Statutory Declaration of Mr Steve Sanders

I Steve Sanders of 15 Pine Grove, Edenbridge, Kent, TN8 5HU, 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 Use and Development pursuant to Section 191 of the Town and Country Planning Act 1990, relating to Fen Place Mill, East Street, Turners Hill, West Sussex, RH10 4QQ ('the Site').

1. This statutory declaration is written in relation to the domestic garden land 'the Site' which is identified and edged red on the Location and Site Plans (drawing number PL.001 Rev B). These plans are now produced to me and marked '**Exhibit 1**'.

2. I have worked full-time as a gardener at Fen Place Mill since 1998 (28 years) and for three different owners. I am in charge of maintaining the whole estate which consists of 150 acres together with the domestic garden.

3. I have maintained the garden for 28 years and this has involved mowing the lawns, looking after the plants, flowers and trees, weeding, maintaining the apple and plum trees within the orchard, feeding and caring for the fish within the garden pond, feeding the chickens and collecting the eggs when the owners are away, cleaning the patios and terrace areas, watering the plants within the greenhouses, picking fruit and watering potted plants.

4. I have witnessed the owners of Fen Place Mill utilise the garden for domestic residential purposes continuously over the last 28 years.

5. The site plan shows the domestic garden land which is and has been used continuously as residential garden and for ancillary residential purposes for over 10 years. The domestic garden consists of a patio, large areas of mown grass lawn, garages, parking area, greenhouses, fruit cages, pool outbuilding, swimming pool, terrace, chicken run and chicken house, an orchard with apple and plum trees, a large pond with ornamental fish, garden islands, summer house, crab apple trees, ancillary residential accommodation (Stream Cottage), large pergola for climbing roses, flower beds and driveway.

6. The River Medway defines the southern boundary of the domestic garden, with well established hedges defining the eastern and northern boundaries and the small wall at the bottom of the earth embankment to the lake defining the western boundary of the garden.

7. 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 2'** and clearly show the following:

   - The September 2012 and June 2013 aerial photos show the tennis courts, double garage, 4 bay garage, ancillary residential annexe and patio, greenhouses, swimming pool, pool outbuilding, fruit cages, chicken run fenced, apple and plum orchard, crab apple trees, pond, bridges, table and chairs, pergola, flower beds, patio, mown lawns and the driveway in situ within the garden.

- The July 2014 aerial photo shows all of the above features but with the tennis courts removed and the foundations and walls of the main 'L' shaped ancillary residential garage block being built on their footprint.

- The September 2018 aerial photo shows the main 'L' shaped garage block, double garage, 4 bay garage, parking area, ancillary residential annexe & patio, greenhouses, swimming pool, pool outbuilding, fruit cages, chicken run fenced, apple and plum orchard, crab apple trees, pond, bridges, table and chairs, summer house, pergola, flower beds, patio, mown lawns and the drive in situ within the garden.

- The April 2020 aerial photo shows the main 'L' shaped garage block, double garage, 4 bay garage, parking area, ancillary residential annexe & patio, greenhouses, swimming pool, pool outbuilding, fruit cages, chicken run fenced, apple and plum orchard, crab apple trees, pond, bridges, table and chairs, summer house, pergola, flower beds, patio, mown lawns and the drive in situ within the garden.

- The June 2021 aerial photo shows the main 'L' shaped garage block, double garage, 4 bay garage, parking area, ancillary residential annexe & patio, greenhouses, swimming pool, pool outbuilding, fruit cages, chicken run fenced, apple and plum orchard, crab apple trees, pond, bridges, table and chairs, summer house, pergola, flower beds, patio, mown lawns and the drive in situ within the garden.

- The September 2025 aerial photo shows the main 'L' shaped garage block, double garage, 4 bay garage, parking area, ancillary residential annexe & patio, greenhouses, swimming pool, pool outbuilding, fruit cages, chicken run fenced, apple and plum orchard, crab apple trees, pond, bridges, table and chairs, summer house, pergola, flower beds, patio, mown lawns and the drive in situ within the garden.

- All the dated aerial photos show the southern boundary of the garden defined by the River Medway, the eastern and northern boundaries consist of mature hedges and the western boundary is defined by a small wall which runs along the bottom of the earth embankment to the large lake.

8. Photographs taken in 2008 and 2010 by the previous owner of the property show that the garden was renovated between 2008 – 2010 when the pond was cleaned out, the pond edges re-seeded with lawn mix, the pergola erected for climbing roses and the flower beds around the pergola created. The photos show the lawn mown and the garden maintained ancillary to the use of Fen Place Mill. These photographs are now produced to me and marked '**Exhibit 3**'.

9. Humberts Report & Valuation document dated 10th March 2009 states that *"The property stands in attractive gardens and grounds immediately adjoining the Principal House to the north, south and east. These have recently been landscaped with the millstream running through, linking a chain of lakes and watercourses. To the north is a newly constructed swimming pool 17m x 7m set in a paved terrace overlooking the garden with nearby a timber and mineral felt shed boiler house, housing 2 Thermia Robust (central heating) and 1 Thermia Duo (Swimming pool) Geothermal Ground Source heat exchanger pumps, 2 Certikin oil fired boilers and filtration equipment for the swimming pool. Nearby are a greenhouse and a new timber double garage. A short distance to the north are 2 hard tennis courts with wire fence*

surround, a further wired area and adjoining a recently planted orchard." This shows that the ponds, swimming pool, terrace, patio, pool outbuilding, green house, double garage, tennis courts, the wire fenced chicken area and the orchard were all part of the garden on 10th March 2009.

10. The Humberts Report & Valuation dated 10th March 2009 also states that *"Adjoining the entrance drive is a single storey cottage with part weather boarded and brick elevations under a tiled roof with attached single storey extension. Entrance lobby, kitchen, sitting room, conservatory / dining room, bedroom 1, bedroom 2, bathroom, adjoining a single storey range of 3 stores / games room. The building extends to about 79 square metres."* This shows that Stream Cottage was used as an ancillary residential annexe to Fen Place Mill in 2009. The Humberts Report & Valuation is now produced to me and marked '**Exhibit 4**'.

11. Photographs taken by Tad, the Polish Builder show the main 'L' shape garage block being built on the footprint of the original tennis courts in 2014 and completed by 4th March 2015. The garage block and driveway have been used to park the owners cars ancillary to the use of Fen Place Mill as a residential house since March 2015. These photographs are now produced to me and marked '**Exhibit 5**'.

12. A Certificate of Lawful Use or Development (reference DM/26/1394) was granted on 21st July 2026 for the building works consisting of the main 'L' shape garage block, four bay garage block, a double garage block, an outbuilding and the driveway / parking area as they had been in situ for over four years (required by law) although the evidence showed that the garages, outbuilding, driveway and parking area had been in situ for over 10 years (Since at least 2015) as confirmed by the Planning Officer. The garages, driveway and parking area have been used by the owners of Fen Place Mill to park their cars and have been part of the residential curtilage for over 10 years. The Decision Notice for DM/26/1394 is now produced to me and marked '**Exhibit 6**'.

13. Savills Sales Particulars with photos taken in August 2023 show that the garden was maintained and used as a domestic garden, the lawns are mown, the River Medway defines the southern boundary of the garden, there are mature hedgerows to the north and east which define the garden boundaries, the garden pond and bridges linking the garden are visible, the residential garages and parking areas are clearly shown, the chicken run and house are visible, the apple and plum tree orchard is visible, the fruit cages, green houses, swimming pool, terrace, patio, pergola, summer house and table and chairs are all clearly visible within the domestic garden. These sales particulars are now produced to me and marked '**Exhibit 7**'.

14. Drone photographs and photographs taken in August 2023 by Savills Estate Agents show that the garden was maintained and used as a domestic garden, the lawns are mown, the River Medway defines the southern boundary of the garden, there are mature hedgerows to the north and east which define the garden boundaries, the garden pond and bridges linking the garden are visible, the residential garages and parking areas are clearly shown, the chicken run and house are visible, the apple and plum tree orchard is visible, the fruit cages, green houses, swimming pool, terrace, patio, pergola, summer house and table and chairs are all clearly visible within the domestic garden. These drone photos and photographs are now produced to me and marked '**Exhibit 8**'.

15. Photographs taken on 27th August 2025 show that the garden was maintained and used as a domestic garden. The lawns are mown, the River Medway defines the southern boundary of the garden, flower beds are maintained, the driveway and parking areas associated with Fen Place Mill are shown and the ancillary residential accommodation (Stream Cottage) is shown. These photographs are now produced to me and marked **'Exhibit 9'**.

16. Photographs taken on 25th September 2025 show that the garden was maintained and used as a domestic garden ancillary to Fen Place Mill as a residential dwelling, the lawns are mown, the patio has garden furniture placed on it, the garages are used to park the owners cars, the driveway and parking area is used to park the owners cars, the photos show the pool outbuilding, greenhouses, garages and driveway that are used ancillary to the residential use of Fen Place Mill. These photographs are now produced to me and marked **'Exhibit 10'**.

17. Photographs taken on 24th February 2026 show that the garden was maintained and used as a domestic garden ancillary to Fen Place Mill as a residential dwelling. The lawns are mown, there is a table and chair set by the pond, there is a summer house on the island within the garden, the orchard with apple and plum trees are shown, the fenced chicken run is shown, the photos show that the River Medway defines the southern boundary of the garden, the western boundary is defined by a small wall which runs along the bottom of the earth embankment to the large lake, the ancillary residential garages, outbuildings, greenhouses and driveway are also shown within the residential curtilage of the garden. These photographs are now produced to me and marked **'Exhibit 11'**.

18. Photographs taken on 23rd July 2026 show that the domestic garden was maintained and used as a garden ancillary to Fen Place Mill as a residential dwelling. The lawns are mown, there is a table and chair set by the pond, there is a summer house on the island within the garden, there is an orchard with apple and plum trees, the fenced chicken run, the fruit cages, the patio area with furniture, the swimming pool and terrace are all shown within the garden. The River Medway defines the southern boundary of the garden, a small wall runs along the bottom of the earth embankment and this defines the western boundary of the garden and the mature hedges define the eastern and northern boundaries of the garden. The ancillary residential garages, outbuildings, greenhouses, driveway and ancillary Stream Cottage are also sited within the residential curtilage of the garden. These photographs are now produced to me and marked **'Exhibit 12'**.

19. I am making this declaration in support of a Certificate of Lawfulness of an existing use and development in respect of the domestic garden land shown within the red line on the submitted Location and Site Plans produced at **'Exhibit 1'**, having been used continuously as domestic garden (residential curtilage) for in excess of 10 years.

20. I can confirm that the residential curtilage has been in situ, remained the same size and been used as residential garden land associated with 'Fen Place Mill' for a continuous period of over ten years to date.

21. I attach the following evidence as exhibits:

- Exhibit 1 – Location and Site Plans
- Exhibit 2 – Aerial photographs from 2012, 2013, 2014, 2018, 2020, 2021 & 2025
- Exhibit 3 – Photographs taken in 2008 and 2010
- Exhibit 4 – Humberts Report & Valuation document dated 10th March 2009
- Exhibit 5 – Photographs taken on 4th September 2014 and 4th March 2015
- Exhibit 6 - Certificate of Lawful Use or Development (DM/26/1394)
- Exhibit 7 - Savills Sales Particulars August 2023
- Exhibit 8 – Drone Photos / Photographs taken by Savills Estate Agents August 2023
- Exhibit 9 – Photographs taken on 27th August 2025
- Exhibit 10 – Photographs taken on 25th September 2025
- Exhibit 11 - Photographs taken on 24th February 2026
- Exhibit 12 - Photographs taken on 23rd July 2026

[redacted]

Mayo Wynne Baxter
3 Bell Lane
Lewes BN7 1JU

Exhibit 1

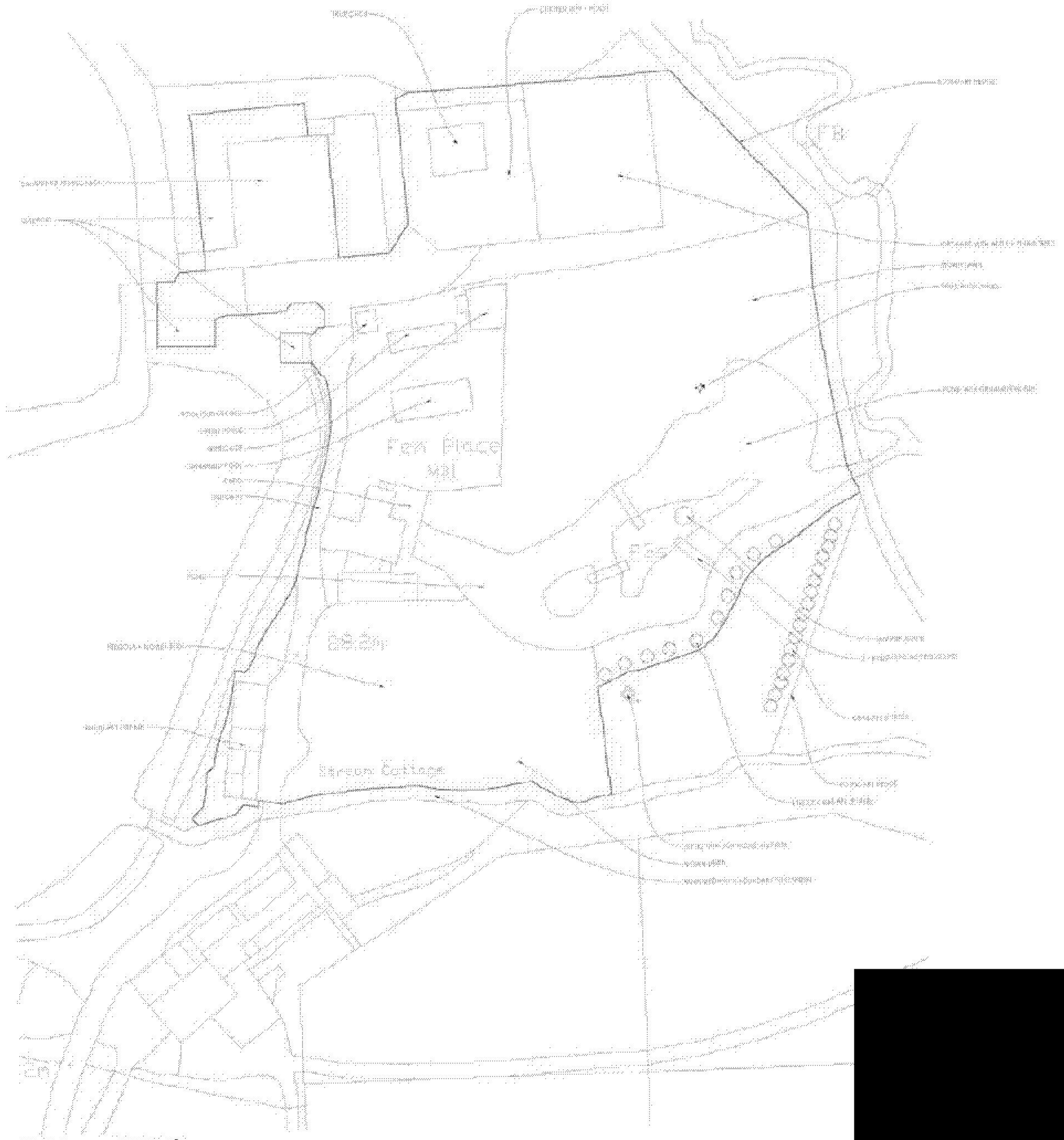
[redacted]

Mayo Wynne Baxter
3 Bell Lane
Lewes BN7 1JU

FOR PLANNING PURPOSES ONLY

NOT FOR CONSTRUCTION

TO BE READ IN CONJUNCTION WITH DESIGN AND ACCESS STATEMENT, HERITAGE STATEMENT AND OTHER PLANNING SUBMISSION DOCUMENTATION



SITE PLAN AS EXISTING
SCALE @ 1:1500 ON AN A1 SHEET



LOCATION PLAN AS EXISTING
SCALE @ 1:1250 ON AN A1 SHEET

[redacted]

0m 25m 50m 75m 100m
VISUAL SCALE 1:1250 @ A1

0m 30m 60m 90m 120m 150m
VISUAL SCALE 1:1500 @ A1

PLANNING

gouldbaxter

MR & MRS T BEASLEY

FEN PLACE MILL
EAST STREET
TURNERS HILL
WEST SUSSEX
RH10 4QG

FEN PLACE MILL
SITE LOCATION & BLOCK PLAN
AS EXISTING

07.08.26 | 1:1250 | 1:500

GH1105 | PL001 | B

Exhibit 2

[redacted]

Mayo Wynne Baxter
3 Bell Lane
Lewes BN7 1JU

Exhibit 2 - Aerial Photographs of the Garden dated September 2012, June 2013, July 2014, September 2018, April 2020, June 2021 and September 2025



September 2012

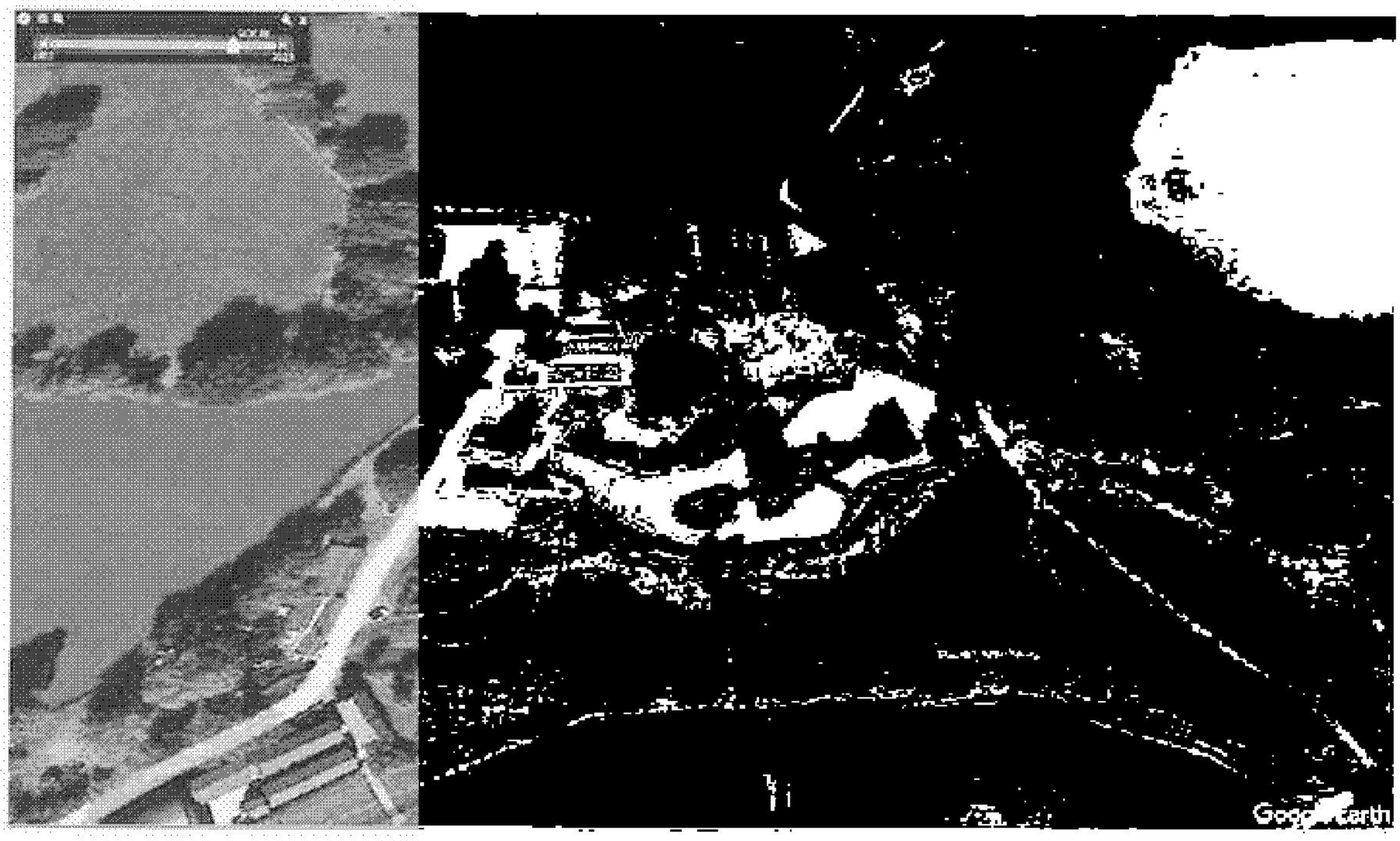


June 2013

[redacted]



July 2014

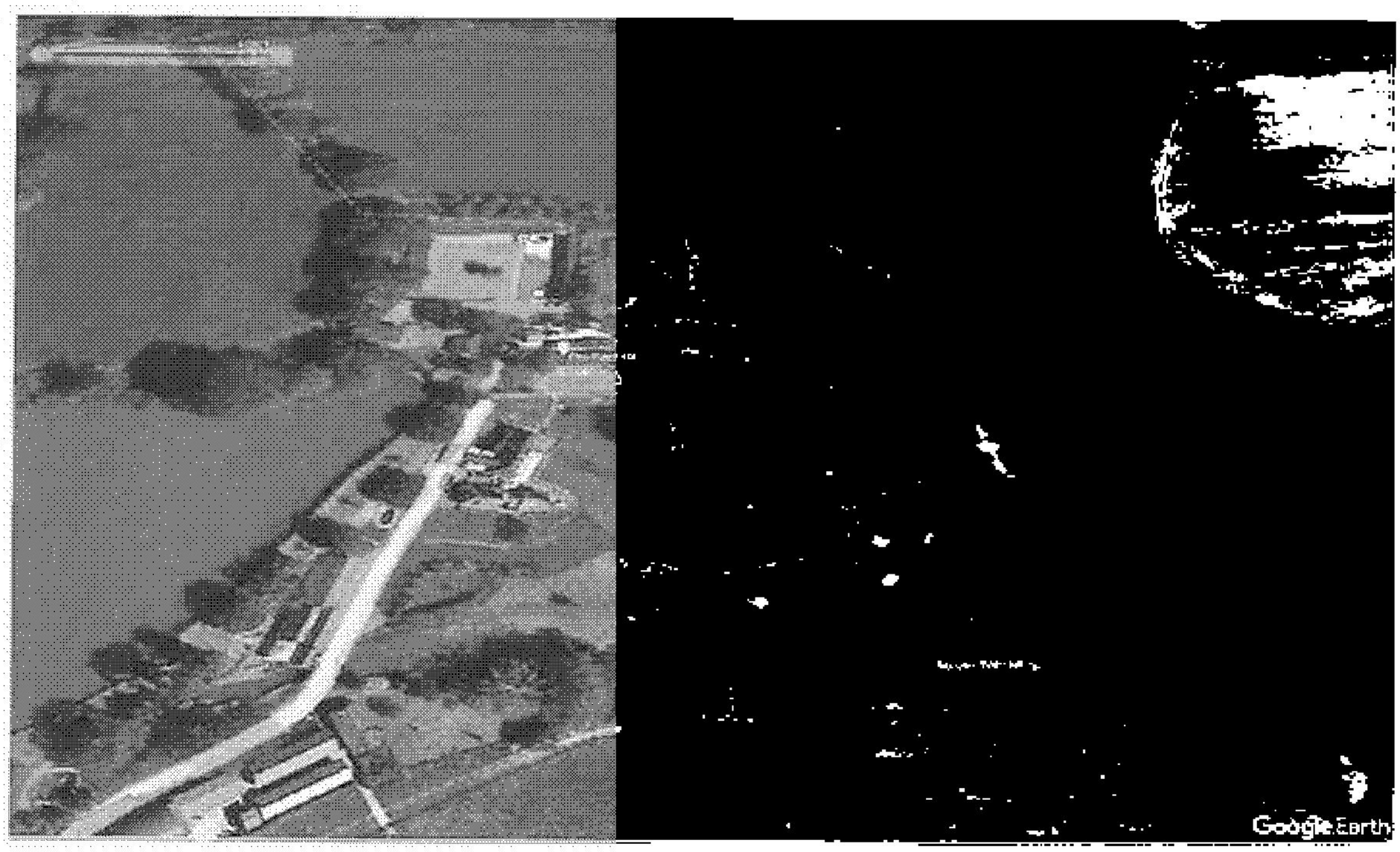


September 2018

[redacted]

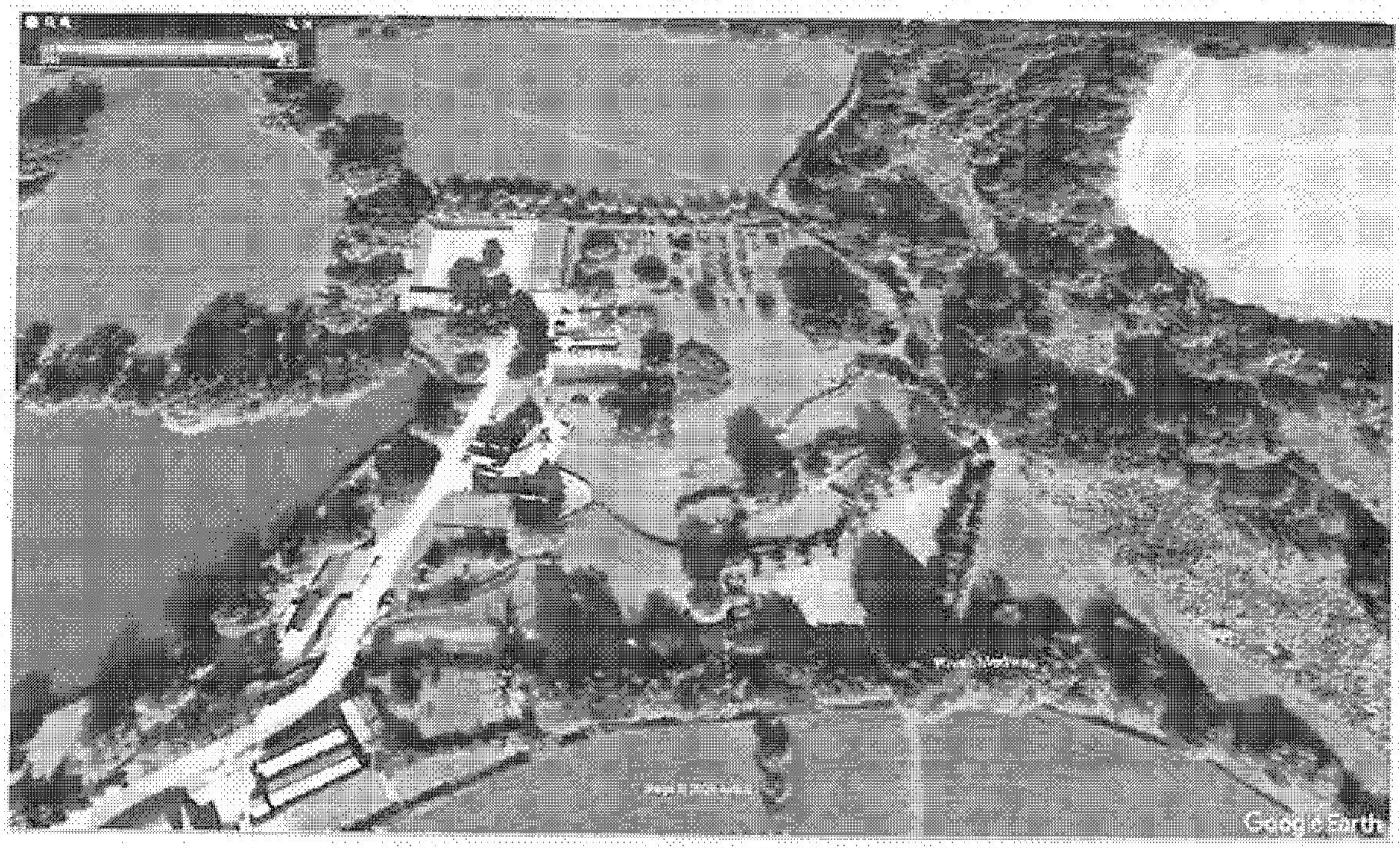


April 2020



June 2021

[redacted]



September 2025

[redacted]

Exhibit 3

[redacted]

Mayo Wynne Baxter
3 Bell Lane
Lewes BN7 1JU

Exhibit 3 - Photographs of the garden taken in 2008 and 2010

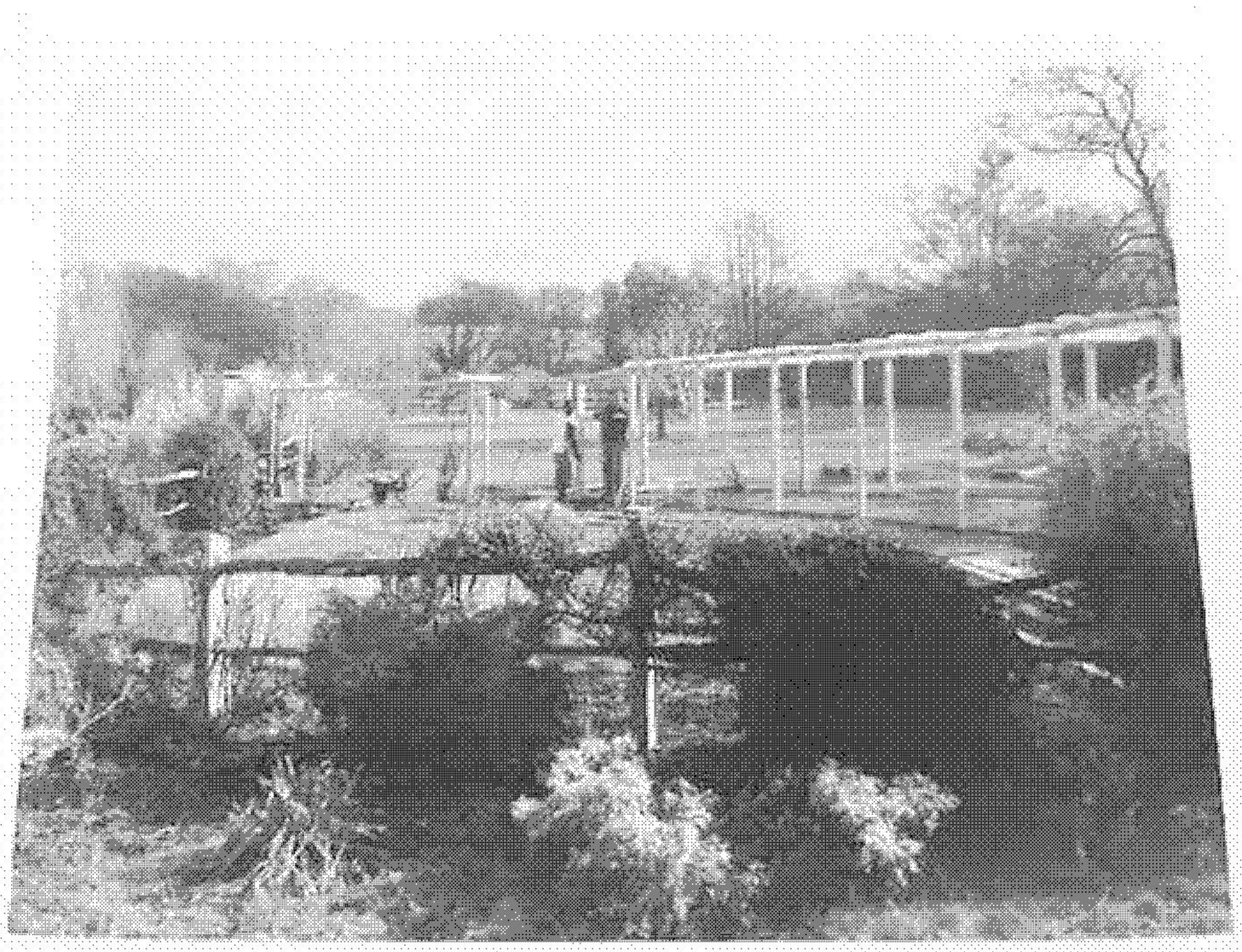


Photo Above: The pergola was erected in the garden for climbing plants to grow up in February 2008.



Photo Above: The pond was cleaned out and the garden re-seeded with a lawn mix in May 2008.

[redacted]



Photo Above: The garden with pond and bridges on 7th July 2008

04/03/08

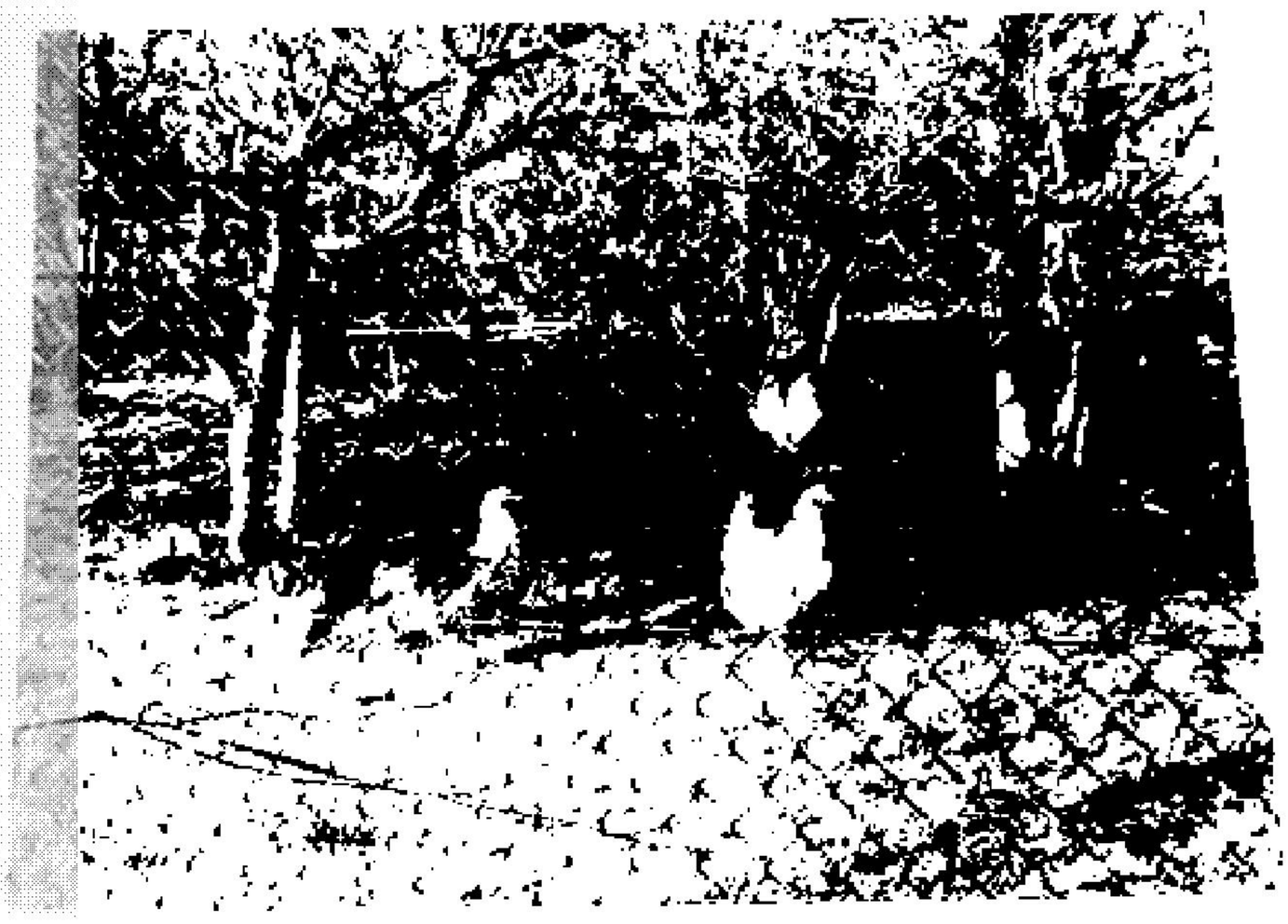


Photo Above: The chicken run on 04th March 2008

[redacted]



Photo Above: The garden to the front of the house in June 2008 (Photo taken on 06/06/2008)



Photo Above: The garden maintained with pond and bridges (Photo taken on 07/08/2008)

[redacted]

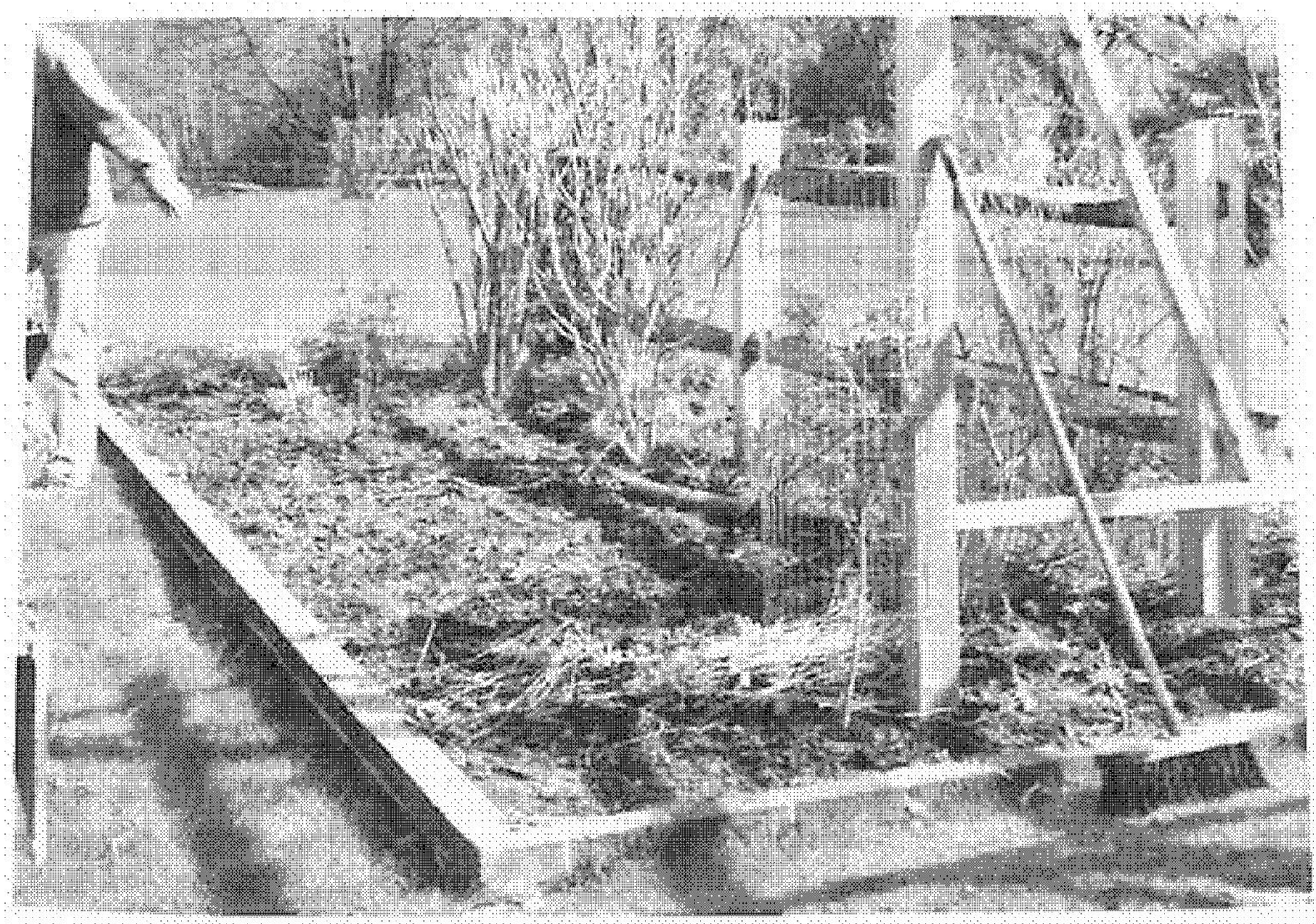


Photo Above: The garden with raised flower beds and pergola for climbing roses

(Photo taken 14/04/2010)



Photo Above: The garden with raised beds and pergola (Photo taken on 14/04/2010)

[redacted]

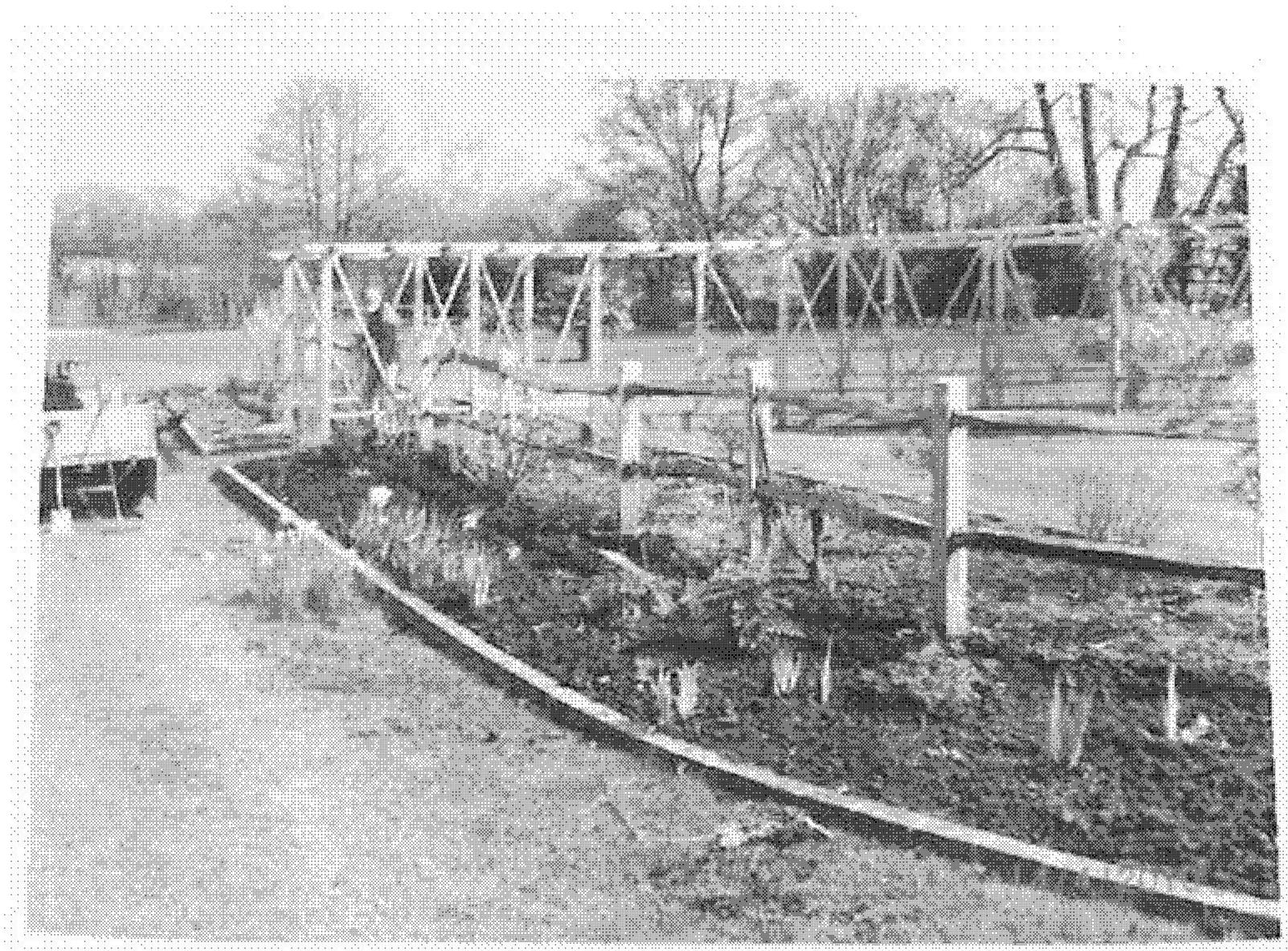


Photo Above: The garden with raised flower beds and wooden pergola for climbing plants (Photo taken on 14th April 2010)

[redacted]

Exhibit 4

[redacted]

Lewes BN7 1JU

HUMBERTS

REPORT & VALUATION

OF

FEN PLACE MILL,
TURNERS HILL,
Nr. EAST GRINSTEAD,
WEST SUSSEX,
RH10 4QQ

ON BEHALF OF

Schroders Private Banking

FOR THE PURPOSE OF

Secured Lending

Prepared by

J C R Husband FRICS
Consultant
Humberts Ltd

AS AT

10th March 2009

[redacted]

HUMBERTS

99 – 101, High Street,
Sevenoaks,
Kent
TN13 1LH

T 01732 741212
M 07595025119
F 01732 741112
E john.husband@humberts.co.uk
W humberts.co.uk

Date 10th March 2009

Our Ref: JCRH/ 4278

Schroders Private Banking,
100, Wood Street,
London, EC2V 7ER

Attn: William Drohan Esq.,

Dear Sirs,

Property: **Fen Place Mill, Turners Hill, West Sussex, RH10 4QQ**
Your Clients: **David & Anita Vaughan**

1. INSTRUCTIONS

We refer to your instructions dated 17th February 2009 to carry out a Market Valuation of the above mentioned property and, in accordance with our agreed Terms and Conditions, write to advise you of our opinion of the Market Value of the Freehold for secured lending purposes.

We confirm that, Humberts has not had any recent involvement with the properties or the parties to this transaction, except as you are aware we were involved in the sale of the Property to your Clients on behalf of the previous owner about 2 years ago, but we do not consider this could give rise to a conflict of interest.

A copy of the letter of instruction together with our acknowledgement and Terms of Engagement are attached at Appendix I. Our report and valuation is subject to the Valuation Conditions and Assumptions that are also included at Appendix I.

For the purposes of this report and valuation, the valuation date is the date set out above.

2. BASES OF VALUATION

Definition: "Market Value"
"The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".

3. DATE AND EXTENT OF INSPECTION

The Property was inspected on 20th February 2009 by J C R Husband FRICS, who has the relevant experience and knowledge of valuing this type of property in this particular location. Access was available to all parts of the property.

4. INFORMATION RELIED UPON

In preparing our report we relied upon our own recent inspection and long term knowledge of the property over many years, together with information provided by yourself as well as measurements previously taken by ourselves or during our inspection and comparable evidence of recent sales in the vicinity obtained from other agents and The Land Registry.

5. LOCATION & SITUATION

Situation

The property is situated in a secluded unspoilt rural setting, surrounded by its own land, about 2.5 miles to the south-west of East Grinstead and 1.5 miles to the east of Turners Hill in Mid Sussex. It is approached over a long private drive, shared for the first part with an adjoining small development of houses, and leading from the main East Grinstead to Turners Hill road (B2110).

This is a popular residential location, well situated for access to Central London and other major centres with regular rail services from East Grinstead, Three Bridges (6 miles) and Gatwick Airport (9 miles). Access to the M23 is about 6 miles, leading northwards to London and the National Motorway network via the M25 (about 16 miles). Good shopping facilities are available at East Grinstead and Crawley (6 miles).

Ordnance Survey extracts showing location and the extent of the subject property are attached at Appendices II & III.

6. DESCRIPTION

The property comprises a delightful residential and sporting estate with equestrian facilities (currently unused), centred around a former water mill lying within a ring-fence and extending to about 49.76 ha. (123 acres).
Historically there are references to a mill on the site from the mid 1500's, when it was known as Bishes Mill, which it is understood was used in connection with the Wealden iron industry. The headwater of the River Medway runs through the estate and this was the first water mill on the river. The southern wing of the main house was previously a separate cottage known as "Ironmasters" and is a good example of a post medieval dwelling. Believed to date from the 16th Century, it was joined to the former Mill building about 15 years ago to form the current main residence. The lakes are believed to date from the latter part of the 16th century.
The tarmac entrance drive leading from the public highway runs through ancient woodland for about a third of a mile, past a group of Equestrian and Agricultural buildings, to Fen Place Mill lying in the lee of a chain of 3 extensive lakes.

7. ACCOMMODATION

Briefly the accommodation comprises the following:-

Principal House
Constructed of brick with white weatherboard upper elevations under a tiled roof.

