 Drawn By - JM
 PM/Checked By - DH
 Project Number - NP12600
 Scale @ A3 - 1:900
 Date Created - MAY 2023
 Figure Number - 23
 Rev -

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Legend



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 T: +44(0)1235 831 688 E: rps@rpsgroup.com

Client -
 Project - Clopham Adventure Farm
 Title - Aerial Imagery
 16/07/2021 - Google Earth
 Status - DRAFT
 Drawn By - JM
 PM/Checked By - DH
 Project Number - NP12600
 Scale @ A3 - 1:900
 Date Created - MAY 2023
 Figure Number - 24
 Rev -

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Rev	Description	By	CE	Date



20 Pavilion Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4RH
T: +44 (0)1235 821188 E: enquiries@rpsgroup.com

Client -

Project - Clopham Adventure Farm

Title - Aerial Imagery

Status - 01/03/2022 - Google Earth

Drawn By - JM

Checked By - PM/Checked By - DH

Project Number - NP12600

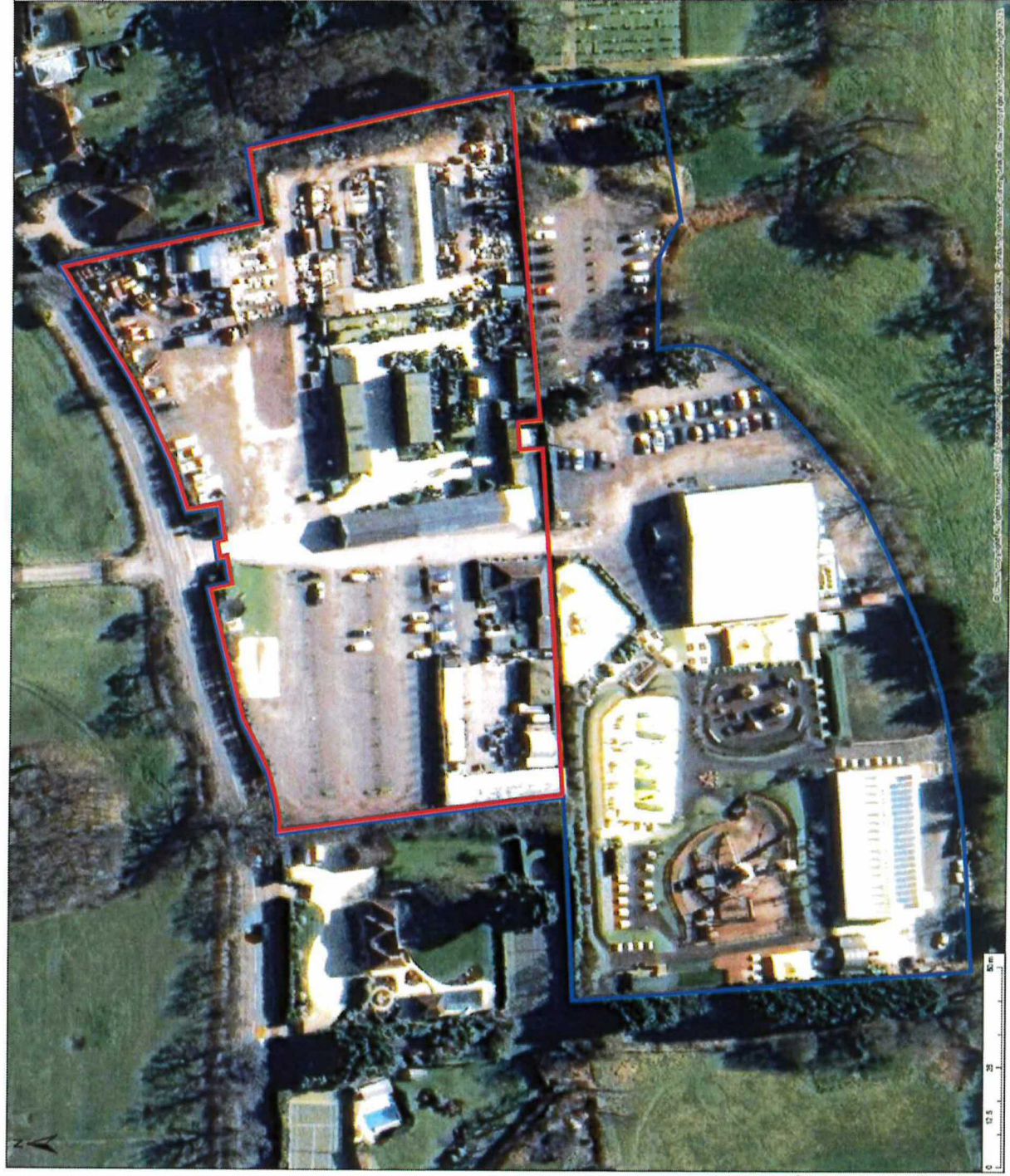
Scale @ A3 - 1:900

Date Created - MAY 2023

Figure Number - 25

Rev -

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0:126001 RPS Group part 1: Check and read 1:5000 009/5/01.mxd

This is Exhibit 5 (Landform Business Rates) referred to in the Statutory Declaration of **Bean Chapman**

DECLARED AT *Chobham Adventure Farm, G424 8DB*

This *30th* day of  May 2023

BEFORE ME


~~Commissioner for Oaths~~/Solicitor

KEYSTONE LAW

48 Chancery Lane, London
WC2A 1JF Tel: 020 3319 3700
www.keystonelaw.co.uk



NON-DOMESTIC RATE DEMAND RATING YEAR 2022/23

EASIGRASS LIMITED
OFFICE AND STORAGE, HILLINGS NURSERY
BAGSHOT ROAD
CHOBHAM
WOKING
SURREY
GU24 8DB



SURREY HEATH BOROUGH COUNCIL
 Surrey Heath House
 Knoll Road
 Camberley
 Surrey GU15 3JD
 www.surreyheath.gov.uk

