

DATED: 31 JANUARY 2025

STATUTORY DECLARATION

I, ROSIE NELSON of Cabin, Horsepasture Wood, Wallage Lane, Rowfant, Crawley, West Sussex, RH10 4NG, do solemnly and sincerely declare that:

Background:

1. I reside in a cabin located on the edge of a lake located in Horsepasture Wood, Wallage Lane, Rowfant, Crawley. The location is shown on the plan at **Annex 1**.
2. My father, Jeremy Nelson, was passed the land that the cabin is located on in December 2015. The land is registered under Title number WSX377108.
3. I make this Statutory Declaration in support of my application for a Lawful Development Certificate to Mid Sussex District Council for the construction of the residential cabin.
4. A previous application for a Lawful Development Certificate for the cabin was submitted on 13 August 2024 under reference DM/24/1956 (planning portal reference PP-13109244). The application was refused on 22 November 2024. I make this revised application to resolve the queries raised by Mid Sussex District Council in their delegated report and to provide further evidence in support of the application.
5. An order was placed for a cabin with Quick Garden for a residential cabin SCOOT with dimensions of 4.5m x 6.0m on 24 April 2019 as evidenced by the invoice at **Annex 2**.
6. A shed was originally erected on the land in 2011. This was moved in June 2019 to where my father has his cabin at the northern end of the pond in 2019. At **Annex 3** are date stamped photographs showing the shed and it partially dismantled.
7. The cabin is 'off-grid' with solar power for electricity, a log burner for heat, a composting toilet and propane gas for cooking and heating water. We harvest and filter rainwater and water from the nearby lake.

Delivery and Construction of cabin:

8. The cabin was delivered to the site on 16 July 2019 as evidenced by the delivery notification (which implies it was to be delivered on 17 July but actually arrived a day earlier) in **Annex 4** and date stamped photographs in **Annex 5**.
9. The delivery address (Rambleon) was a property that my aunt, Eleanor Locker-Lampson used to reside in, but left in 2021. This is the closest address to the site of the cabin. Due to the location, we are unable to get deliveries directly to the cabin.
10. Materials were ordered for the construction of the cabin, including wood for the cabin base from Timberstore (ordered in July 2019), Easy pads (concrete support pads that the cabin sits on) delivered to Rambleon by Palletways in July 2019, details of which are in **Annex 6**.
11. Work started on erecting the cabin on site in July 2019 and was completed at the end of September 2019 as evidenced by the date stamped photographs contained in **Annex 7**. We moved in shortly after this date.
12. The roof light and roof insulation were installed in April 2020, and roof shingles were finished in May 2020 as evidenced in **Annex 7**. We waited until spring to install these components due to the

improved weather conditions. Prior to this, the cabin had a plastic sheet over the roof to keep it water tight whilst we lived there.

13. The kitchen worktops and oven were installed in March 2020 as evidenced in **Annex 7**. When we first moved into the cabin in September 2019, we did not have a fully functioning kitchen or taps. Being an off grid property, we gathered rain water and filtered this through our Berkey Water Filter. The Berkey Water Filter was initially kept by the front door (not in the kitchen) as evidenced in **Annex 11 & 12**. We did all of our washing up here. We had a small gas camping stove which we kept on a table by the front door, which is where we did our cooking until our oven was installed.
14. The compost toilet is located separately and was completed in July 2020 as evidenced in the photos in **Annex 7**. Before this date, we had no toilet and dug "catholes" to dispose of our waste, making sure to do so in line with the "leave no trace" guidance.
15. In February 2021 we erected a small extension on the south western side of the cabin to provide additional storage space. A window was added to the store room in early March 2021. In 2022 we erected a further extension on the north eastern side of the cabin to provide an additional bedroom, which was started in February and finished in August 2022. Neither of these extensions were intended when we originally built the cabin, but were constructed due to a change in circumstances (after I found out I was pregnant). At **Annex 8** are photographs of the building as extended.

Residency in the cabin:

