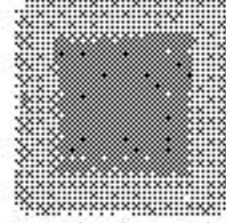


DATED: 15th January 2025

STATUTORY DECLARATION

 **DMH Stallard**

I, **Eleanor Barbara Locker-Lampson** of Cabin, Horsepasture Wood, Wallage Lane, Rowfant, Crawley, West Sussex, RH10 4NG do solemnly and sincerely declare that:

1. I reside in in a cabin located in Horsepasture Wood, Wallage Lane, Rowfant. The location is shown on the plan at **Annex 1**.
2. The land on which the cabin is located was transferred to me by father, Jonathan Hawke Locker-Lampson on 4 April 2008. The land is described by the Land Registry as being Land adjoining Ramble On, Wallage Lane, Rowfant, Crawley, RH10 4NG and is registered under Title number WSX326757.
- 3 I make this Statutory Declaration in support of my revised application for a Lawful Development Certificate to Mid Sussex District Council for the construction of the residential cabin. I have considered the identified inconsistencies with the evidence provided in the earlier refused application, DM/24/2310 and address these issues as necessary in this document.
4. I have lived in Rowfant all my life, growing up at Rowfant Lodge with my parents, Diana and Jack. In January 2006 my then husband Steve and I were granted planning permission by Mid Sussex District Council for the erection of a single storey dwelling in lieu of a replacement mobile home permitted under WP/05/00533/LDC.
5. Unfortunately, our relationship broke down and Steve left me in July 2016. I had bought the cabin in February 2016 (as evidenced by the invoice at **Annex 2**) aware that that things were failing in our relationship and wanted a “bolthole” initially for myself. The cabin was ordered by my brother, Jeremy Nelson at the same time he ordered his cabin.
6. However, the break-up was acrimonious and I had no help from Steve with the upkeep of the house and land and when I met my friends in 2017 they helped me with general maintenance and logs.
7. The cabin took around two years to build as my brother, Mr Jeremy Nelson built his first and then built mine in his spare time with the help of a friend Spencer Bailey. Dated photographs showing the construction of the cabin appear at **Annex 3**
8. The cabin wasn’t habitable until early 2018. Prior to my friend Pawel Kolan moving into the cabin in March 2019, the property was let out as holiday accommodation through AirBnB as set out below. As confirmed in his Statutory Declaration which has been submitted with the application Mr Kolan continued to help me with logs, maintenance and clearing rhododendron from the woods. Dated photographs showing the cabin being used are at **Annex 4**. Mr Kolan then moved out when I moved into the cabin in June 2023, and I have lived here to date together with my 10 year old daughter. My daughter sleeps in the bedroom and I sleep on the sofa in the living area.
9. Whilst the cabin in the main has been used as a single dwellinghouse since its completion, I have rented the accommodation out through AirBnB during the following periods of time:

2018

14-15 March 2018
18-21 March 2018

28 March -3 April 2018
9-20 April 2018
4-7 May 2018
13 May -12 June 2018
12-19 June 2018
28 June -1July 2018
5-8 July 2018
14 – 17 July 2018
23-27 August 2018
22-29 December 2018

2022

11-12 September 2022
4-7 November 2022
14-18 November 2022

2023

19-22 May 2023
2-6 August 2023

2024

17-20 May 2024

10. The main period of use for holiday occupation was prior to its use as a single dwellinghouse in 2018. For the periods in 2022, 2023 and single rental in 2024, both Mr Kolan and myself stayed with my elderly father, who resided at Rowfant Lodge, apart from the last rental in May 2024 when it was just myself. By this time, Mr Kolan had become a firm family friend and even cared my father at times, doing jobs, cooking for him and even washing him and getting dressed. I spent these short bookings at my fathers' so I could earn a little extra income whilst caring for my father.

11. I ordered various items of equipment for use in the cabin the details of which are contained in **Annex 5**. Due to the location of the cabin it is impractical for deliveries to be made directly to it. Deliveries were generally made up until 2020 to Ramble On and subsequently generally to Rowfant Lodge where my father lived until earlier in 2024.

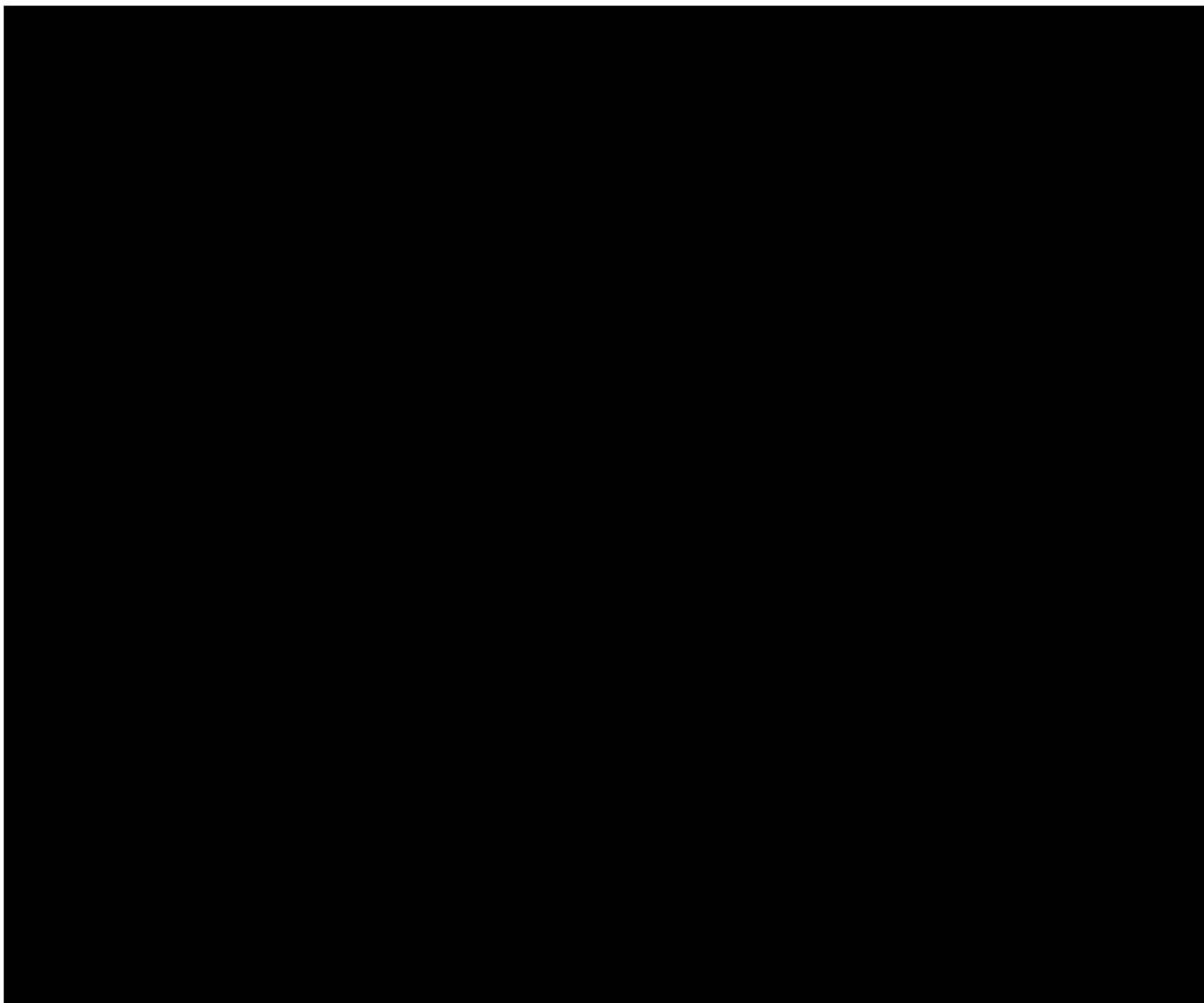
12. The property benefits from gas which is provided to the site via deliveries of bottled gas. Receipts for this are provided at **Annex 6**. The property has obtained water via a pipe from Rowfant Lodge. The property has no connection to an electricity supply. Solar panels and lithium batteries are used to power lighting with a back-up generator for winter use as necessary.

13. A pig pen was constructed in 2022/23 to the north of the cabin but within the area I consider to comprise residential curtilage.

14. I added minor extension to the cabin, extending the utility area in during early 2024 which can be seen from the builder's invoice dated 08.05.24 from Gilliat Building at **Annex 7**.

15. In the future, under the guidance of the Woodland Trust I intend to remove as much of the rhododendron as possible and restore the woods to its pre-war state.

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

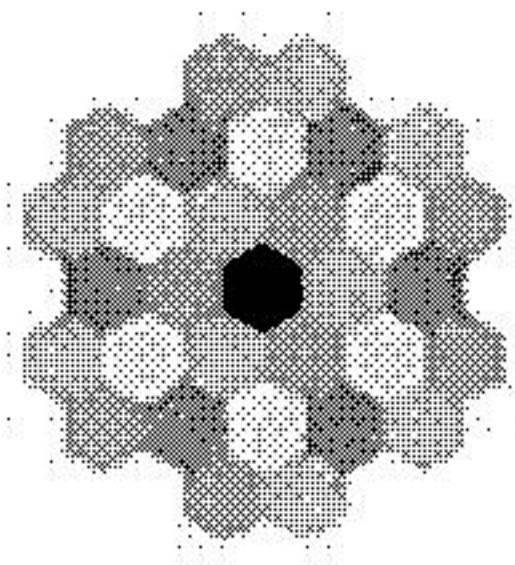


stevensdrake
Solicitors
117/119 High Street
Crawley
West Sussex RH10 1DD

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

Statutory Declaration of Eleanor Locker-Lampson

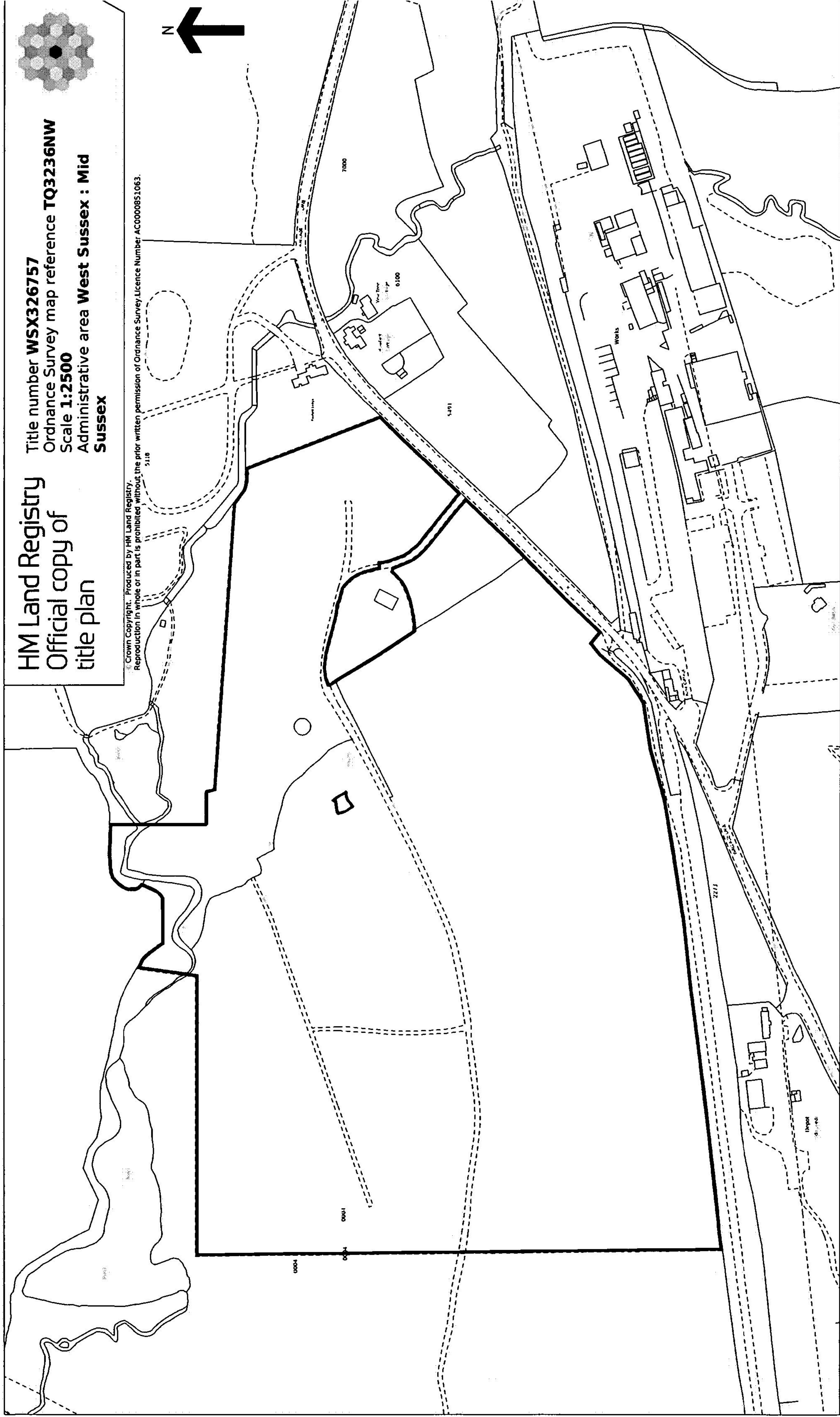
Annex 1 – Plan of location of cabin



HM Land Registry
Official copy of
title plan

Title number **WSX326757**
Ordnance Survey map reference **TQ3236NW**
Scale **1:2500**
Administrative area **West Sussex : Mid Sussex**

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Statutory Declaration of Eleanor Locker-Lampson

Annex 2 – Invoice dated 11 January 2016 for purchase of cabin

Order No. 1463 (dated 11 January 2016 10:45:25 GMT)

Billing information:		Payment Method:	
Jeremy Nelson Ramble on Wallage Lane, Rowfant Crawley, RH104NG England T: 441342714781		Bank transfer	
nelsonjeza1@aol.com			
Delivery Address:		Shipping Method:	
Jeremy Nelson Ramble on Wallage Lane, Rowfant Crawley, RH104NG England T: 441342714781		Livraison gratuite -	
Item	Sku	Qty	Subtotal
Residential cabin ALTO 6m x 5.2m (20' x 17'') 44mm <i>Roof Covering Material :</i> Green Shingles <i>Insulate roof & floor</i> with a 25mm insulation kit	AV041	1	£6,482.00
Residential cabin Alex 6m x 6m (20' x 20') 44mm <i>Add a storage shed</i> 2.7m x 1.6m (28mm) <i>Roof Covering Material :</i> Green Shingles <i>Insulate roof & floor</i> with a 25mm insulation kit	AV040	1	£9,754.00
Subtotal (Excl.Tax)			£13,530.00
Subtotal (Incl.Tax)			£16,236.00
Shipping & Handling			£0.00
Tax			£2,706.00
Grand Total			£16,236.00