[redacted]

On the Ground Floor: Entrance Hall 19' x 11'7 (5.79m x 3.53m), opening into inner hall and door to Study 21' x 10'3 (6.40m x 3.12m), Inner Hall 14'2 x 8' (4.32m x 2.44m), Drawing Room 28'2 x 14'7 <16'5 (8.59m x 4.45m <5.00m), Conservatory/Dining Room 29'7 x 13' (9.02m x 3.96m), Kitchen L-shaped 19'9 x 8'2 and 8' x 5'1 (6.02m x 2.49m and 2.44m x 1.55m).
On the First Floor: Main Landing 15'2 x 6 9 (4.62m x 2.06m), Principal Suite with lobby, Airing Cupboard, Shower Room with steam shower, Dressing Room 11'9 x 11'5 (3.58m x 3.48m), Bathroom, Principal Bedroom 13'6 X 11'2 @ 5' height to sloping ceiling, opening into bay window 7'10 x 5'9 (4.11m x 3.40m @ 1.52m height and 2.39m x 1.75m), Bedroom Suite 2 17'2 x 15'4 (5.23m x 4.67m, Shower room, Bedroom Suite 3 26'9 x 10'2 > 8'7 (8.15m x 3.10m > 2.62m), Shower room.
On the Second Floor: Landing, Bedroom 4 10' x 6'10 @ 5' height to sloping ceiling (3.05m x 2.08m @ 1.50m), Shower Room 2, Study/Bedroom 5 10' x 7'3 @ 5' height to sloping ceiling (3.05m x 2.21m @ 1.52m.

Returning to the ground floor, the Conservatory leads to:

16th Century Ironmaster's Cottage Wing
Constructed of brick with tile hung upper elevations under a tiled roof

On the Ground Floor: Parlour 15'8 x 11'10 (4.78m x 3.61m), Sitting Room 15'10 x 12'7 (4.83m x 3.84m), Passage, Cloakroom/WC, Boot Room 11'4 x 8'5 (3.45m x 2.57m), Utility Room
On the First Floor: Bedroom Suite comprising: Sitting Room/Bedroom 6 11'5 x 11'5 @3'7 height to sloping ceiling (3.48m x 3.48m @ 1.09m), Bedroom 7 16' x 13'7 (4.88m x 4.14m), Shower Room, Bedroom Suite comprising: Bedroom 8 11'4 x 8'6 @ 4'height to sloping ceiling (3.45m x 2.59m @ 1.2m), Shower room.
The combined buildings extend to about 461 sq. m. (4968 sq. ft.)

Stream Cottage
Adjoining the entrance drive is a single storey cottage with part weather boarded and brick elevations under a tiled roof, with attached single storey extension.

Entrance Lobby, Kitchen 13'2 x 11'6 (4.01m x 3.51m), Sitting Room 11'10 x 11'5 (3.60m x 3.45m), Conservatory/Dining Room 14'3 x 12'8 (4.35m x 3.85m), Bedroom 2 12'1 x 11' (3.65m x 3.35m), Bathroom, Bedroom 1 23' 6 x 9'11 (7.16m x 3.0m), adjoining is a singly storey range of 3 stores /games room.
The building extends to about 79 sq.m. (850 sq.ft)

Outside

Garden & Grounds

The property stands in attractive gardens and grounds immediately adjoining the Principal House to the north, south and east. These have recently been landscaped with the millstream running through, linking a chain of lakes and watercourses. To the north is a newly constructed Swimming Pool 17m x 7m set in a paved terrace overlooking the garden with nearby a timber & mineral felt shed boiler house, housing 2 Thermia Robust (central heating) and 1 Thermia Duo (swimming pool) Geothermal Ground Source heat exchanger pumps, 2 Certikin oil fired boilers and filtration equipment for the swimming pool.
Nearby are a greenhouse and a new timber double garage. A short distance to the north are 2 Hard Tennis Courts with wire fence surround, a further wired area and adjoining a recently planted Orchard.

The Equestrian and Farm Building

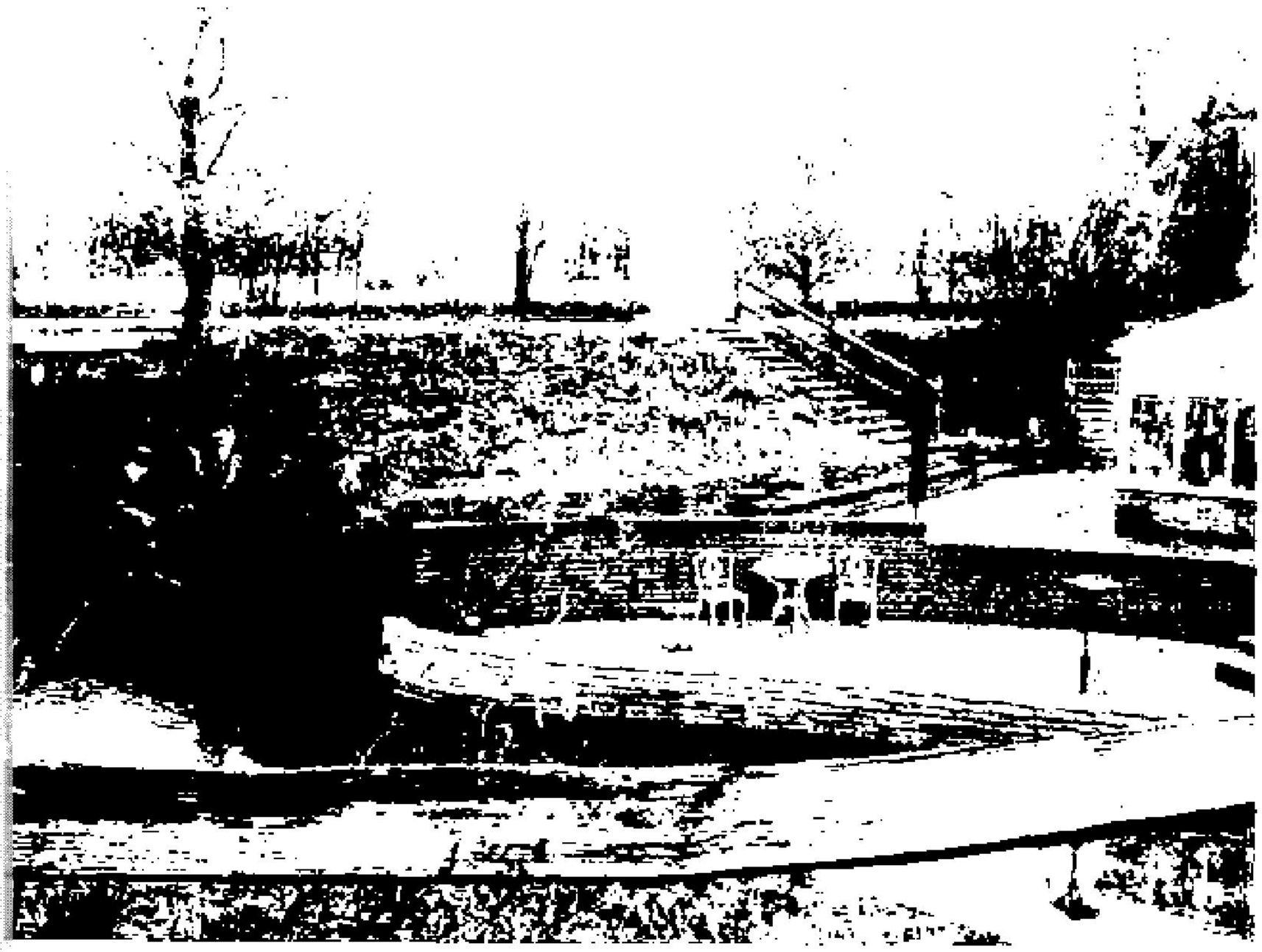
To the south adjoining the entrance drive are a group of Equestrian and Agricultural Buildings

Fen Place Mill, Turners Hill, West Sussex

View From Entrance Drive



Stream Cottage Garden with Lower Lake Beyond



[redacted]

Exhibit 5

[redacted]

Lewes BN7 1JU

Exhibit 5 – Photos taken by Tad (the Polish builder) on 4th September 2014 and 4th March 2015 of the main garage block being erected and completed within the garden



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

[redacted]

giffgaff 8:03 pm 91%

Tad
6 Photos



Czwartek, 4 września 2014 o 09:53

Apple iPhone 4

Photo Above: Taken by Tad (the Polish Builder) on 4th 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.

[redacted]

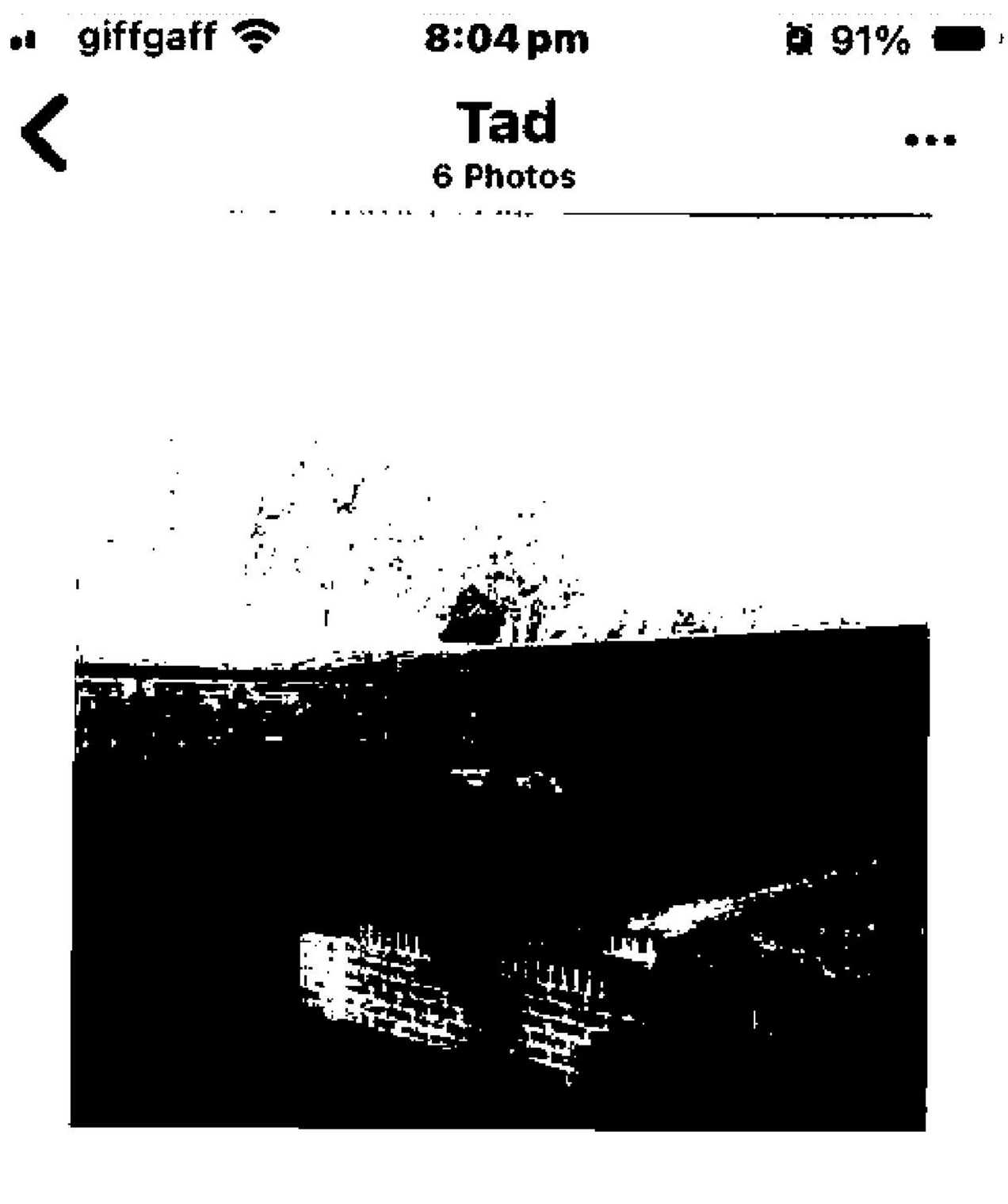


Photo Above: Taken by Tad (the Polish Builder) on 4th March 2015 showing the main garage block and tarmac driveway / parking area within the garden complete.

[redacted]

Exhibit 6

[redacted]

3 Bell Lane
Lewes BN7 1JU

MID SUSSEX
DISTRICT COUNCIL

Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard 01444 458166

DX 300320 Haywards Heath 1
www.midsussex.gov.uk

Mr And Mrs Beasley
Ms Kathryn Sadler
Sadler Planning Ltd
108 College Lane
Hurstpierpoint
West Sussex
BN6 9AJ

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 191 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT (EXISTING)

REFERENCE: **DM/26/1394**

PROPOSAL: **THE BUILDING WORKS CONSIST OF THE MAIN 'L' SHAPE GARAGE BLOCK, A FOUR BAY GARAGE BLOCK, A DOUBLE GARAGE BLOCK, AN OUTBUILDING AND THE DRIVEWAY / PARKING AREA.**

LOCATION: **FEN PLACE MILL, EAST STREET, TURNERS HILL, CRAWLEY**

DECISION DATE: **21 JUL 2026**

CASE OFFICER: **PETER DAVIES - PETER.DAVIES@MIDSUSSEX.GOV.UK**

The Mid Sussex District Council hereby certify that on 5th June 2026 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and hatched red on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1. It is considered that it has been established on the balance of probabilities that the development has been substaintially completed for four years on the date the application was submitted.

First Schedule

The building works consist of the main 'L' shape garage block, a four bay garage block, a double garage block, an outbuilding and the driveway / parking area.

Second Schedule

Fen Place Mill, East Street, Turners Hill, Crawley
Informatives

1. None

[redacted]

Eric Owens
Interim Assistant Director Planning and Sustainable Economy

PELDEZ

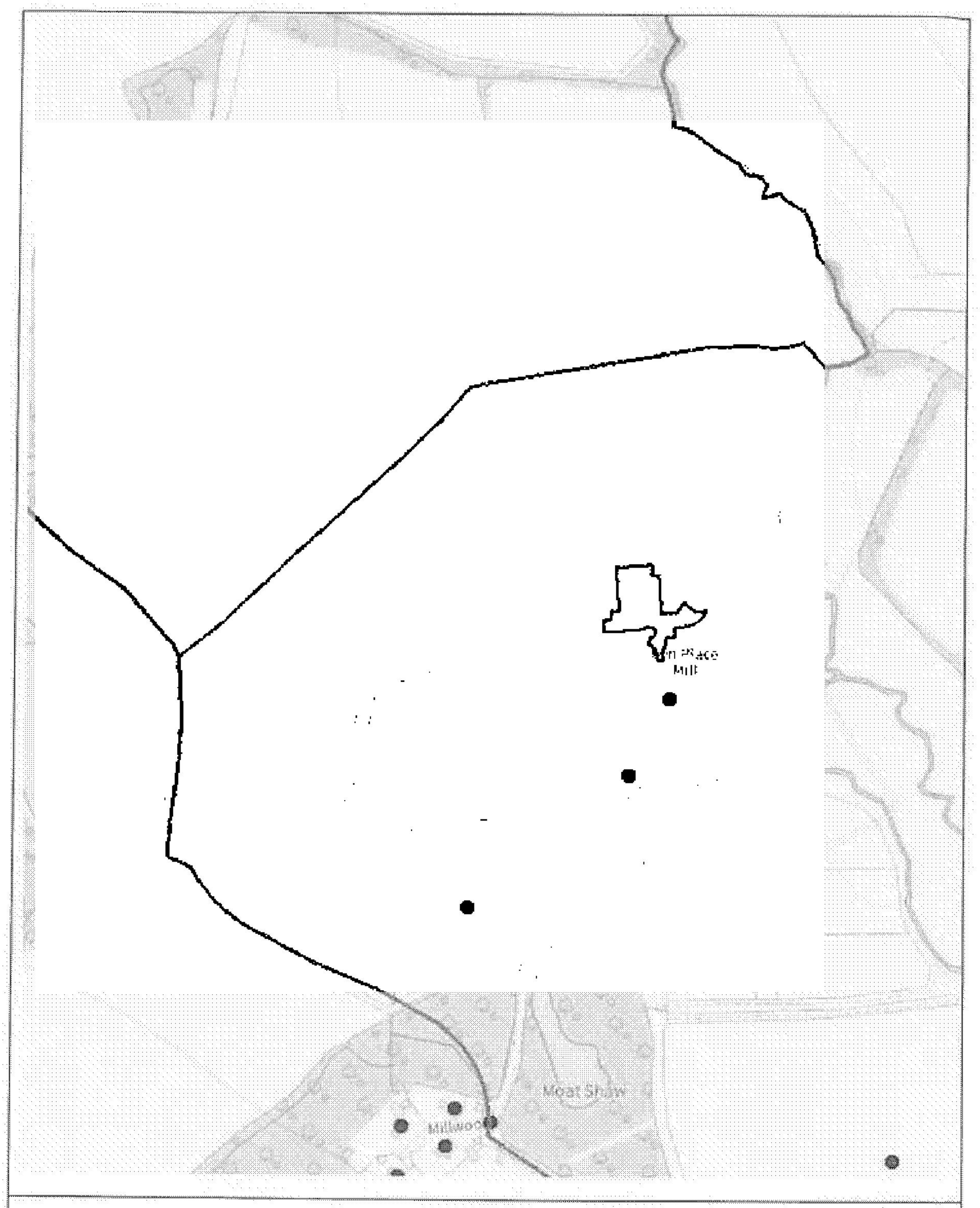
Notes:

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule is lawful, on the specified date and, thus, would not have been liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.


Mill
Milwood
Moat Shaw
©Crown Copyright and database rights 2025 Ordnance Survey 100021794
N

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.

* If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
* If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*

Exhibit 7





Fen Place Mill

East Street, Turners Hill, West Sussex RH10 4QQ

savills



A wonderful oasis: Grade II house, sensational lakes, fields and woodland.







Fen Place Mill

East Street, Turners Hill, West Sussex RH10 4QQ

Guide Price £3,500,000

A wonderful oasis: Grade II house, sensational lakes, fields and woodland.

On the market for the first time in 18 years

Cleverly converted C16th ironmaster's cottage and C18th corn mill

Beautifully presented with many interesting features

Set in approximately 80 acres of grounds including extensive lake and river system

Additional one/two bedroom cottage

Leisure facilities: gym, practice chipping green, swimming pool

Separate home office, former stables and garaging for multiple vehicles

Modern and efficient heating via geothermal heat pump

Edward Wain-Heapy

Country Department

+44 (0) 7929 383 494

edward.wainheapy@savills.com

Fen Place Mill

Situated at the end of a long private driveway lined by 70 magnificent mature crab apple trees, and occupying a splendid setting surrounded by its own beautiful grounds and lakes, Fen Place Mill is a wonderful Grade II listed property, formerly a 16th century Ironmasters cottage and an 18th century corn mill.

The house and its grounds are extremely well-presented, with features including stone flooring with wet underfloor heating to much of the ground floor, and bespoke solid wood doors; overall, the property has been sympathetically and cleverly converted, with the two sections linked by a striking mahogany atrium to create a spacious yet comfortable family home. Fen Place Mill further has the benefit of a modern heating system, powered by a geothermal heat pump, with loops submerged in the lakes.

The reception hall/library sets the scene, with bespoke oak panelling and hidden bookshelves; a door opens to the office.

The dual aspect drawing room is an elegant room with generous proportions and a magnificent Regency Carrera marble fireplace, fitted with a working Franklin stove.



[redacted]

About this property

It leads to the mahogany atrium, which enjoys stunning views over the mill pond and grounds, and has a full range of room and window blinds installed for shade in summer, creating a fabulous space for both entertaining and for day to day use. Behind the atrium is the kitchen, which has an excellent range of wall hung and undercounter units under pale quartz surfaces; appliances include two Miele ovens and a Miele induction hob with a Britannia extractor. In the oldest portion of the house, the former Ironmasters Cottage, is the snug, also known as the Fire room, with a wonderful inglenook fireplace with a heavy oak bressemer; beyond is a cosy room known as the Music room. A utility room, which has plumbing for the usual appliances and access to the wine cellar which is fitted with bespoke cherry wood wine bins, and a cloakroom complete the ground level accommodation.

The principal bedroom suite is situated in the 18th century portion of the house, and comprises a panelled bedroom with solid wood fitted wardrobes and window seat, a fitted dressing room floored with bespoke oak planking taken from the estate, a bathroom and a separate shower room. There are four further bedrooms in this wing, arranged over the first and second floors, two are en suite and two served by a shower room. All bathrooms are beautifully fitted with stylish tiling and contemporary sanitaryware. There are two further en suite bedrooms in the C16th wing, one with a dressing room/playroom which could be used as an additional bedroom should it be required.



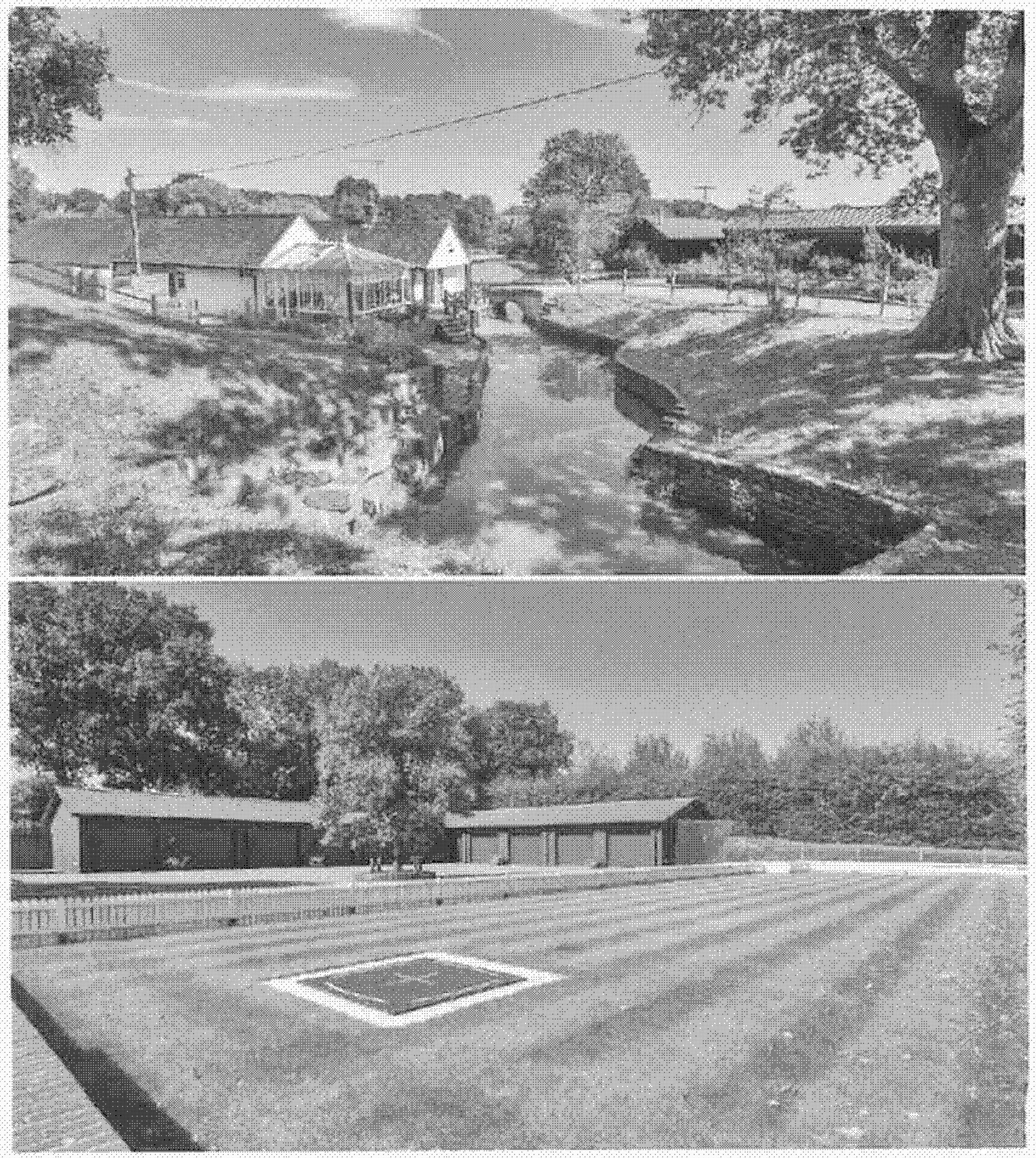
Outbuildings

Sitting to the south west of the principal house is a single storey building; the southernmost portion is Stream Cottage, a separate dwelling which briefly comprises entrance hall, kitchen/breakfast room, dining room, sitting room, conservatory, bedroom with fitted wardrobes and bathroom. It has an attached garage and private section of terrace garden adjacent to the lakes.

To the north of the house are a 10 bay garage block, with a turning circle, a separate four bay garage and a further two bay garage.

To the south is the former stabling, a group of four timber framed buildings arranged around a yard. The northern block has been converted into an office with kitchen and shower room, ideal for working from home or for additional accommodation. A further block is now a workshop with range of machinery; the two remaining blocks are currently used as storage but could be reinstated as stables if required.

Beyond these is a secure blue barn, offering staff changing rooms and kitchen/break room, machinery store, workshop and saw room, all with storage over.



Lakes, gardens & grounds

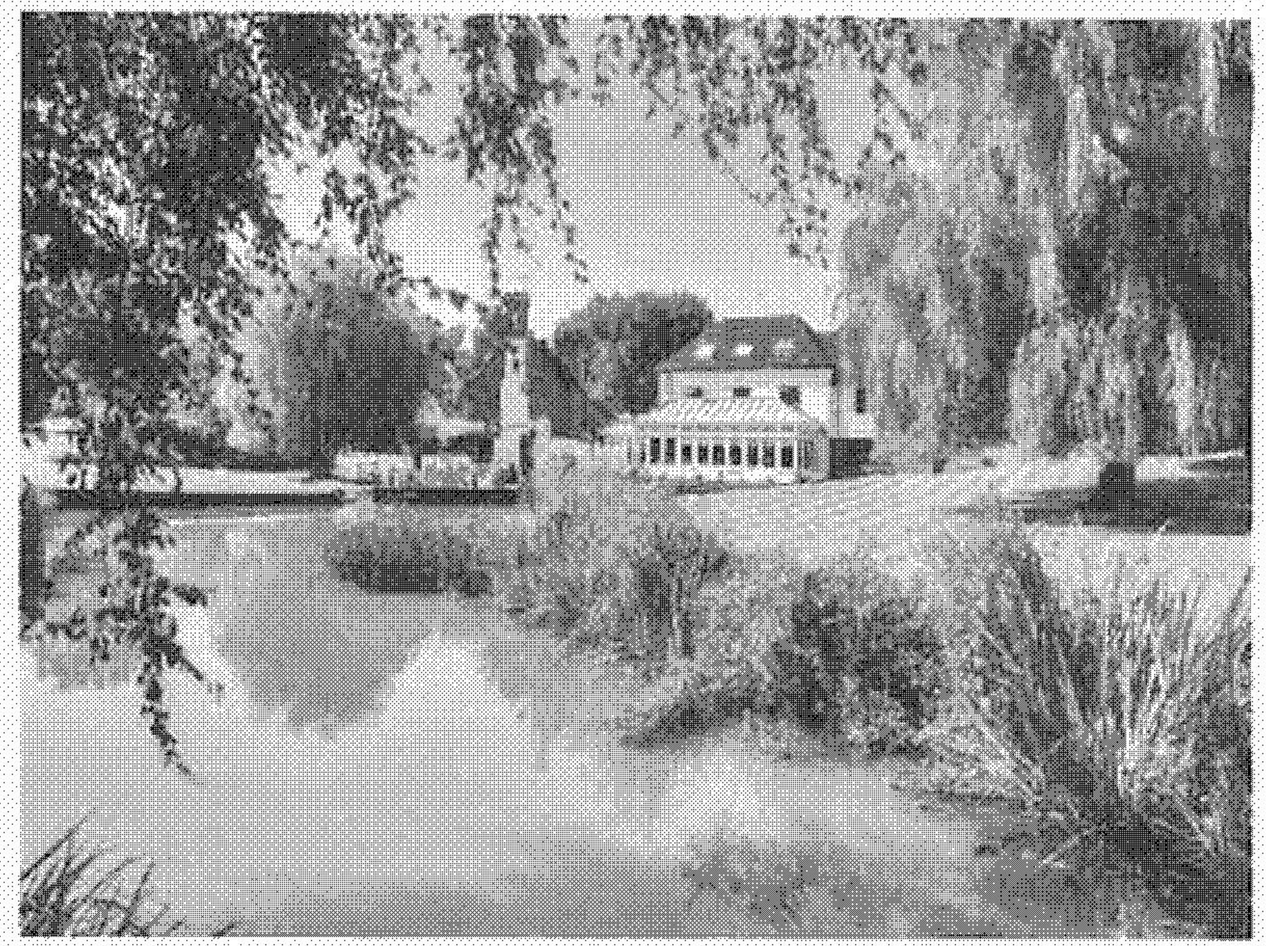
The formal gardens and the surrounding lakes have been beautifully landscaped, with rills, streams and waterfalls opening to expanses of water surrounded by rolling lawns joined by bridges, creating a magnificent setting which attracts a wonderful range of wildlife including heron, kingfisher and moorhens. The principal lakes cover c13 acres and are officially classed as a "single large raised reservoir", please see the Agent's Notes for further details. The grounds have been planted with mature specimen trees, creating an extremely pleasing aspect, and thousands of spring bulbs including daffodils, crocus and snowdrops have been planted to create a magnificent early season effect. To the north of house is the heated outdoor swimming pool, with pool machinery store. Beyond this lies the kitchen gardens, with greenhouse, potting shed, fruit cage, enclosed kitchen garden and orchard. There is an enclosed practice chipping green. The remainder of the grounds comprise a mix of fields and woodland, with a former sand school; they are suitable for equestrian use and grazing. About 80 acres in all.

Agent's notes

1.The lakes are classed as a single large raised reservoir by the Environmental Agency and under the Reservoirs Act 2008 require an annual inspection undertaken by a Certified Engineer to produce a safety report which is submitted to the EA. A major inspection is required every 10 years, next due in 2028. We are informed that the lakes are subject to ongoing maintenance to ensure safety and compliance and reports are available on request. We are also informed that the lakes have not flooded or overtopped. The 2024 annual inspection report was filed with the EA in January 2025.

2.There is a public footpath within the boundary of the estate's fields, set well away from the main house and its immediate grounds. Please refer to the site plan or West Sussex Public Rights of Way map.

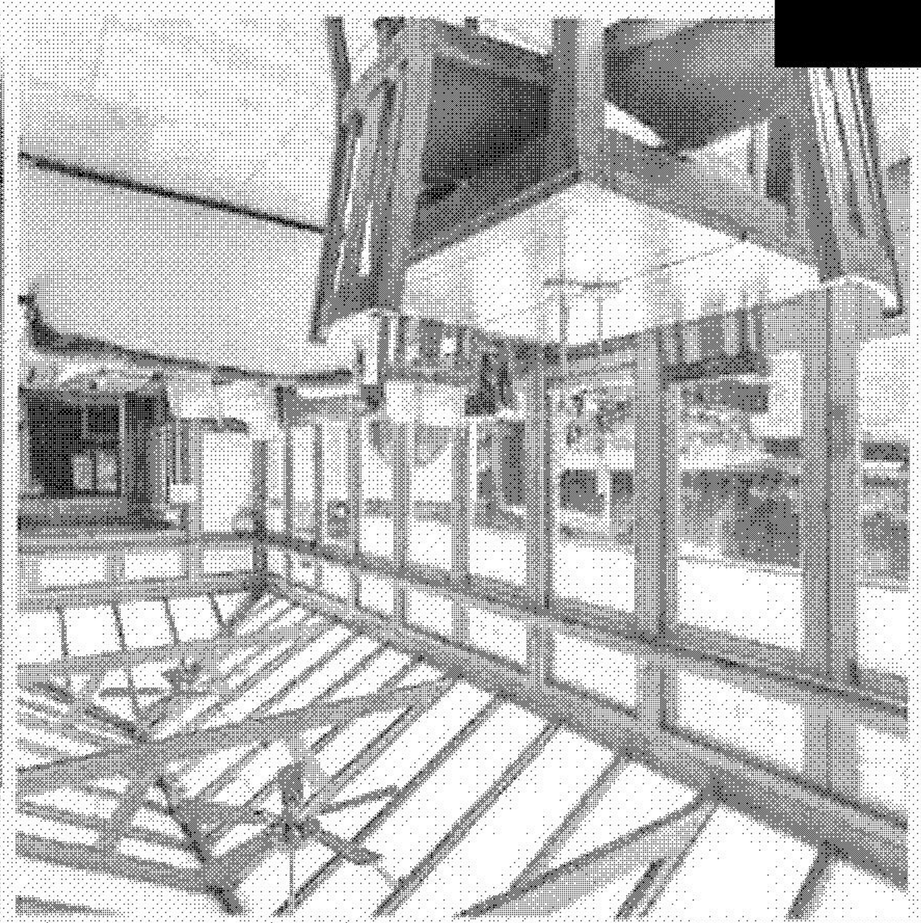
3. The fire basket and backplate shown in the photograph of the "Fire Room" are not included in the sale. A replacement basket will in place on sale.

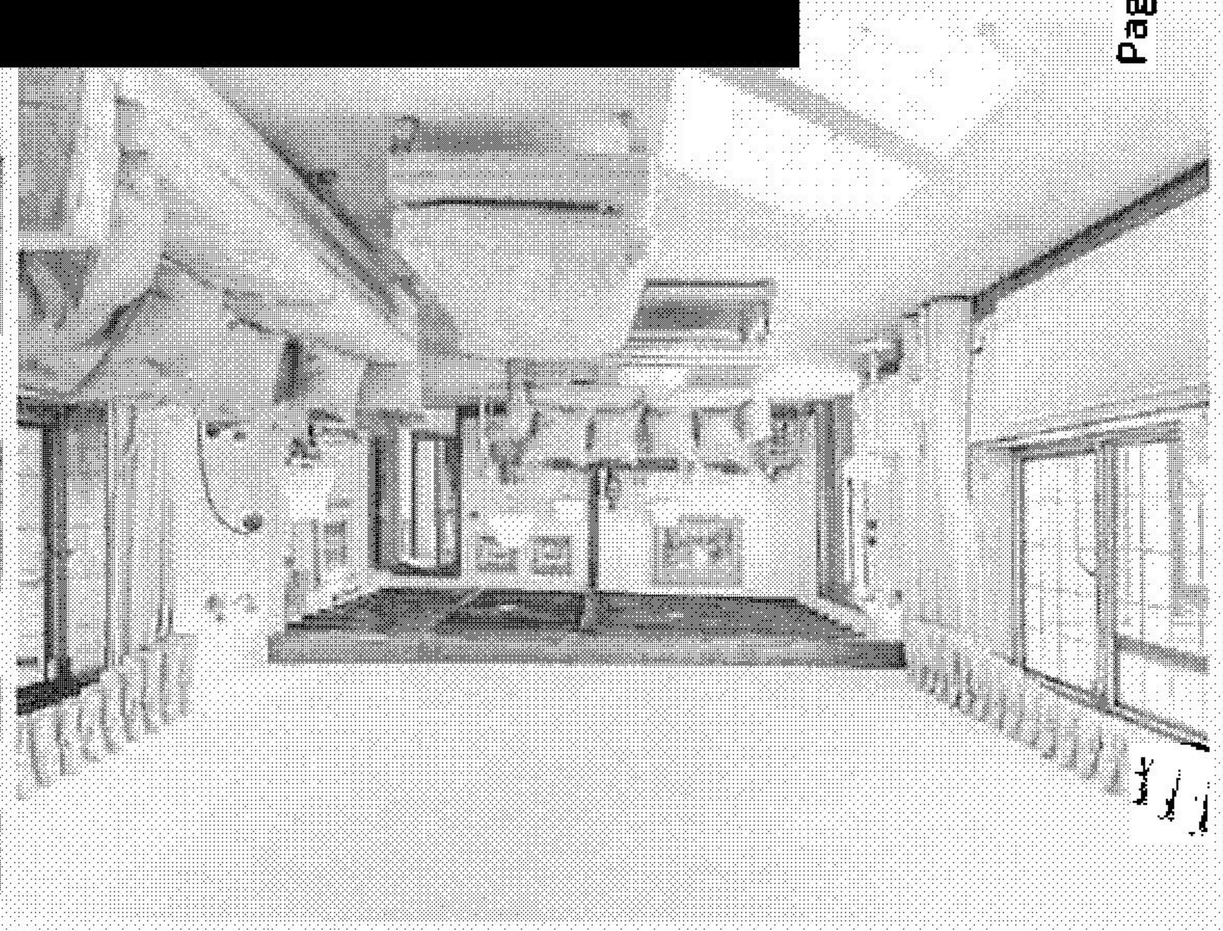




[redacted]



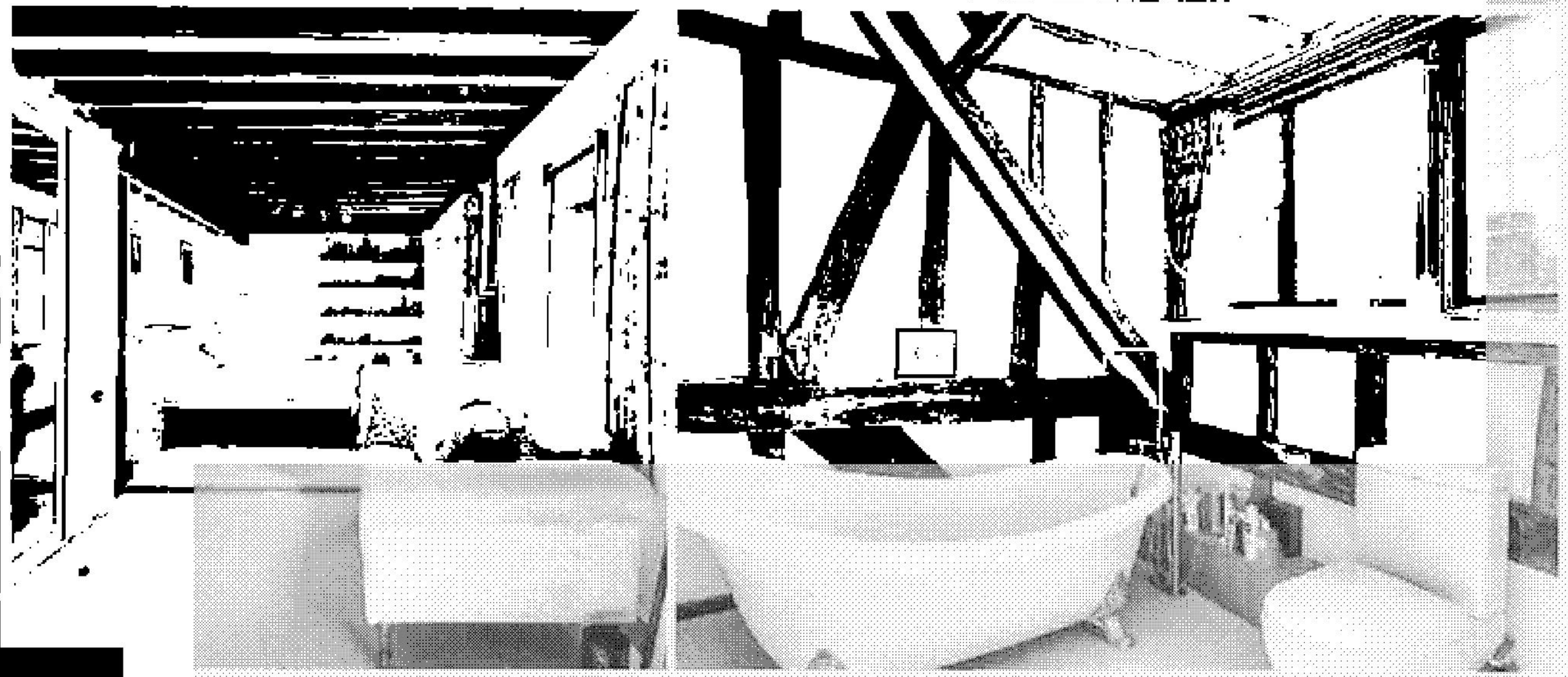


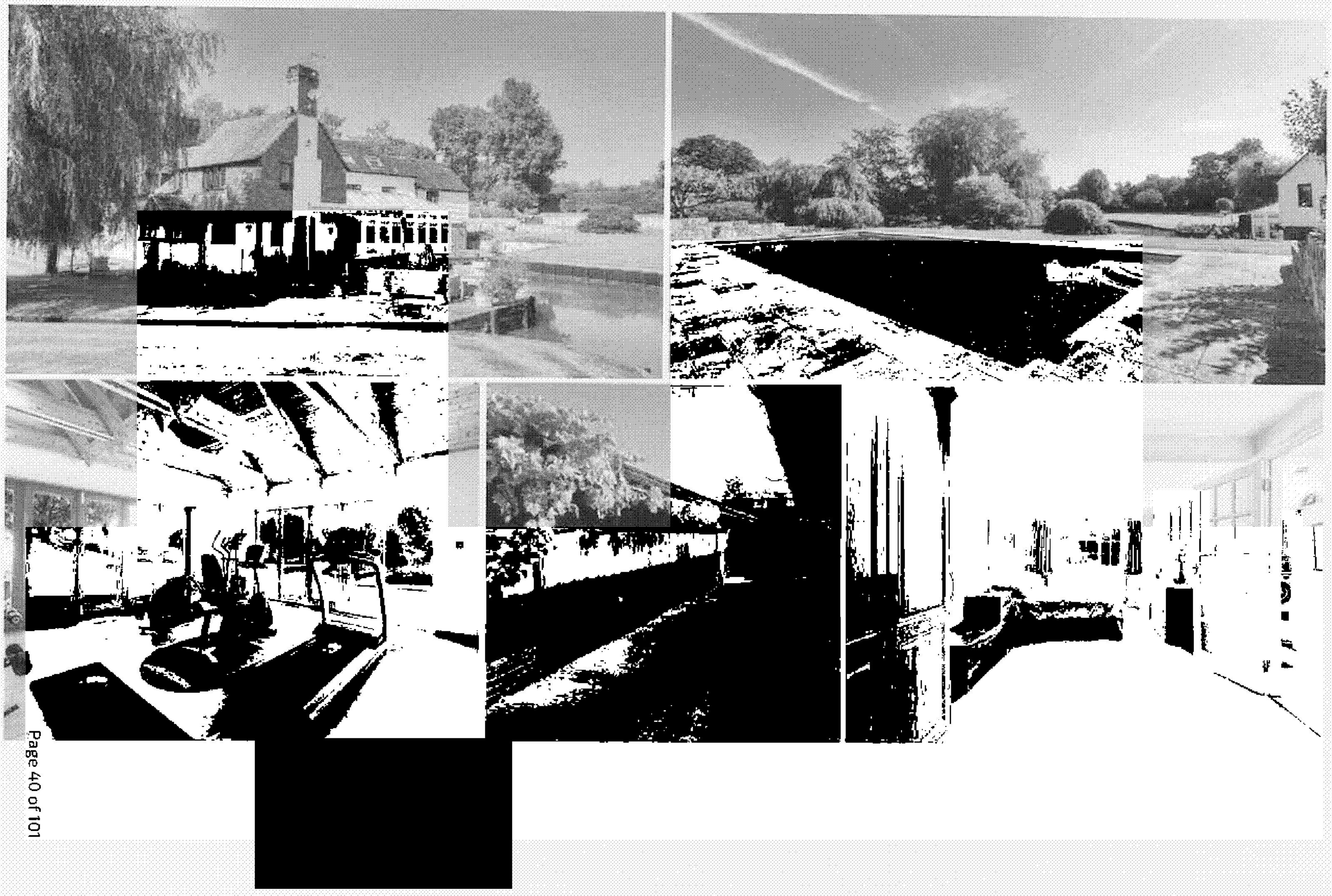












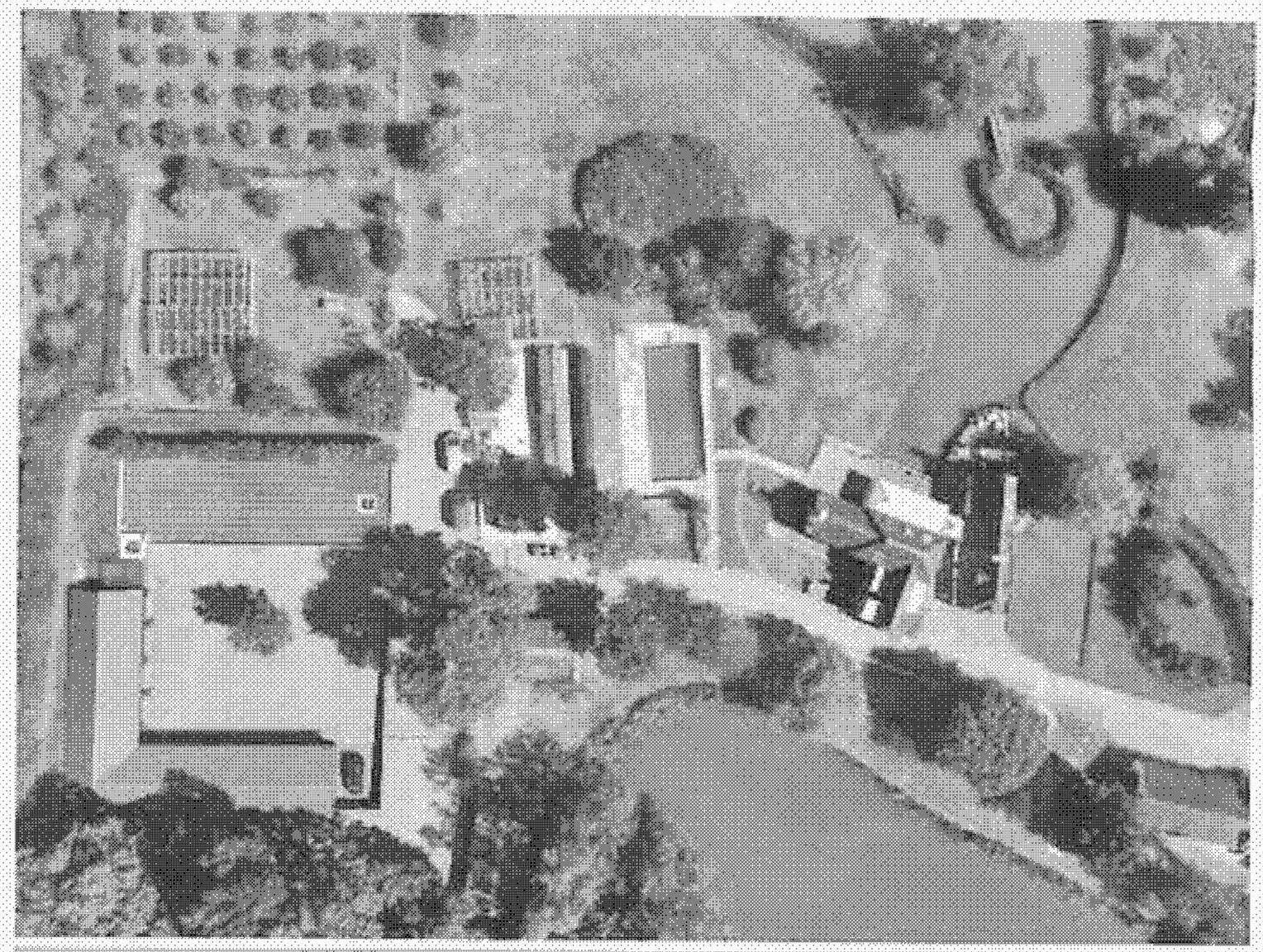
Location

Situated on the eastern outskirts of Turners Hill, in a semi-rural position surrounded by its own lakes and grounds.

Turners Hill is a picturesque village in the Sussex Weald. It provides for day to day needs with a village shop, two churches, two public houses and a primary school; further shopping and leisure facilities are available at East Grinstead (three miles) and Forest Row (six miles).
Sussex offers many excellent sporting opportunities with golf at Royal Ashdown, Copthorne and Piltdown, and many other courses across the county. There is racing at Goodwood, Lingfield and Plumpton, and sailing at Ardingly Reservoir and the coast. Spa and country house hotels include Gravetye Manor, Alexander House, Ashdown Park Hotel and Ockenden Manor. Lewes and the City of Brighton & Hove offer a range of theatres, cinemas, shops and restaurants.

