
STATUTORY DECLARATION OF JULIA NORMAN

I, Julia Norman of Windmill Stud, Uffcott Farm, Uffcott, SN4 9NB **DO SOLEMNLY AND SINCERELY DECLARE AND SAY** as follows:

1. I make this statement in support of an application for a certificate of lawfulness of existing use or development pursuant to section 191 of the Town and Country Planning Act 1990 in respect of the land more particularly described herein ("the CLEUD Application").
2. I, along with my husband, Tristan Norman, am the joint proprietor of Windmill Stud, Uffcott Farm, Uffcott, SN4 9NB ("the Property") registered under HMLR title numbers WT470895 and WT439500 ("the Application Site") as set out on the attached HMLR tile plan marked "**JN1**" exhibited hereto.
3. The Application Site had previously been in my family's ownership since 29th September 1995 prior to its transfer into our joint names. I was also involved professionally in the submission of various planning applications relating to the Application Site dating back to 2018 and so I therefore have first-hand knowledge of the planning history of the Application Site from around this time.
4. I confirm that planning permission was granted by Wiltshire Council on 16 September 2020 for the "Erection of an equestrian workers dwelling" under application reference 20/05019/FUL ("the 2020 Permission"). Condition 1 of the 2020 Permission required the development to be commenced within 3 years of the date of the decision. In order to comply with this condition, we employed a local building firm Gaiger Bros Ltd of Kennet House, Northgate Street, Devizes, Wiltshire, SN10 1JT to undertake the construction of the equestrian workers dwelling.
5. Gaiger Bros Ltd were employed to undertake all building works in connection with the construction of the equestrian workers dwelling within the red line area of the development approved by the 2020 Permission. A copy of the approved Site Plan is set out in "**JN2**" exhibited hereto.

6. In terms of the actual works undertaken this included, amongst others things, site preparation, site clearance, excavation for foundations and connecting utilities. Once this was completed they then laid the foundations and installed the damp-proofing, ground floor slab followed by constructing the shell of the dwelling with brick, block, timber frame before installing floor joists and upper floors.
7. They then constructed the roof structure which was covered with slate before installing the windows and external doors. After this they installed all the plumbing pipework, electrical wiring, and ductwork before walls were closed up and internal stud walls were installed.
8. The next phase involved the insulation and internal finishes such as plastering and drywalling before screeding the floors and fitting the internal doors, skirting boards, and architrave along with the installation of the kitchen and bathroom fittings. This was followed by the installation of sockets, switches, light fittings, radiators and the boiler before painting and decorating. Finally, they undertook external works to complete the driveways, paths, landscaping and rendering/cladding.
9. The works were commenced on or around 23 March 2020 and the dwelling was substantially completed on or around 2 April 2021. Photographs of the works are attached and dated marked “**JN3**” exhibited hereto.
10. Aerial photographs dated 22 April 2021 show the as-built equestrian workers dwelling and detached garage are set out in “**JN4**” exhibited hereto.
11. A scanned copy of the penultimate and final account invoices for the aforementioned works undertaken by Gaiger Bros Ltd is attached and marked “**JN5**” exhibited hereto.

I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and in accordance with the provisions of the Statutory Declarations Act 1835.

[REDACTED]

[REDACTED]

[REDACTED]