Statutory Declaration of Eleanor Locker-Lampson

Annex 3 – Dated photographs showing construction of cabin

Plate 1 – Photo taken 01.05.16



Plate 2 – Photo taken 01.05.16

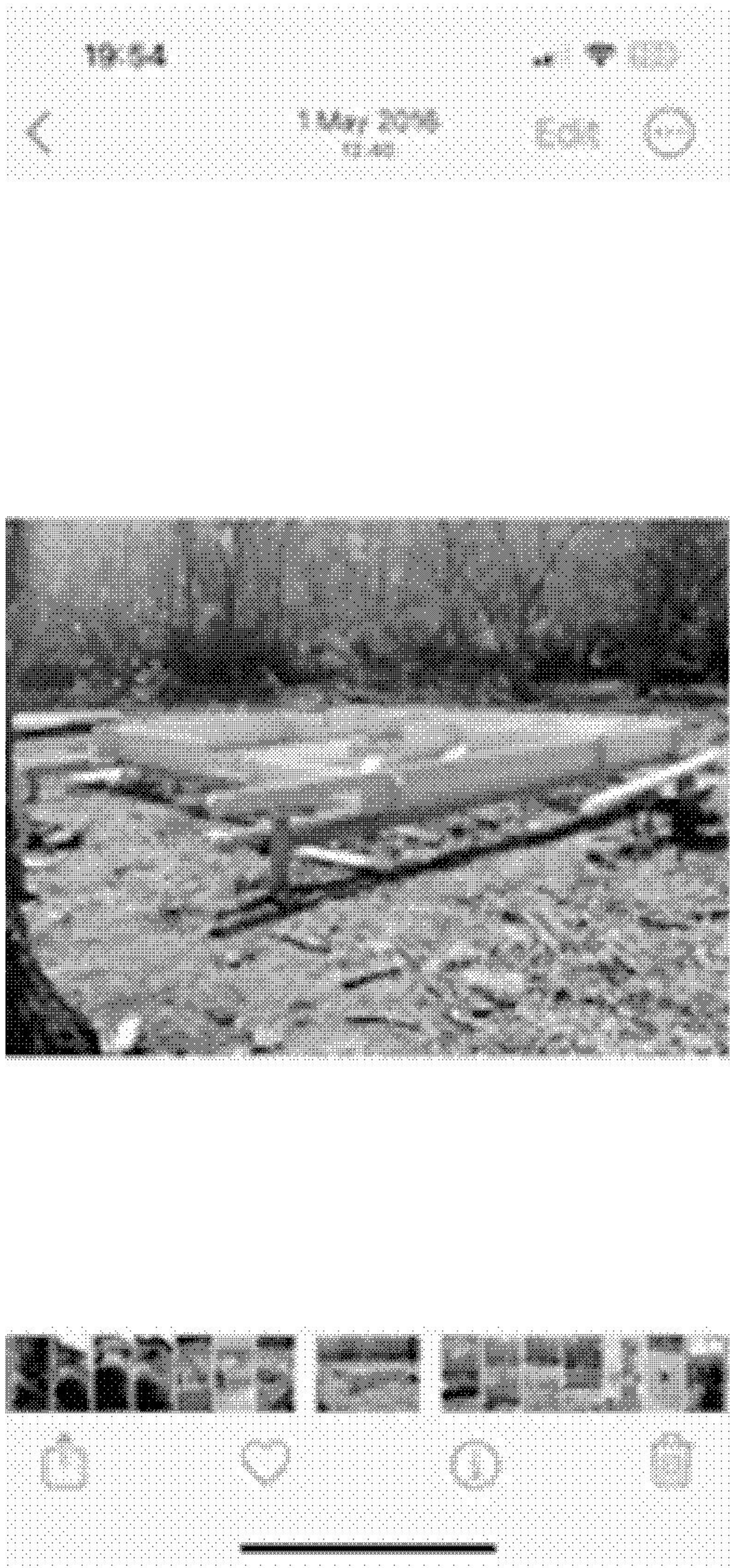


Plate 3 – Photo taken 01.05.16

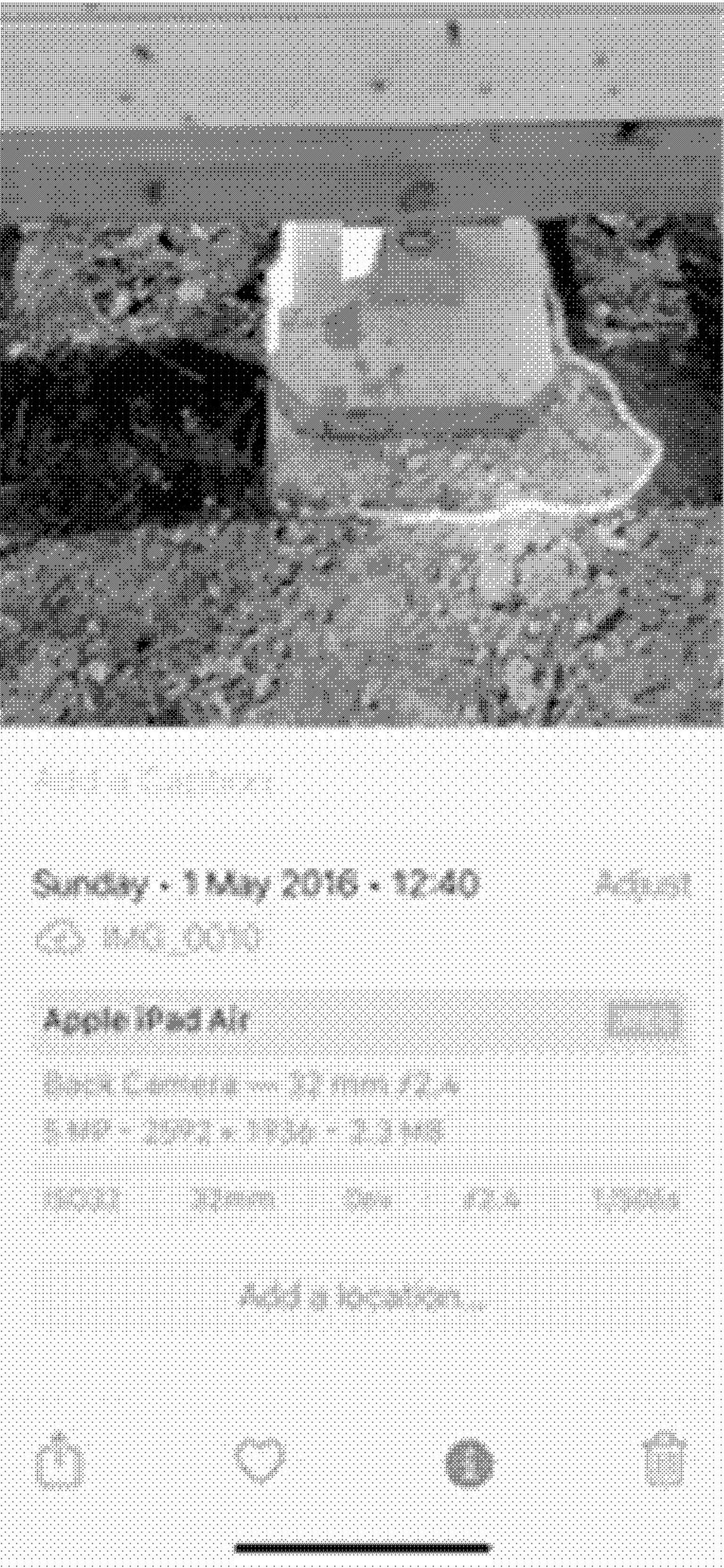


Plate 4 – Photo taken 01.05.16

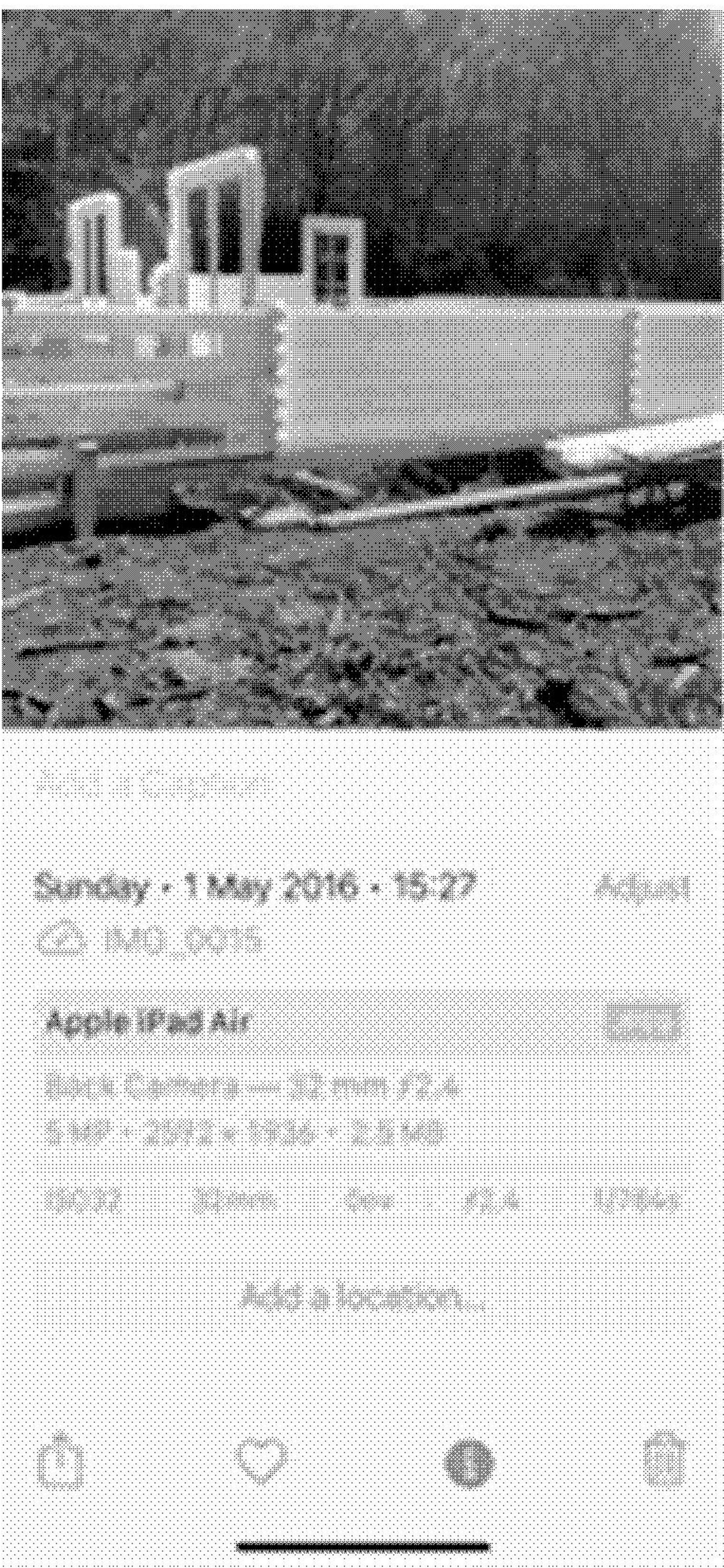


Plate 5 – Photo taken 01.05.16

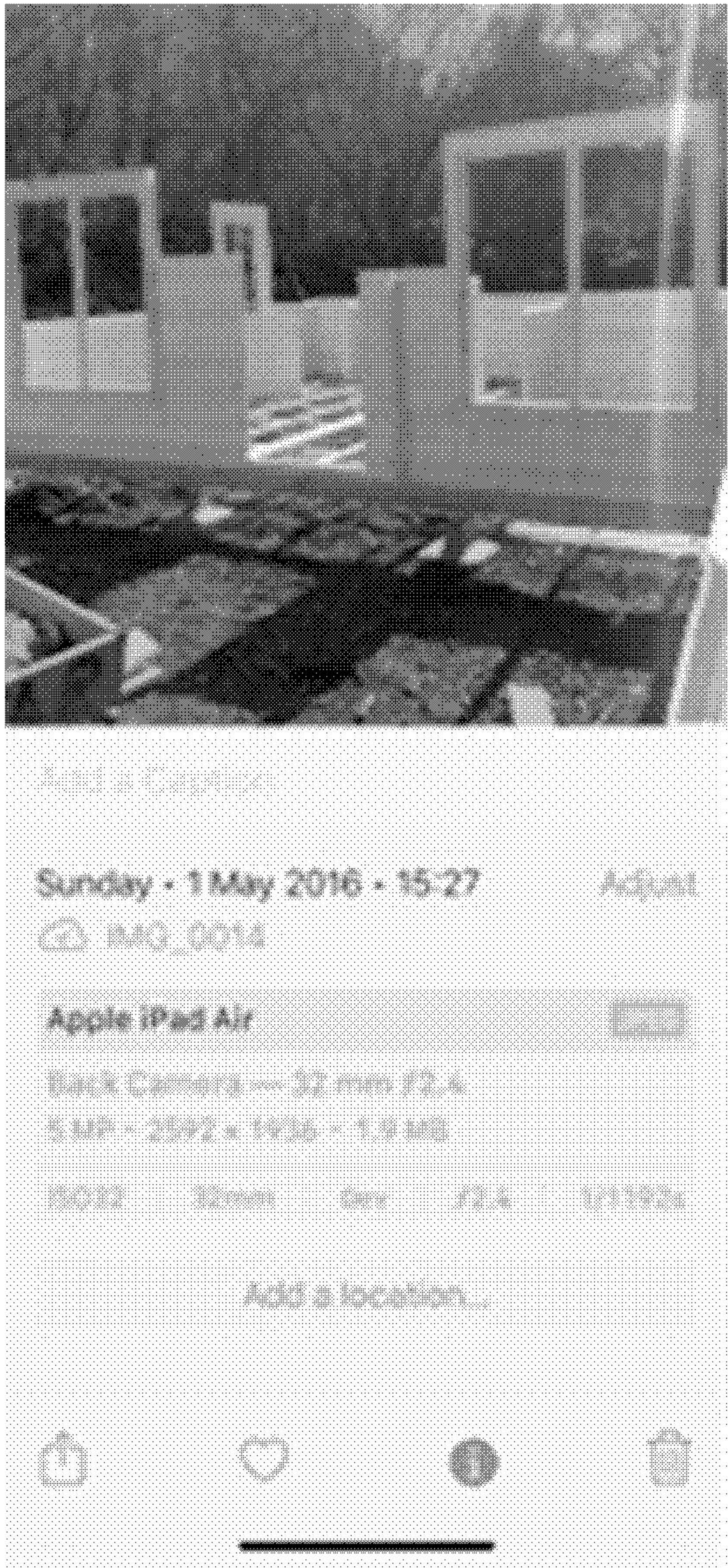


Plate 6 – Photo taken 01.05.16

