

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 for the stationing of Storage Containers.

1. This Application relates to a parcel of land at Littlehampton Marina which is shown edged red on Plan No.LMSC/1 (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, which has an area of 0.53 ha. comprises a compound from which the Applicant has run a self storage business using storage containers since 2001. The business has expanded over the years and now accommodates 277 containers 248 of which are located on the land to which the Application relates. All of the containers are let individually mainly to local people and established businesses both in the Marina and in the vicinity.
3. The Compound is shown on the aerial photographs, obtained from Google earth, taken in 2007, 2010 and 2018, which comprise Appendix B. These photographs show the manner in which the Compound has developed during the last 12 years. The land comprising the Compound and to which the Application relates are shown highlighted pink in the photographs.
4. The layout of the Compound can be seen from the enlarged copy of the 2018 aerial photographs which comprise Appendix C and the containers themselves in the set of photographs which comprise Appendix D.
5. It can be seen from the photographs that the application site includes a small area of land adjoining the south boundary which, although within the compound and entered from it, was used for the storage of scaffolding until the end of 2014 when storage containers were first stationed in it. We have included this land because it was within the compound and formed part of that aspect of the Applicant's overall business, 10 years ago, even although it accommodated scaffolding rather than containers at that time.

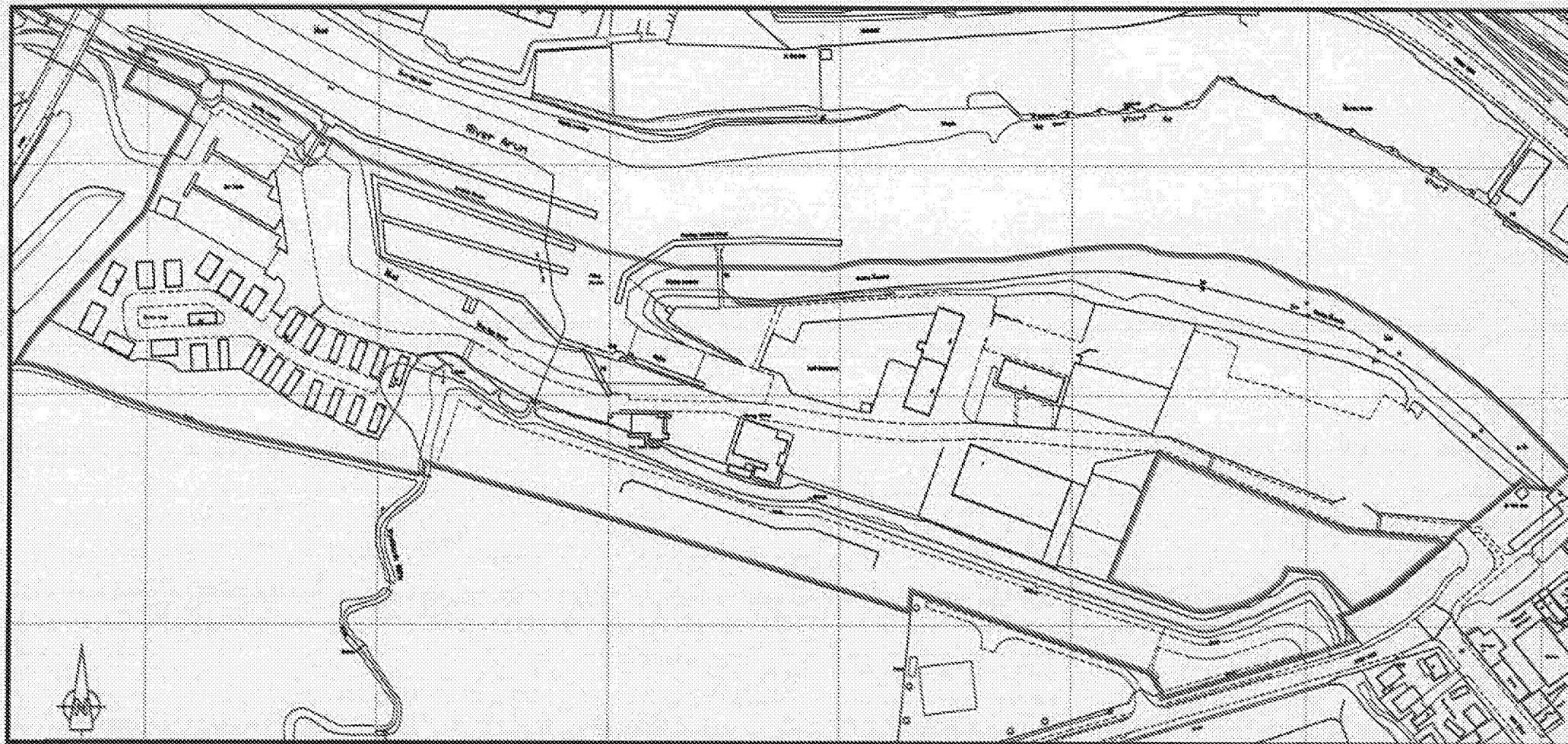
6. The use of the land for the siting of storage containers is confirmed in the Statutory Declaration of Mr. David Finnamore, the Managing Director and Principal Owner of the Applicant Company which comprises Appendix E. Mr. Finnamore's evidence confirms, as is apparent from the aerial photographs, that the land has been used for the stationing of storage containers for more than the 10 years required to establish a lawful use.
7. We would therefore ask you to issue the Certificate of Lawful Use for which we have applied.