Enquiries: 01276 707100
 Email: revenue@surreyheath.gov.uk

ADDRESS OF PROPERTY IF DIFFERENT

OFFICE AND STORAGE- HILLINGS
 NURSERY
 BAGSHOT ROAD
 CHOBHAM
 WOKING
 SURREY
 GU24 8DB

DESCRIPTION: Warehouse

DATE OF ISSUE: 09-MAR-2022

PROPERTY REF: 00730142001101

REASON FOR BILL:
 Annual

EMAIL:

RATEABLE VALUE	MULTIPLIER(S)	ACCOUNT NUMBER
35200	0.4890 SBP 5.6720 NDR	90195183

Charge For Period	From	To	£
Rate	01-APR-2022	31-MAR-2023	17529.75
Rate Discount	01-APR-2022	31-MAR-2023	-3794.88

Rate Discount has been set at 50% for the 2022/23 financial year.

IF BI AND TRANSITIONAL PROVISIONS NOT APPLICABLE

BASE LIABILITY (BL):
 APPROPRIATE FRACTION (AF):

Transitional chargeable amount

TOTAL AMOUNT PAYABLE:
£8794.87

Installments to be paid by: Direct Debit Monthly					
DATE	£	DATE	£	DATE	£
02-APR-2022	893.67	02-AUG-2022	879.00	02-DEC-2022	879.00
02-MAY-2022	879.00	02-SEP-2022	879.00	02-JAN-2023	879.00
02-JUN-2022	879.00	02-OCT-2022	879.00		
02-JUL-2022	879.00	02-NOV-2022	879.00		

This is Exhibit 6 (Easigrass Business Rates) referred to in the Statutory Declaration of **Bean Chapman**

DECLARED AT *Chobham Adventure Farm, GU24 8DB*

This *30th* day of _____ May 2023

BEFORE ME



GREGORY BARNBROOK

~~Commissioner for Oaths/Solicitor~~

KEYSTONE LAW

48 Chancery Lane, London
WC2A 1JF Tel: 020 3319 3700
www.keystonelaw.co.uk

NON-DOMESTIC RATE DEMAND

41207

RATING YEAR: 2010 / 2011

SURREY HEATH BOROUGH COUNCIL
Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
www.surreyheath.gov.uk

LANDFORM CONSULTANTS LIMITED
OFFICES AT HILLINGS NURSERIES
BAGSHOT ROAD
CHOBHAM
WOKING
SURREY
GU24 8BY

Main Switchboard Number (01276) 707100
Non-Domestic Rate Enquiries (01276) 707136
FAX (01276) 707440
e-mail revenues@surreyheath.gov.uk

