

## Statutory Declaration of [REDACTED]

I [REDACTED] of Fen Place Mill & House, East Street, Turners Hill, West Sussex, RH10 4QQ, Do Solemnly and sincerely declare the following:

I make this Statutory Declaration in support of an application to Mid Sussex District Council for a Certificate of Lawfulness of an Existing Development pursuant to Section 191 of the Town and Country Planning Act 1990, relating to Fen Place Mill & House, East Street, Turners Hill, West Sussex, RH10 4QQ ('the Site').

1. This statutory declaration is written in relation to the garage blocks, outbuilding and tarmac driveway and parking area 'the Site' which is identified and edged red on the Location, Block and Site Plans (drawing number PL.001, PL.002 and PL.003) and shown on the Elevations and Floor Plans (drawing numbers PL.004, PL.005, PL.006 and PL.007). These plans are now produced to me and marked '**Exhibit 1**'.
2. I purchased Fen Place Mill and House and the 150 acre estate on 31<sup>st</sup> July 2025 from Mr and Mrs David Vaughan who had owned and lived at Fen Place Mill and House for the preceding 18 years (2007 – 31<sup>st</sup> July 2025).
3. Two photos dated October 2009 shows the pond being dredged with Steve Sanders (the Gardener) and Tad (the Builder) within the photograph and the double garage in the background. A second photo dated 15<sup>th</sup> April 2010 shows the outbuilding in situ. These photographs were taken by the previous owner and are now produced to me and marked '**Exhibit 2**'. These photographs taken in 2009 and 2010, clearly show the double garage and outbuilding in situ.
4. Aerial photographs of the site dated September 2012, June 2013, July 2014, September 2018, April 2020, June 2021 and September 2025 are now produced to me and marked '**Exhibit 3**' and clearly show the following:
  - The September 2012 and June 2013 aerial photos show the double garage, 4 bay garage and the outbuilding in situ.
  - The July 2014 aerial photo shows the foundations and walls of the main garage block being built.
  - The September 2018 aerial photo shows the main garage block, the double garage block, some of the 4 bay garage block, the outbuilding and the tarmac driveway in situ.
  - The April 2020 aerial photo shows the main garage block, the 4 bay garage block, the double garage block, the outbuilding and the tarmac driveway and parking area in situ.
  - The June 2021 aerial photo shows the main garage block, 4 bay garage block, double garage block, outbuilding and the tarmac driveway and parking area in situ.
  - The September 2025 aerial photo shows the main garage block, the 4 bay garage block, the double garage block, the outbuilding and the tarmac driveway and parking area.
5. Photographs taken by Tad the Polish Builder on 30<sup>th</sup> May and 20<sup>th</sup> June 2014 show foundations of the main garage block being laid and the block work walls starting to be built. These photographs are now produced to me and marked '**Exhibit 4**'.



6. Photographs taken by Tad the Polish Builder on 8<sup>th</sup> August 2014 show the main garage block walls and roof structure built. These photographs are now produced to me and marked **'Exhibit 5'**.
7. Photographs taken by Tad the Polish Builder on 4<sup>th</sup> September 2014 show builders laying tiles on the roof of the main garage block. The second photo shows the 4 bay garage block and the double garage block in the background of the photo. These photographs are now produced to me and marked **'Exhibit 6'**.
8. A photograph taken by Tad the Polish Builder on 4 March 2015 shows the main garage block built and the tarmac driveway / parking area in situ. This photograph is now produced to me and marked **'Exhibit 7'**.
9. Photographs taken on 25<sup>th</sup> September 2025 show the main garage block, the 4 bay garage block, the double garage block and the outbuilding in situ. These photographs are now produced to me and marked **'Exhibit 8'**.
10. Photographs taken on 24<sup>th</sup> February 2026 show the main garage block, the 4 bay garage block, the double garage block and the outbuilding in situ. These photographs are now produced to me and marked **'Exhibit 9'**.
11. I am making this declaration in support of a Certificate of Lawfulness of an existing development in respect of the main garage block, the 4 bay garage block, the double garage block, the outbuilding and the tarmac driveway / parking area as edged red on the plans (Location, Block and Site Plans (drawing number PL.001, PL.002 and PL.003) and the Elevations and Floor Plans (drawing numbers PL.004, PL.005, PL.006 and PL.007) produced at **'Exhibit 1'**.
12. I can confirm that the main garage block, the 4 bay garage block, the double garage block, the outbuilding and the tarmac driveway / parking area have been in situ since I bought the site on 31<sup>st</sup> July 2025 and the evidence shown within the Exhibits demonstrates that the structures and surfacing have been in situ for a continuous period of over four years and ten years to date.
13. I attach the following evidence as exhibits:
  - Exhibit 1 - Location, Block and Site Plans & Elevations and Floor Plans
  - Exhibit 2 - Photographs from 2009 and 2010
  - Exhibit 3 - Aerial photographs from 2012, 2013, 2014, 2018, 2020, 2021 & 2025
  - Exhibit 4 - Photographs from May and June 2014
  - Exhibit 5 - Photographs from August 2014
  - Exhibit 6 - Photographs from September 2014
  - Exhibit 7 - Photograph from March 2015
  - Exhibit 8 - Photographs from September 2025
  - Exhibit 9 - Photographs from February 2026



I make this solemn declaration conscientiously believing the same to be true and by virtue of



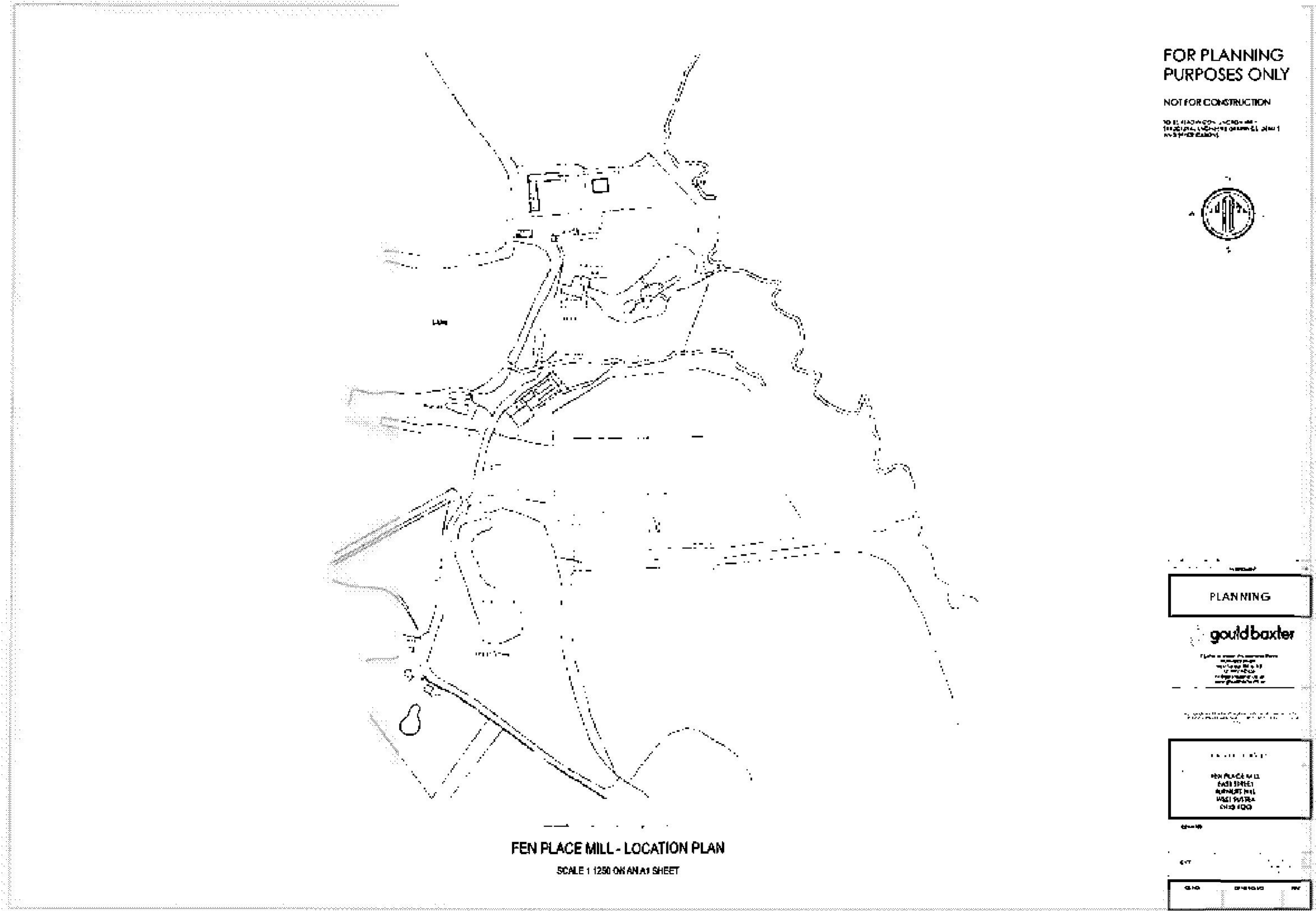
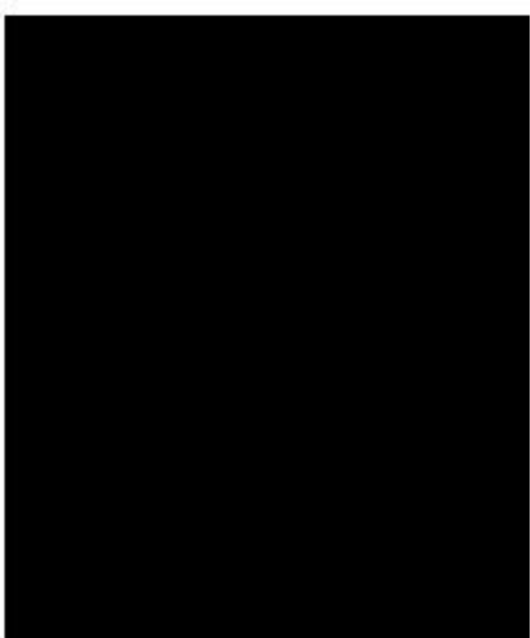






## **Exhibit 1 – Plans**

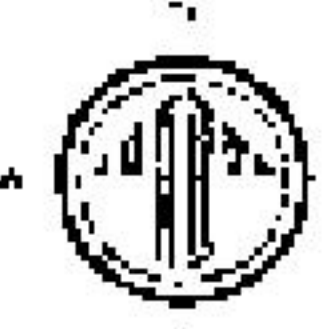




FOR PLANNING  
PURPOSES ONLY

NOT FOR CONSTRUCTION

NO GUARANTEE OF ACCURACY  
THE DESIGN AND DRAWING OF THIS PLAN  
IS NOT A PROFESSIONAL SERVICE



PLANNING

**gould baxter**

100% of the work is done in-house  
by our own staff  
We are not a sub-contractor  
We are not a sub-contractor

100% of the work is done in-house

FEN PLACE MILL  
WATER STREET  
WATER STREET  
WATER STREET  
WATER STREET

02-10

02-11

02-12

02-13

02-14



FOR PLANNING  
PURPOSES ONLY

NOT FOR CONSTRUCTION

THIS PLAN IS FOR INFORMATION ONLY  
AND IS NOT TO BE USED FOR CONSTRUCTION  
OR ANY OTHER PURPOSE

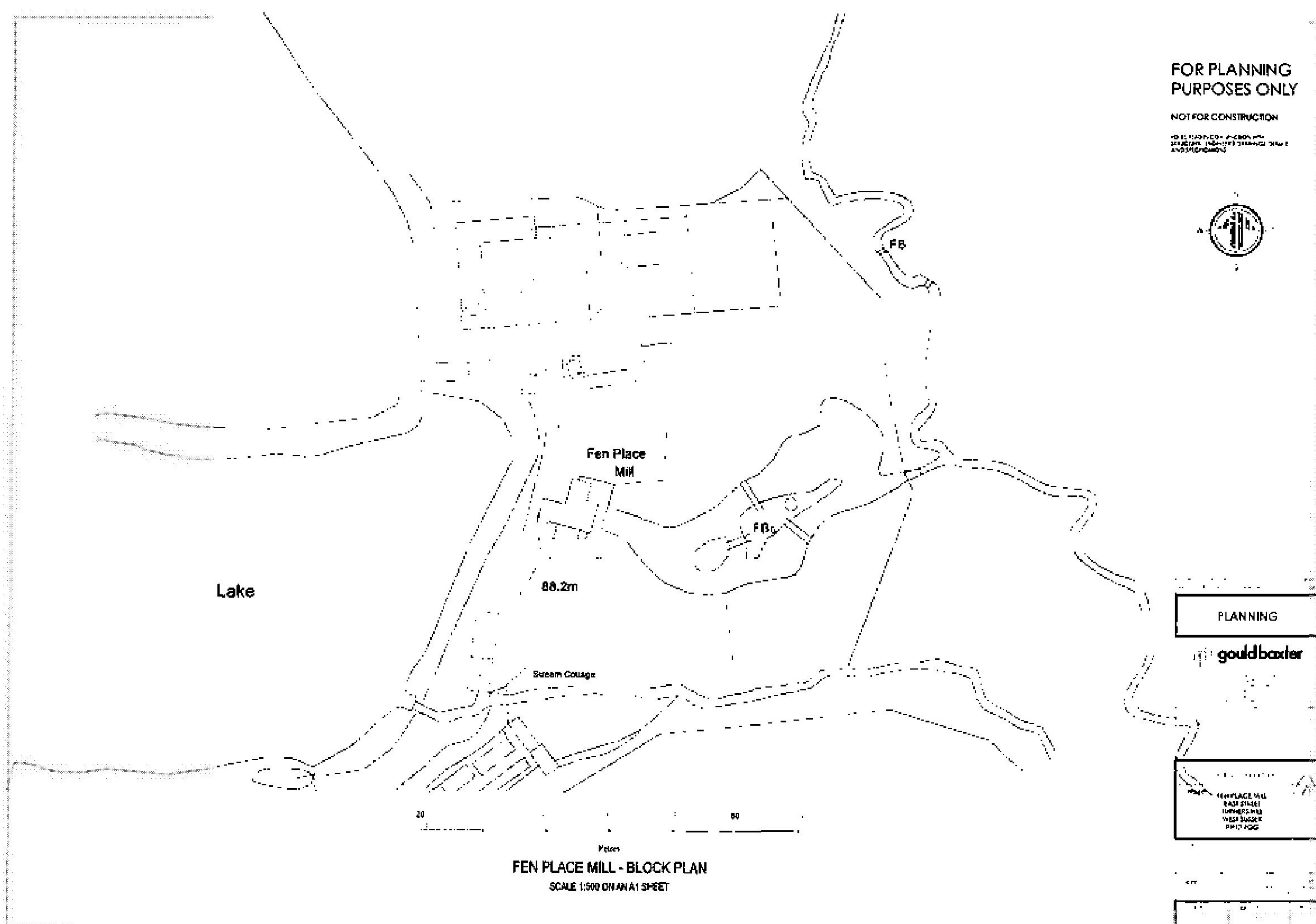


PLANNING

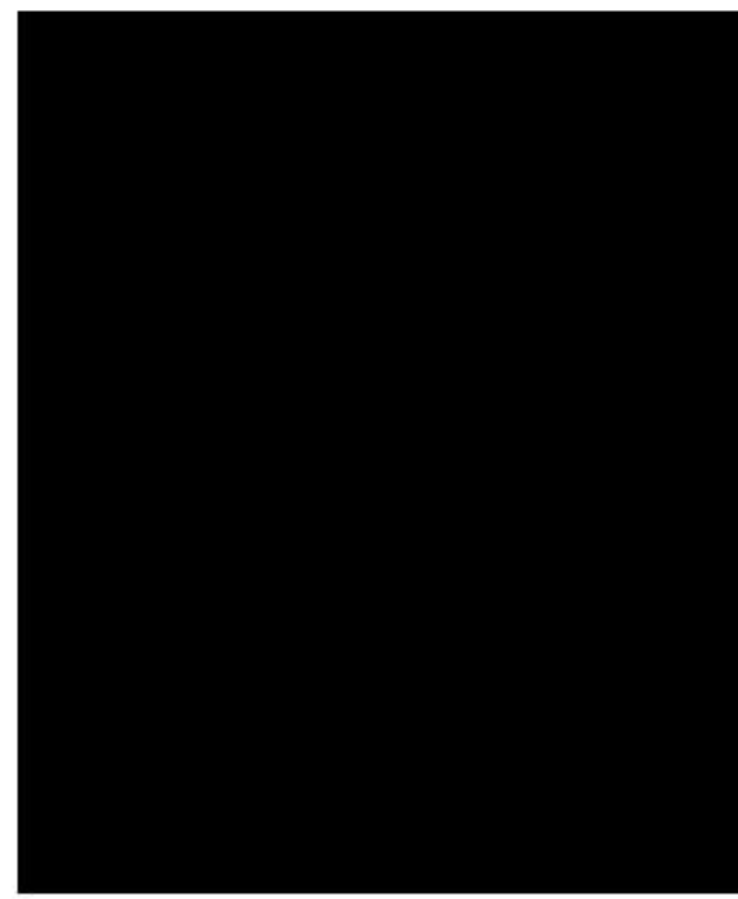
gouldboxter

PLAN  
FEN PLACE MILL  
EAST STAGE  
TURNING MILLS  
WEST STAGE  
PMT 1000

FEN PLACE MILL - BLOCK PLAN  
SCALE 1:500 ON A1 SHEET



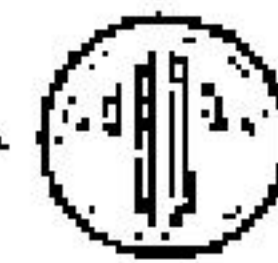




FOR PLANNING  
PURPOSES ONLY

NOT FOR CONSTRUCTION

DATE: 10/10/2014  
BY: [illegible]  
CHECKED BY: [illegible]



PLANNING

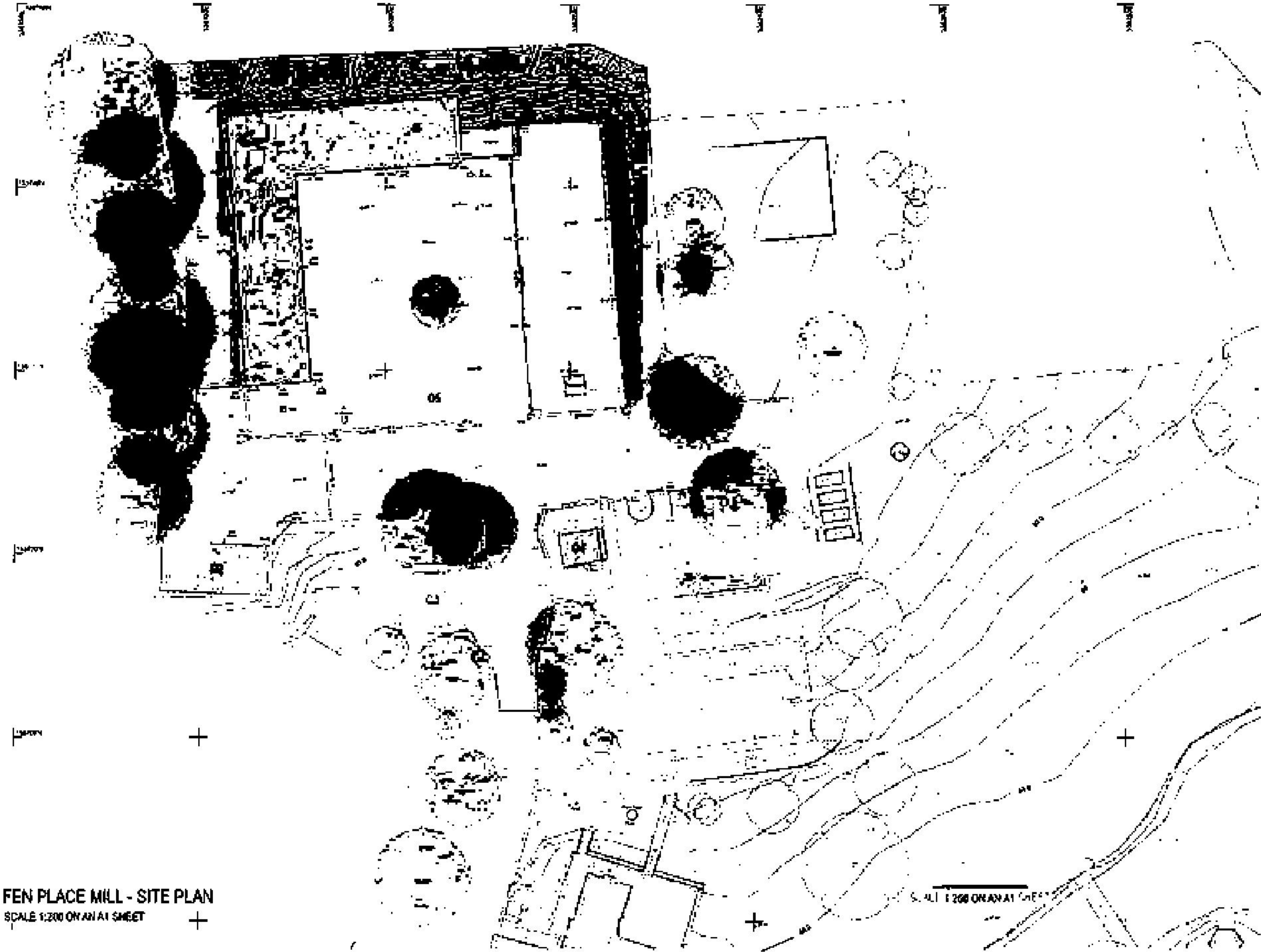
**gould boxter**

1000 WEST 10TH AVENUE  
SUITE 100  
DENVER, CO 80202  
303.733.1100

DATE: 10/10/2014

BY: [illegible]  
CHECKED BY: [illegible]

