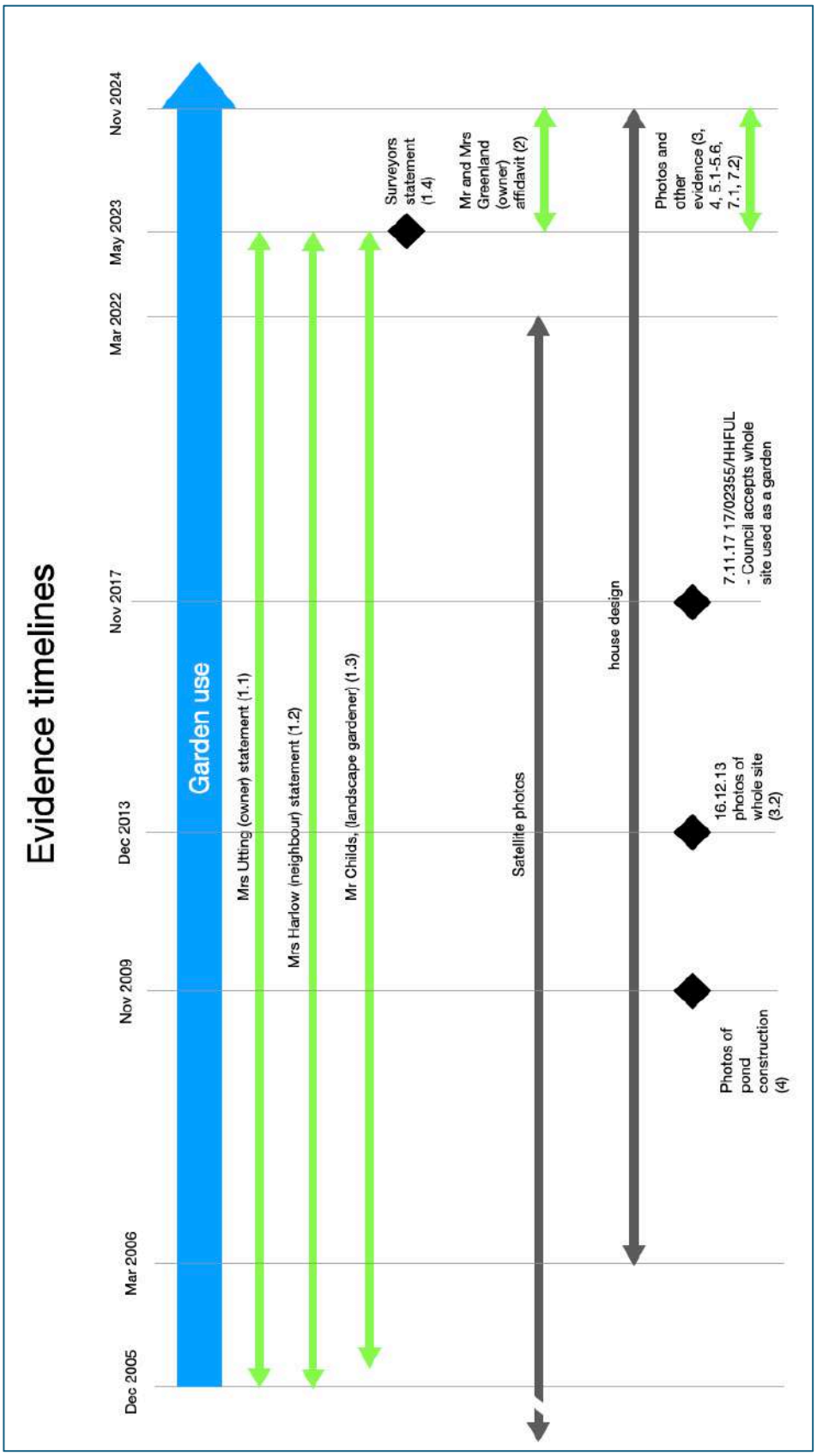
6. Summary and timelines

A drone image from the sale brochure for the moat house has been annotated with all of the physical evidence presented in this document. Its very clear from the collective and cohesive nature of this evidence that the entire site edged red has been used as a garden for the enjoyment of the owners of the moat house. The statements from Mrs Utting, the sworn affidavits, the satellite photography and the maturity of the plants clearly demonstrate that this has been ongoing since before 2010.

Its also clear given the extensive works that a considerable amount of money, over an extended period of time, has been invested to with the aim of making the entire site a place to enjoy in association with the Moat House.


White garden est 2018 (5.4)
Pond with boat, floating platform and moving island built 2010/11 (4)
Breeze house (3)
Development of facade facing the garden (3)
New orchard planted 2007/2008
Unmanaged areas (5.7)
Land drainage system to top up pond (4)
Nursery/poly tunnel added 2024 (7.2)
Medlar tree (5.3)
Gate to fields (5.5)
Animal fencing (5.6)
Trees planted from 2009
Areas of cut grass
Garden entrances (5.5)
managed and maintained pathways (5.7)

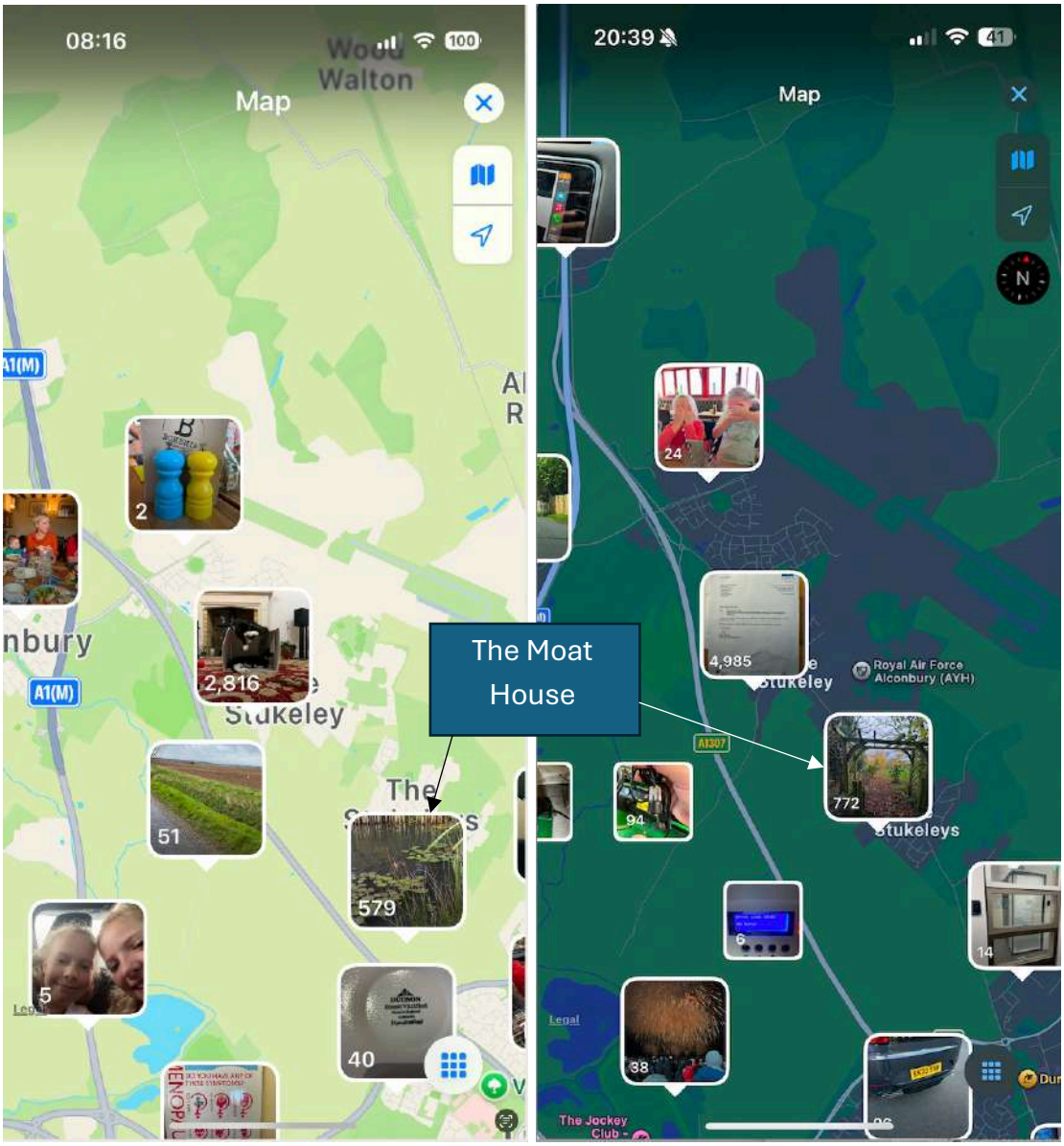

Evidence timelines
Dec 2005
Mar 2006
Nov 2009
Dec 2013
Nov 2017
Mar 2022
May 2023
Nov 2024
Garden use
Mrs Utting (owner) statement (1.1)
Mrs Harlow (neighbour) statement (1.2)
Mr Childs, (landscape gardener) (1.3)
Surveyors statement (1.4)
Mr and Mrs Greenland (owner) affidavit (2)
Photos and other evidence (3, 4, 5.1-5.6, 7.1, 7.2)
Satellite photos
house design
7.11.17 17/02355/HHFUL - Council accepts whole site used as a garden
16.12.13 photos of whole site (3.2)
Photos of pond construction (4)

7.1 number of photos

This section uses photos from Apple iPhones. The dates, and Geo-location data has been exposed for visibility.

Since 30.5.23 between my wife and I we have taken (579+772) 1351 photos. Almost all of these are in the garden. This is a total of 544 days, or an average of 2.5 photos every day since we have owned the Moat House.

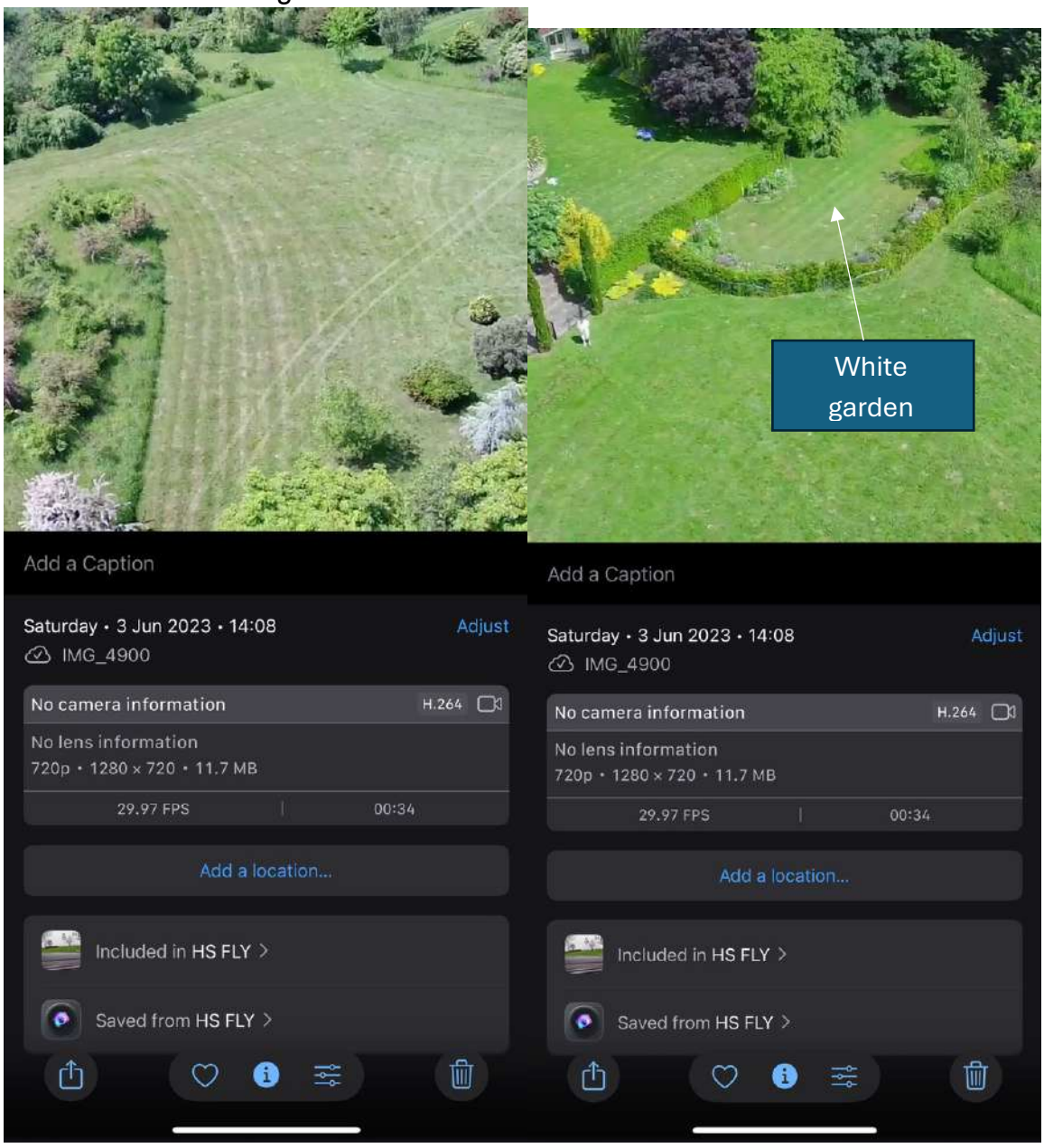
All of these photos are available to view on request. The screen shots below show the number of photos from my wife and my phones.



