

**Highdown Vineyard
Littlehampton Road
Ferring
Worthing
West Sussex
BN12 6PG**

AFFIDAVIT

I, Alison Jane Englefield of the above mentioned address make oath and say that:

I am 65 years of age.

I moved into the above named dwelling with my husband Paul and our 2 daughters in 2010, we have lived there continuously and without a break since. No one else has lived with us at our home and our daughters have since both left home.

Professionally, both myself and Paul had previously worked in the film industry. When we first moved into our home, we had intended to make a living from the already established vineyard adjacent to the property. We also opened a shop to sell our wine, a restaurant and events venue on site. We ran these together, with me mainly working in the kitchen. The shop and restaurant have since closed and our focus is now on the events side of the business.

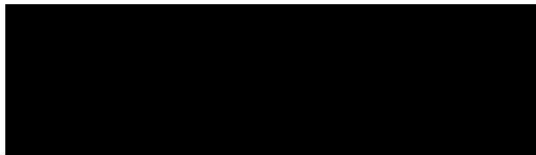
After a few years of moving in, we had realised that the vineyard at 8.5 acres was too small to be financially viable and anything more than just a hobby. As production costs have increased, the general rule now is that a vineyard would need to be at least 25 acres to break even. In our 16 years living here, the vineyard has made a loss in all but 1 of those years. As a way of making an income, we found ourselves taking events at the venue more, which meant that we often missed the very small window to carry out essential spraying. As a result, the vines became diseased and the whole crop was lost. Since 2015, we have only had a harvest in 4 years, all of them too small to make any profit from. In those years, we hired seasonal workers to tend the vines and harvest the crop. They would typically be here between 45 and 70 days across the year. With regards to myself and Paul harvesting the grapes ourselves, I can state that Paul has not helped pick the grapes at all in the past 10 years, only driving the truck to the winery in a total of 7 days in that 10 year period. I myself have only picked the grapes a total of 6 days in 2 of the years we harvested; 2019 and 2020. Brexit made the employment of the seasonal workers unfeasible, which also contributed to our decision to end the vineyard side of the business. Wine has not been produced by us since Brexit and we have not harvested in 5 years. The vines are overgrown, but the nursery next door to us does cut the grass around the area to keep it looking nice for wedding photos. Our website still gives details of the restaurant and our wines as it has not been changed or updated for many years, we are in the process of trying to update it.

From the time we moved in to Highdown Vineyard, by far the vast majority of both my and Paul's time has been spent working in our venue and the restaurant. This has always been a full time employment for both of us, the venue is hired mainly for weddings, but also for anniversaries, corporate events, funerals, birthday and Christmas parties. We have bookings consistently throughout the year, with slightly more in the summer months. We will undertake the entire planning and management of a wedding, including hiring DJs,

sourcing the cake, ensuring all of the health and safety aspects are correct, laying out and decorating tables, employing caterers and clearing and cleaning up after an event. The preparation of the venue in itself for a wedding will take 3-4 days. We also employ 8-10 freelance workers to help with the weddings.

Both our daughters have now left home, neither have ever been employed in agriculture or on the vineyard.

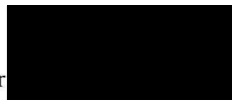
In view of the above, I can state that neither I nor anyone else living with me at my home have been solely or mainly working in agriculture since we moved into our home over 15 years ago. I can state that I have no intention of working in agriculture or forestry or that any person so employed, should take residence with me at my current address.



SWORN by the said Alison Englefield)
at TRINITY HOUSE LEWES)
in the County of EAST SUSSEX)
This 16 day of OCTOBER 2025)

Before me ALEXANDRA KARROUSE

A Commissioner for Oaths/Solicitor



ADAMS & REMERS LLP
TRINITY HOUSE
SCHOOL HILL
LEWES SUSSEX BN7 2NN