DATE: 10/10/2014

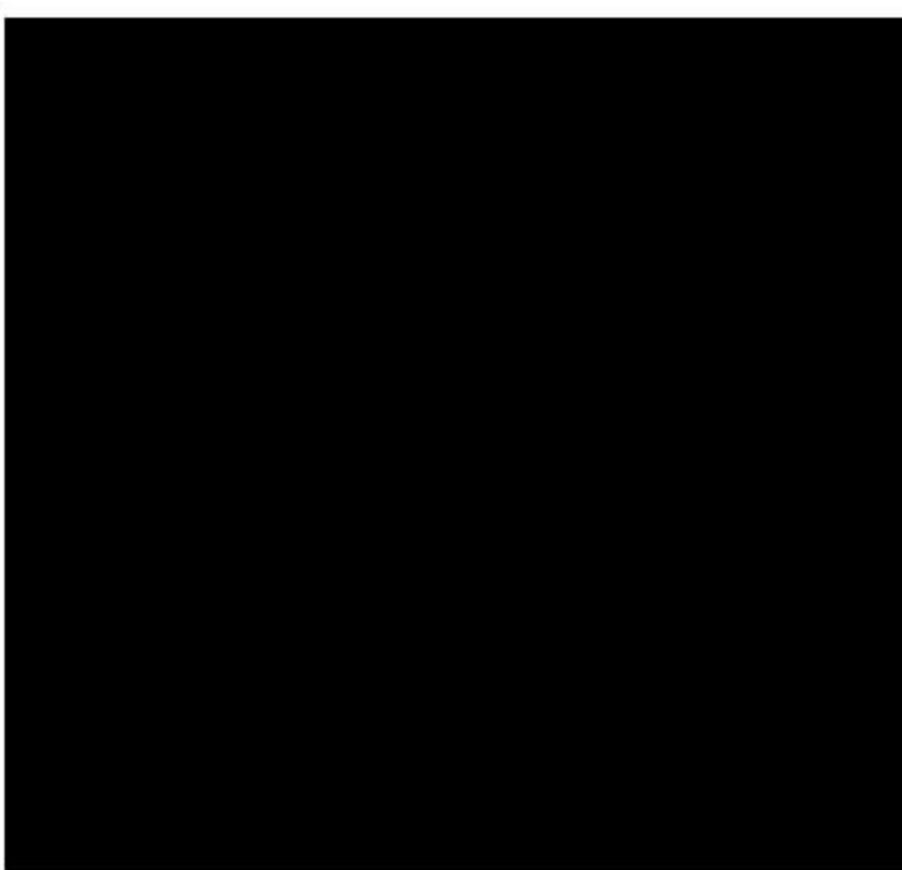


FEN PLACE MILL - SITE PLAN  
SCALE 1/200 ON AN A1 SHEET

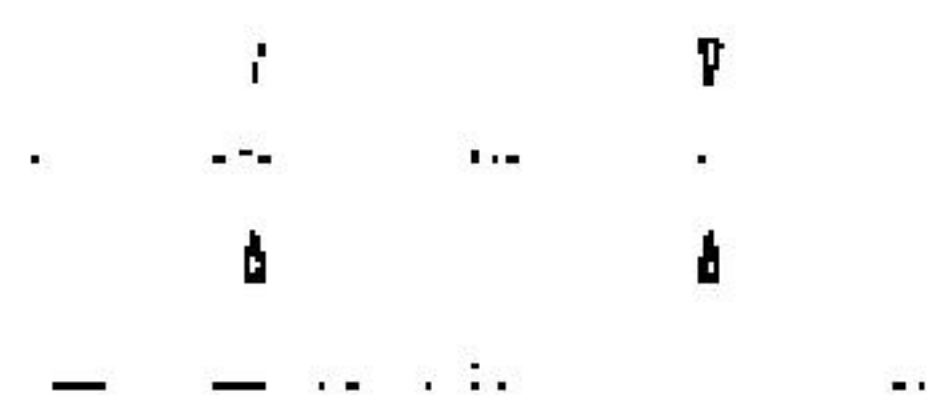








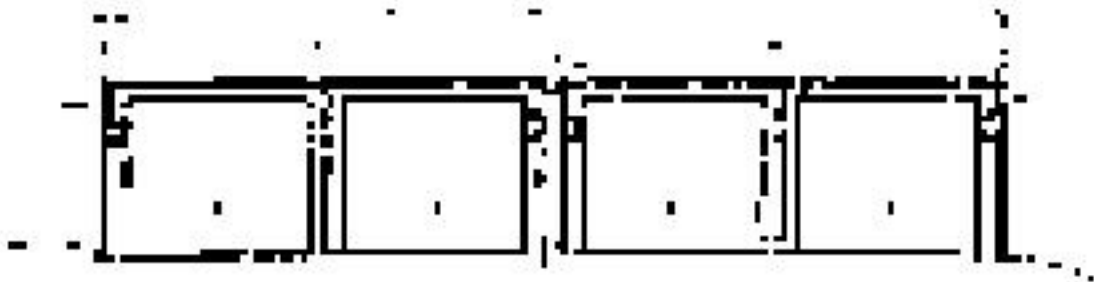
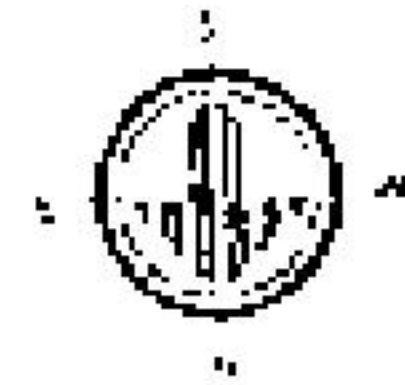
FEN PLACE MILL 4 BAY GARAGE BLOCK - GROUND FLOOR PLAN  
SCALE 1:100 ON A1 SHEET



FEN PLACE MILL 4 BAY GARAGE BLOCK - ROOF PLAN  
SCALE 1:100 ON A1 SHEET

FOR PLANNING  
PURPOSES ONLY

NOT FOR CONSTRUCTION  
DO NOT SCALE DIMENSIONS FROM  
DRAWINGS. ALWAYS REFER TO THE  
ANNOTATED DIMENSIONS



Elevation 7

FEN PLACE MILL 4 BAY GARAGE BLOCK - ELEVATION  
SCALE 1:100 ON A1 SHEET



Elevation 8

FEN PLACE MILL 4 BAY GARAGE BLOCK - ELEVATION  
SCALE 1:100 ON A1 SHEET



Elevation 9

FEN PLACE MILL 4 BAY GARAGE BLOCK - ELEVATION  
SCALE 1:100 ON A1 SHEET



Elevation 10

FEN PLACE MILL 4 BAY GARAGE BLOCK - ELEVATION  
SCALE 1:100 ON A1 SHEET

SCALE 1:100 ON A1 SHEET

PLANNING

**gouldboxter**

21-22 Market Street, London, EC1A 3DF  
020 7424 1000  
www.gouldboxter.co.uk

PROJECT: FEN PLACE MILL  
EAST LONDON  
ELEVATION 7  
1913-1914

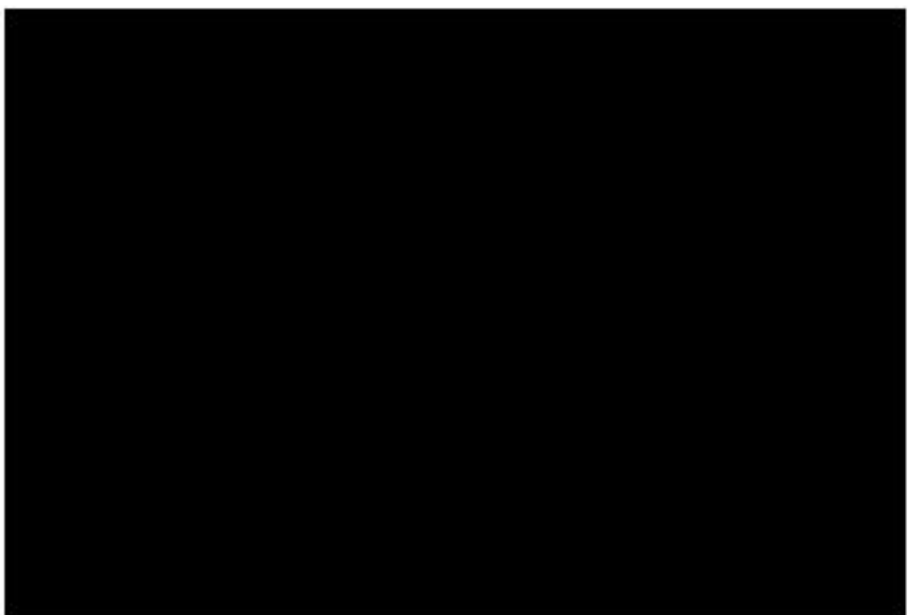
DATE: 10/10/14

DATE: 10/10/14

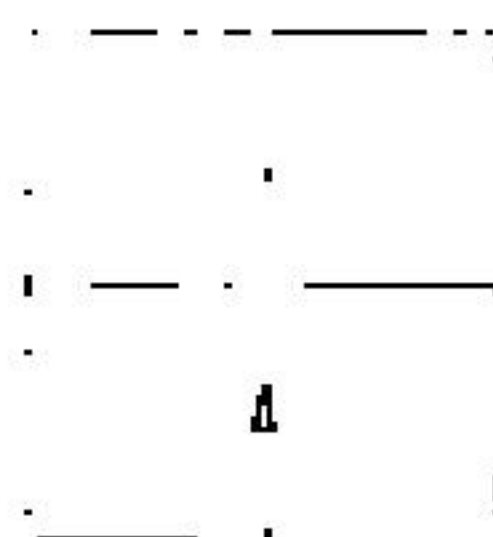
BY: [Signature]

CHKD: [Signature]





FEN PLACE MILL 2 BAY GARAGE BLOCK - GROUND FLOOR PLAN  
SCALE 1:100 ON AN A1 SHEET



FEN PLACE MILL 2 BAY GARAGE BLOCK - ROOF PLAN  
SCALE 1:100 ON AN A1 SHEET

FOR PLANNING  
PURPOSES ONLY

NOT FOR CONSTRUCTION

DATE: 10/10/2018

PROJECT: 10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

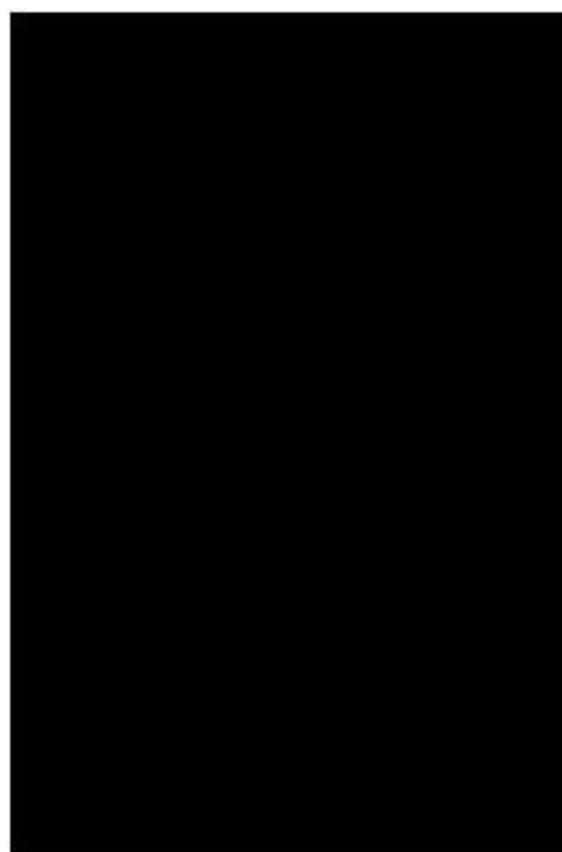
10/10/2018

10/10/2018

10/10/2018

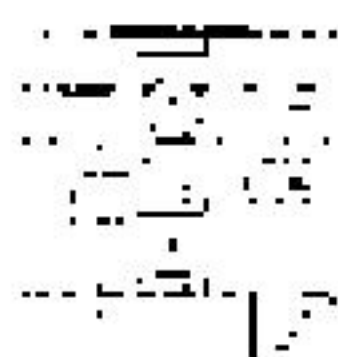
10/10/2018



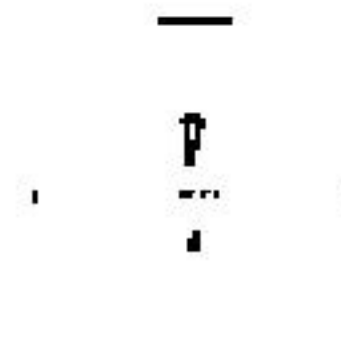


FOR PLANNING  
PURPOSES ONLY

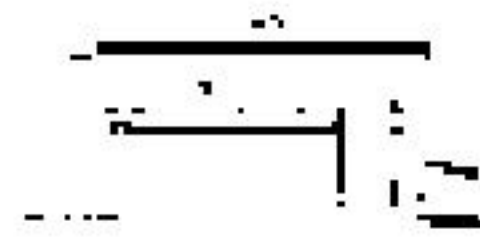
NOT TO BE USED FOR  
CONSTRUCTION



FEN PLACE MILL OUTBUILDING - GROUND FLOOR PLAN  
SCALE 1:100 ON AN A1 SHEET



FEN PLACE MILL OUTBUILDING - ROOF PLAN  
SCALE 1:100 ON AN A1 SHEET



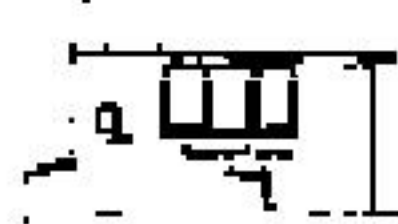
Elevation 15

FEN PLACE MILL OUTBUILDING - ELEVATION  
SCALE 1:100 ON AN A1 SHEET



Elevation 16

FEN PLACE MILL OUTBUILDING - ELEVATION  
SCALE 1:100 ON AN A1 SHEET



Elevation 17

FEN PLACE MILL OUTBUILDING - ELEVATION  
SCALE 1:100 ON AN A1 SHEET



Elevation 18

FEN PLACE MILL OUTBUILDING - ELEVATION  
SCALE 1:100 ON AN A1 SHEET

SCALE 1:100 ON AN A1 SHEET

PLANNING

gould baxter

Structural Engineering Ltd  
100-102, High Street, London  
EC2A 4DF, UK  
Tel: 020 7490 8800  
Fax: 020 7490 8801  
www.gouldbaxter.co.uk

MR & MRS T. MARLEY

100-102, High Street, London  
EC2A 4DF, UK  
Tel: 020 7490 8800  
Fax: 020 7490 8801  
www.gouldbaxter.co.uk

02074908800

02074908801



**Exhibit 2 – Photos of the Double Garage Block in 2009 & a Photo of the Outbuilding in 2010**





**Exhibit 2 - Photos dated 2009 and 2010 showing  
the double garage block and the outbuilding**



---

**Photos Above:** Dated October 2009 show Steve Sanders (Gardener) and Tad (the Builder) dredging the pond with the double garage behind.





**Photo Above:** Dated 15<sup>th</sup> April 2010 shows the outbuilding in situ.





**Exhibit 3 – Aerial Photographs 2012 - 2025**

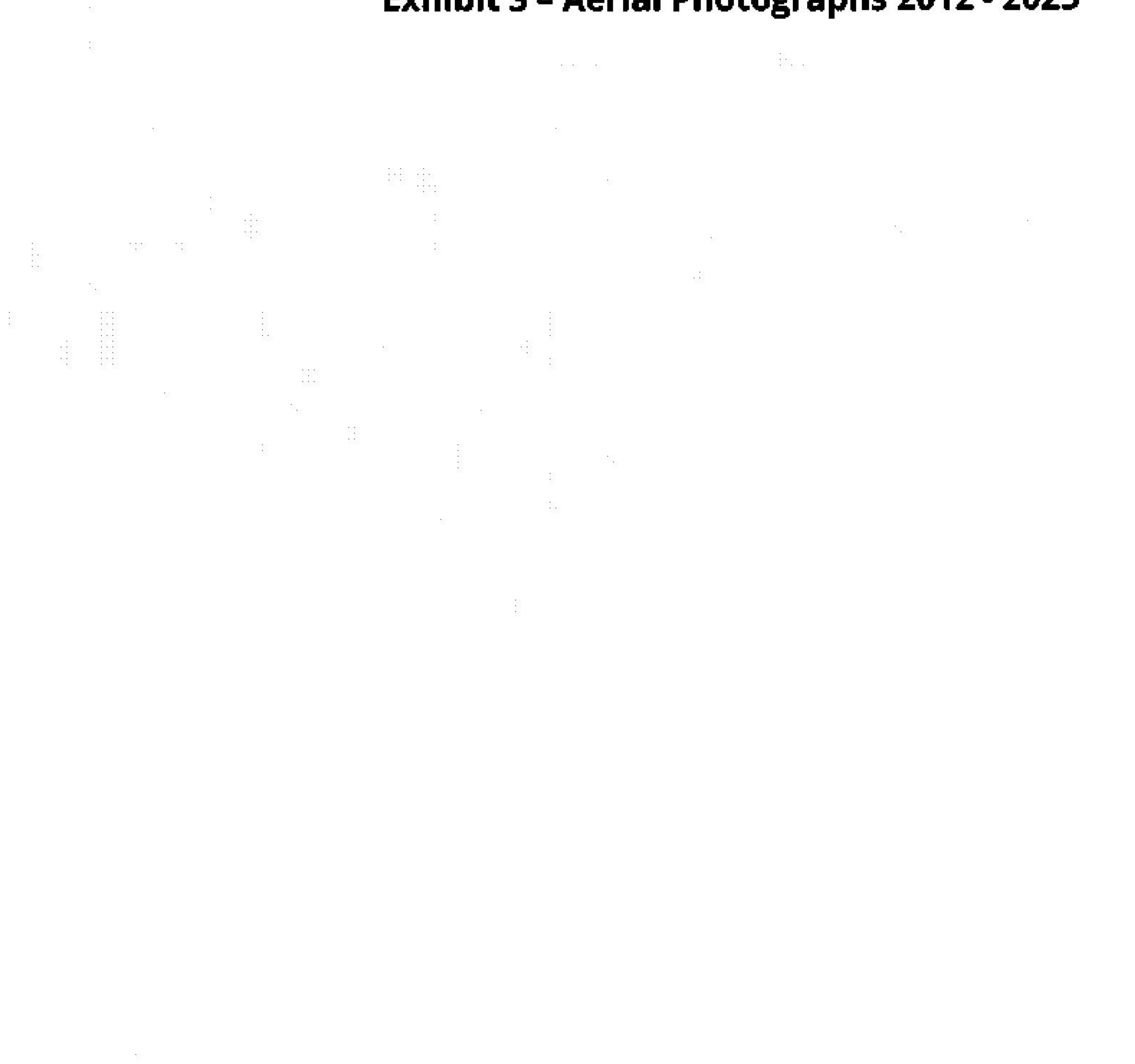
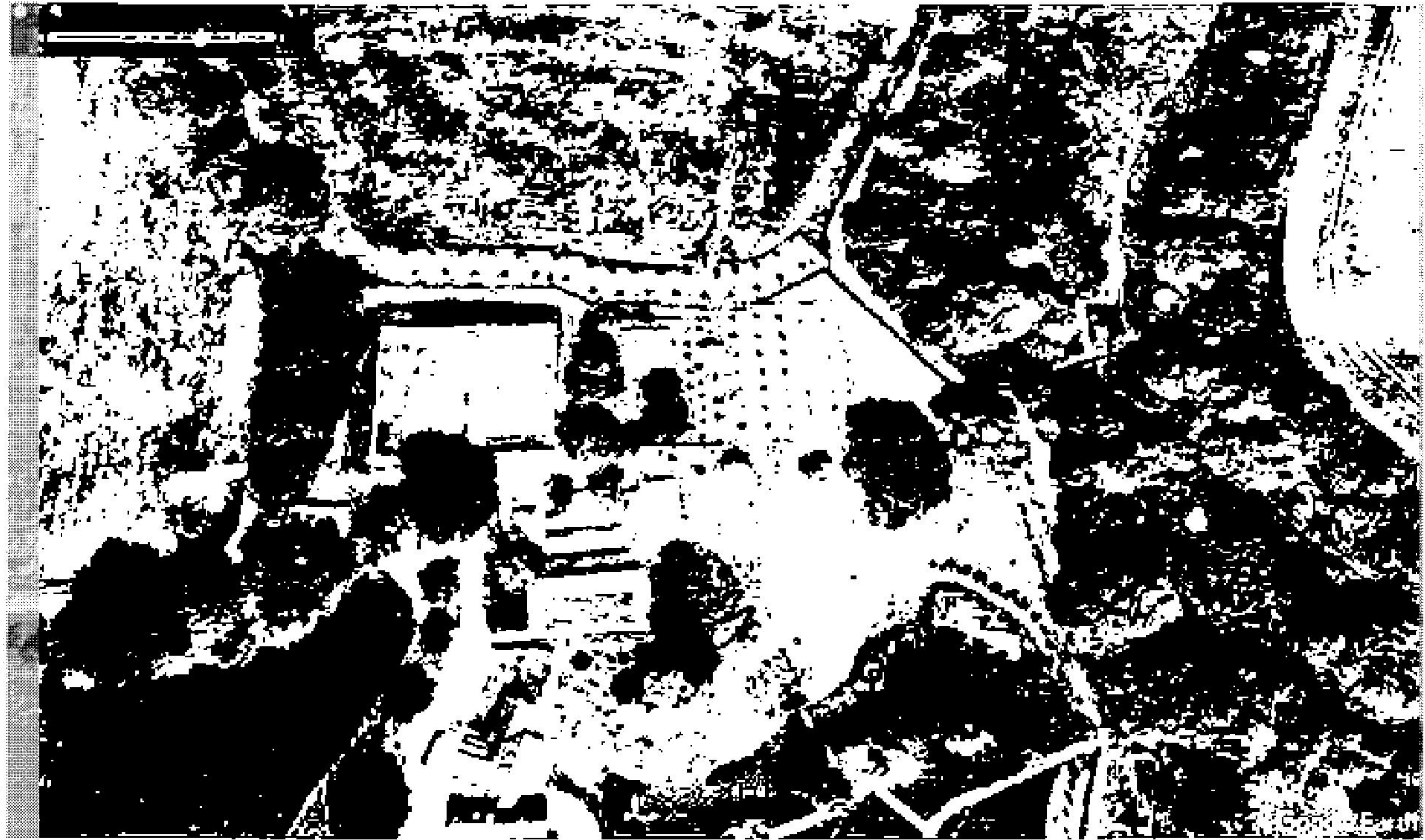




Exhibit 3 - Aerial Photographs dated September 2012 - September 2025



**Photo Above:** Dated September 2012 shows the 4 Bay Garage, Double Garage & Outbuilding in situ.



**Photo Below:** Dated June 2013 shows the 4 bay garage, double garage & outbuilding in situ.





**Photo Above:** Dated July 2014 shows the tennis courts removed and the foundations of the main garage block being built.