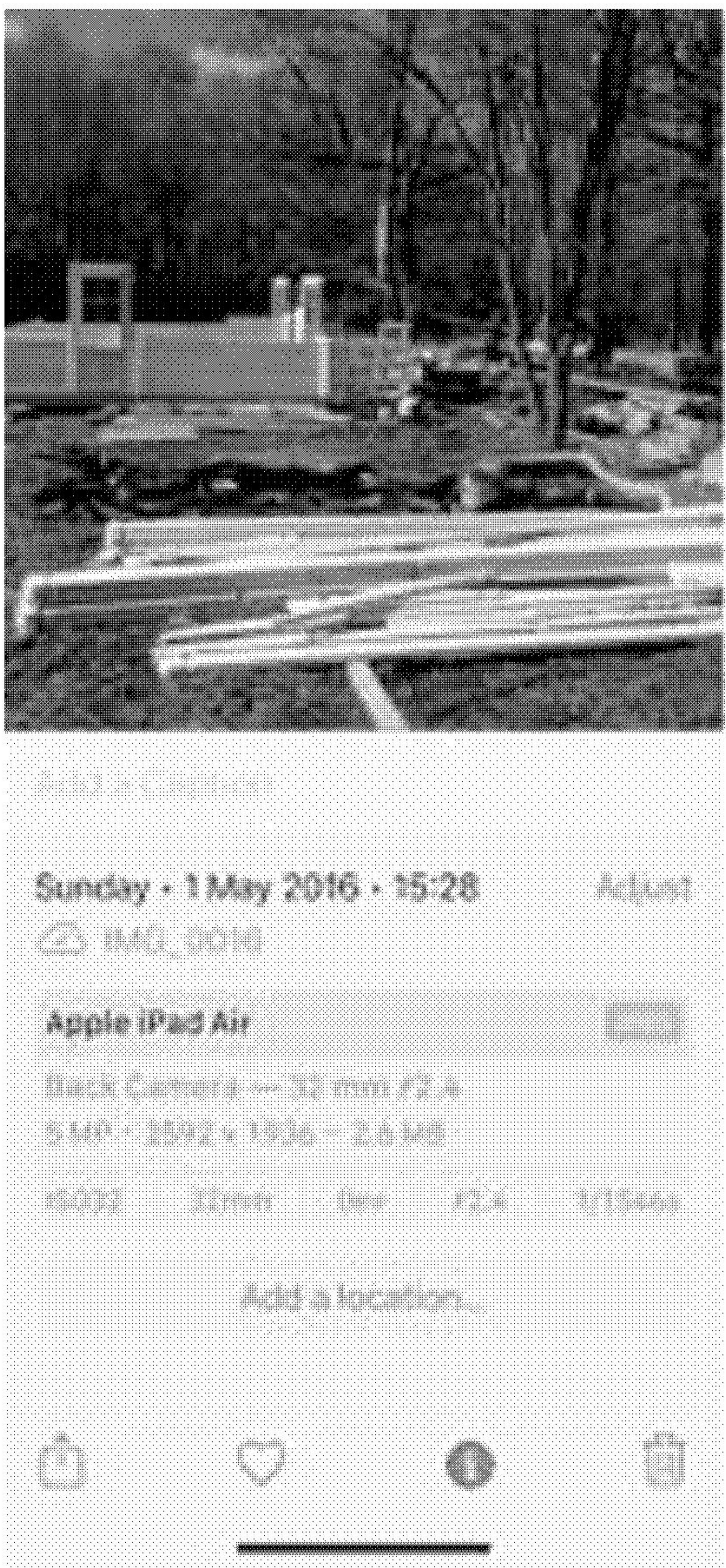


Plate 7 – Photo taken 18.07.16

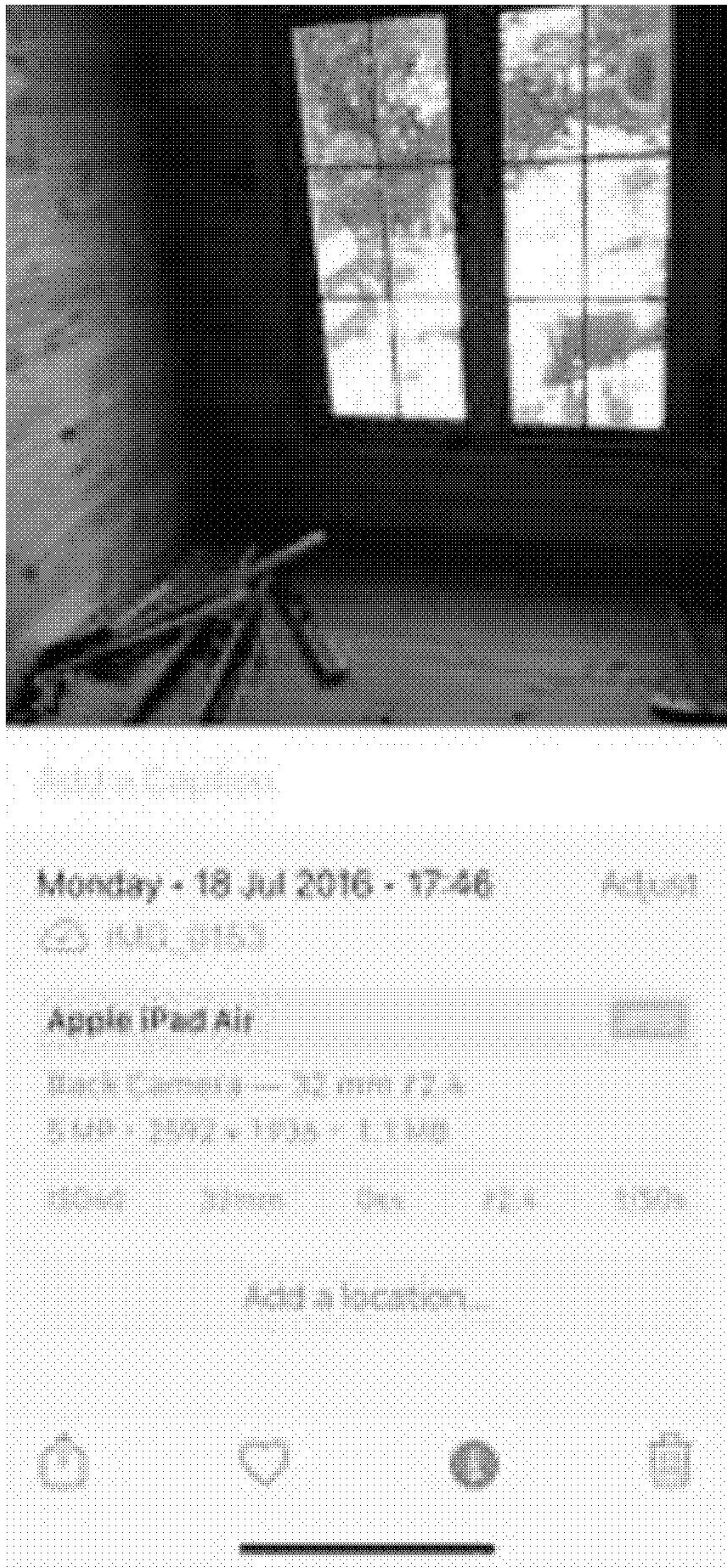


Plate 8 – Photo taken 18.07.16

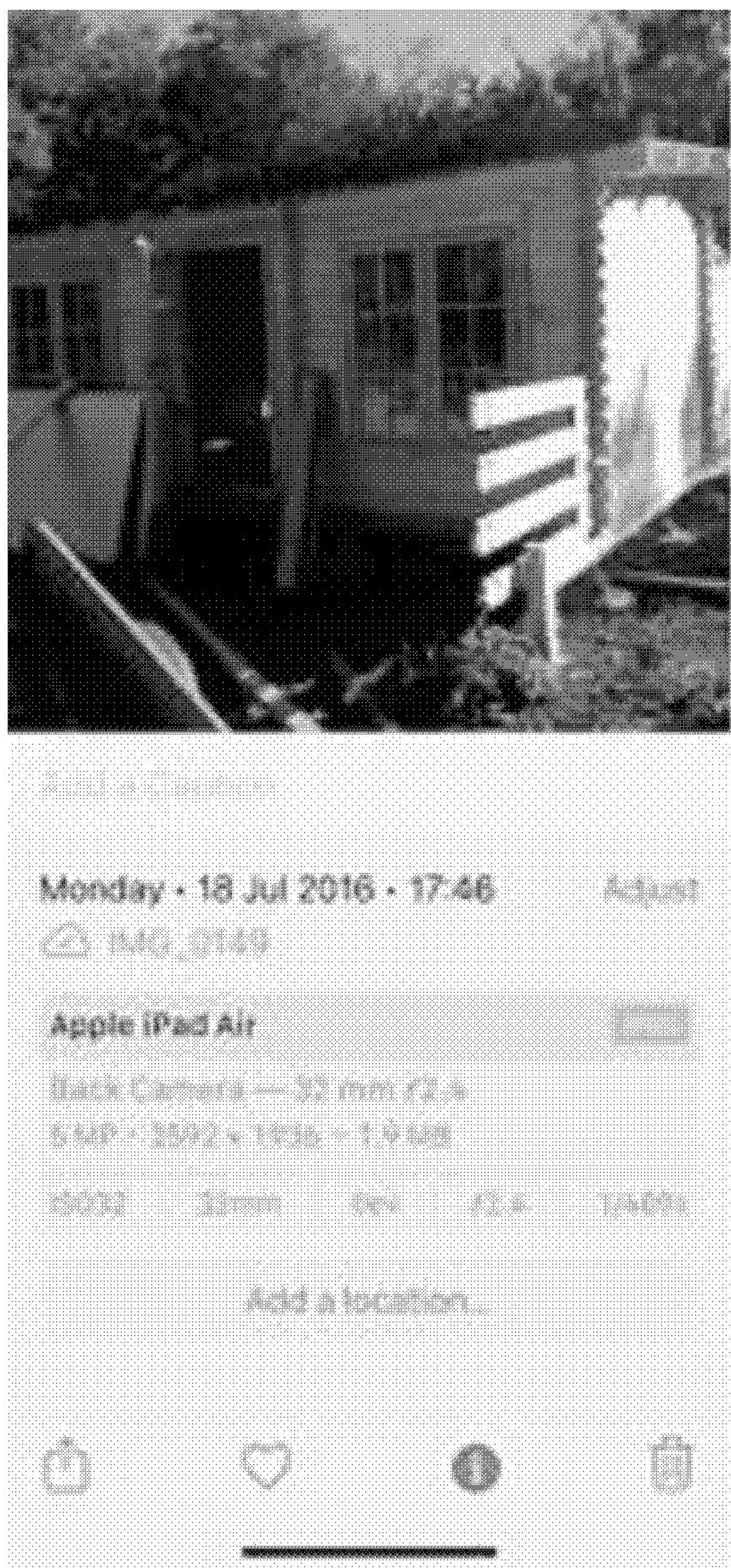


Plate 9 - Photo taken 18.07.16

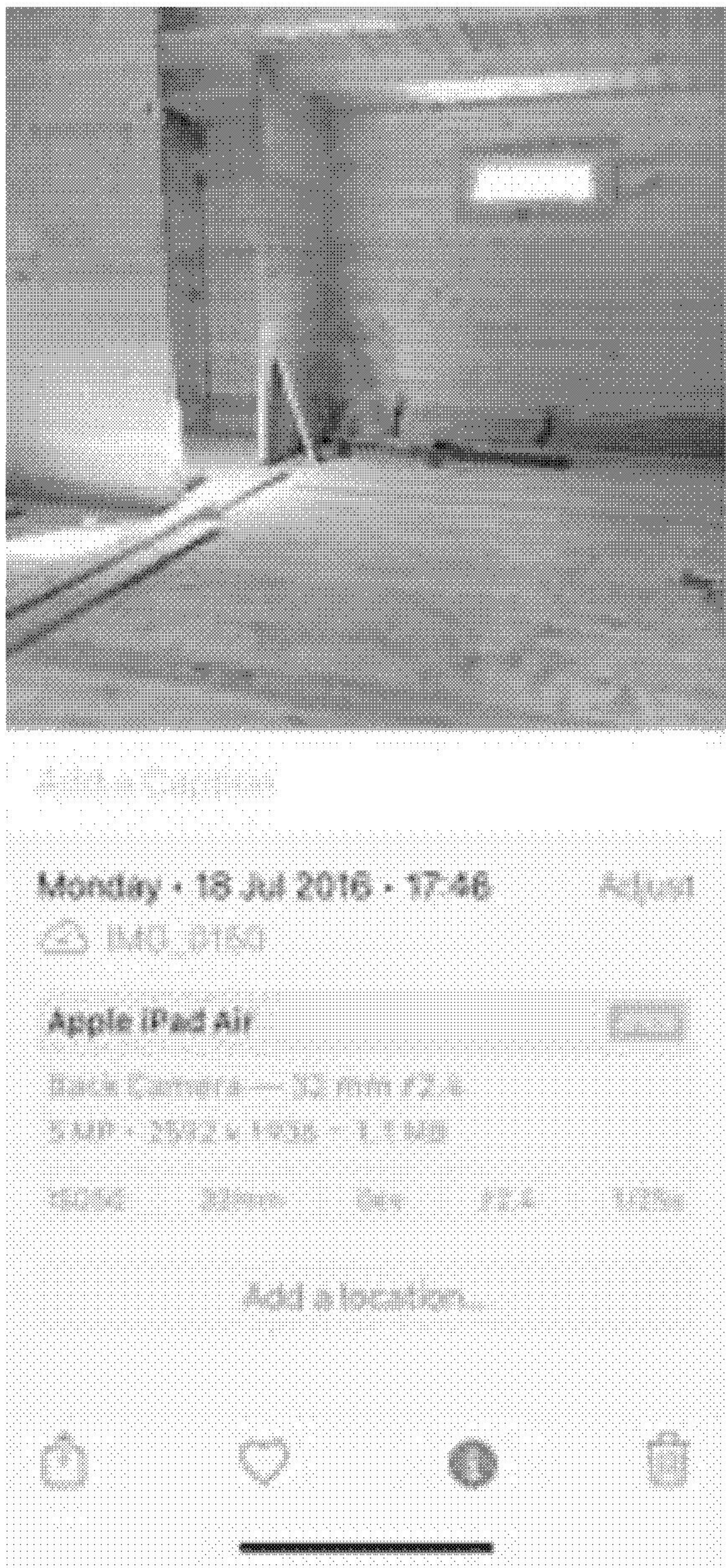


Plate 10 – Photo taken 18.07.16

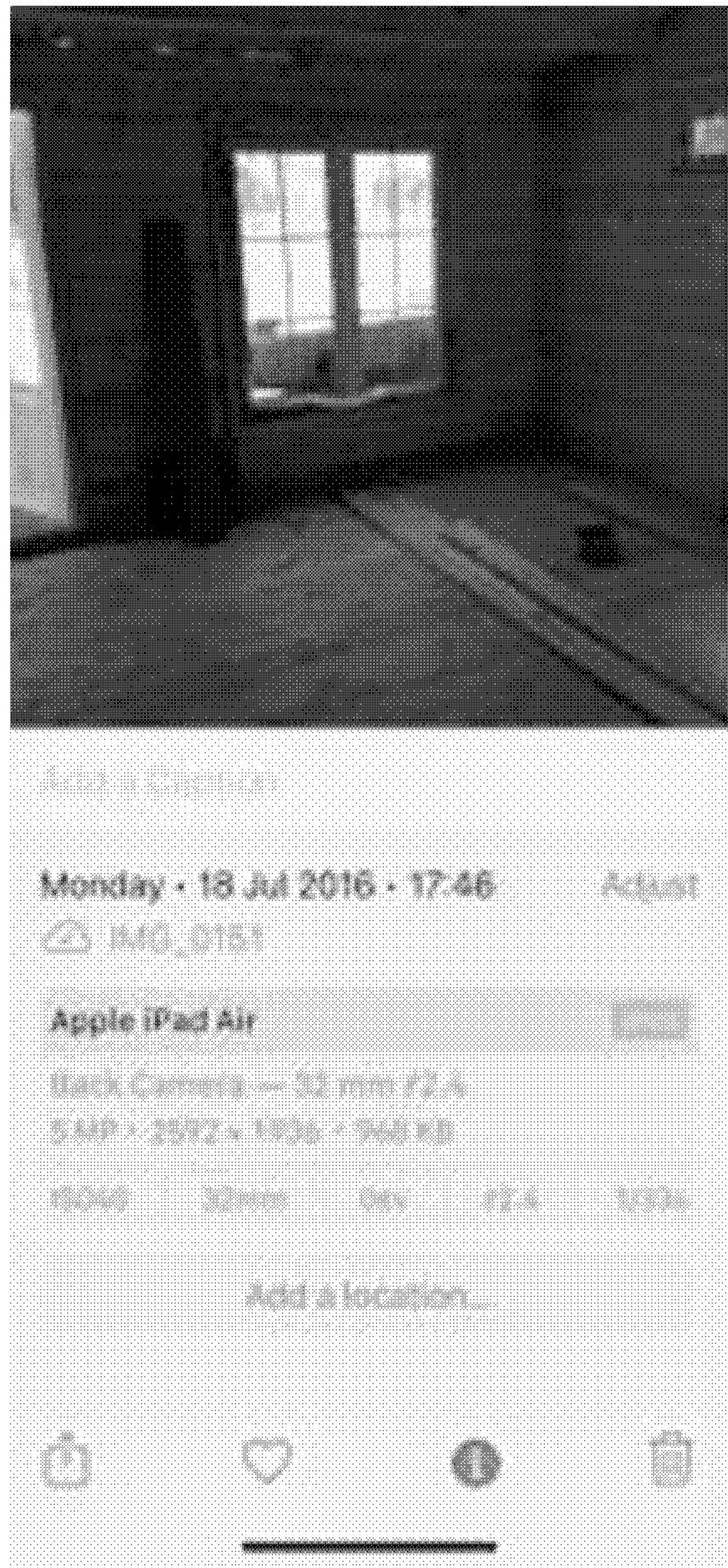


Plate 11 – Photo taken 13.05.17

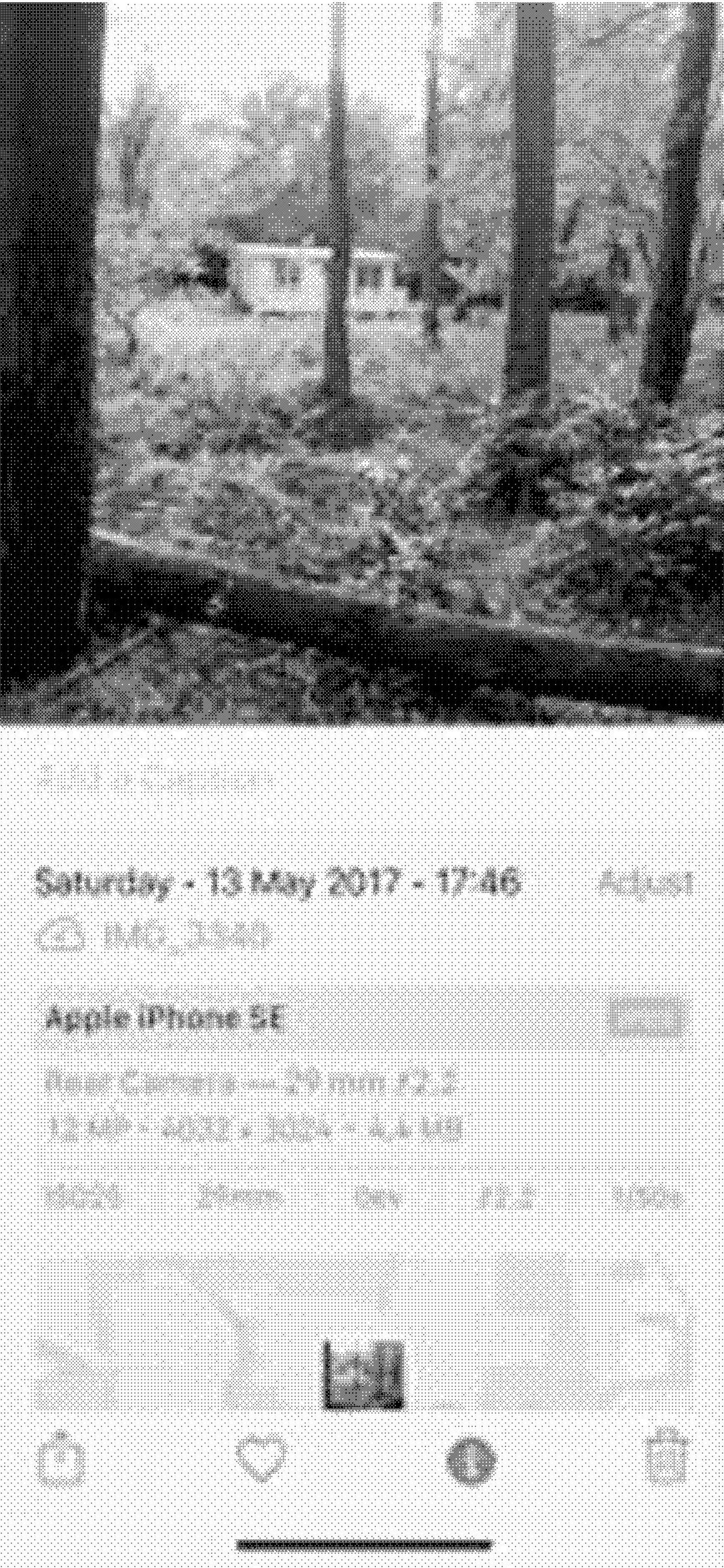
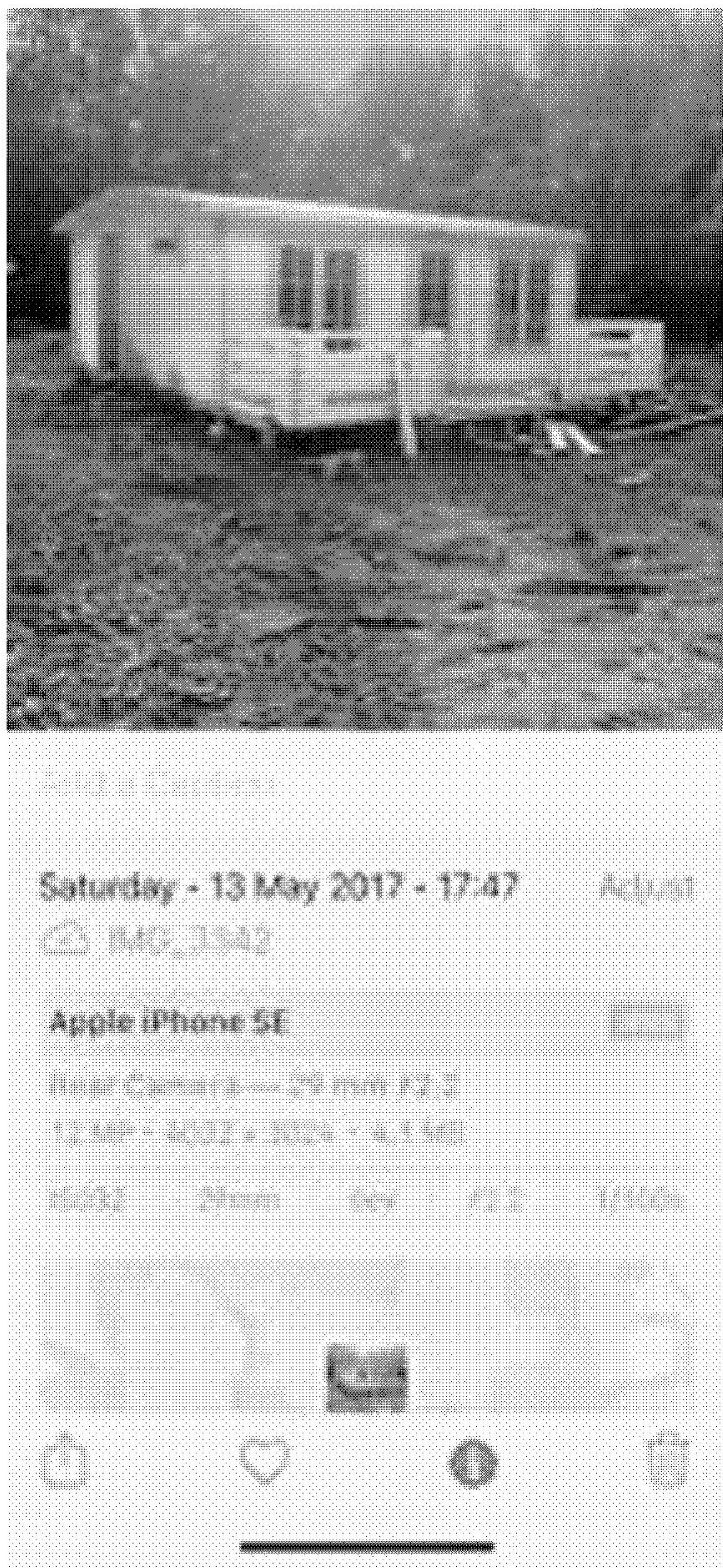