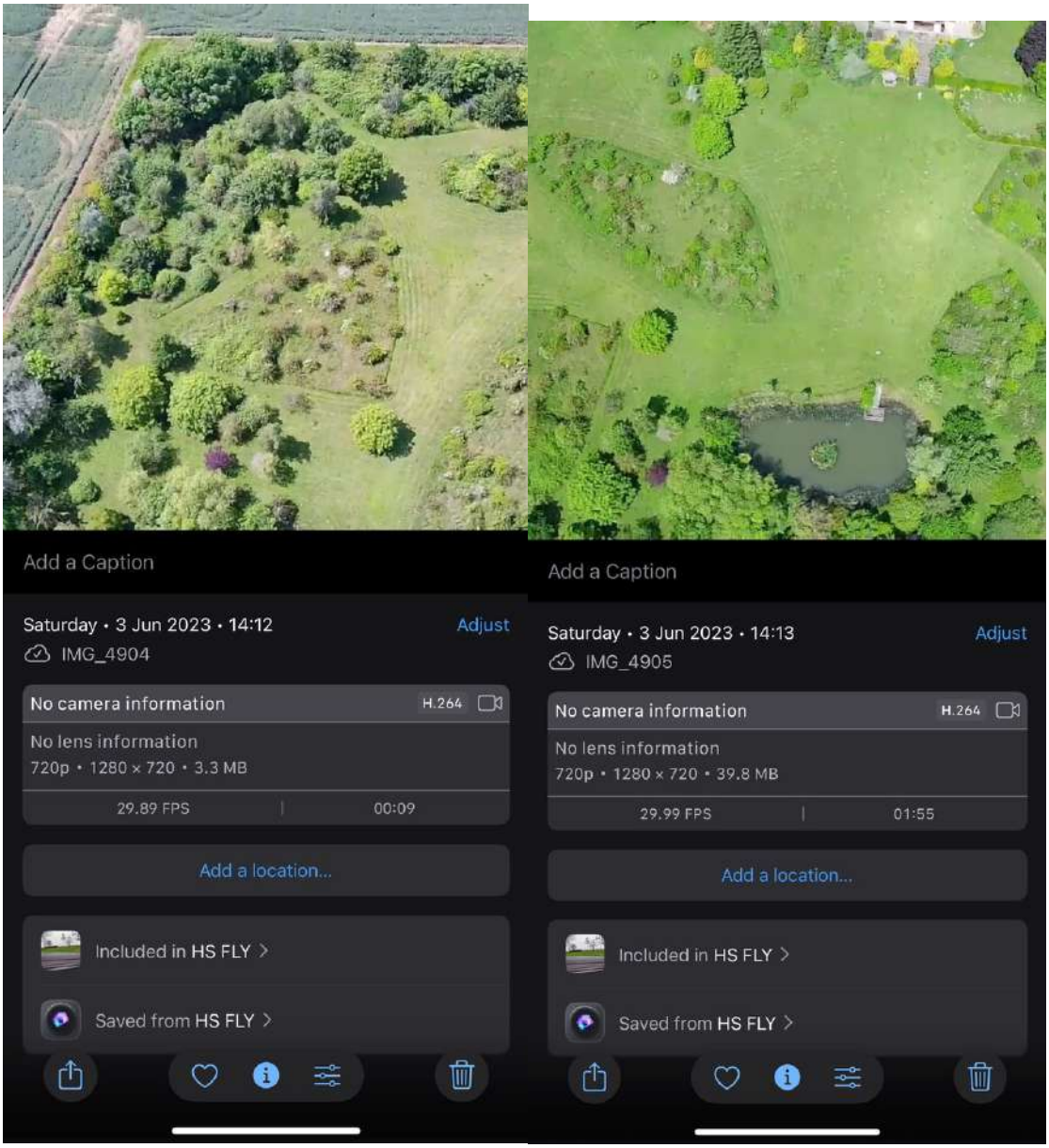
7.2 Photos showing continuous use

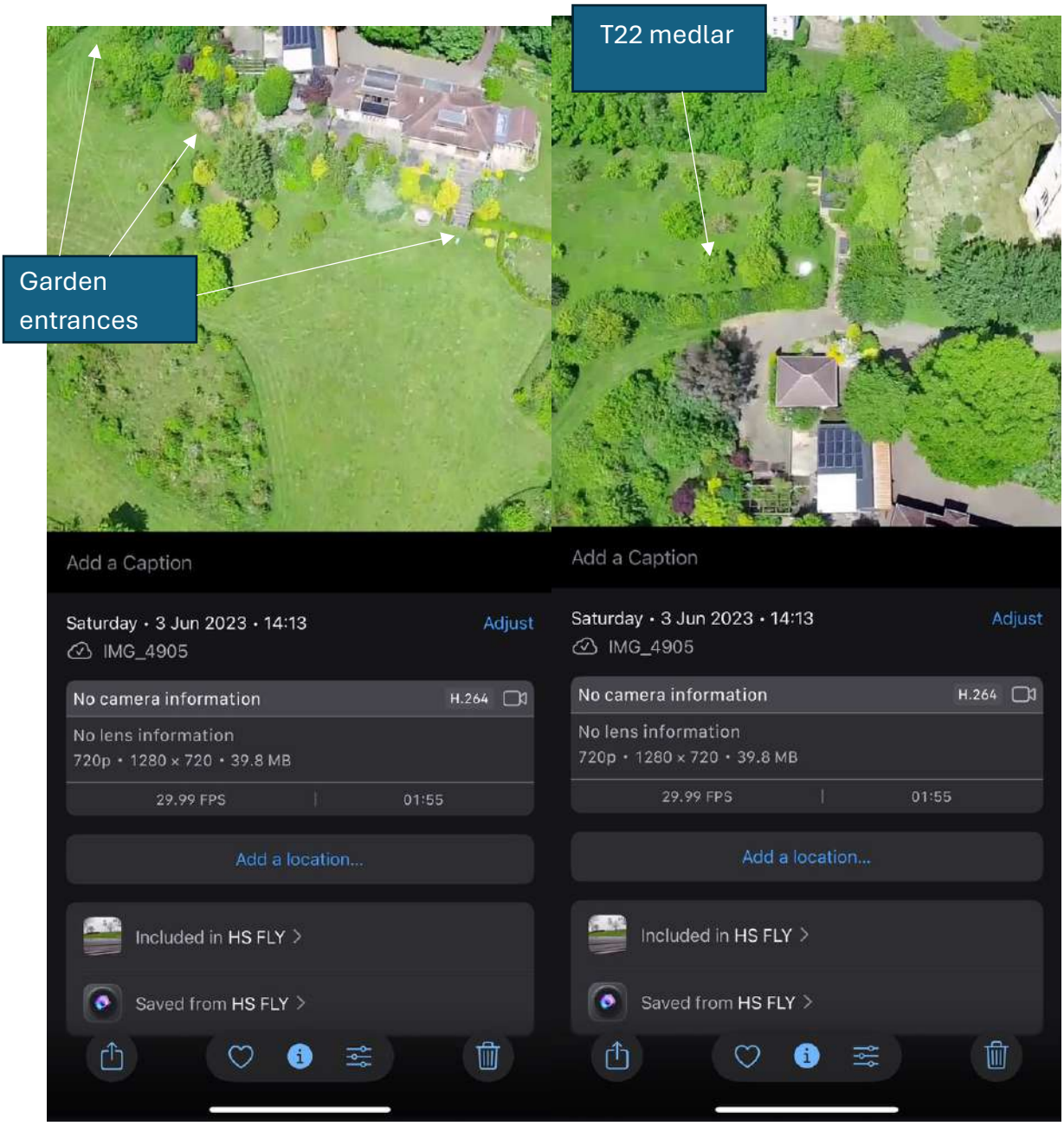
In order to be comprehensive, but not exhaustive we've attached one or 2 photos for approx. each month of our ownership. These clearly demonstrate the gardens have been in constant use since we bought it.

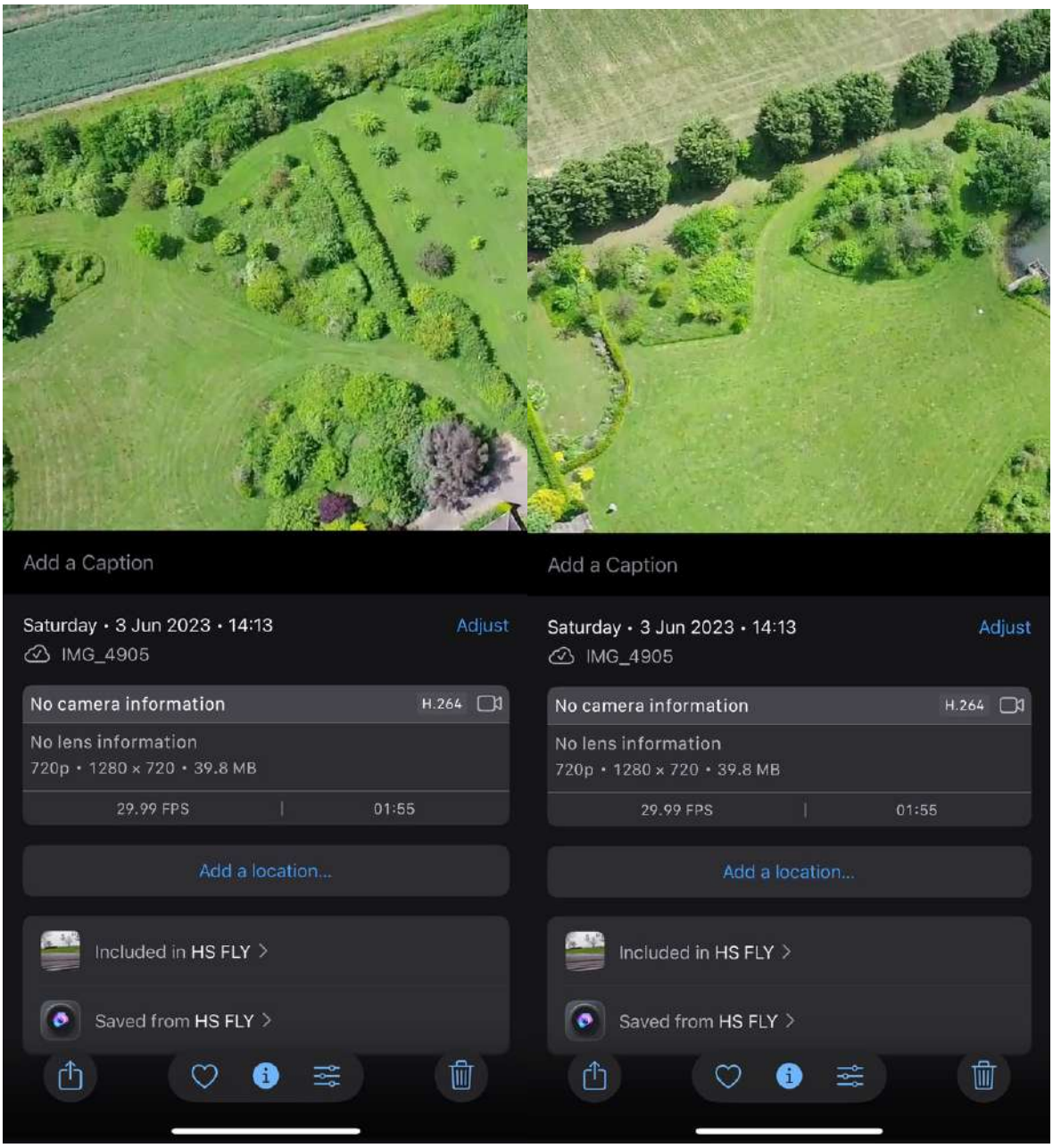
3.6.23 – extracts from drone footage just after we purchase the moat house. The extent of the gardens, the fact the grass is recently cut, the orchard beside the church and the white garden are all visible



Shots to the southern boundary showing maintained grass paths (5.7) and the pond.