Date of Issue: 19th November 2012

Reason for bill: Manual Instalments Change

PROPERTY ADDRESS and DESCRIPTION
OFFICES AT HILLINGS NURSERIES
BAGSHOT ROAD
CHOBHAM
WOKING
SURREY
OFFICES, YARD AND PREMISES

RATEABLE VALUE	MULTIPLIER(S)	ACCOUNT NUMBER
20,000	0.4070 0.4140	90167781

STATEMENT OF ACCOUNT

Charge For Period R V 20000 from 04-MAY-2010 to 31-MAR-2011 £ 7,531.40

26 NOV 2012

Total Amount Payable: £7,531.40

INSTALMENT DETAILS

Payment Method - Cash

THESE ARE YOUR REVISED CASH PAYMENTS:

FIRST INSTALMENT DUE ON 02-DEC-2012

1 x £1,882.40 paid 28/11/12

3 OTHER INSTALMENTS DUE ON 02-JAN-2013 TO 02-MAR-2013

3 x £1,883.00



NON-DOMESTIC RATE DEMAND

RATING YEAR 2023/24

LANDFORM CONSULTANTS LIMITED
 OFFICE 2, HILLINGS NURSERY
 BAGSHOT ROAD
 CHOBHAM
 WOKING
 SURREY
 GU24 8DB

SURREY HEATH BOROUGH COUNCIL
 Surrey Heath House
 Knoll Road
 Camberley
 Surrey GU15 3HD

www.surreyheath.gov.uk

Enquiries 01276 707100
 Email revenues@surreyheath.gov.uk

Scan to view
 Explanatory Notes



DATE OF ISSUE: 10-MAR-2023

ADDRESS OF PROPERTY IF DIFFERENT	1
OFFICE 2, HILLINGS NURSERY BAGSHOT ROAD CHOBHAM WOKING SURREY GU24 8DB	
DESCRIPTION: OFFICES AND PREMISES	

PROPERTY REF.: 00730140000003
REASON FOR BILL: Annual

EMAIL: pat@landformconsultants.co.uk

RATEABLE VALUE	MULTIPLIER(S)	ACCOUNT NUMBER
20750	0.4990 SBR 0.5120 NNDR	90167781

Charge For Period	Rv	FROM	TO	£
	20750	01-APR-2023	31-MAR-2024	10354.25

IF BLANK TRANSITIONAL PROVISIONS NOT APPLICABLE	£
BASE LIABILITY (BL)	
APPROPRIATE FRACTION (AF)	
Transitional chargeable amount	

TOTAL AMOUNT PAYABLE: £10354.25

Instalments to be paid by: Direct Debit Monthly					
DATE	£	DATE	£	DATE	£
02-APR-2023	1039.25	02-AUG-2023	1035.00	02-DEC-2023	1035.00
02-MAY-2023	1035.00	02-SEP-2023	1035.00	02-JAN-2024	1035.00
02-JUN-2023	1035.00	02-OCT-2023	1035.00		
02-JUL-2023	1035.00	02-NOV-2023	1035.00		

Queries about this notice

If you have any queries about this notice you can telephone us on 01276 707100, write to us at the address overleaf or email us at revenues@surreyheath.gov.uk. Our telephone service is available between 8.30am and 5.00pm Monday to Thursday and from 8.30am to 4.30pm on Fridays. Important information can also be accessed on our website: www.surreyheath.gov.uk/businessrates

Business Rate reliefs, discounts and exemptions

Advice on claiming these discounts is available free from the Council. You do not need to employ expensive rating advisors who will usually charge a percentage of any reduction they may secure for you, and in some cases could end up increasing your rates bill. Information can be accessed at: www.surreyheath.gov.uk/raterelief

Queries about this notice

If you have any queries about this notice you can telephone us on 01276 707100, write to us at the address overleaf or email us at revenues@surreyheath.gov.uk. Our telephone service is available between 8.30am and 5.00pm Monday to Thursday and from 8.30am to 4.30pm on Fridays. Important information can also be accessed on our website: www.surreyheath.gov.uk/rates

Non-payment of Business Rates

It is a legal requirement that Business Rates is paid in accordance with the instalments on the front of this bill. If any instalment is not paid by the due date the Council is required to take recovery action which may include the issue of a reminder or summons. Only one statutory reminder is issued in a financial year before the instalment facility is withdrawn and the entire year's balance becomes due.

