

**Re: Lands adjacent to 124 Castleroe Road, Coleraine, County
 Londonderry BT52 3RN**

We, Karen Anne Willatt of 2 Ballywillin Park Portrush BT56 8GH aged 60 years and upwards, and Alison Joy Carruthers of 9 Shrewsbury Park, Belfast BT9 6PN aged 53 years and upwards make oath and say as follows:-

1. We have been the registered owners of approximately 32 acres of agricultural lands adjoining 124 Castleroe Road, Coleraine since 1984. The title to lands the subject of this Affidavit is registered in Folio 8697 County Londonderry.
2. Outline Planning Permission was granted on the 23rd of January 2015 (ref: C/2013/0239/O) for a dwelling on a site close to the existing dwelling at 124 Castleroe Road, Coleraine. An application for Approval of Reserved Matters was not however pursued during the currency of this Outline Planning Permission, but a fresh application for Outline Planning Permission was lodged on 5th March 2018.
3. In respect of the land, in order to enhance and improve the quality of the land and to maintain it in good agricultural and environmental condition, we entered into a Licence Agreement with a local farmer, Andrew Craig on the 31st of May 2013 whereby we permitted him to use the lands to grow and cut grass and to graze cattle and sheep for the total annual licence fee of £500.00. In consideration of this much abated licence fee, Mr Craig agreed to carry out improvement works to the lands, namely spraying herbicides, cutting back hedges, cleaning ditches, reseeding a number of fields, in addition to the normal annual maintenance works. These additional improvement works were costed at a figure in excess of £12,500. We have been advised by a local estate agent that the full market rate for licence fees for such lands would be in the region of £150.00-£160.00 per acre per annum equating to a total return of £4,800.00-£5,120.00 per annum in total.
4. Throughout the period of the Agreement referred to, the lands have been in continuous agricultural use, and we refer to a number of

photographs which have been provided to Planning Service on our behalf as evidence of recent use (August 2018) for cutting silage.

5. Save where otherwise appears we depose of the foregoing from facts within our own knowledge sincerely believing the same to be true.

SWORN this 21st day
of November 2018
at 52 Luttrell St. Limavady
Limavady in the County of Londonderry
before me a Solicitor empowered to
administer Oaths for the Court of
Judicature in Northern Ireland in and for
the said County

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