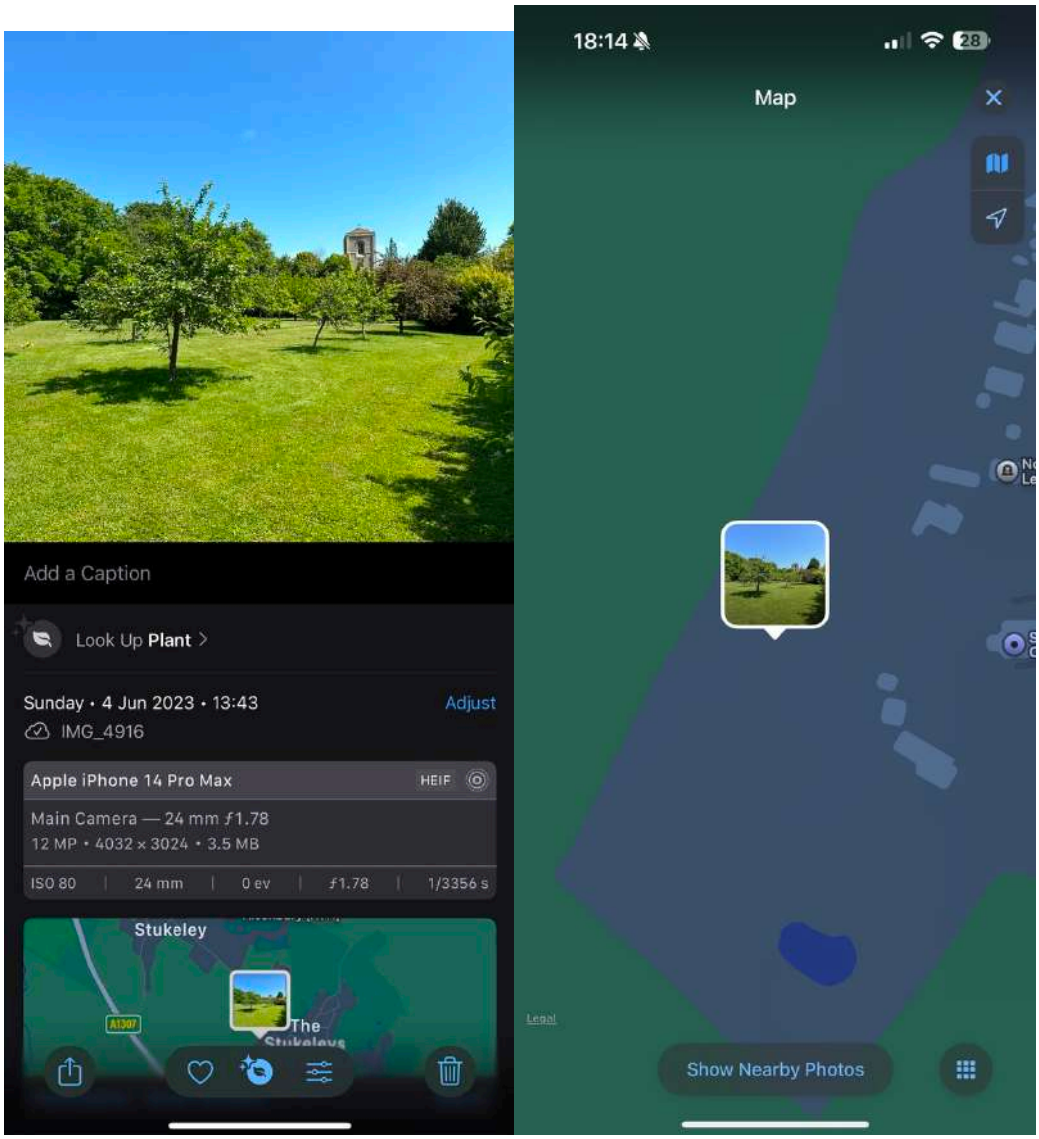



Garden entrances
T22 medlar
Add a Caption
Saturday • 3 Jun 2023 • 14:13
Adjust
IMG_4905
No camera information
H.264
No lens information
720p • 1280 × 720 • 39.8 MB
29.99 FPS
01:55
Add a location...
Included in HS FLY
Saved from HS FLY
Add a Caption
Saturday • 3 Jun 2023 • 14:13
Adjust
IMG_4905
No camera information
H.264
No lens information
720p • 1280 × 720 • 39.8 MB
29.99 FPS
01:55
Add a location...
Included in HS FLY
Saved from HS FLY

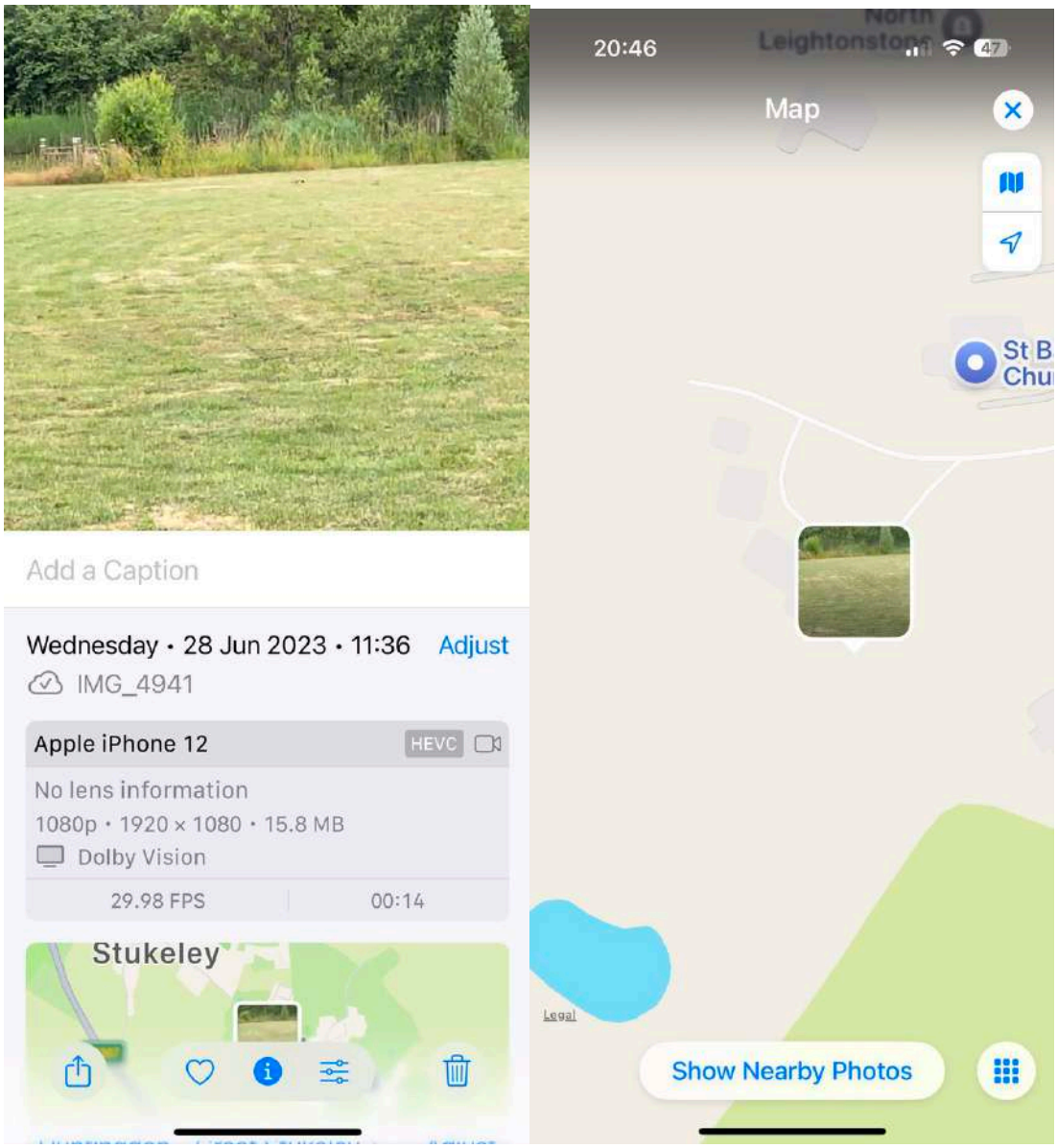


Shots showing the new orchard to the north west of the gardens and the white garden (see section 5.4)

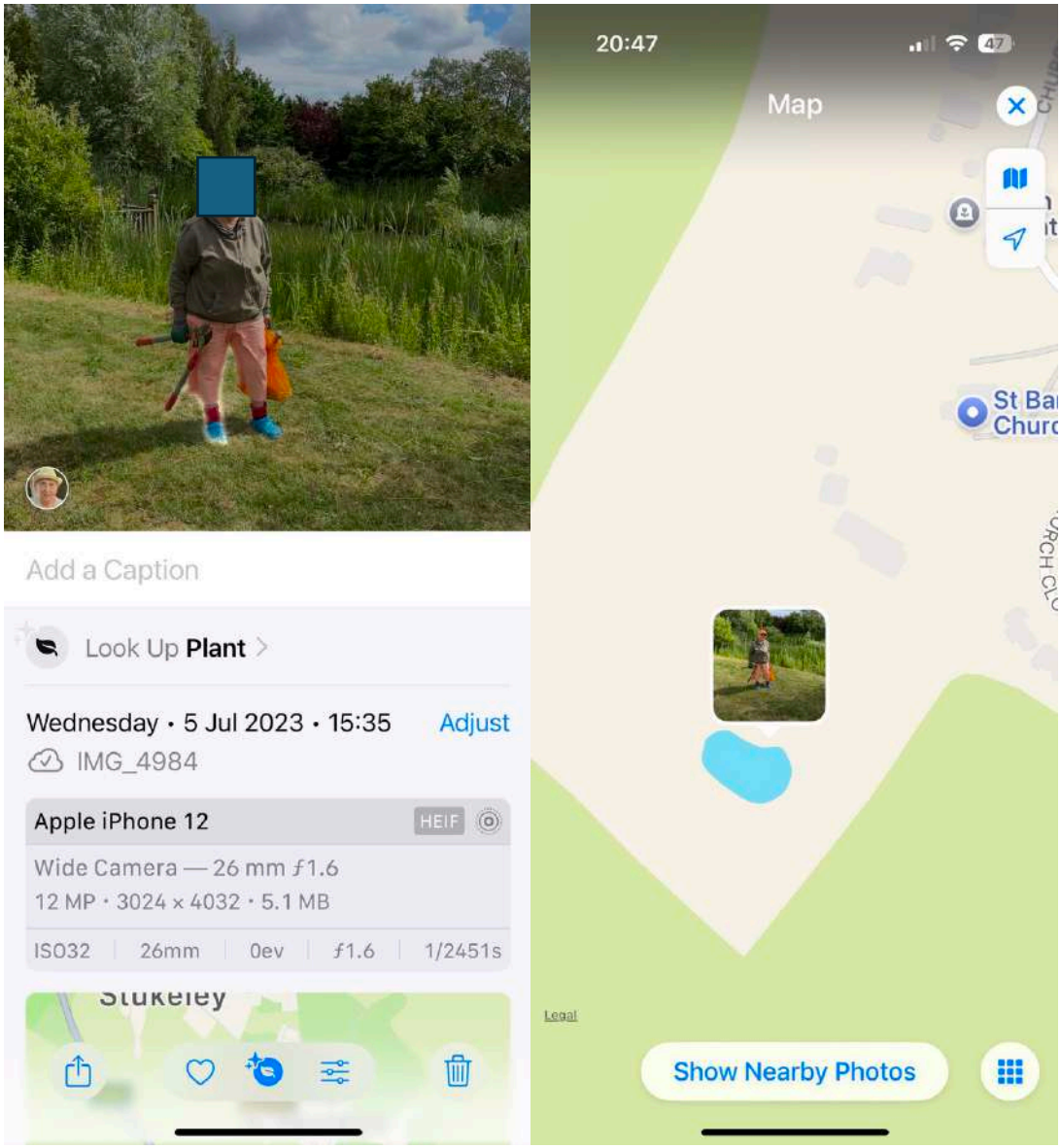
4.6.23 showing the mowed grass in the orchard to the west of the church



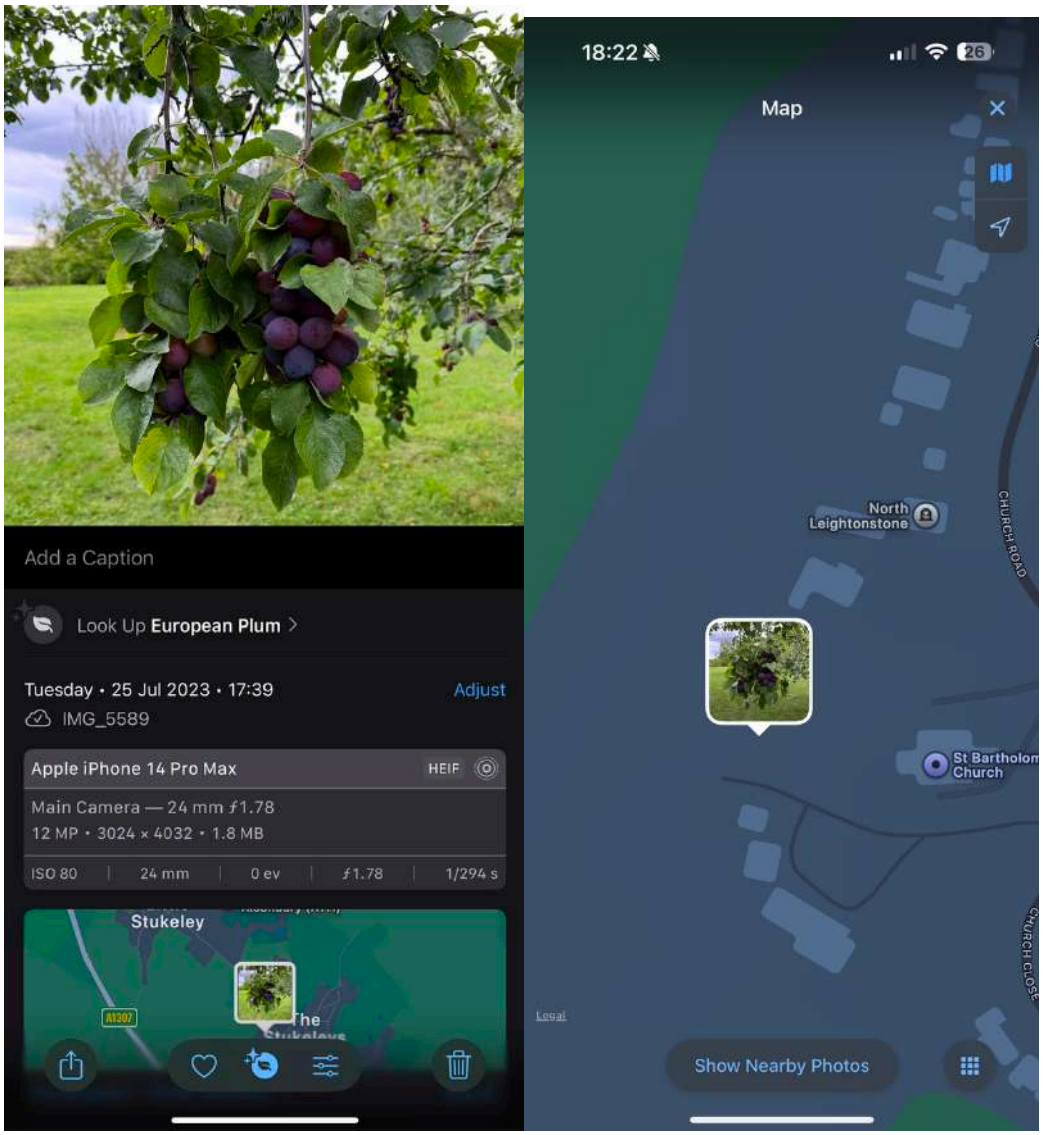
28.6.23 – a shot towards the pond showing the freshly cut grass