Transport: East Grinstead (2.7 miles), London Victoria, journey time 56 minutes; Three Bridges (5 miles), London Bridge/Victoria from 35 minutes or Gatwick airport (9.4 miles) for the Gatwick Express. The M23 lies to the west, giving onward access to the motorway network and the South Coast.

Schools: There are many highly regarded state and independent schools in the area, includ
[redacted]
primary, Cumnor House, Great Walstea
Brambletye, Hurstpierpoint College, W
Ardingly College.

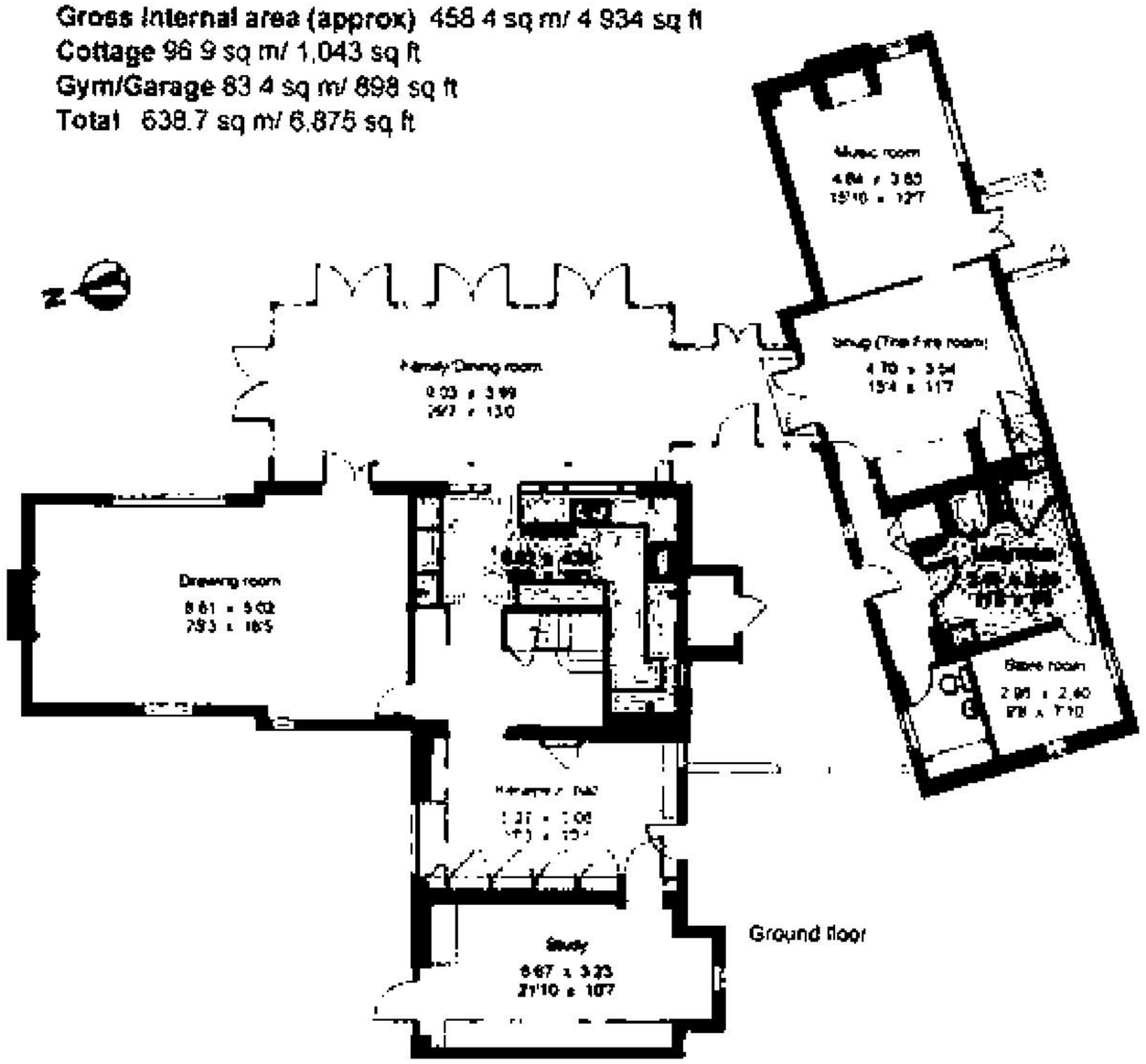


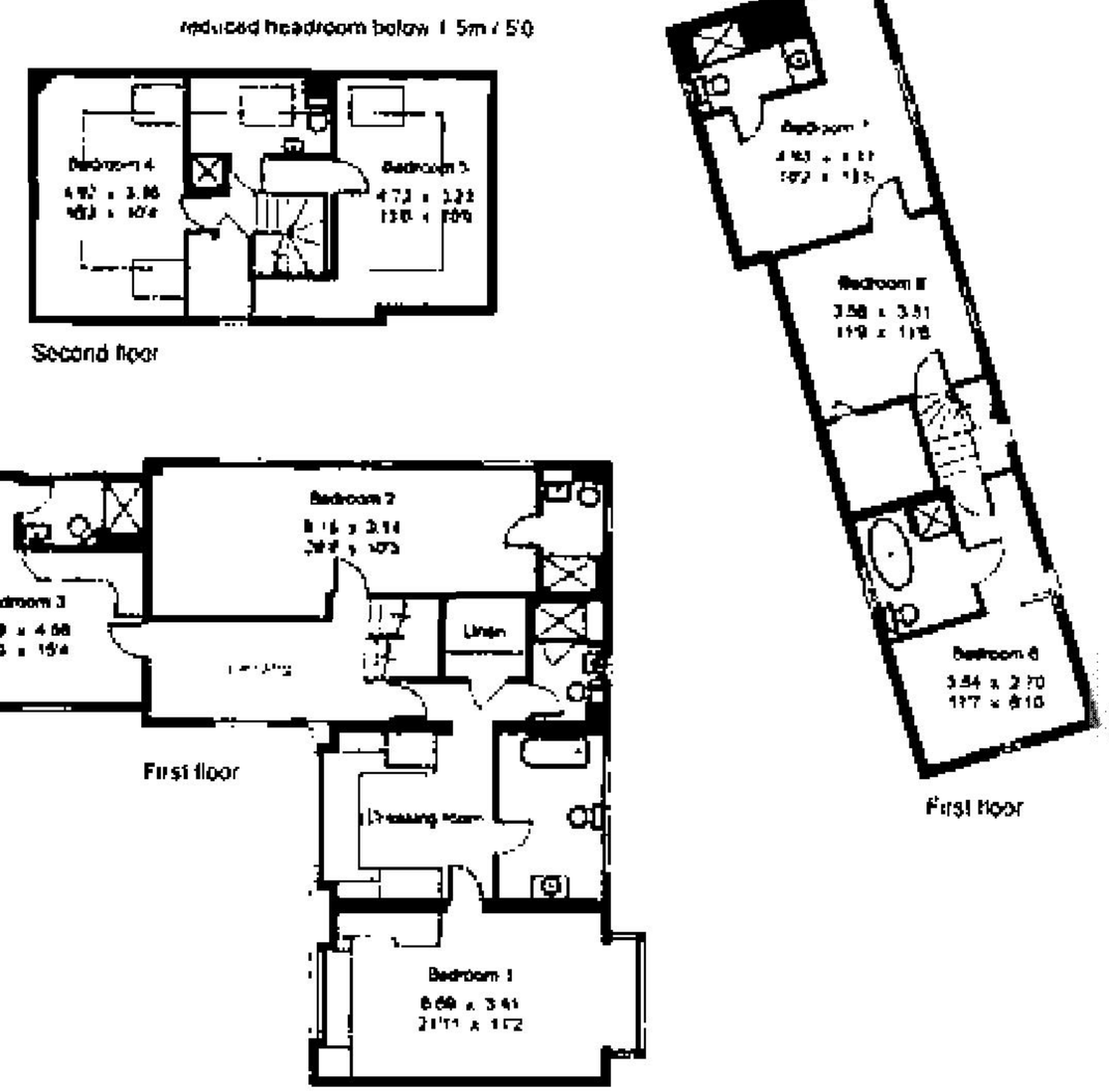


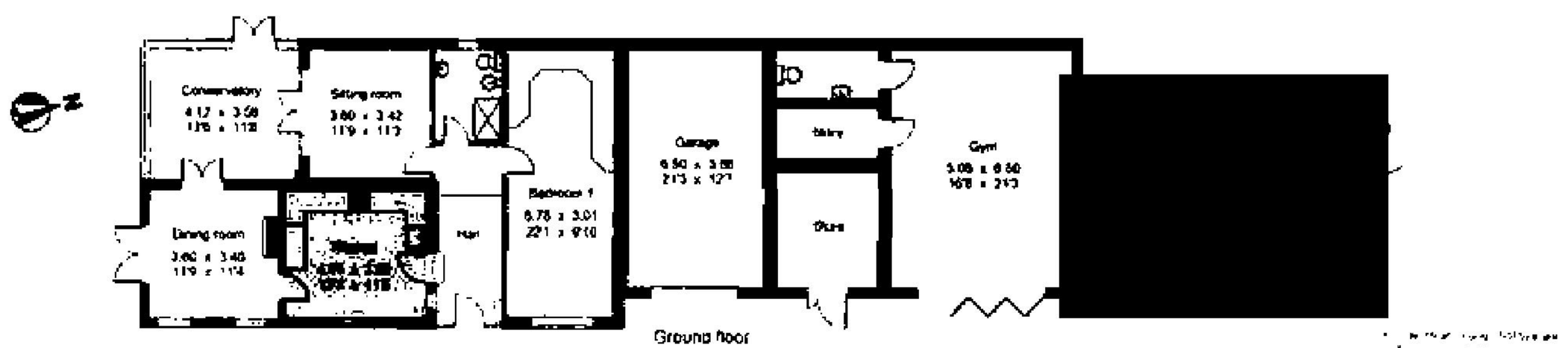
Floorplans

Approximate Gross Internal Floor Area 4,934 sq ft

Fen Place Mill, East Grinstead
Gross Internal area (approx) 458 4 sq m/ 4 934 sq ft
Cottage 96 9 sq m/ 1,043 sq ft
Gym/Garage 83 4 sq m/ 898 sq ft
Total 638.7 sq m/ 6,875 sq ft







Key Information

Council Tax
Band = G

Tenure
Freehold

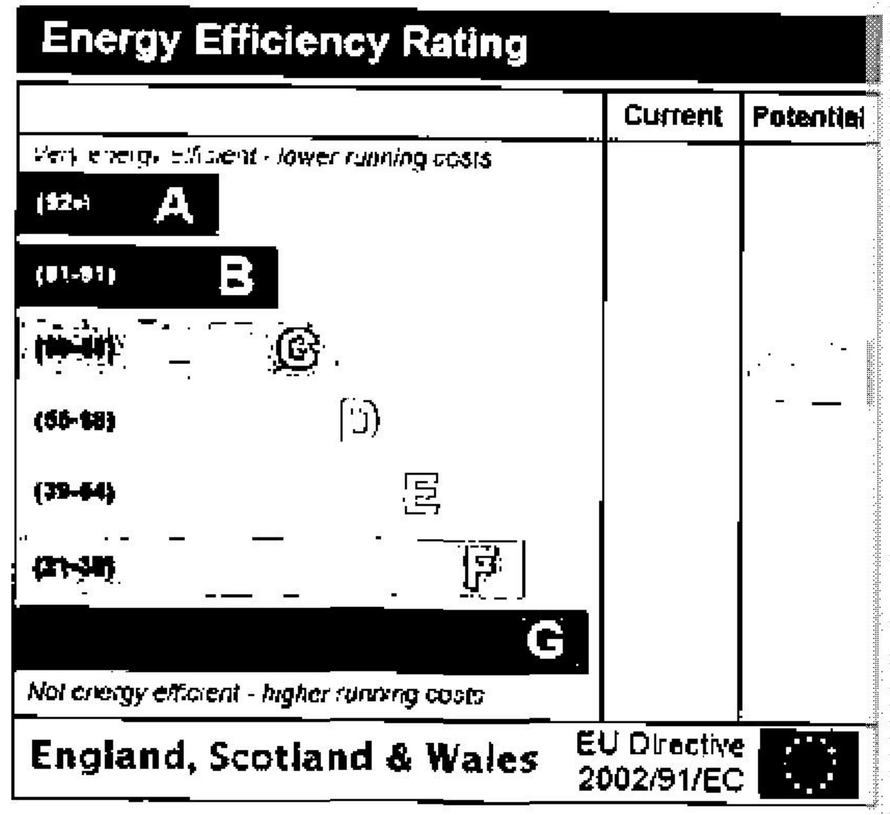
Services & Additional Information
Services: Geothermal/ground source heat pump for central heating (except second floor electric heating) with eight loops for the house and three loops for the pool. Oil fired heating for hot water (also backup for GSHP) and outdoor pool. Mains water and electricity. Private drainage.

Photographs taken: August 2023

Site Plan: Produced from Promap © Crown copyright and database rights 2025. OS AC0000813445. Not to scale. For identification only.

EPC
EPC Rating = D

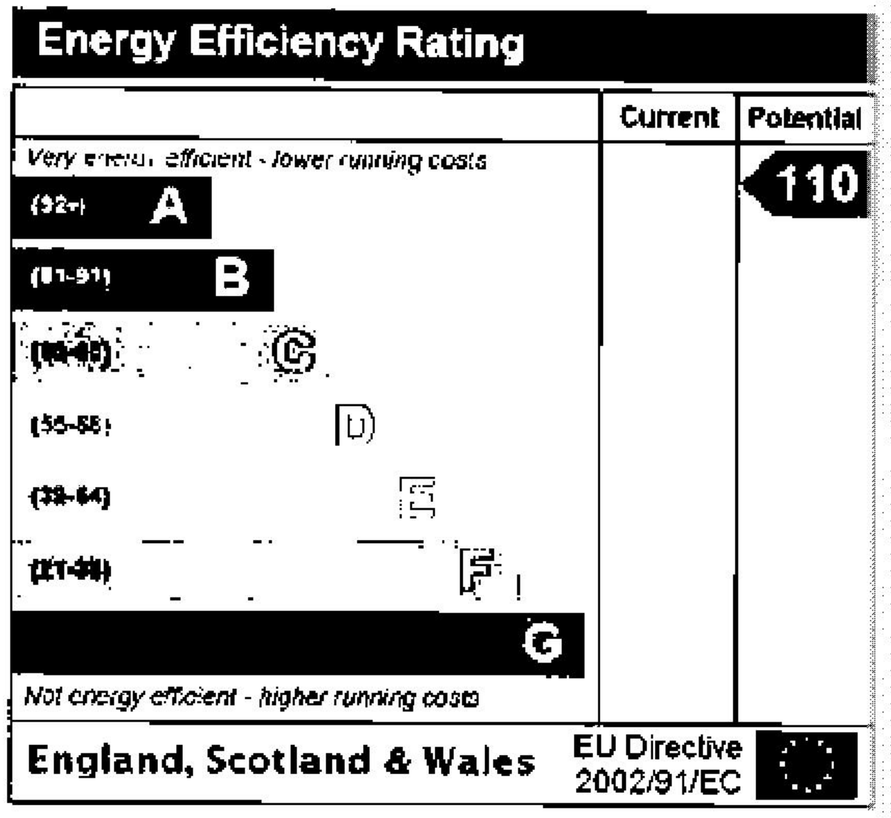
FEN PLACE MILL



EPC Rating = D

STREAM COTTAGE

[redacted]



Fen Place Mill

East Street, Turners Hill, West Sussex RH10 4QQ

savills

Enquire

Edward Wain-Heapy
Country Department
+44 (0) 7929 383 494
edward.wainheapy@savills.com

More Information

View on website

View Digital Brochure

Property Search

Viewing strictly by appointment

Published Ref: TJP52022042
Property Ref: HYS250041

Viewing strictly by appointment

powered by

[redacted]

Important Notice: Savills, its clients, and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, verbally or in writing, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: We rely on the seller and third parties to collate material information and while we have taken steps to verify information, you are advised to confirm all information you deem material to you, prior to exchanging contracts or concluding missives. 4: It should not be assumed that the property has all the necessary planning permissions, building regulation certificates or other consents. Purchasers must satisfy themselves by inspection or otherwise prior to exchanging contracts or concluding missives. 5: No testing of services, appliances, equipment, or facilities has been undertaken, nor have we carried out any survey or specialist reports. 6: A full list of any fitted carpets, curtains, light fittings, appliances, and other items fixed to the property which are to be included in the sale (or made available by separate negotiation) will be provided to you by our client's solicitors. 7: For information on how we manage personal data, please refer to our privacy policy at https://www.savills.co.uk/footer/privacy-policy.aspx

Exhibit 8

[redacted]

Lewes BN7 1JU

Aerial Drone Photos taken by Savills Estate Agents for the Sales Particulars

In August 2023 showing the garden



Photo Above & Below: Shows River Medway to southern boundary of garden, mown lawns, ancillary residential accommodation within garden, pergola with climbing roses, flower beds, patio, terrace, pond and swimming pool.



[redacted]

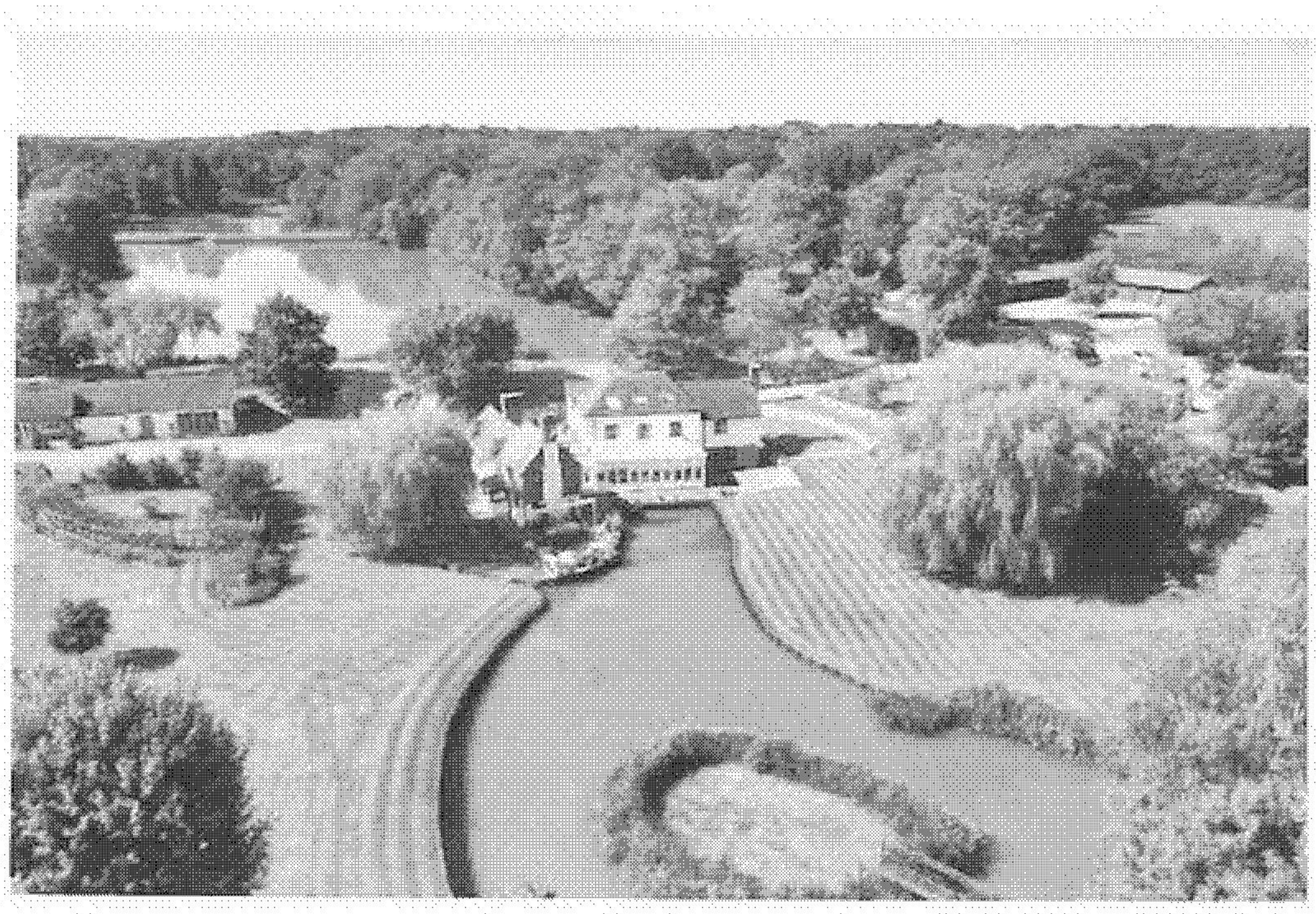


Photo Above and Below: Shows River Medway to Southern boundary and lake to western boundary of garden. Photos also show mown lawns, maintained garden island and trees, ancillary residential accommodation within garden, pergola with climbing roses, flower beds, patio, terrace, pond and swimming pool.



[redacted]

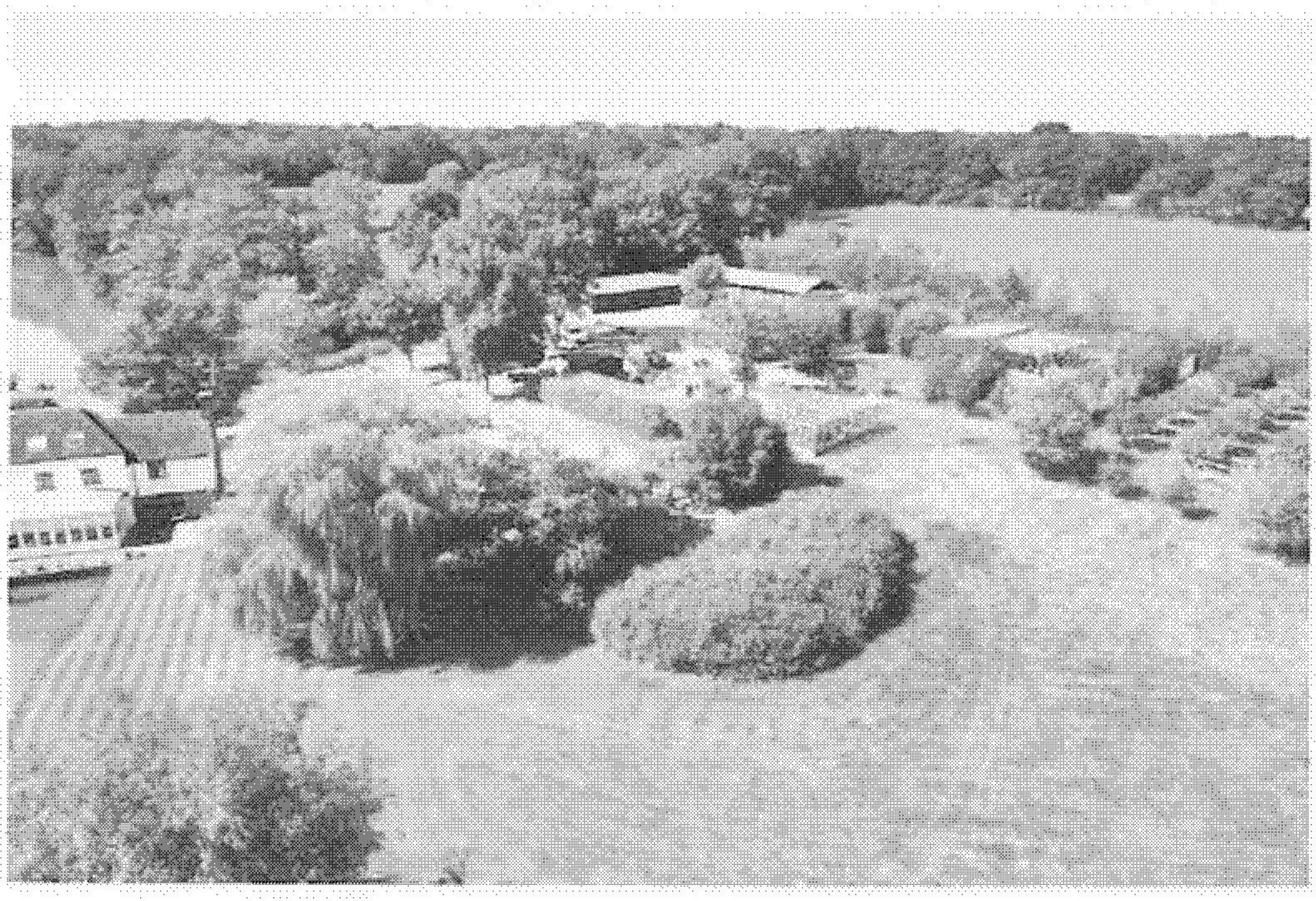


Photo Above & Below: Shows the mown lawns, maintained trees and shrubs, the apple and plum tree orchard, the fruit cages, greenhouses, driveway, parking area, swimming pool, outbuilding for pool maintenance equipment and the northern boundary hedge.



[redacted]

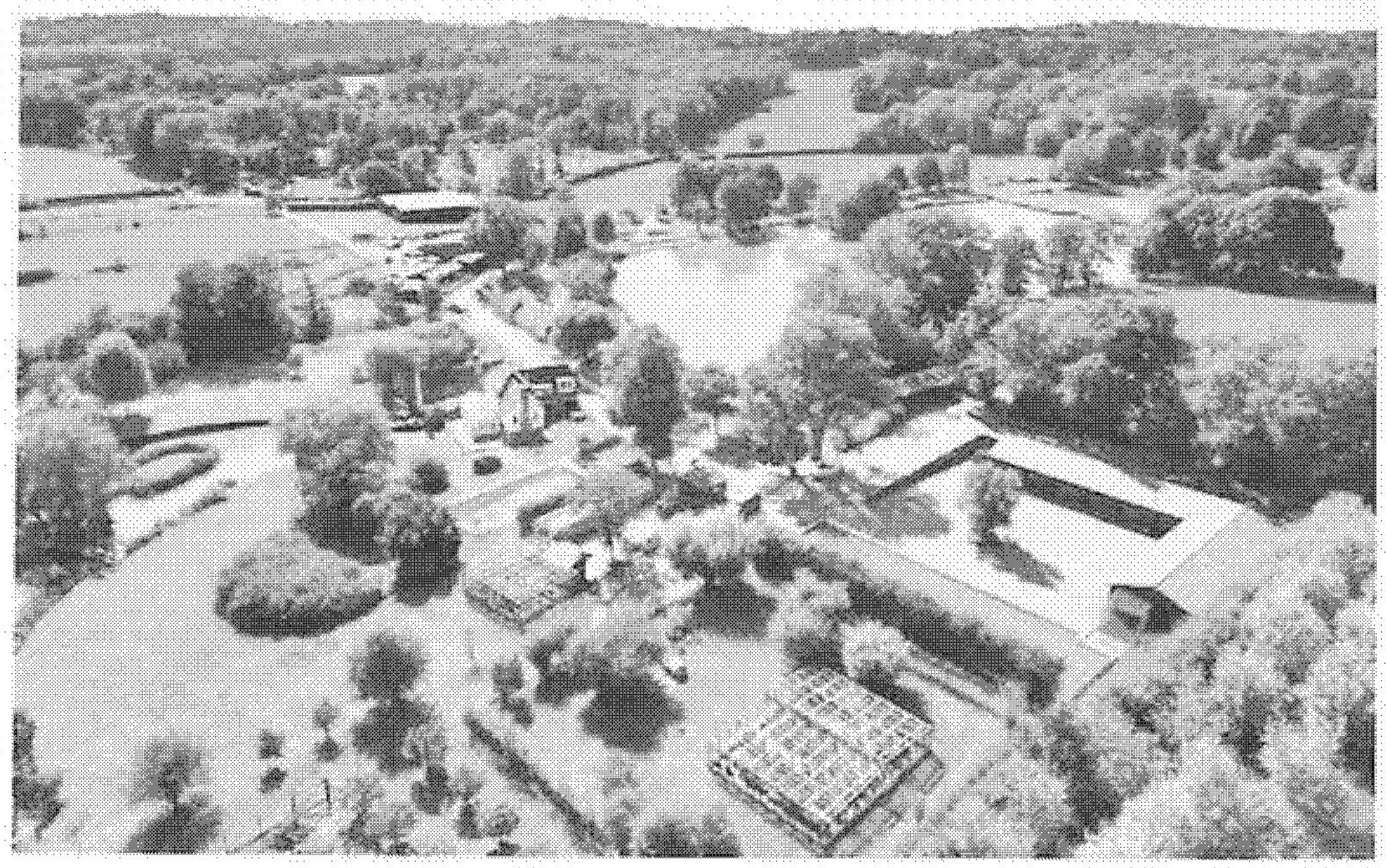


Photo Above & Below: Shows the garage blocks used to park the owners cars, the driveway and parking area. The chicken run and chicken house with fruit cage, the orchard with apple and plum trees, mown lawns, swimming pool and terrace, outbuilding with pool heating equipment, green houses, maintained ornamental pond and island and bridges connecting the garden over the pond.



[redacted]



Photo Above and Below: Shows the whole garden area. It can be clearly seen that a strip of land to the south east of the pond (where a line of trees are growing) has been mown and maintained as garden to provide access from one part of the garden to the bridge over the pond and to the gate on the eastern boundary.



[redacted]

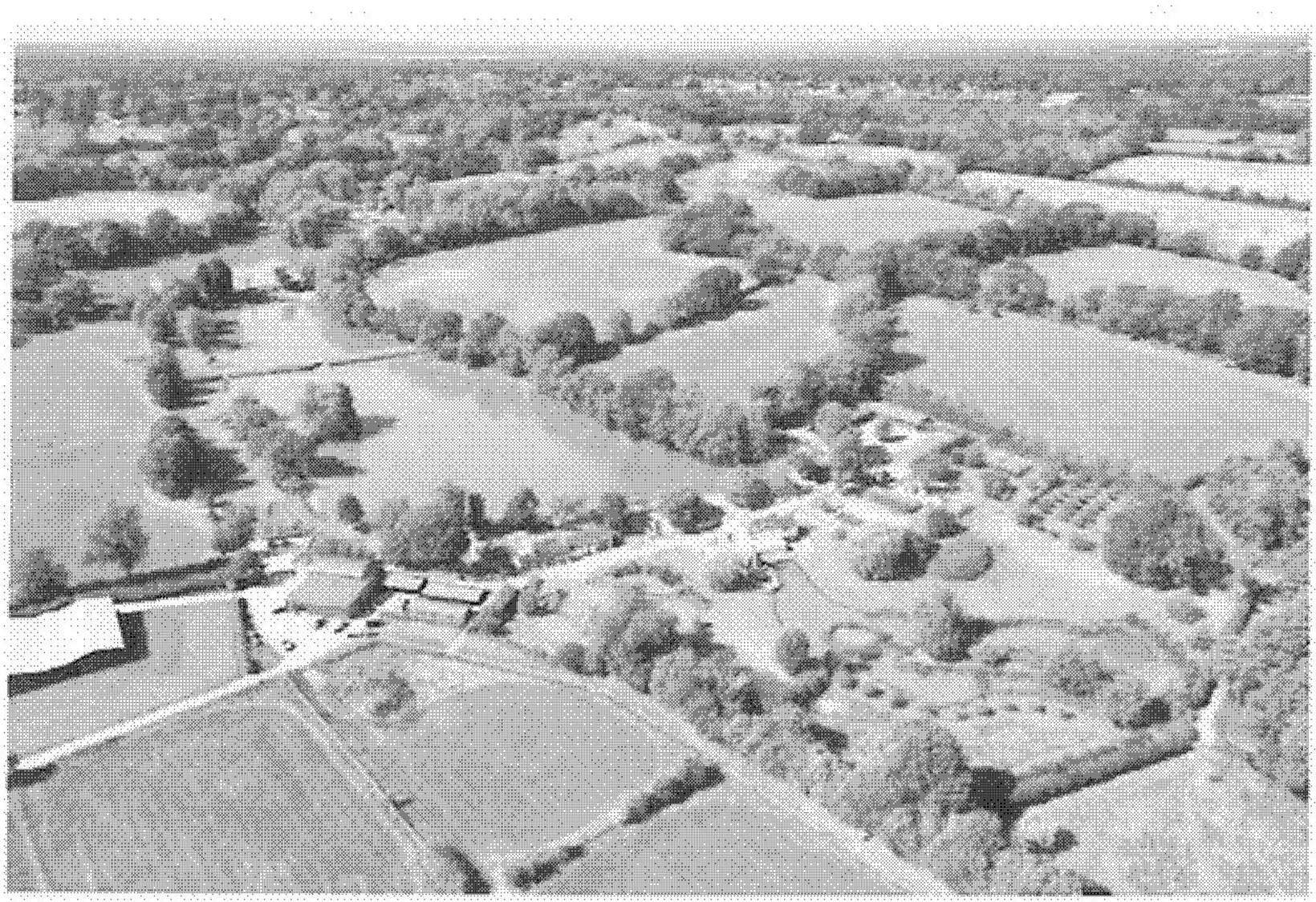
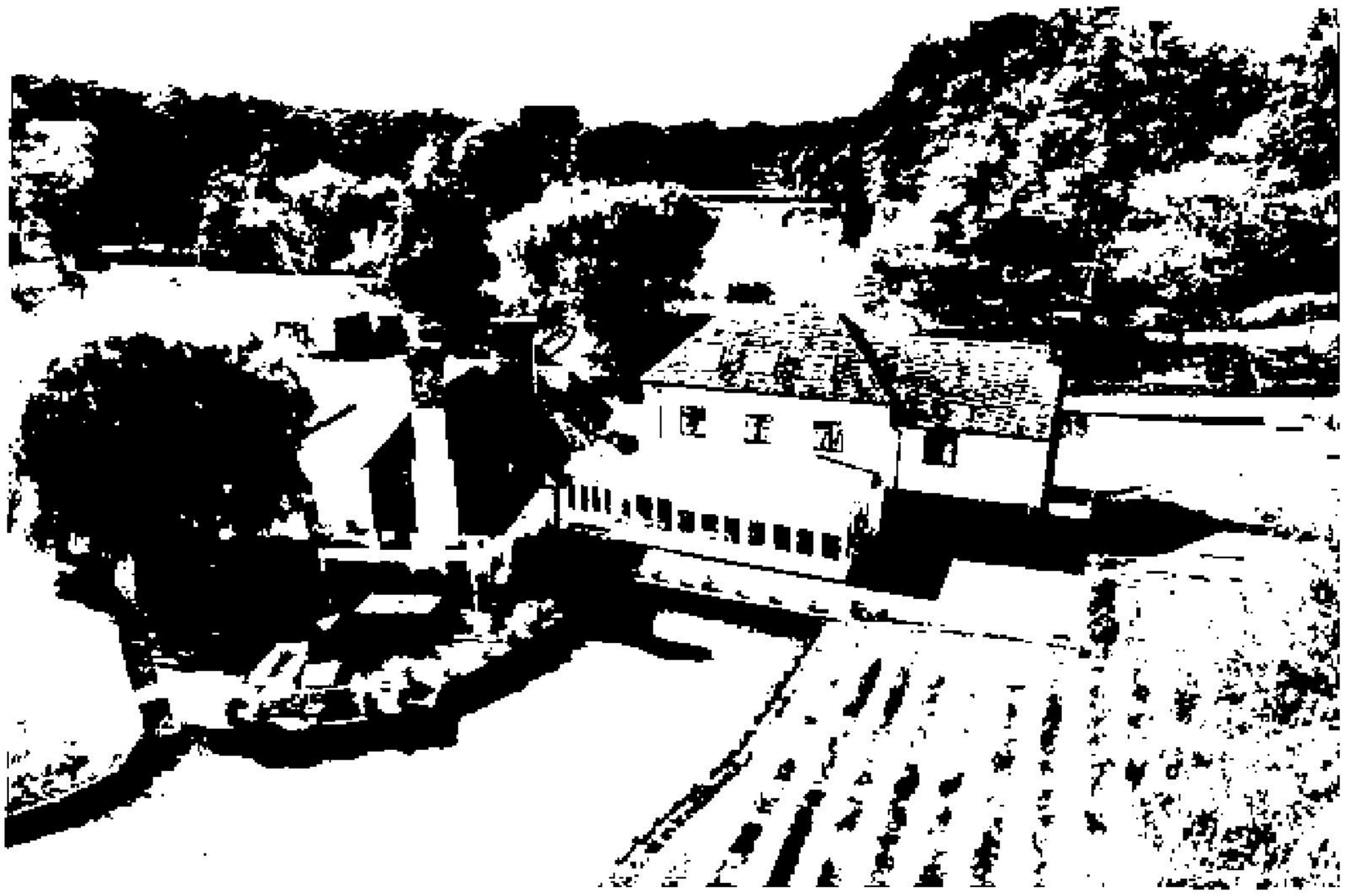


Photo Above: Shows the whole garden area with mature hedges to the north and east, the River Medway to the southern boundary and the large lake to the western boundary of the garden.

Photo Below: Fen Place House and Mill with patio, patio furniture, pond, mown lawns and flowers.



[redacted]

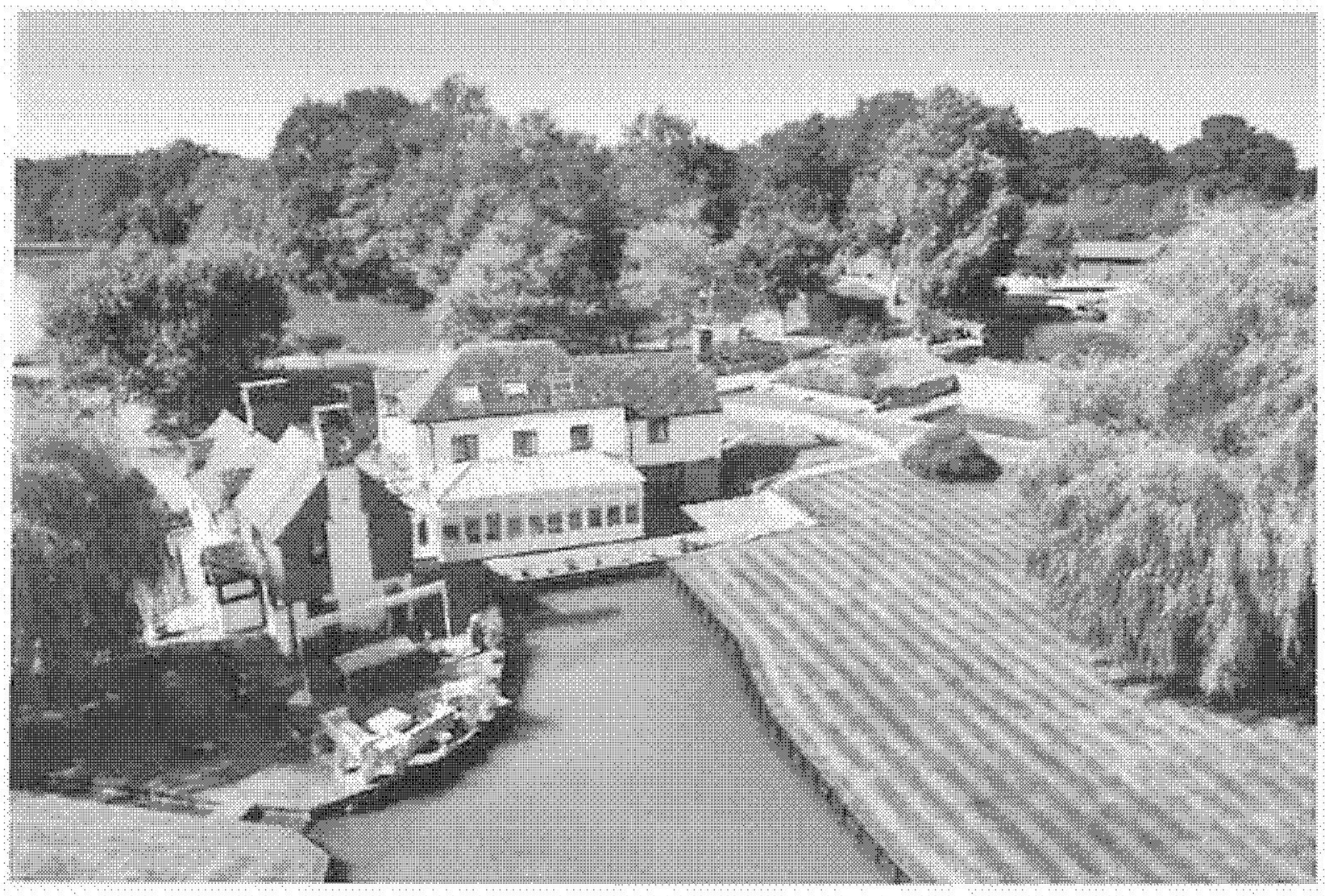


Photo Above & Below: Shows Fen Place House & Mill, patio with furniture, swimming pool and terrace, residential garages, driveway, mown lawns, pond, flower beds, potted plants and maintained trees within the garden.



[redacted]

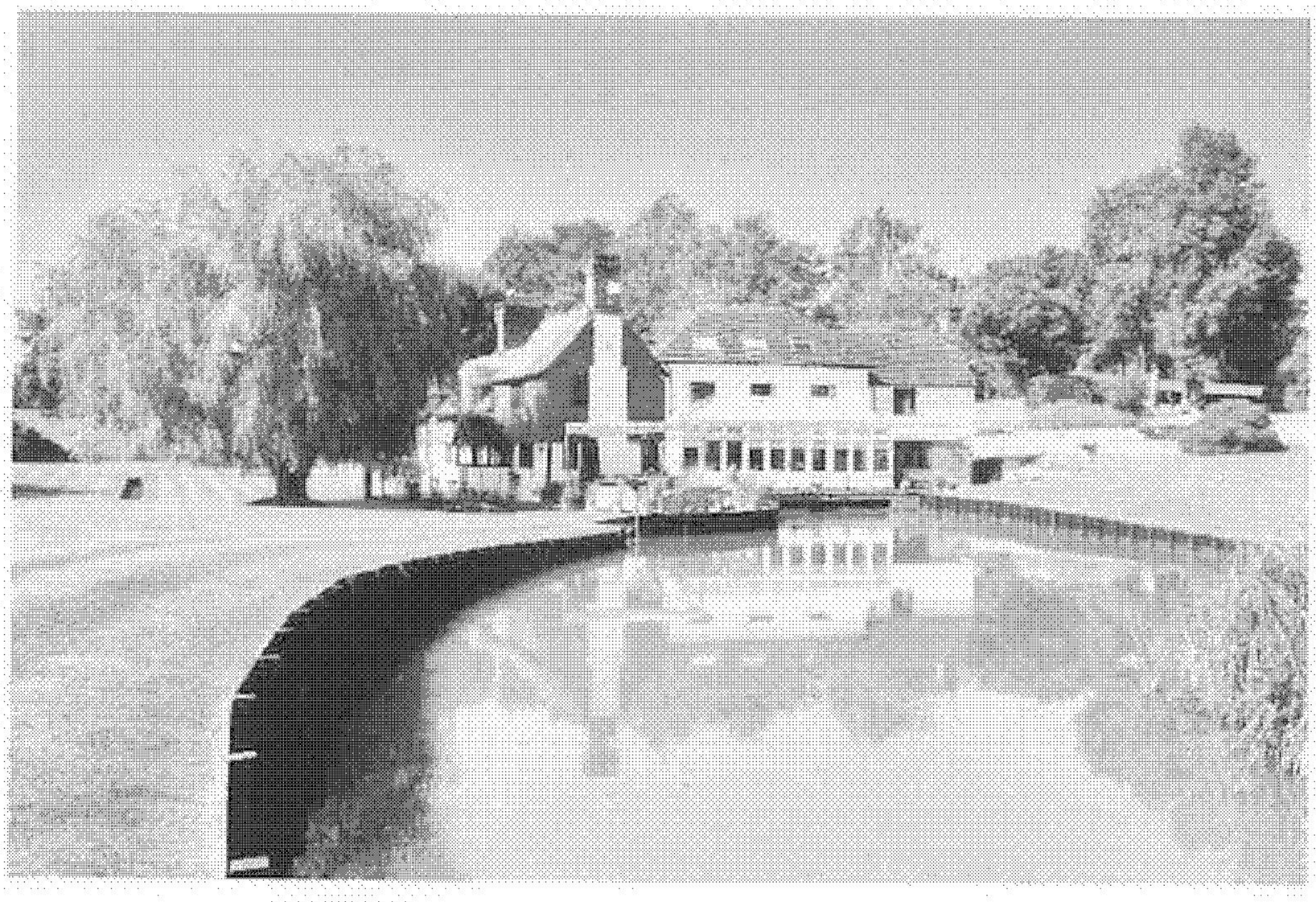


Photo Above: Fen Place House and Mill garden

[redacted]

Photographs taken by Savills Estate Agents for Sales Particulars

<u>in August 2023</u>

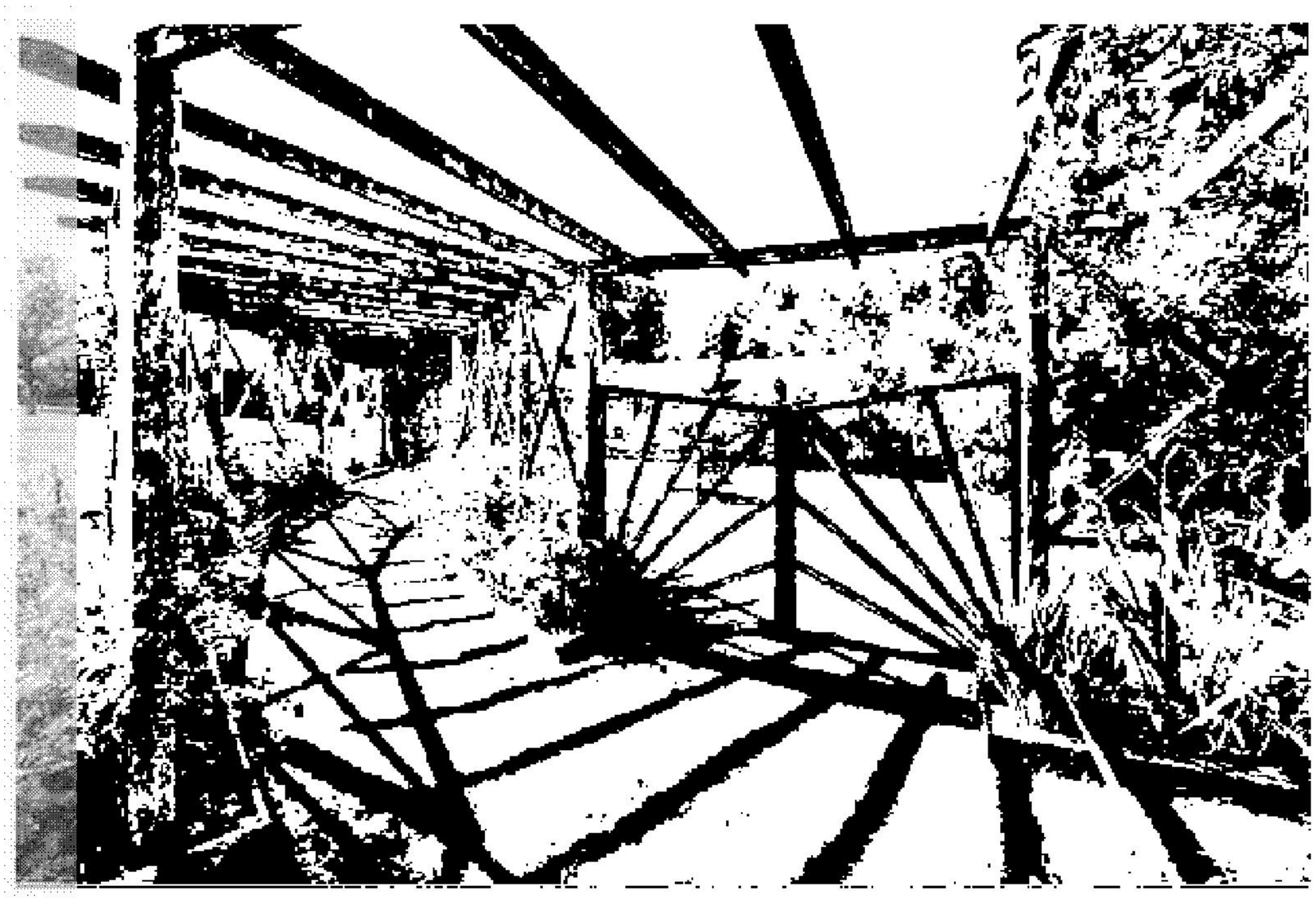


Photo Above & Below: Shows the pergola with climbing plants, flower beds with shrubs and flowers being grown and the lawn mown.