Plate 12 – Photo taken 13.05.17



Statutory Declaration of Eleanor Locker-Lampson

Annex 4 – Dated photographs showing cabin in use

Plate 1 – Photo taken 21.02.18

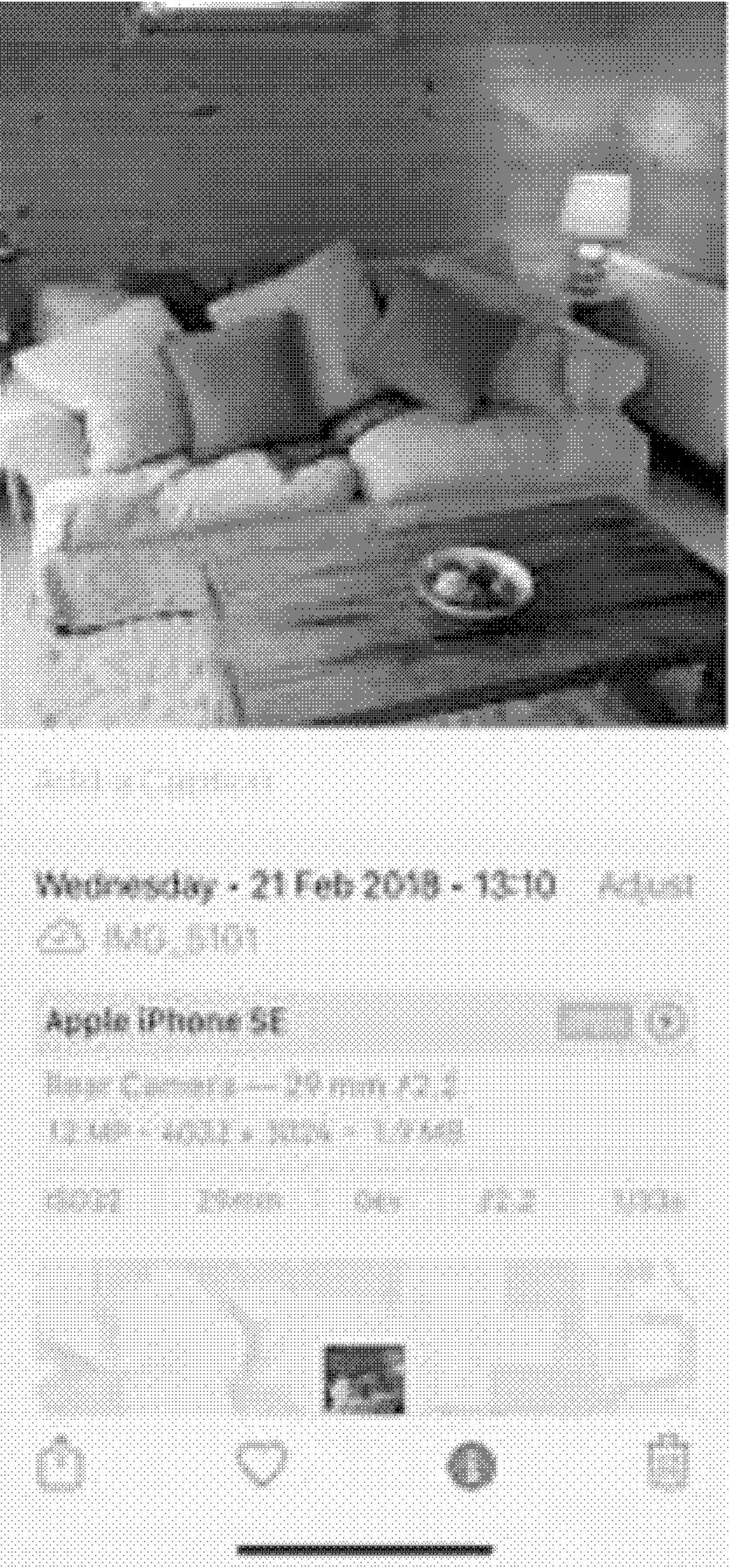


Plate 2 – Photo taken 21.02.18

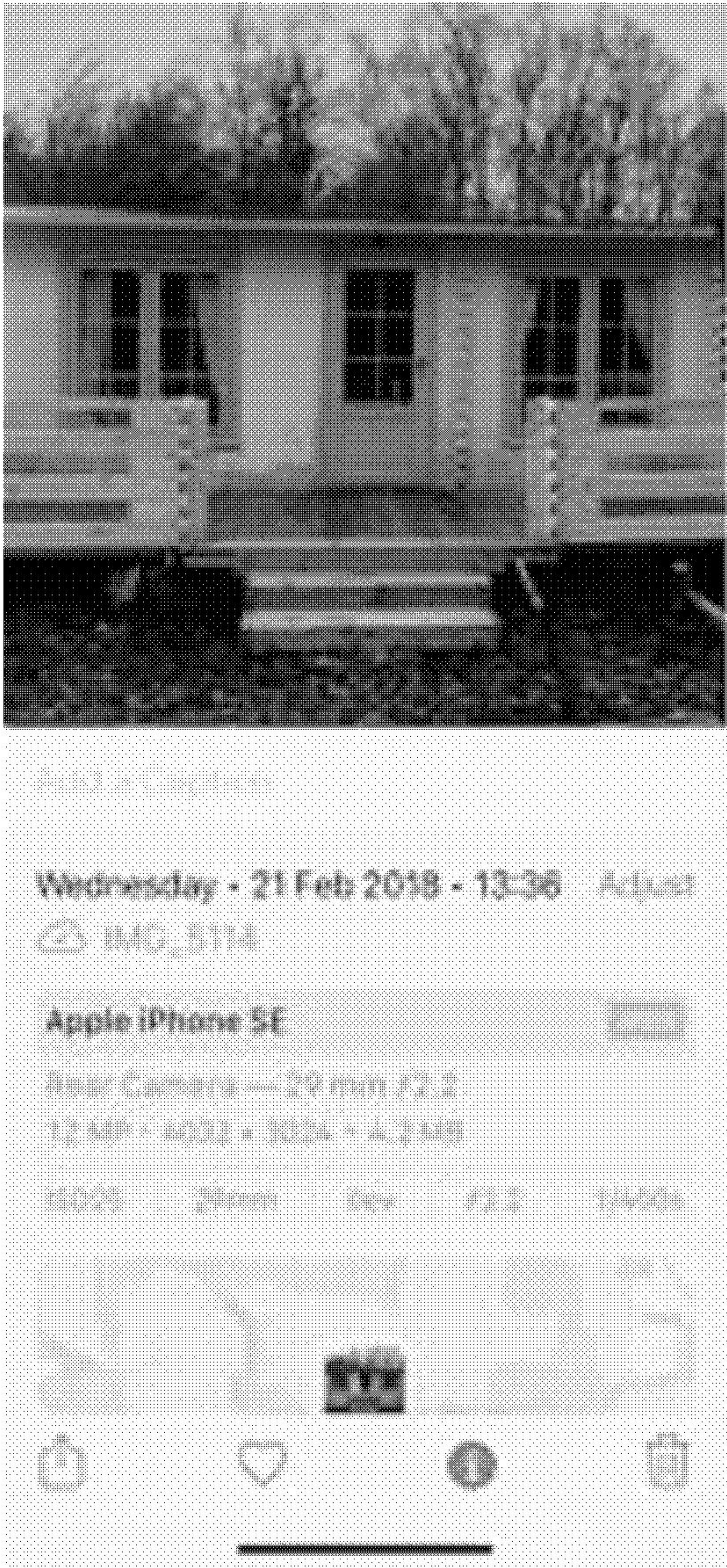


Plate 3 – Photo taken 21.02.18

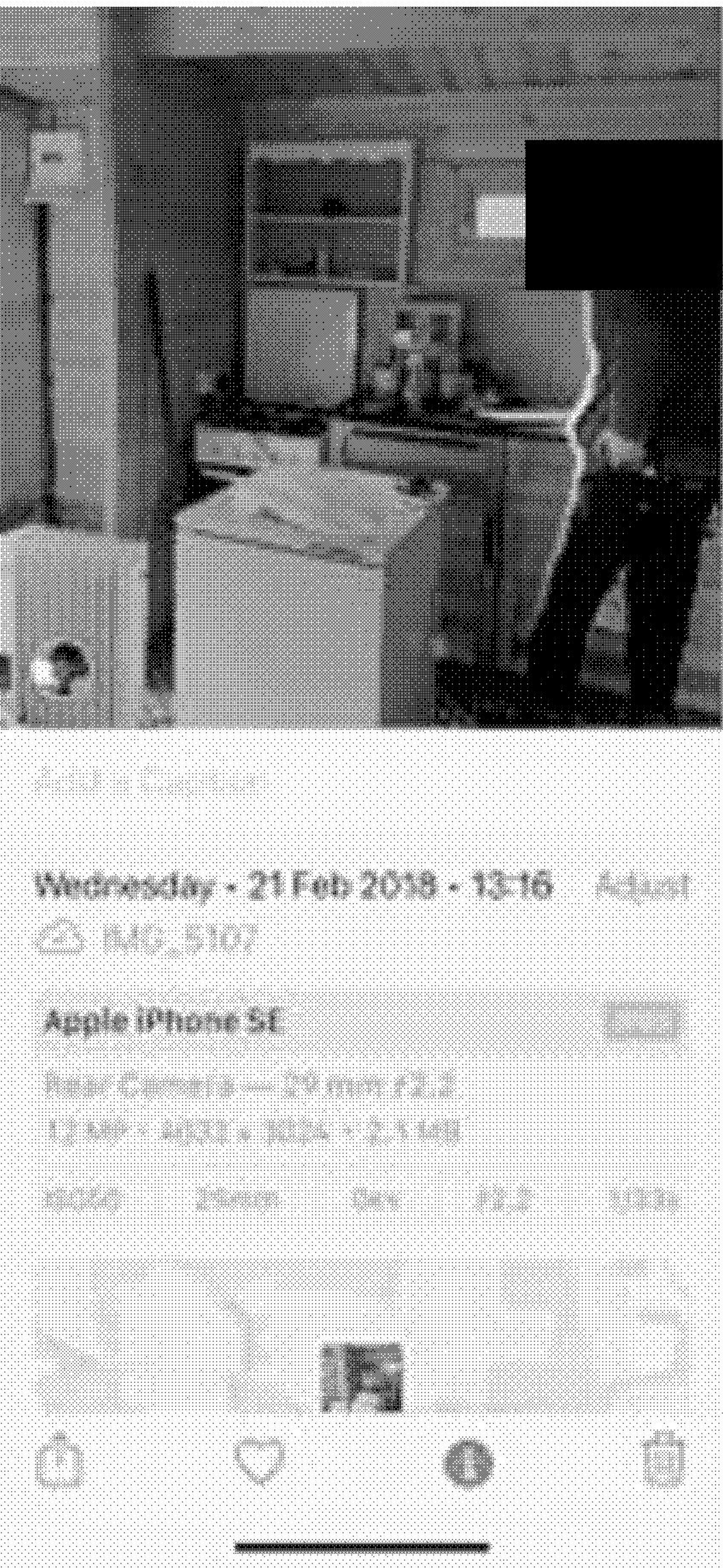


Plate 4 – Photo taken 22.02.18

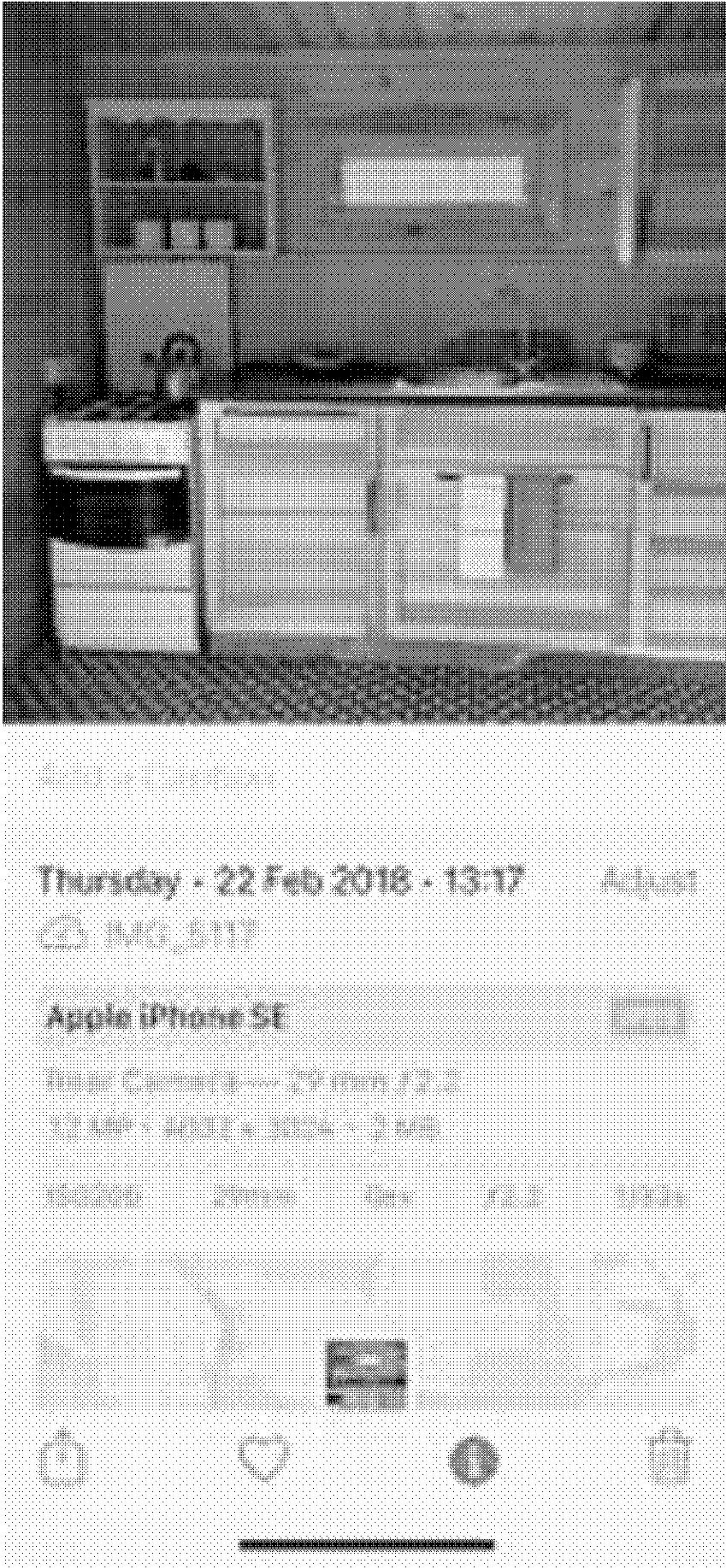


Plate 5 – Photo taken 25.02.18

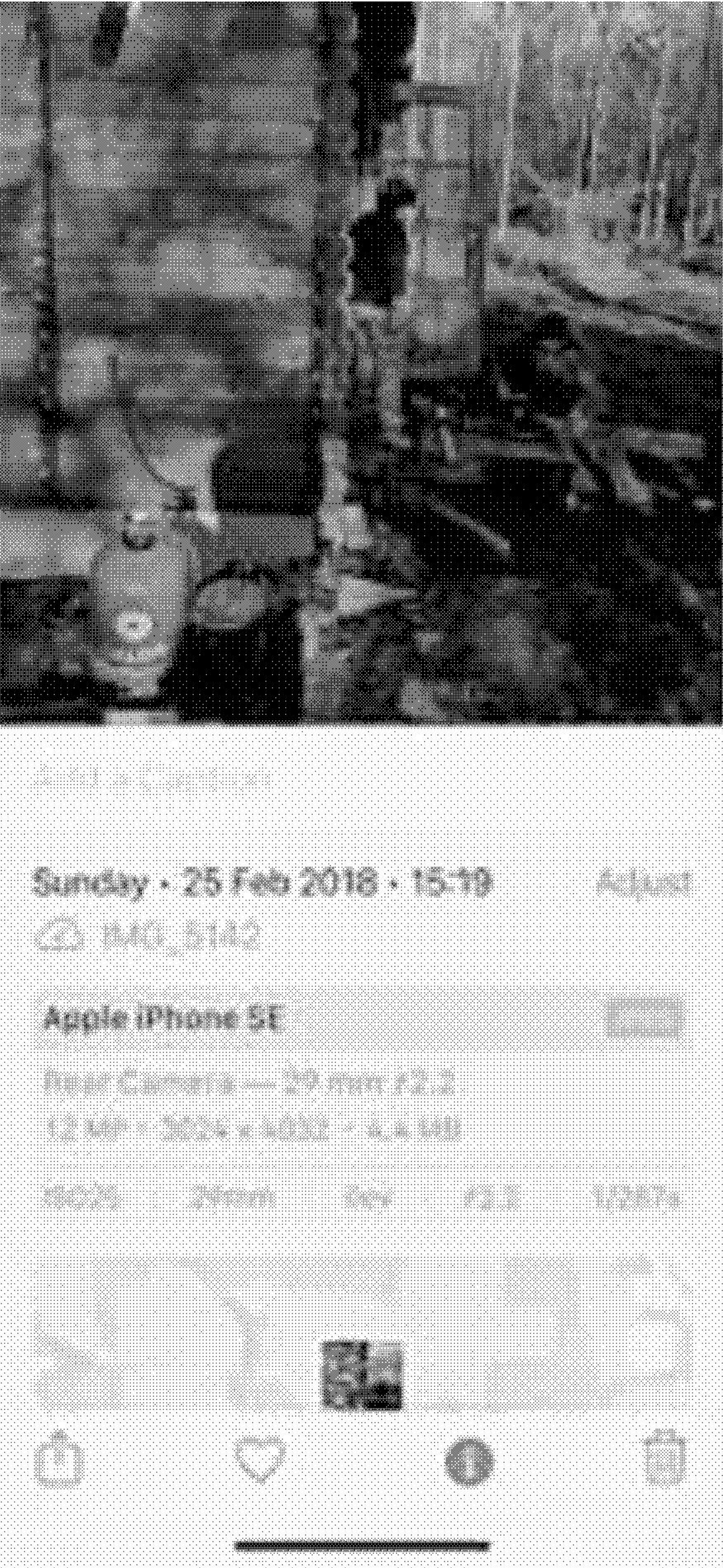


Plate 6 – Photo taken 25.02.18

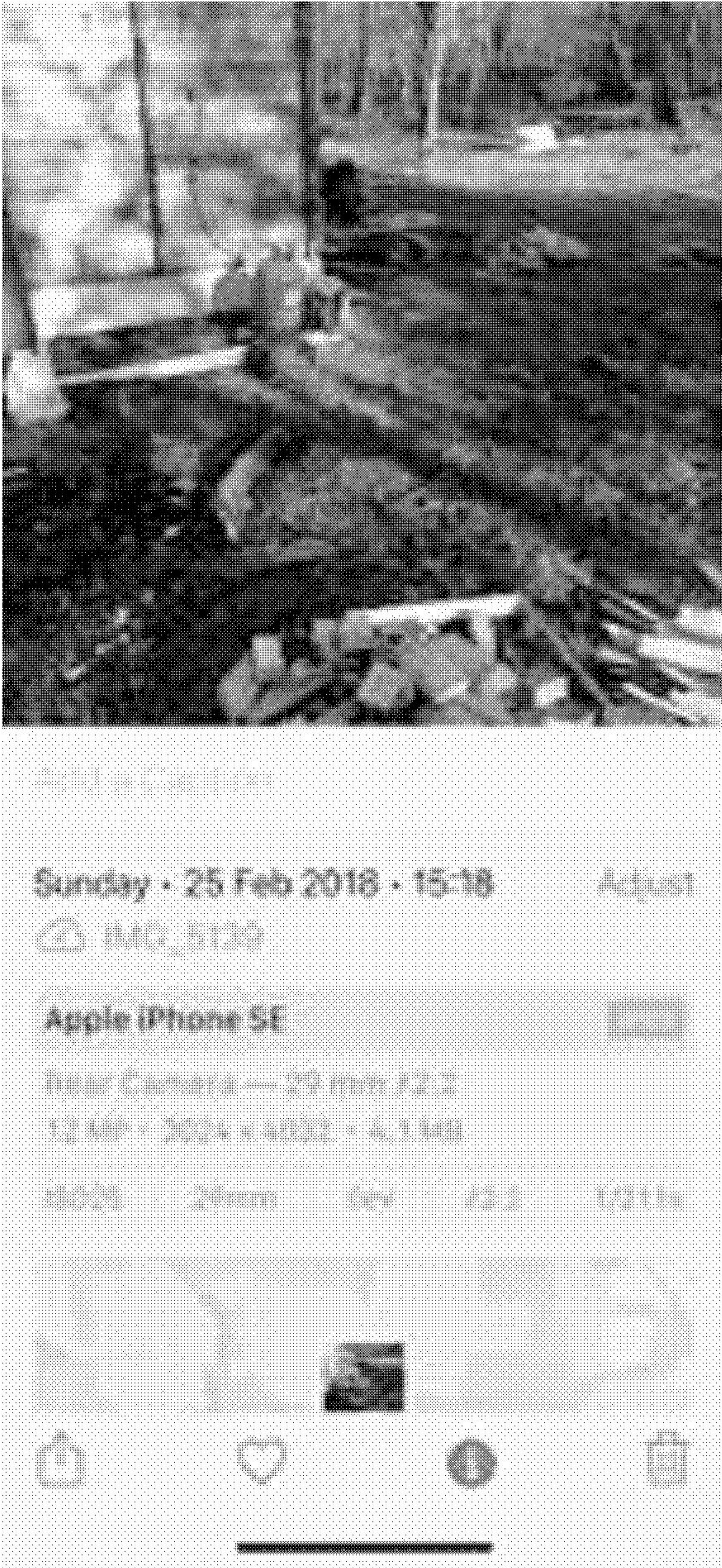


Plate 7 – Photo taken 03.03.18

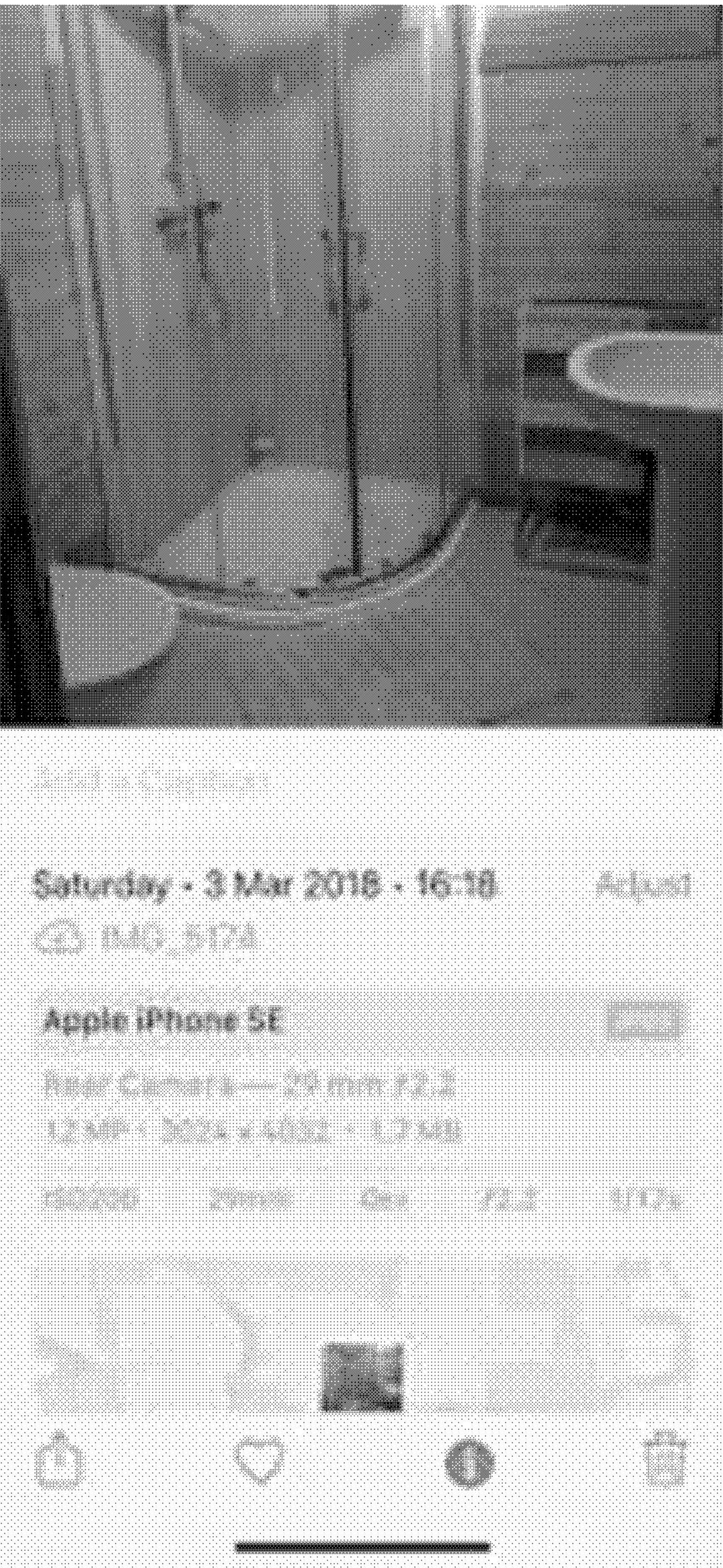


Plate 8 – photo taken 03.03.18

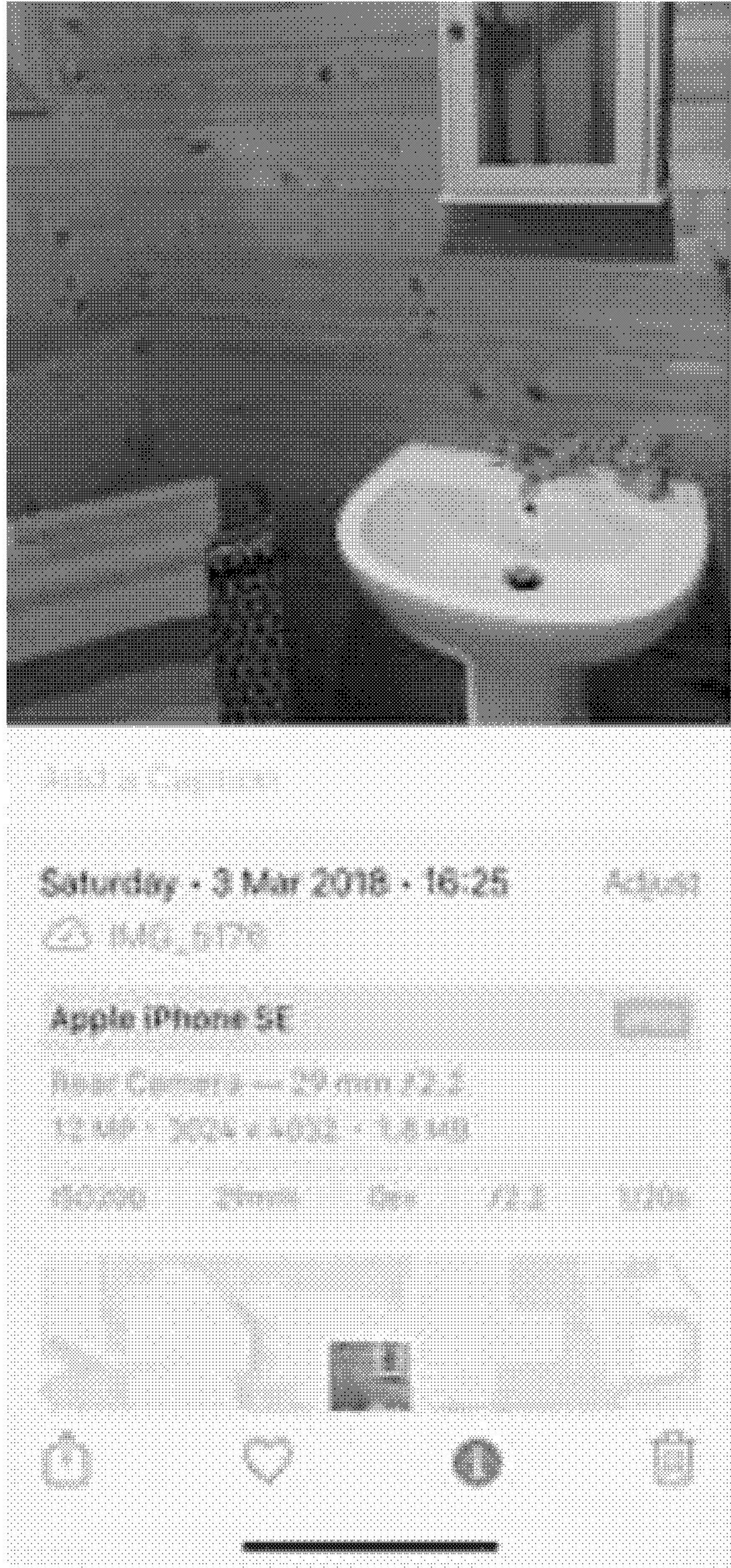


Plate 9 – Photo taken 28.05.19

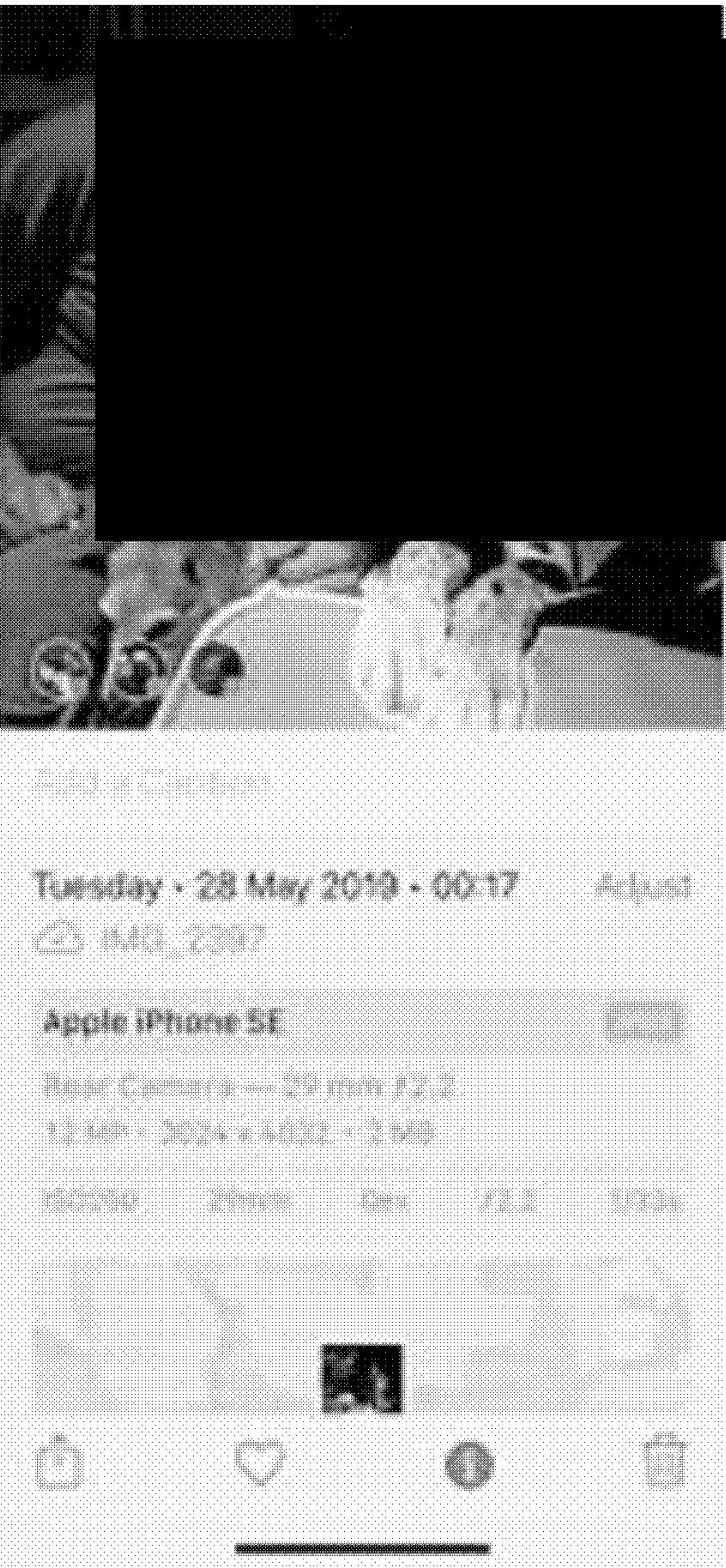
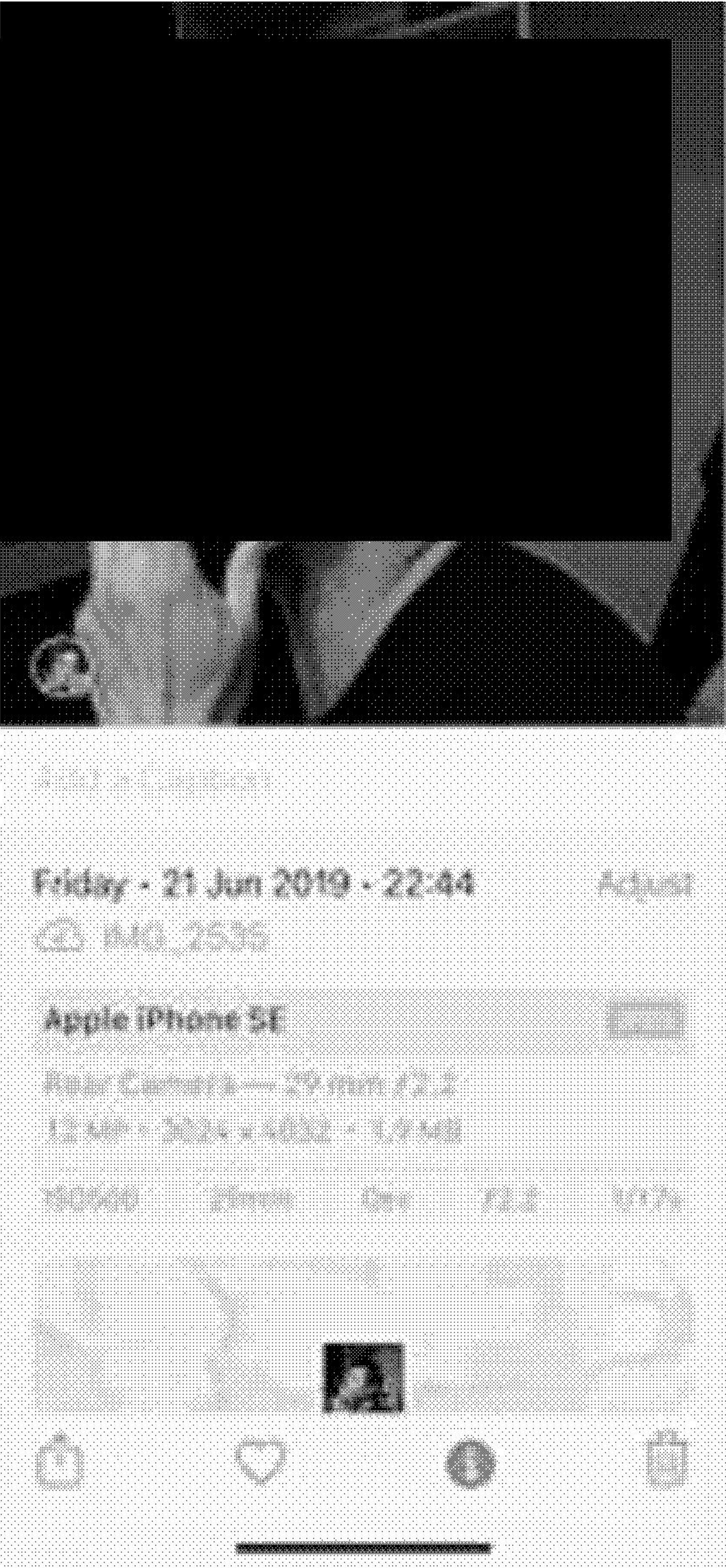


Plate 10 – Photo taken 21.06.19



Statutory Declaration of Eleanor Locker-Lampson

Annex 5 – Receipts for items purchased to furnish cabin

Receipts for Equipment

Plate 1 – Order placed with Ebay 29.05.17

11:11

◀ Safari

4G 74%

<

Order details

Time placed

29 May 2017 at 6:58 PM

Order number

252944589505-2060241111

Total

£3.99 (1 item)

Sold by

[permanentpromise910](#)

Delivery info

Paid
29 May

Tracking available