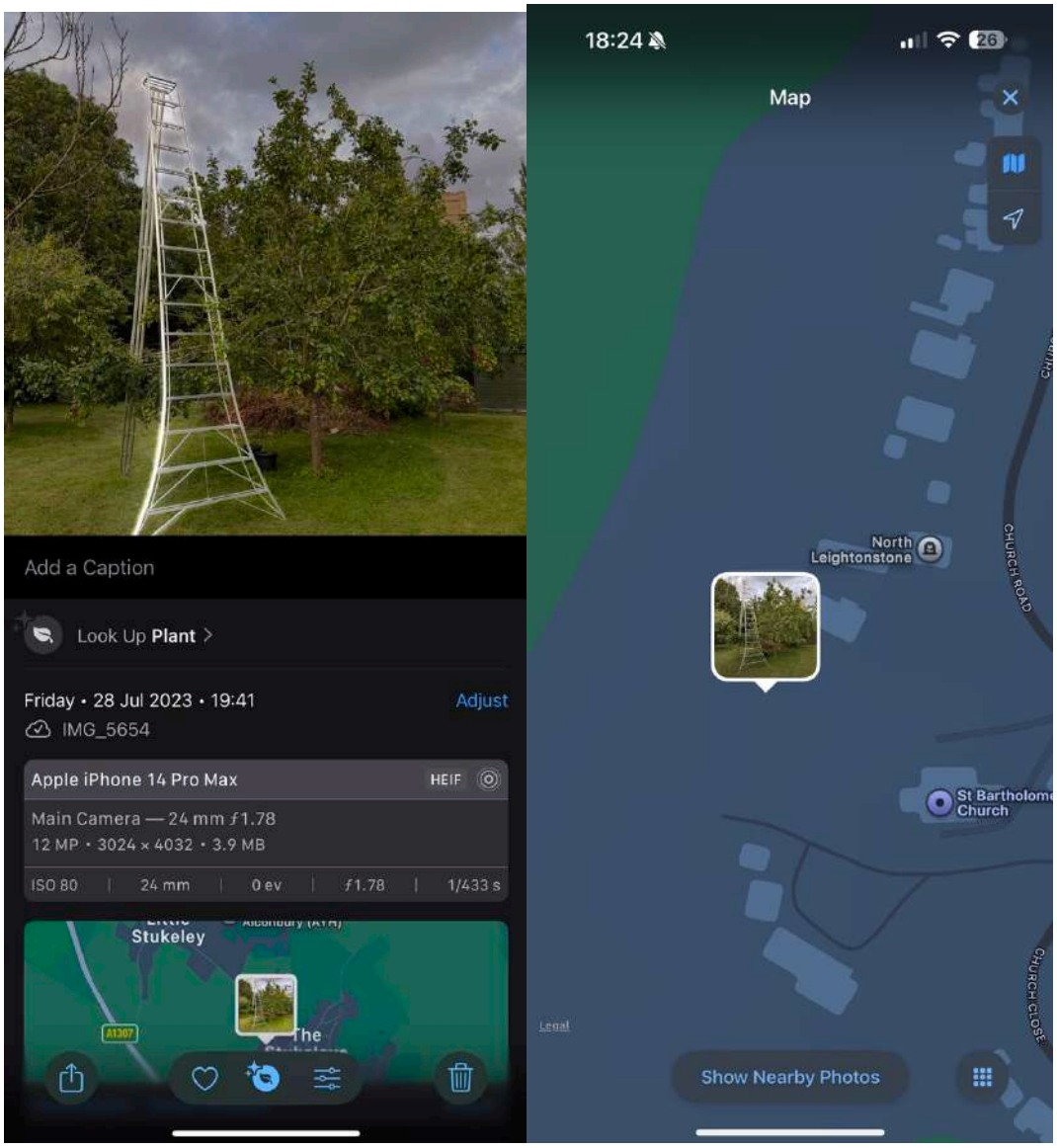
2.7.23
A shot by the pond of a family member who has been pruning trees



25.7.23 – plumbs in the orchard to the west of the church



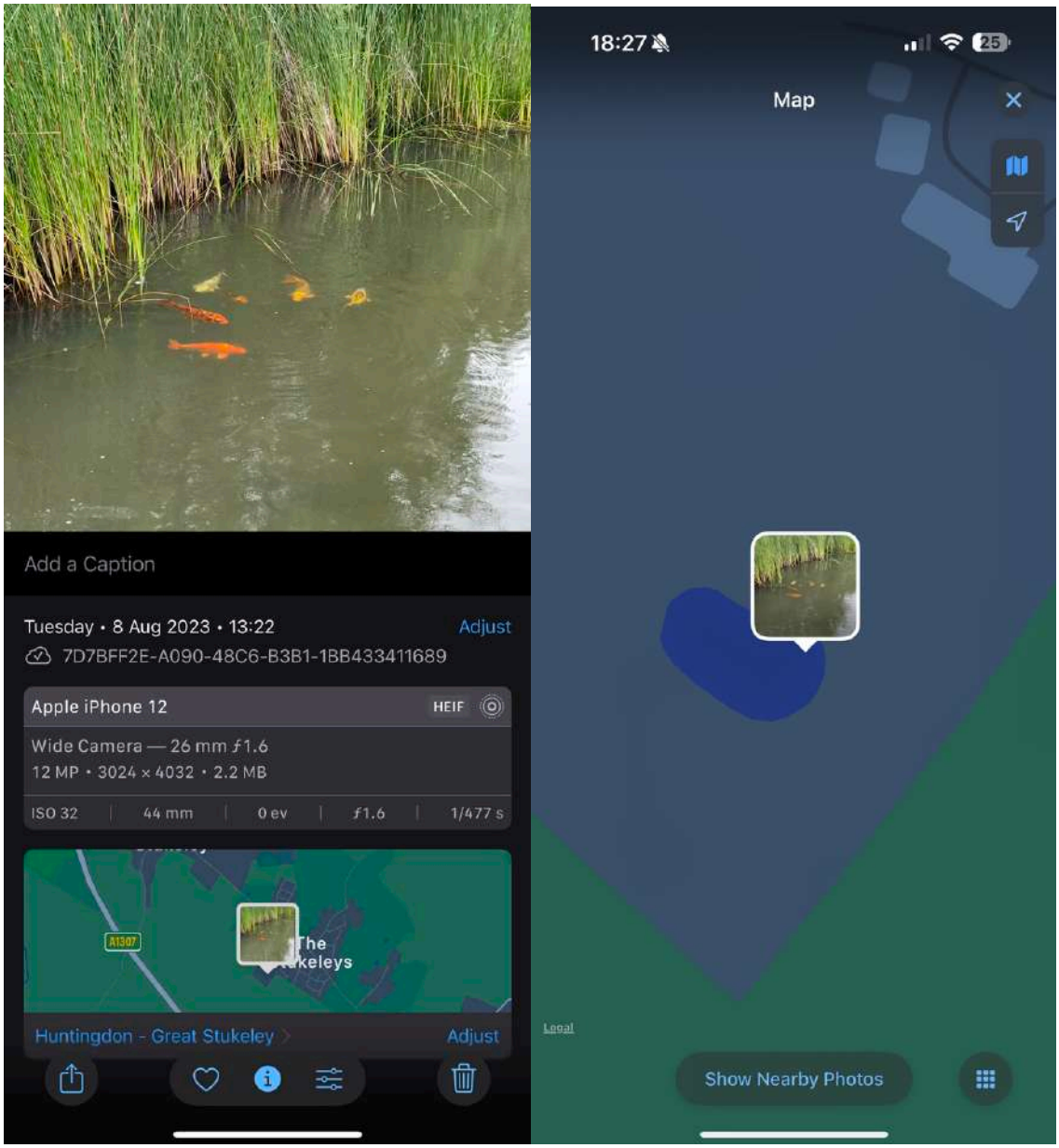
28.7.23 – harvesting plumbs in the orchard to the west of the church. Church clearly visible in the background