[redacted]

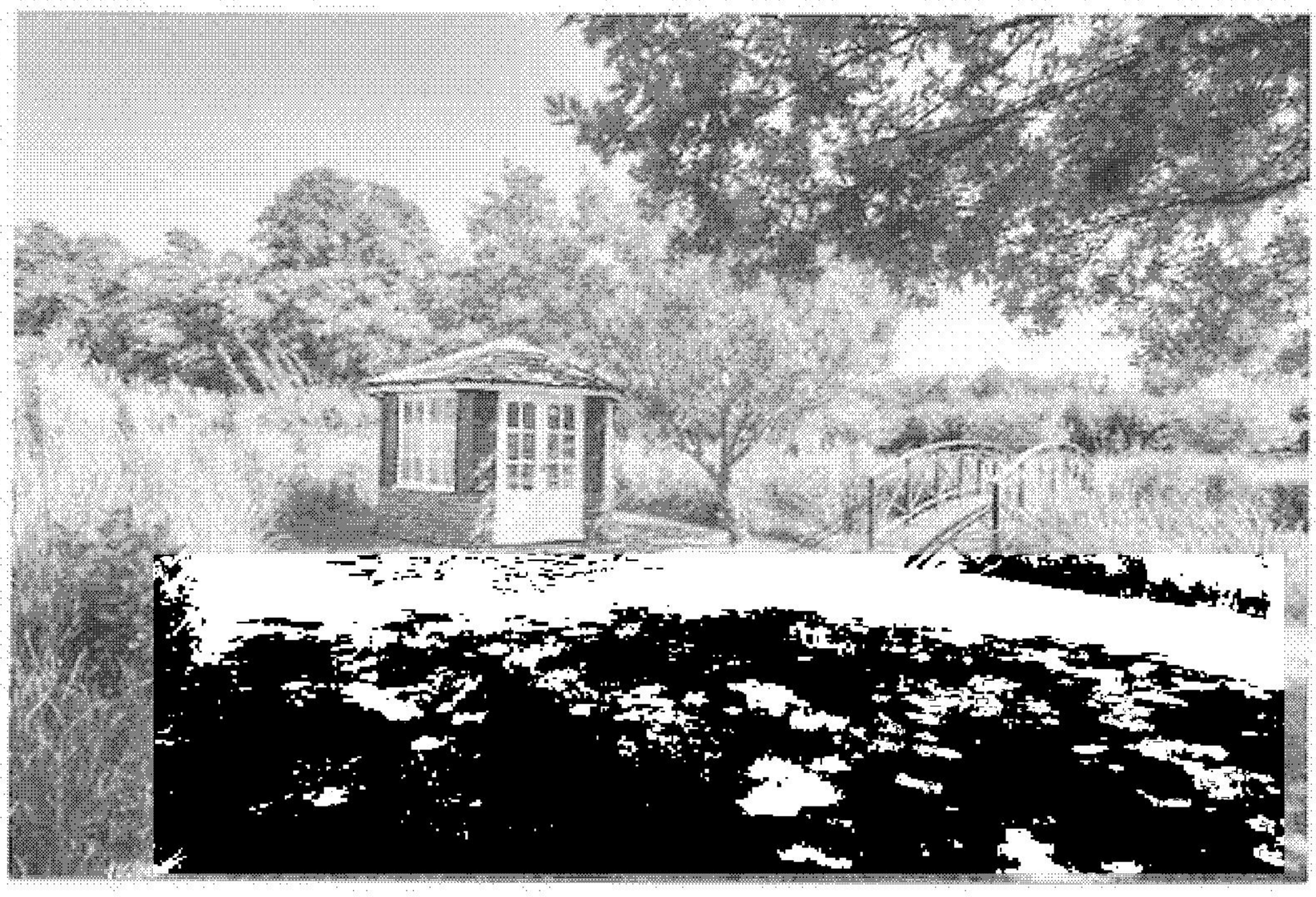


Photo Above & Below: The garden island lawn mown and maintained, the summer house used by the owners to sit out and the garden bridge connecting the different areas of the garden over the ornamental pond.



[redacted]

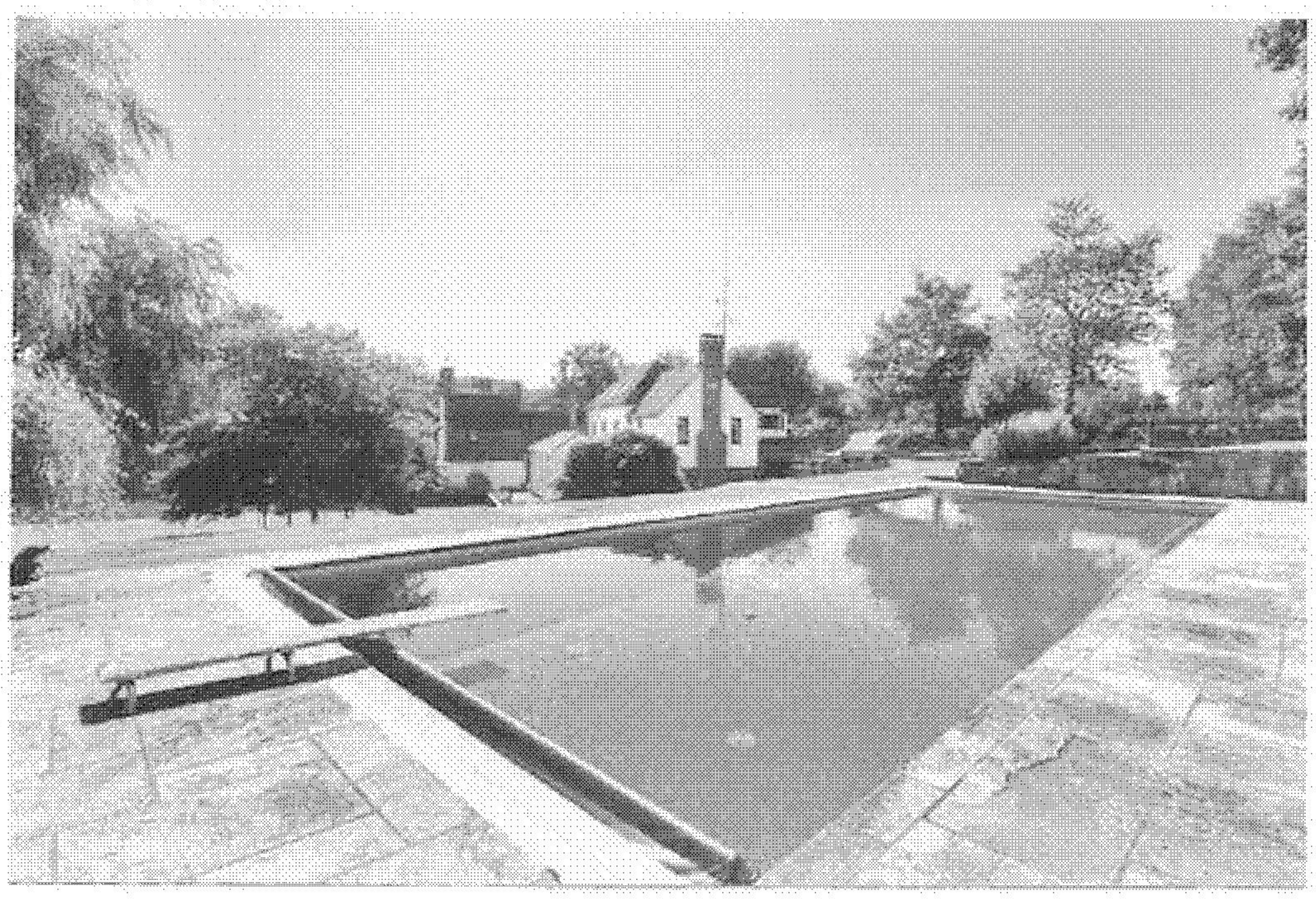


Photo Above & Below: The swimming pool and terrace showing the lawns mown and trees and shrubs maintained within the garden.

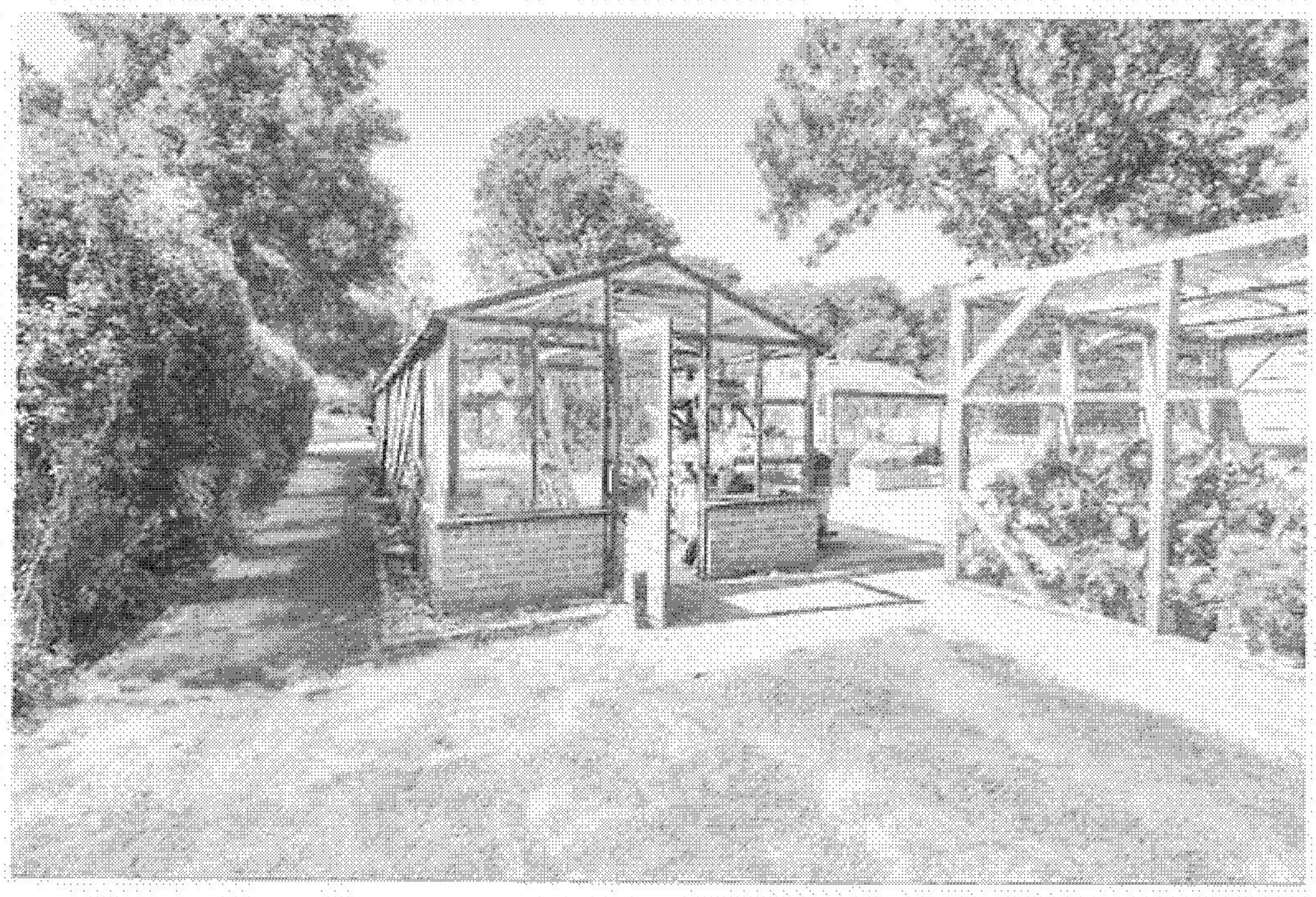
[redacted]



Photo Above & Below: Shows the lawn mown, the table and chairs by the pond, trees and shrubs maintained and the apple and plum trees within the orchard area of the garden.



[redacted]



Photos Above & Below: The green houses used to grow vegetables for the owners, fruit cages used to grow soft fruit and the garage and parking area used to park the owners cars.



[redacted]

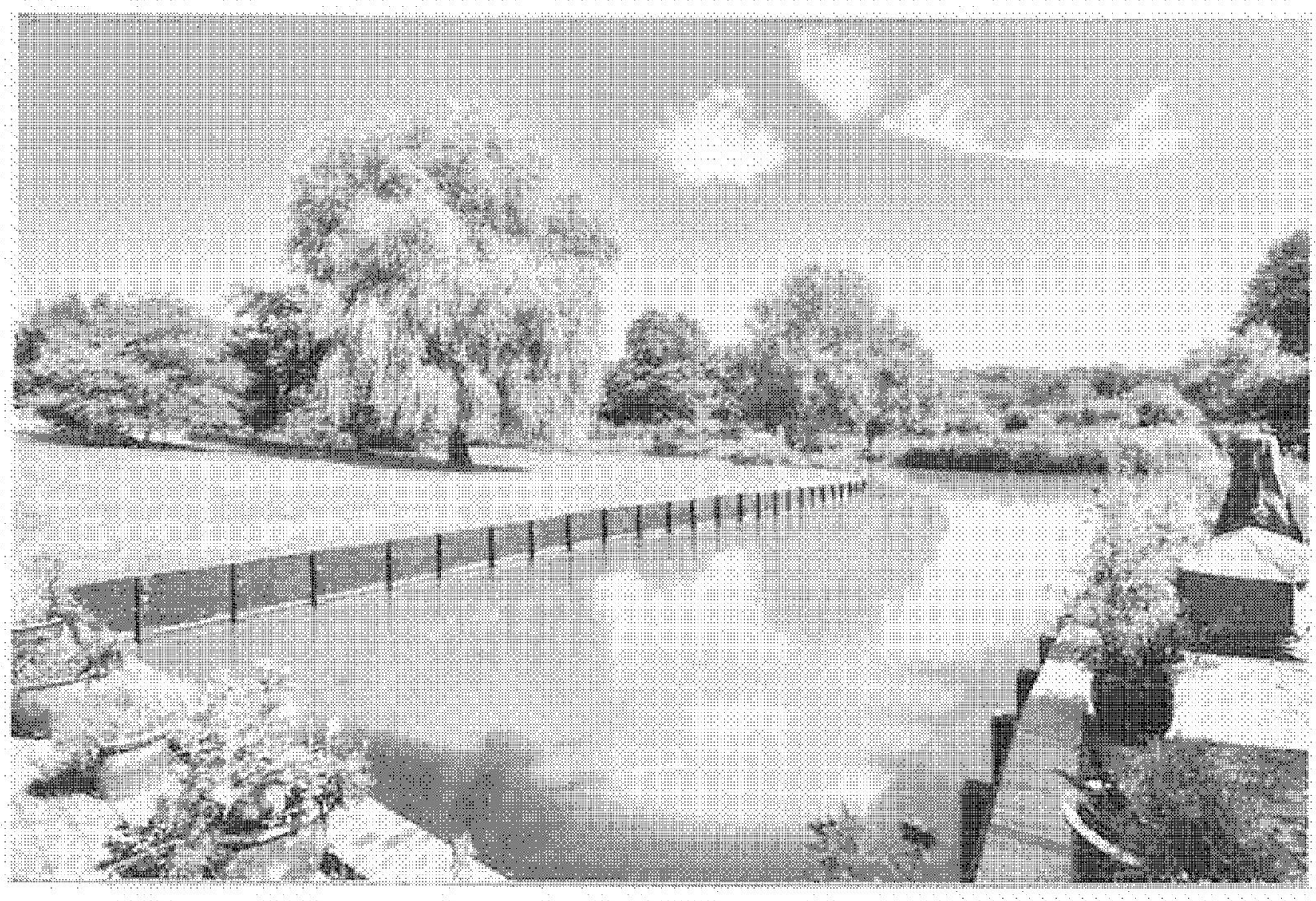


Photo Above & Below: Shows the patio area with plant pots and furniture, the ornamental pond, mown lawns, the pergola with climbing roses, flower beds and trees maintained within the garden.



[redacted]

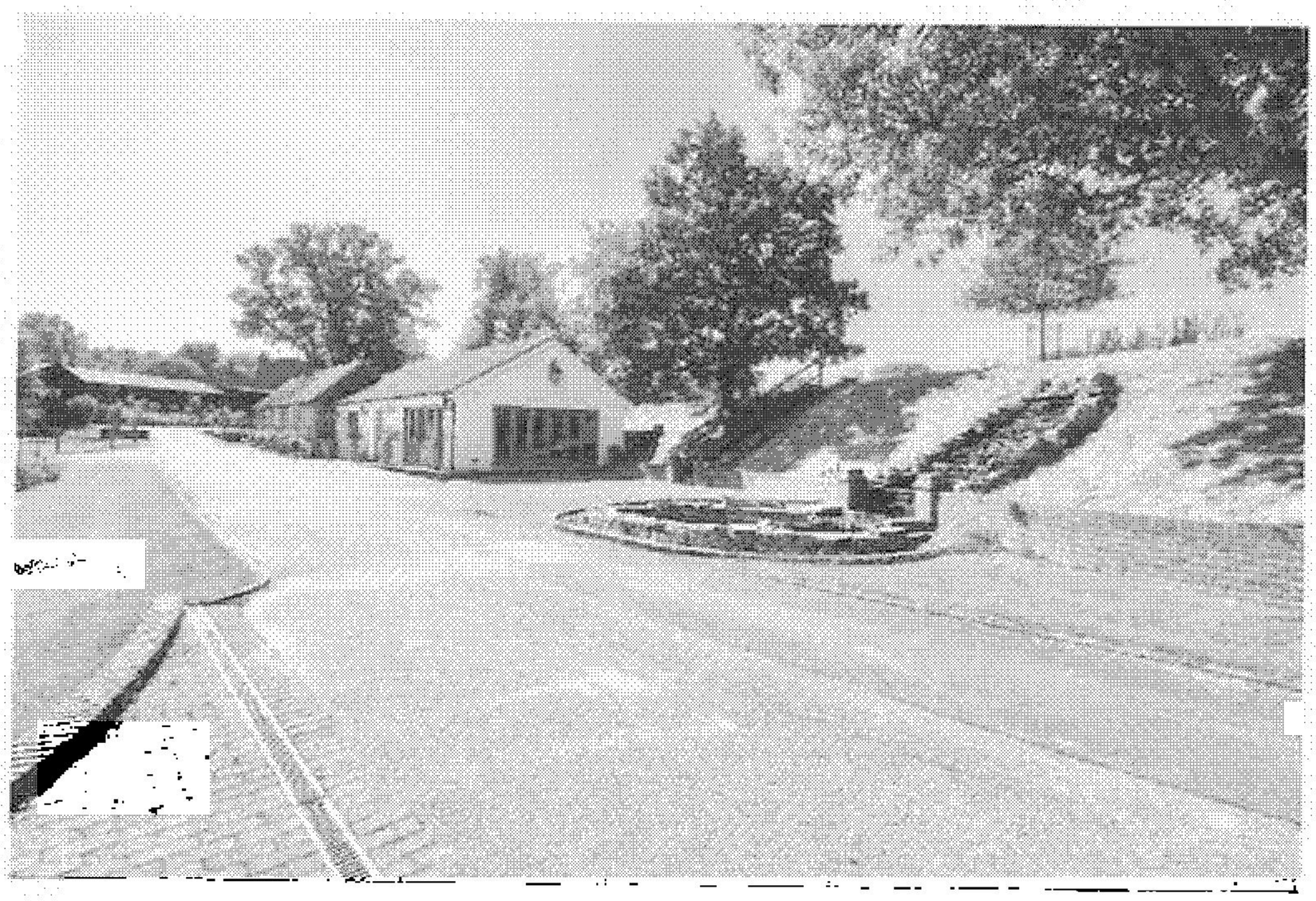


Photo Above & Below: The driveway and western boundary of garden which consists of a brick wall and the earth embankment to the lake



[redacted]

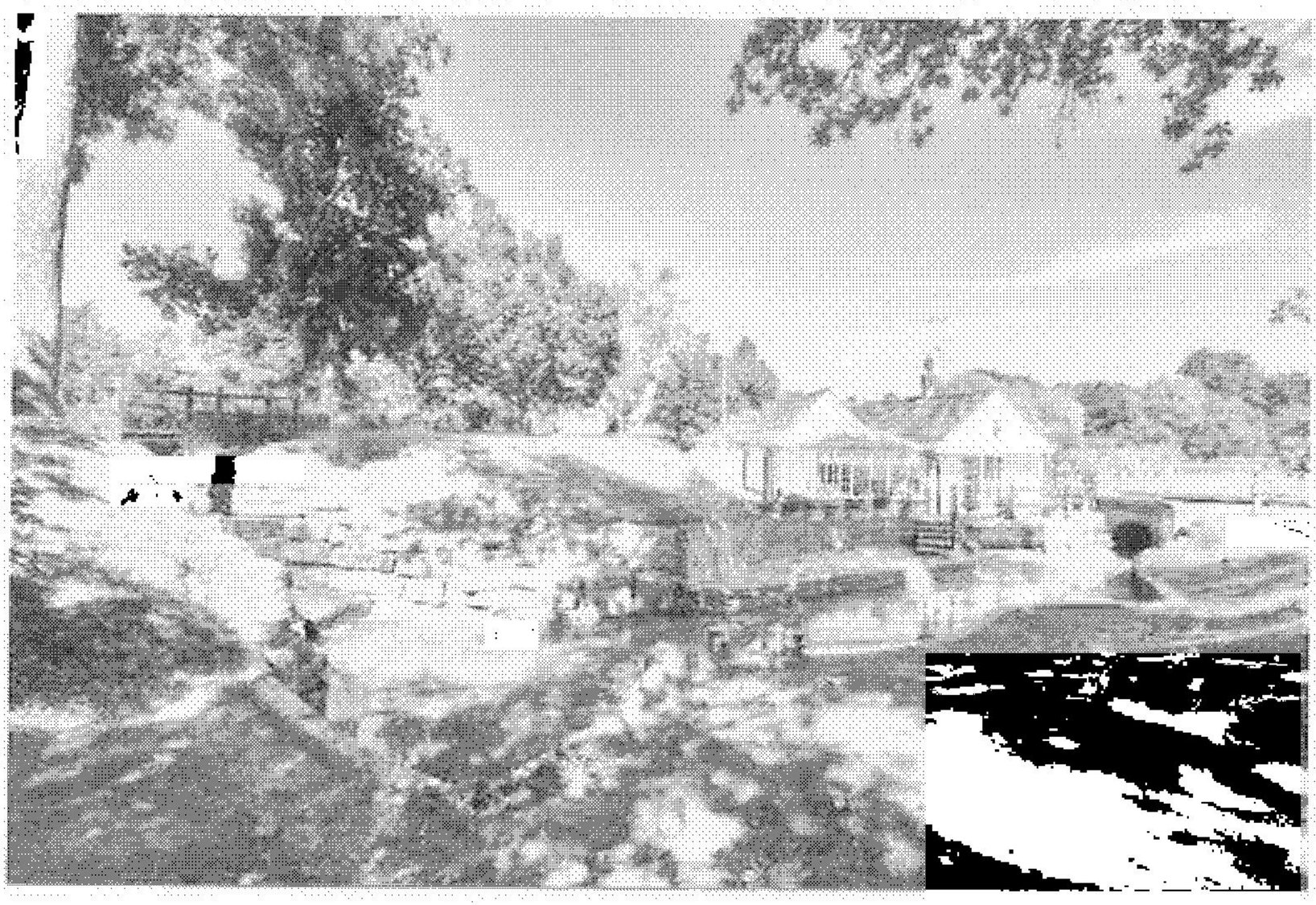
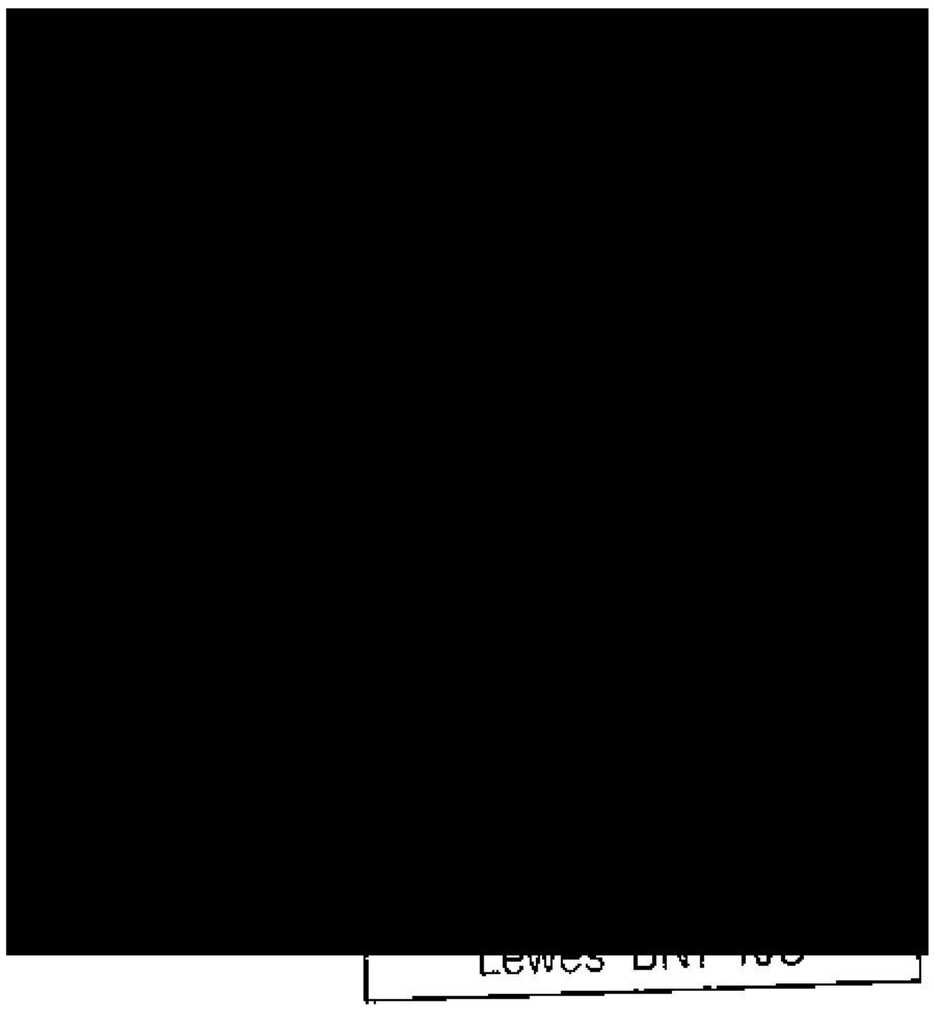


Photo Above & Below: The River Medway which forms the southern boundary to the garden and Stream Cottage which is ancillary residential accommodation to Fen Place House & Mill.



[redacted]

Exhibit 9



Photos taken on 27th August 2025

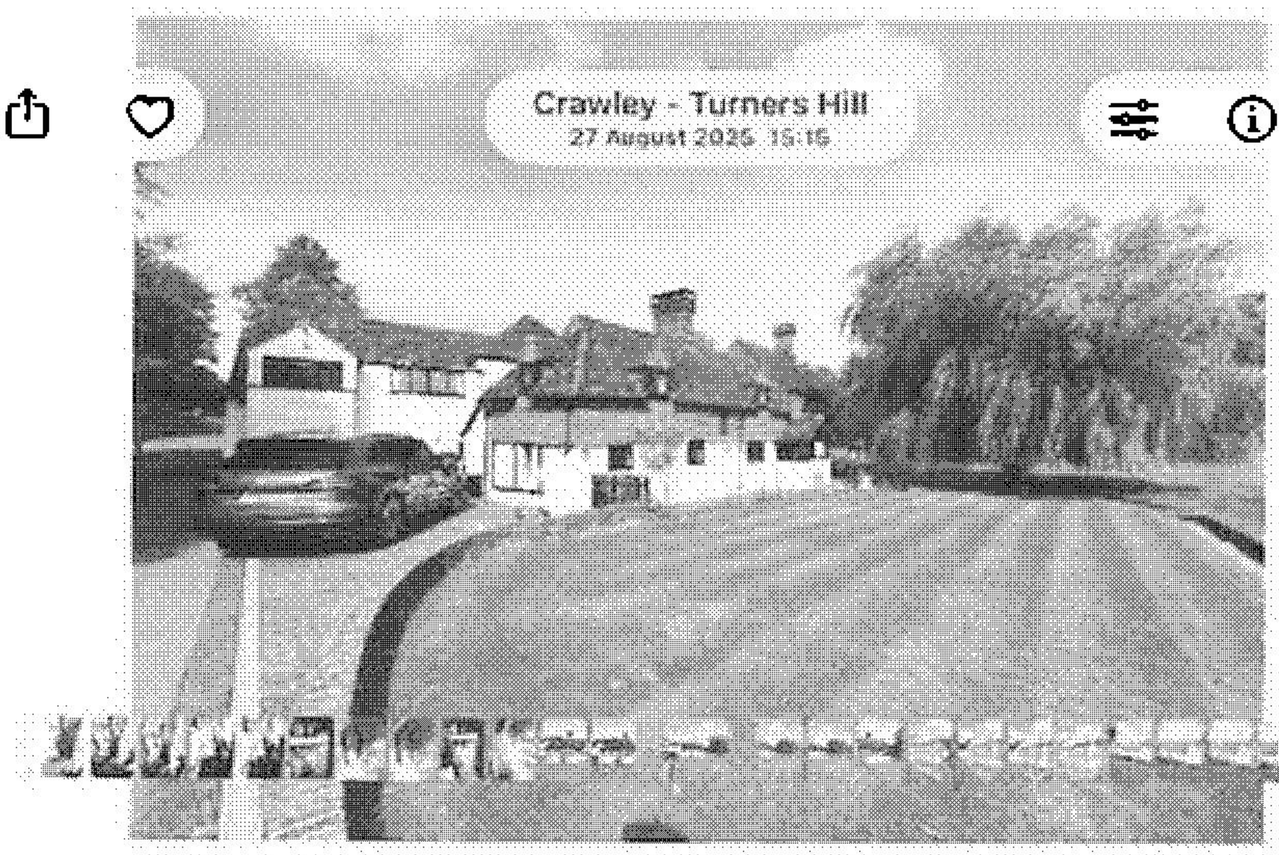
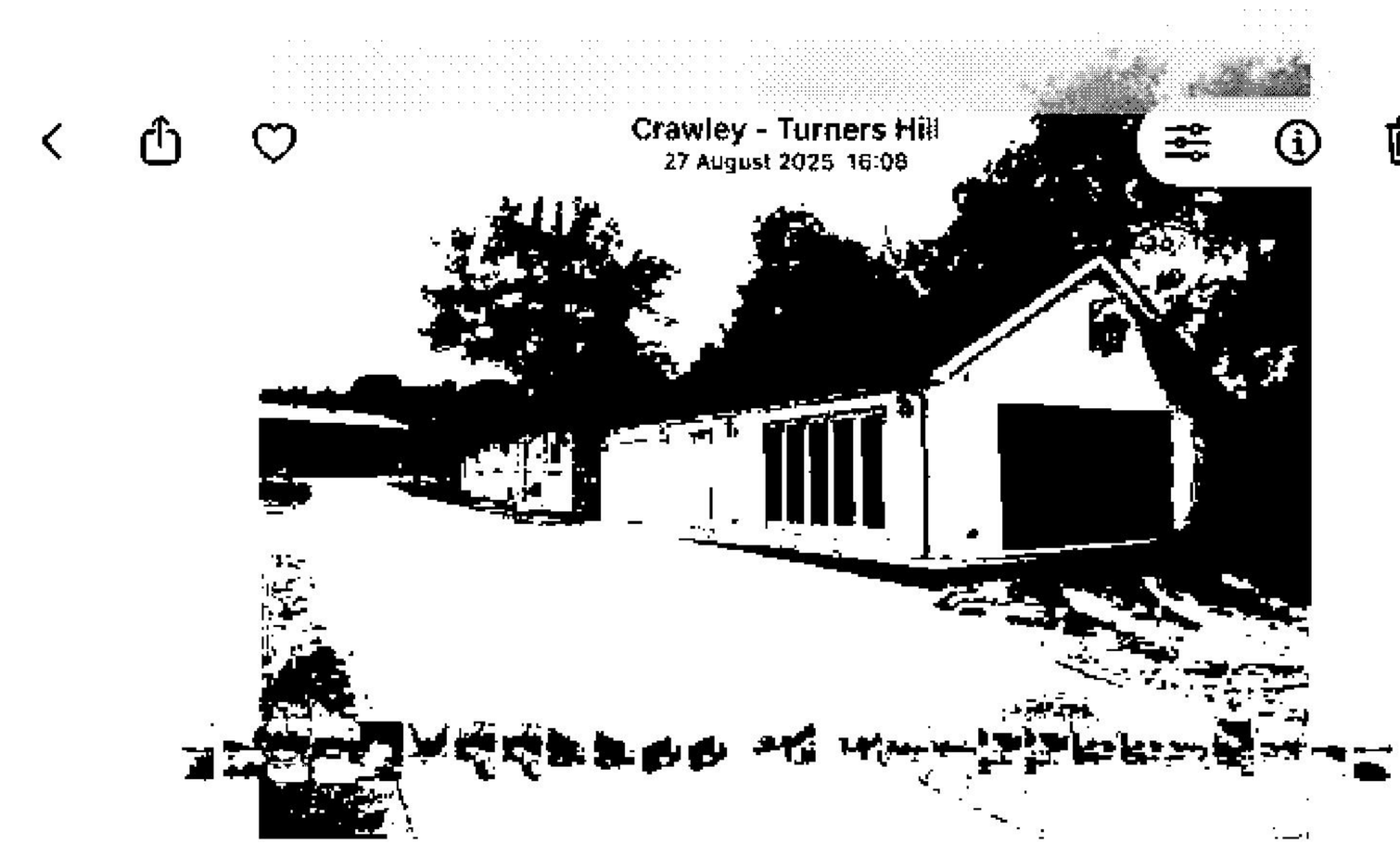


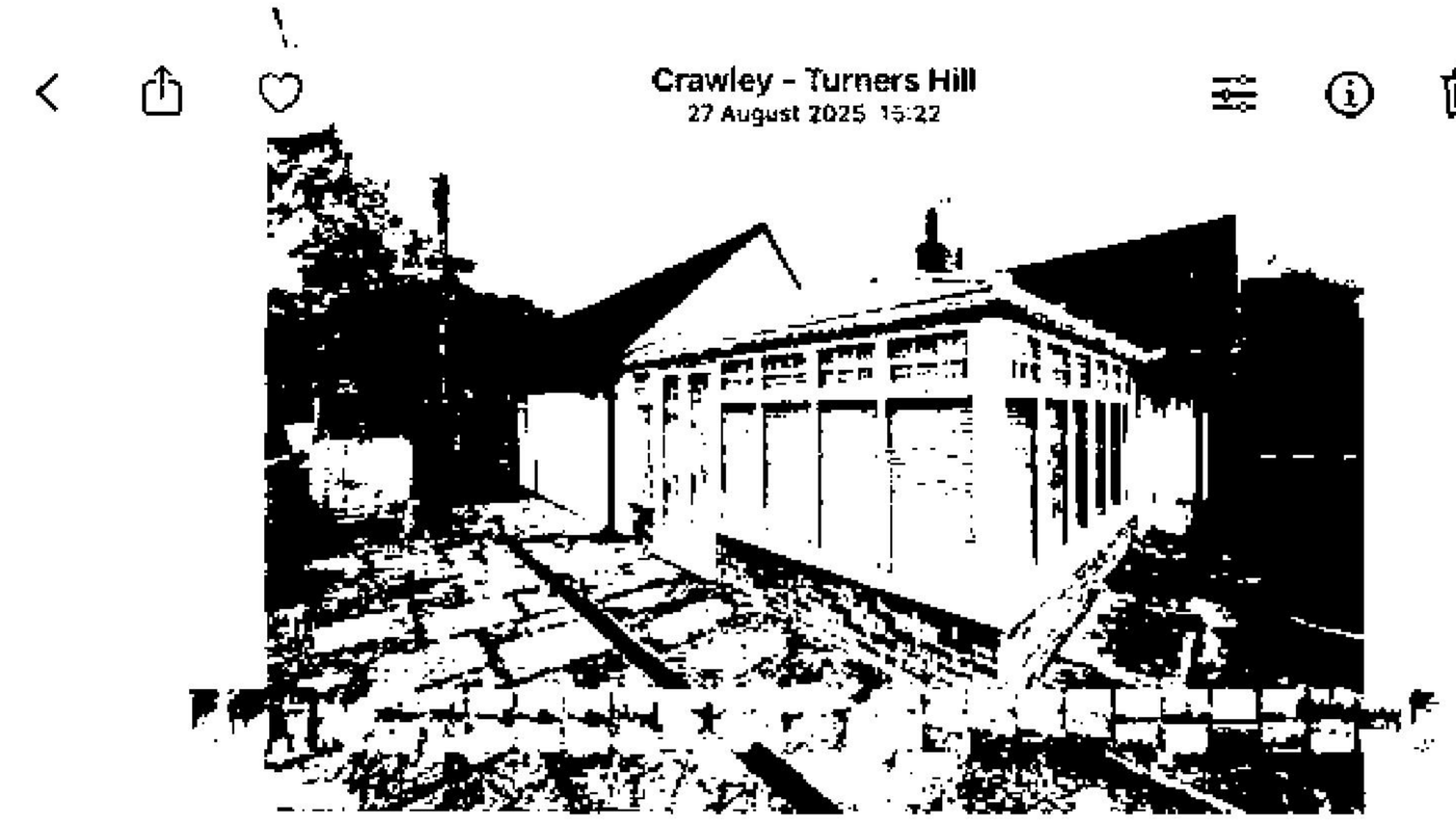
Photo Above & Below: Shows the garden lawn mown, the rill and the climbing plants on the pergola to the right of the photo



[redacted]



Photos Above & Below: Show Stream Cottage within the residential curtilage which has been occupied as ancillary residential accommodation.



[redacted]



Photo Above: The River Medway provides the boundary to the garden on the southern side.

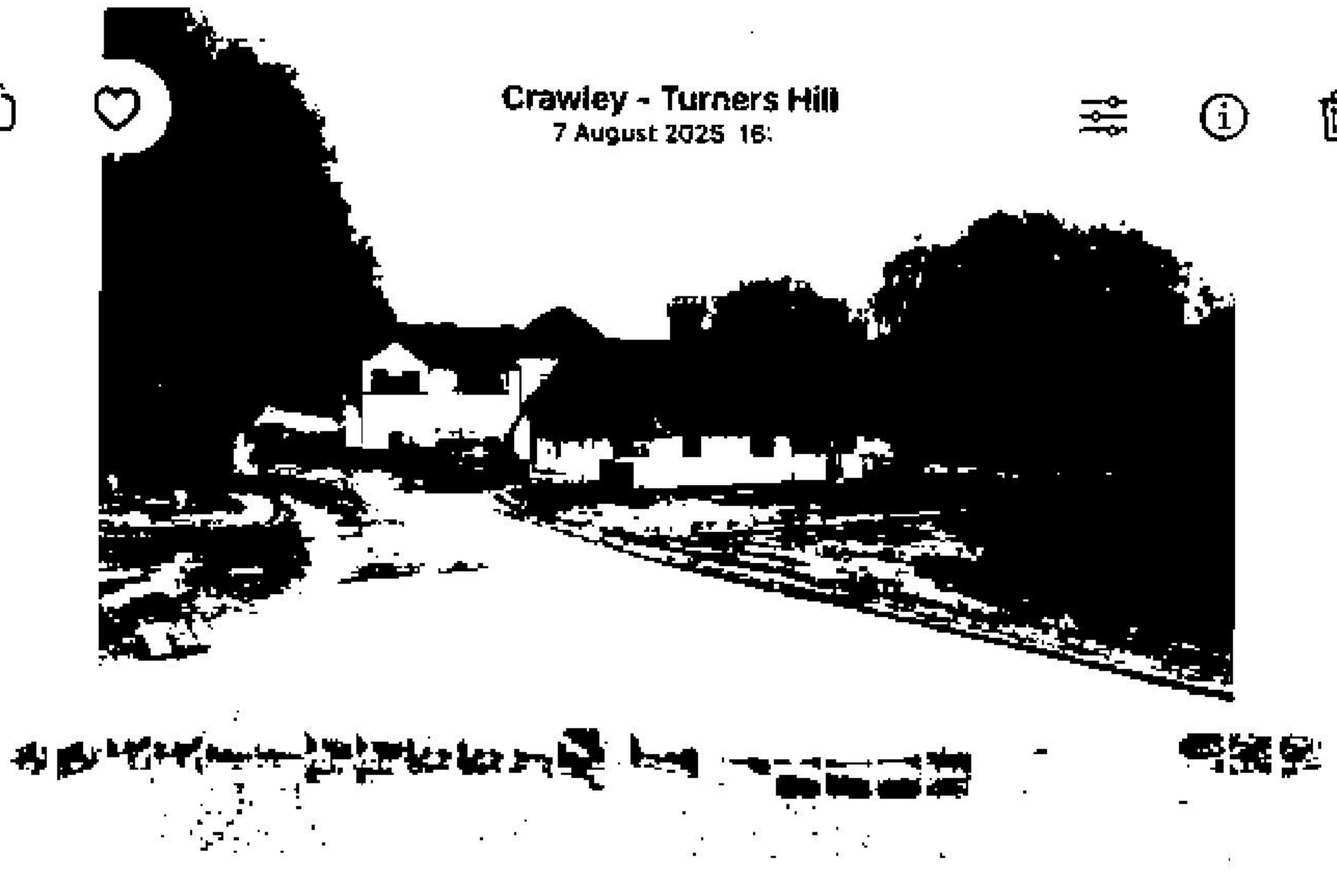
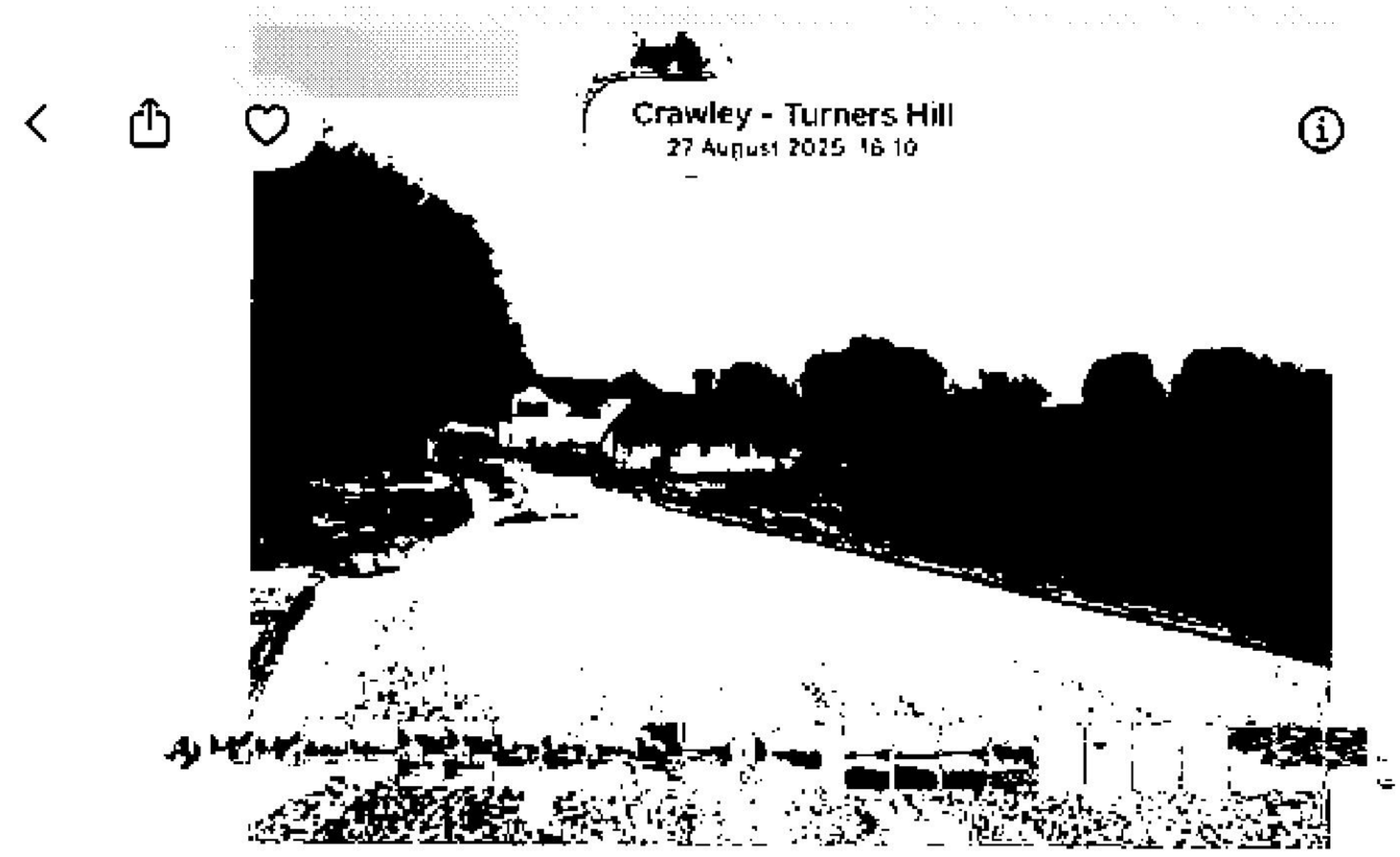
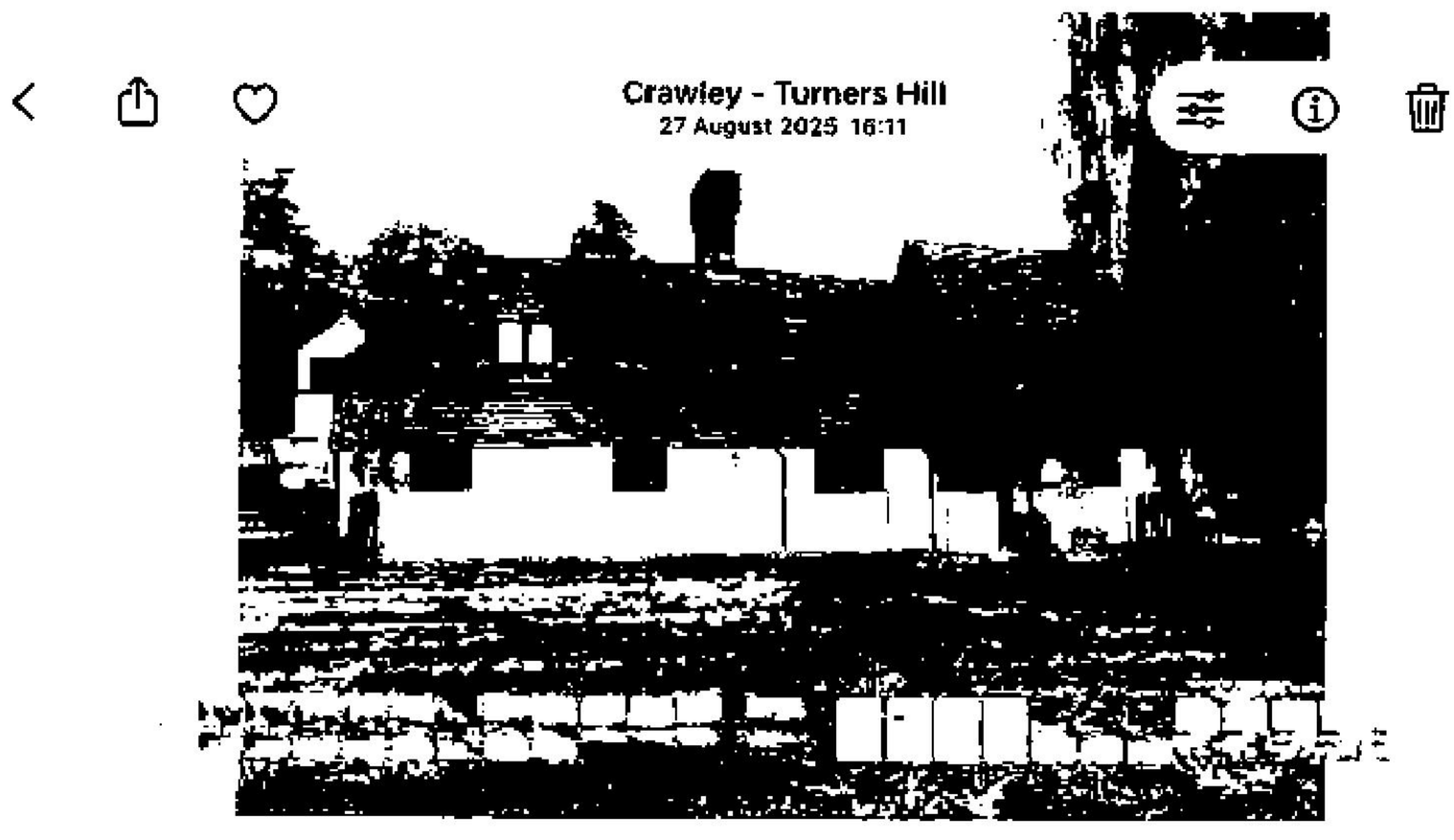