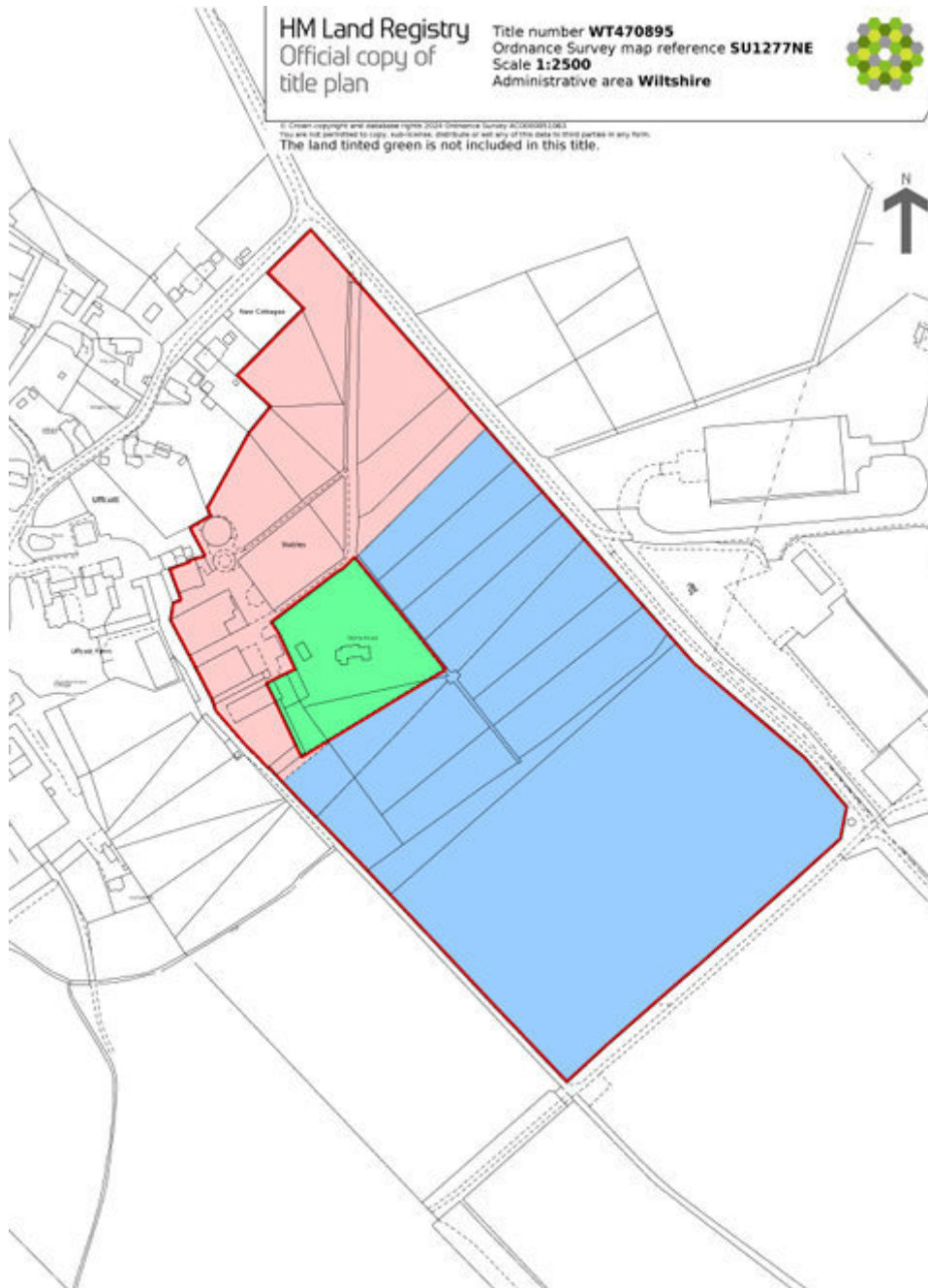
[REDACTED]

[REDACTED]

Solicitor/Commissioner for Oaths

JN1

HMLR Title Plans



HM Land Registry
Official copy of
title plan

Title number **WT439500**
Ordnance Survey map reference **SU1277NE**
Scale **1:2500**
Administrative area **Wiltshire**