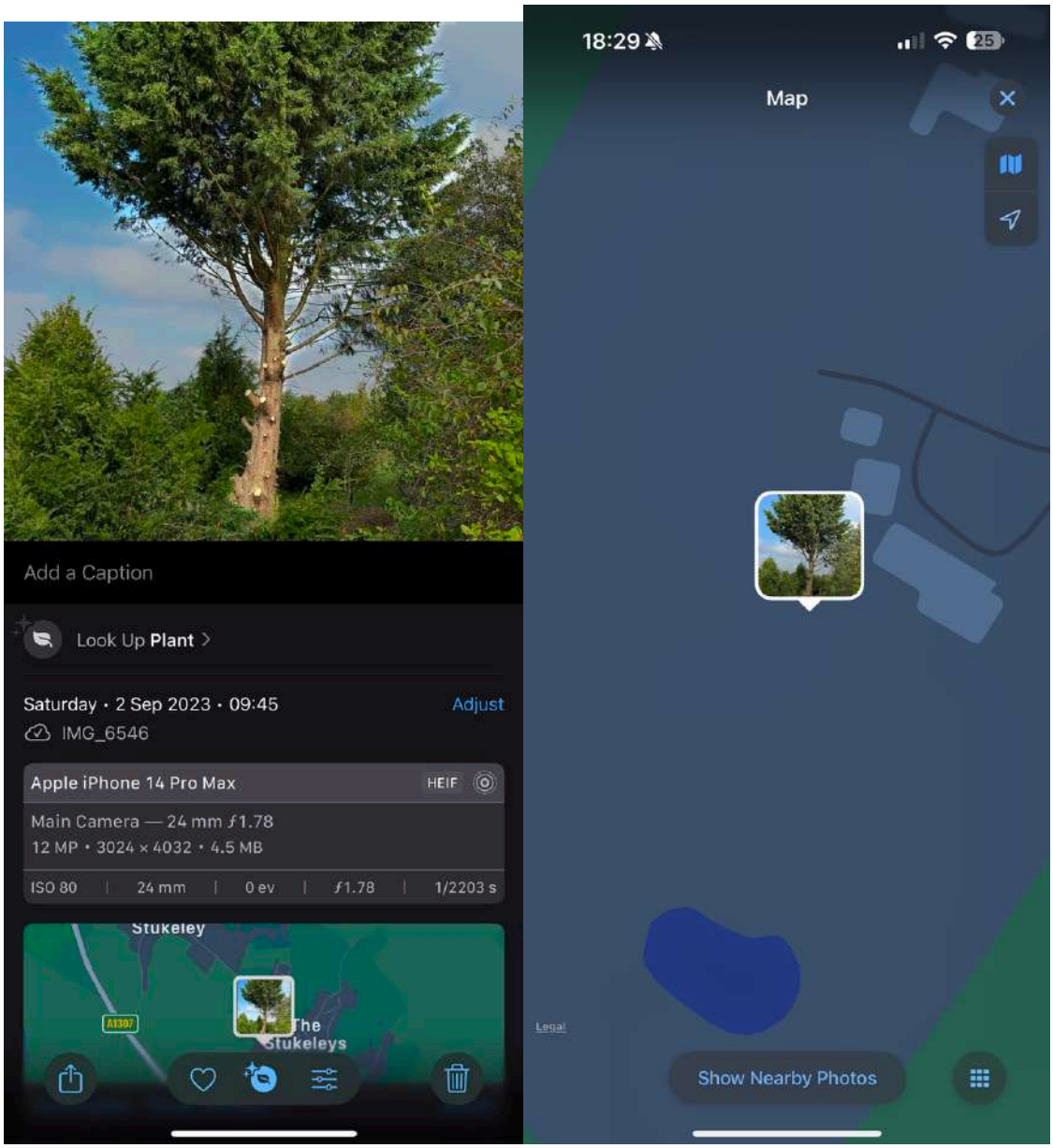
28.7.23 – plumbs we picked in a bucket



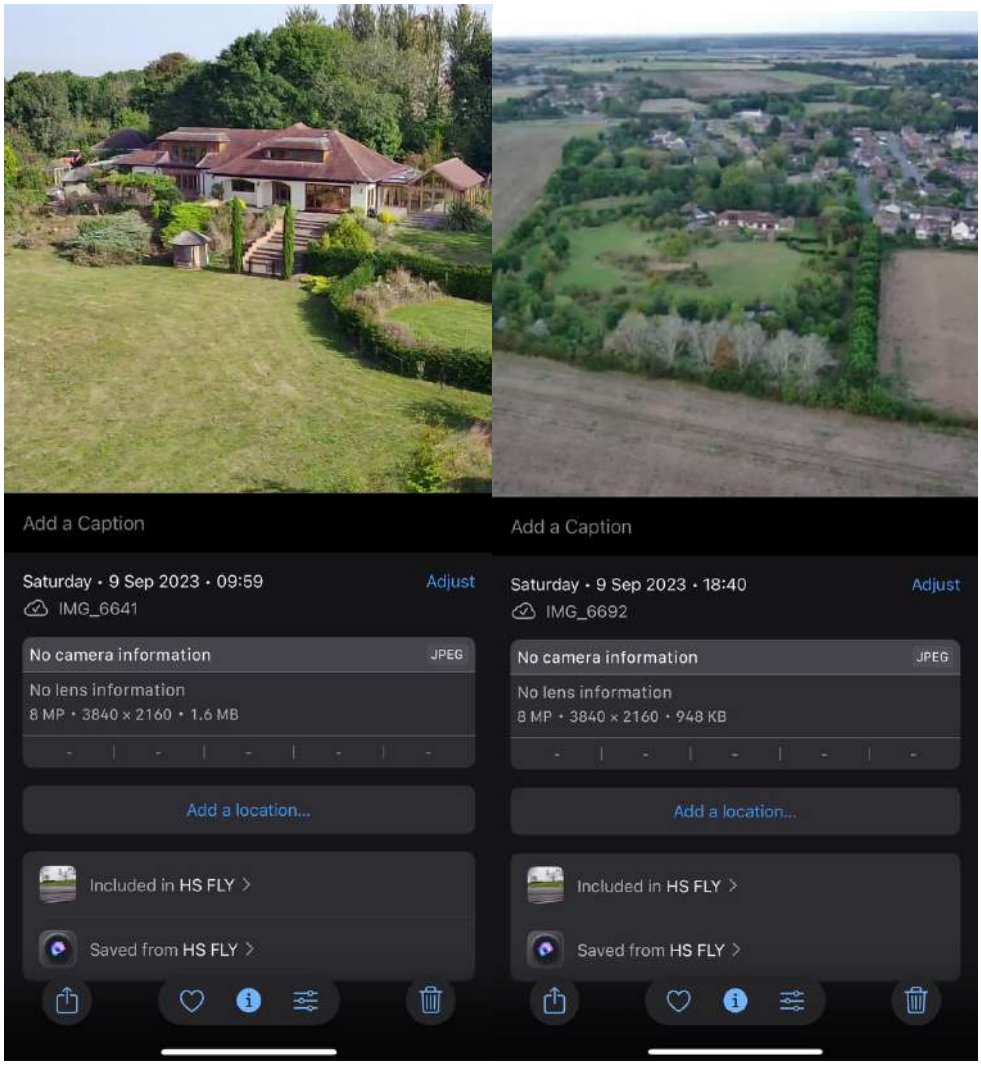
8.8.23 – fish in the pond



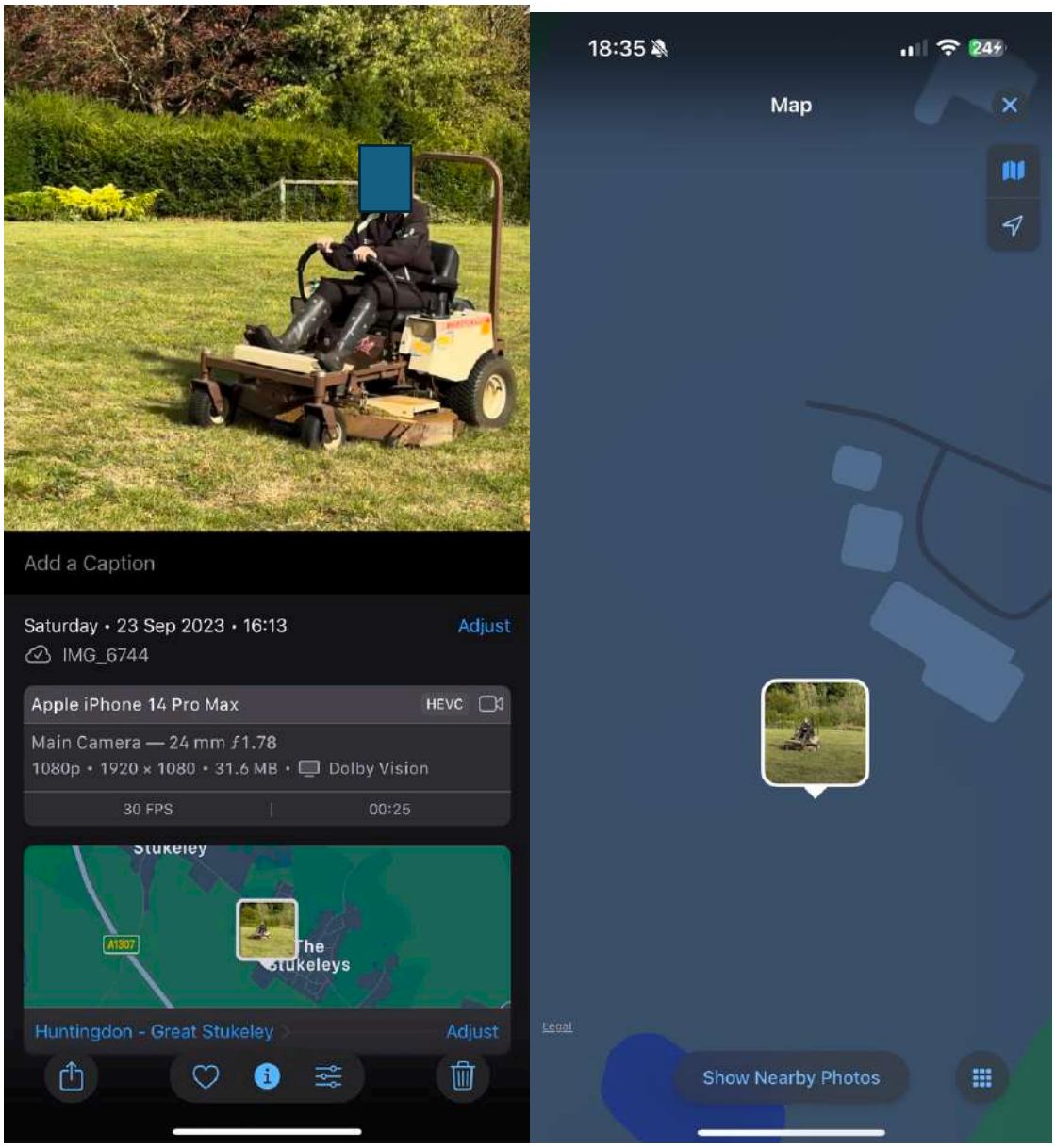
2.9.23 – removing a tree that was considered dangerous by the tree surgeon



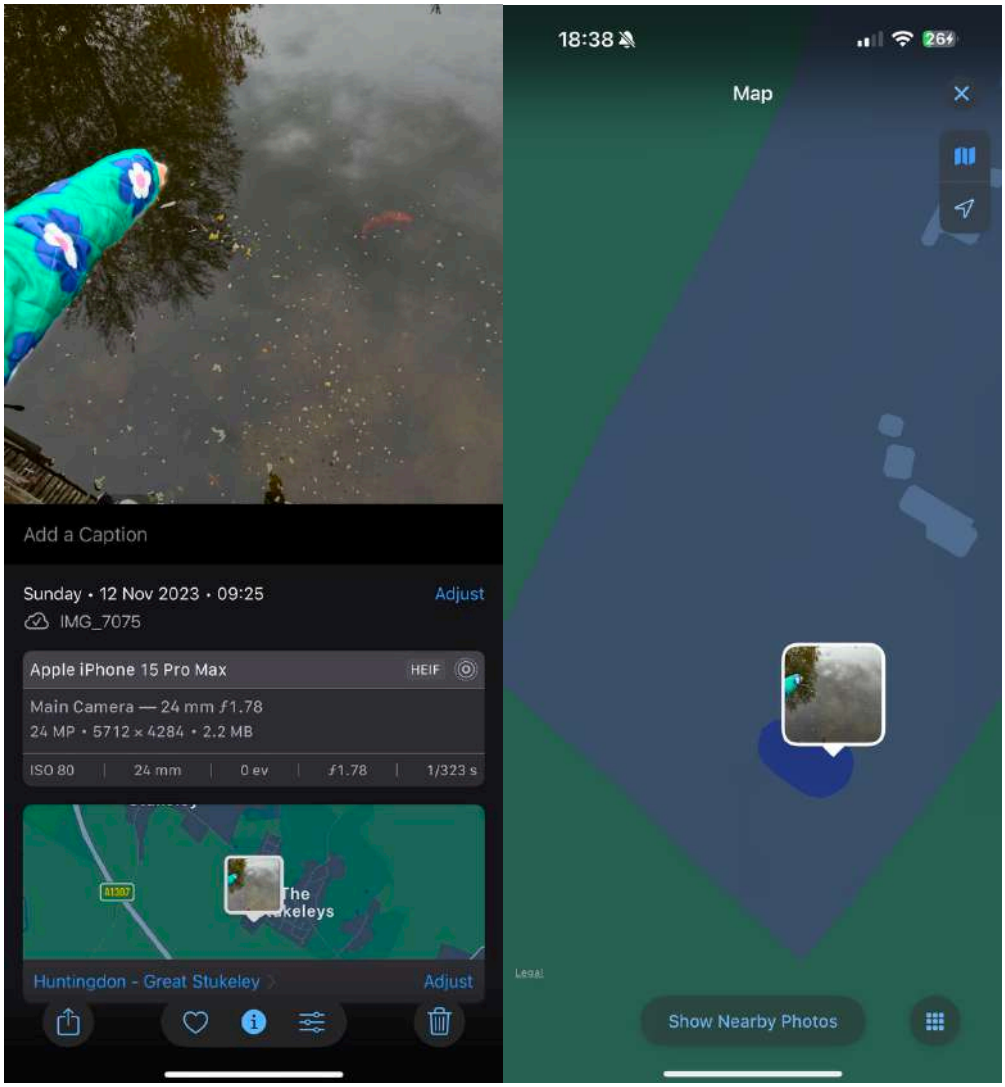
9.9.23 – two drone images showing that we are still cutting the grass and maintaining the gardens. Note the staircase entrance to the garden and breeze house facing towards the gardens to the south. In the second image you can see the full extent of the gardens to the southwest of the Moat House. Note unmanaged areas (5.7)