Photo Above: The driveway and garden

[redacted]



Photos Above & Below: The driveway and garden

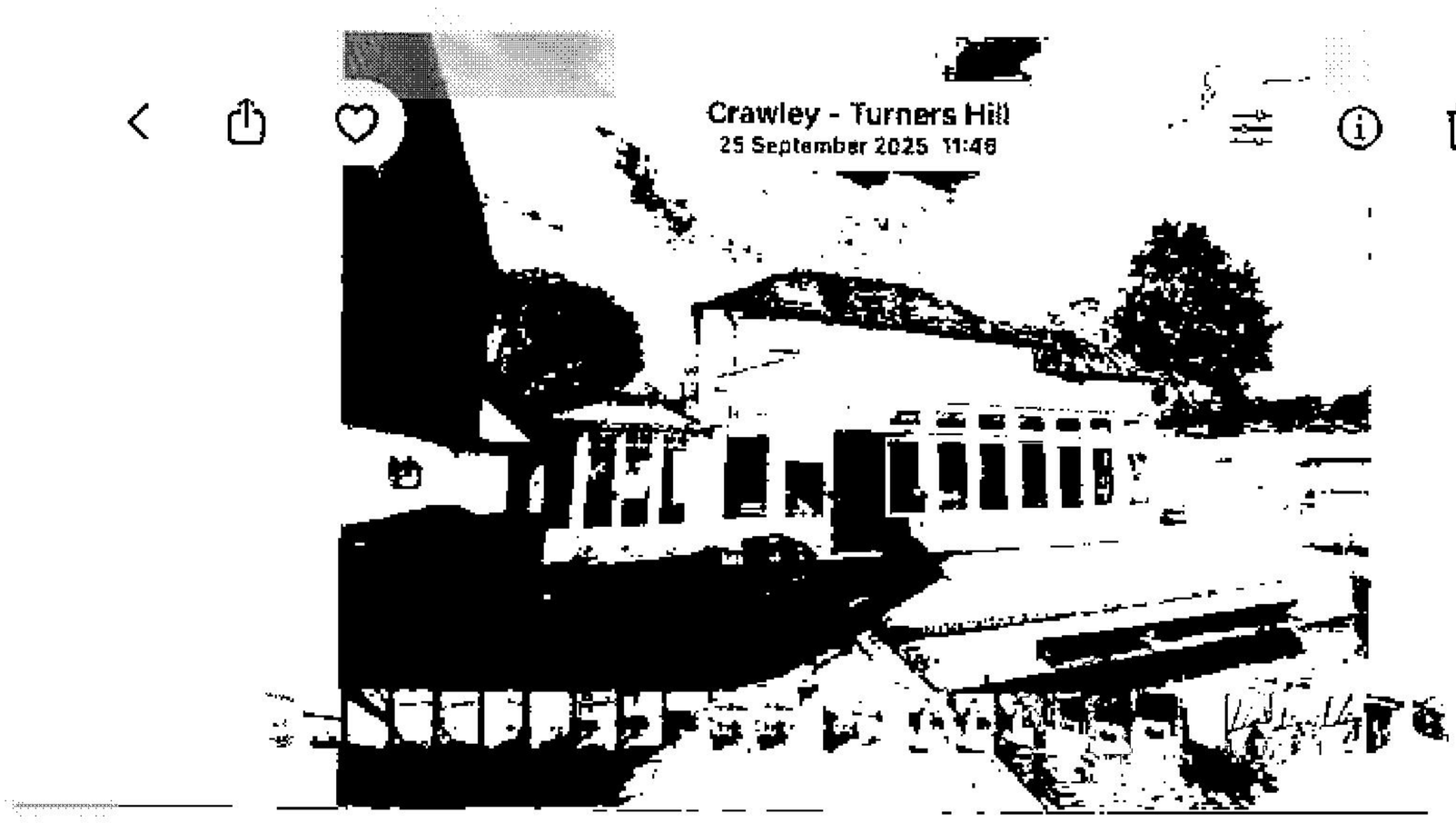


[redacted]

Exhibit 10



Photos taken on 25th September 2025



Photos Above: The patio area

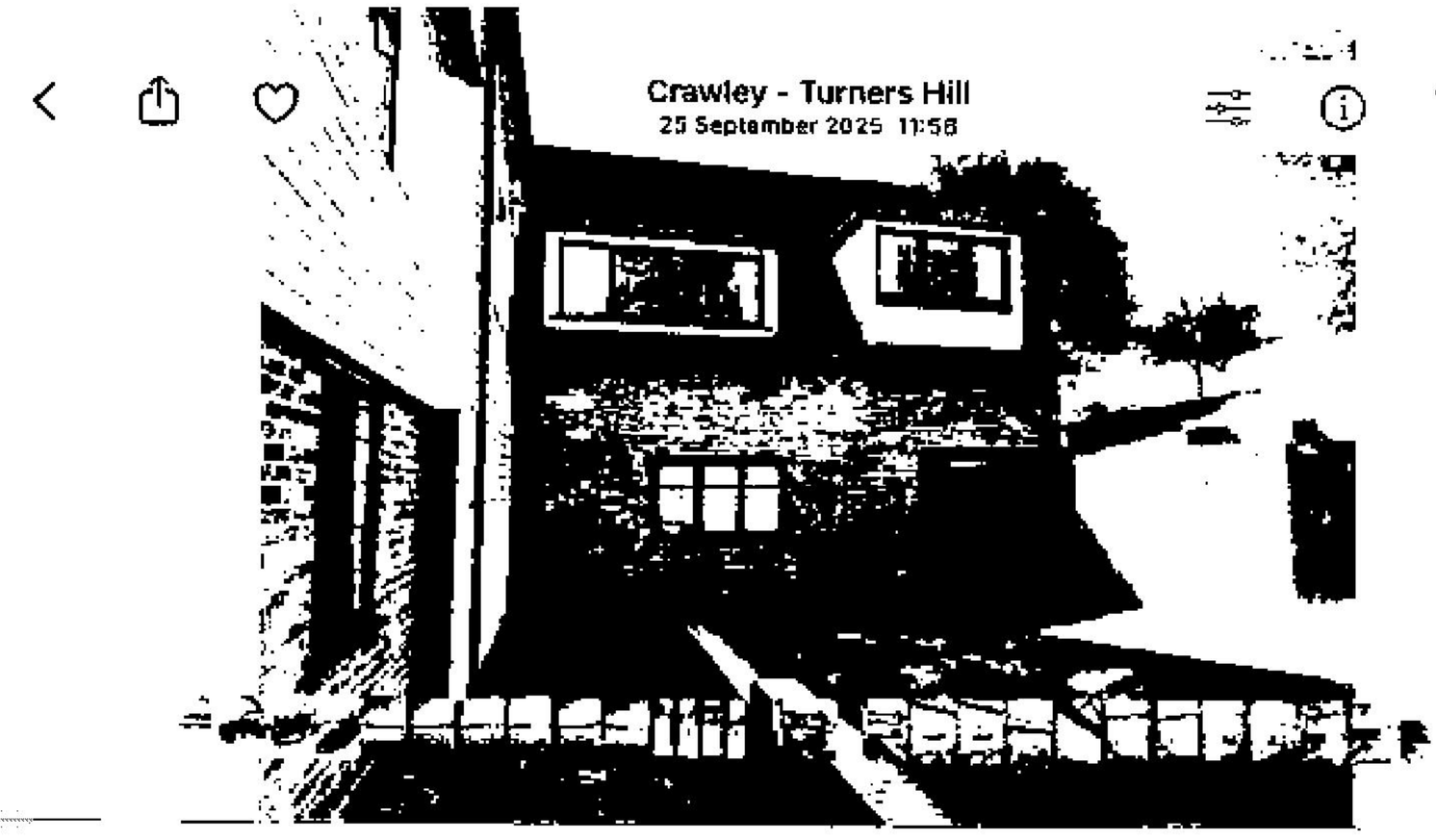


Photo Above: Part of the side garden

[redacted]

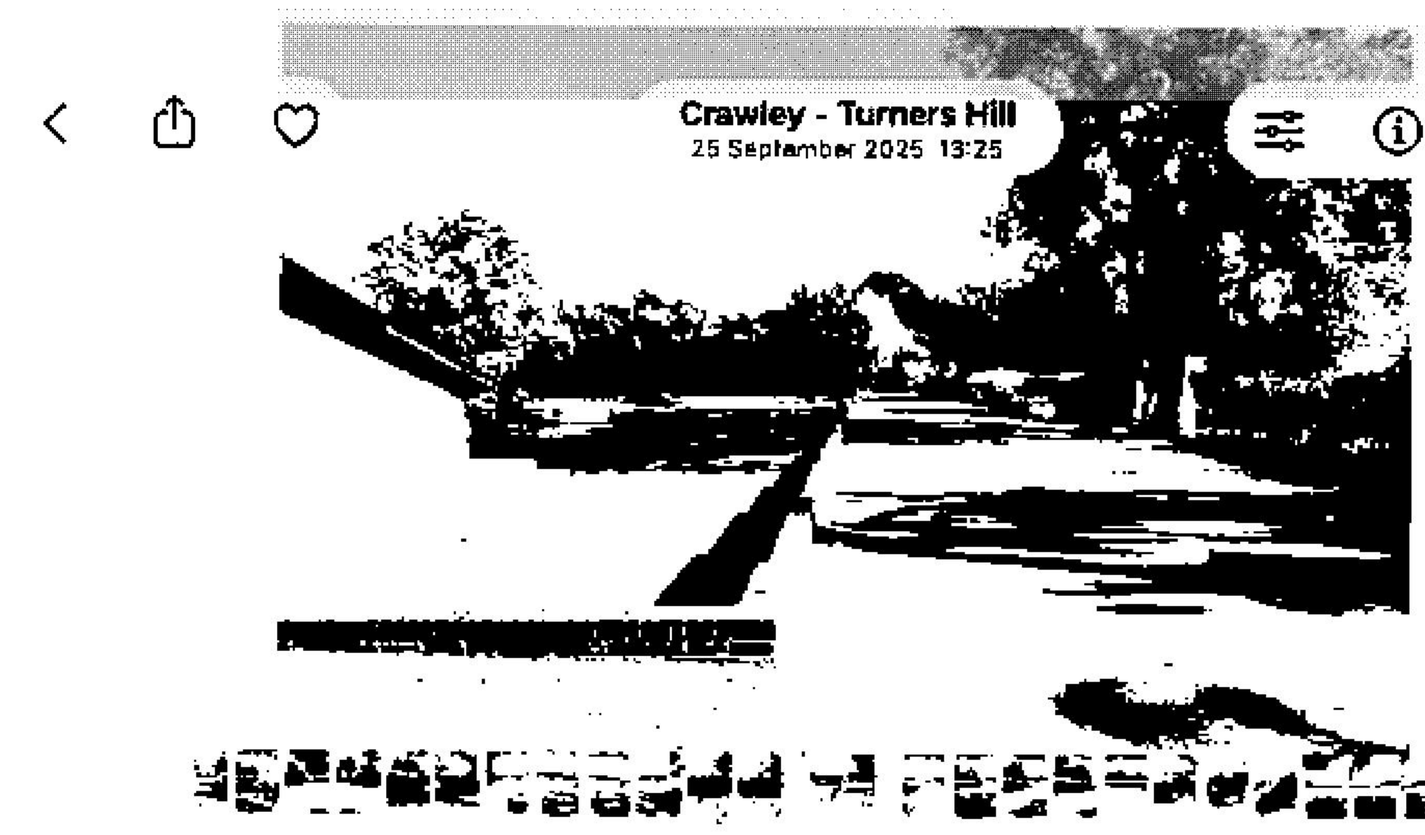


Photo Above: The driveway and parking area



Photo Above: The driveway, double garage, pool outbuilding and greenhouse

[redacted]



Photo Above: The four bay garage

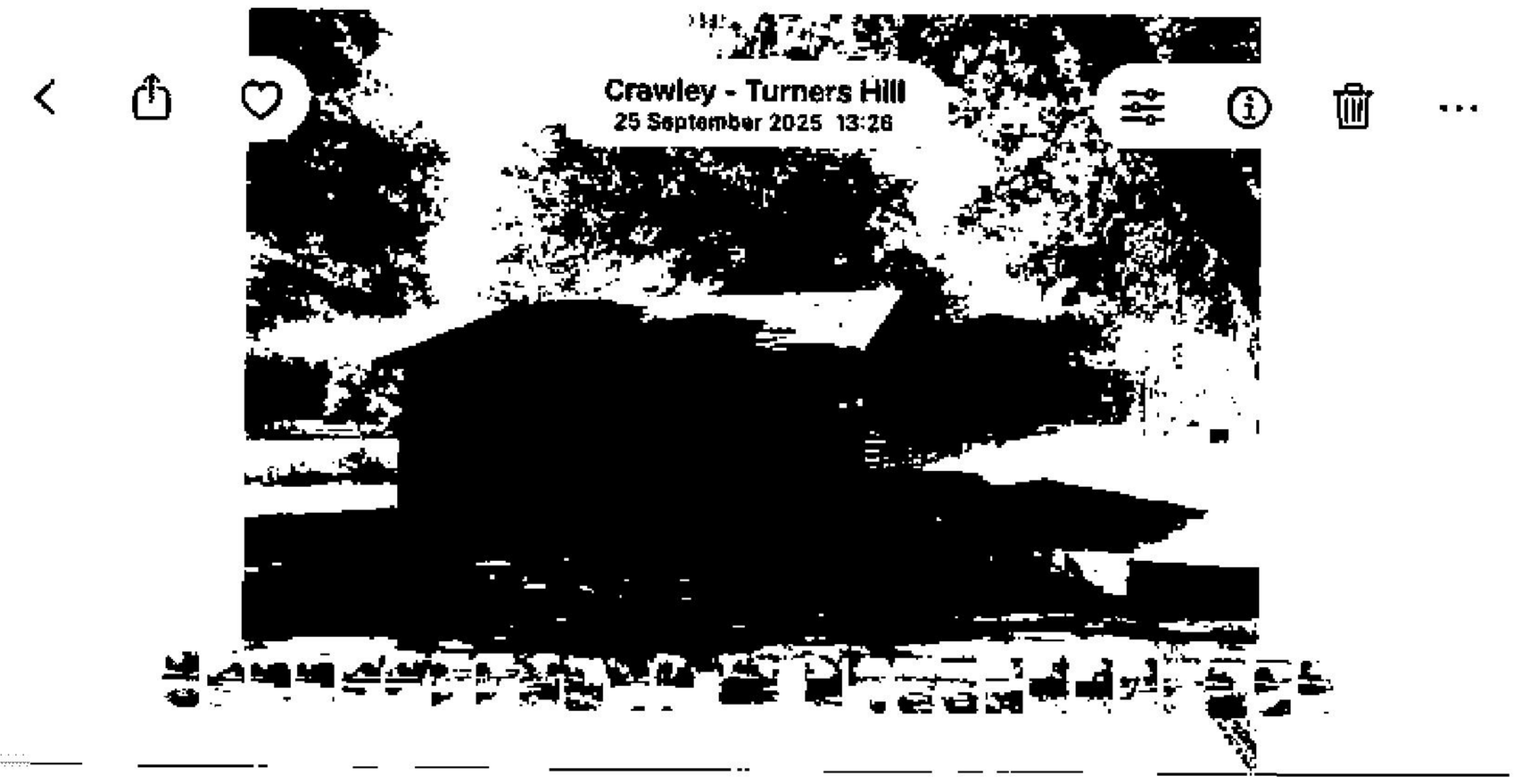


Photo Above: The double garage

[redacted]

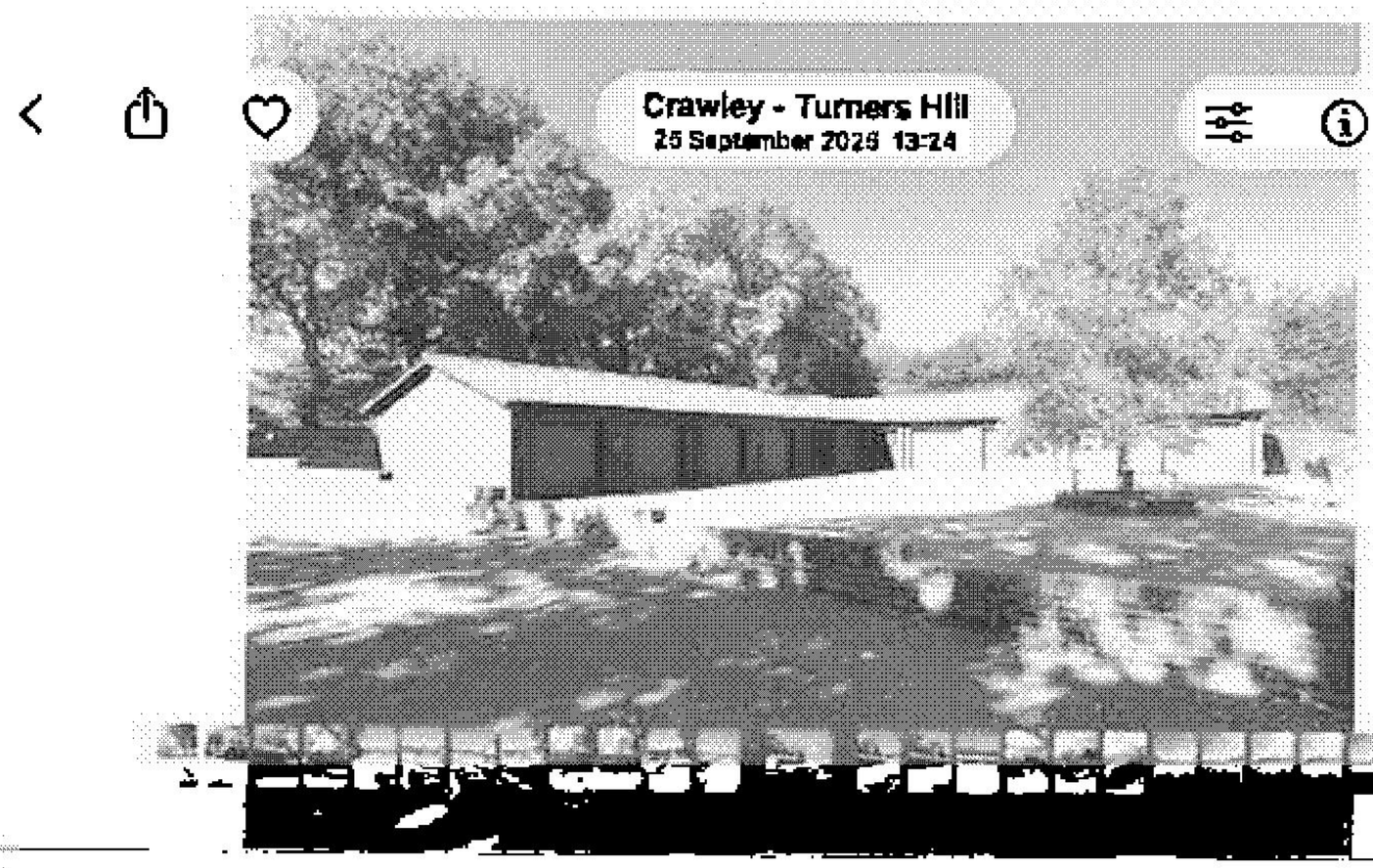


Photo Above: The large 'L' shape garage block used to park the owners cars

[redacted]

Exhibit 11



Photos taken on 24th February 2026

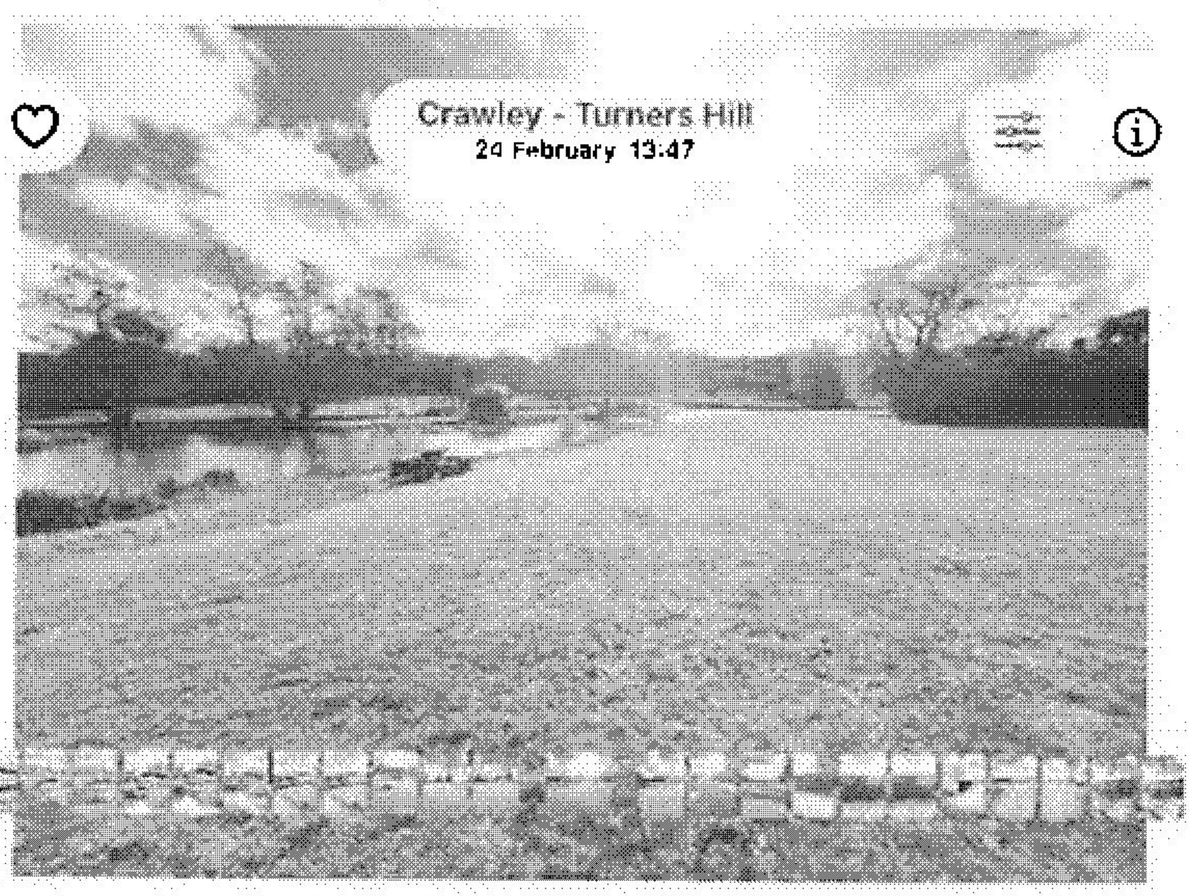


Photo Above: Shows the mown lawn, table and chairs,

ponds and the summer house

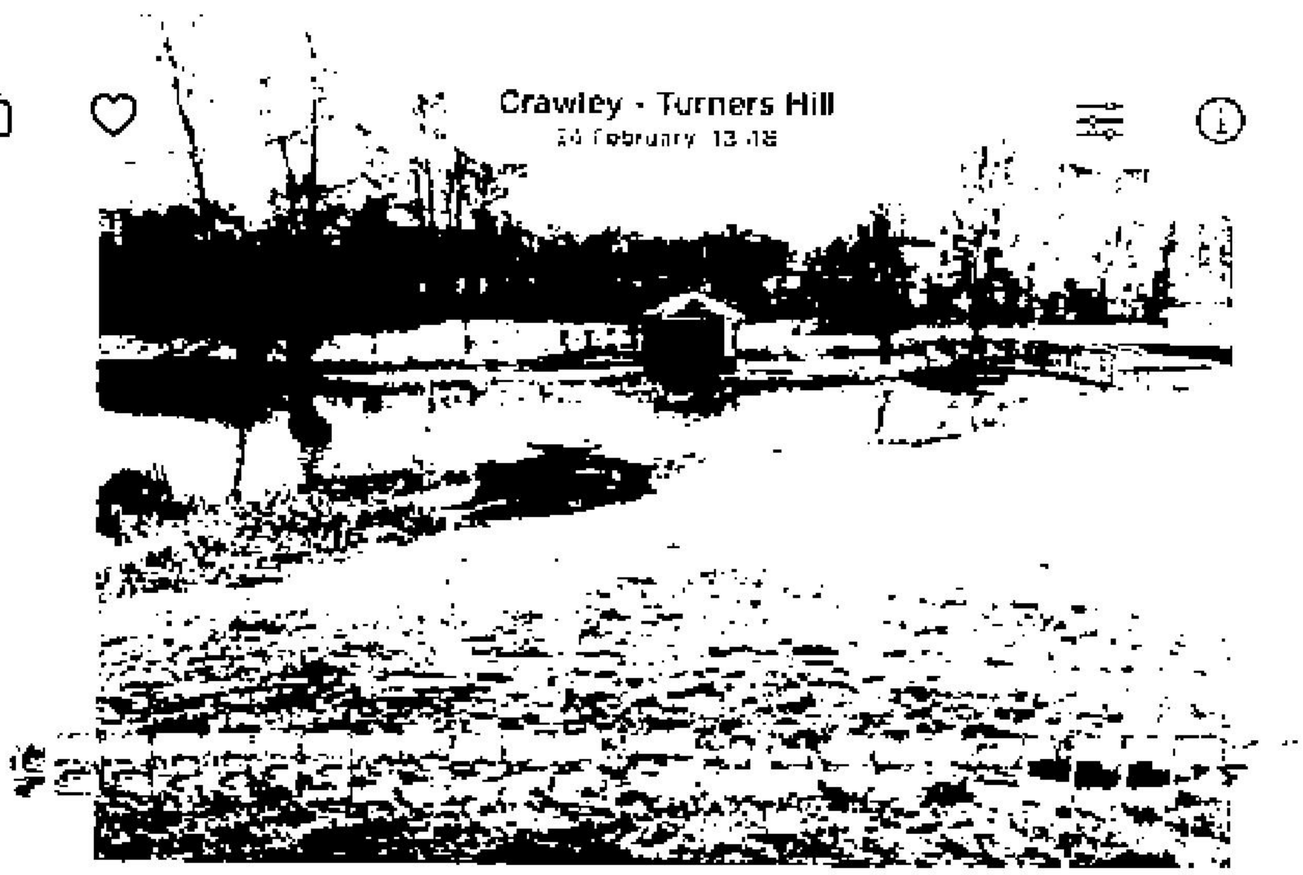


Photo Above: Shows the mown lawn, table and chairs, the summer house and the bridges that link the garden together over the pond.

[redacted]

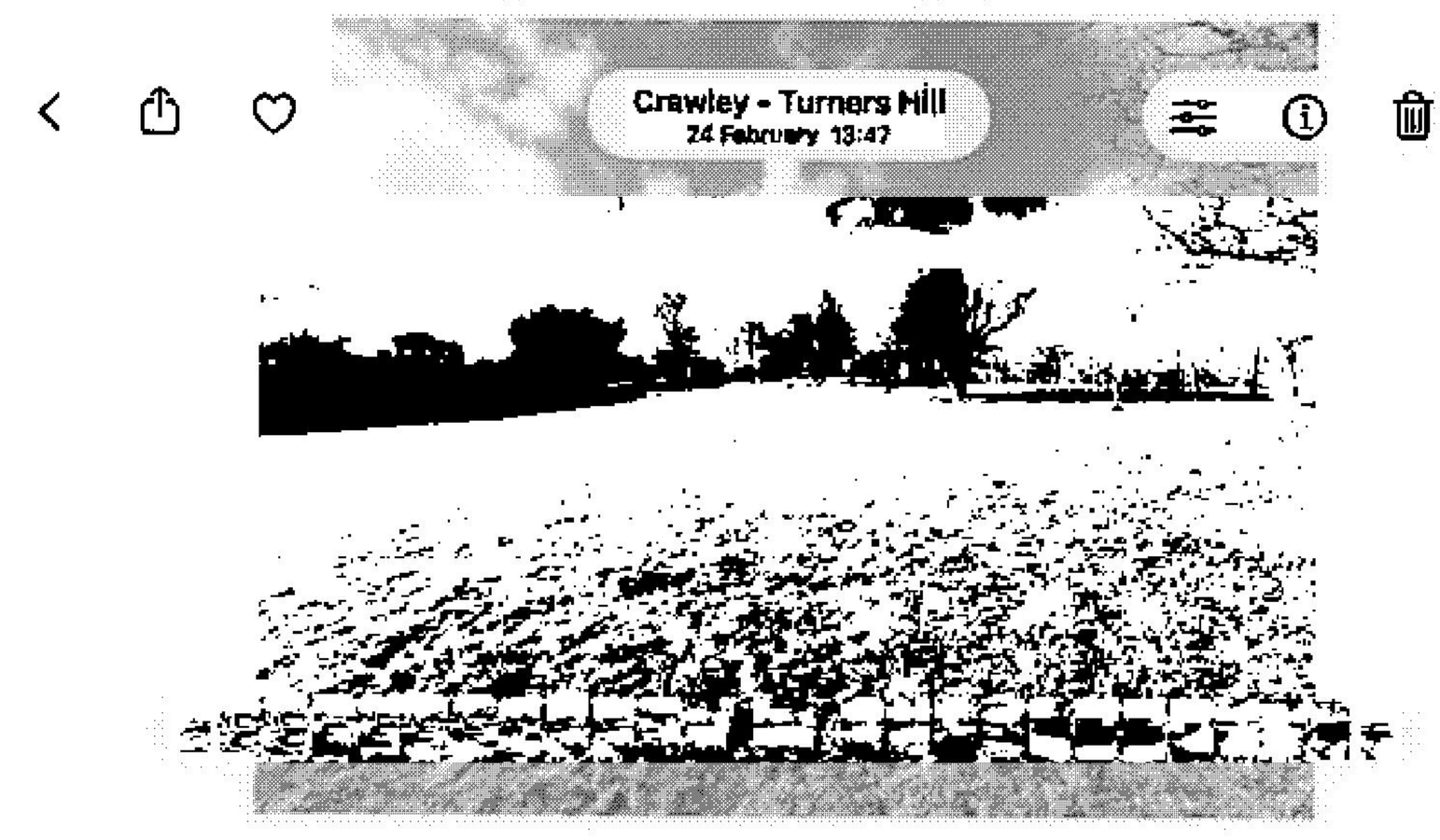


Photo Above: The mown lawn to the north west of the garden with

The orchard and chicken run in the background of the photo

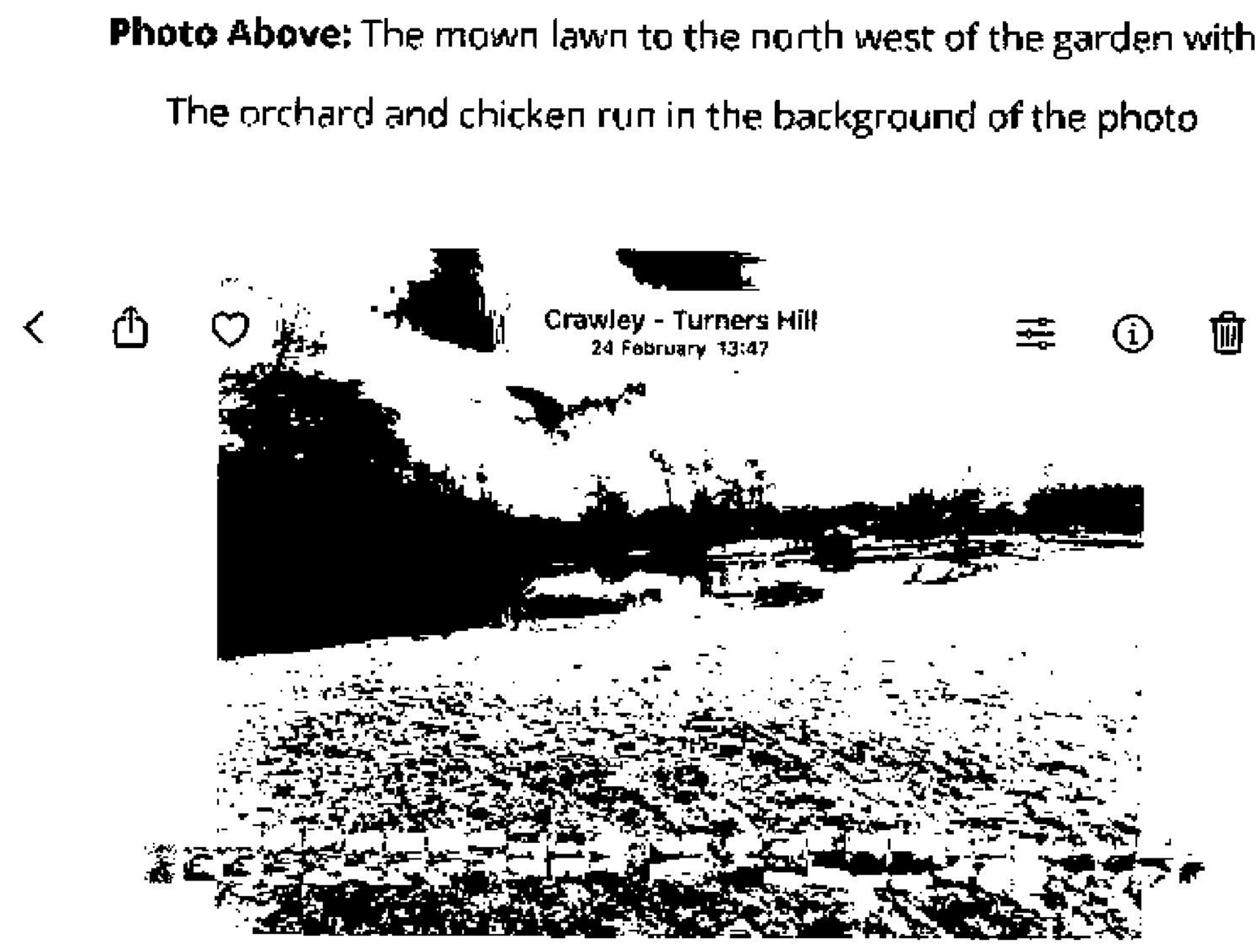


Photo Above: The mown lawn, table and chairs, summer house, ponds and bridges that enable the Applicants to walk around their garden.

[redacted]



Photo Above: The garden either side of the pond which is kept mown

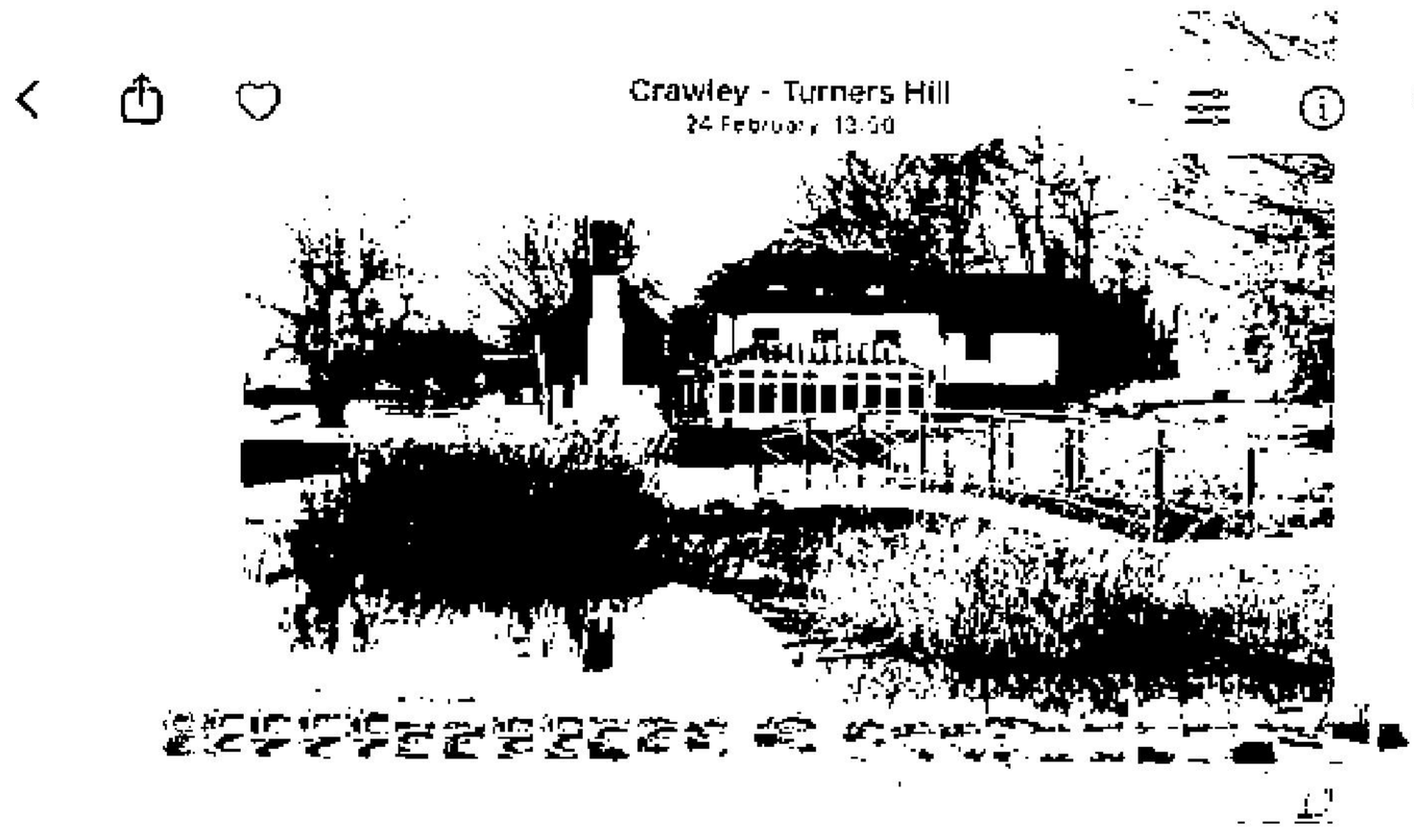


Photo Above: The house and the mill with garden all the way around with the pond and bridges that connect the different parts of the garden together.

[redacted]

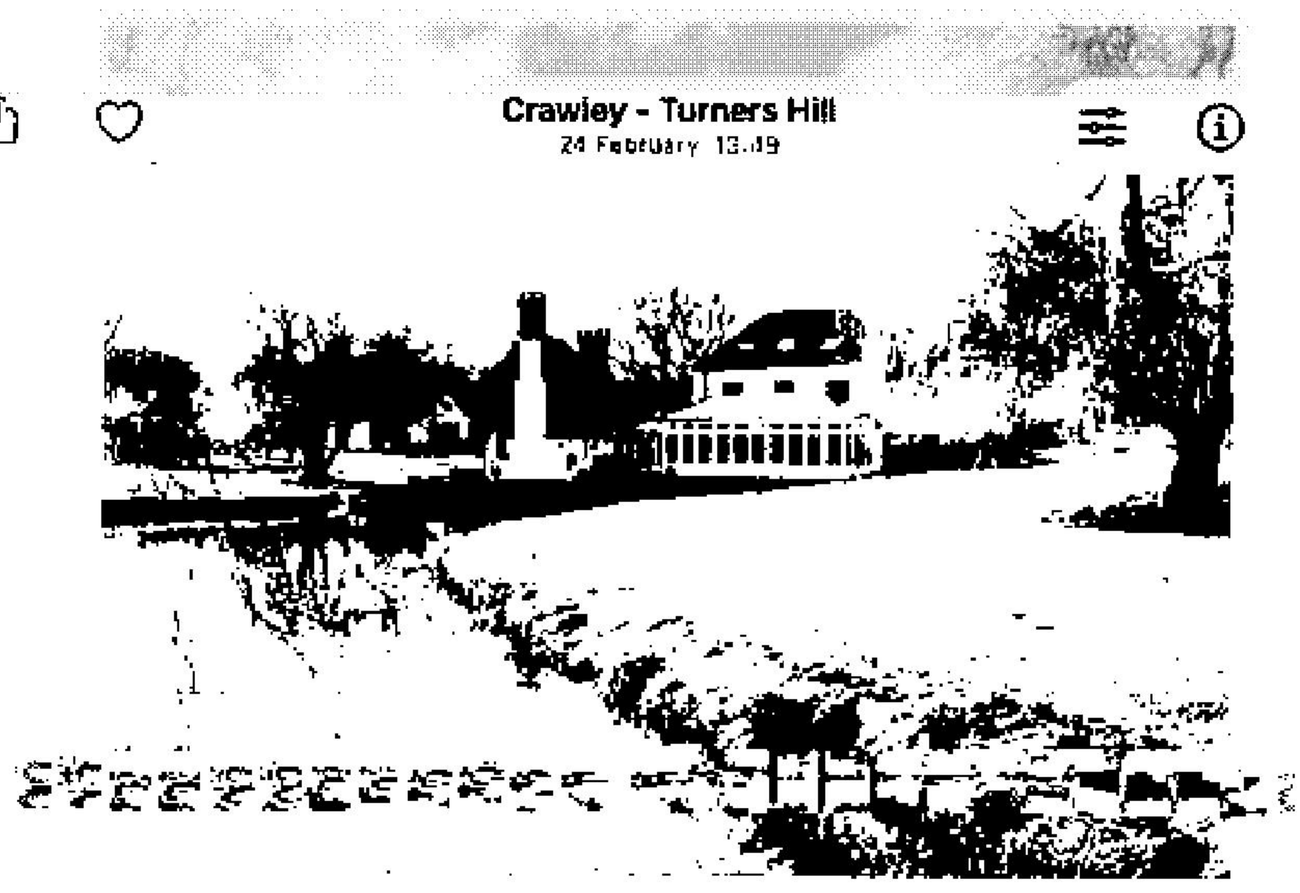


Photo Above: The mown lawn either side of the pond

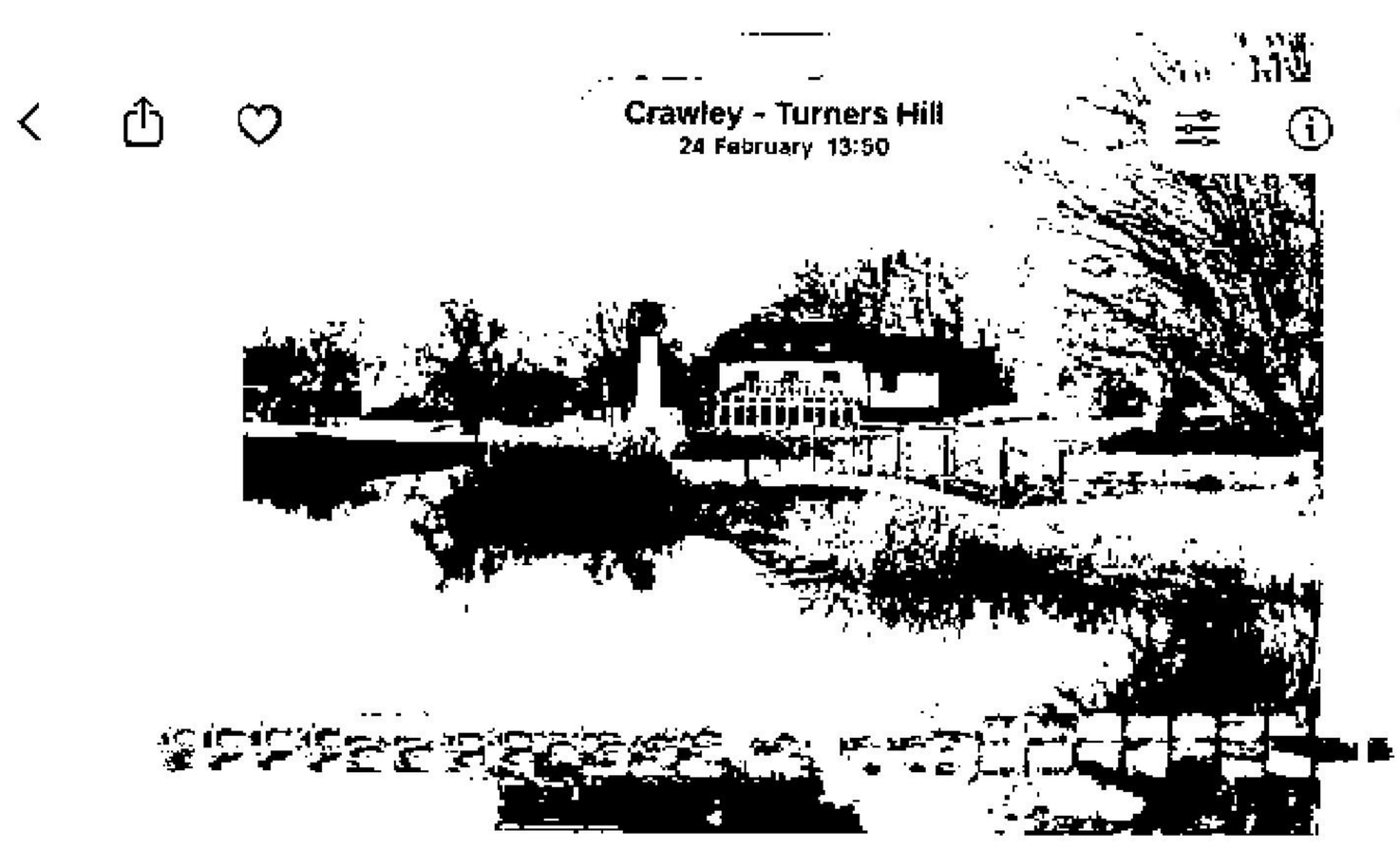


Photo Above: The house, mill and the garden

[redacted]