E-Billing

Thank you for choosing to receive your bill by email

How to pay your bill

Direct Debit – The easiest way to pay your bill is by direct debit. You can choose between 10 and 12 instalments due on the 2nd of the month. Please telephone 01276 707100 and have your bank details to hand. We can set up the direct debit whilst you are on the telephone to us. If your bank account needs more than one authorised signatory to approve any new transaction you will need to request a Direct Debit Mandate. You can download a mandate at www.surreyheath.gov.uk/business/business-rates/pay-my-business-rates and post it back to us. Other methods include:

Internet payments – Pay online at www.surreyheath.gov.uk/pay using a debit or credit card. There is no charge for a card payment.

Automated Telephone Payment System – You can pay your Council Tax using the 24 hour automated telephone payment system on 03300 884693 using a debit or credit card.

Home Banking Via the Internet or Standing Order – Payments need to be made to National Westminster Bank Plc Head Office Account, Sort Code 62-22-31, Account Number 00000000. Please ensure that you quote your business rate account number (starts with a 9) on all payments.


International Payments - Your bank will require our bank details which are: NatWest, Camberley, Surrey
Account Number: 46079211
Sort code: 600420 BIC: NWBK GB2L
IBAN: GB52 NWBK 6004 2046 0792 11


Data Protection Act – Fair Processing Notice

Surrey Heath Borough Council is registered under the Data Protection Act and holds information for the purposes of Council Tax administration. The information we hold may also be used for other purposes within the Council as the law provides. This authority is under a duty to protect public funds and therefore may use this information for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes. For further information see www.surreyheath.gov.uk/council/information-governance/data-matching

This is Exhibit 7 (Johnsons Amenity Catalogue Brochure)) referred to in the Statutory Declaration of **Bean Chapman**

DECLARED AT *Chobham Adventure Farm, GU24 8DB*

This *30th* day of  May 2023

BEFORE ME  *GREGORY BARNBROOK*

~~Commissioner for Oaths/Solicitor~~

KEYSTONE LAW

48 Chancery Lane, London
WC2A 1JF Tel: 020 3319 3700
www.keystonelaw.co.uk



B TREE TIES
15MM X 25MM WIDE
IN VARIOUS LENGTHS

C TREE BELLS & BLOCKS
ENTER 20MM AND 25 OR 25.4M
IN WIDTH AND 20 OR 25.4M
ON A ROLL

GET THEM RIGHT!
USE THE CODE IN THE SUNDRIES
COLUMN ON THE A-Z PAGES
ASA GUIDE FOR THE RIGHT
SUNDRIES FOR THE STOCK YOU
AIM TO PLANT - PAGES 29 - 75

A TREE GUARDS, SPIRALS AND CANES



D SQUARE SAWN
SOFTWOOD TREE STAKES
FROM 75CM LENGTH/25MM SQUARE
TO 18M LENGTH/32MM SQUARE

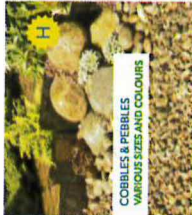
E MACHINE ROUND STAKES
FROM 1.2M LENGTH/25MM DIA TO
2.4M LENGTH/75MM DIA

TREE ANCHORING SYSTEMS



F SPECIALITY ANCHORING
SYSTEM FOR UPRIGHT TREES

G ROOTBALL FIXING
SYSTEM WITH STRIP



H COBBLES & PEBBLES
VARIOUS SIZES AND COLOURS



I DECORATIVE SLATE
VARIOUS SIZES AND COLOURS



J CHIPPINGS & GRAVEL
VARIOUS SIZES AND COLOURS



K ECOMATT EROSION
CONTROL MATTING



M MONA VERDE
IRRIGATION UNIT



L MONA GRANDE
IRRIGATION UNIT



N AMFLEX
MULCH MAT



O ROOT BARRIER CONTROL



P ROOT BARRIER CONTROL



Q ROOT BARRIER CONTROL
PROTECTION BLOCK

**LANDSCAPE SUNDRIES...
...EVERYTHING YOU NEED TO PLANT
UP AND MAINTAIN YOUR LANDSCAPES**

All of these can be
delivered to site ex
stock with your plants



R ROOF DRAIN



S CONTRACT BARK MULCH



T AMENITY BARK MULCH



U MELCOURT SPRUCE
ORNAMENTAL MULCH



All of these can be delivered to site as stock with your plants

essential sundries DECORATIVE AGGREGATES

CHIPPINGS & GRAVEL (25KG AND BULK BAG)



