

Planning Statement

**Land at Littlehampton Marina
Ferry Road, Littlehampton, West Sussex BN17 5DS**

Application by Broomer Farm Trading Ltd., formerly named Littlehampton Marina Ltd., for a Certificate of Lawful Use in respect of a parcel of land at Littlehampton Marina as a Residential Caravan Site.

1. This Application relates to a parcel of land at Littlehampton Marina which is shown edged red and annotated Parcel C on Plan No.LMRCS/1b (Appendix A). This Plan also shows, edged blue, the boundaries of Littlehampton Marina in which the Applicant has owned a long Leasehold interest and has operated since 1971.
2. The land forms part of a Residential Caravan Site which was initially established prior to 1997 when the current owners acquired the Applicant Company and which now accommodates 51 Caravans all of which are used residentially. The layout of the Caravan Park, as it exists at the present time, is shown on Plan No.LMRCS/2a (Appendix B). The land to which the application relates is again shown edged red and the years during which the Caravans thereon were first occupied are colour coded.
3. The Caravan Site is also shown on the aerial photographs, obtained from Google earth, which was taken in 2018 and which comprises Appendix C. The section of the Caravan Site to which the application relates is shown highlighted yellow on the photograph.
4. The land which has an area of 0.23 ha was developed in two sections, the west section which accommodates 6 Caravans in 2011 and the east section which accommodates 8 Caravans in 2012. The layout of the Caravans is shown on Plan No.LMRCS/2a with the year in which they were first occupied coloured coded blue and pink respectively.
5. The Caravans have been occupied residentially since they were originally sited as confirmed in the Statutory Declaration of Mr. David Finnamore the Managing Director and Principal Owner of the Applicant Company which comprises Appendix D.
6. The Council in the Certificate of Lawful Use issued on 13th December, 2019 in respect of the remainder of the Caravan Site (Appendix E) states that the period required to establish a Lawful Use in respect of a Residential Caravan to be 4 years rather than the 10 years upon which we had originally been working. Mr. Finnamore in the evidence provided in his Declaration confirms that the Caravans sited on the land have been used residentially throughout the years since they were originally sited in 2011/2012, a period considerably in excess of the 4 years required.

7. We would therefore ask you to issue a Certificate confirming that the Lawful Use of this land is as a Residential Caravan Site.

Bedford & Upton
24 Southgate
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21st January, 2020