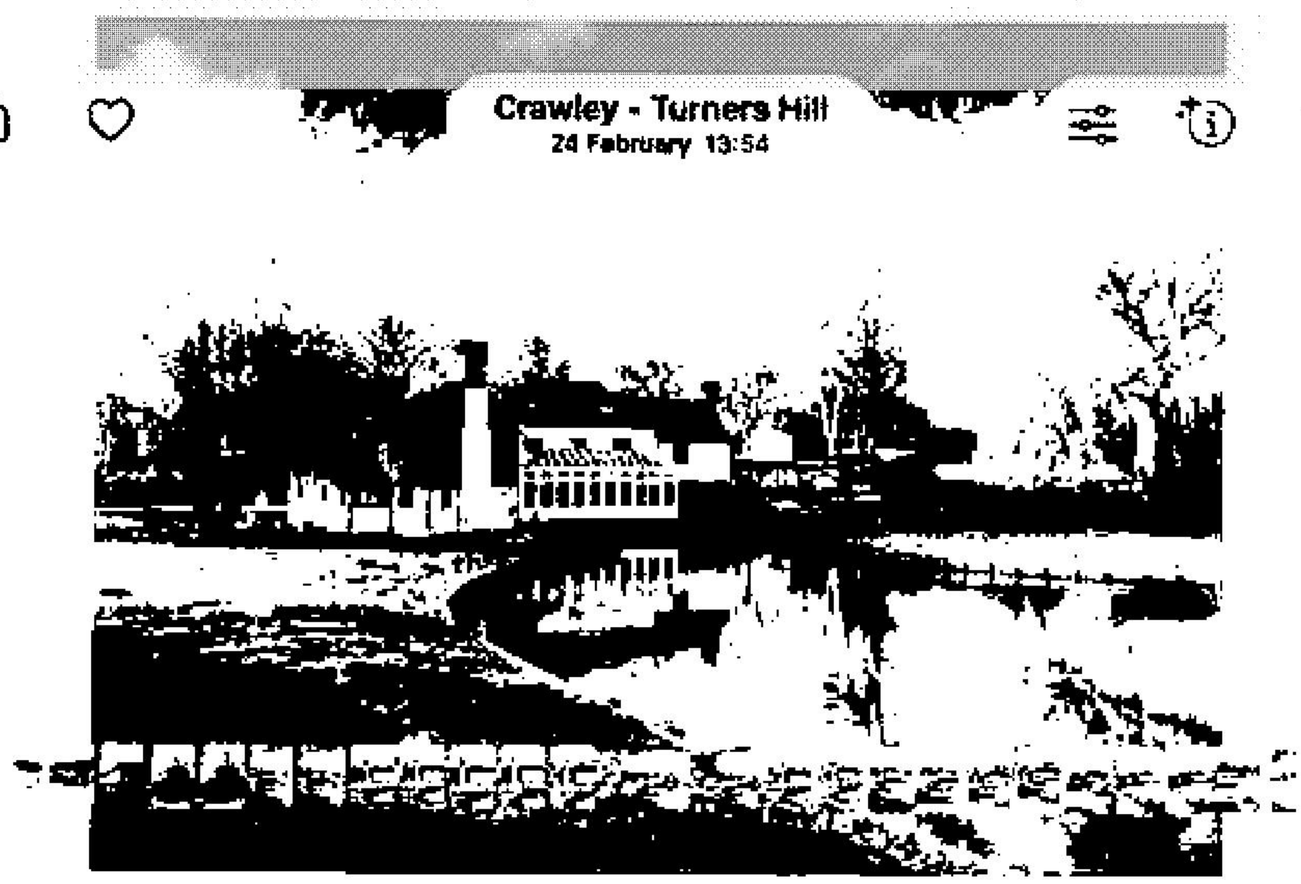


Photo Above: The house and Mill with garden either side of the pond

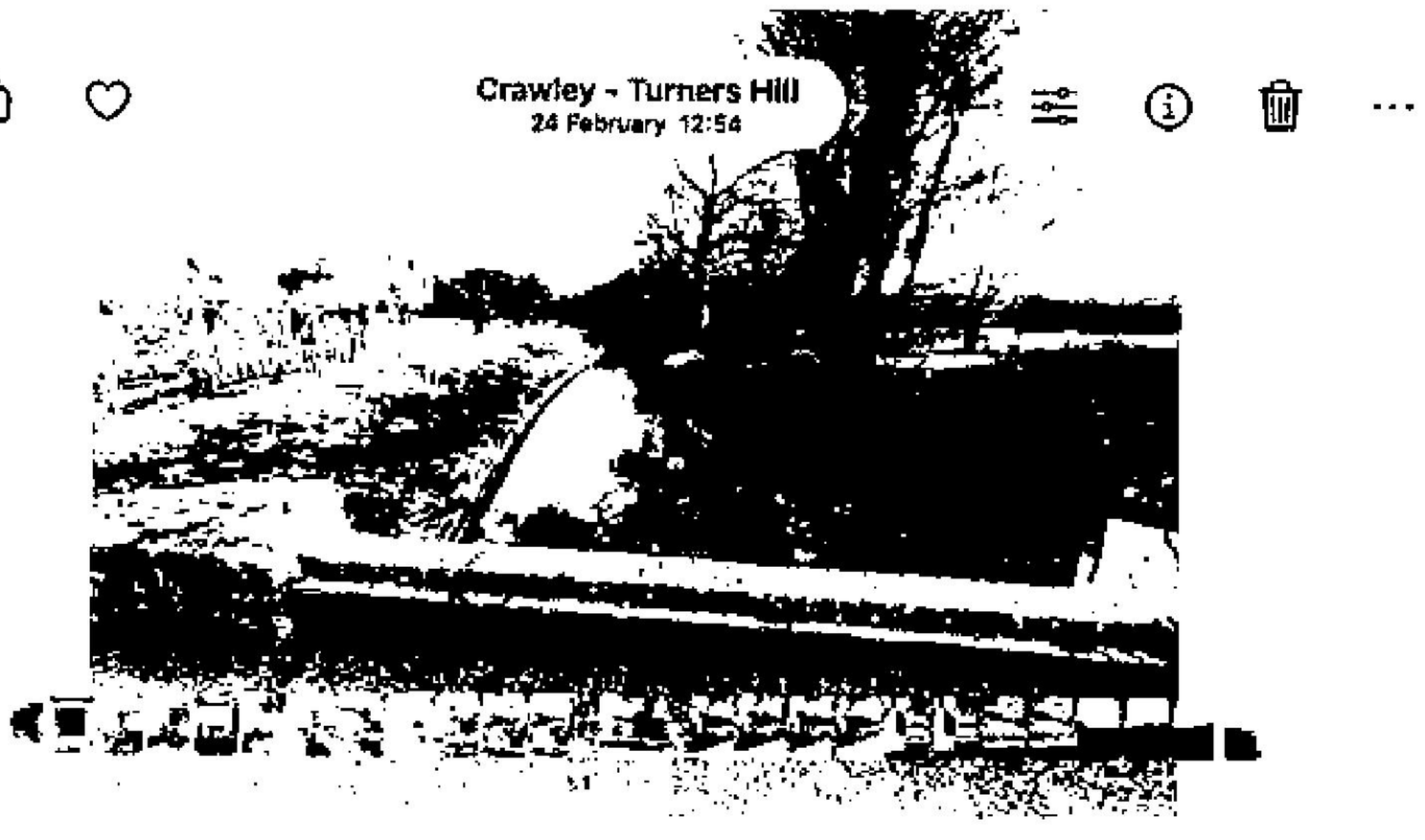


Photo Above: Shows the garden boundary on the left with the River Medway providing a natural boundary

[redacted]

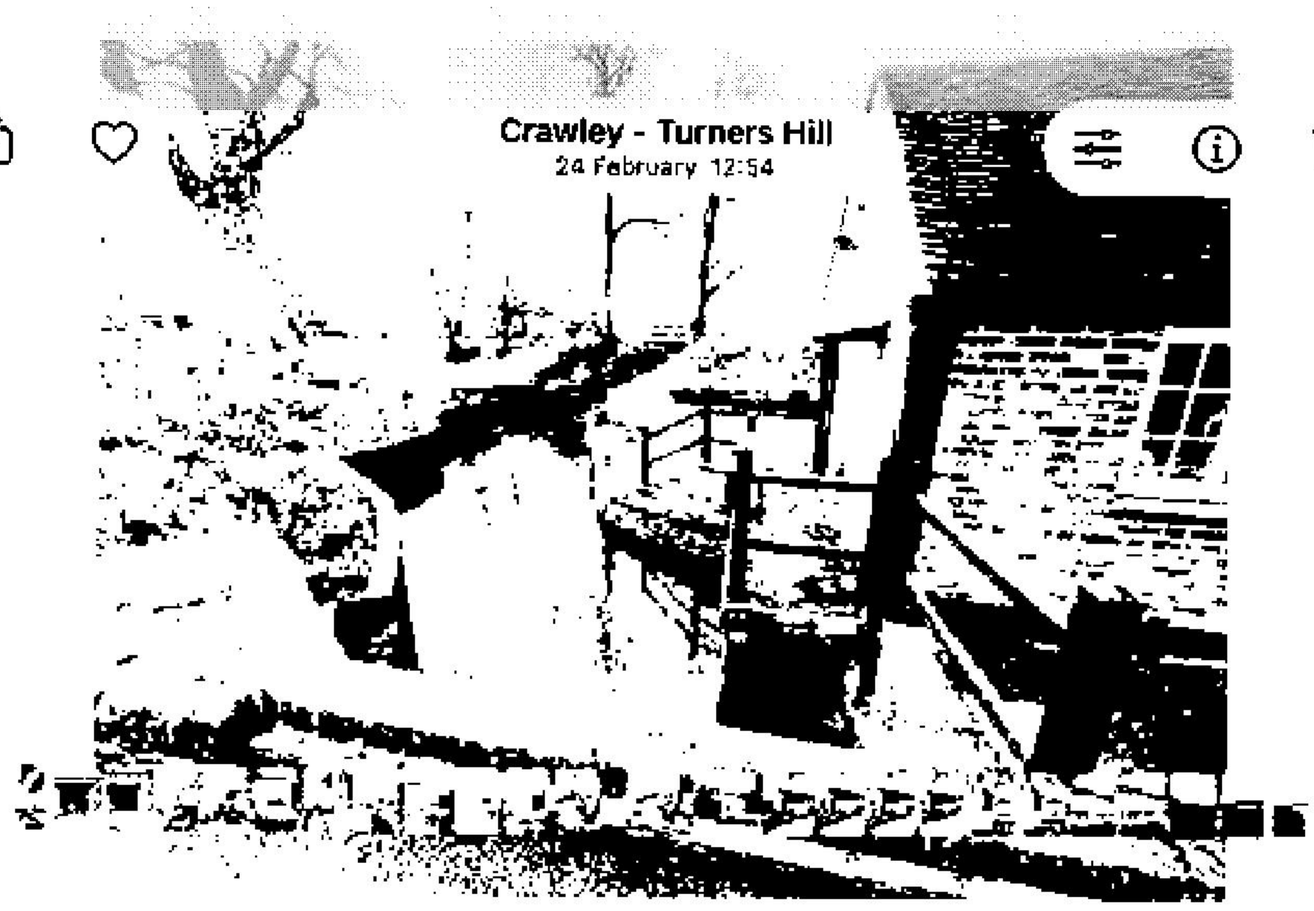


Photo Above: Shows the residential curtilage boundary with the River Medway adjacent to the ancillary residential accommodation

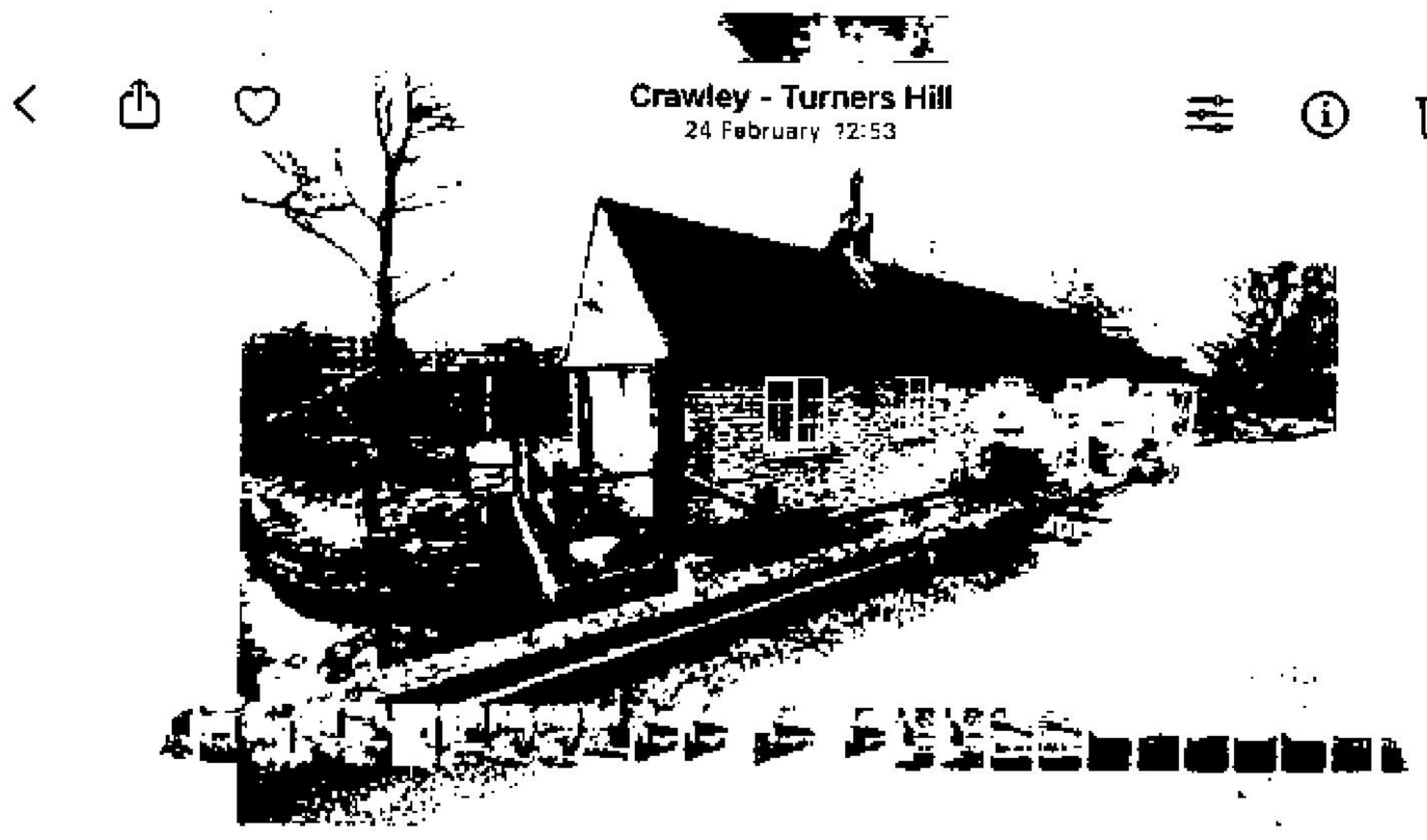


Photo Above: Show the ancillary residential accommodation

[redacted]

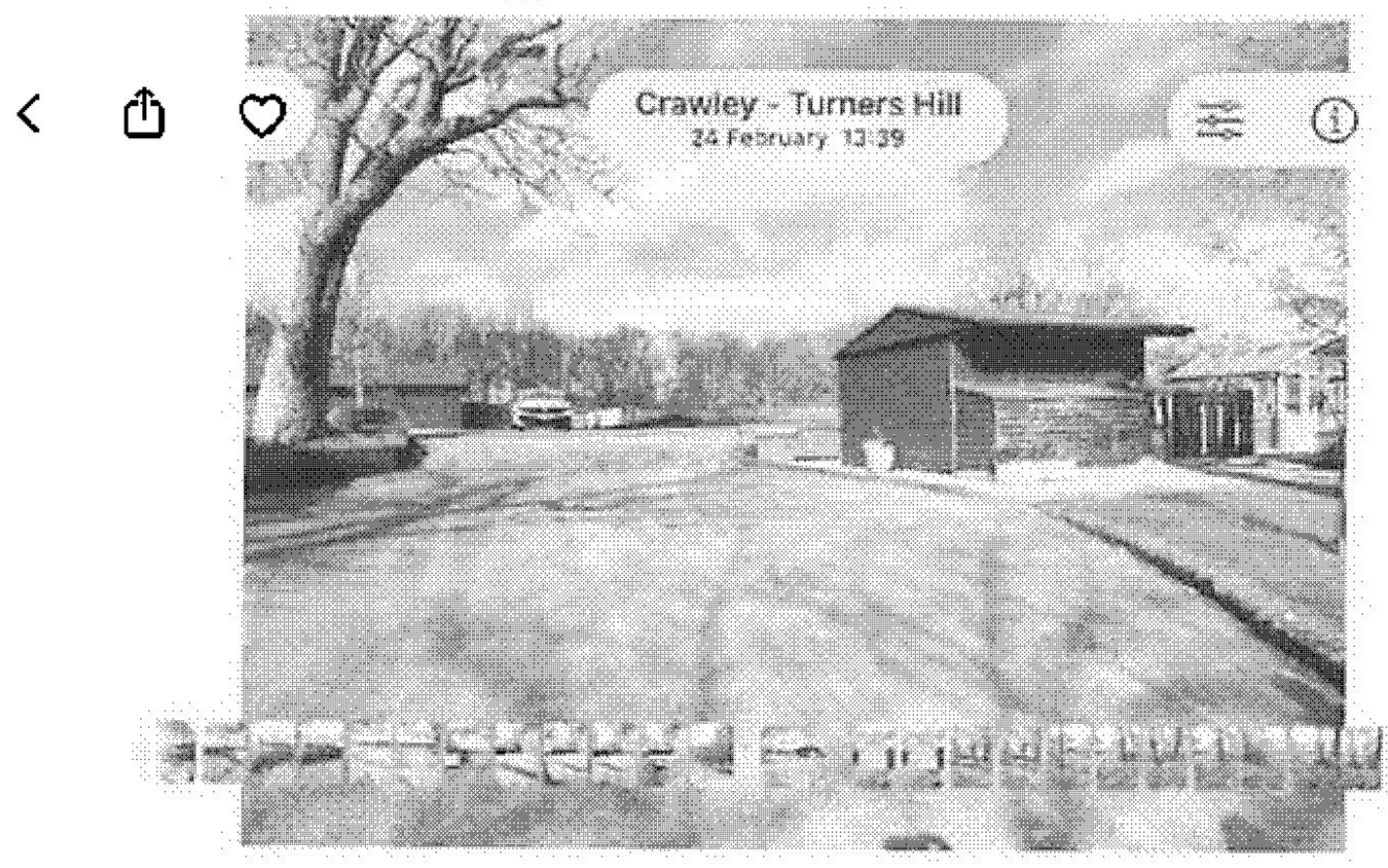


Photo Above: Shows the pool building, green house, driveway and garaging

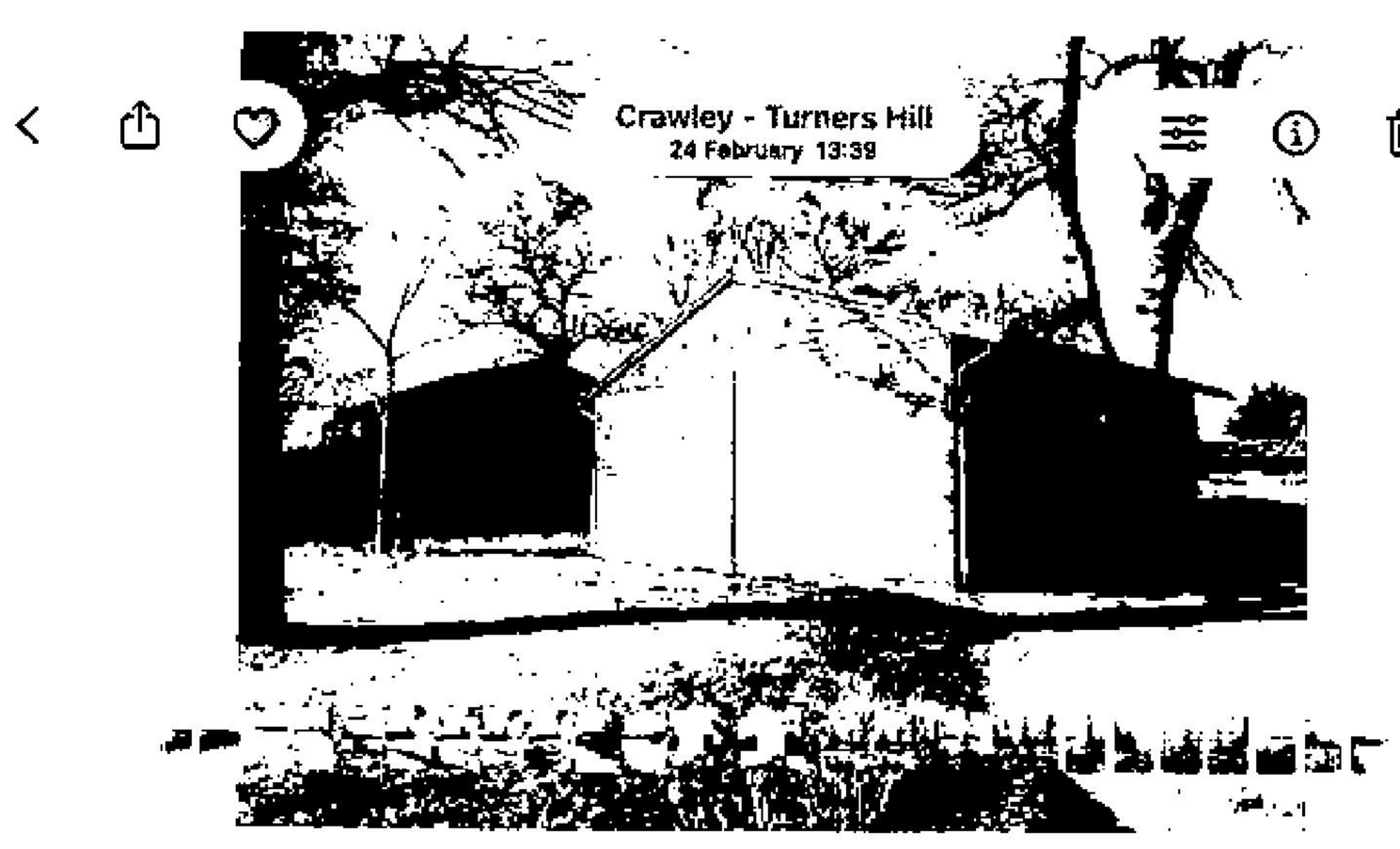


Photo Above: Shows the double garage and the four bay garage behind

[redacted]

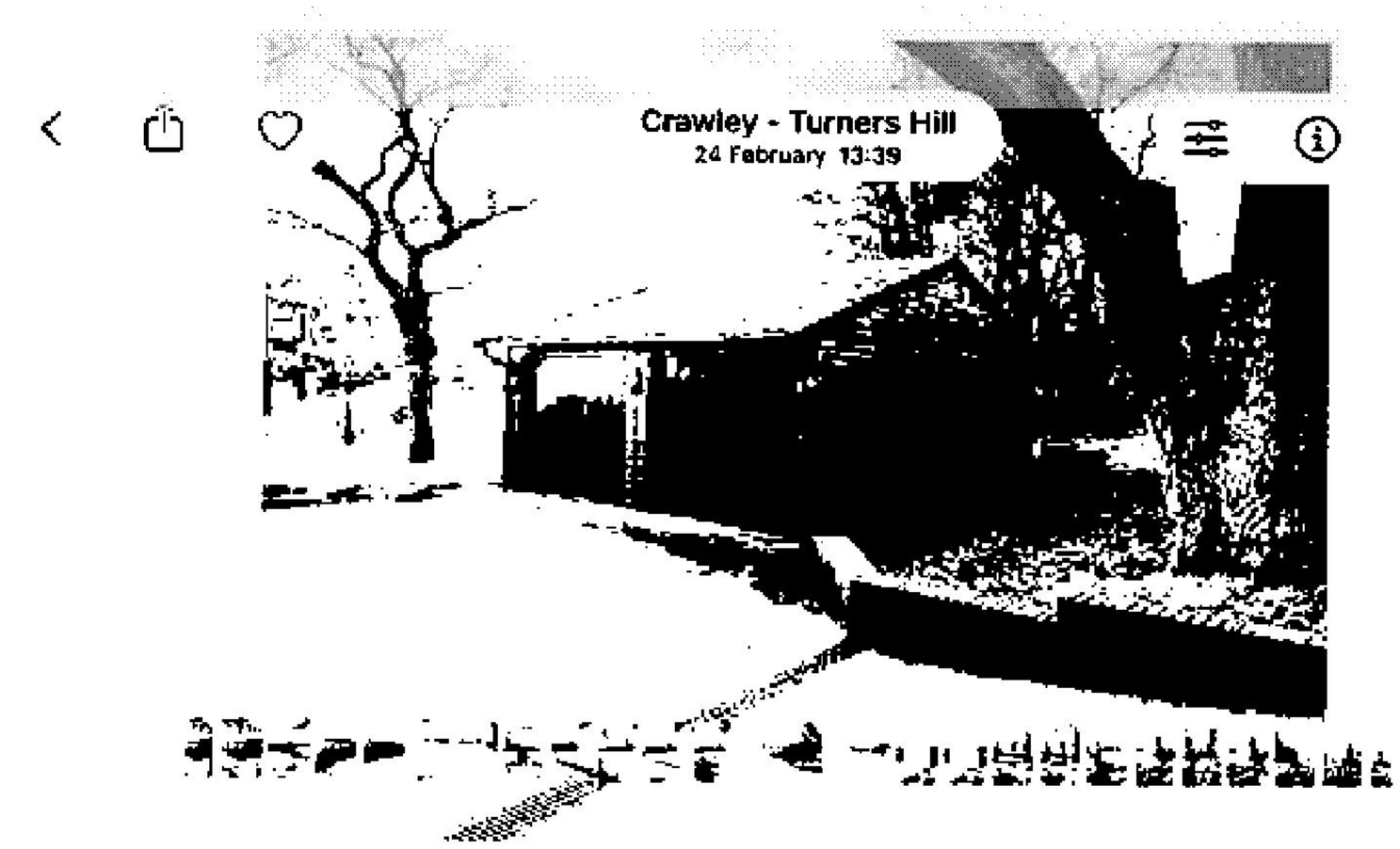


Photo Above: Shows the double garage

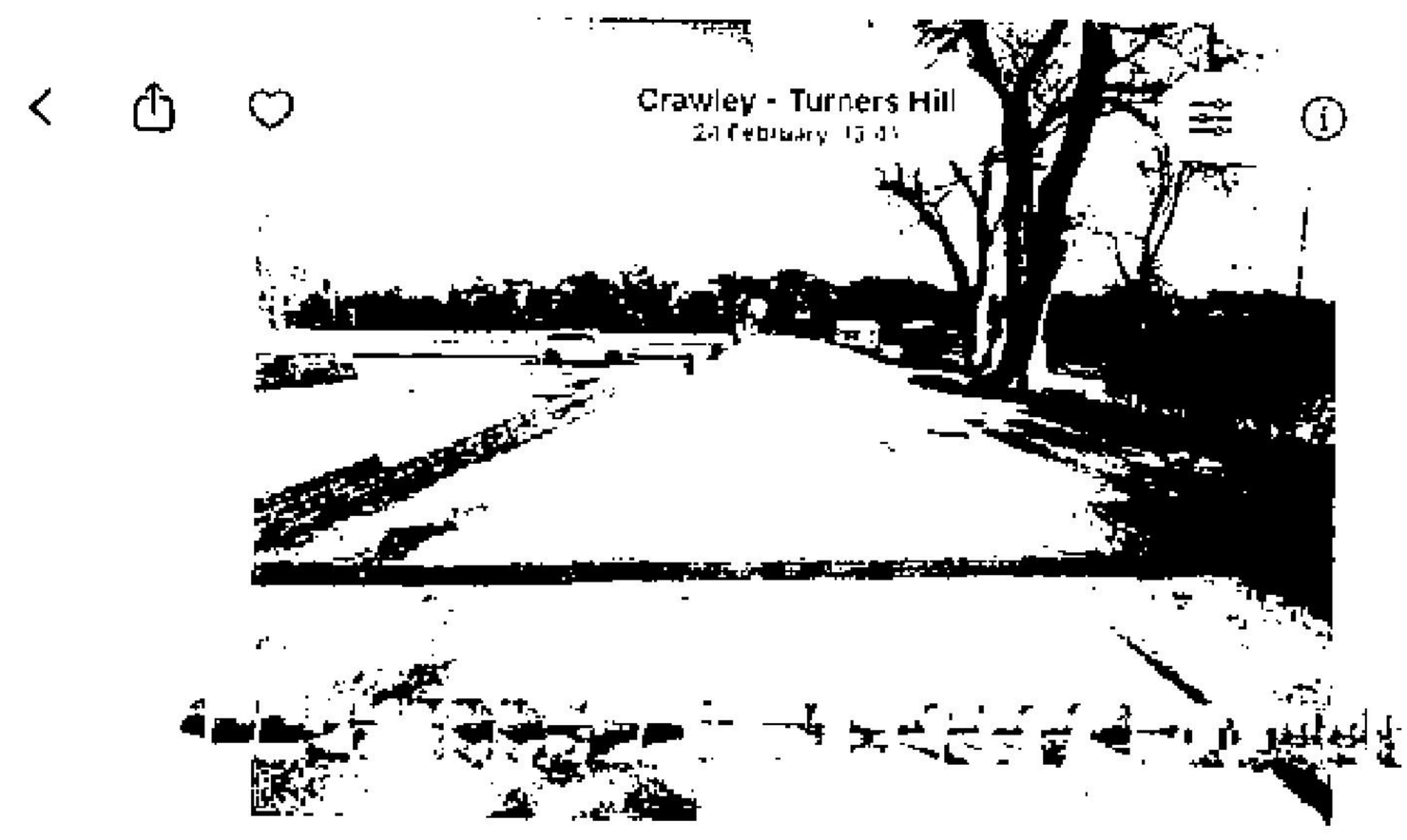


Photo Above: Shows the driveway and parking area

[redacted]

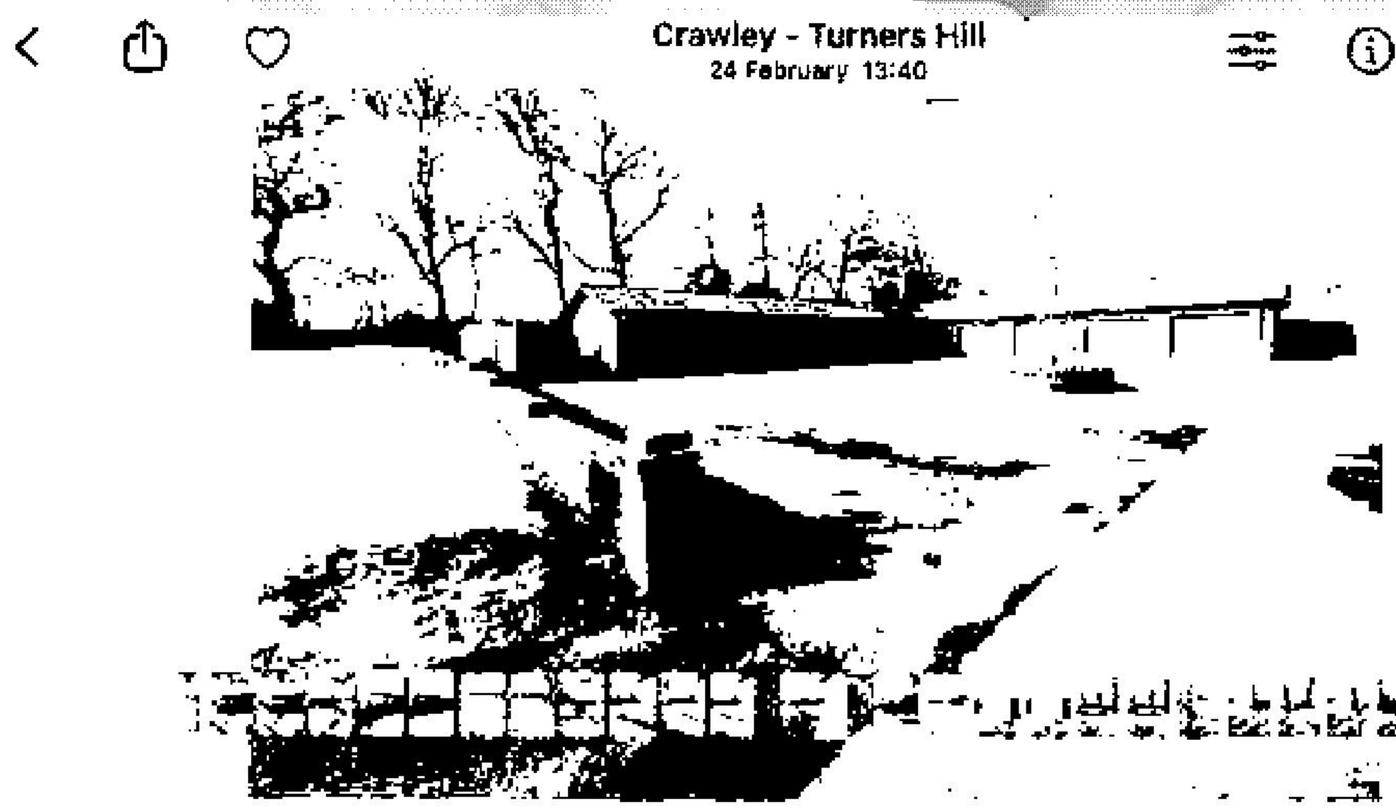


Photo Above: Shows the 'L' shape garage block and parking area

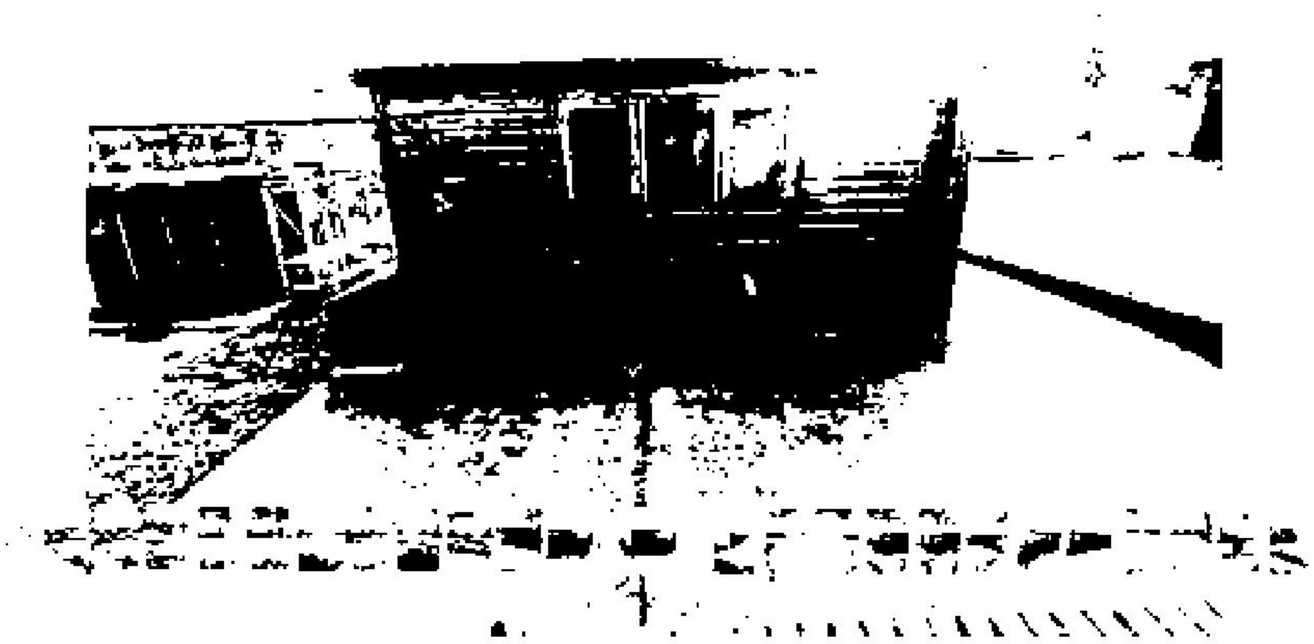


Photo Above: Shows the pool maintenance building and green house

[redacted]



Photo Above: Shows the 4 bay garage block within the residential curtilage

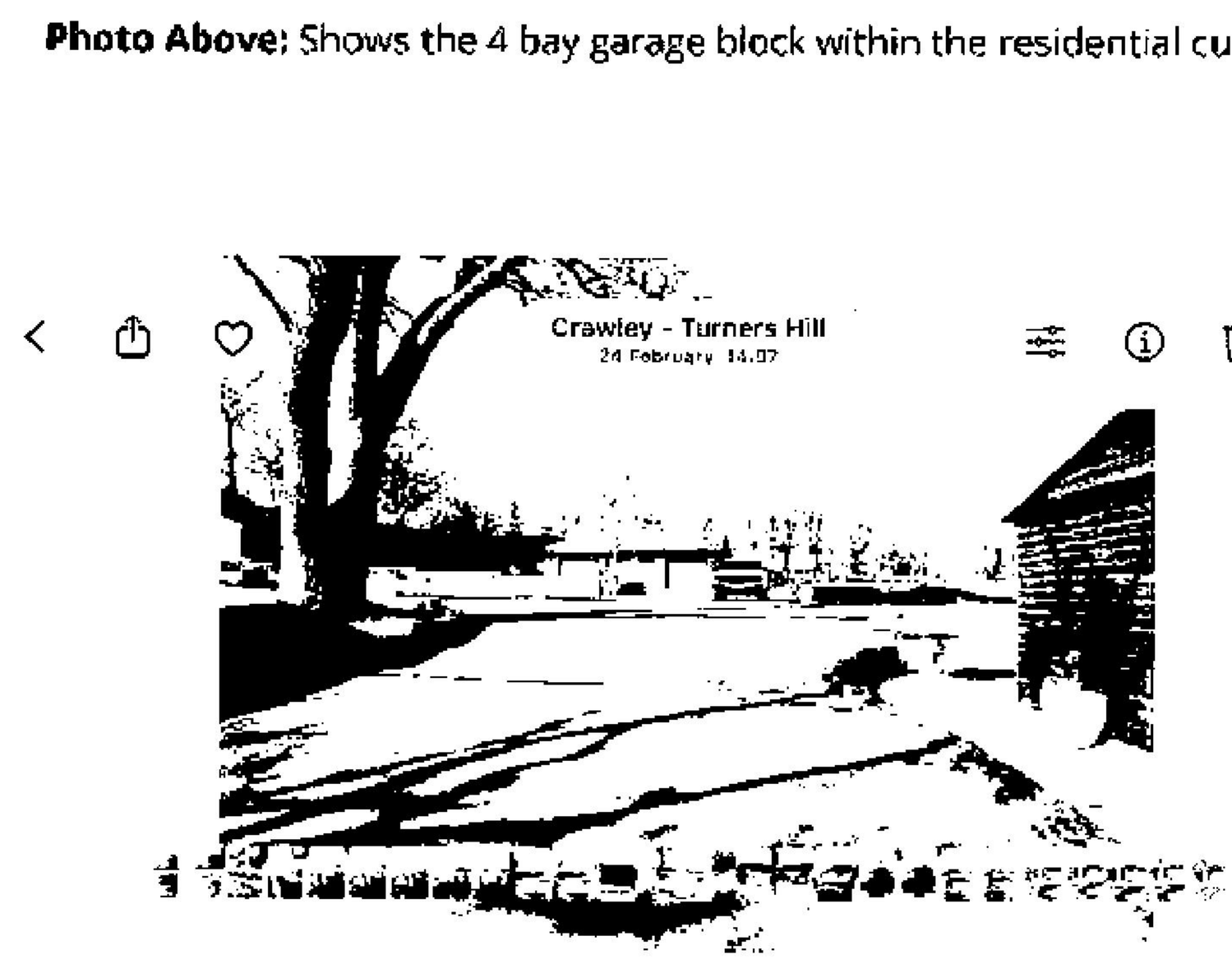


Photo Above: Shows the driveway and garages

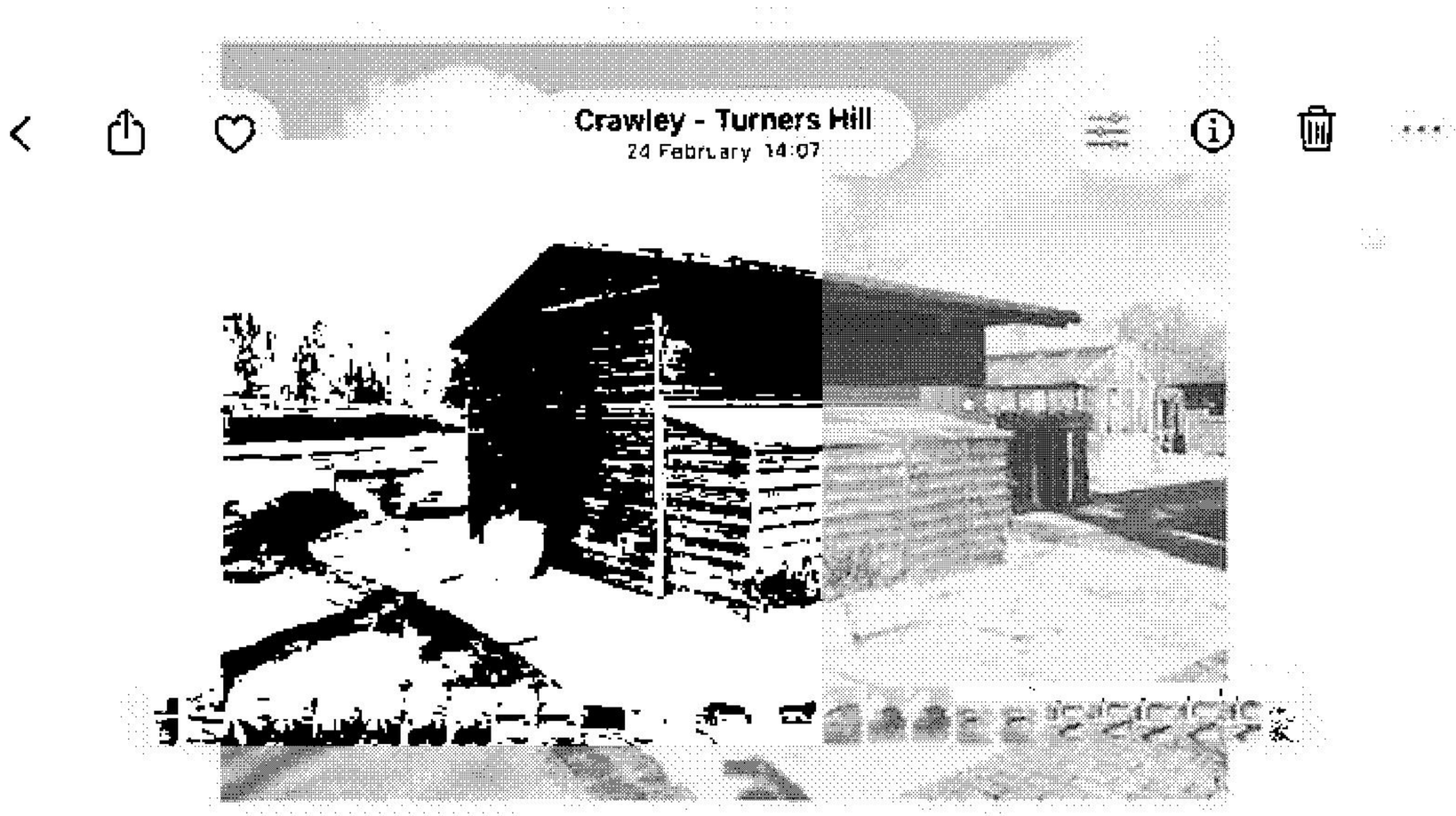


Photo Above: Shows the pool maintenance building with green house behind

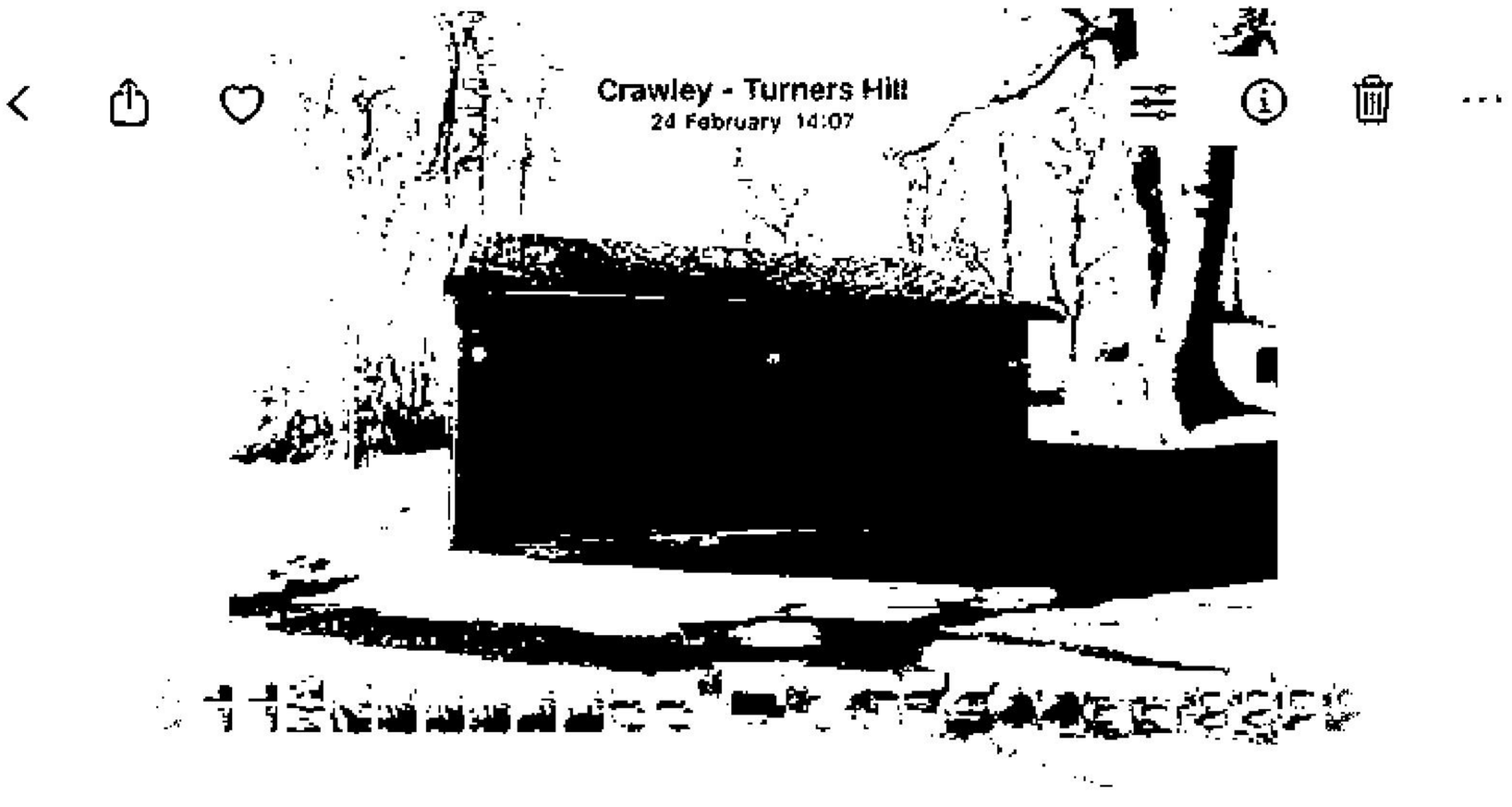


Photo Above: Shows the double garage

[redacted]

Exhibit 12

[redacted]

3 Bell Lane
Lewes BN7 1JU

Photos taken on 23rd July 2026 of the garden

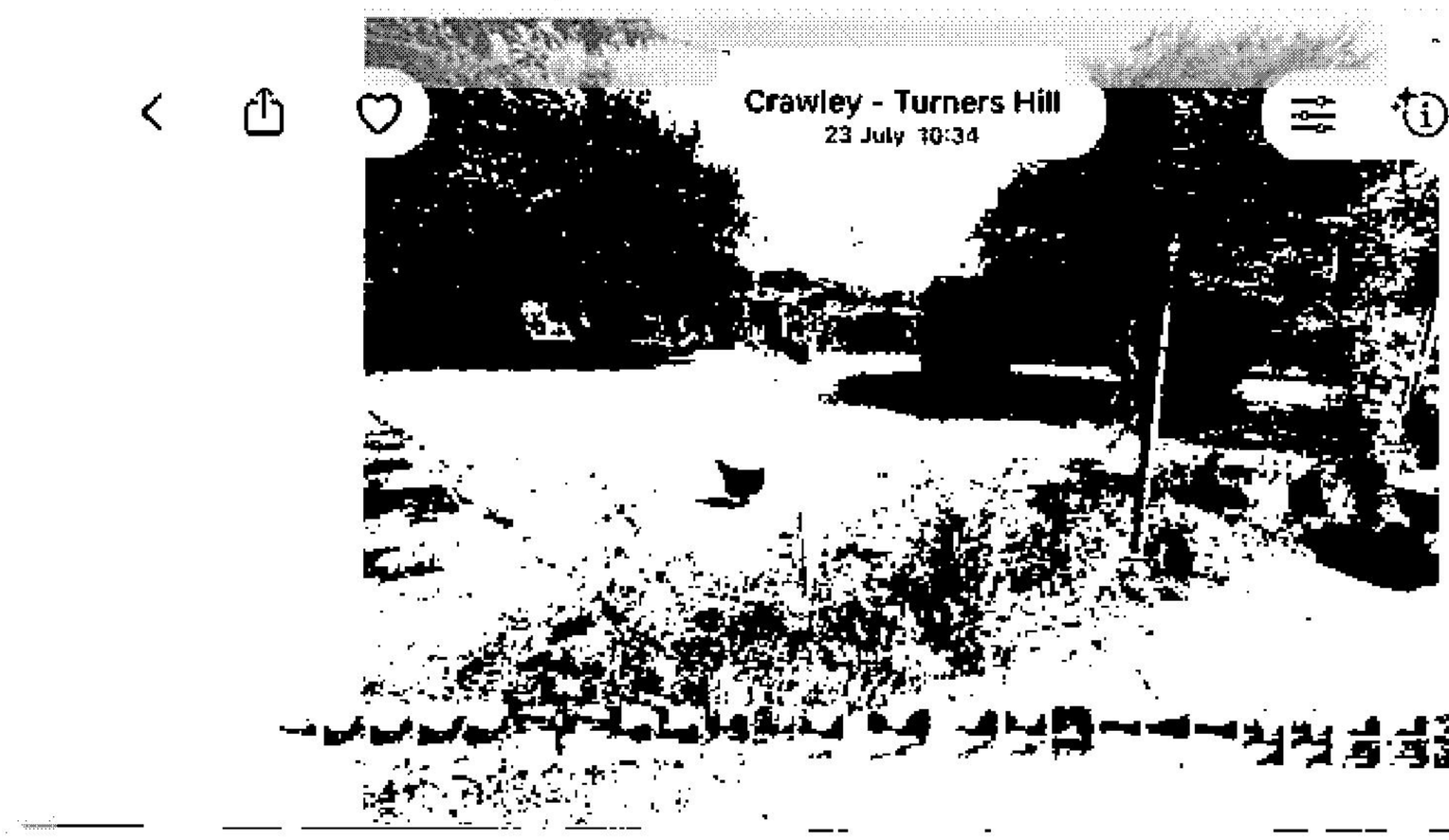


Photo Above: The chicken run and chicken house to the northern side of the garden where the owners keep their chickens ancillary to the residential use of the house



Photo Above: The chicken run and fruit cage where soft fruit is grown with the northern boundary hedge of the garden in the background.

