

SITE/BUILDINGS KNOWN AS THE LADYDELL SITE

EAST SIDE OF HANGLETON LANE

FERRING, WORTHING

WEST SUSSEX BN12 6PP

**STATEMENT OF HISTORY OF USES AT THE LADYDELL SITE STARTING FROM
ITS DEVELOPMENT AS A BUILDERS & JOINERY WORKSHOP WITH ANCILLARY
BUILDINGS IN THE LATE 1960'S/EARLY 1970'S TO DATE**

INTRODUCTION -

This statement is being provided by Marshall Clark LLP together with the accompanying paperwork/plans and documents as evidence of the uses carried on at this site from the early 1970's to date.

The statement should be read in conjunction with the application for a Lawful Development Certificate for an existing use or operation which is being submitted to Arun District Council dated 09 July 2012. The application for lawful development follows complaints being made against the site owners about the uses being carried on during the mid/late part of 2011.

SUBJECT SITE -

The site is situated upon rising ground on the eastern side of Hangleton Lane in an area which includes a range of mainly non residential commercial uses. The site is outlined in red on the enclosed Ordnance Survey Sheet Extract - Drawing No. MC001.

**SUMMARY PLANNING
HISTORY-**

We enclose a copy of the site history provided to Marshall Clark by Arun District Council which sets out the various applications made on the subject site - document MC002.

The first application which is of relevance in this context is Application No. FG-61-69. A copy of the approval documents is attached (document MC003) where consent was given for use of the site and buildings as a builders yard, joinery workshop and ancillary buildings.

Planning permission under Application No. FG-98-70 was given for a change of use of garage and stores to building managers and general office with toilets plus a new access to the rear land. A copy of this application together with the accompanying plans is attached under document MC004.

Note - The plans clearly show the buildings being used for various manufacturing/storage purposes and external yards etc.

Planning permission was granted under Application No. FG-95-72 for the erection of a new garage/store in the north eastern corner of the site with the use being for the garaging of motor vehicles i.e. storage purposes. Copies of the documents and plans are under document No. MC005.

Planning permission was granted under Application No. FG-183-80 for change of use for storage of imported pets including ancillary office accommodation. We do not have a copy of all the planning papers but included under document MC006 are copies of the plans and Ordnance Survey Sheet Extract stamped by Arun District Council with the planning reference number.

Note - The site use is shown on the sketch plan as clearly comprising a range of buildings used for B1 offices, and B8 storage plus external yards etc.

The above provides the general history of the site and its development/uses which leads us now to the position in support of the application for Lawful Use. We have enlarged the Ordnance Survey Sheet Extract in order to cross reference the supplemental documentary information on the established uses to the relevant parts of the building/site to which they relate. The enlarged drawing is under document number MC007.

The owner of the site has received rents from the various commercial buildings for many years. The earliest records we have been able to find in this context are for the year ended 31 March 2001 which show the rental income as £6,190 increasing for the year ended 31 March 2002 to £7,020. Extracts from the company accounts for the subsequent years through to 2011 are all enclosed for your reference under document number MC008.

We have further provided computer print outs of the rents received over the years starting in May 2000 for Seasprite [REDACTED] and in June 2000 [REDACTED] from Tortex Engineering and in January 2001 from Seasprite [REDACTED]. Other copy documents are enclosed with the various rental payments highlighted thereon in yellow. We have further photocopied the relevant paying in slips from our client's records with National Westminster Bank showing the monies paid into their account from these occupying sources.

With reference to Document MC007 those sections coloured in pink were occupied by Seasprite Sports from 31 May 2000 up to 01 September 2010. We have enclosed a copy of Seasprite's letter dated 09 January 2012 confirming this position. Document number MC009. Seasprite used the building for the importation and wholesale distribution of sports equipment.

Tortex Engineering occupied the rear/eastern parts of the subject site together with 3 garages parallel to the east boundary and a stand alone storage container since 1996 i.e. for well in excess of 10 years. A copy of the licence agreement between our clients and Tortex is enclosed dated 25 July 1996 document MC010 albeit a somewhat poor copy. Those parts of the site which Tortex have occupied are shown coloured in blue on the enlarged Ordnance Survey Sheet Extract and used for textile machining and storage.

NS Marine Ltd rented the northern parts of the site coloured yellow on the enlarged plan for approximately 10 years vacating in 2008. We would cross reference you for documentary evidence of this to the photocopy financial information of rent receipts. The use was for the repair and storage of marine engines and equipment.

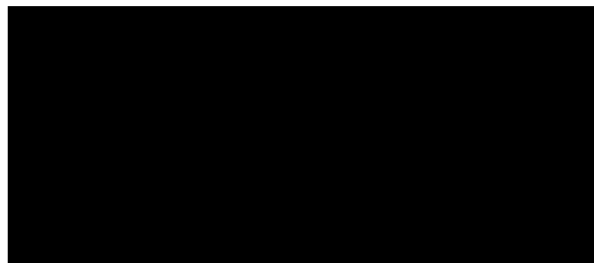
The remaining parts of the buildings cross hatched in red on the enlarged Ordnance Survey Sheet Extract have been occupied by the site owners/applicants in the context of this application for a lawful development certificate. They have been in occupation with their family business for circa 25 years using it for the storage and distribution of various products including scooters and other means of mechanical propulsion.

CONCLUSIONS

The site comprises a collection of buildings and garages/stores.

The site started off as a builder's yard/joinery workshop with ancillary offices and has evolved over the years to be occupied and used by various commercial businesses. All of these businesses have used the accommodation for either light industrial/engineering purposes and offices under Class B1 or for storage/distribution/warehousing under Class B8 of the Town & Country Planning Use Classes Order, for well in excess of 10 years.

We consider the package of paperwork attached suitably proves the use for these purposes but if there are any questions arising there from the writer Stuart Clark will be happy to assist.



DATED 09-07-12

LP

24 Grafton Road
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West Sussex
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1) Garage Rear Ladydell - NORTH EAST CORNER OF SITE

OCCUPANTS :-

Alan Brown Car Sales 2002 - 2003

N S Marine Boats and Outboard Engines 2003 - 2007

Graham Poulter Car Repairs 2007 - 2012

ARC Recycling 2012 - 2019

Ben Hurrell Auto Hub Car Repairs 2020

2) Bungalow / RESIDENTIAL UNIT

Mark Hutton 1982 - 1984

Rob Hutton 1984 - 1986

Steven Onslow 2006 - ~~2009~~ 2008 - 2013

Daniella Fisher ~~2010 - 2013~~ 1/3/13 to 3/15

DAVID HODGER ~~4/15~~ - TO DATE.

DATES OF USE / OCCUPATION OF
THE TWO BUILDINGS WHICH ARE