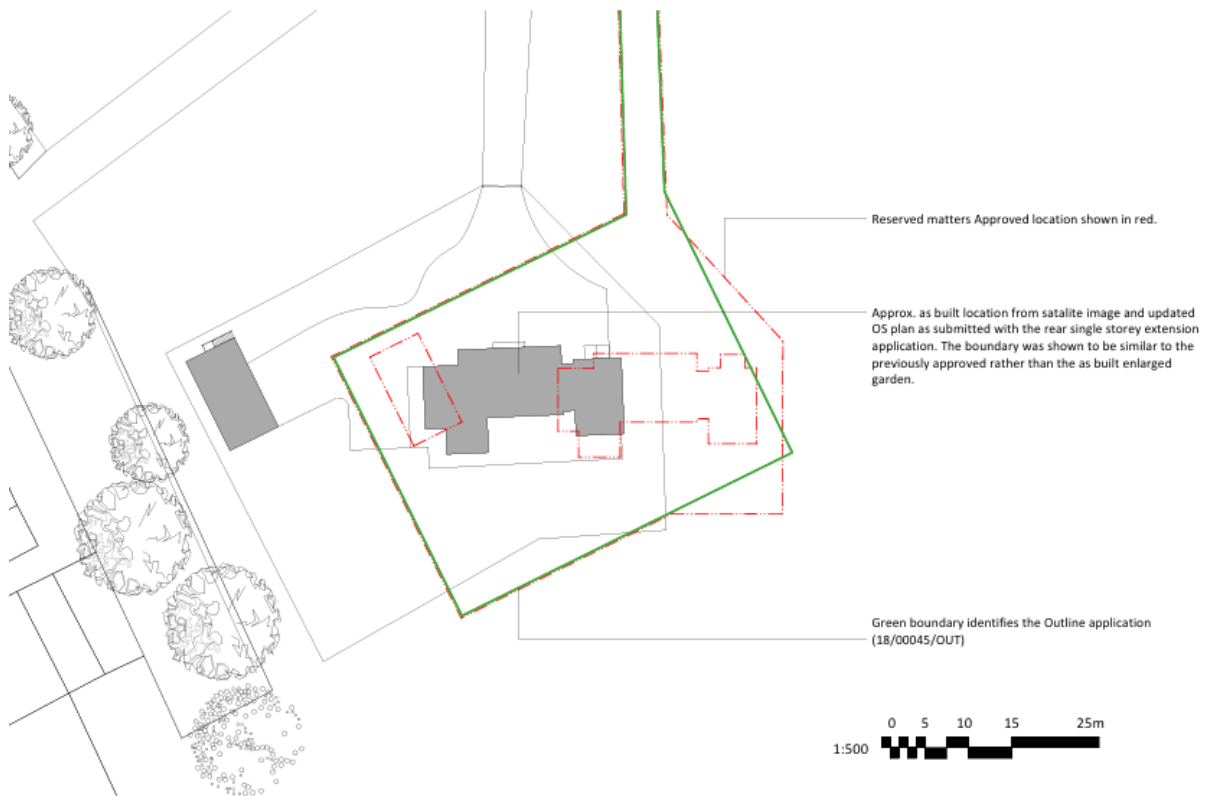


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JN2

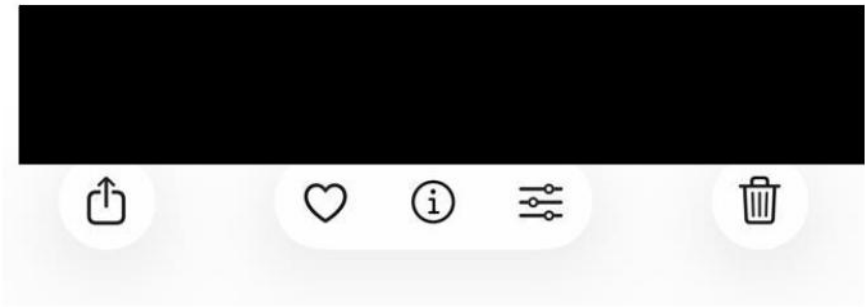
Site layout plan



JN3

Construction Photographs







7:02