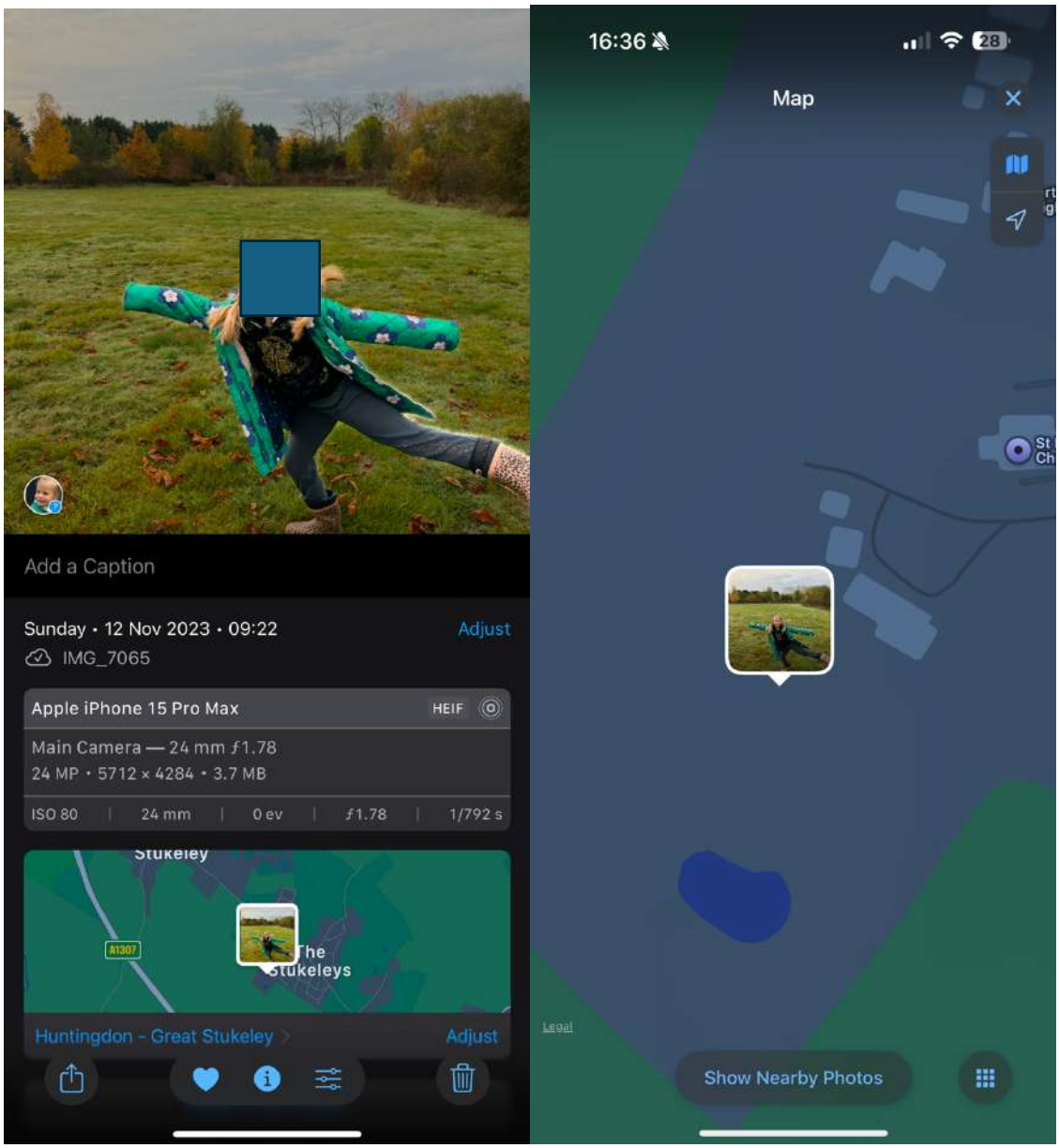
23.9.23 – a picture of us cutting the grass