**Photo Above:** Dated September 2018 shows the main garage block, the 4 bay garage block, the double garage block, outbuilding and tarmac / parking area in situ.





**Photo Above:** Dated April 2020 shows the main garage block, the 4 bay garage block, the double garage block, outbuilding and tarmac / parking area in situ.



**Photo Above:** Dated June 2021 shows the main garage block, the 4 bay garage block, the double garage block, outbuilding and tarmac / parking area in situ.





**Photo Above:** Dated September 2025 shows the main garage block, the 4 bay garage block, the double garage block, outbuilding and tarmac / parking area in situ.

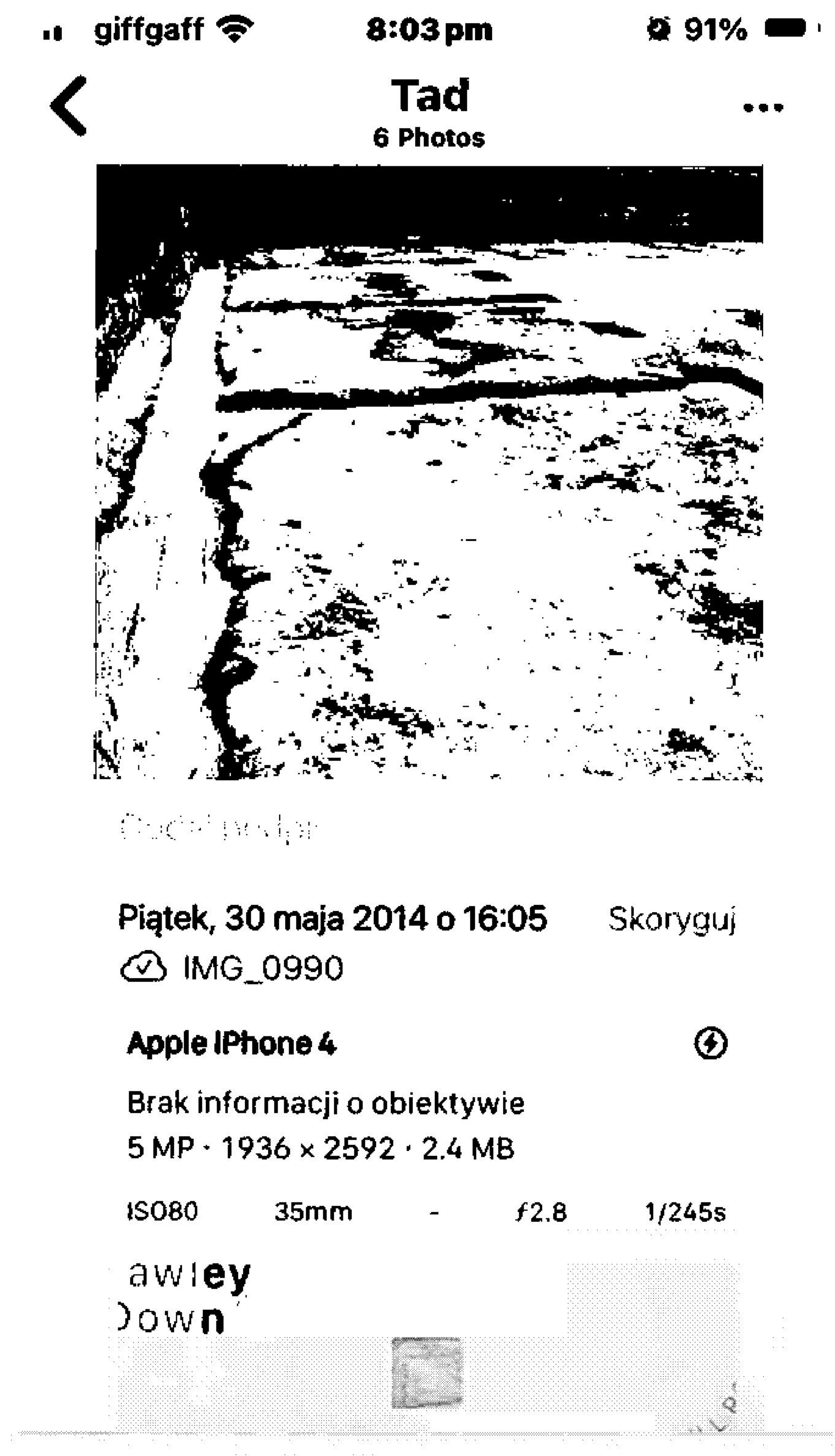


**Exhibit 4 – Photos taken of Main Garage Block 30 May and 20 June 2014**





Exhibit 4 – Photographs taken by Tad (the Builder) on 30 May and 20 June 2014  
of the foundations of the Main Garage Block





giffgaff

8:03 pm

91%



Tad

6 Photos



Piątek, 30 maja 2014 o 16:05

Skoryguj

✓ IMG\_0991

Apple iPhone 4



Brak informacji o obiektywie

5 MP · 2592 × 1936 · 2.1 MB

ISO80

35mm

-

f2.8

1/244s

awley

Down



giffgaff

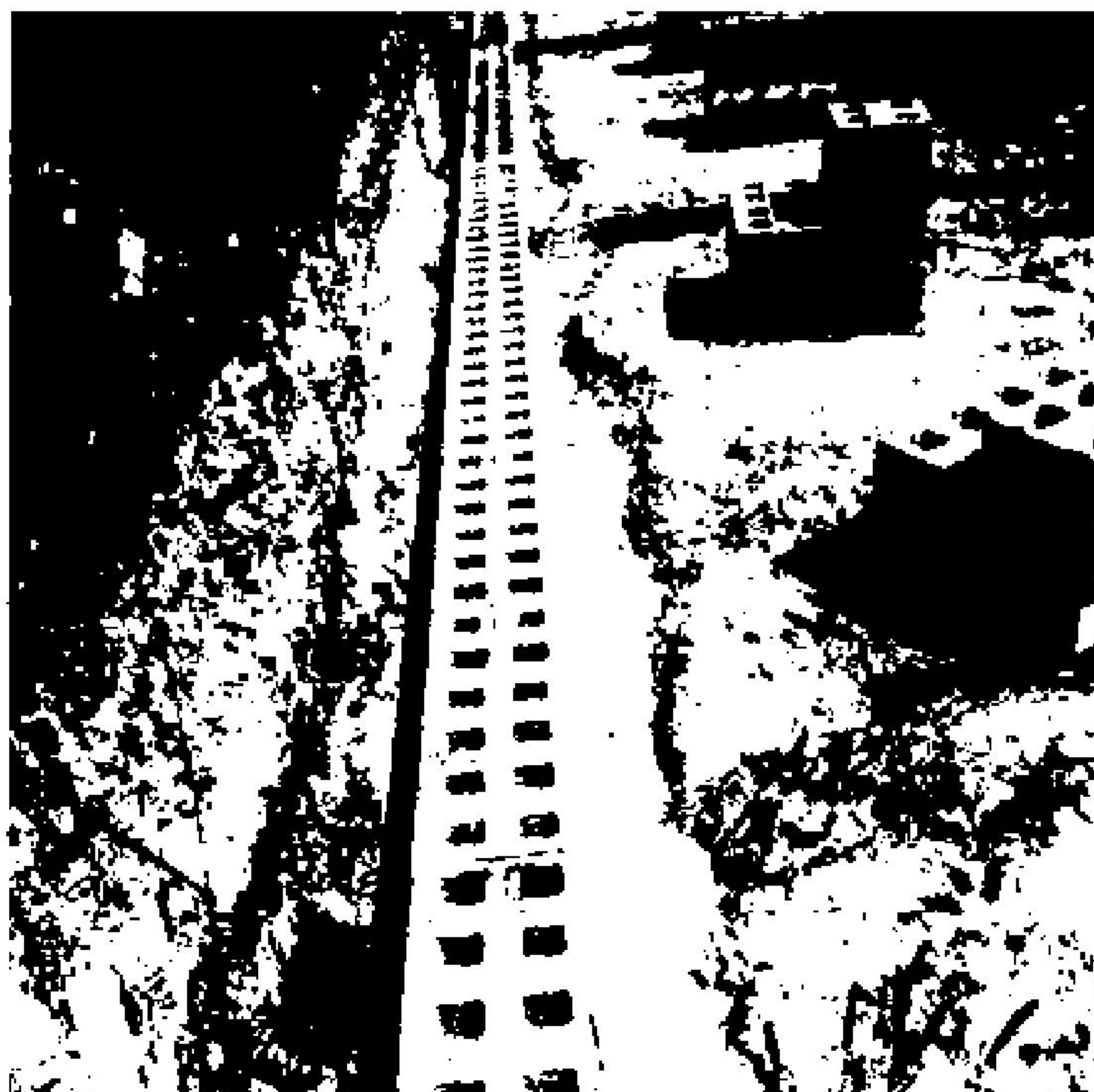
8:03 pm

91%



Tad

6 Photos



Piątek, 20 czerwca 2014 o 10:51 Skoryguj

IMG\_1042

Apple iPhone 4

Brak informacji o obiektywie

5 MP · 1936 × 2592 · 2.4 MB

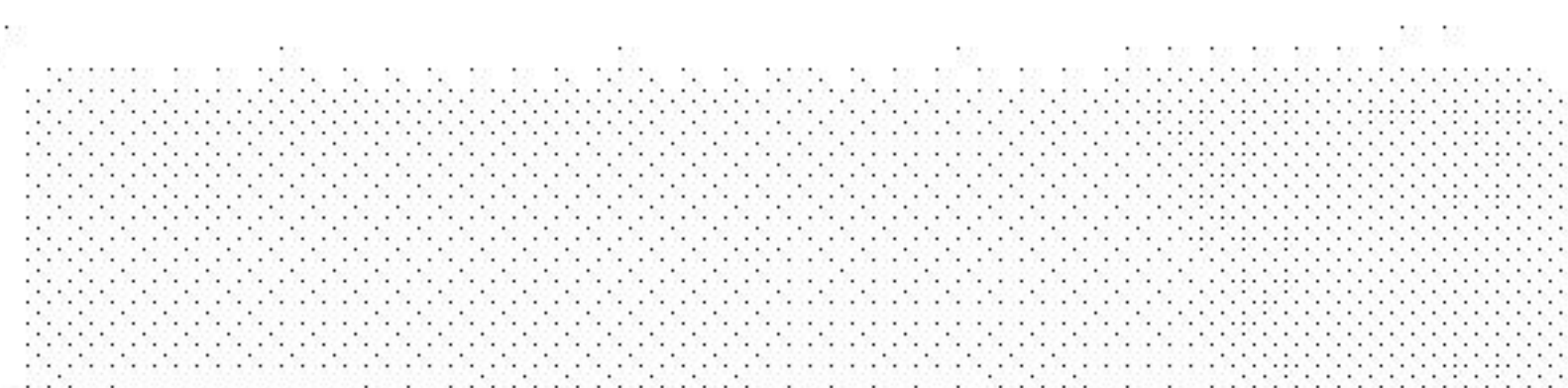
ISO80

35mm

f2.8

1/3016s

awley  
Down





giffgaff

8:03 pm

91%



**Tad**  
6 Photos



Piątek, 20 czerwca 2014 o 10:51 Skoryguj

IMG 1041

**Apple iPhone 4**

Brak informacji o obiektywie

5 MP · 2592 × 1936 · 2.6 MB

ISO80

35mm

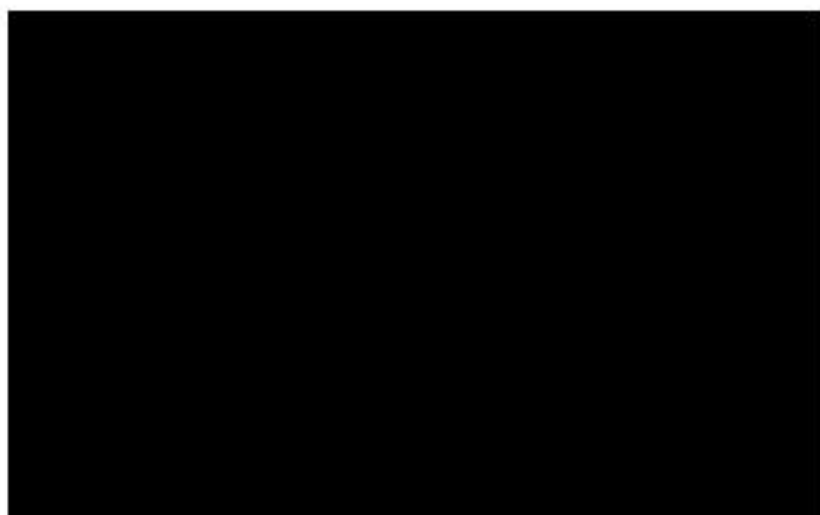
-

*f*2.8

1/1588s

**awley  
Down**





**Exhibit 5 – Photos taken of Main Garage Block 8 August 2014**

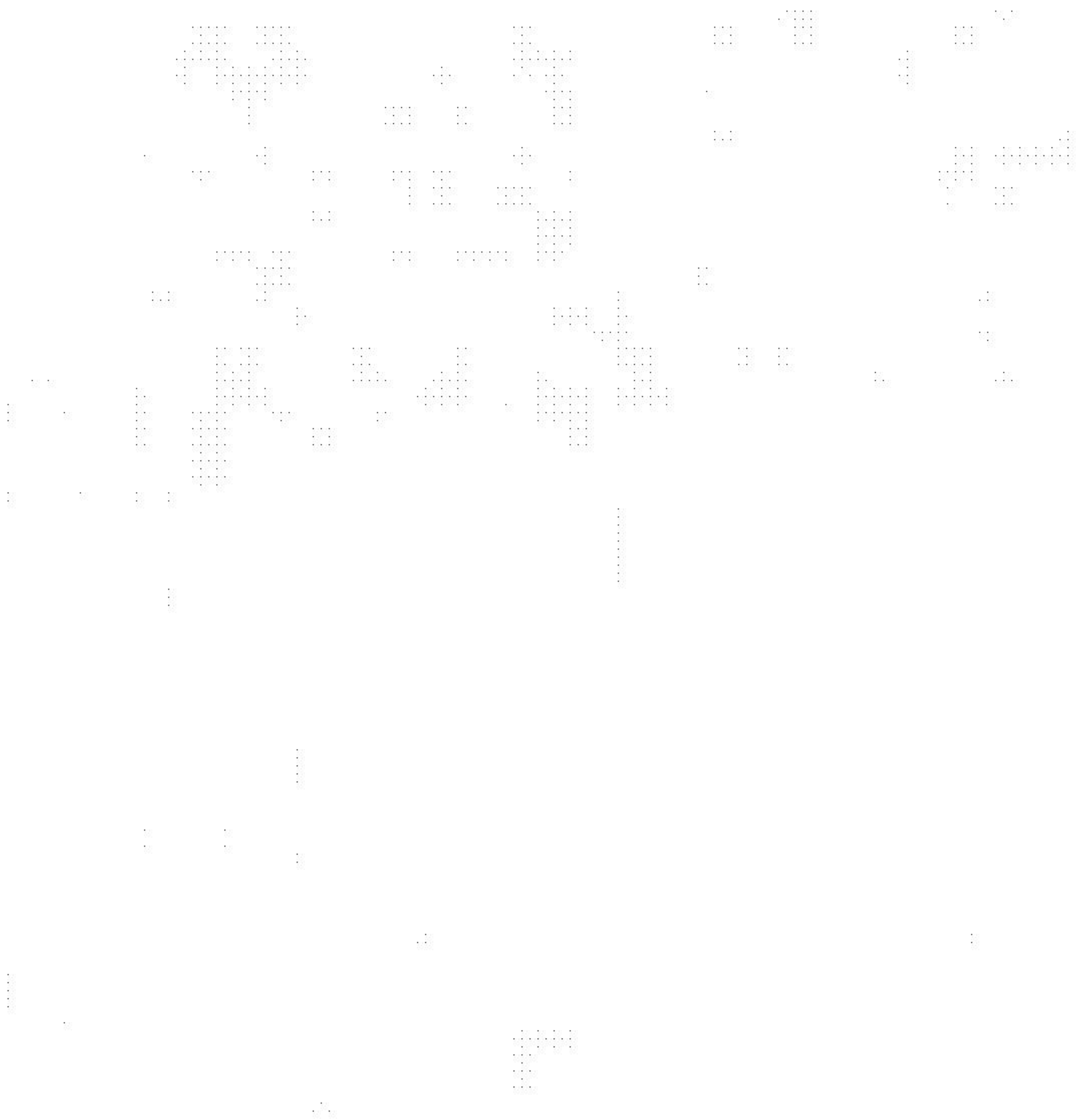


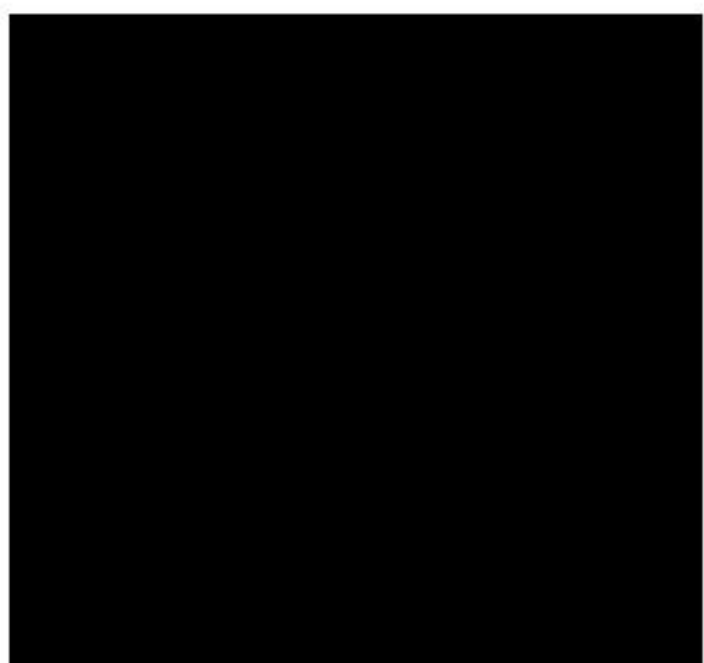


Exhibit 5 – Photo dated 8<sup>th</sup> August 2014 of the main garage block



**Photo Above:** Dated 8<sup>th</sup> August 2014 showing the walls and roof structure of the main garage block erected.





**Exhibit 6 – Photos taken of Main Garage Block 4 September 2014**





Exhibit 6 – Photos taken on 4<sup>th</sup> September 2014 of the main garage block by Tad  
(the Polish Builder)



Thursday • 4 Sep    Adjust  
2014 • 9:53 am  
i hone 267

Apple iPhone 5



8 MP • 2448 x 3264 • 1.3 MB

**Photo Above:** Taken by Tad the Polish Builder on 4<sup>th</sup> September 2014  
shows builders laying tiles on the roof of the main garage block.



giffgaff

8:03 pm

91%



Tad

6 Photos

...