Swindon - Uffcott
24 March 2020 1:38 pm





7:01



Swindon - Uffcott
25 March 2020 1:37 pm



7:01

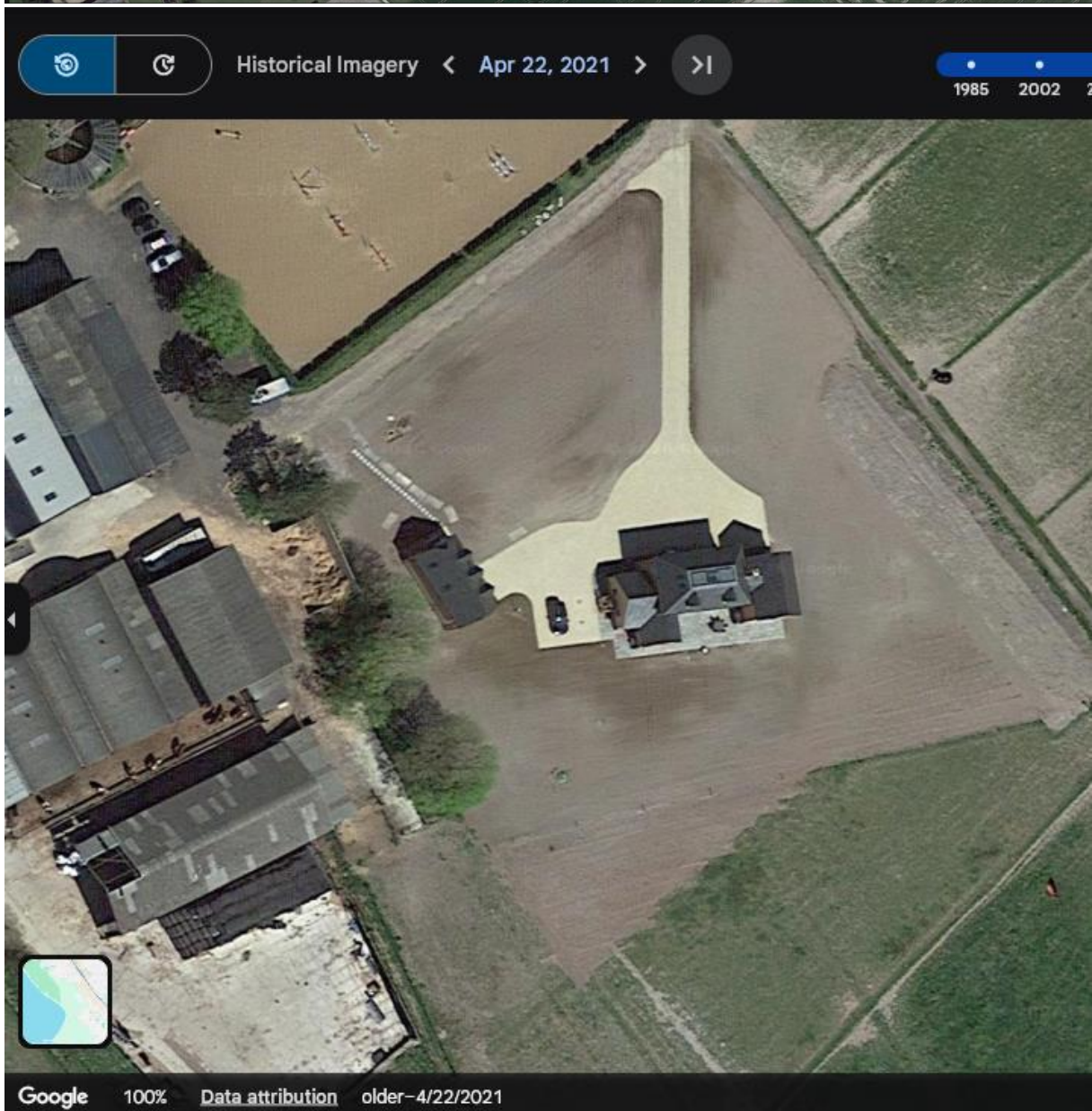
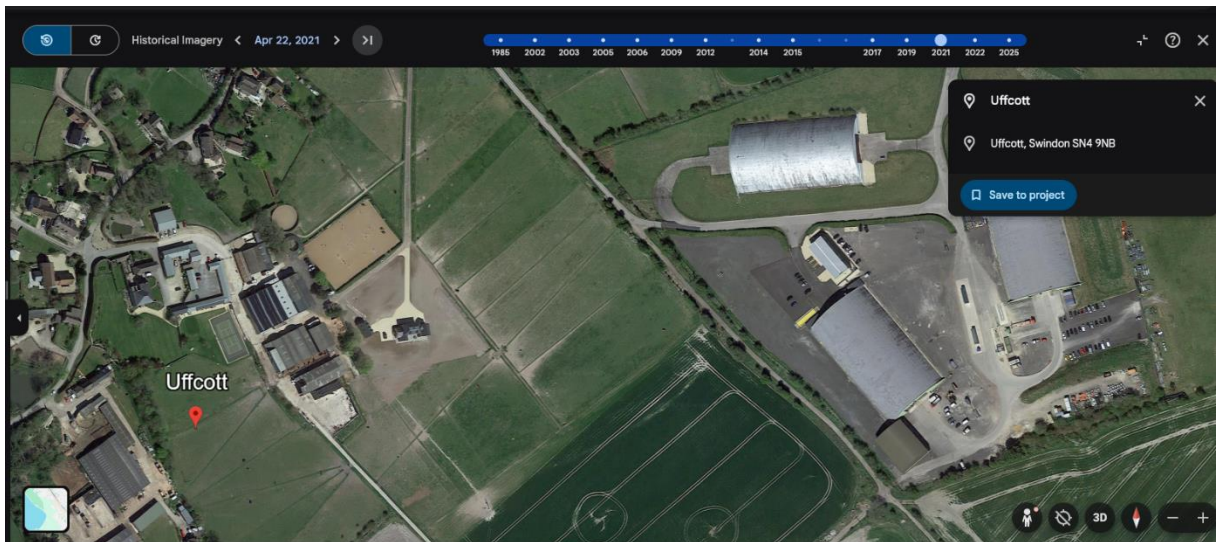
Swindon - Uffcott