31 May

Delivered

Item details

Hand finger Spinner EDC OW
Overwatch Metal Bearing Fi...

£3.99

Buy again

More actions...

Tracking details

17 May 2017 11:11 AM
17 May 2017 11:11 AM

Delivery info



Item details

Hand finger Spinner EDC OW
Overwatch Metal Bearing Fi...

£3.99

Buy again

More actions...

Tracking details

NumberYT1715108659100188

Delivery address

eleanorll lindsey
ramble on
crawley, West Sussex rh10 4ng
United Kingdom

HORACE FULLER TURNERS HILL

Ray Fosters Forest & Garden Machinery
Burleigh Quarry, East Street
Turners Hill, West Sussex, RH10 4PY
Bank Ac 62115634 60-11-17 01342 714774
turnershill@horacefuller.com

Invoice 406993

Tax Point/Date 5/10/2019
Our Order Ref 412290
Due Date 5/10/2019
Your Reference

Invoice To : LOC04005

Mr Locker-Lampson
Rowfant Lodge
Wallage Lane
Crawley
West Sussex RH10 4NG

Supplied to: LOC04005

Mr Locker-Lampson
Rowfant Lodge
Wallage Lane
Crawley
West Sussex RH10 4NG
01342 714761

Page 1

Product	Description	Qty	RRP	Price Net	Value	Vat %
WS MOD TYPE	Husqvarna 135 Chainsaw DOM 2012	1	0.00	0.00	0.00	
WS R	MAKE GO - Repair	1	0.00	0.00	0.00	
WS LB14	Labour Graham D TH	1	65.00	45.83	45.83	
	Inspected machine and found damage to the oil hose. Fitted new oil delivery hose. Machine run test all okay.					