[redacted]

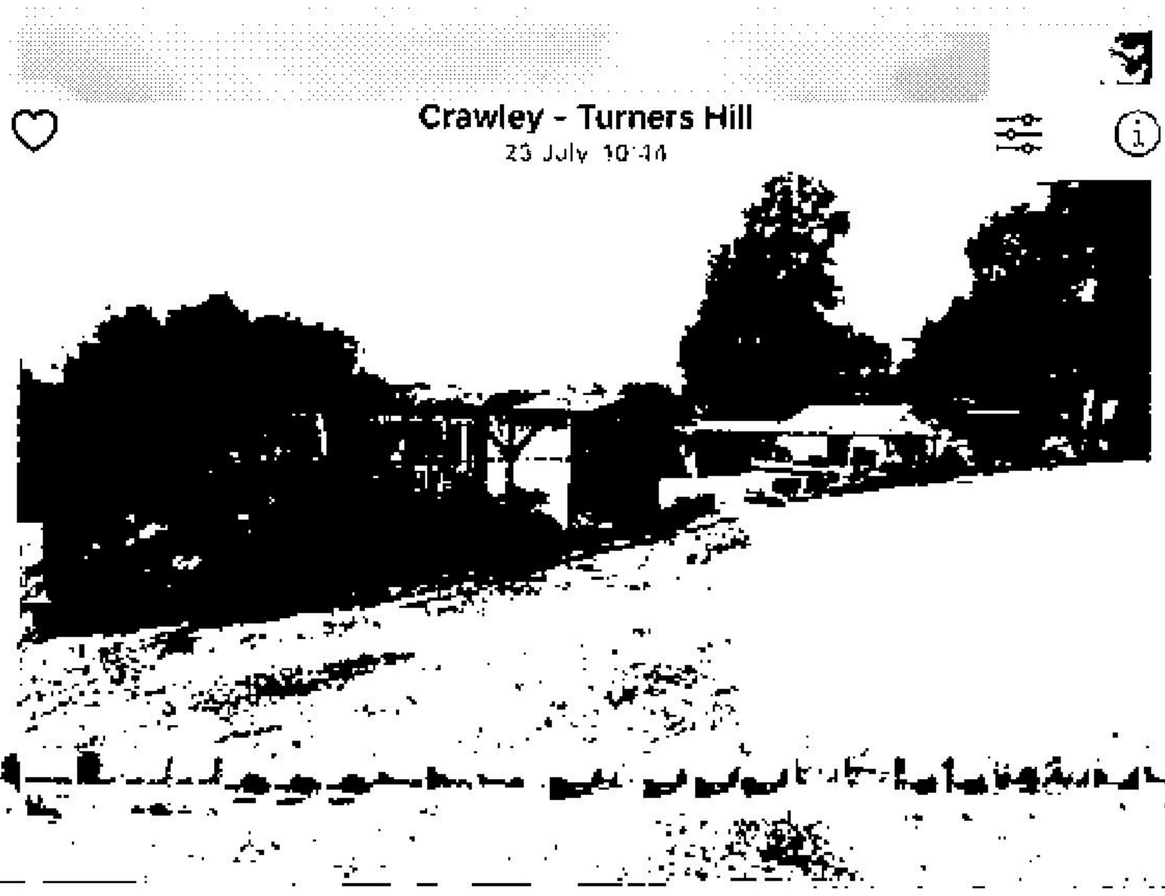


Photo Above: Fruit cage where soft fruit is grown and green houses where plants and vegetables are grown

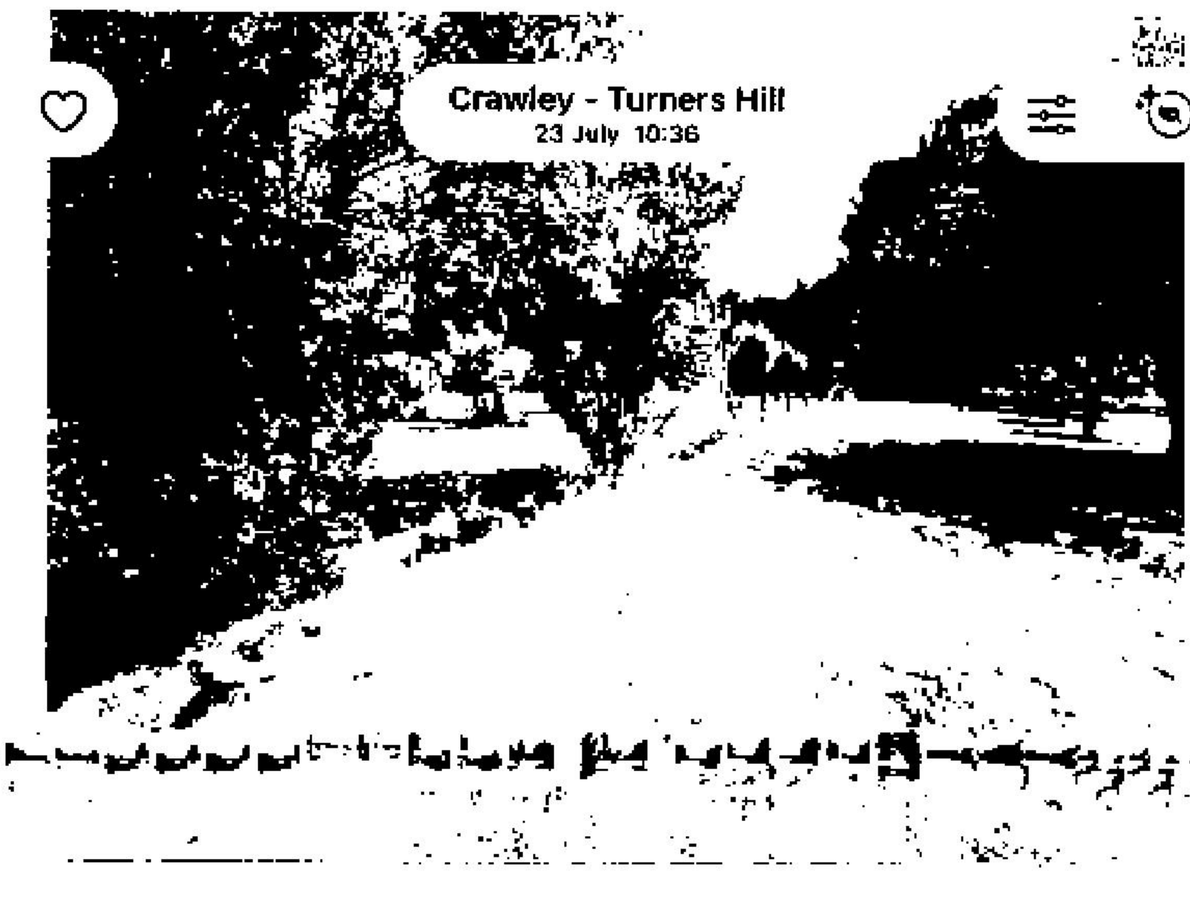


Photo Above: Mown lawn area looking towards the chicken run and orchard area

[redacted]



Photo Above: The side of the fruit cage and the mown lawn part of the garden

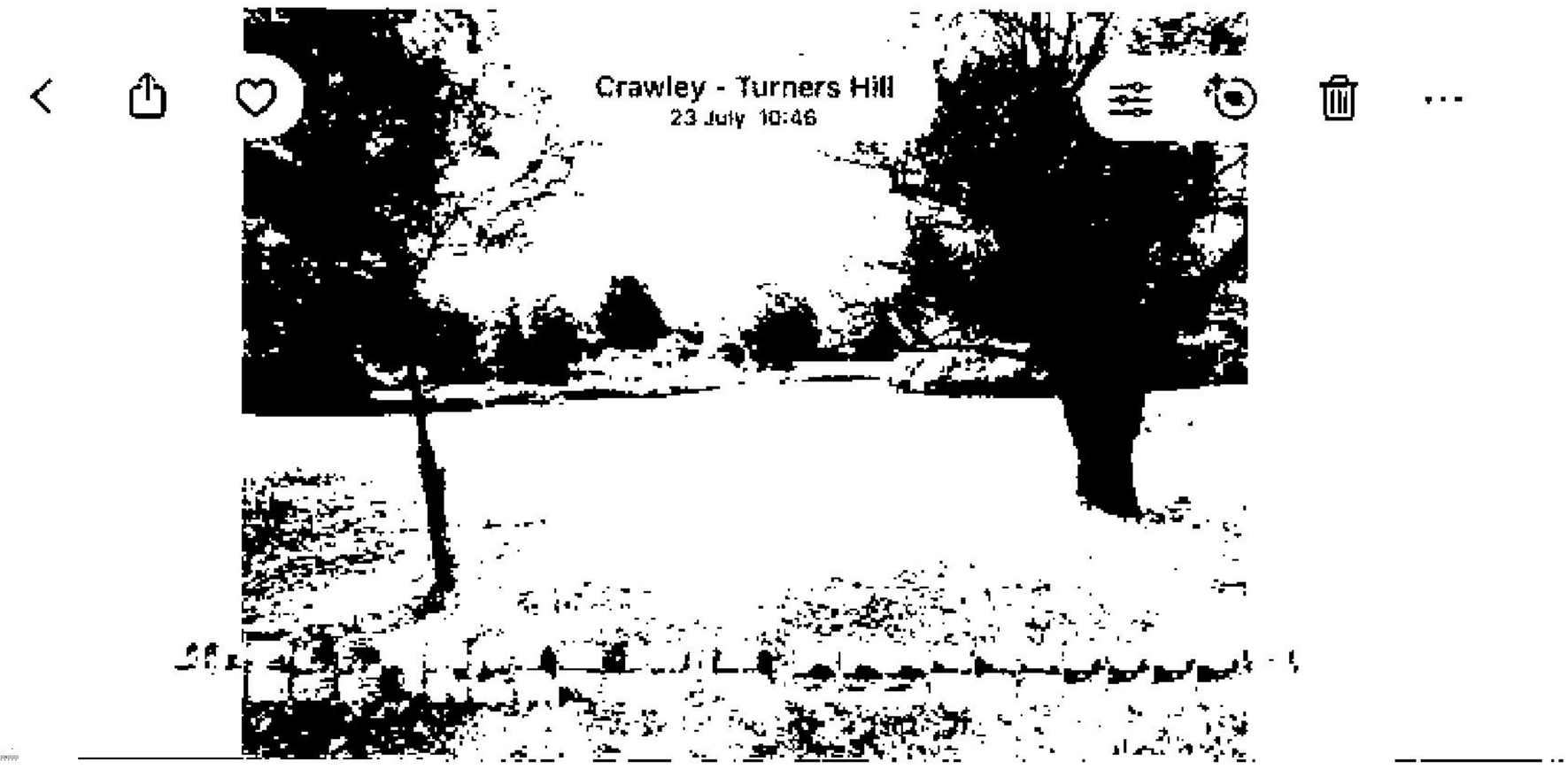


Photo Above: The mown lawn area of the garden

[redacted]

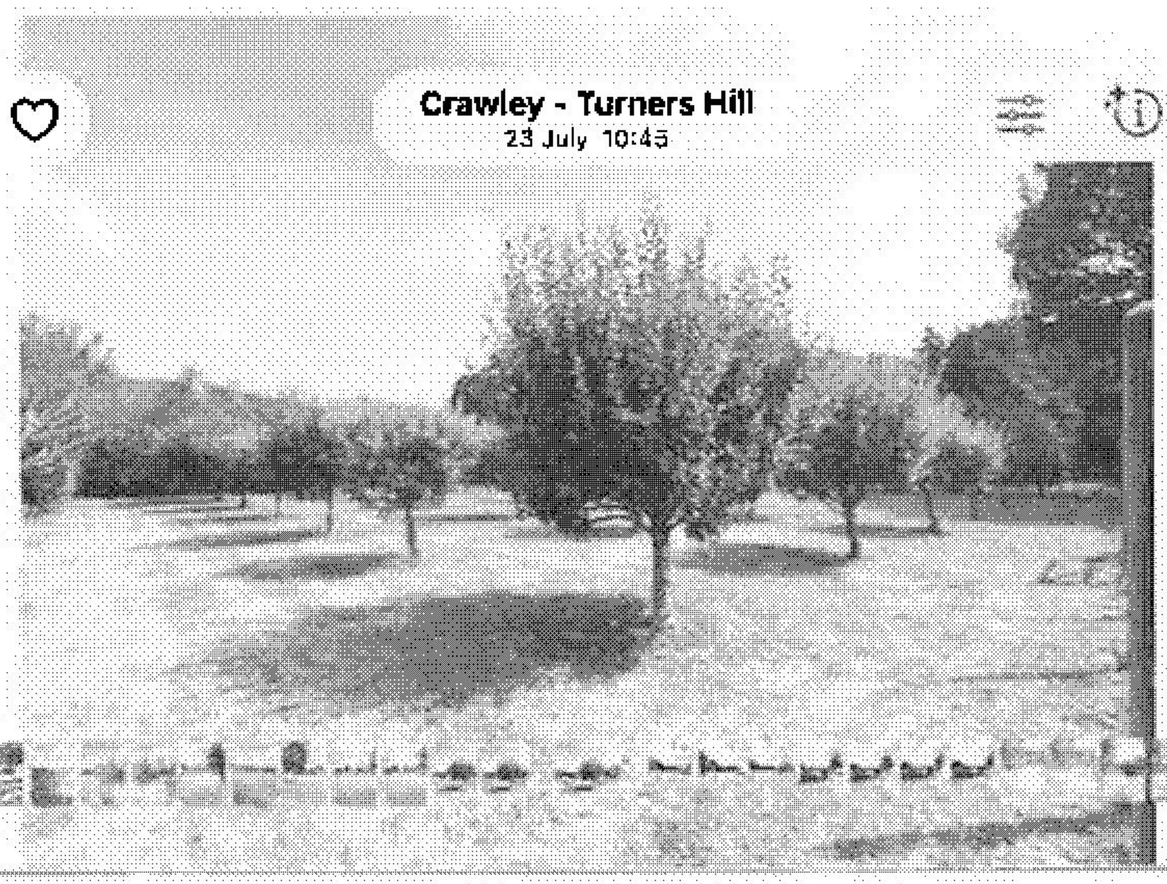


Photo Above: Apple and plum trees within the orchard area of the garden

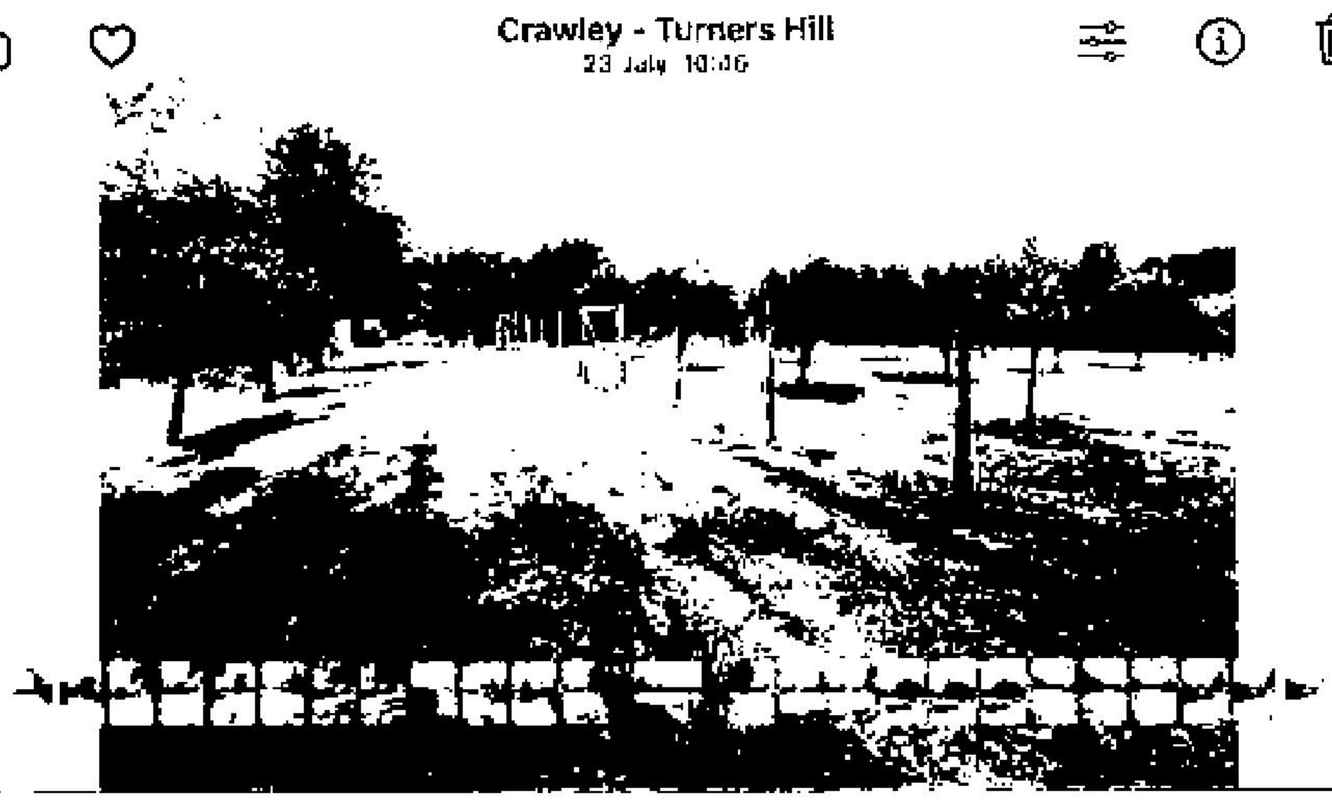


Photo Above: The apple and plum trees within the orchard area of the garden

[redacted]

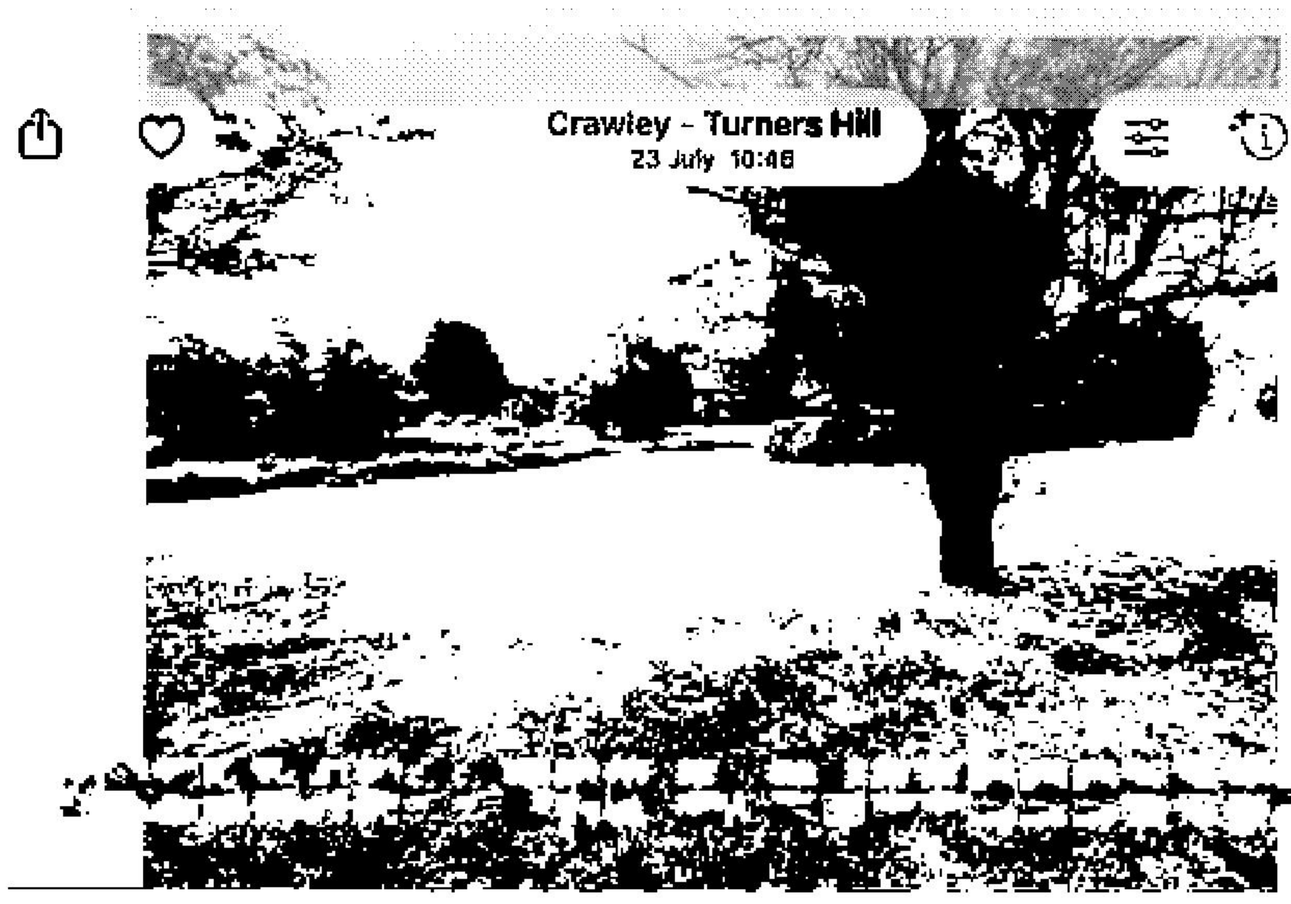


Photo Above: Photo taken from north east corner of the garden looking towards the pond across the lawn

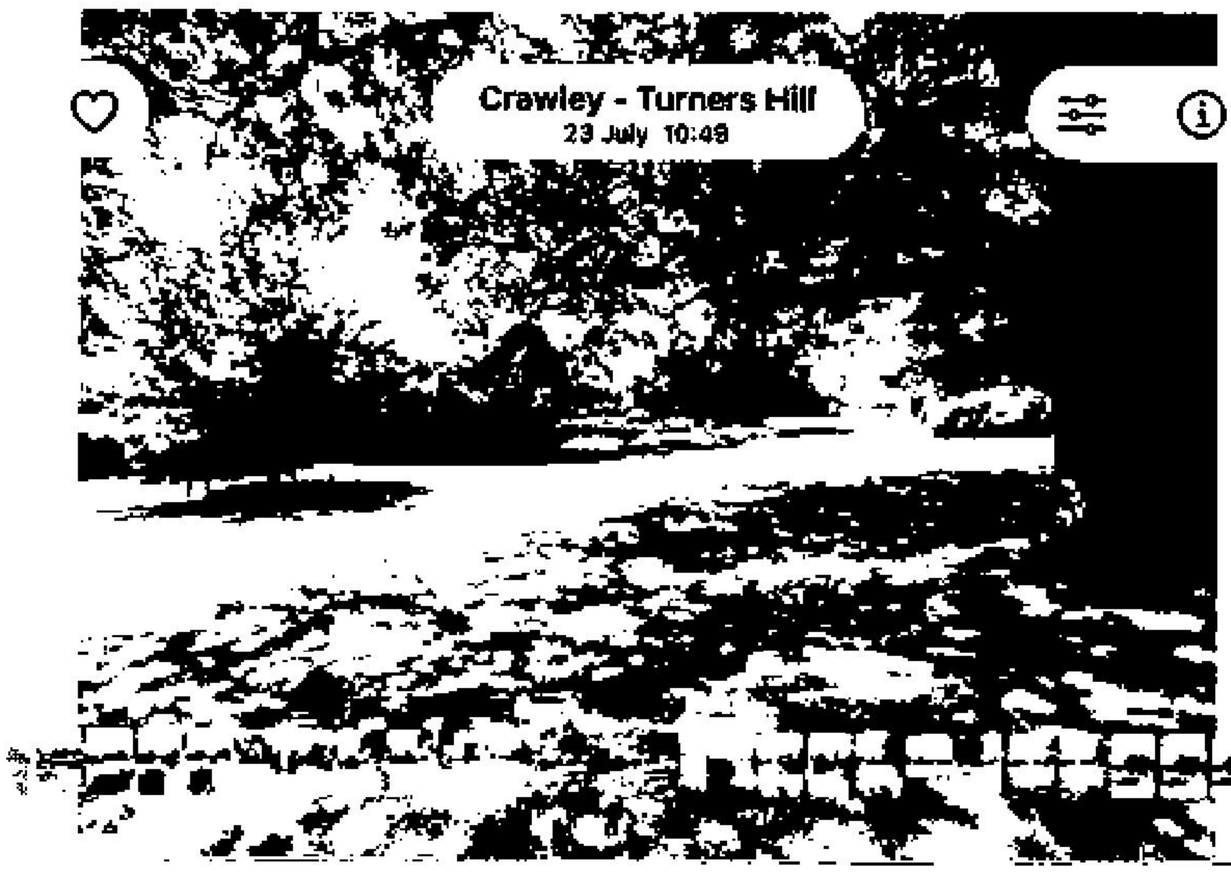


Photo Above: Looking across the mown lawn area of the garden

[redacted]

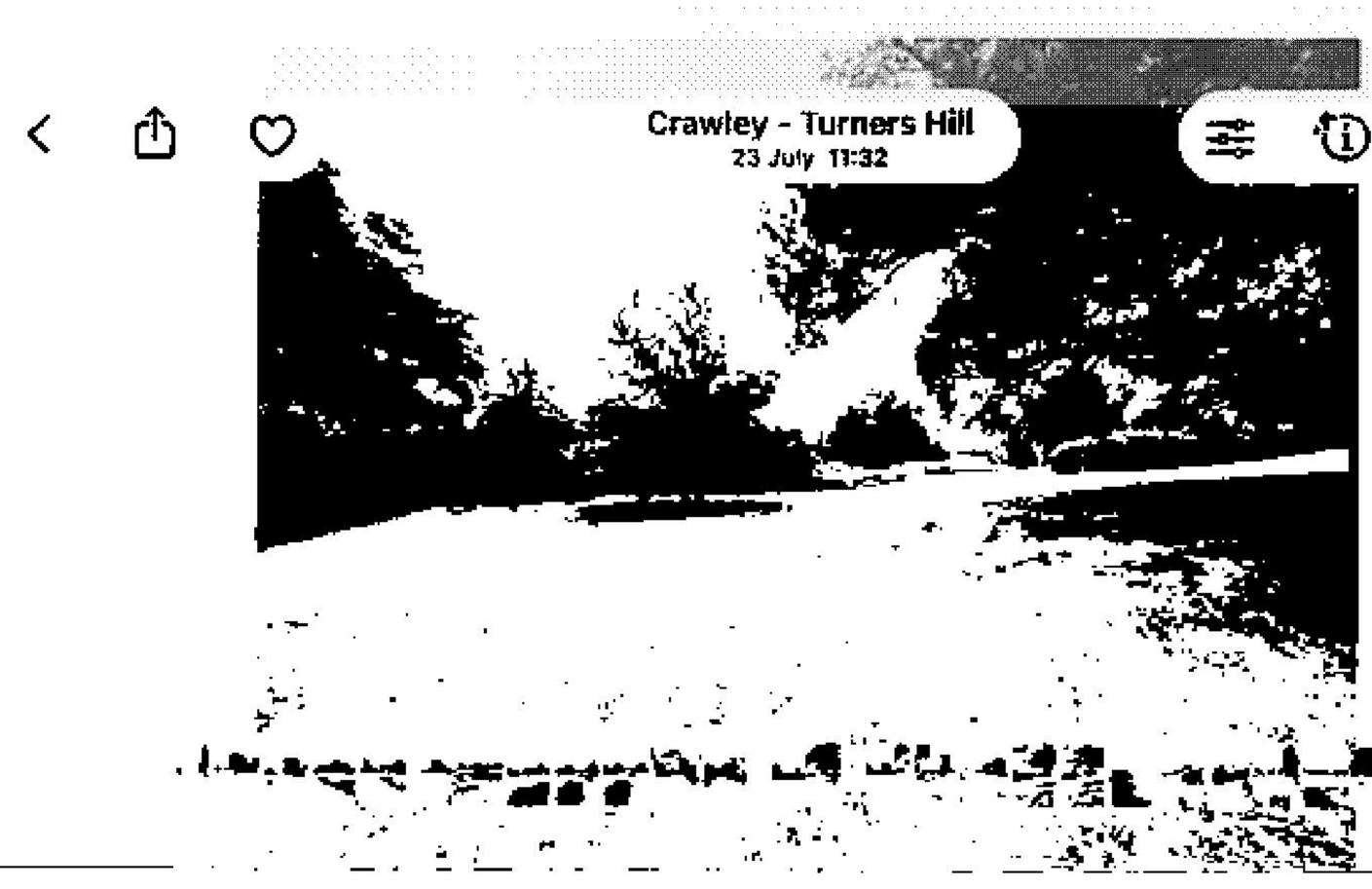


Photo Above: The mown lawn with the garden boundary hedge to the left of the photo

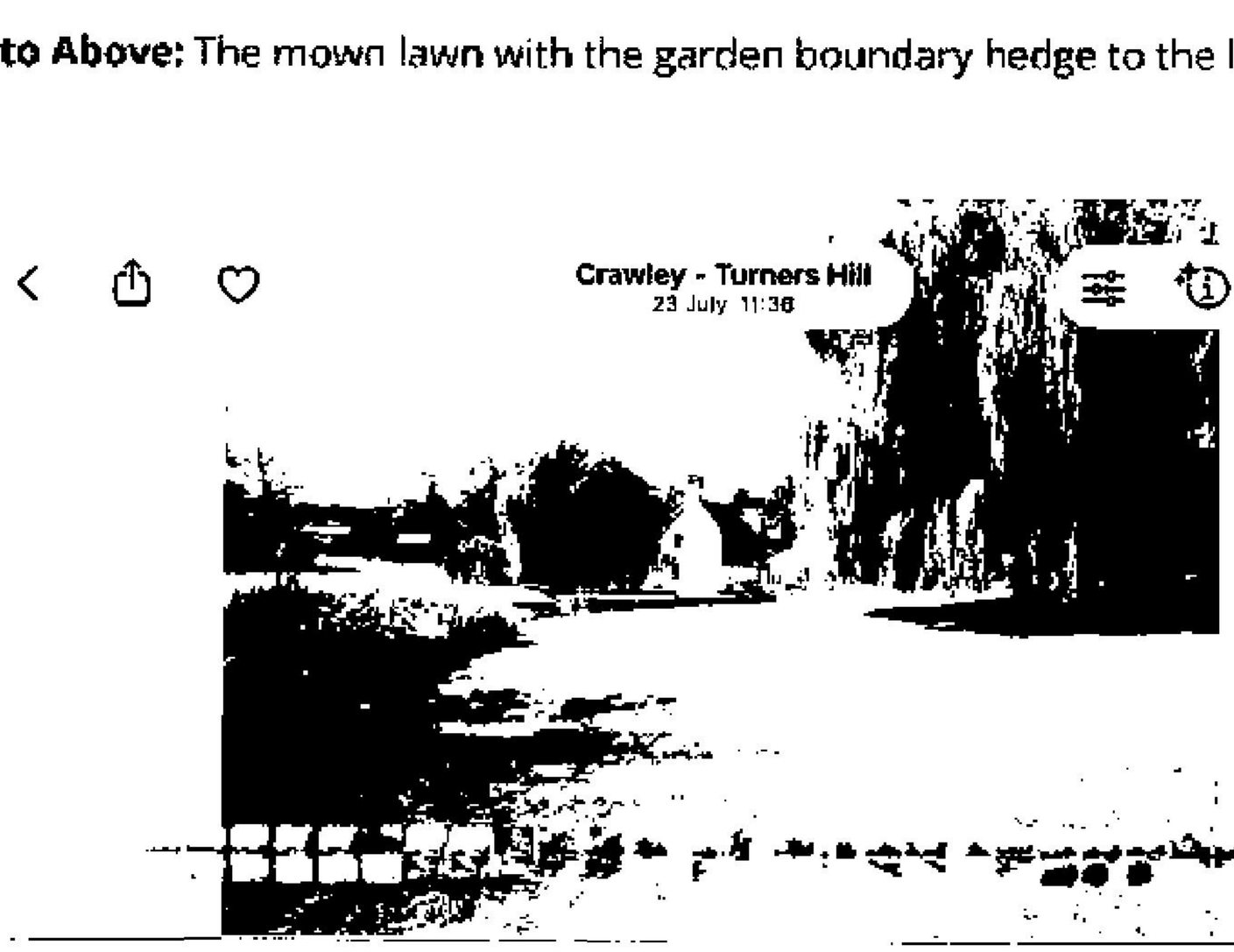


Photo Above: The mown lawn (garden) to the rear of the house and mill

[redacted]

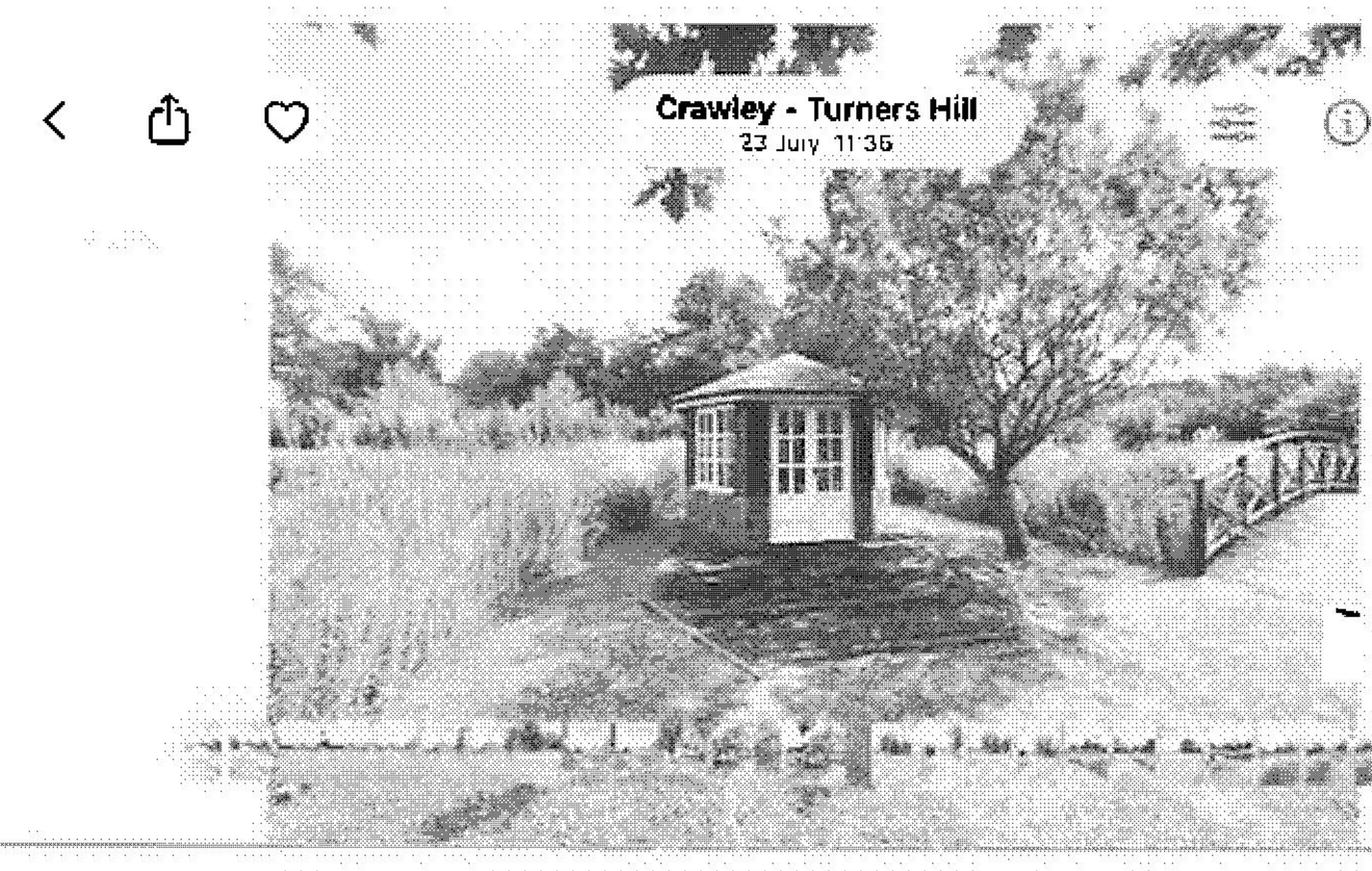


Photo Above: The summer house used to store garden equipment

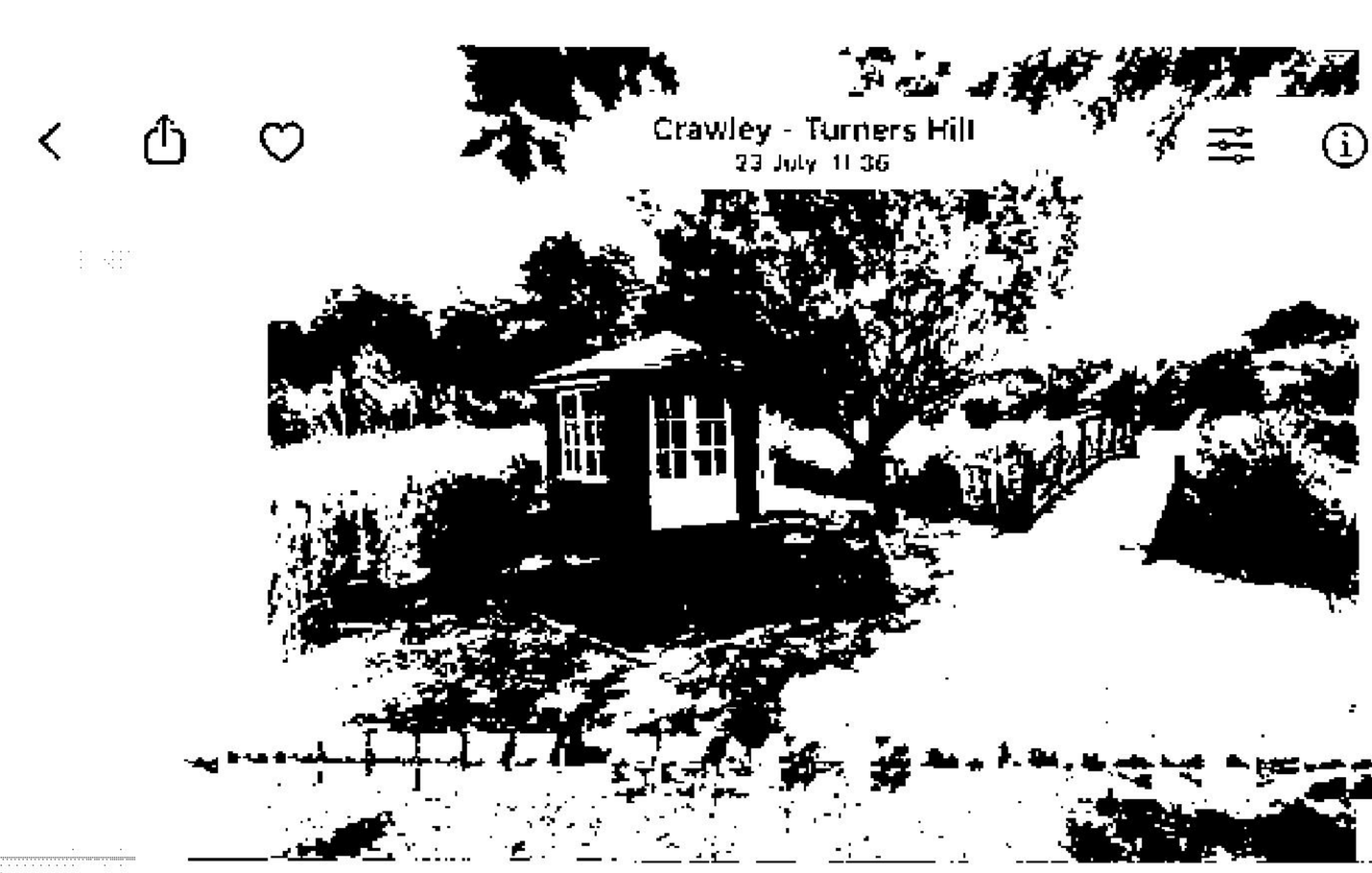


Photo Above: The summer house and bridge over the pond which allows the Applicants to walk around their garden

[redacted]

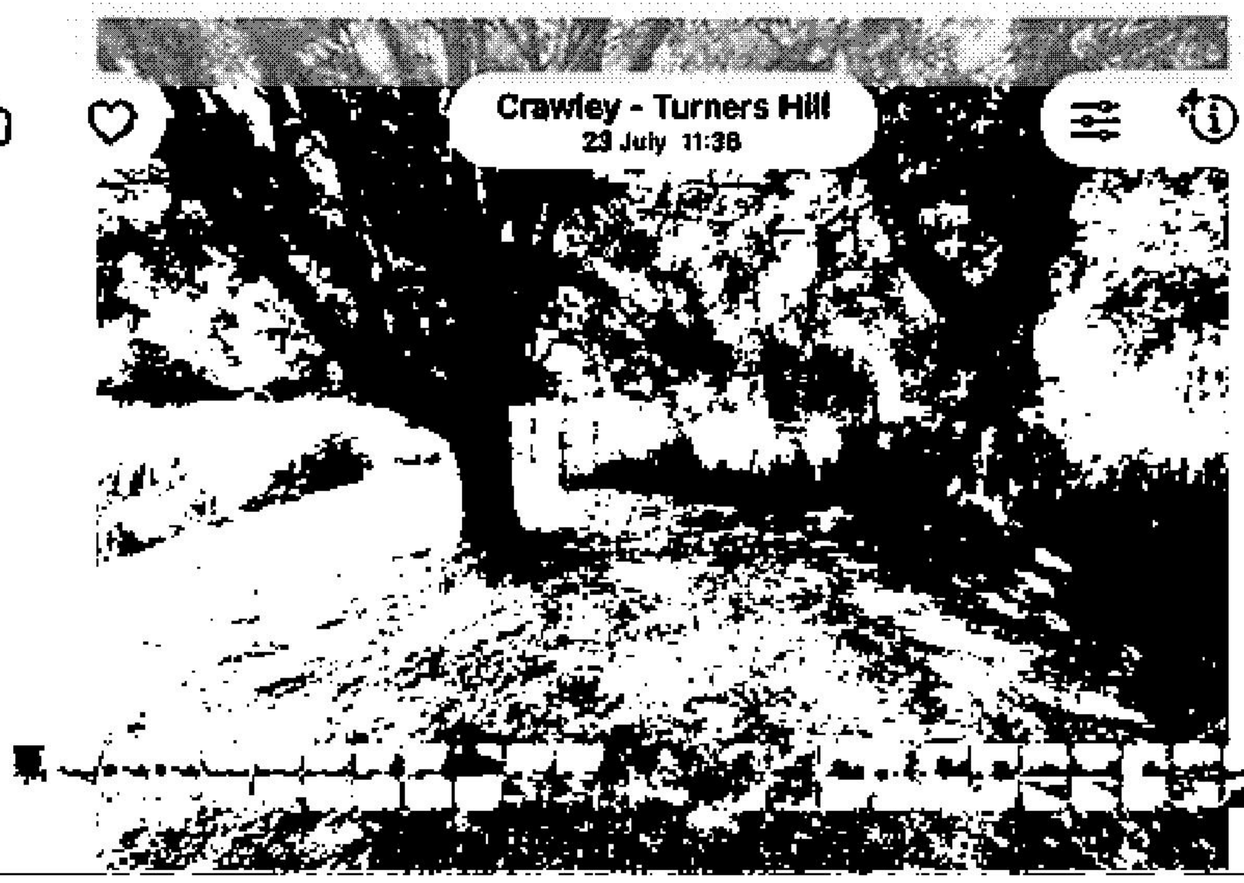


Photo Above: The mown lawn on the island within the garden

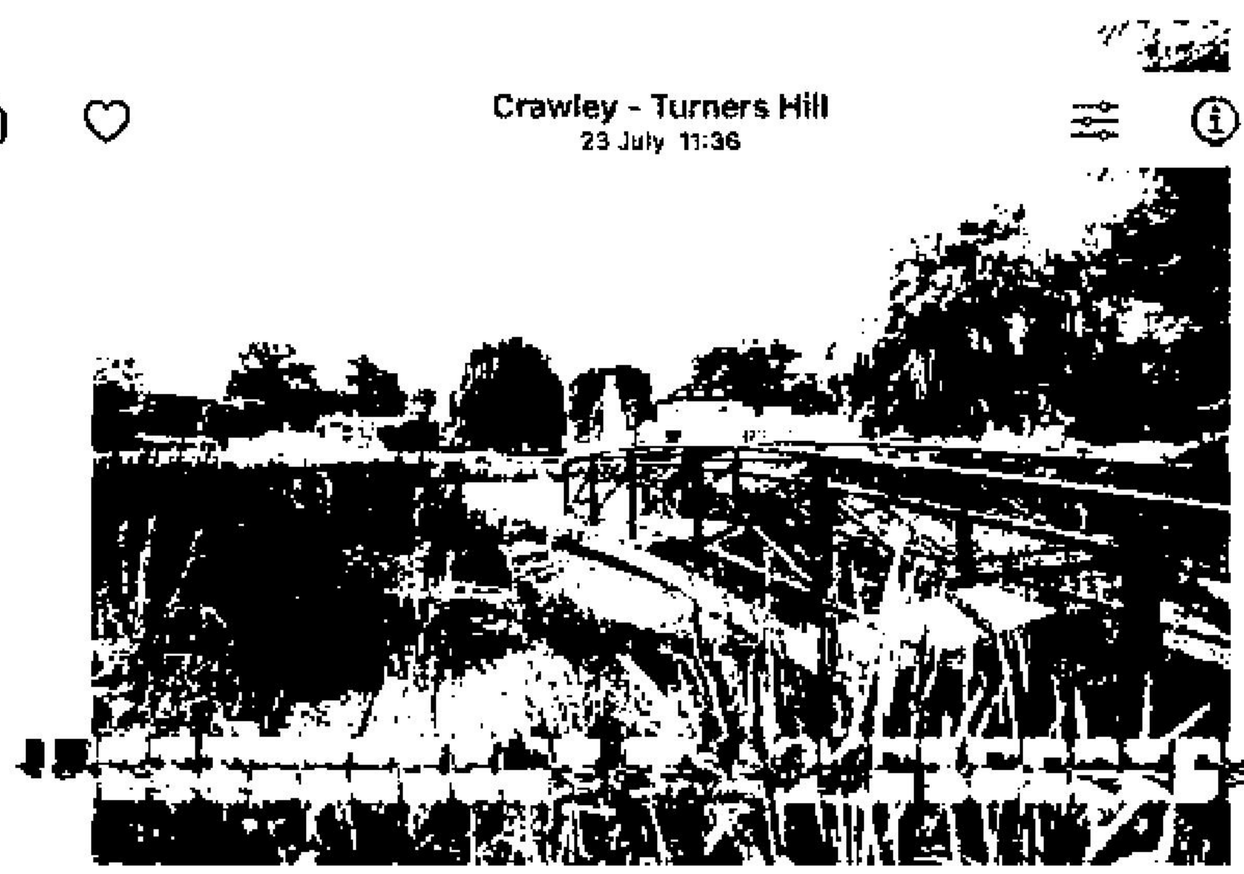


Photo Above: The garden pond with boat and bridge

[redacted]

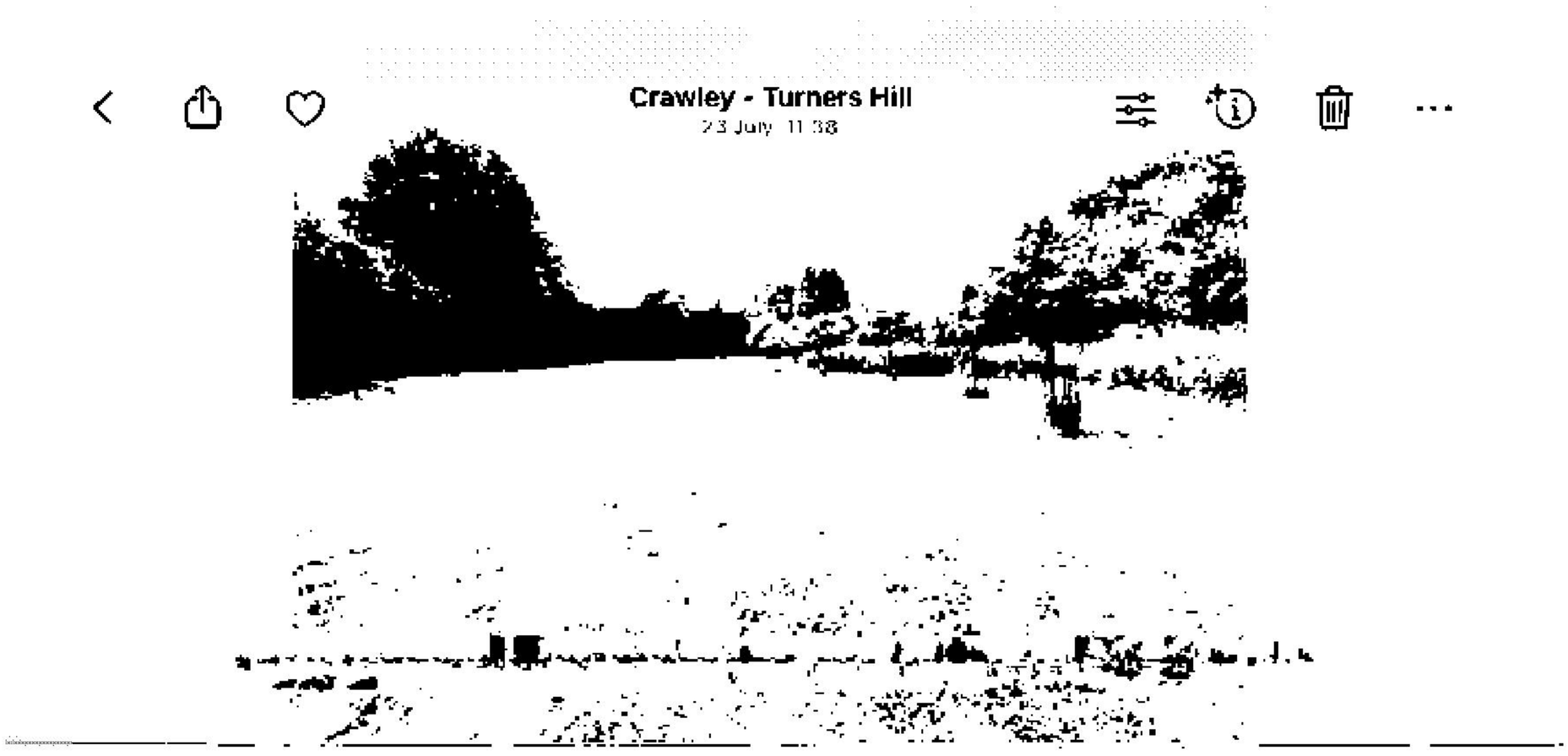


Photo Above: The mown lawn area to the south east corner of the garden with crab trees and the boundary hedge to the garden on the left.