25 March 2020 5:20 pm



JN4

Aerial Photos



JN5

Gaiger Bros Ltd Invoices

Certificate for
**Interim
Payment**

Job reference: [REDACTED]
Certificate No.: 14
Issue Date: 15 June 2021
Valuation date*: 19 May 2021

Contract

Contract

Works: Windmill Stud
situated at: Uffcott, Swindon, Wiltshire, SN4 9NB

This Certificate for Interim / Progress Payment is issued under the terms of the above-mentioned contract.

- A Value of work executed and of materials and goods on site (excluding items included in E below)
- B Amount payable (As retention statement)
- C Release of retained percentage on partial possession
- D Payment for goods and materials off site
- E Amount payable at 100% in accordance with JCT 16 clause

Less amounts previously certified

Net amount for payment

I/We hereby certify that the **amount due** to the Contractor from the Employer is (in words)

All amounts are exclusive of Value Added Tax

Signed on behalf of WSQS Ltd.

This is not a Tax Invoice

The Employer and Contractor have agreed that VAT will be paid on Interim Certificates at a rate of 0.0%. Thus the VAT due on this Certificate is £0.00 which should be added by the Employer to the amount certified above when settling this Certificate.

The Contractor will separately give to the Employer a provisional assessment of the respective values of the supplies of goods and services in respect of this Certificate upon which VAT is chargeable and the rates applicable thereto.

The issue of this certificate is not for and shall not be taken as showing that any work or materials or goods or workmanship is or are accepted as conforming to description or being in accordance with The Contract.

This Certificate is due for settlement within 14 days of the certificate date shown above*.

Distribution	✓	Employer	✓	Contractor	✓	Quantity Surveyor	✓
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Certificate for
**Interim
Payment**

Job reference:

Certificate No.:

15

Issue Date:

04 August 2022

Valuation date*:

28 July 2022

Contract Sum:

**Garage
Extension**

Contract Dated:

* Co

Works: Windmill Stud
situated at: Uffcott, Swindon, Wiltshire, SN4 9NB

This Certificate for Interim / Progress Payment is issued under the terms of the above-mentioned Contract.

- | | | |
|---|--|---|
| A | Value of work executed and of materials and goods on site
(excluding items included in E below) | £ |
| B | Amount payable (As retention statement) | £ |
| C | Release of retained percentage on partial possession | £ |
| D | Payment for goods and materials off site | |
| E | Amount payable at 100%
in accordance with JCT 16 clause | |

Sub-total £

Less amounts previously certified

£

Net amount for payment

£

I/We hereby certify that the **amount due** to the Contractor from the Employer
is (in words)

All amounts are exclusive of Value Added Tax

Signed on behalf of WSQS Ltd.

This is not a Tax Invoice

The Employer and Contractor have agreed that VAT will be paid on Interim Certificates at a rate of 0.0%. Thus the VAT due on this Certificate is £0.00 which should be added by the Employer to the amount certified above when settling this Certificate.

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Distribution	✓ Employer	✓ Contractor	✓ Quantity Surveyor	✓
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