	Please Note : Over heating was caused by excessive chain tension					
SO	HU 0440845-D1 - Oil Hose	1	9.10	7.58	7.58	
WS S	Consumables & Sundries Paint, Bolts, Nuts, Washers, Greases, Chemical Sprays and Misc. Items	1	2.00	1.67	1.67	

VAT Analysis

20.0% £0.00

Warning

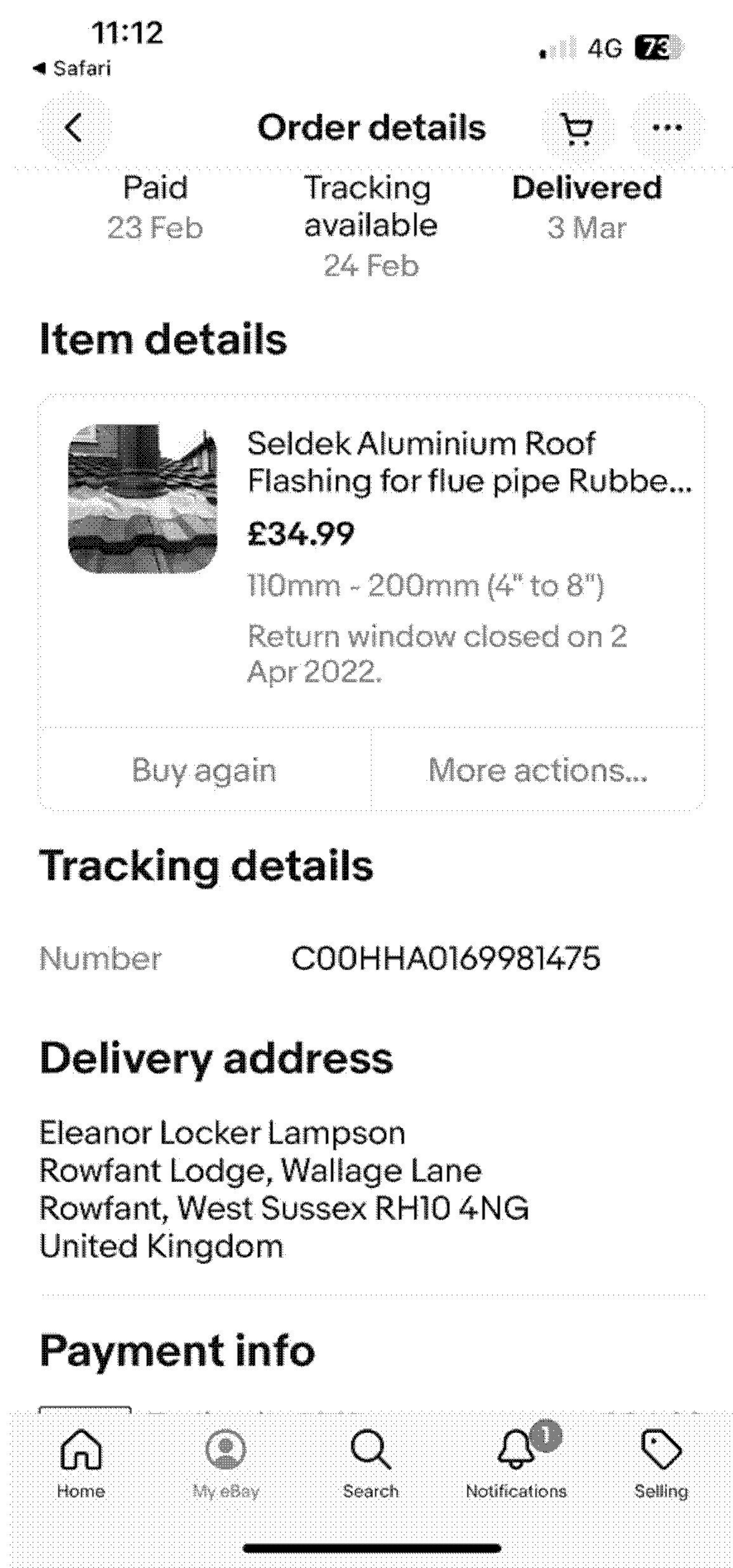
Fuel over 30 days old will deteriorate,
causing starting or running problems and
may damage the fuel system.
Use a fuel additive or Aspen fuel to increase
the storage time available. Please ask for
further information.

Total Net	55.08
Total VAT	11.02
Total Gross	66.10

Goods remain the property of Horace Fuller Ltd until Full Payment
Tel: 01342 714774 email: turnershill@horacefuller.com
VAT No: 205 8150 86

Goods remain the property of Horace Fuller Ltd Until Full Payment
Tel: 01342 714714 email: sales@horacefuller.com
VAT No: 209 9150 80

Plate 3 - Order placed with Ebay 23.02.22



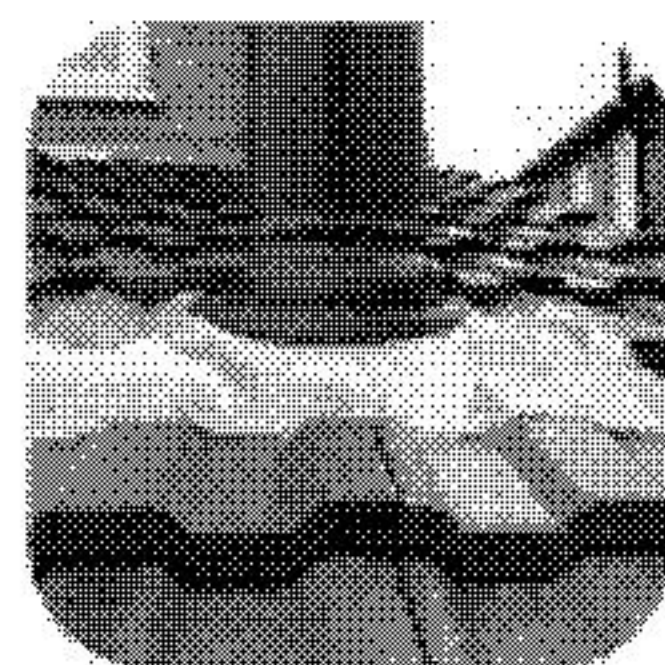
Time placed 23 Feb 2022 at 5:15 PM
Order number 27-08297-49177
Total £34.99 (1 item)
Sold by the-fire-place-shop

Delivery info

Delivered on Thu, 3 Mar 2022



Item details



Seldek Aluminium Roof
Flashing for flue pipe Rubbe...

£34.99

110mm - 200mm (4" to 8")

Return window closed on 2
Apr 2022.

Buy again

More actions...