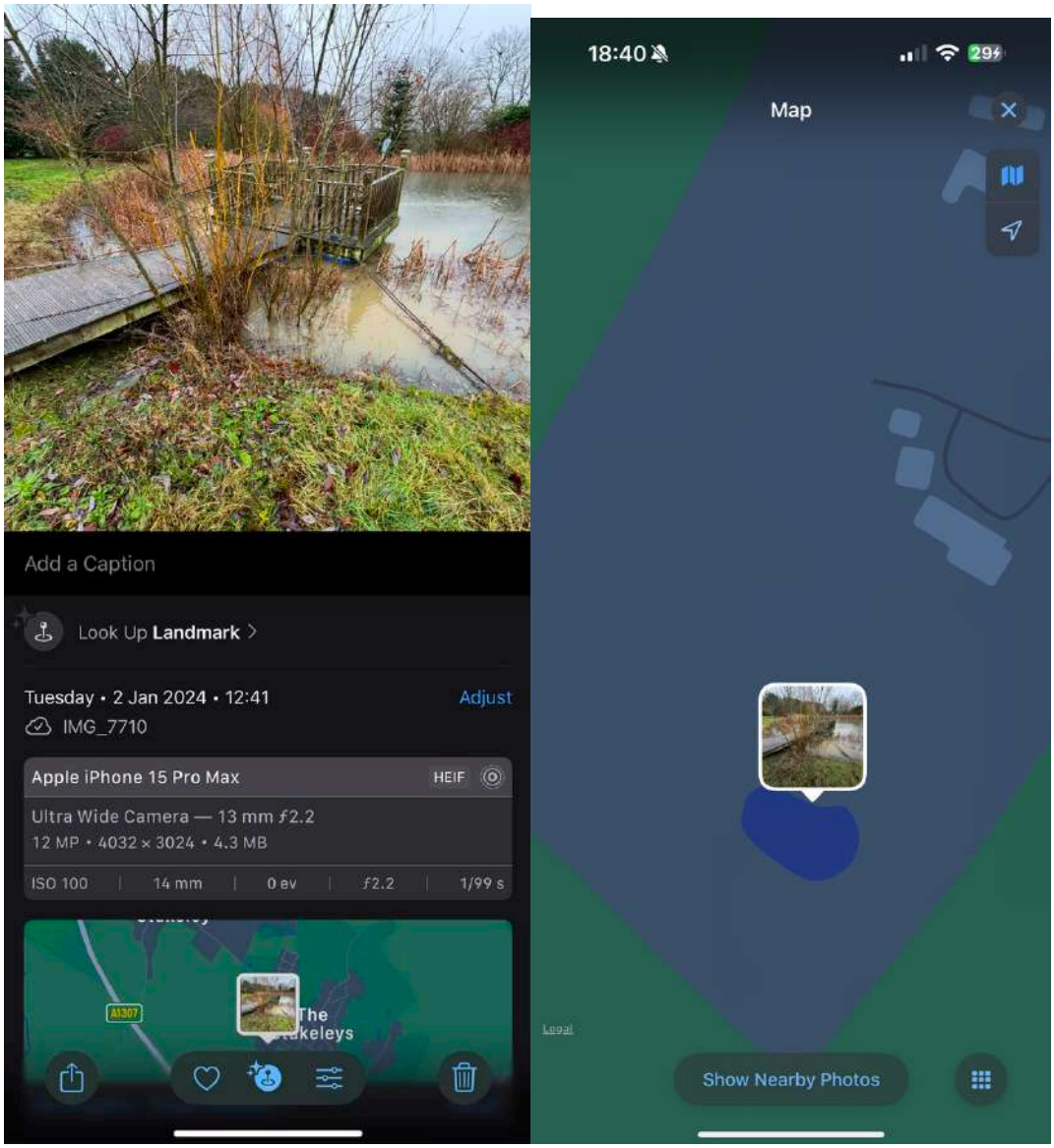
12.11.23 feeding fish



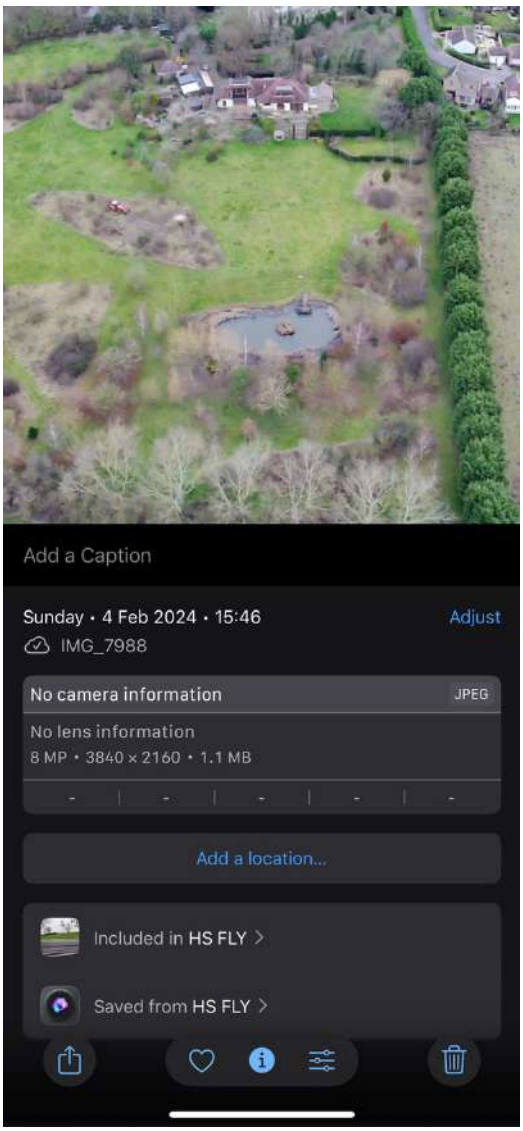
12.11.23 playing on the grass



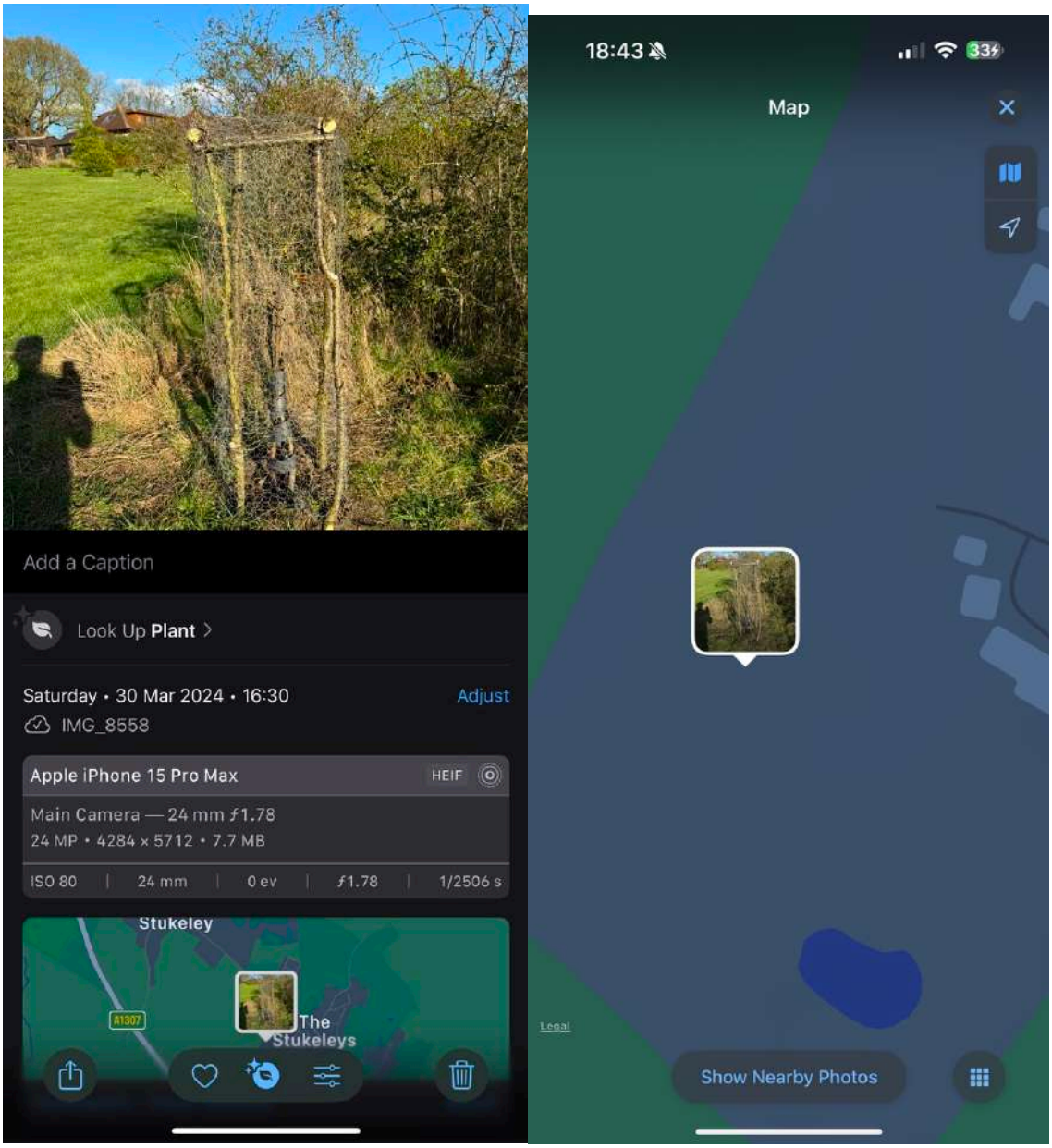
2.1.24 – the floating platform



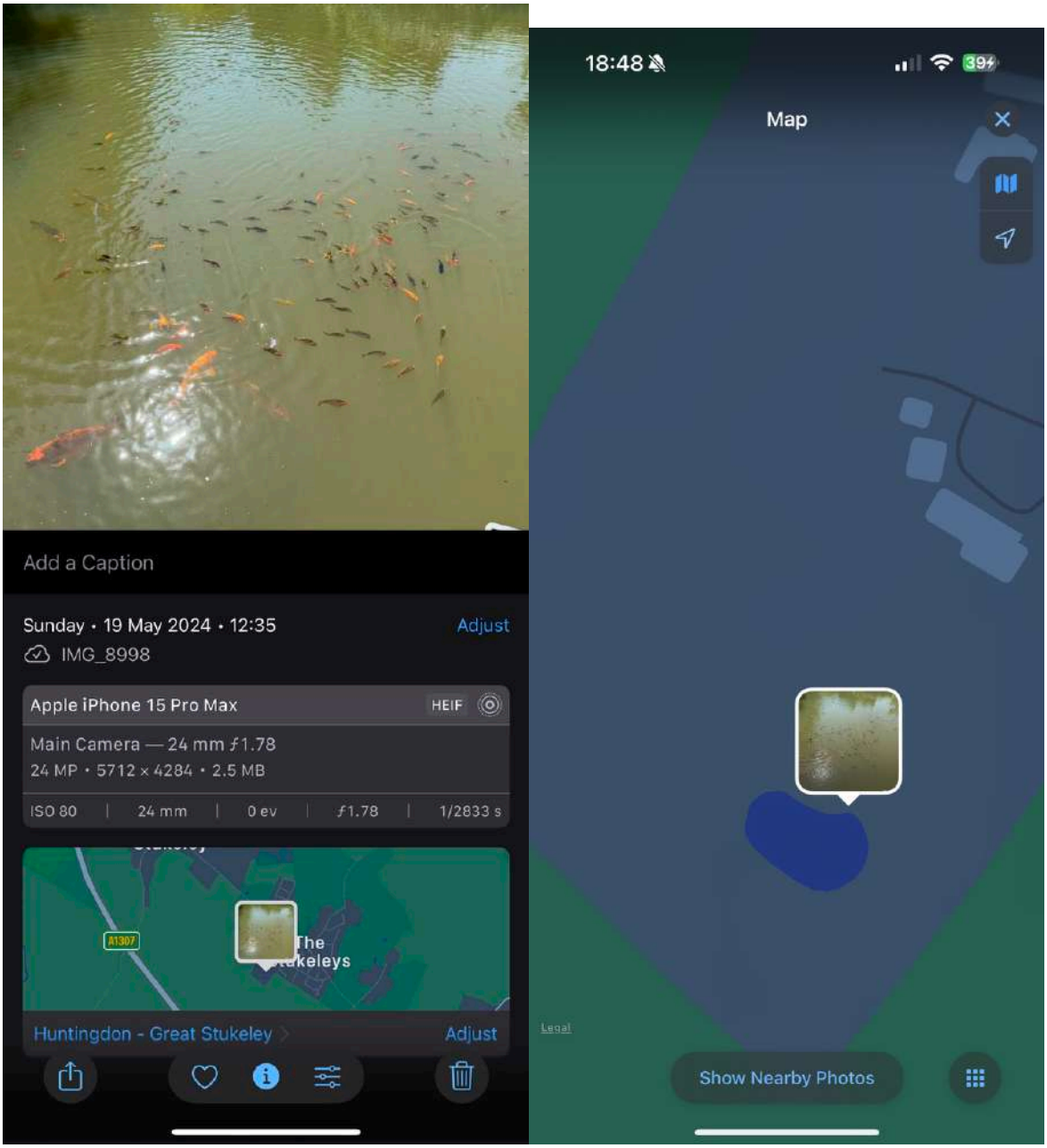
4.2.24 drone shot showing the gardens



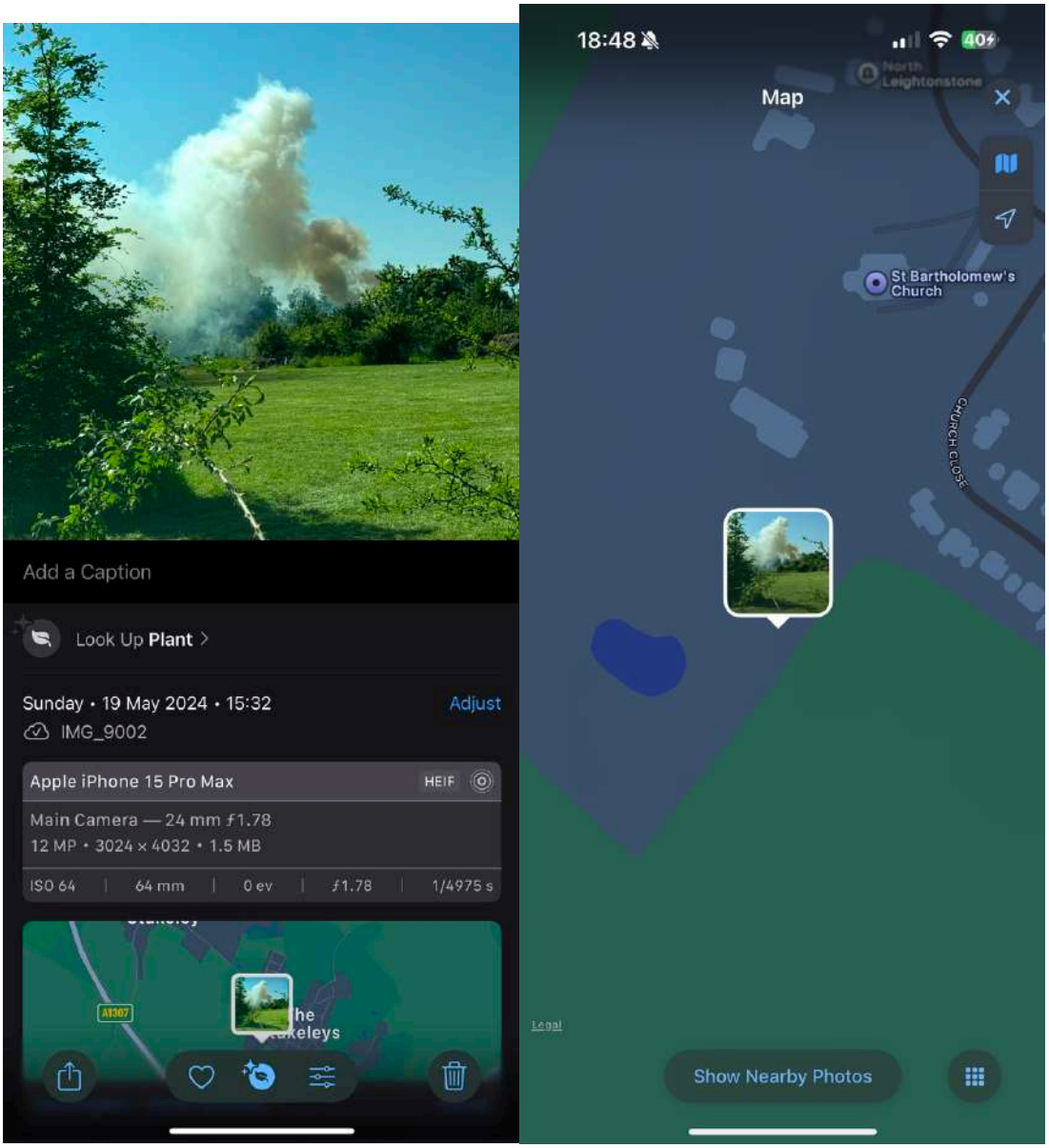
30.3.24 – building a home made tree guard to stop deer eating young plants



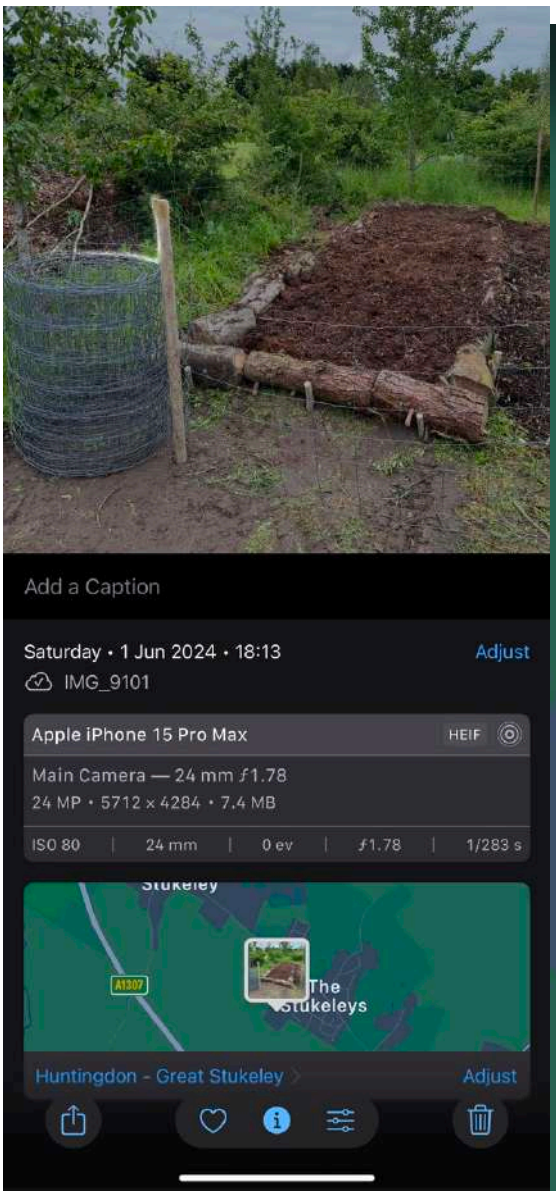
19.5.24 – a huge number of fish have just hatched