Czwartek, 4 września 2014 o  
09:53

Skoryg

IMG 1308

Apple iPhone 4



Brak informacji o obiektywie

5 MP · 1936 × 2592 · 1.9 MB

ISO80

35mm

-

f2.8

1/513s

awicy

**Photo Above:** Taken by Tad (the Polish Builder) on 4<sup>th</sup> September 2014 shows the builders laying tiles on the roof of the main garage block and with the 4 bay garage block and the double garage block in the background of the photo.





**Exhibit 7 – Photos taken of Main Garage Block & Tarmac  
Driveway / Parking Area on 4 March 2015**

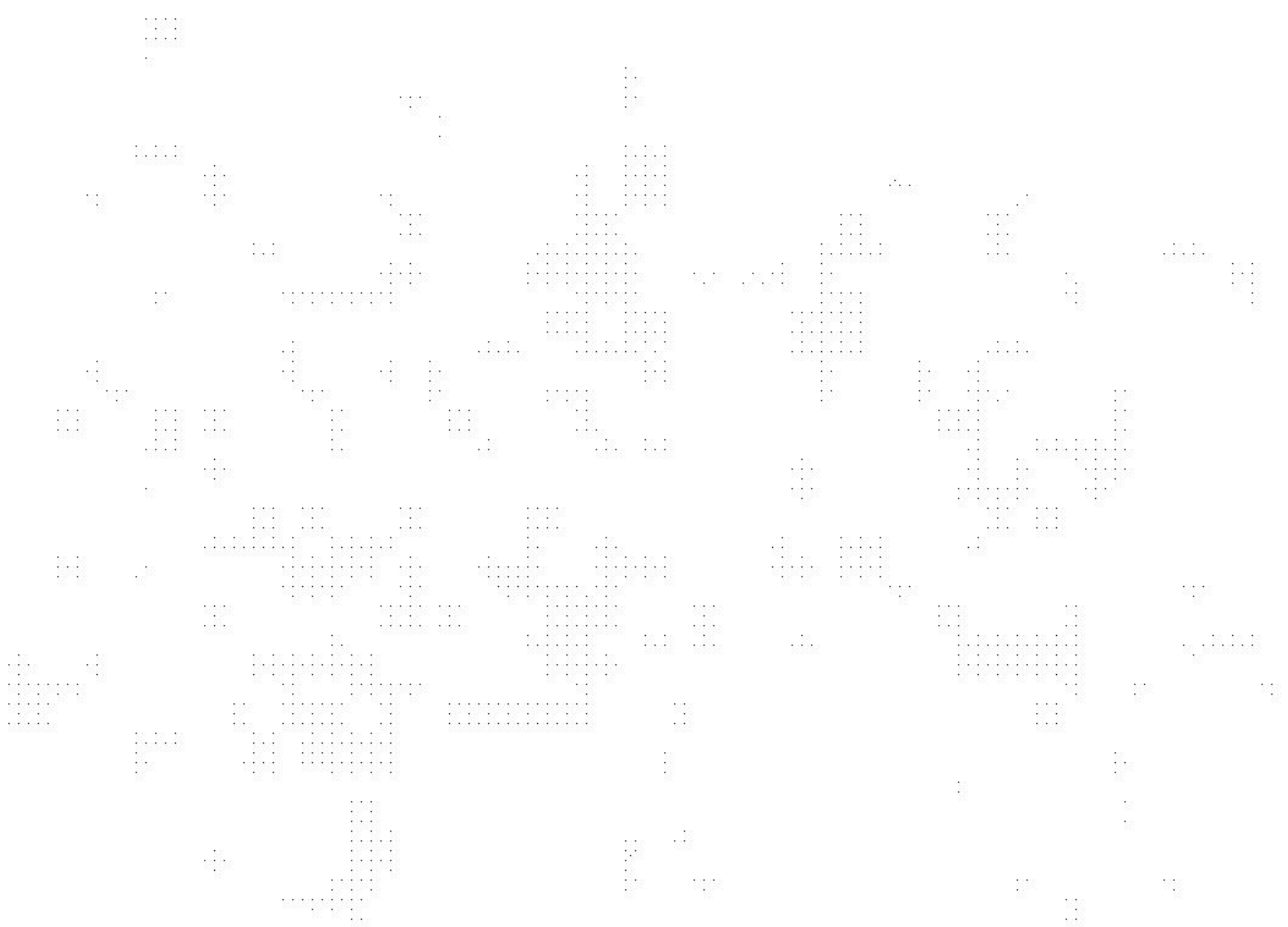
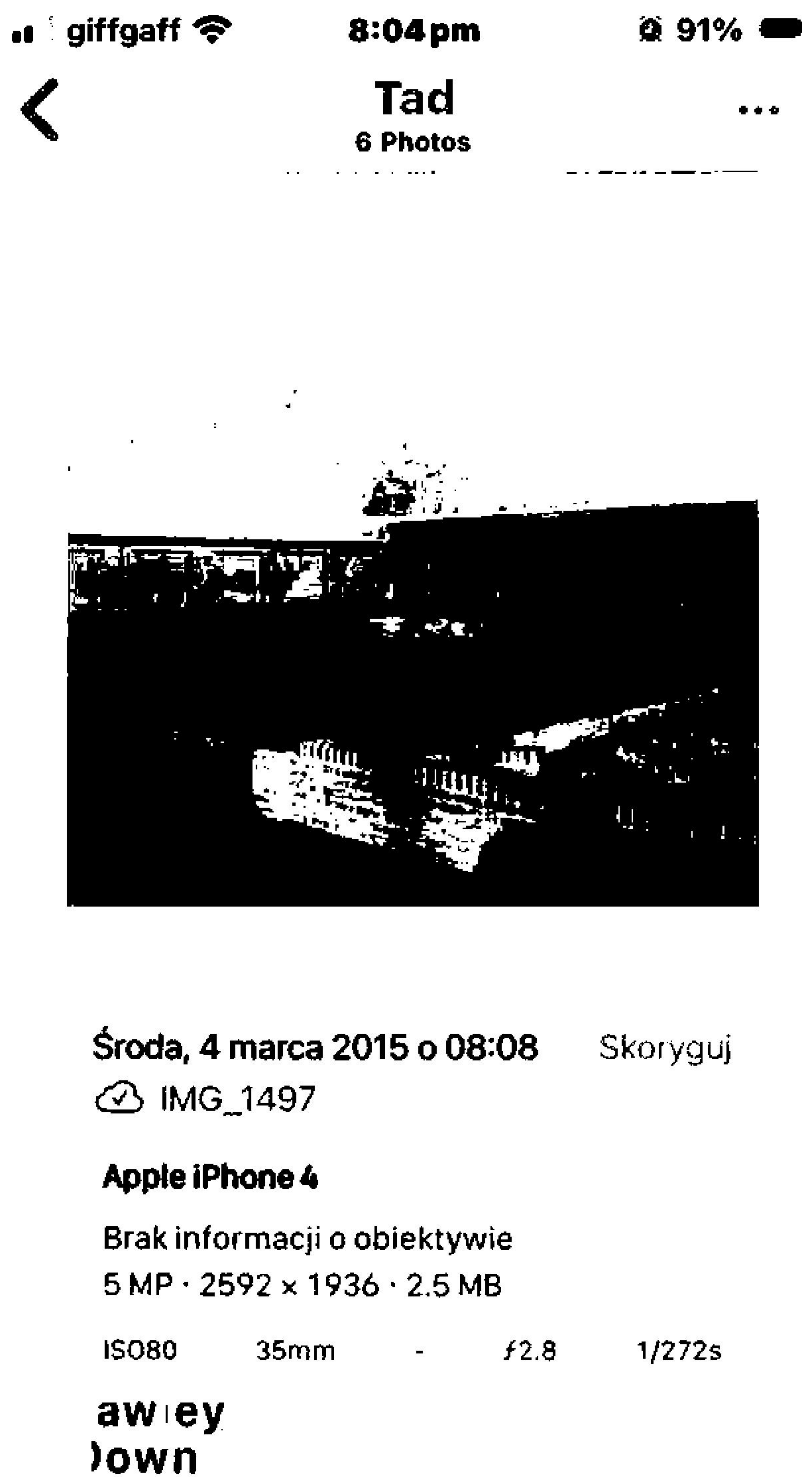




Exhibit 7 - Photograph taken by Tad (the Polish Builder) on 4<sup>th</sup> March 2015



**Photo Above:** Taken by Tad (the Polish Builder) on 4<sup>th</sup> March 2015 showing the main garage block and tarmac driveway / parking area complete.





**Exhibit 8 – Photos taken on 25 September 2025 of Main  
Garage Block, 4 Bay Garage Block, Double Garage Block,  
Outbuilding & Tarmac Driveway / Parking Area**

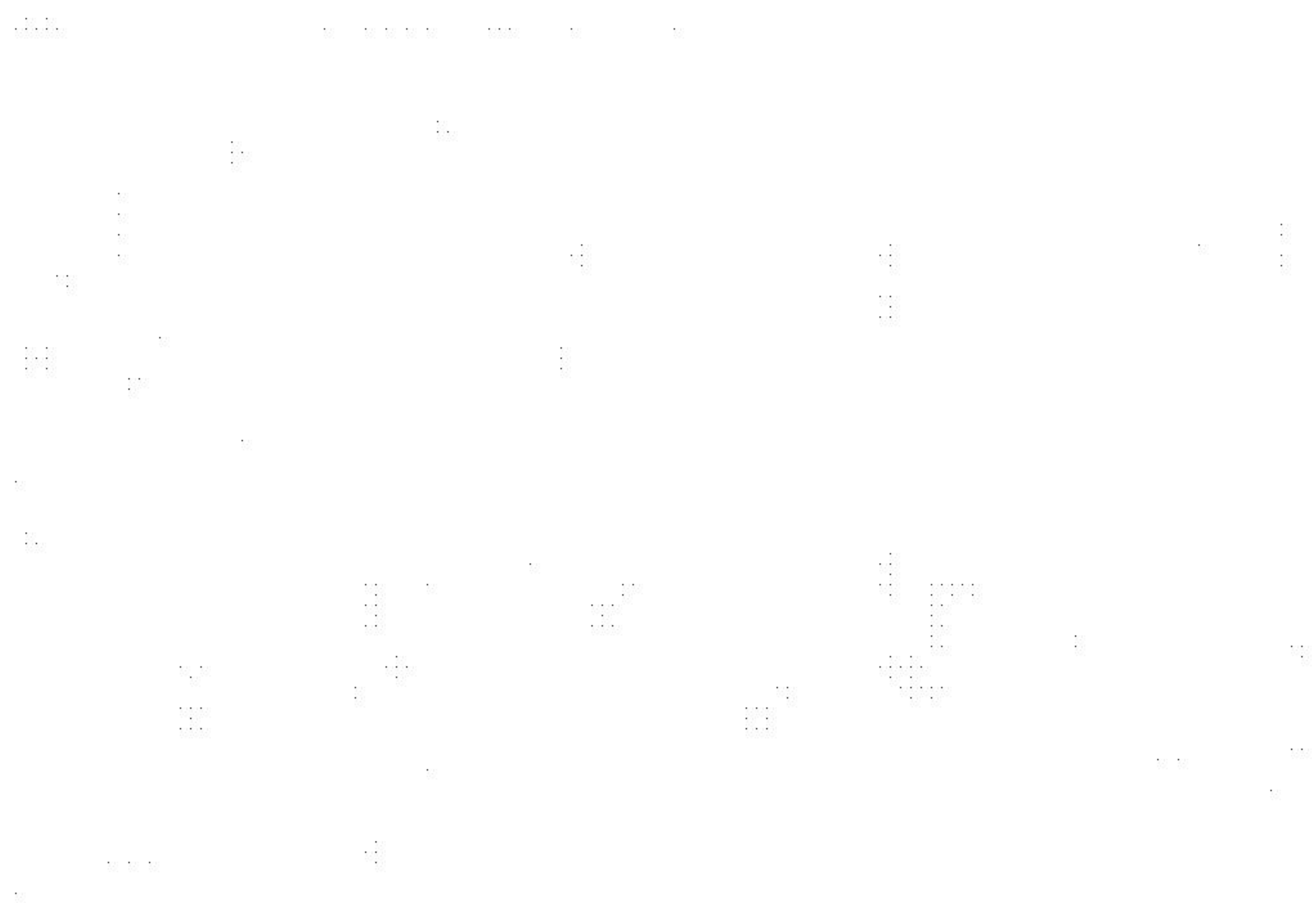
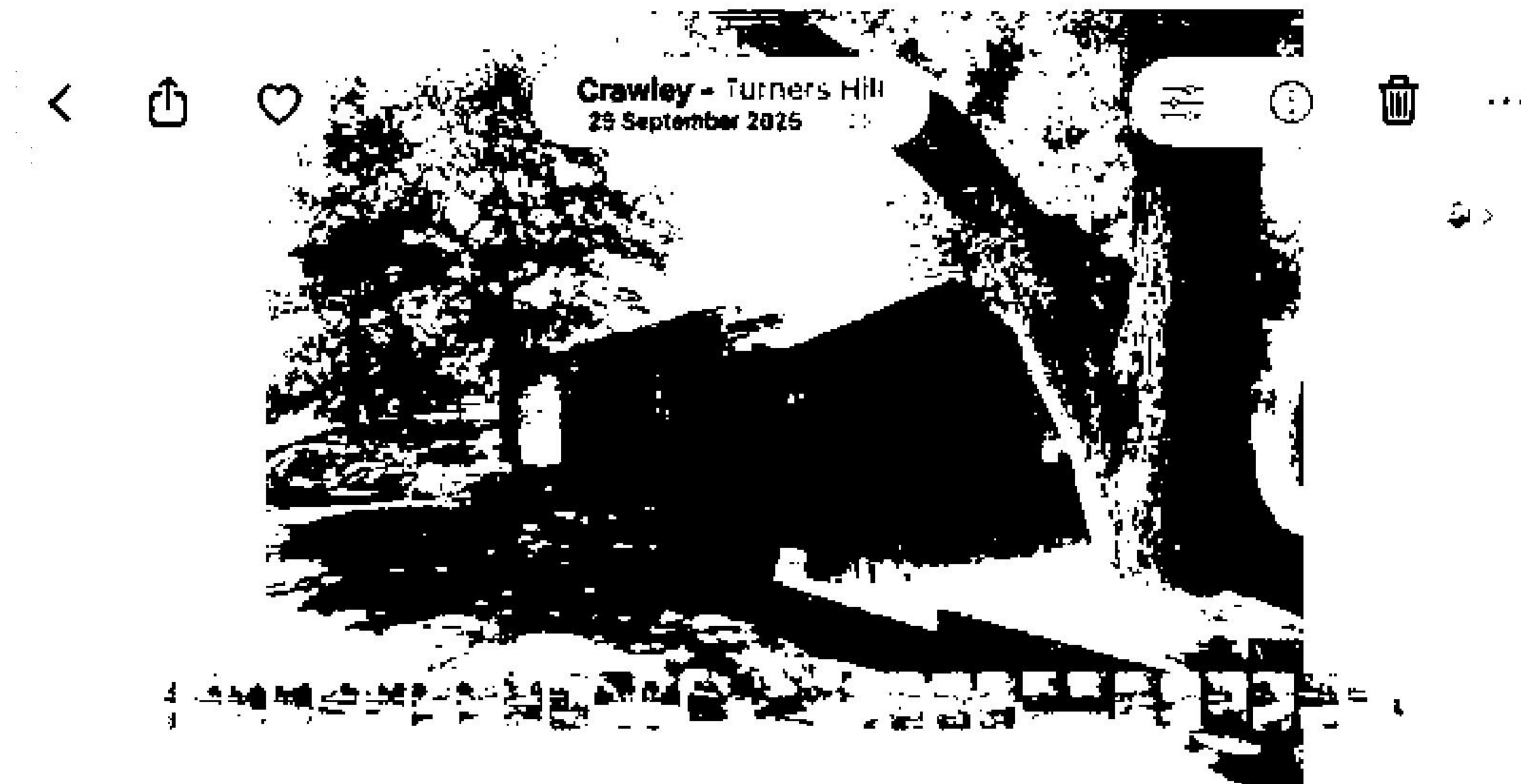


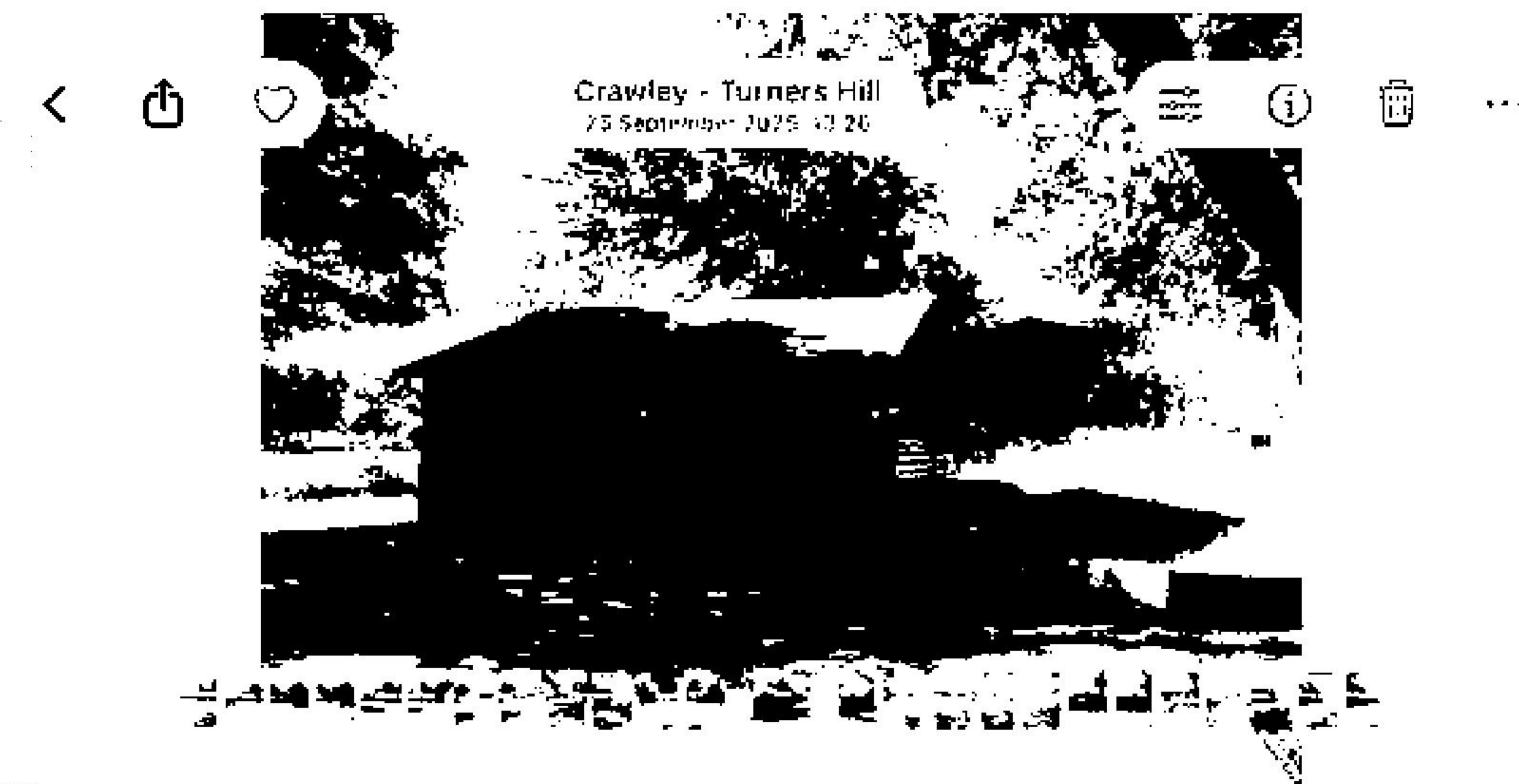




Exhibit 8 - Photographs taken on 25<sup>th</sup> September 2025 of the main garage block, 4 bay garage block, double garage block, the outbuilding and the tarmac driveway