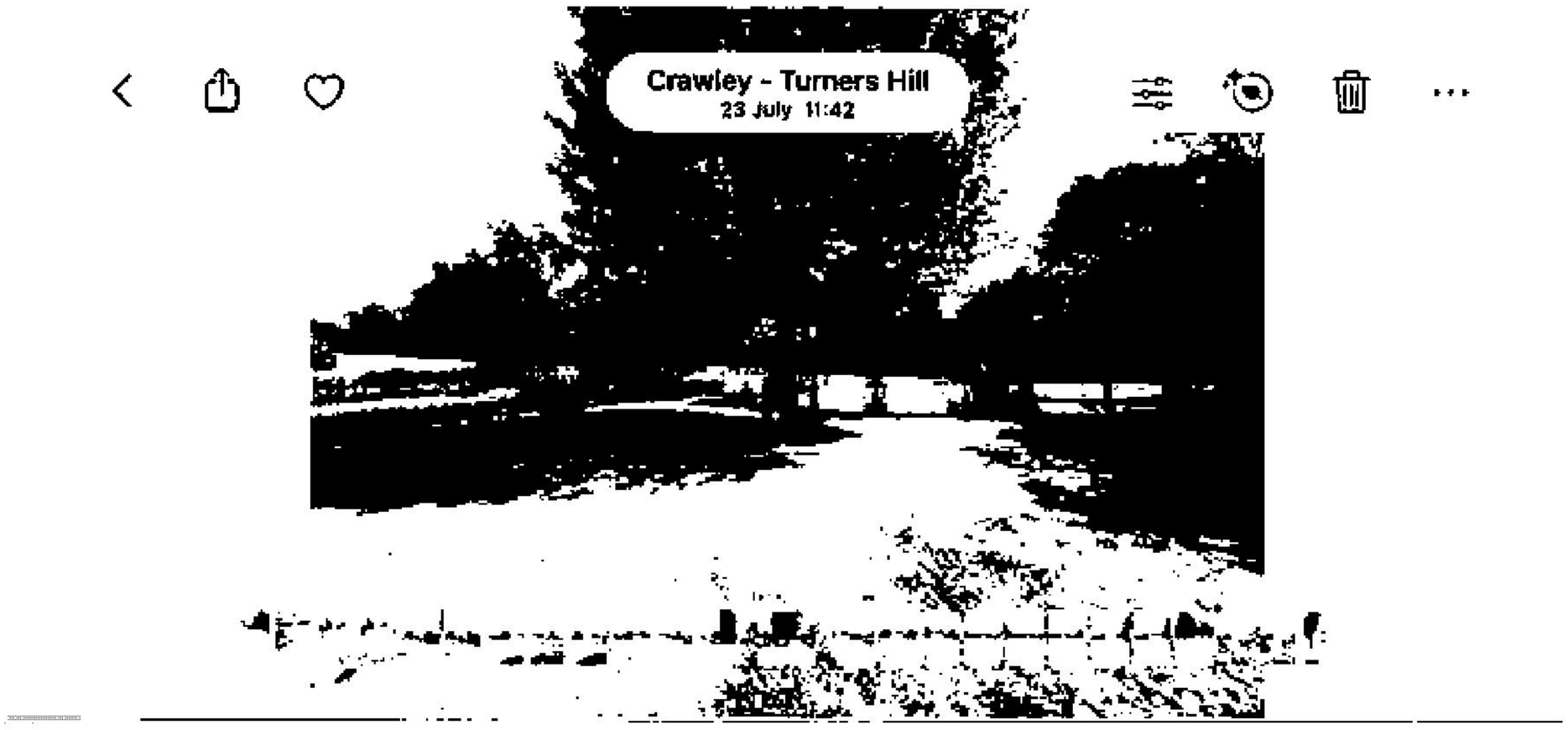


Photo Above: The boundary hedge to the right and the pond to the left with the house's septic tank sunken within the ground to the center of the photo.

[redacted]



Photo Above: The mown lawn to the south of the garden looking northwards towards the pond and house.



Photo Above: The mown lawn to the southern part of the garden looking westwards towards the house and mill.

[redacted]

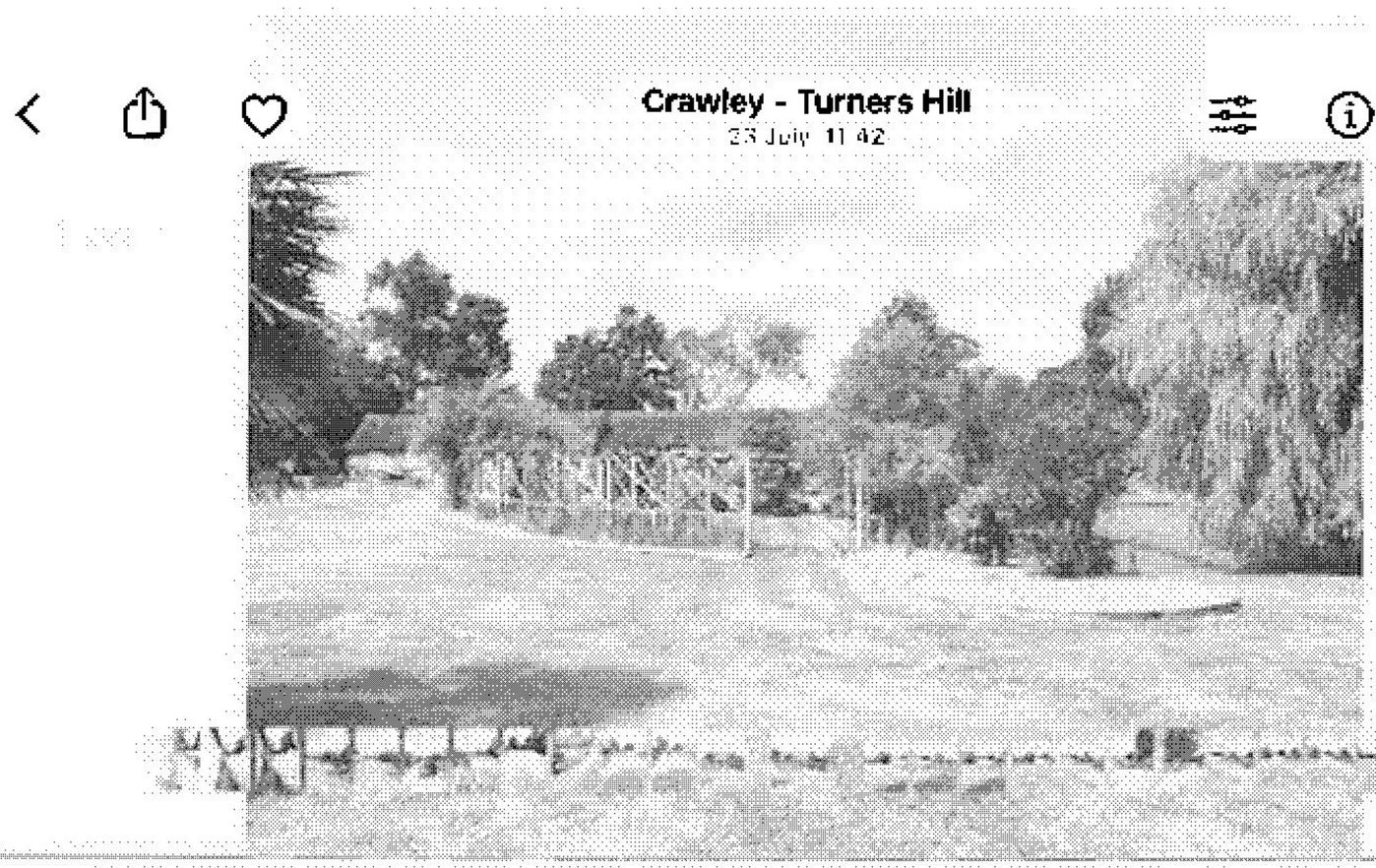


Photo Above: The pergola and flower beds that were installed within the garden in 2008.

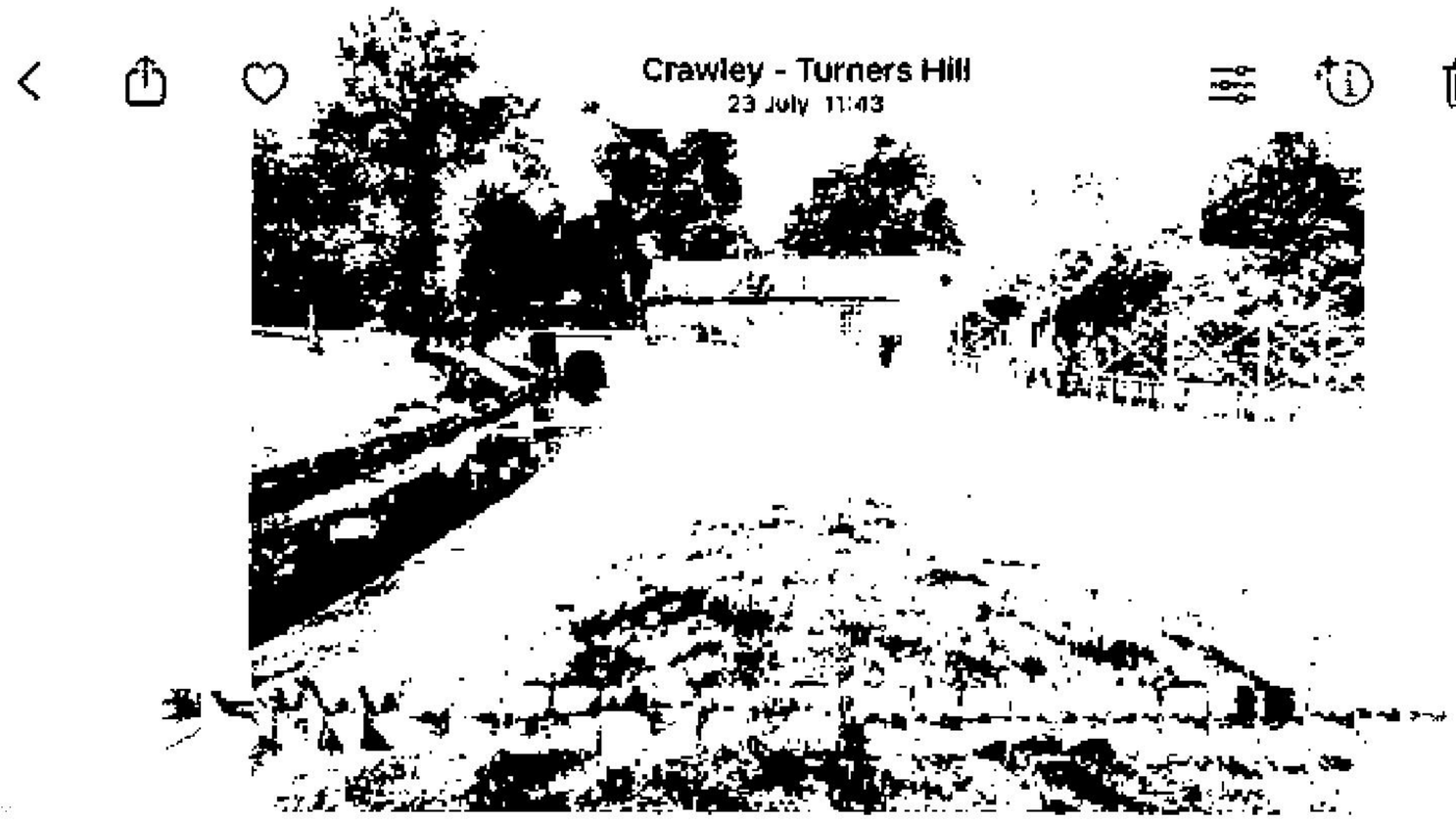


Photo Above: The southern boundary of the garden is defined by the River Medway.

[redacted]

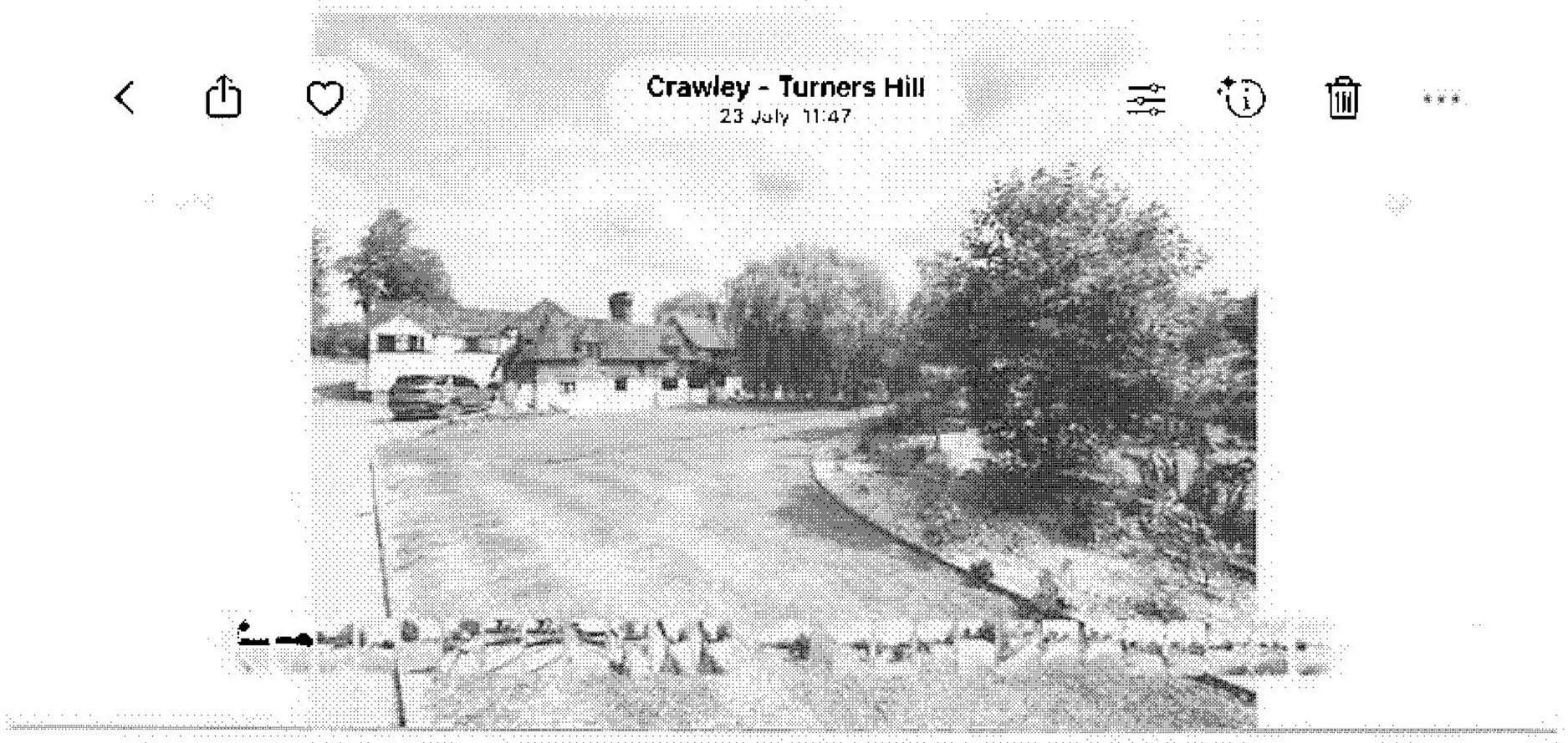


Photo Above: The driveway, mown lawn, pergola and flower beds

to the southwest side of the garden

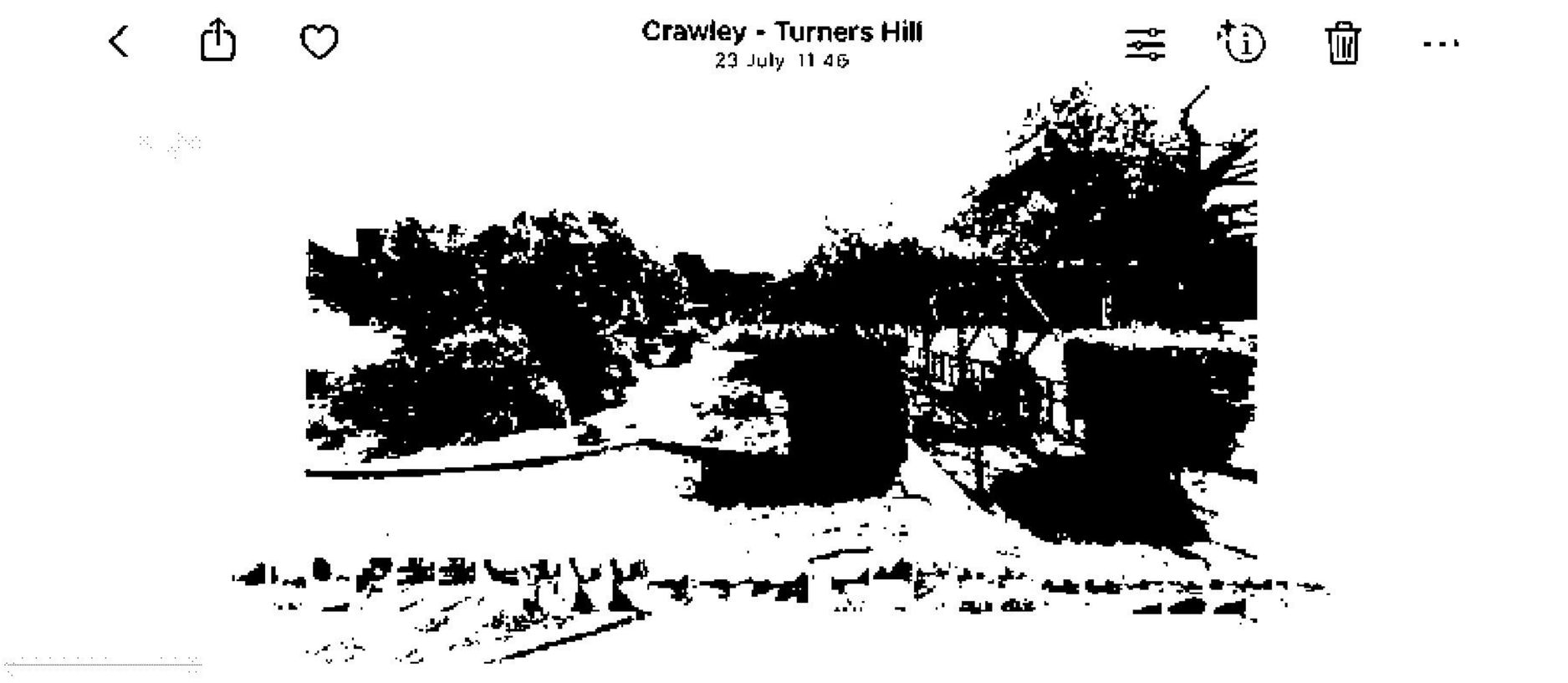


Photo Above: Pergola and flower beds

[redacted]

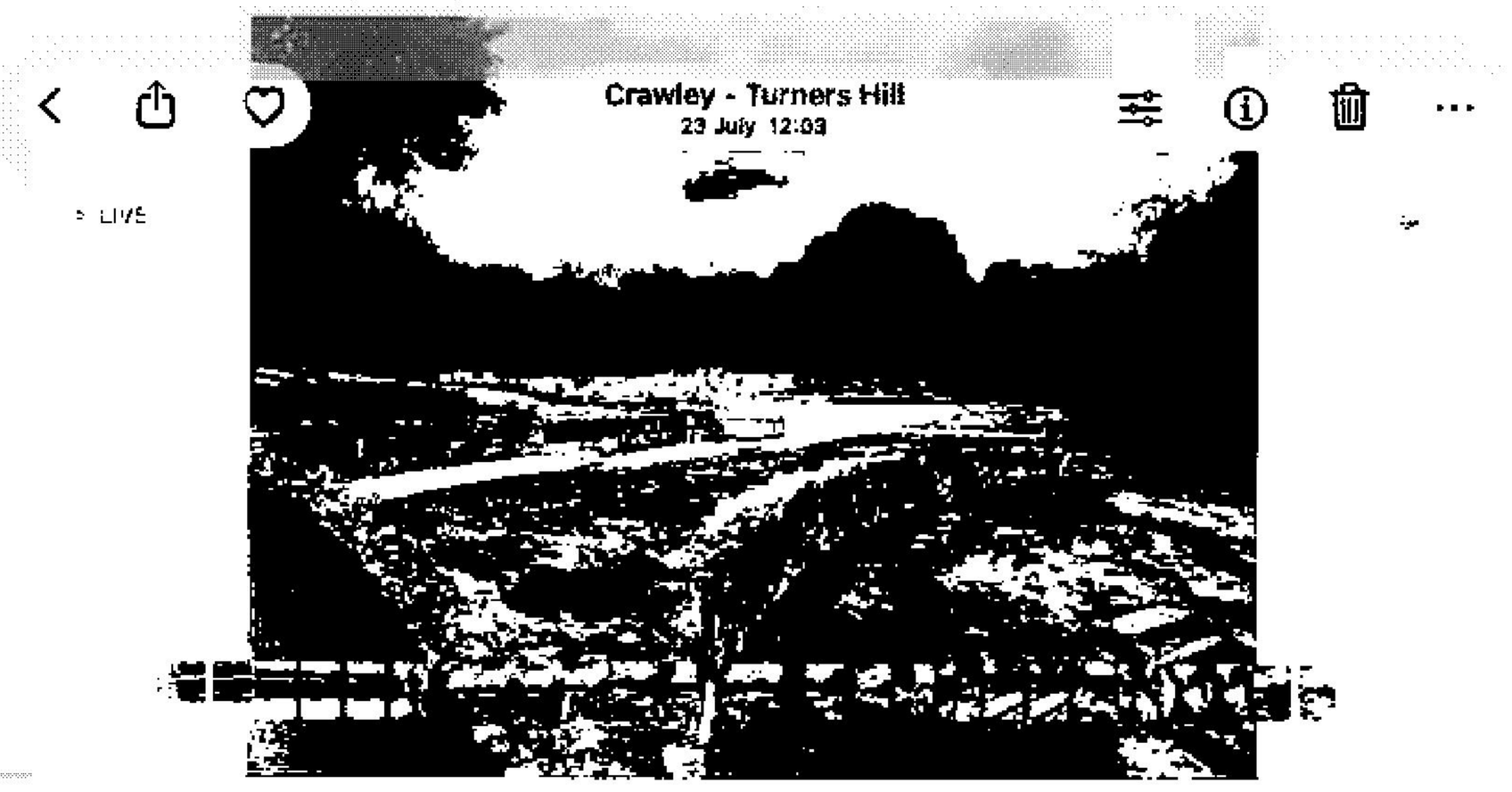


Photo Above: The swimming pool and patio area to the north of the house and mill which is used by the owners and their family to relax

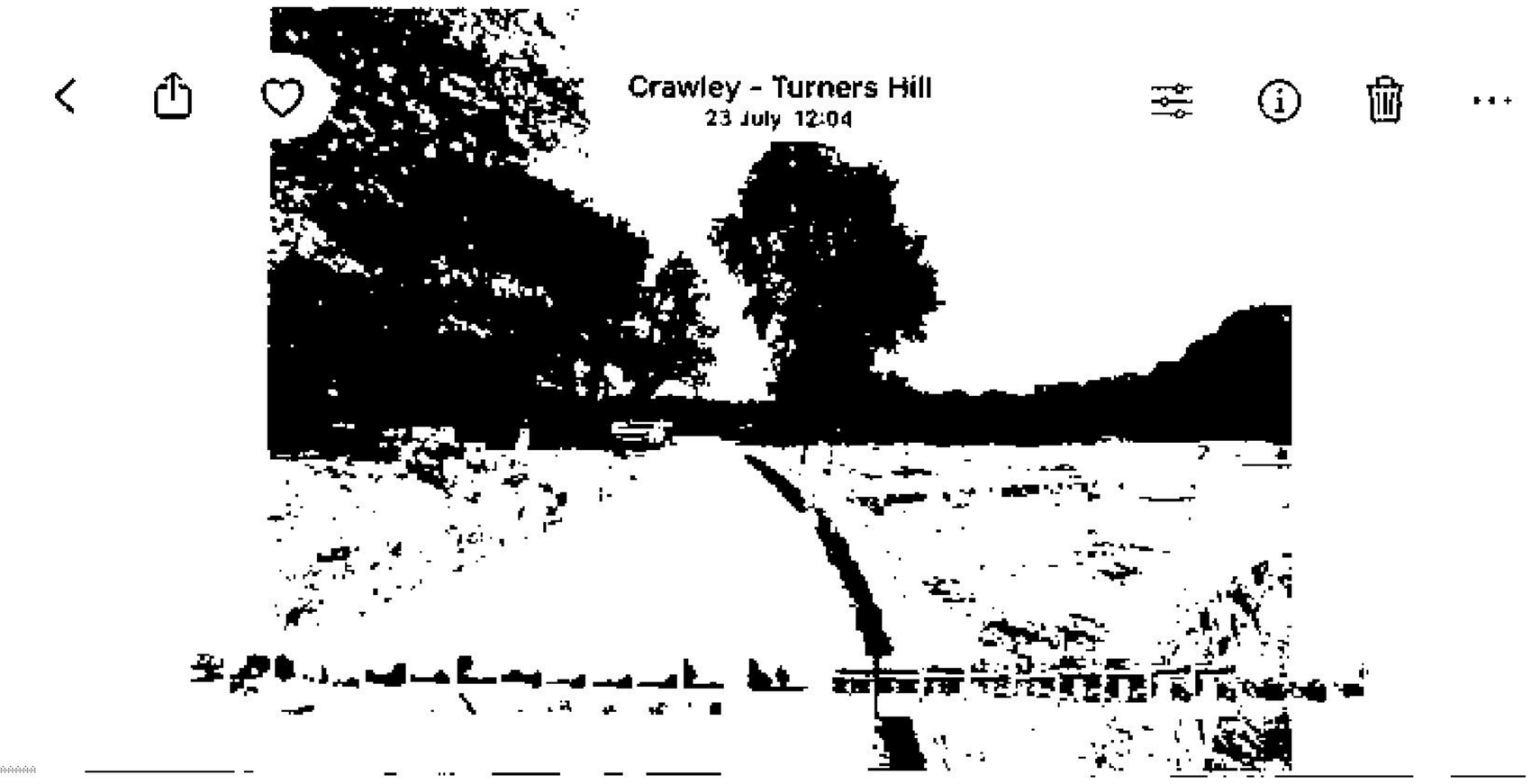


Photo Above: The driveway to the ancillary residential garages

[redacted]



Photo Above: The pool maintenance shed and the owners green houses within the garden

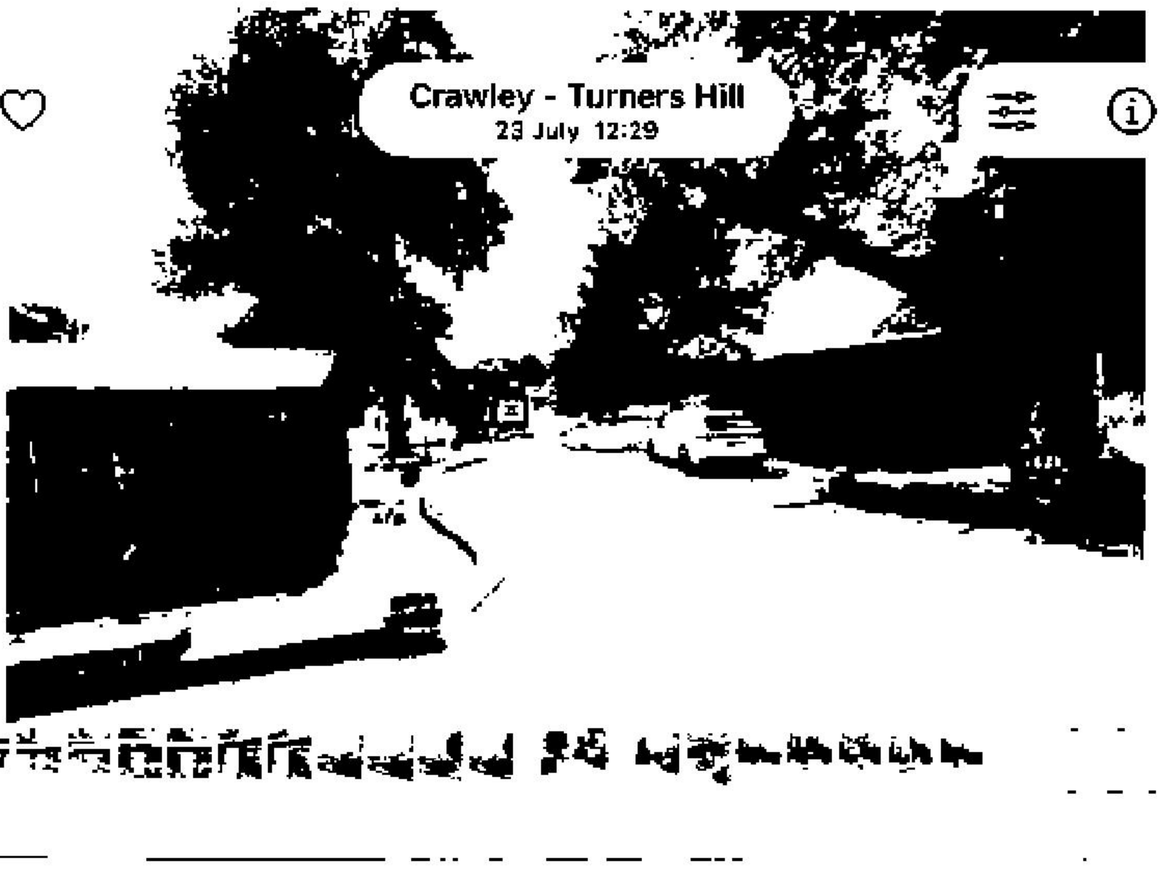


Photo Above: The driveway, pool maintenance shed and double garage

[redacted]

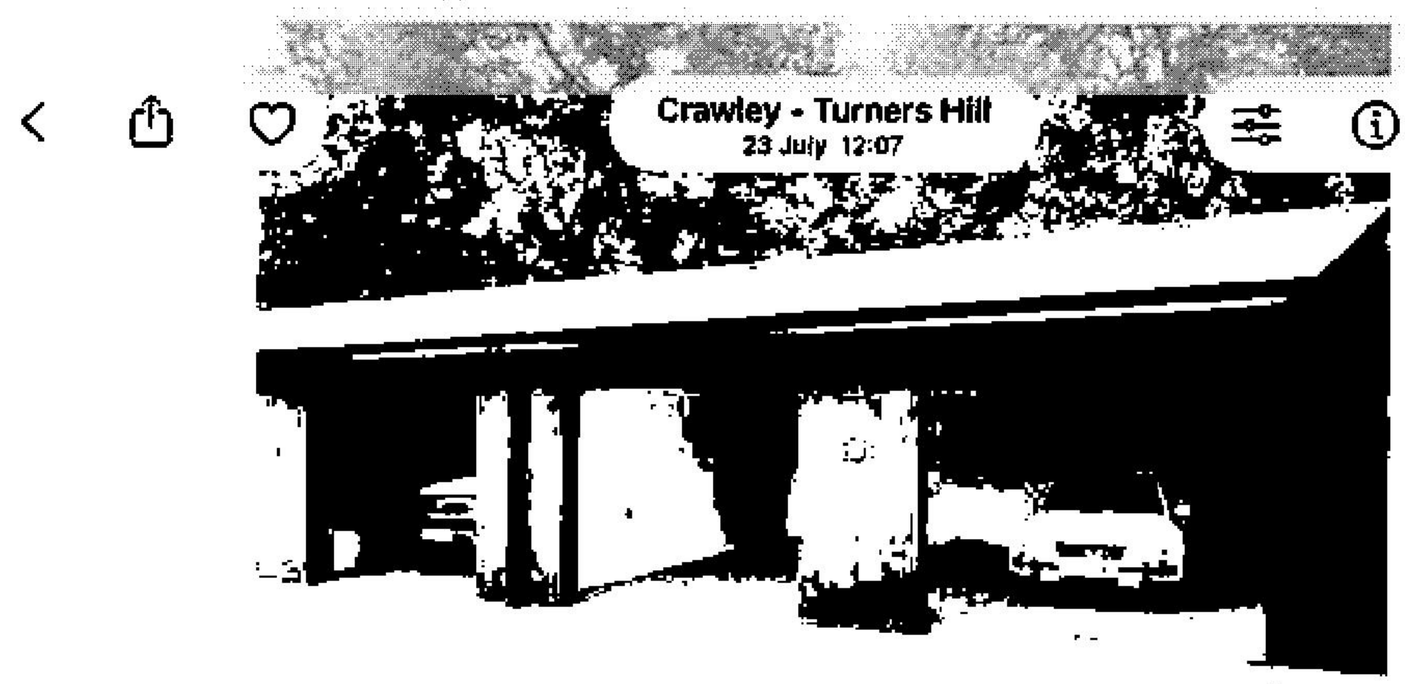


Photo Above: The garage block where the owners park their cars

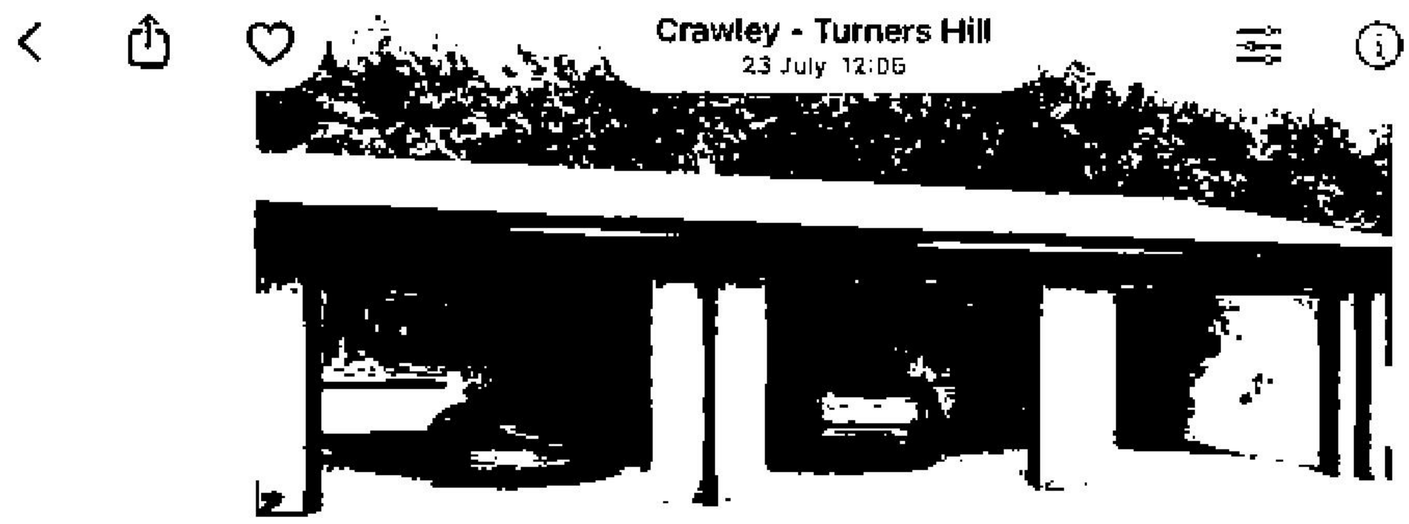


Photo Above: The garage block where the owners park their cars

[redacted]

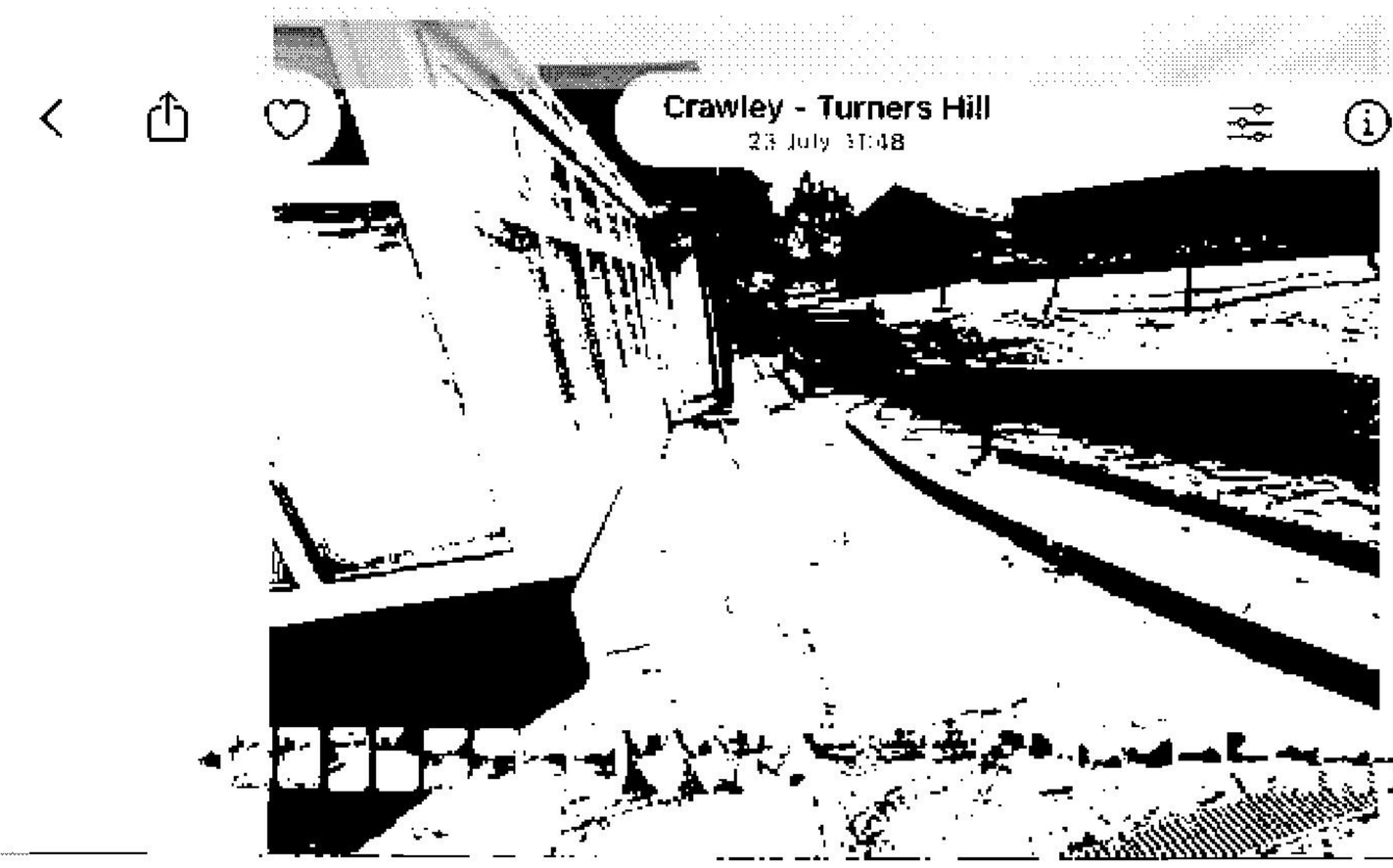


Photo Above: The patio to the ancillary residential accommodation which borders the River Medway which forms the boundary of the garden

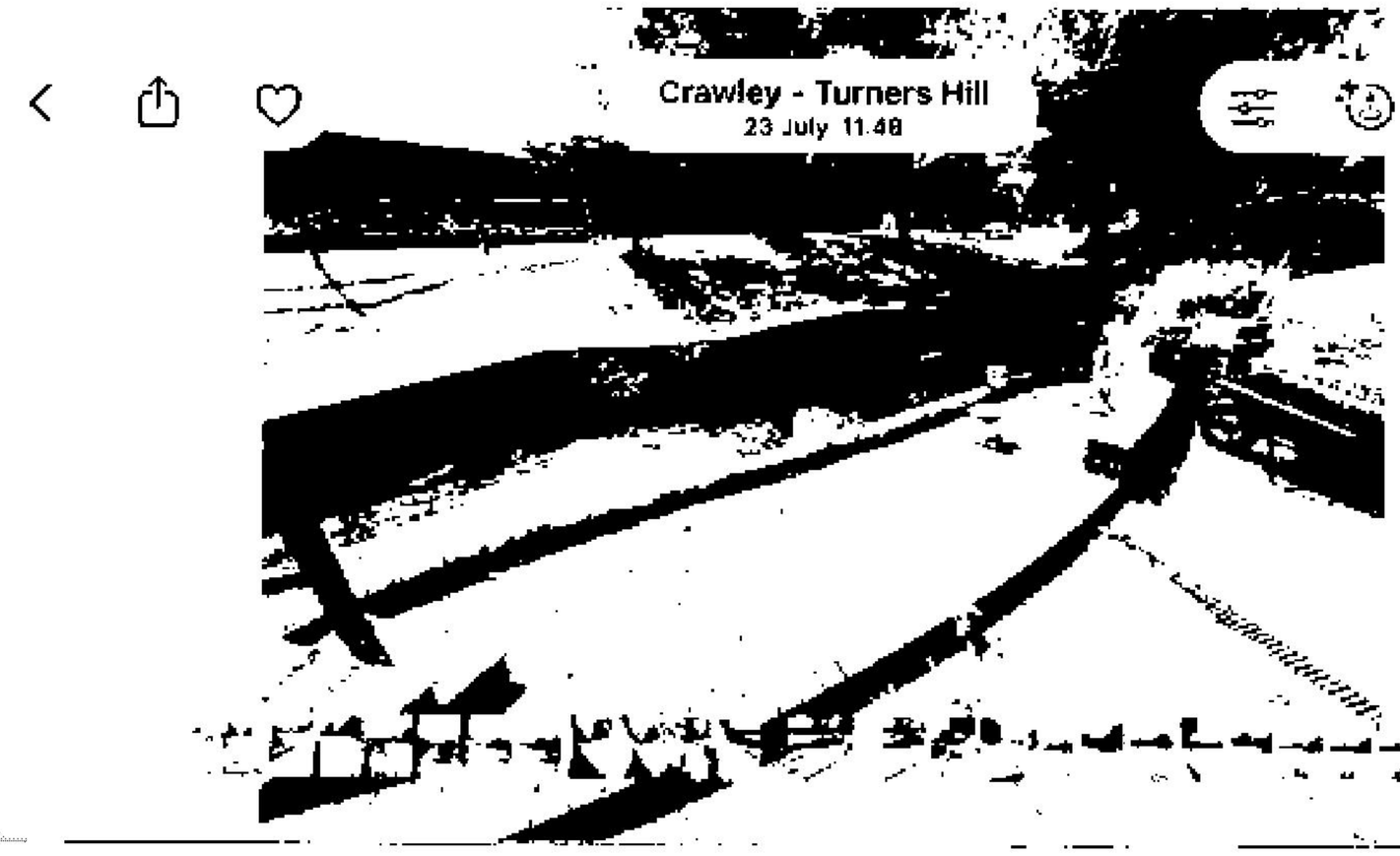


Photo Above: The patio to the ancillary residential accommodation which borders the River Medway which is the boundary of the garden

[redacted]



Photo Above: The brick wall is the boundary of the residential garden

[redacted]