AUTUMN GOLD 25MM



BROWN & BLACK 14MM



TOWHEIRE CREAM 25MM



HERITAGE GOLD GRIT 6MM



WHITE GOLD 10MM



SOUTHERN GOLD 20MM

COBBLES & PEBBLES (25KG AND BULK BAG)



IVORY PEBBLES 40MM



RIVER WASHED COBBLES 40MM



SCOTTISH COBBLES 40MM



SCOTTISH PEBBLES 20MM



WHITE COBBLE 25-47MM



OYSTER PEARL COBBLES 45-80MM

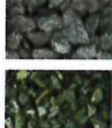
DECORATIVE SLATE (25KG AND BULK BAG)



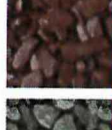
PLUM SLATE MULCH 20MM



BLUE SLATE MULCH 20MM



GREEN SLATE MULCH 20MM



GREY SLATE MULCH 40MM



PINK SLATE 40MM



BLUE SLATE 40MM



GREEN SLATE 40MM

INTURF™

People who know turf know INTURF

INTURF AT A GLANCE

INTURF, modern production techniques mean that almost unlimited quantities of turf can be produced on demand, so there is no reason to temper your landscape vision: the turf you need can be on site, field fresh, within 24 hours of order.

- Constant innovation in production and distribution to ensure that turf reaches customers field fresh
- Turf grades for private gardens, public open spaces, and every kind of sports application from championship golf courses to neighbourhood bowling greens

- Turf supplied in conventional rolls, covering 1 sq yd and weighing 15 square metres for ease and speed of installation
- Core country values include reliability and straight talking so that customers know where they stand environmentally aware
- We take pride in being flexible, responsive, and
- 25 years experience in turfgrass production and supply to the sports, landscapes, and amenity markets – there are very few landscape situations we have not encountered
- Active members of the TGA (Turfgrass Growers Association) – an industry body dedicated to driving up standards
- An ISO 9002 accredited company we have systems in place to ensure our customers come first

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UP ON THE ROOF:

These turf producers have pioneered the use of roof-top turfs. The one on the left is a conventional roof-top turf. The one on the right is a modern roof-top turf. The latter covers the roof of an underground car park in a shopping centre in the south of England. Both are made possible by modern growing methods and growing calibration techniques developed by us.



INTURF 7 MASTERS



Primary uses:
 Standard production turf
 Turf for private gardens, public open spaces, and every kind of sports application from championship golf courses to neighbourhood bowling greens.

Speckles:
 • Cheapest turf
 • Standard covering and lawn
 • Sports covering and lawns
 • Chipping lawns

INTURF 3 CLASSIC



Primary uses:
 Standard production turf
 Turf for private gardens, public open spaces, and every kind of sports application from championship golf courses to neighbourhood bowling greens.

Speckles:
 • Standard covering and lawn
 • Sports covering and lawns
 • Chipping lawns

RHIZOMATOUS TALL FESCUE (RTF)



Primary uses:
 This is high-mowing, self-renewing tall fescue which is ideal for sports pitches and amenity lawns. It is also a very good choice for amenity lawns and public spaces.

Speckles:
 • Distribution Tall Fescue

IRISH BIRD FORCED TURF (IBFT)



Primary uses:
 Short leaved turfgrass developed with 20cm long leaves and a very fine stem. It is a very good choice for amenity lawns and public spaces.

Speckles:
 • All Specified

CUSTOM GROWN TURF (CGT)



Primary uses:
 To ensure the turf is grown to the exact specifications required for the intended use, we offer a range of custom grown turfs. This includes turf for amenity lawns and public spaces.

Speckles:
 • All specified