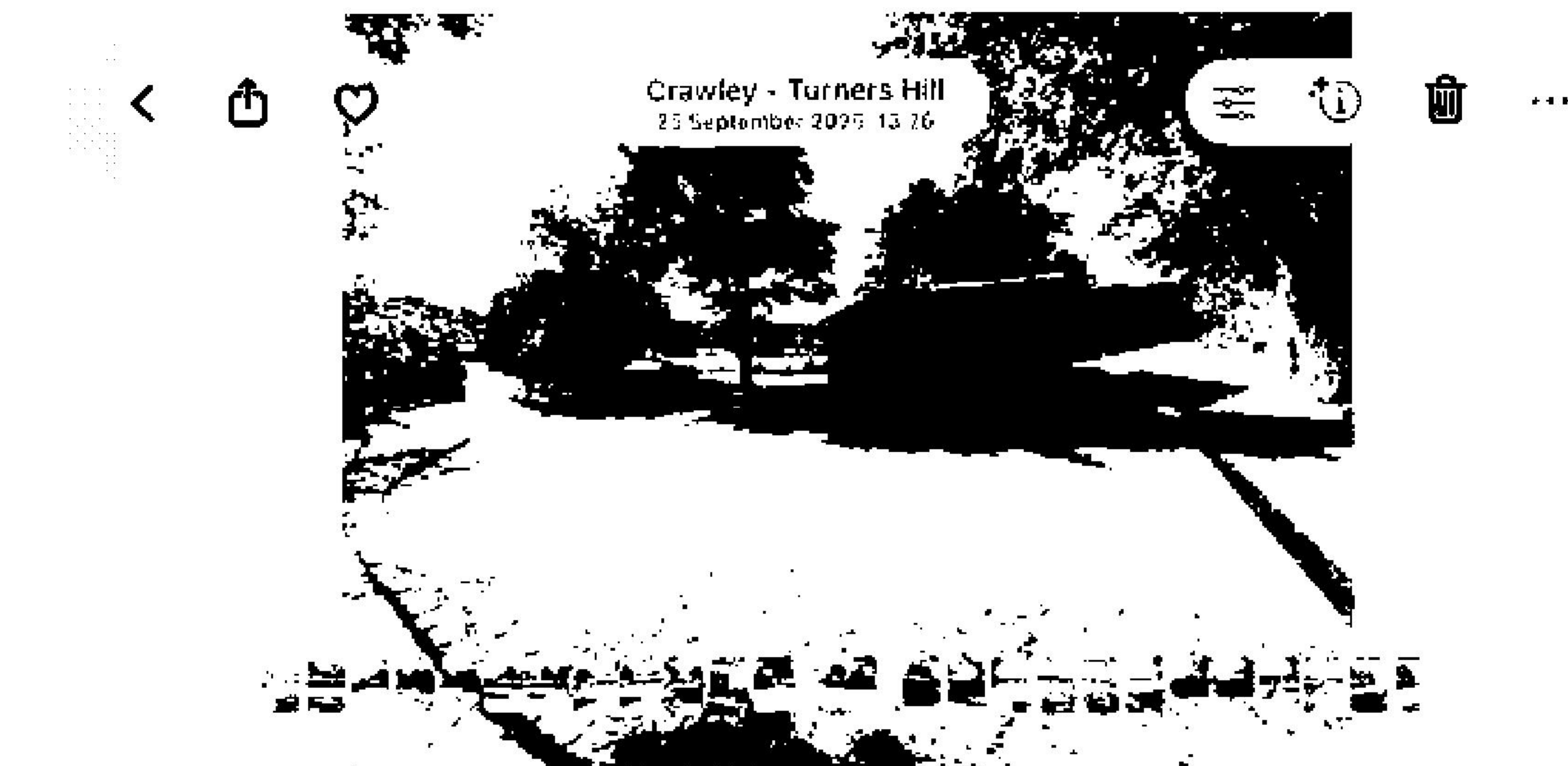


**Photo Above:** Shows the double garage block



**Photo Above:** Shows the double garage block



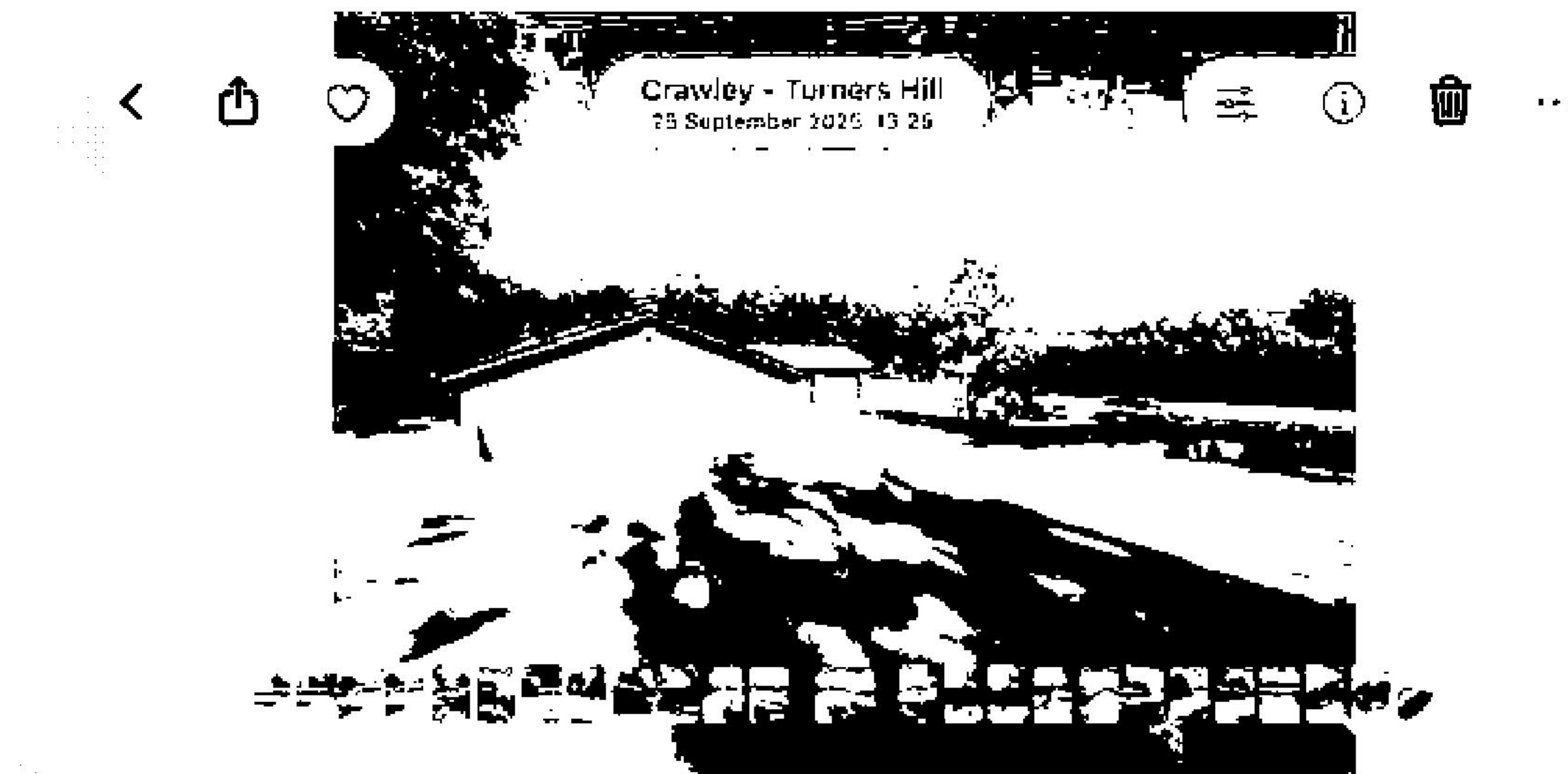


**Photo Above:** Shows the double garage block and tarmac driveway

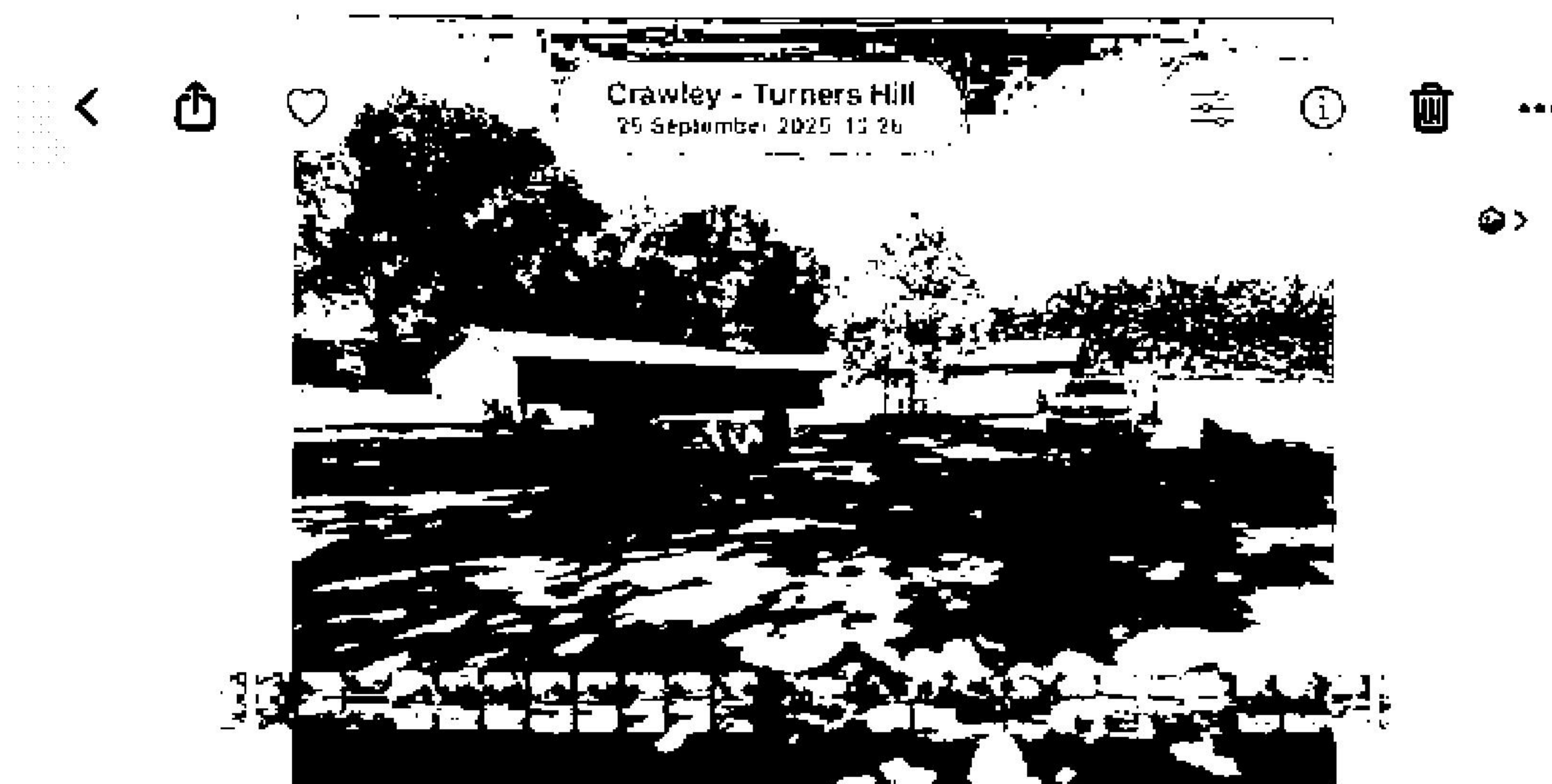


**Photo Above:** Shows the double garage block, tarmac driveway  
and main garage block



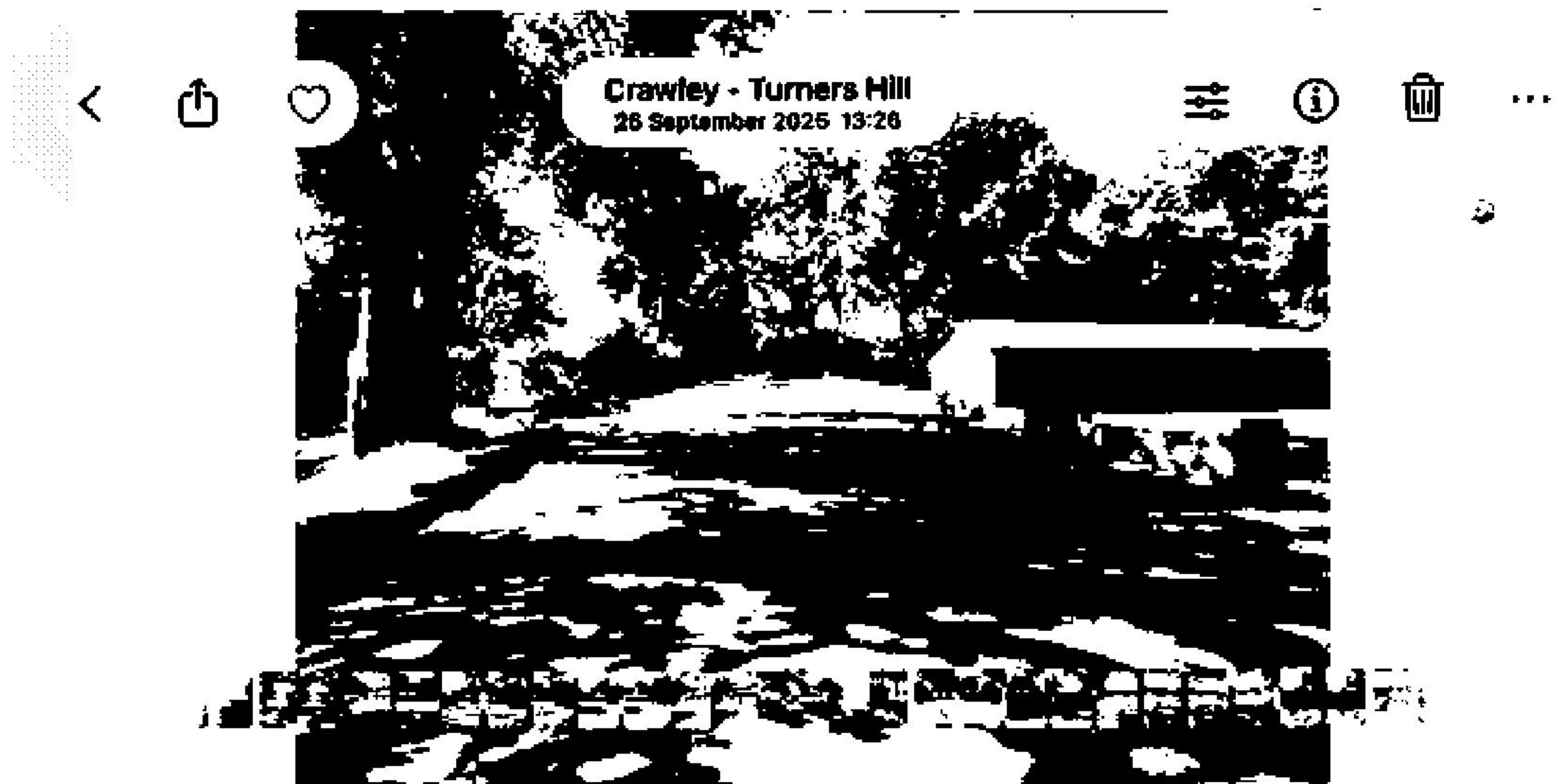


**Photo Above:** Shows the main garage block and tarmac driveway

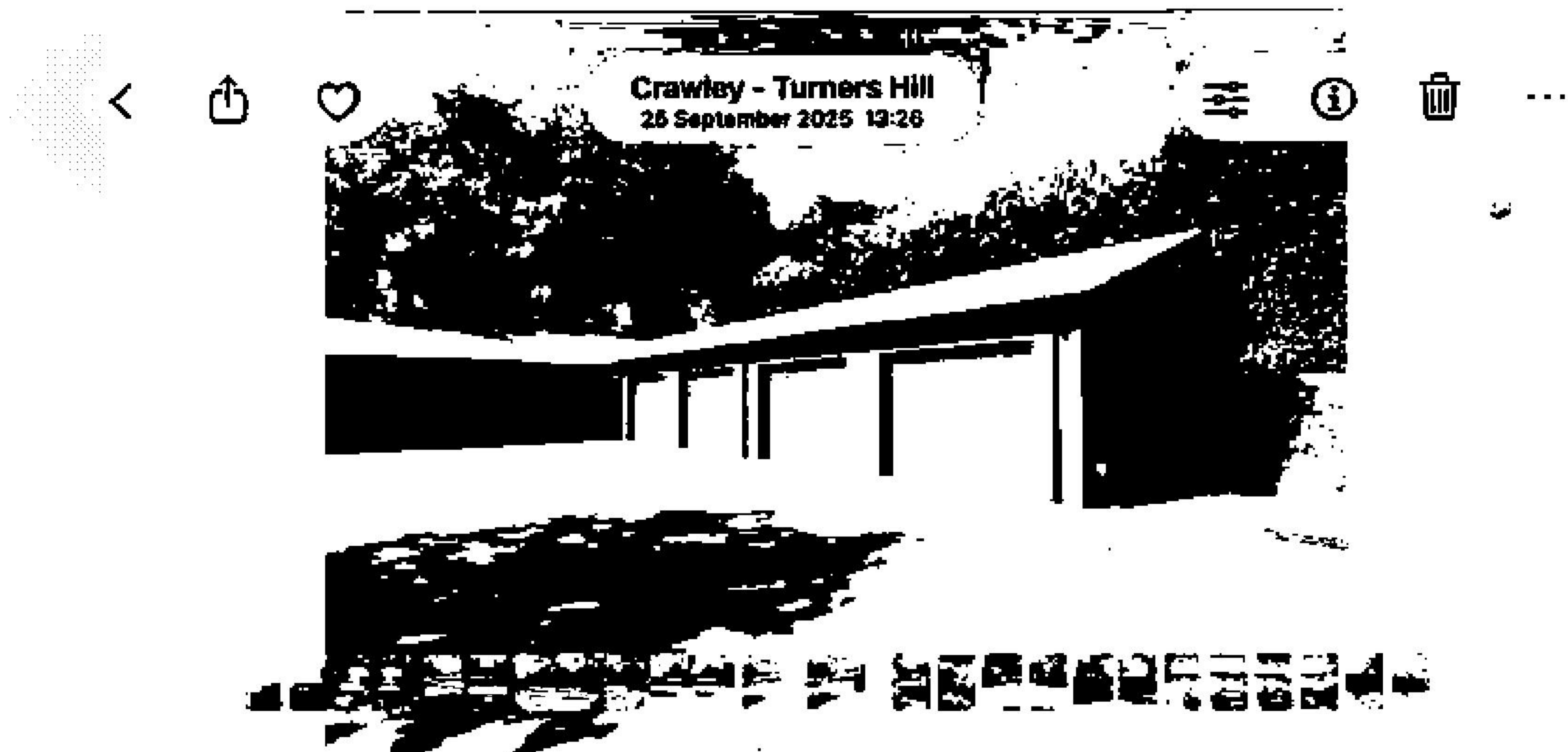


**Photo Above:** Shows the main garage block and tarmac driveway



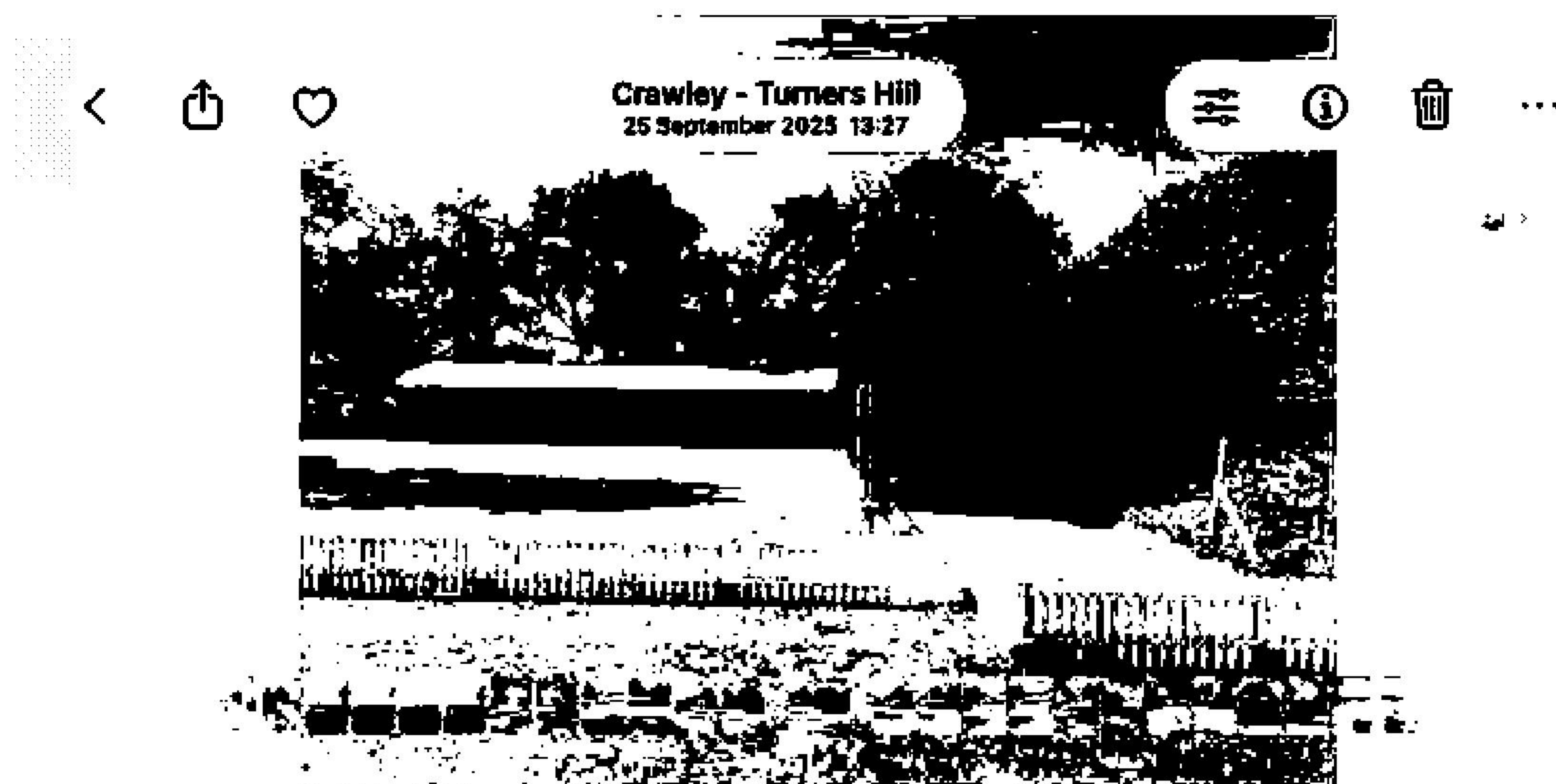


**Photo Above:** Shows the main garage block and tarmac driveway

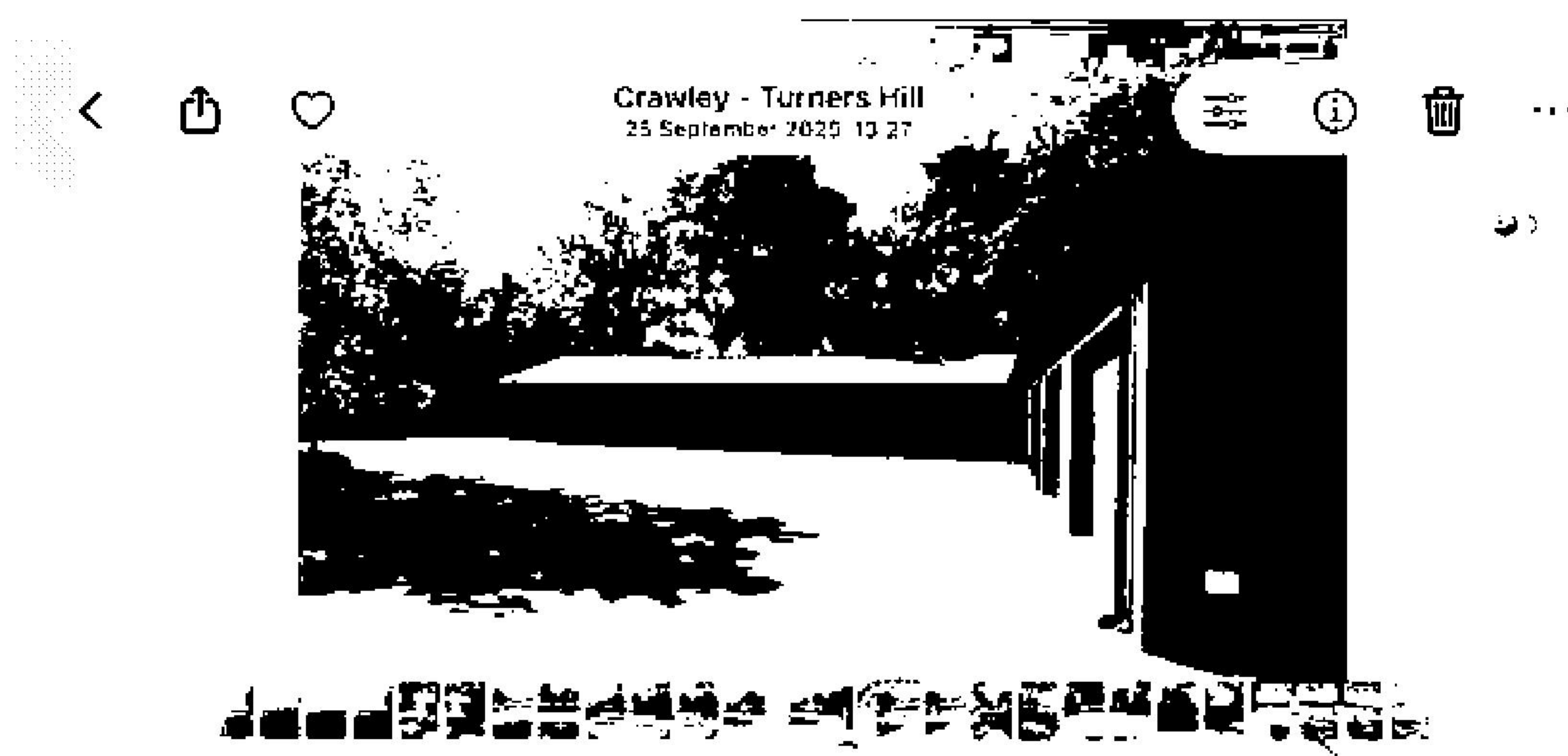


