

Crunchy Cottage
Park Lane
Aldingbourne

Wednesday, 15 November 2017

To whom it may concern,

I can confirm that my name is Andrew Smith and I have been the owner and occupier of Crunchy Cottage, Park Lane, Aldingbourne since January 2013.

Prior to my purchase the land to the rear formed part of the garden to Keymer Cottage as edged in yellow in the aerial photograph attached to the statement of Mr. Willard.

As this parcel of land was directly behind Crunchy Cottage I decided that I wanted it as part of my garden in order to preserve my amenity. I therefore purchased it from Paul Willard, who's father, Kack Willard was owner/occupier of Keymer Cottage. Upon purchase I immediately used it as garden although between 2013 and 2016 it has been subject to landscaping works. Nevertheless I did not abandon its historic use as garden. In 2016 I obtained planning permission for the retention of a pond and associated groundworks under AL/34/16/PL. One of the approved drawings under that permission – and compliance with is conditioned under condition 2 of the permission – is a drawing titled 'Garden Masterplan'. I attach this approved plan to this Statement and it will be noted that the works I had done included engineering works in the form of a large pond along with the construction of a boardwalk and deck. Four bridges, including 2 original bridges are shown over the stream connecting the subject land with the remainder of my garden. Substantial planting was also shown.

I had assumed, that when the council had approved this plan that they had no problem with me continuing the historic use of the

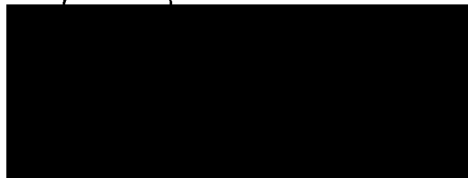
land as garden. Whilst I accept that the Council made reference to the incorporation of the land into the residential curtilage of Crunchy Cottage I did not consider that this represented a breach of planning control as the historic use of the land in question – namely as garden – had not changed.

I far as I am aware the land in question has been in use as garden – the only change is that it is now being used as part of the garden to Crunchy Cottage whereas previously it was part of the garden to Keymer Cottage. Previous to that I understand it was used as garden for the property known as Greenacres which was also owned by Mr. Willard snr.

I do not consider the land in question to be too large for garden use. The plot as a whole is just under 2 acres in size.

It is my understanding that Mr. Willard Snr used it as a garden as did Mr. Willard Jnr for various recreation uses, the keeping of chickens and always kept it maintained. It was planted with ornamental plants and regularly mown. I understand that they used it for quiet informal enjoyment.

Yours Sincerely,

A large black rectangular box redacting the signature of Andrew Smith.

Andrew Smith



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