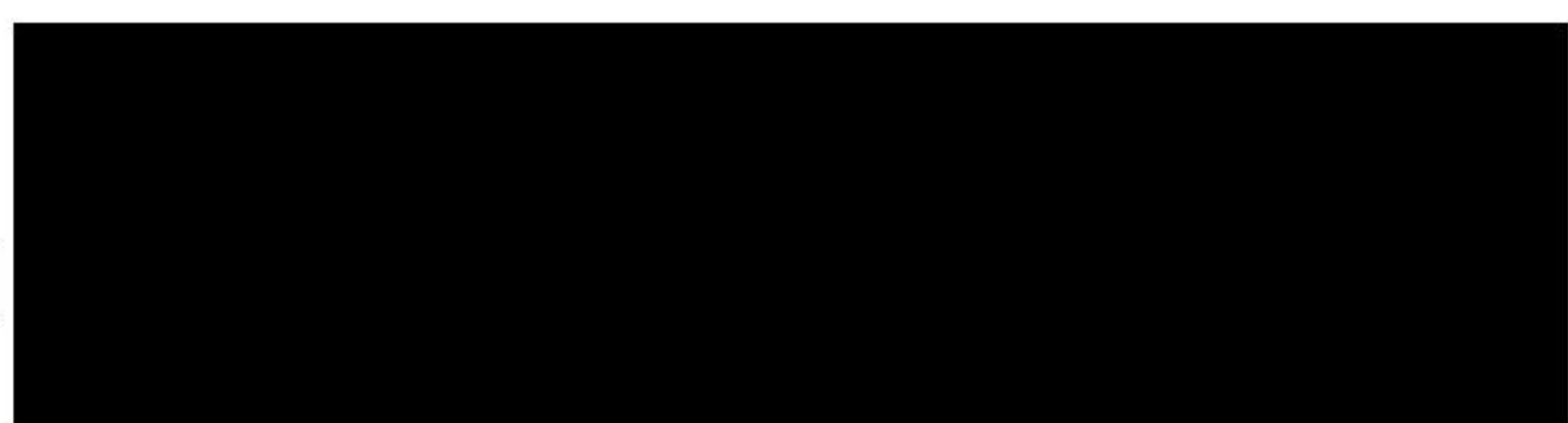
16. My partner and I moved into the cabin and have lived there full time since the end of September 2019. We continued to work on the cabin while living there. Whilst this may not have been ideal, we were glad to have a place of our own, out of our parents' houses, and living an off-grid low impact lifestyle that aligned with our values.
17. My partner and I ordered various items to furnish the cabin as evidenced by the following documents contained in **Annex 9**: Water filtration system from Berkey Water (ordered in May 2019), Sofa from Abakus Direct (purchased in September 2019), Gas heater from Amazon (purchased in September 2019), Bath purchased from Amazon (purchased in October 2019), Oven from Currys (purchased in October 2019), dining table and chairs from Amazon (purchased in October 2019), solar panels (purchased in October 2019), a log burner from eBay (purchased in December 2019) and a urine separator for the compost toilet (purchased in July 2020). The items ordered were either delivered to my aunt's address at Rambleon, or to my mother's address at 39 The Ridings, and then taken to the cabin.
18. At **Annex 10** are excerpts from mine and my partner's bank statements showing payments to Calor Gas that provided the propane gas we use. In the covid lockdown, Calor closed its doors to the public so the payments only go up to March 2020. Since then we have purchased gas from Burstow Nurseries as evidenced in the statements provided. These show the consistent purchase of gas over the period.
19. As the property is off-grid, we do not have utility bills, or other such documents that might usually be provided to prove residency. My billing address has remained as my mother's address (39 The Ridings) during my time living at the cabin. However, I have not lived at this address since September 2019, as noted in both my mother's and step father's Statutory Declarations.
20. Due to our off-grid lifestyle, the main type of evidence that I am able to submit to support my application is photographs. As such, and to remove any ambiguity regarding my residency in the cabin, I have made the decision to include the entirety of my photographs from both my iCloud and Google photo devices. I have provided these over four documents in **Annex 11 (see separate documents)**. The photographs are in grid format with annotations, and where annotated, large date stamped photographs have been provided at the end of each document. I have attempted to redact

any photos that are not relevant to the application (e.g. because they are not taken in the cabin, or include sensitive personal information). The gaps in photos represent usual life events – holidays, hospital stays, days out etc. These photographs show our daily lives in and around the cabin, and what was important to us – mainly our dog, and after March 2021, our baby. You can clearly see that we are in the cabin most days, either by the location settings, or the distinctive interior (the wood walls, stairs, doors etc). It would be unreasonable to assume, on the balance of probability, that we visited the property so regularly without using it as a residence.

21. Due to us living in the cabin whilst building work was taking place, the outside often looked like a building site. Despite appearances, the cabin was still being used for residential purposes, as evidenced in the photographs provided.
22. Our daughter, Willow, was born on 23 March 2021 and has lived with us in the cabin all of her life. You will see from the evidence provided that she has spent every birthday, Christmas and other major life events in the cabin. Again, it would be unreasonable to assume that we were at the cabin at these times without using it as a residence.
23. My phone was broken some time in Spring/Summer 2020 and I lost most of my photos from before this period. Even so, the photos I have been able to provide still clearly show constant residential use of the cabin for at least the last four years, the time period specific to this application.
24. I have asked third parties to provide photographs of their visits which show us living in the cabin. These are provided in **Annex 12**.
25. At **Annex 13** are excerpts from my Instagram account that relate to my occupation of the cabin and verify many statements made in this declaration:
 - Photo 1 confirms the delivery date and verifies my loss of photographs.
 - Photo 2 provides more information on how we filter our rainwater.
 - Photo 3 goes into detail about living in the cabin over the winter of 2019.
 - Photo 4 confirms that we had no toilet and references digging catholes.
 - Photo 5 confirms when the roof shingles were added.
26. At **Annex 14** are excerpts of virtual conversations myself and my partner have had with people about living in the cabin.
27. At **Annex 15** are statements provided by various friends confirming that they have visited us at various certain times since late 2019 at the cabin and confirm that we have lived at the cabin as our sole residence for this entire period to the present day.
28. At **Annex 16** is a screen print from Google Earth showing the cabin in place on 15 April 2020.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Signed



Rosie Nelson

Declared at 117419 High Street Crawley, West Sussex BN10 1DD

on 31 JANUARY 2025

before me ALEXANDER GEORGE MITCHELL

Signed



~~A commissioner for oaths or a solicitor empowered to administer oaths~~