**Photo Above:** Shows the main garage block and tarmac driveway



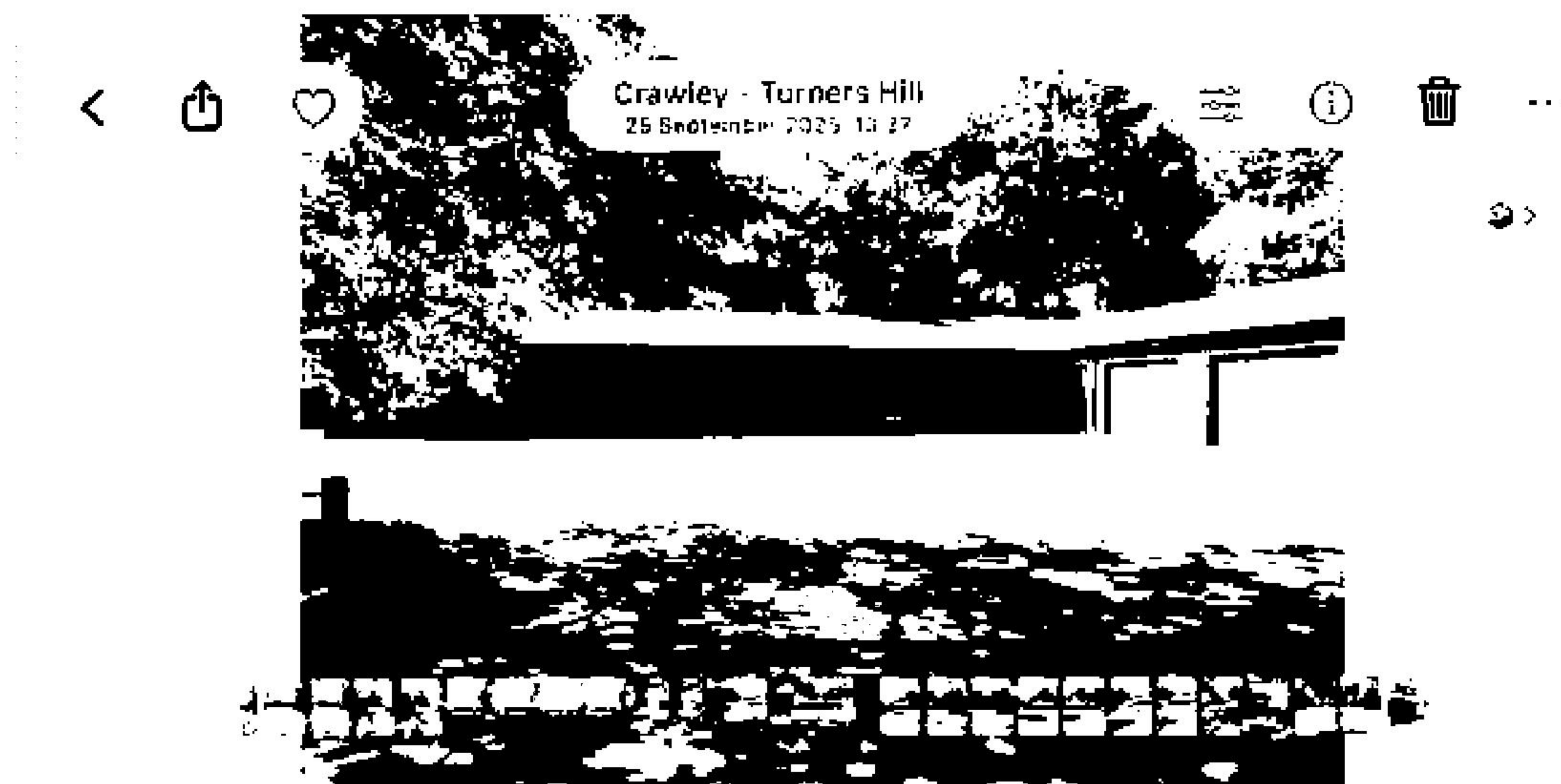


**Photo Above:** Shows the main garage block and tarmac driveway



**Photo Above:** Shows the main garage block and tarmac driveway



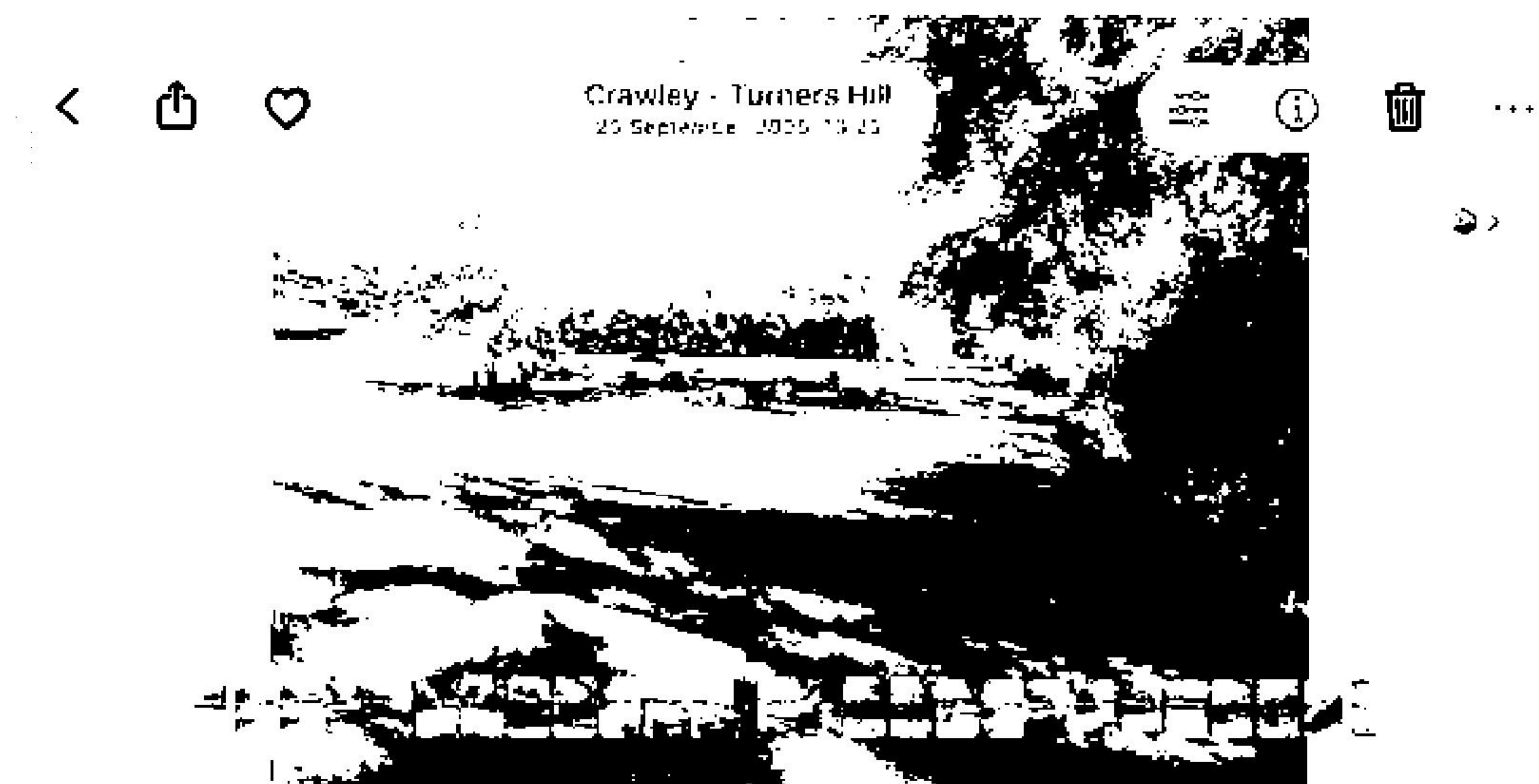
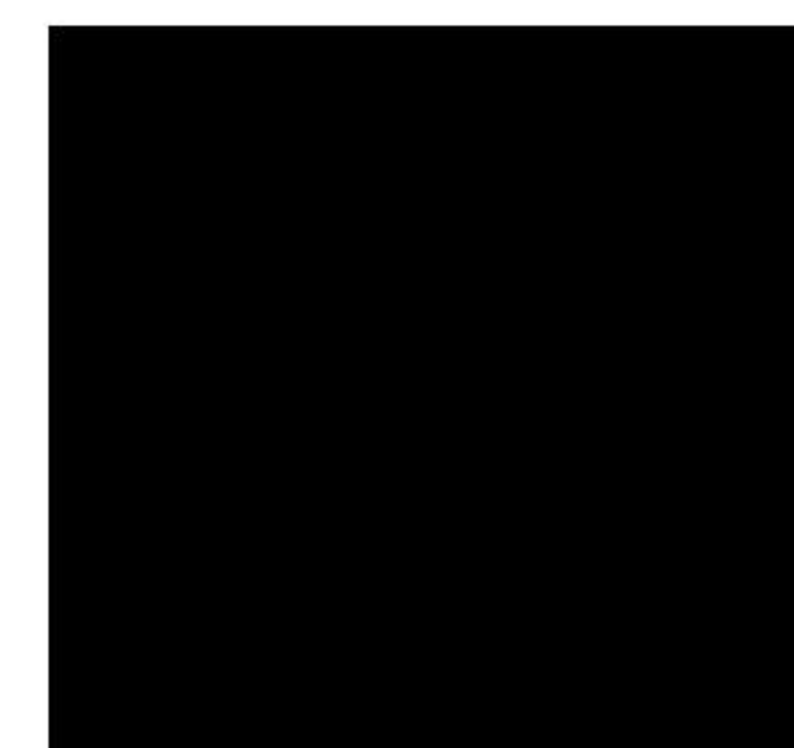


**Photo Above:** Shows the main garage block and tarmac driveway

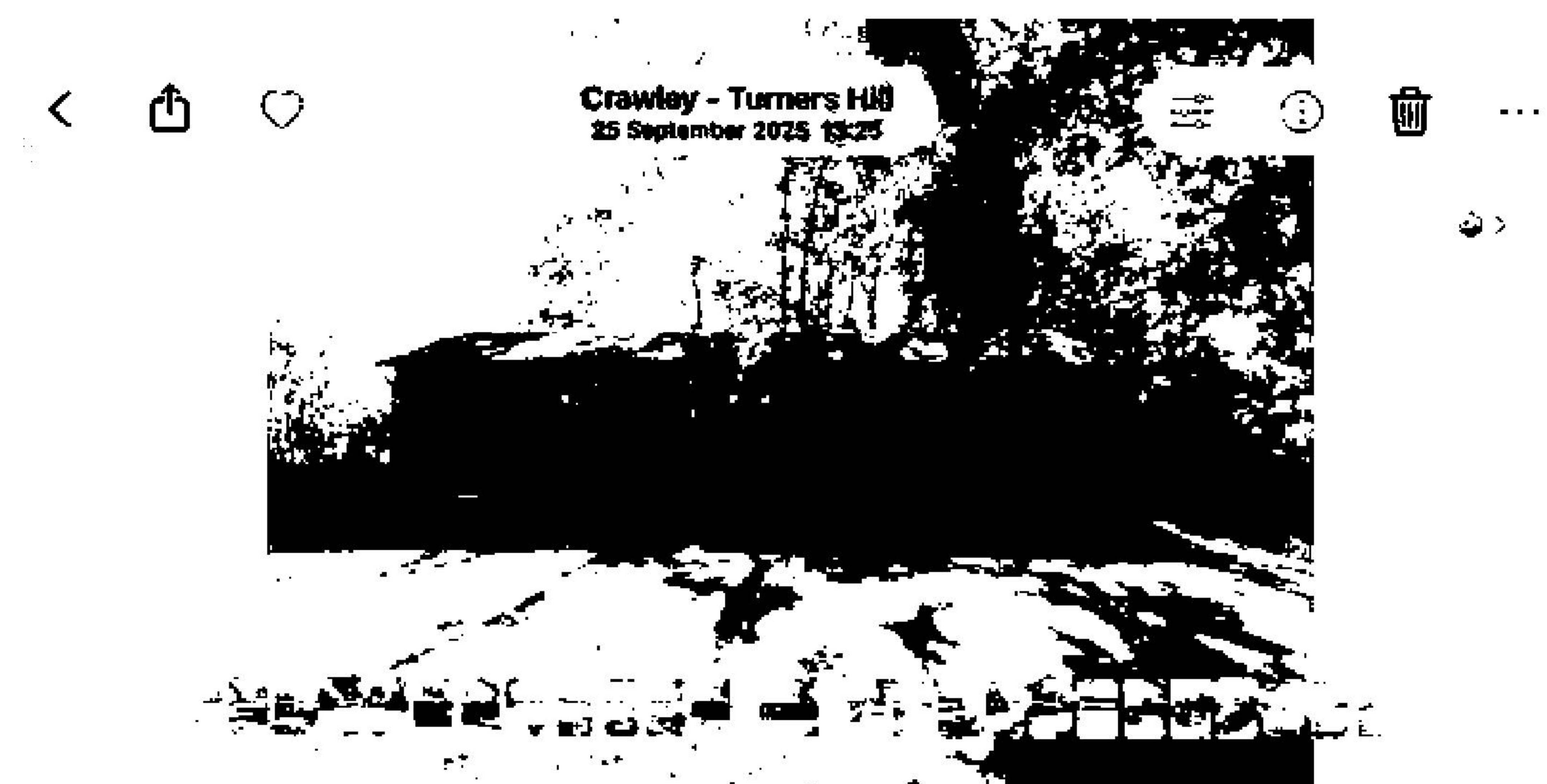


**Photo Above:** Shows the tarmac driveway, the double garage and the outbuilding



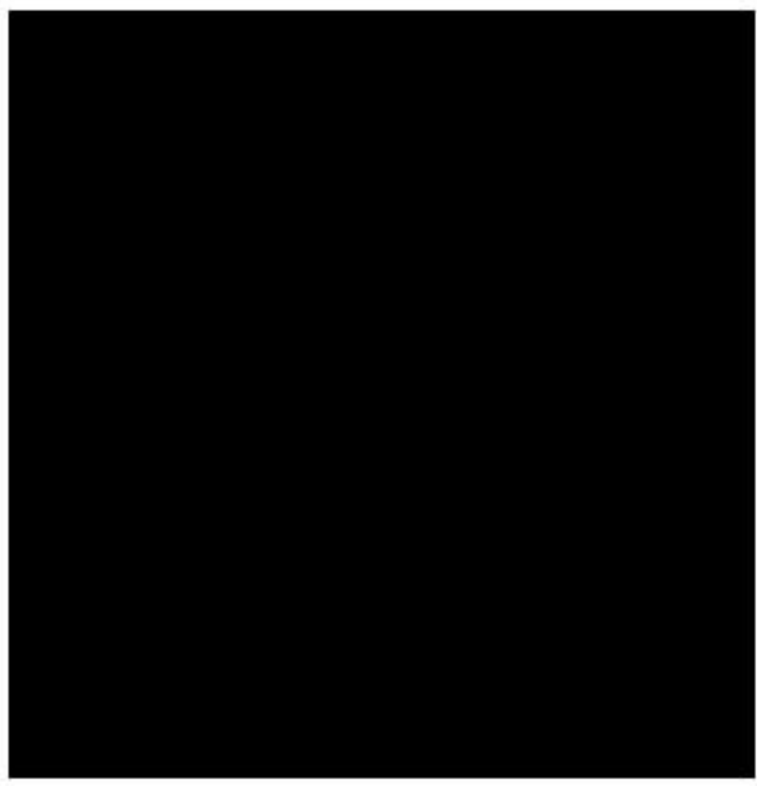


**Photo Above:** Shows the tarmac driveway and dwarf walls



**Photo Above:** Shows the 4 bay garage block





**Exhibit 9 – Photos taken on 24 February 2026 of Main  
Garage Block, 4 Bay Garage Block, Double Garage Block,  
Outbuilding & Tarmac Driveway / Parking Area**

