

Statement of Truth
provided by
Peggotty Livingstone-Learmonth
of
Park Farm, Pinkney, Sherston, Malmesbury, Wiltshire SN16 0NZ

In the matter of the use and occupation of Dairy Cottage, Pinkney, Sherston, Malmesbury, SN16 0NZ I am making this supplemental statement to provide additional information and evidence, intended to sit alongside my Statutory Declaration reference s-d2512-pll sworn on the 27 day of August 2025.

1. I am the owner of the property known as Dairy Cottage identified on the attached plan.
2. I recall this part of the building being converted into a dwelling during 1999, following the issuance of Planning Permission Ref: 98/02279/FUL on the 1st July 1999.
3. The dwelling was completed by the end of 1999 and registered for Council Tax as per the listing dated the 5th December 1999.
4. My Statutory Declaration has sought to make the point that all occupiers of Dairy Cottage, from 1999 to the present day, have lived there entirely separately and independently of Park Farm, where I live.
5. The two dwellings, Dairy Cottage and Park Farm, are 'neighbours' but there is no inter-connectivity between them, they sit in separate plots of land and there is no reliance by one dwelling upon the other.
6. Throughout, Dairy Cottage has had parking to the front, an Entrance leading to a Kitchen/Diner, a Bedroom and a Bathroom with an enclosed Garden to the rear.
7. No-one who has occupied Dairy Cottage from 1999 to the present day has had independent access to Park Farm. No occupier has used Park Farm for preparing and eating their meals, doing their laundry or in any way sharing the house with me. Everyone who has occupied Dairy Cottage from 1999 to the present day has lived there entirely separately and independently.

8. My Statutory Declaration confirms that Dairy Cottage has been separately and independently occupied from the end of 1999 to the present day. To give this further context, I will set out who has lived in Dairy Cottage.
9. The dwelling was first occupied by Leisa Calder, whom I employed as a Groom, from December 1999 to some time in 2002.
10. Mary Delaney occupied Dairy Cottage straight after Leisa, working for me as a part-time Groom. Mary lived in Dairy Cottage from 2002 to 2005.
11. Leisa came back and occupied Dairy Cottage in 2005, when Mary left, but she only lived there until 2006 when she left to go back up north.
12. On the 1st August 2006, Louise Botham moved into Dairy Cottage. Louise worked part-time for me as a Groom and also worked off site for other people.
13. In 2015 I sustained serious injuries as a result of a riding accident. Immediately following this, all of my horses were sold. Louise remained living in Dairy Cottage after my accident but, consequently, no longer worked for me as a Groom. Louise continued working off site for others thereafter.
14. The financial arrangements between Louise and I changed as I was no longer paying her wages. Louise began paying me monthly rent for Dairy Cottage, which included payments to cover Council Tax and Water Charges. Louise made separate payments to me to cover electricity, which I calculated via the sub-meter readings.
15. These arrangements with Louise continued until she moved out on the 4th February 2024.
16. Dairy Cottage had been continuously occupied for almost 25 years by this point, and was in need of renovation. When the work was completed, my next tenant, Toby Pickthall moved in on the 1st June 2024. Toby pays me monthly rent for Dairy Cottage, which includes payment to cover Council Tax and Water Charges. He also makes separate payments to me to cover electricity, which I calculate via the sub meter readings.

17. I wish to again make clear through this statement that all of the occupiers of Dairy Cottage from December 1999 to the present day have lived in the dwelling separately and independently with absolutely no reliance upon the dwelling known as Park Farm.

I make this Statement of Truth as a statement of fact, believing the same to be true:

Signed Date 30.1.2026
Peggotty Livingstone-Learmonth