HORACE FULLER TURNERS HILL

Ray Fosters Forest & Garden Machinery
Burleigh Quarry, East Street
Turners Hill, West Sussex, RH10 4PY
Bank Ac 62115634 60-11-17 01342 714774
turnershill@horacefuller.com

Invoice 415049

Tax Point/Date 12/3/2022
Our Order Ref 425249
Due Date 12/3/2022
Your Reference

Invoice To : LOC04008

Ms Locker-Iampson
Ramble On
Wallage Lane
Crawley Down
RH10 4NG

Supplied to: LOC04008

Ms Locker-Iampson
Ramble On
Wallage Lane
Crawley Down
RH10 4NG
07803 950979

Page 1

Product	Description	Qty	RRP	Price Net	Value	Val %
HJ 456R16	55.5 3.5hp Chainsaw 15" Bar RANCHER	1	649.00	545.83	545.83	
POI	Pre-Delivery inspection this includes set up and tuning of machine so that they are ready to be used upon arrival	1	19.99	16.66	16.66	
HJ 678180302	LS 0.18 LS 2st Oil one shot	2	2.20	1.83	3.66	
DISCOUNT	Special Discount	-1	163.39	136.16	136.16	

VAT Analysis

23.0% 424.99

Warning

Fuel over 30 days old will deteriorate,
causing starting or running problems and
may damage the fuel system.
Use a fuel additive or Aspen fuel to increase
the storage time available. Please ask for
further information.

Total Net 425.00
Total VAT 85.00

Total Gross 510.00

Goods remain the property of Horace Fuller Ltd Until Full Payment
Tel: 01342 714774 email: turnershill@horacefuller.com
VAT No 209 9150 60

Ray Fosters Forest & Garden Machinery
Burleigh Quarry, East Street
Turners hill, West Sussex, RH10 4PY
Bank Ac 62115634 60-11-17 01342 714774
turnershill@horacefuller.com

Tax Point Date	12/3/2022
Our Order Ref	425249
Due Date	12/3/2022
Your Reference	

Supplied to: LOC04008

Ms Locker-Jamison
Ramble On
Wallage Lane
Crawley Down
RH10 4NG
07803 650579

Page 1

Product	Description	Qty	RRP	Price Hst	Value	Var
MU 455R18	55.5 3.5hp Chainsaw 18" Bar RANCHER	1	540.00	540.83	540.83	
POI	Pre-Delivery Inspection this includes set up and tuning of machine so that they are ready to be used upon arrival	1	10.00	16.66	16.66	
MU 5781R0302	LG 6.18 L.S. 2st Oil one shot	2	2.20	1.83	3.66	
DISCOUNT	Special Discount	-1	163.39	136.16	-136.16	

23 4% 474 30

23 4% 474 30

Fuel over 30 days old will deteriorate, causing starting or running problems and may damage the fuel system. Use a fuel additive or Aspen fuel to increase the storage time available. Please ask for further information.

Goods remain the property of Horace Fuller Ltd Until Full Payment
Tel: 01342 714774 email: turners@horacefuller.com
VAT No: 200 9150 60

Total Gross	510.00
-------------	--------

Plate 5 – Order placed with Ebay dated 28.06.22

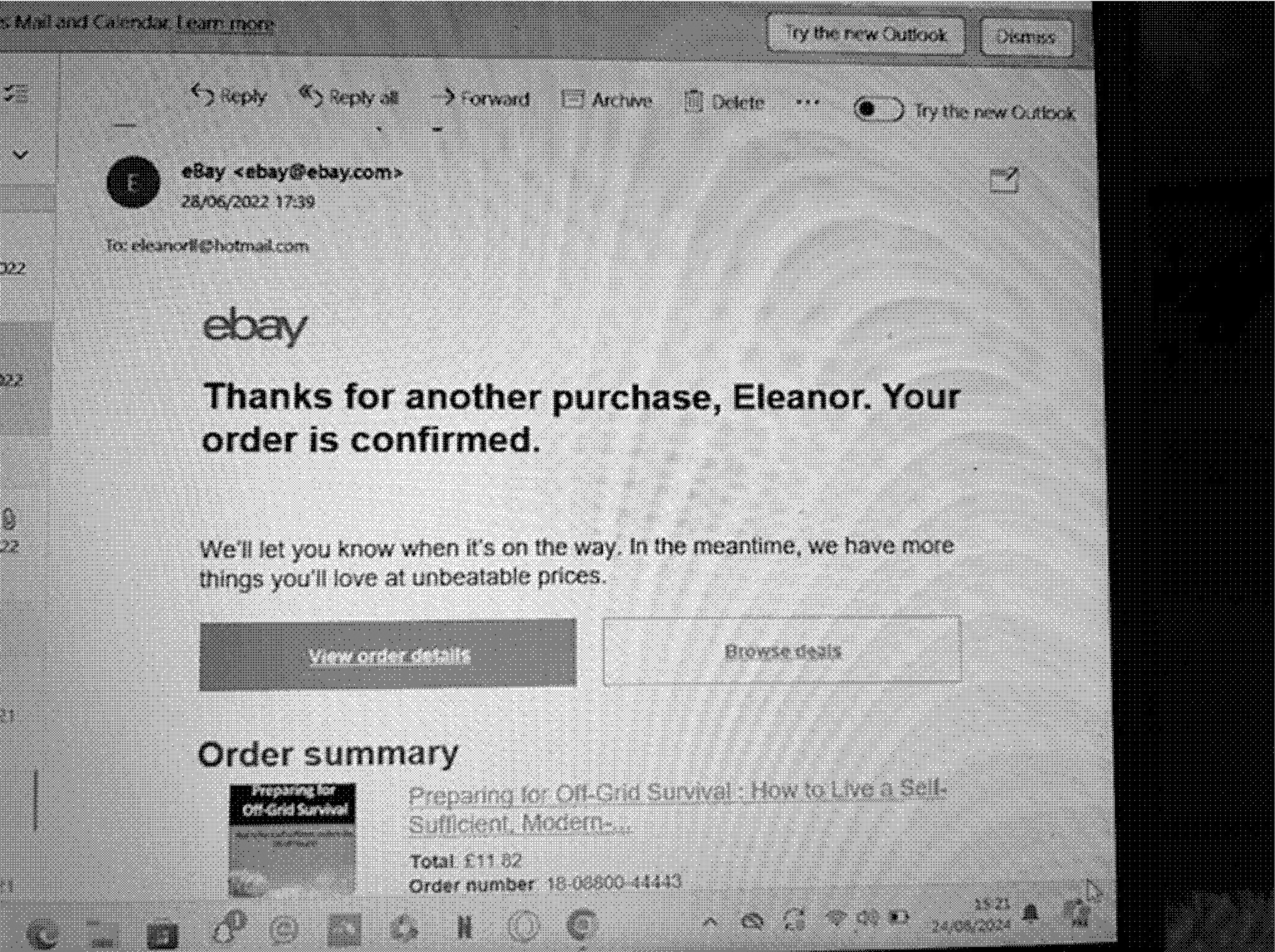
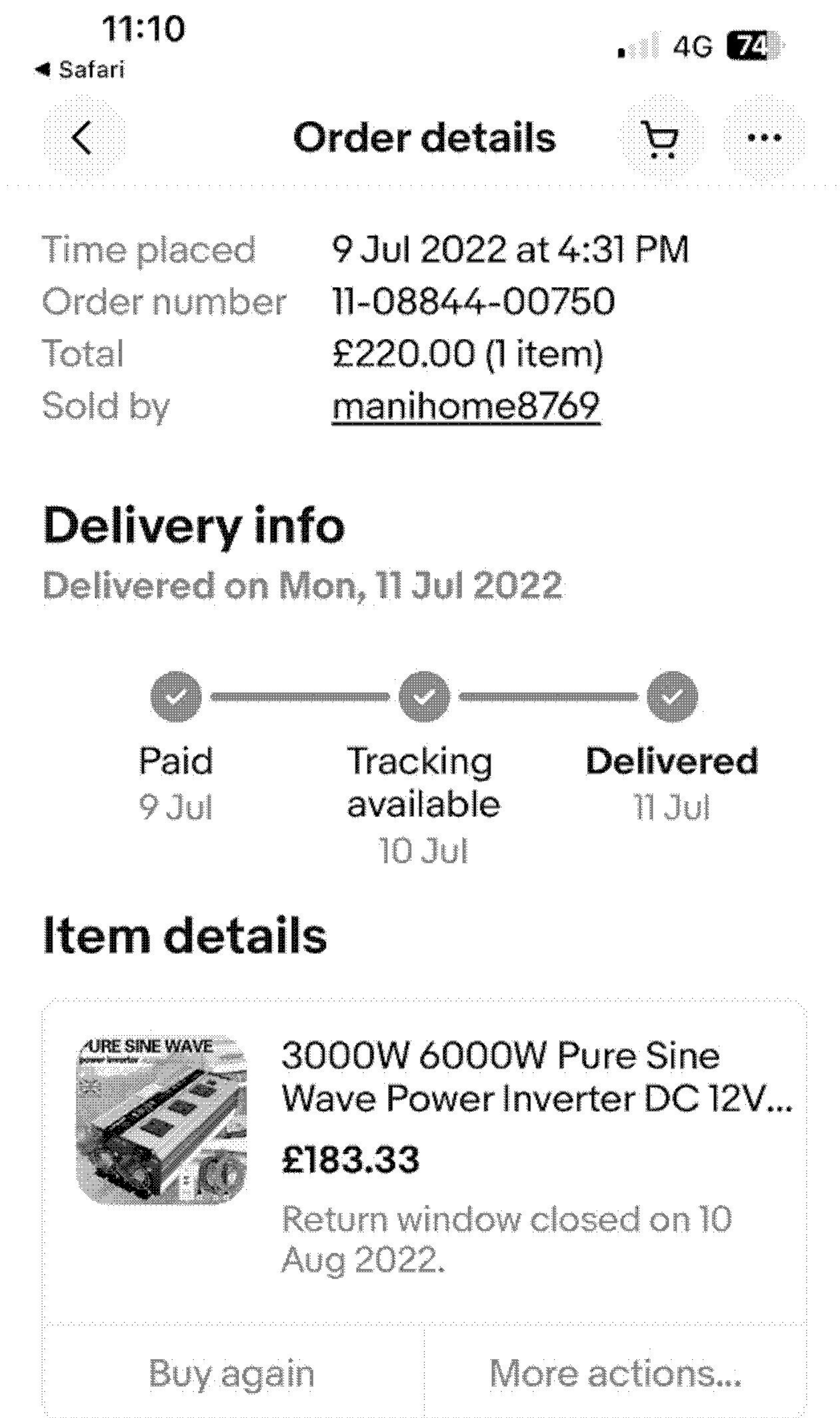


Plate 6 - Order placed with Ebay dated 09.07.22



Tracking details

Plate 7 – Order placed with Ebay 17.07.22

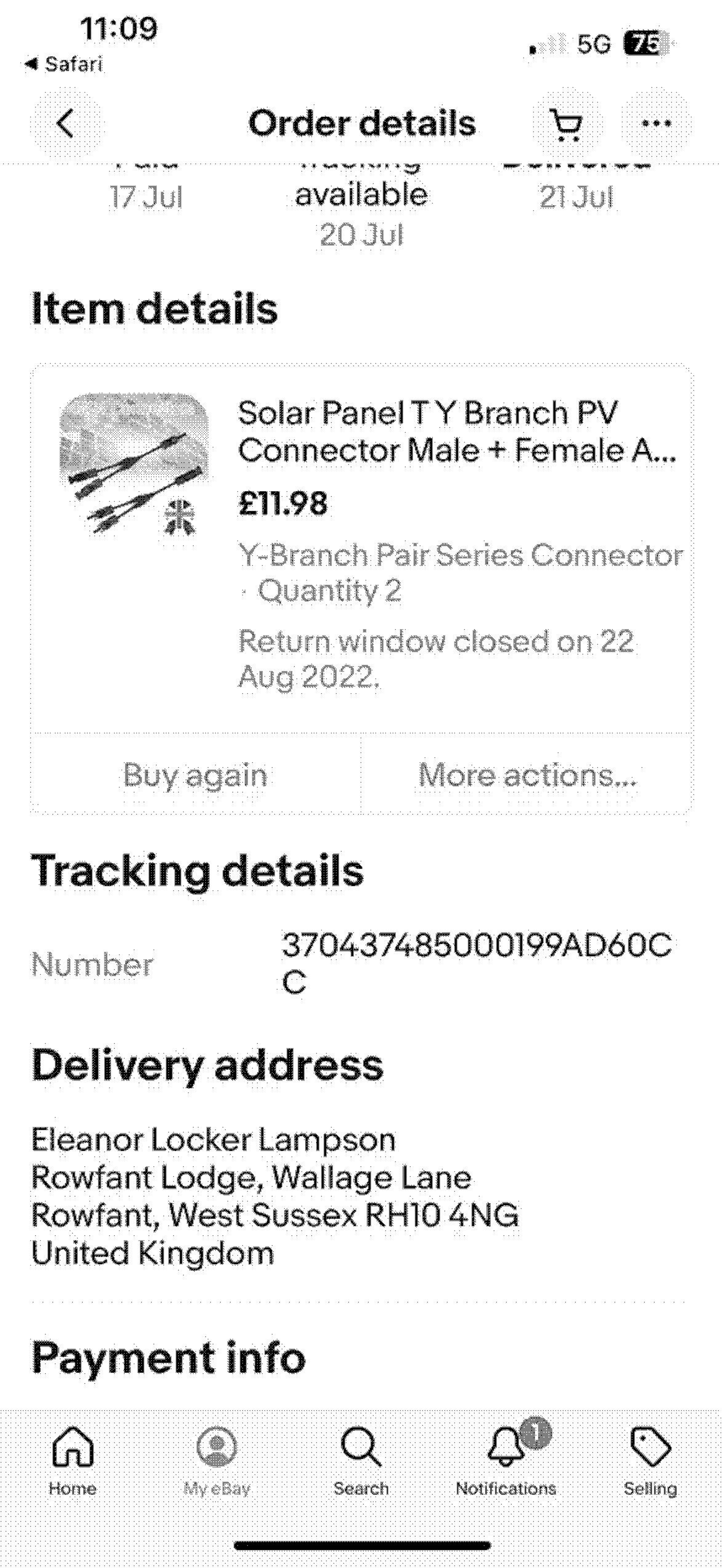
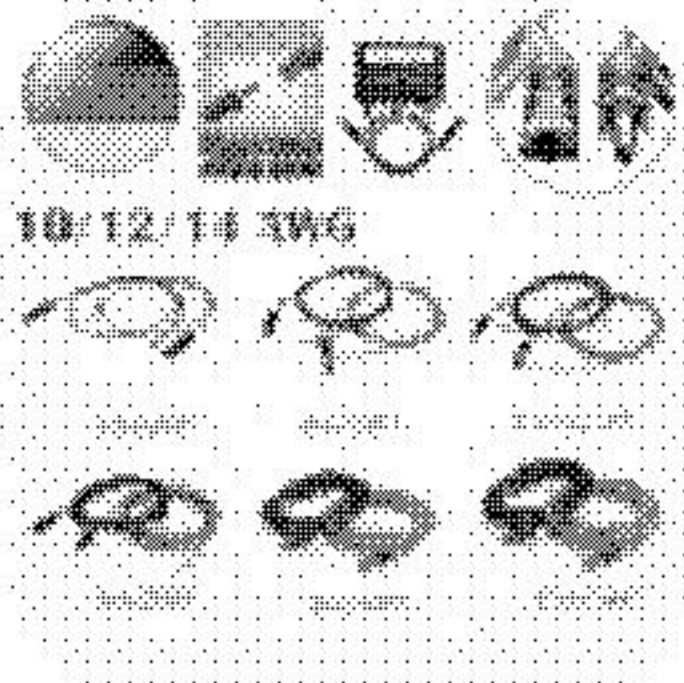


Plate 8 – Order placed with Ebay 17.07.22



Item details



14/12/10 AWG Connector
Solar Panel Extension Cable...

£19.08

12AWG(4mm²) · 20FT(6.1m)

Return window closed on 17
Sep 2022.

Buy again

More actions...