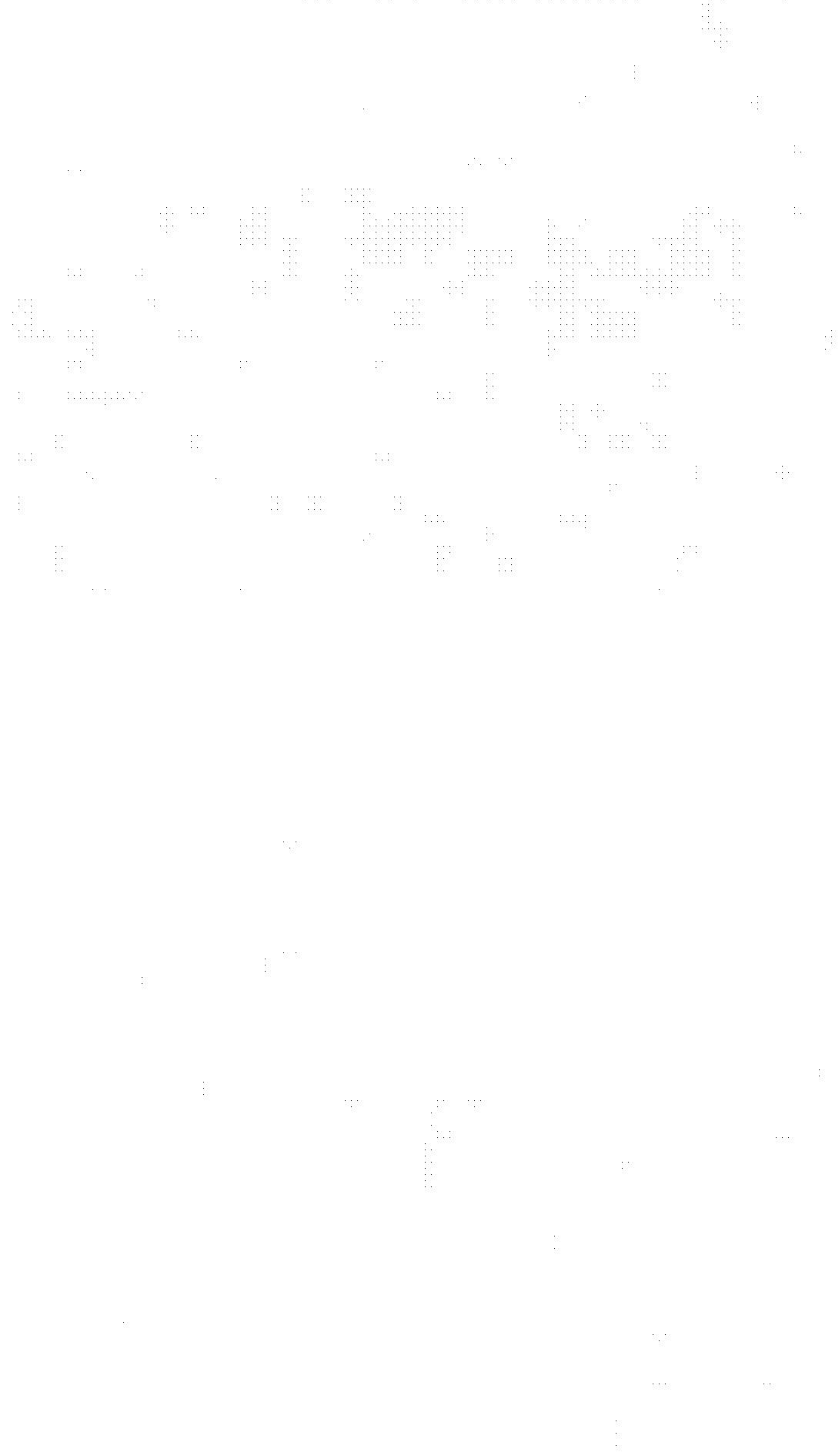
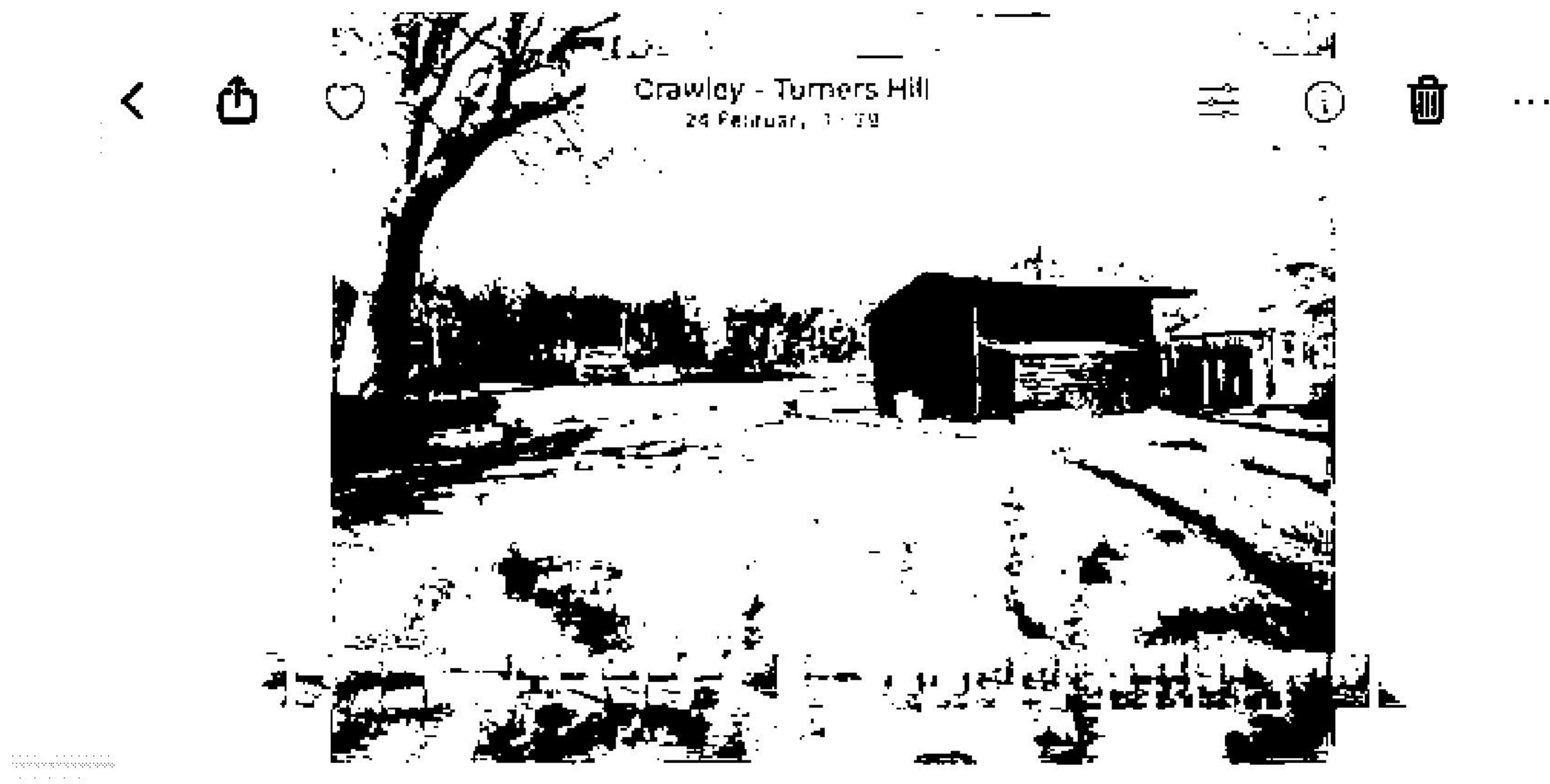
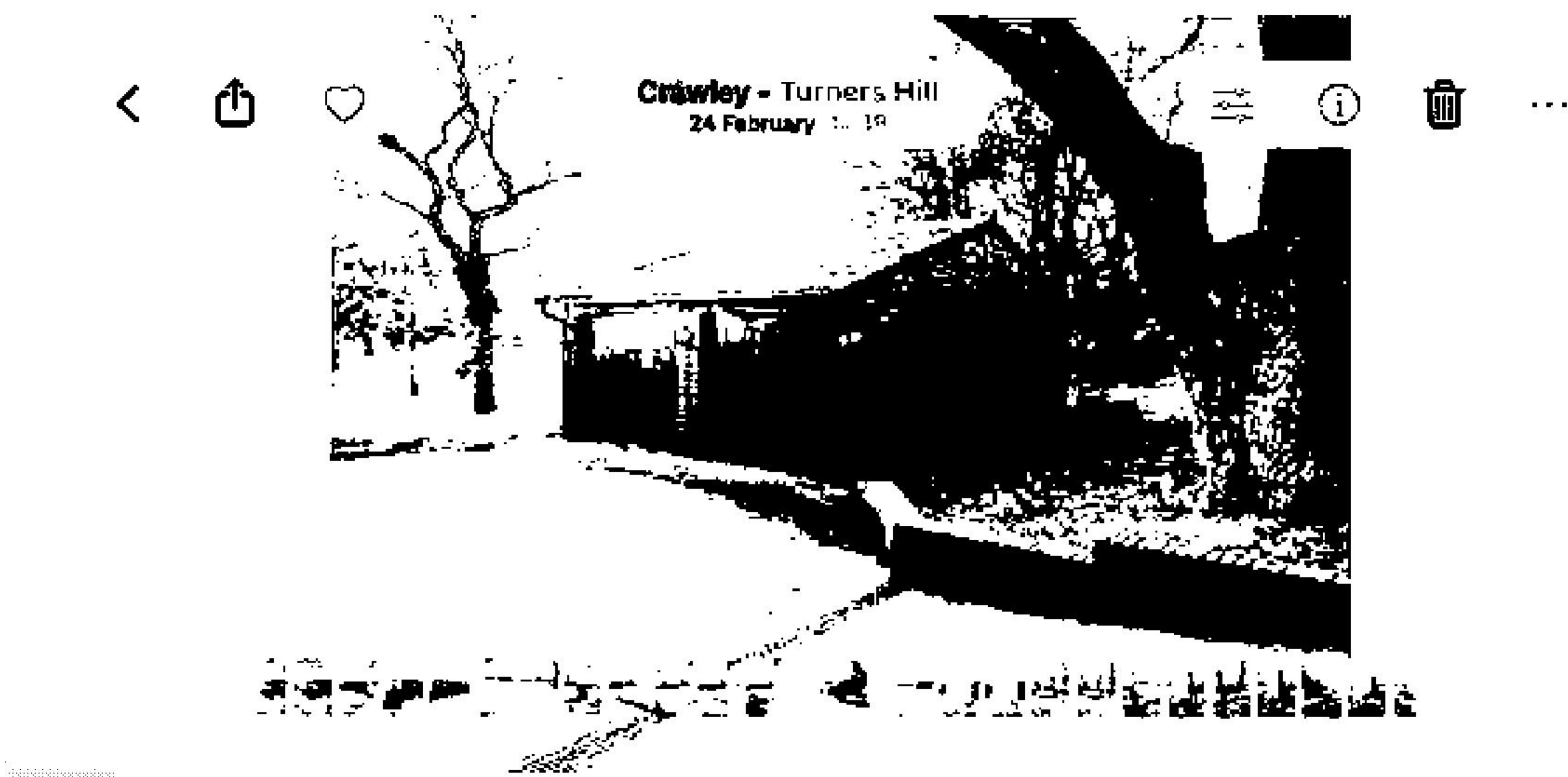




Exhibit 9 - Photographs taken on 24<sup>th</sup> February 2026 of the main garage block, bay garage block, double garage block, the outbuilding and the tarmac driveway.

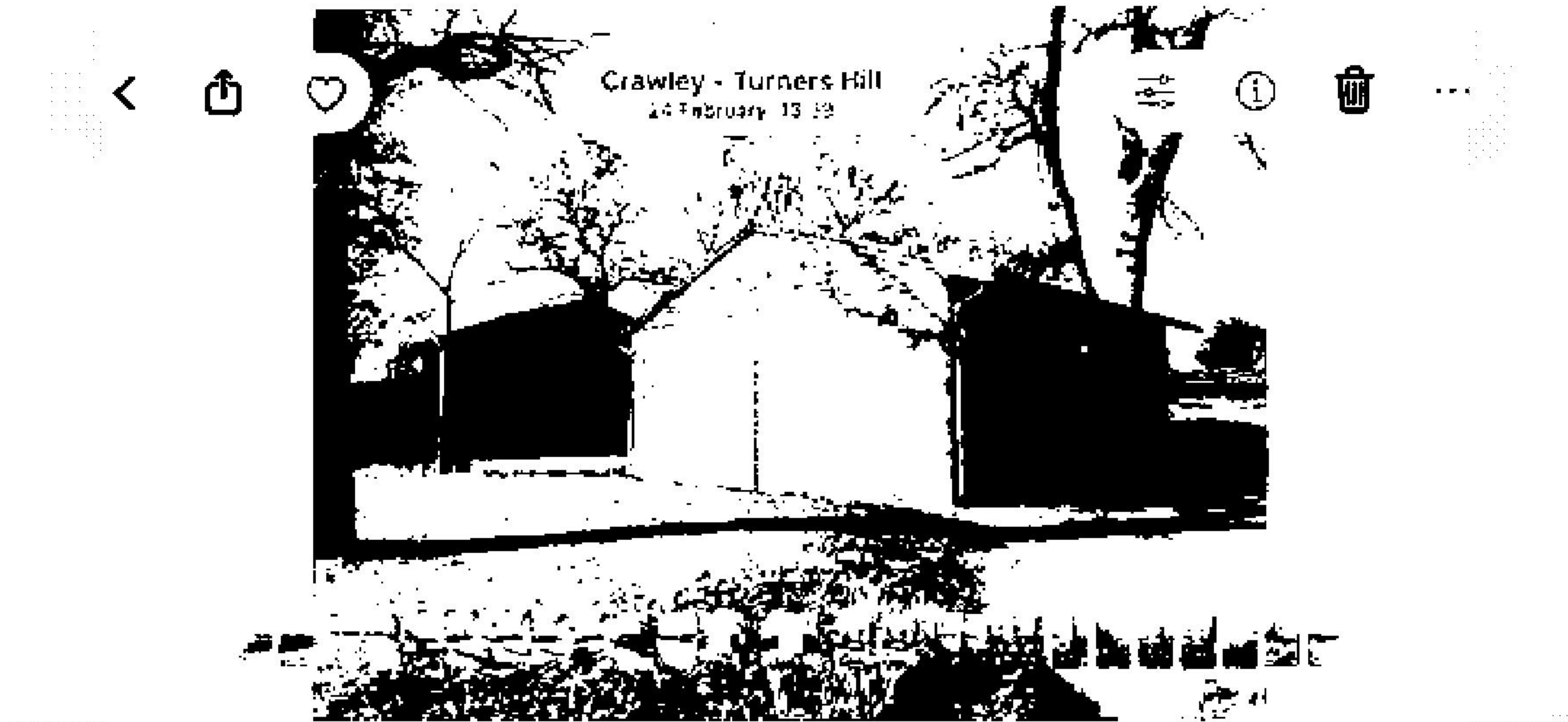
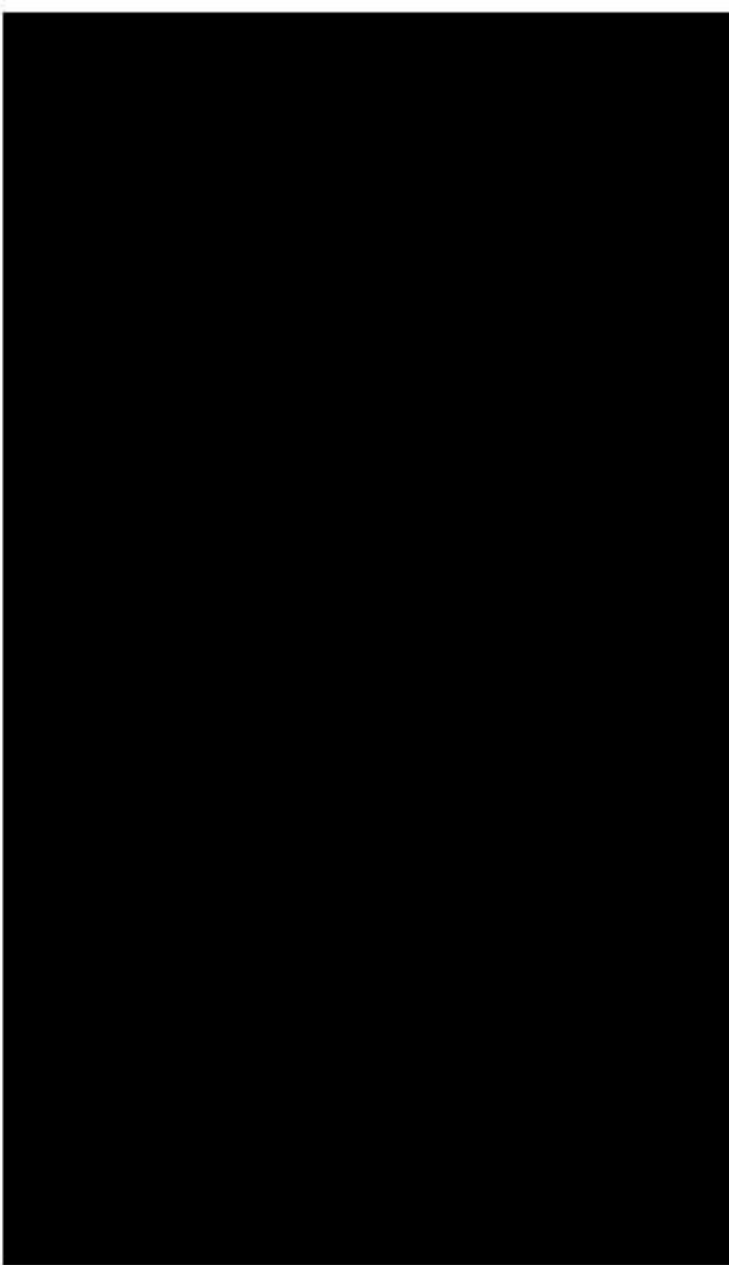