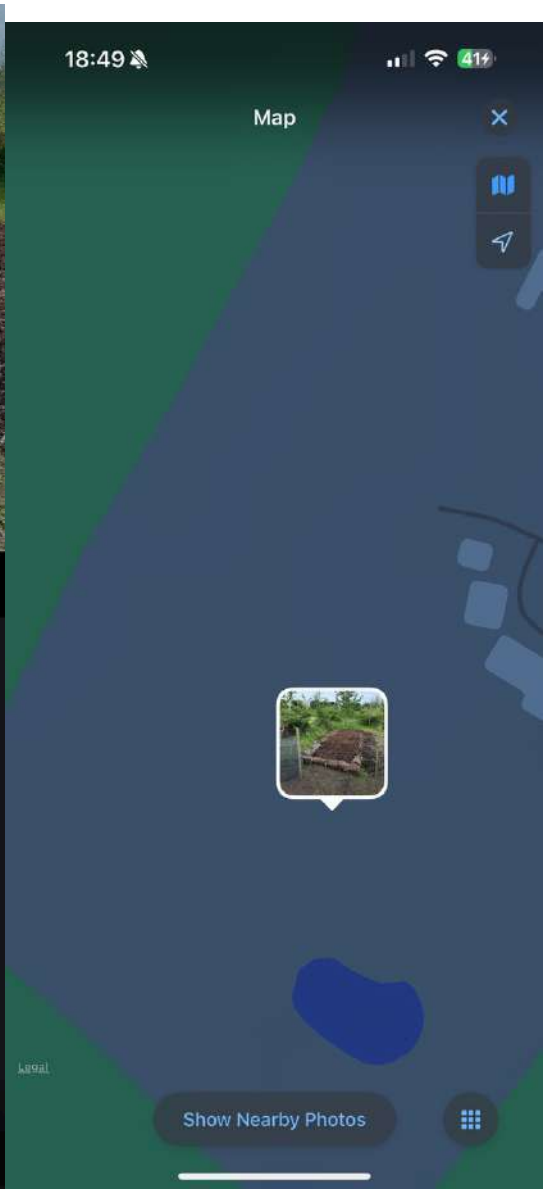


19.5.24 – a bonfire – note cut grass

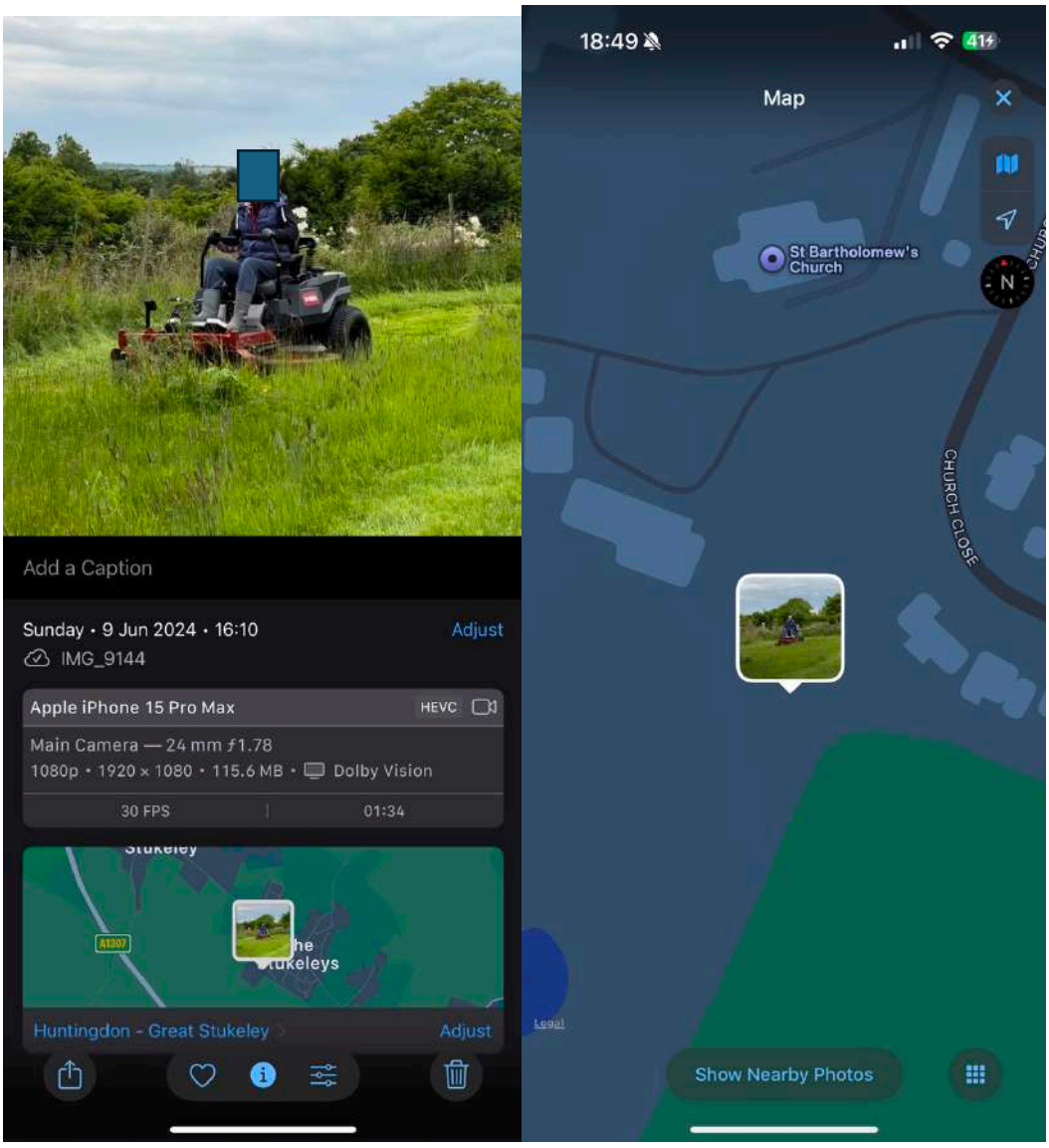


1.6.24 A new planting area established as a nursery for plants. This has been made from chipped tree prunings

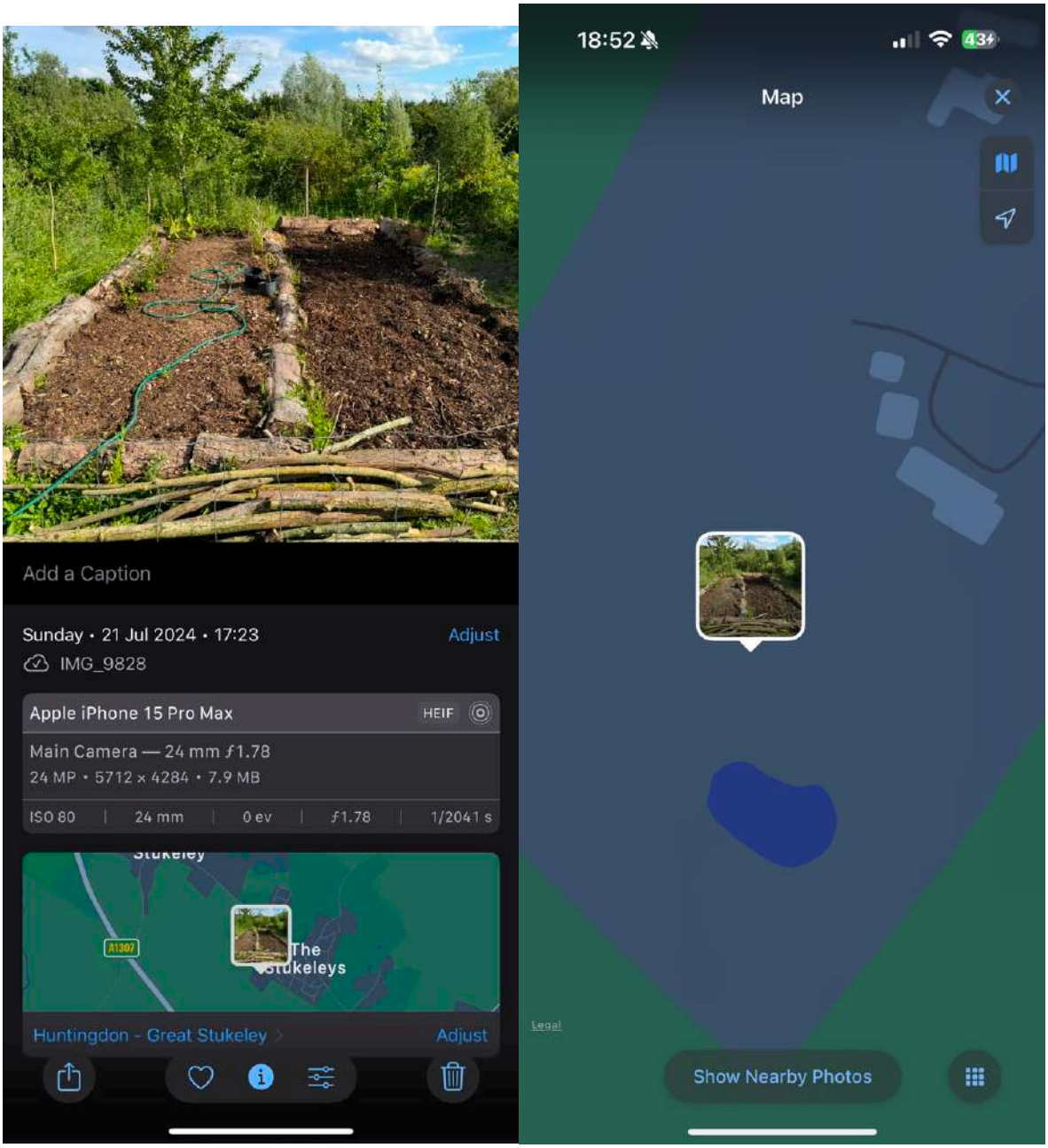




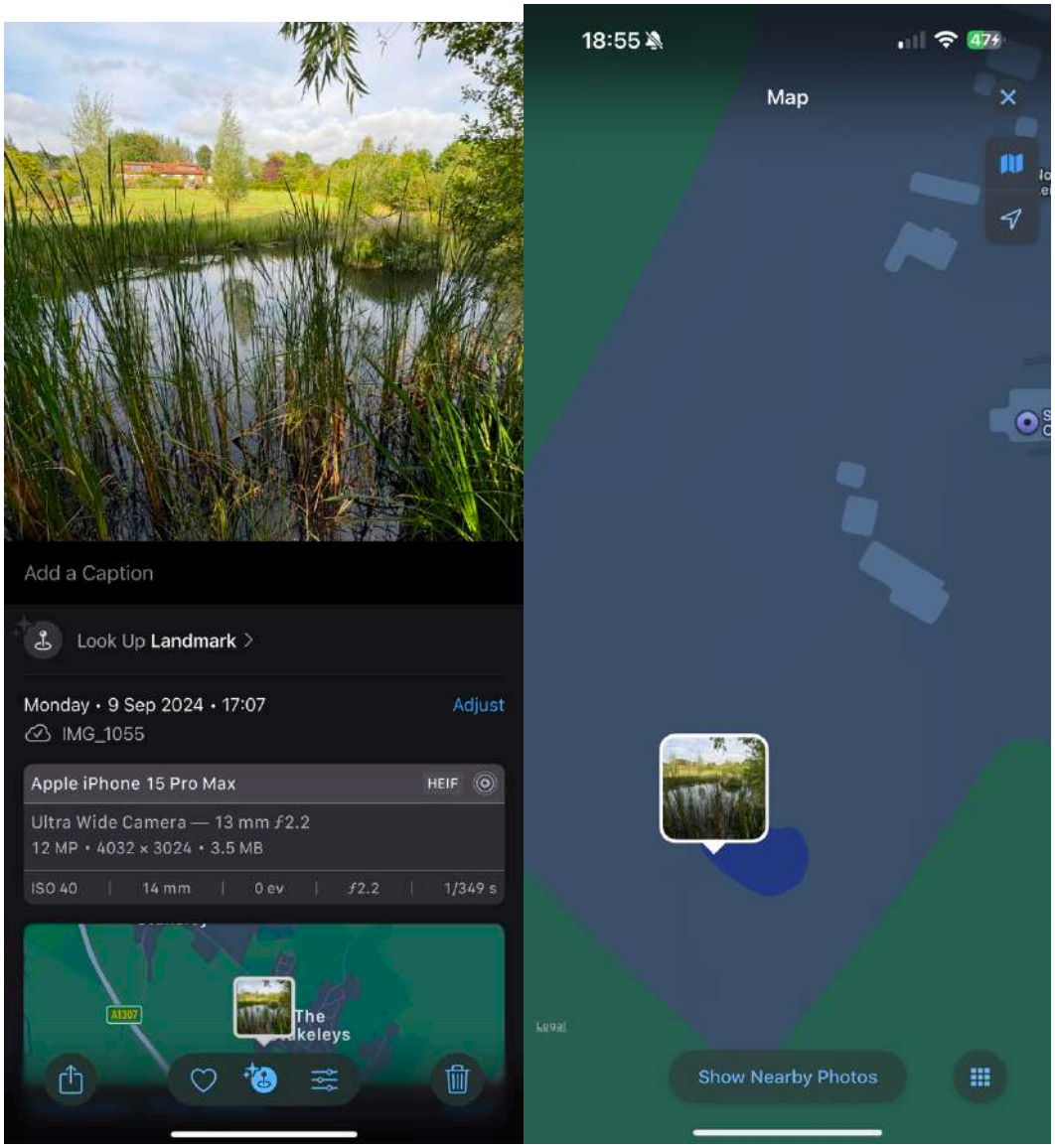
9.6.23 – cutting grass in the “white garden” still in the area disputed by the council



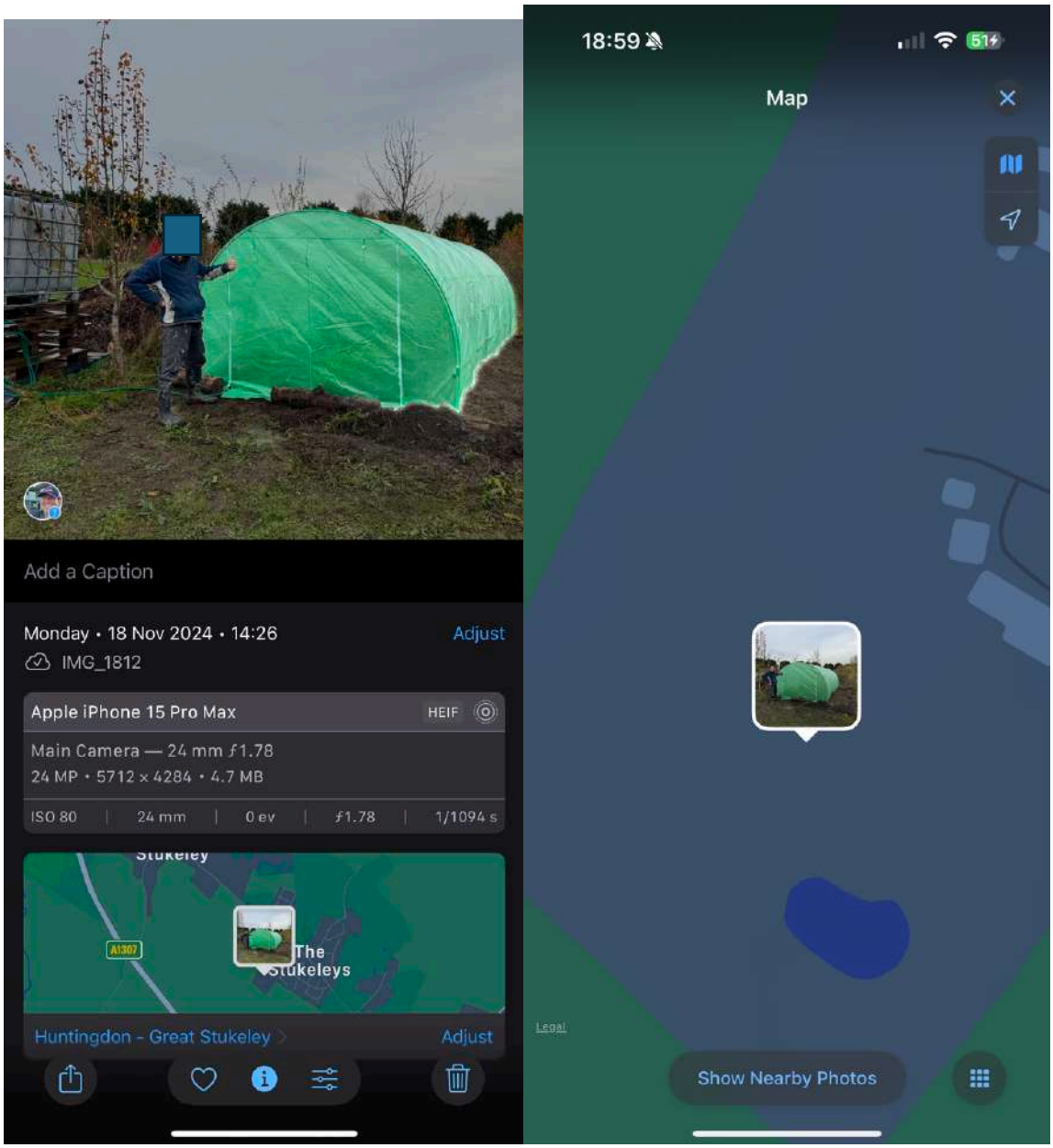
21.7.24 – first plants are in the nursery and we've expanded it and added a watering system and a second bay



4.9.23 – a view towards the moat house from the back of the pond. You can clearly see maintained grass and gardens



18.11.24 – poly tunnel added to the nursery for frost protection



24.11.24 – view inside poly tunnel. Note plants have grown since the July photos