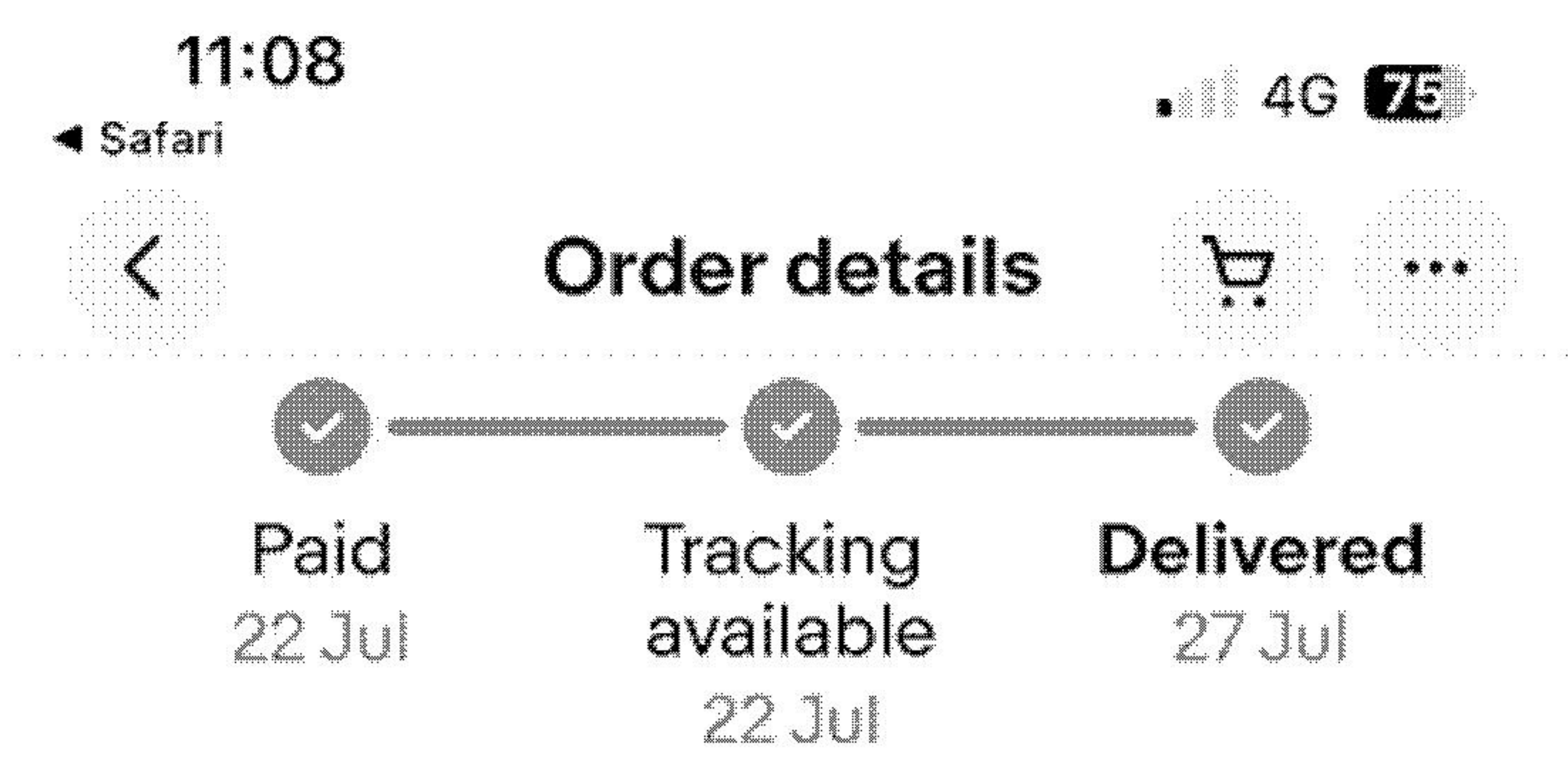
Tracking details

Number H0253A0002137006

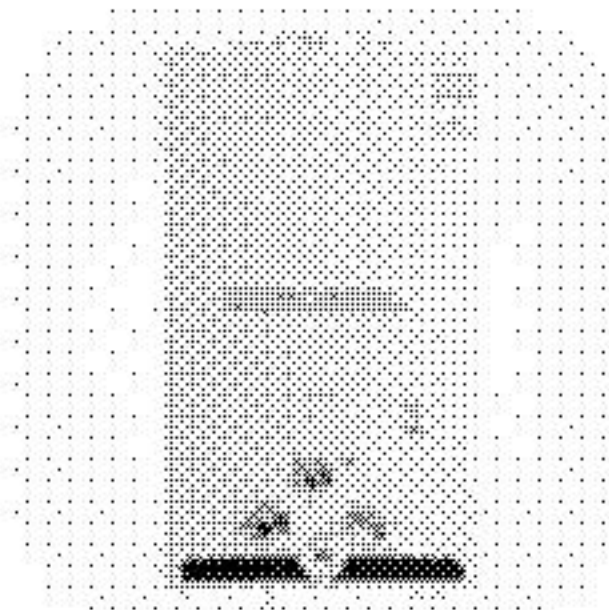
Delivery address

Eleanor Locker Lampson
Rowfant Lodge, Wallage Lane
Rowfant, West Sussex RH10 4NG
United Kingdom

Plate 9 – Order placed with Ebay 22.07.22



Item details



8/10/12/16/18L Instant Gas Hot Water Heater Tankless...

£103.33

16L

Return window closed on 26 Aug 2022.

Buy again

More actions...

Tracking details

Number H0214A0000745479

Delivery address

Eleanor Locker Lampson
Rowfant Lodge, Wallage Lane
Rowfant, West Sussex RH10 4NG

Plate 10 – Order placed with Ebay 25.07.22

11:08

◀ Safari

4G

75

<

Order details

Paid

22 Jul

Tracking

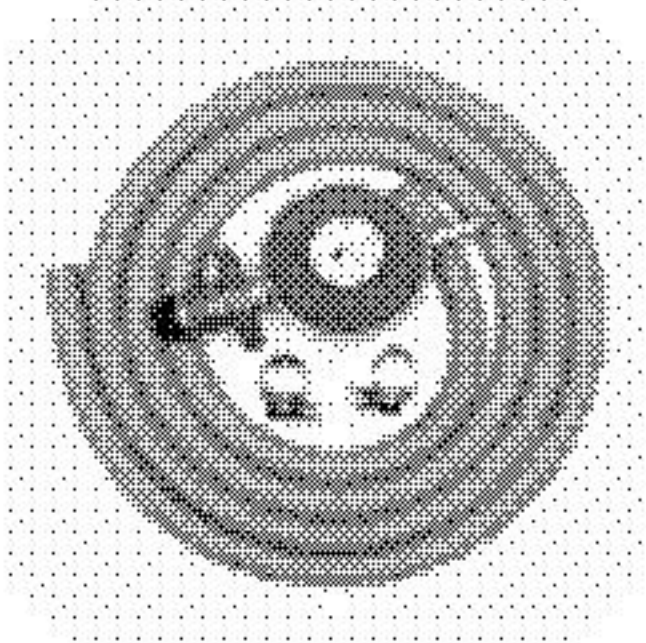
available

25 Jul

Delivered

27 Jul

Item details



Hand-Tight Propane Gas
Regulator with 2m hose and...

£11.75

Return window closed on 10
Aug 2022.

Buy again

More actions...

Tracking details

Number JH550412538GB

Delivery address

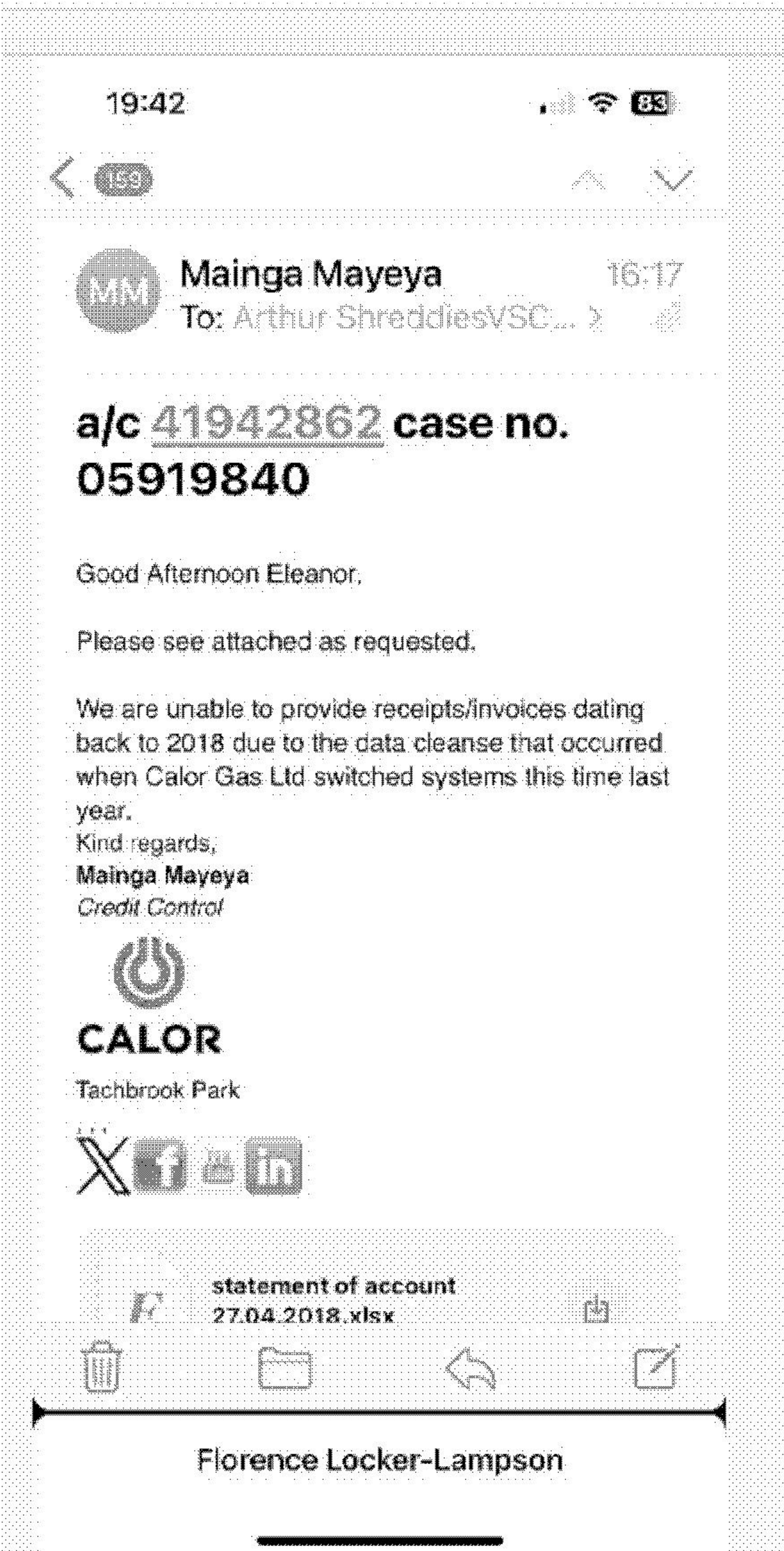
Eleanor Locker Lampson
Rowfant Lodge, Wallage Lane
Rowfant, West Sussex RH10 4NG
United Kingdom

Pavment info

Statutory Declaration of Eleanor Locker-Lampson

Annex 6 – Copies of receipts for delivery of bottled gas

Annex - Calor Gas Bills



statement of account 2/....

Sheet1

Sheet1 (2)

Delivery Ticket no.	Date of Delivery	Invoice no.	Invoice Date	Net Due Date	Description	Gross Amount	Open
1000776534	1/2/24	91336095	7/2/24	7/2/24	Cylinder Delivery Related Inv.	£94.61	£
37333387	14/4/22	37333387	14/4/22	14/4/22	Cylinder Delivery Related Inv.	£156.70	£
32499080	27/3/20	32499080	27/3/20	27/3/20	Cylinder Delivery Related Inv.	£76.90	£
31379044	30/9/19	31379044	30/9/19	30/9/19	Cylinder Delivery Related Inv.	£76.90	£
30779665	22/5/19	30779665	22/5/19	22/5/19	Cylinder Delivery Related Inv.	£76.90	£
30581476	16/4/19	30581476	16/4/19	16/4/19	Cylinder Delivery Related Inv.	£76.90	£
29847509	21/12/18	29847509	21/12/18	21/12/18	Cylinder Delivery Related Inv.	*data unavailable*	*data un
29643263	21/11/18	29643263	21/11/18	21/11/18	Cylinder Delivery Related Inv.	*data unavailable*	*data un
29640286	21/11/18	29640286	21/11/18	21/11/18	Cylinder Delivery Related Inv.	*data unavailable*	*data un
29545515	1/11/18	29545515	1/11/18	1/11/18	Cylinder Delivery Related Inv.	*data unavailable*	*data un
29393067	12/10/18	29393067	12/10/18	12/10/18	Cylinder Delivery Related Inv.	*data unavailable*	*data un
28554674	27/4/18	28554674	27/4/18	27/4/18	Cylinder Delivery Related Inv.	*data unavailable*	*data un
					Open Balance		£

STATEMENT OF ACCOUNT 2/...

2019

Sheet1

Sheet1 (2)

Traffic Light	Document Date	Net Due Date	Ref document number	Debit to	Document Type	Description	Amount	Roll open	Dunning Lock Reason	Payment
000	18/4/23	31/5/23	36111281		CO	Conversion Debit Item	15.60	0.00		
	18/5/23	18/5/23			PI	Payment	-15.60	0.00		
000	30/5/23	30/6/23	90060362		FI	Cylinder Delivery Related Inv.	546.78	0.00		
	13/7/23	13/7/23			PI	Payment	-546.78	0.00		
000	14/8/23	30/9/23	90198727		FI	Cylinder Delivery Related Inv.	436.64	0.00		
000	29/8/23	30/9/23	90317217		FI	Cylinder Delivery Related Inv.	139.09	0.00		
000	29/8/23	30/9/23	90317217		FI	Cylinder Delivery Related Inv.	0.01	0.00		
	31/8/23	31/8/23			PI	On Account	-436.63	0.00		
000	7/9/23	7/9/23			PI	Payment	-139.10	0.00		
000	7/9/23	31/10/23	90422525		FI	Cylinder Delivery Related Inv.	307.61	0.00		
000	7/9/23	31/10/23	90422525		FI	Cylinder Delivery Related Inv.	69.61	0.00		
000	7/9/23	31/10/23	90422524		FI	Cylinder Delivery Related Inv.	185.87	0.00		
	25/9/23	31/10/23	90457446		FI	Cylinder Delivery Related Inv.	447.50	0.00		
000	28/9/23	28/9/23			PI	On Account	-462.49	0.00		
	30/9/23	30/11/23	90603327		FI	Cylinder Invoice Contract	15.60	0.00		
000	9/10/23	9/10/23			PI	Payment	-447.50	0.00		
000	23/10/23	30/11/23	90587856		FI	Cylinder Delivery Related Inv.	217.99	0.00		
	24/10/23	30/11/23	90613539		FI	Cylinder Invoice Contract	15.60	0.00		
	2/11/23	2/11/23			PI	Payment	-217.99	0.00		
	9/11/23	9/11/23			PI	On Account	-31.25	0.00		
	28/12/23	28/12/23			PI	On Account	-100.01	0.00		
000	11/1/24	28/2/24	91215003		FI	Cylinder Credit Memo	-77.82	0.00		
	11/1/24	29/2/24	90422525		FI	Cylinder Credit Memo	-47.07	0.00		
000	22/1/24	29/2/24	91238705		FI	Cylinder Invoice Contract	15.60	0.00		
	8/2/24	8/2/24			PI	Payment	-15.60	0.00		
000	22/2/24	28/3/24	91438437		FI	Cylinder Delivery Related Inv.	767.53	0.00		
	8/3/24	8/3/24			PI	Payment	-767.53	0.00		
000	12/3/24	28/4/24	91540513		FI	Cylinder Delivery Related Inv.	387.17	0.00		
000	4/4/24	4/4/24			PI	Payment	-387.17	0.00		
000	7/4/24	28/5/24	91651113		FI	Cylinder Delivery Related Inv.	611.75	0.00		
000	7/4/24	28/5/24	91651114		FI	Cylinder Delivery Related Inv.	233.70	0.00		
000	11/4/24	28/5/24	91663042		FI	Cylinder Delivery Related Inv.	482.92	0.00		
000	16/4/24	31/5/24	91670221		FI	Cylinder Delivery Related Inv.	110.92	0.00		
	20/4/24	28/5/24	91694037		FI	Cylinder Invoice Contract	15.60	0.00		
000	8/5/24	28/6/24	91769184		FI	Cylinder Delivery Related Inv.	194.45	194.45		
000	16/5/24	16/5/24			PI	On Account	-1,235.05	0.00		
000	23/5/24	28/6/24	91656184		FI	Cylinder Delivery Related Inv.	239.94	239.94		
000	14/6/24	28/7/24	91947836		FI	Cylinder Delivery Related Inv.	130.94	130.94		
000	17/6/24	28/7/24	91948797		FI	Cylinder Delivery Related Inv.	179.45	179.45		
	20/6/24	28/7/24	91958125		FI	Cylinder Delivery Related Inv.	284.63	284.63		
	27/6/24	28/7/24	91970029		FI	Cylinder Delivery Related Inv.	104.75	104.75		
							1,134.31	1,134.31		

Statutory Declaration of Eleanor Locker-Lampson

Annex 7 – Invoice from Gilliat Building for construction of side extension to cabin