**Photo Above:** Shows tarmac driveway, outbuilding and main garage block in background

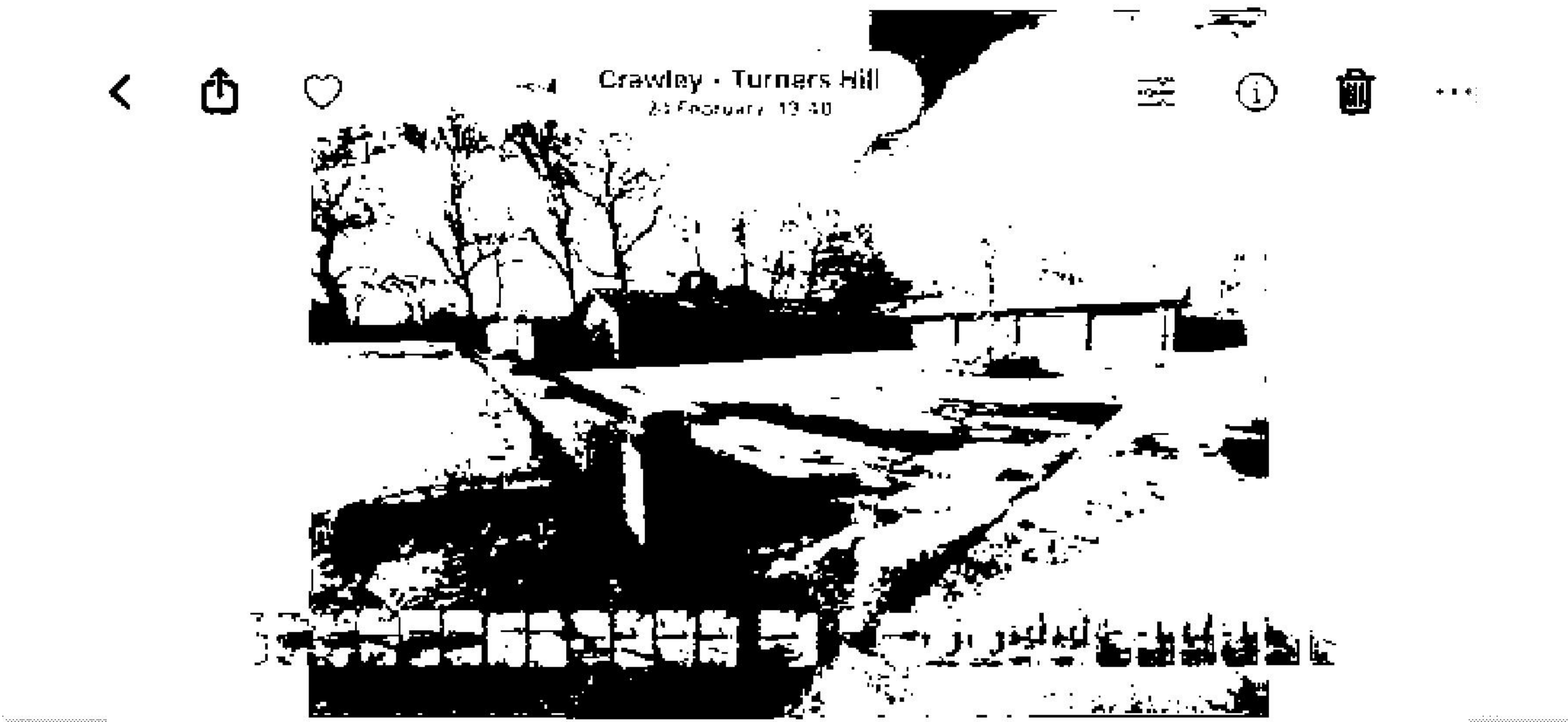


**Photo Above:** Shows the double garage block and tarmac driveway



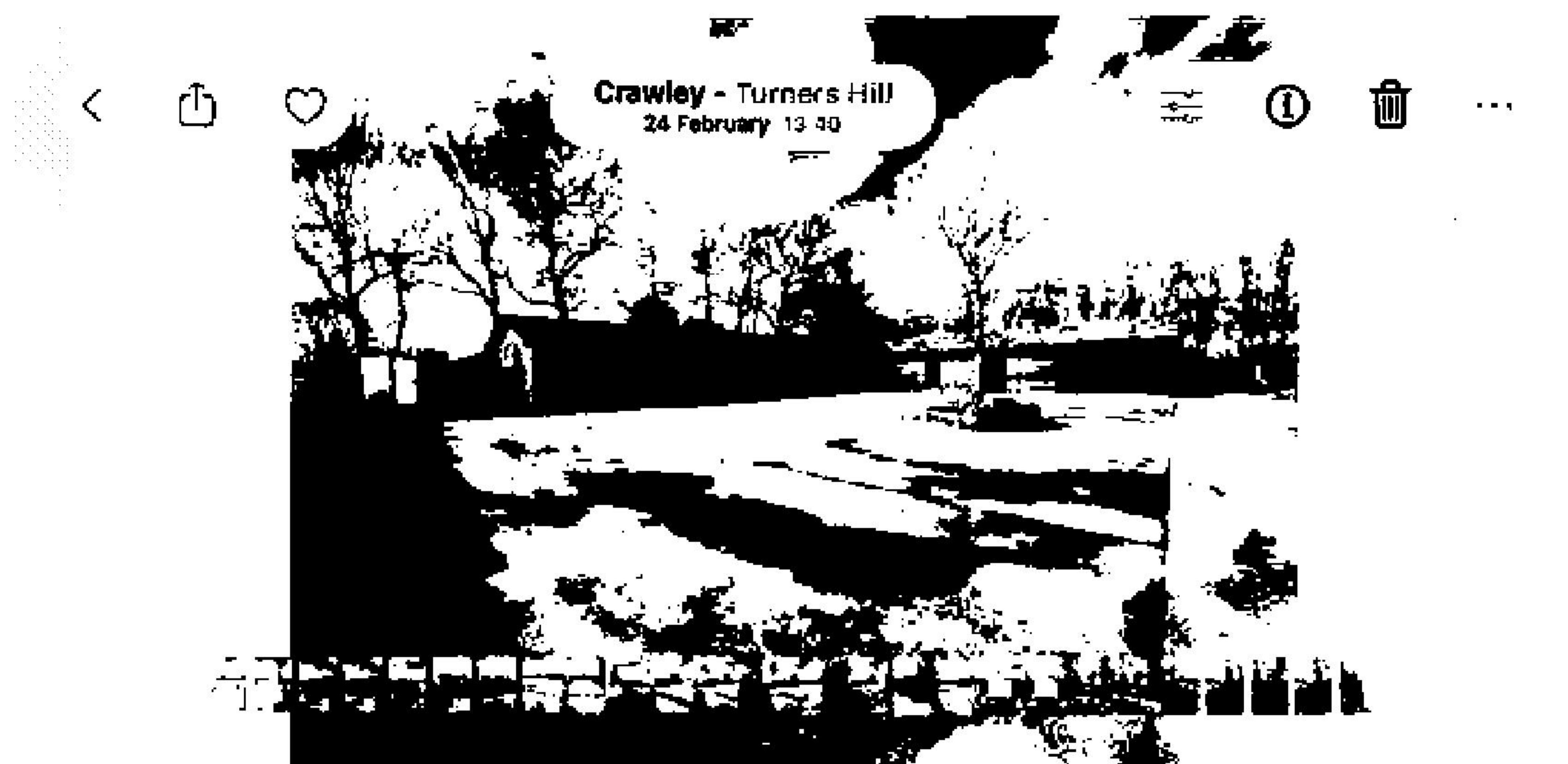


**Photo Above:** Shows the double garage block and 4 bay garage block behind



**Photo Above:** Shows the main garage block and tarmac driveway





**Photo Above:** Shows the main garage block and tarmac driveway



**Photo Above:** Shows the main garage block and tarmac driveway



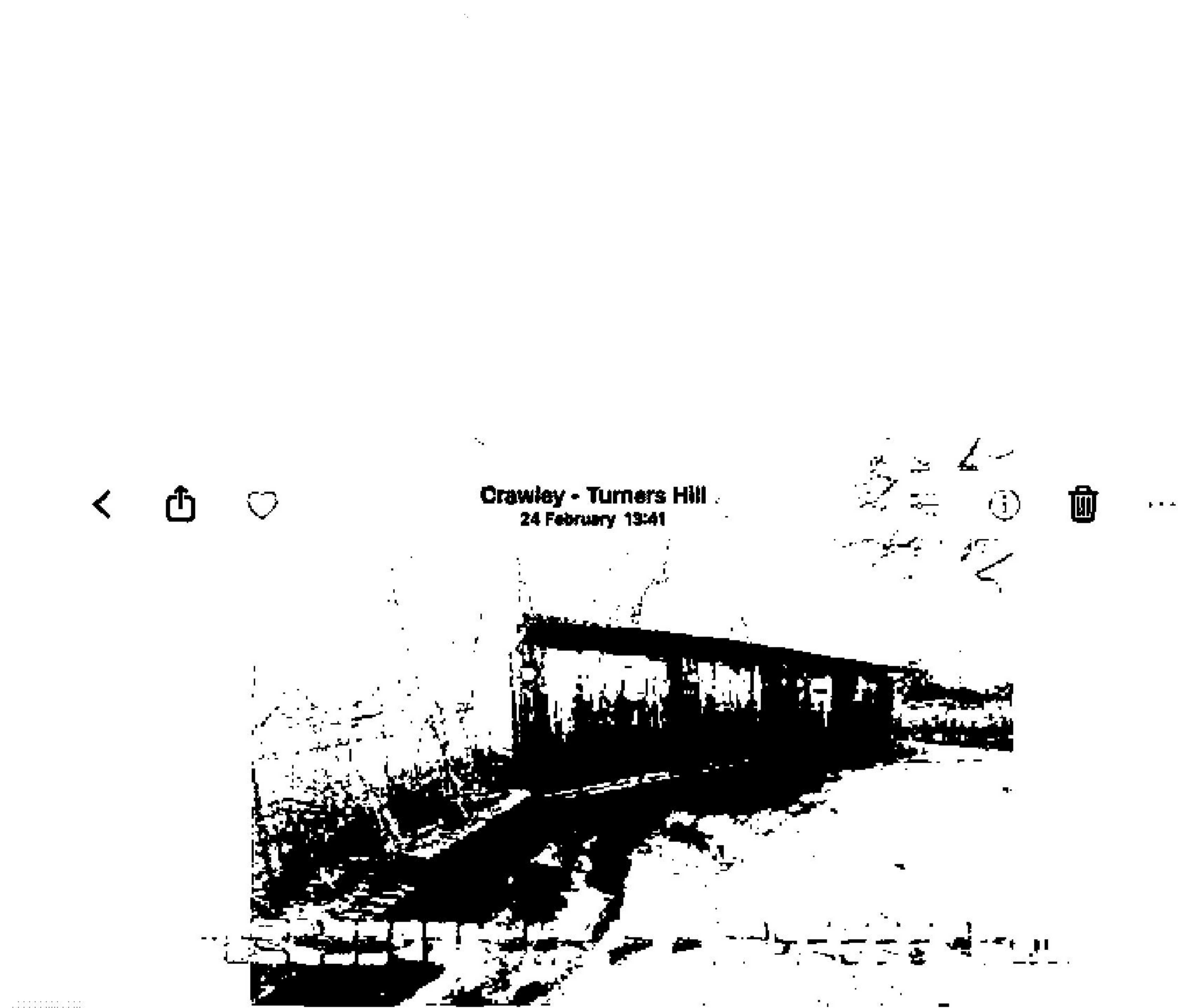


**Photo Above:** Shows the main garage block and tarmac driveway

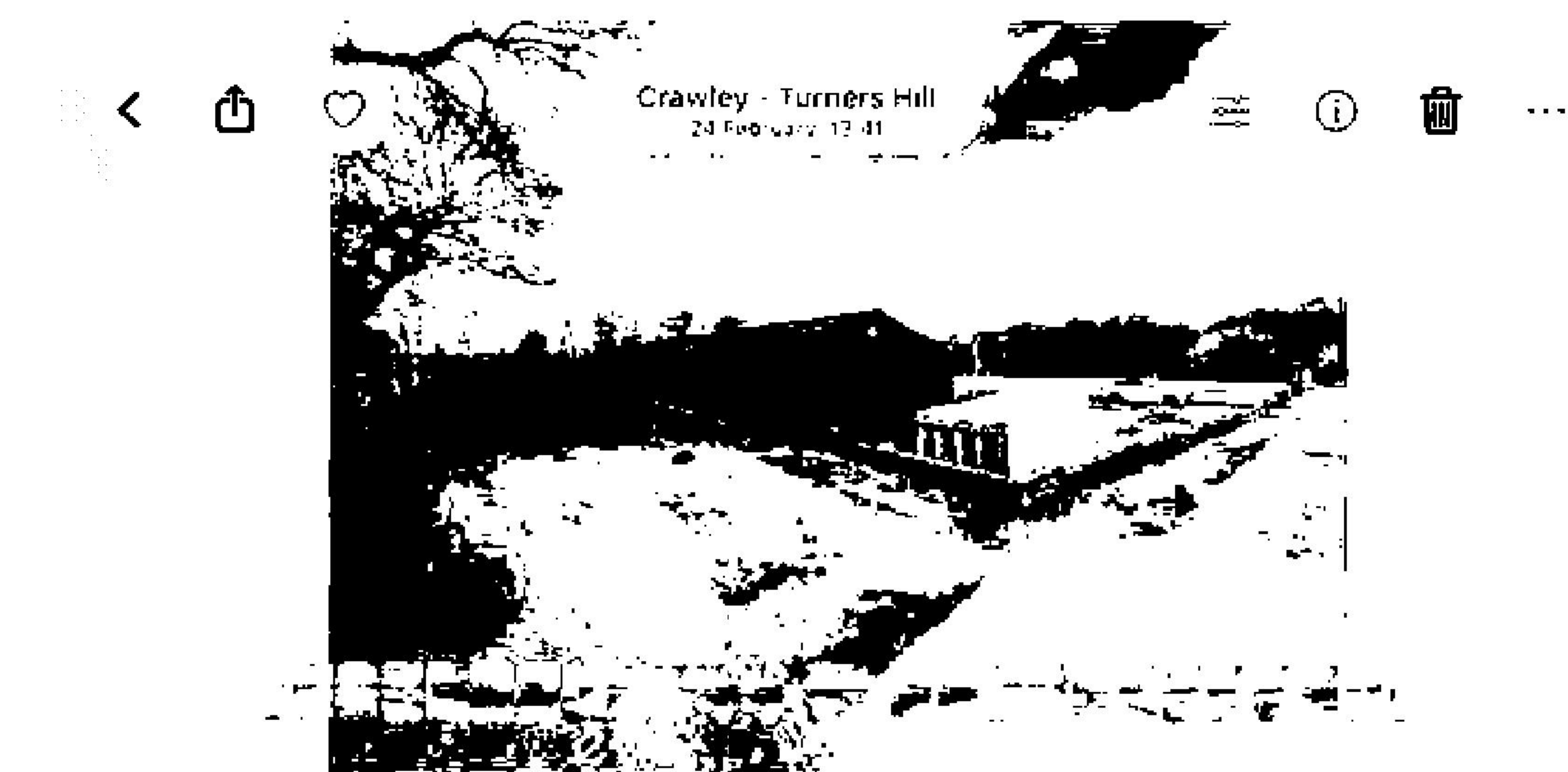


**Photo Above:** Shows the tarmac driveway



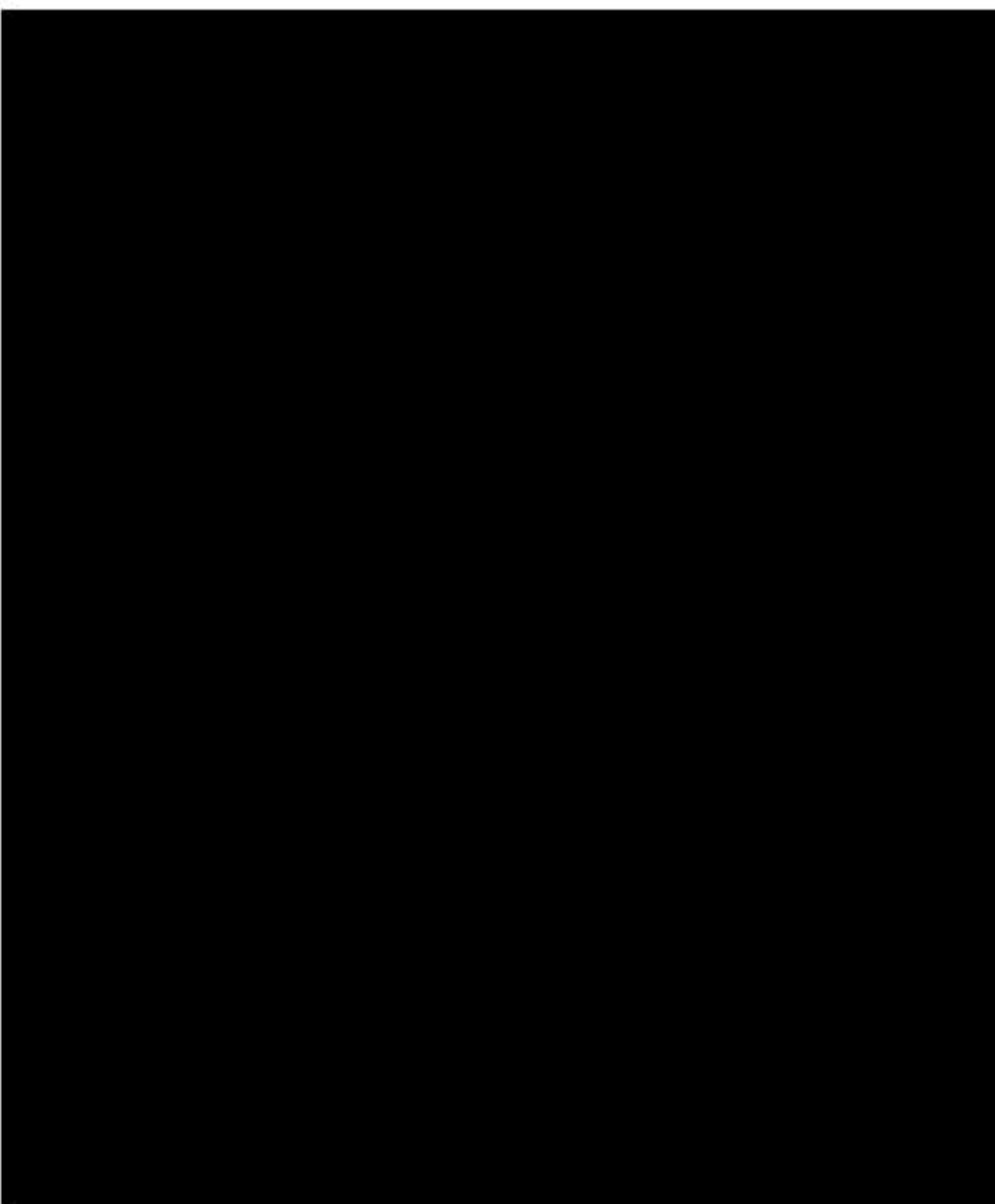


**Photo Above:** Shows the 4 bay garage block



**Photo Above:** Shows the main garage block and tarmac driveway



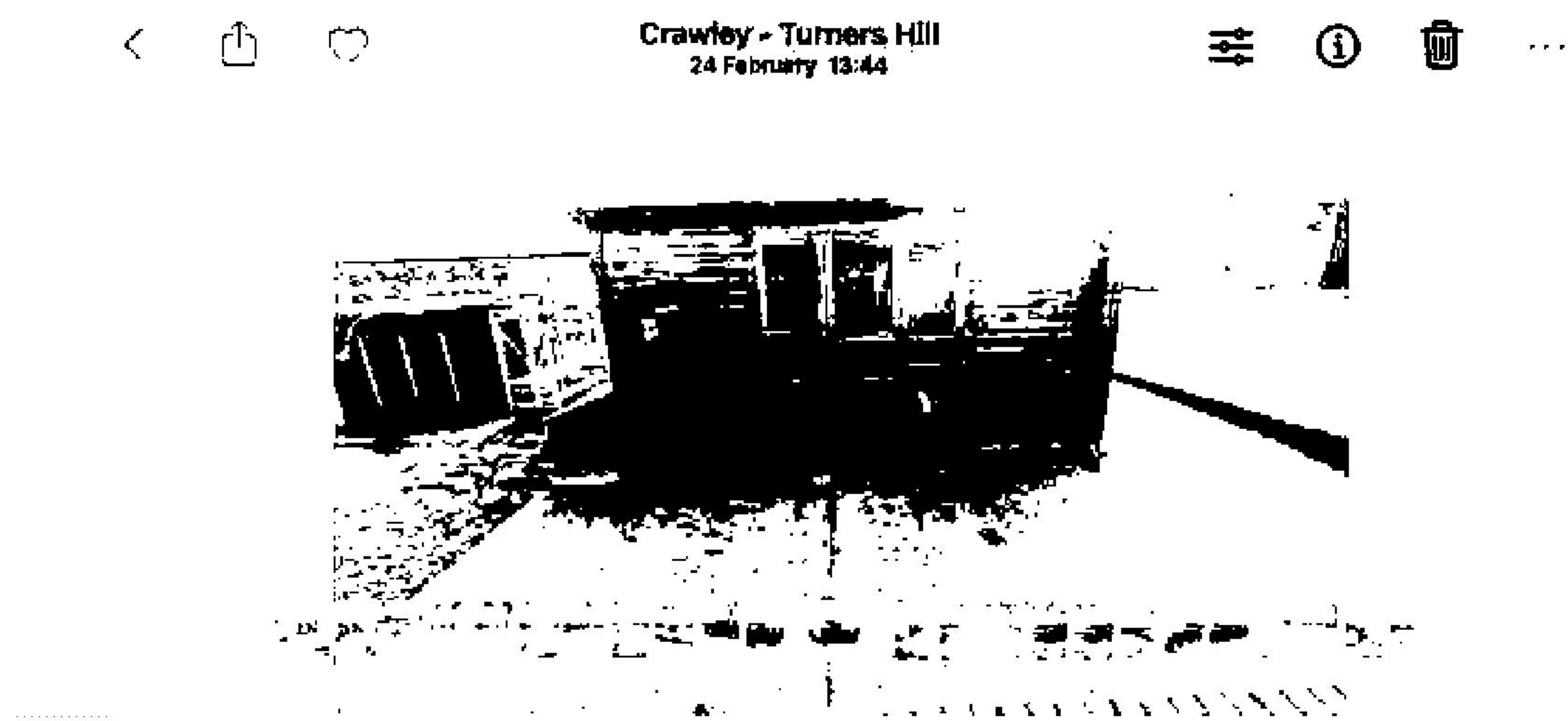


**Photo Above:** Shows the 4 bay garage block



**Photo Above:** Shows part of the 4 bay garage block, part of the main garage block  
and the tarmac driveway





**Photo Above:** Shows an outbuilding



**Photo Above:** Shows the double garage block