Bedford & Upton
24 Southgate
Chichester
West Sussex PO19 1ES

25th October 2019

Schedule of Appendices

- | | |
|--------------------|---|
| Appendix A. | Plan No.LMSC/1 Scale 1/2500 showing edged red the land to which the Application relates and edged blue the boundaries of the Marina. |
| Appendix B. | Aerial photographs from Google Earth taken in 2007, 2010 and 2018 with the land to which the Application relates highlighted in pink. |
| Appendix C. | Enlarged copy of the 2018 Aerial Photograph showing the layout of the containers in the compound. |
| Appendix D. | Photographs of the containers. |
| Appendix E. | Statutory Declaration of Mr. David Finnamore, Managing Director and Principal Owner of the Applicant Company. |



LAND USED FOR STATIONING OF STORAGE CONTAINERS
LITTLEHAMPTON MARINA
FERRY ROAD LITTLEHAMPTON
WEST SUSSEX BN17 5DS
Application for Certificate of Lawful Use

SCALE 1:2500

Drawing No. LMSC/1

BEDFORD & UPTON
CHARTERED SURVEYORS

24 SOUTHGATE
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The Old Church of St. Andrew, Littlehampton

Aerial Photograph from Google Earth taken in 2007

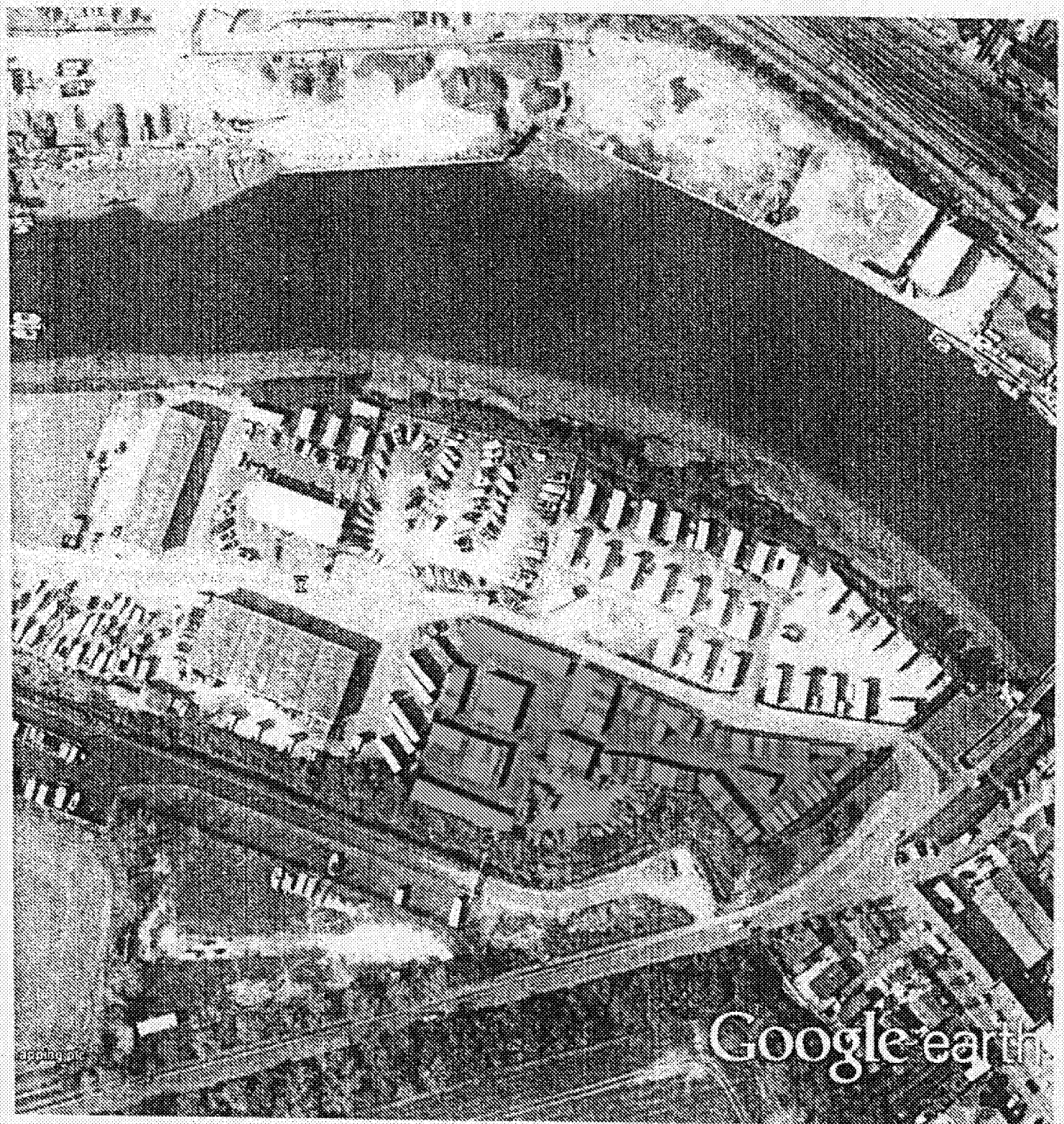


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Aerial Photograph from Google Earth taken in 2010

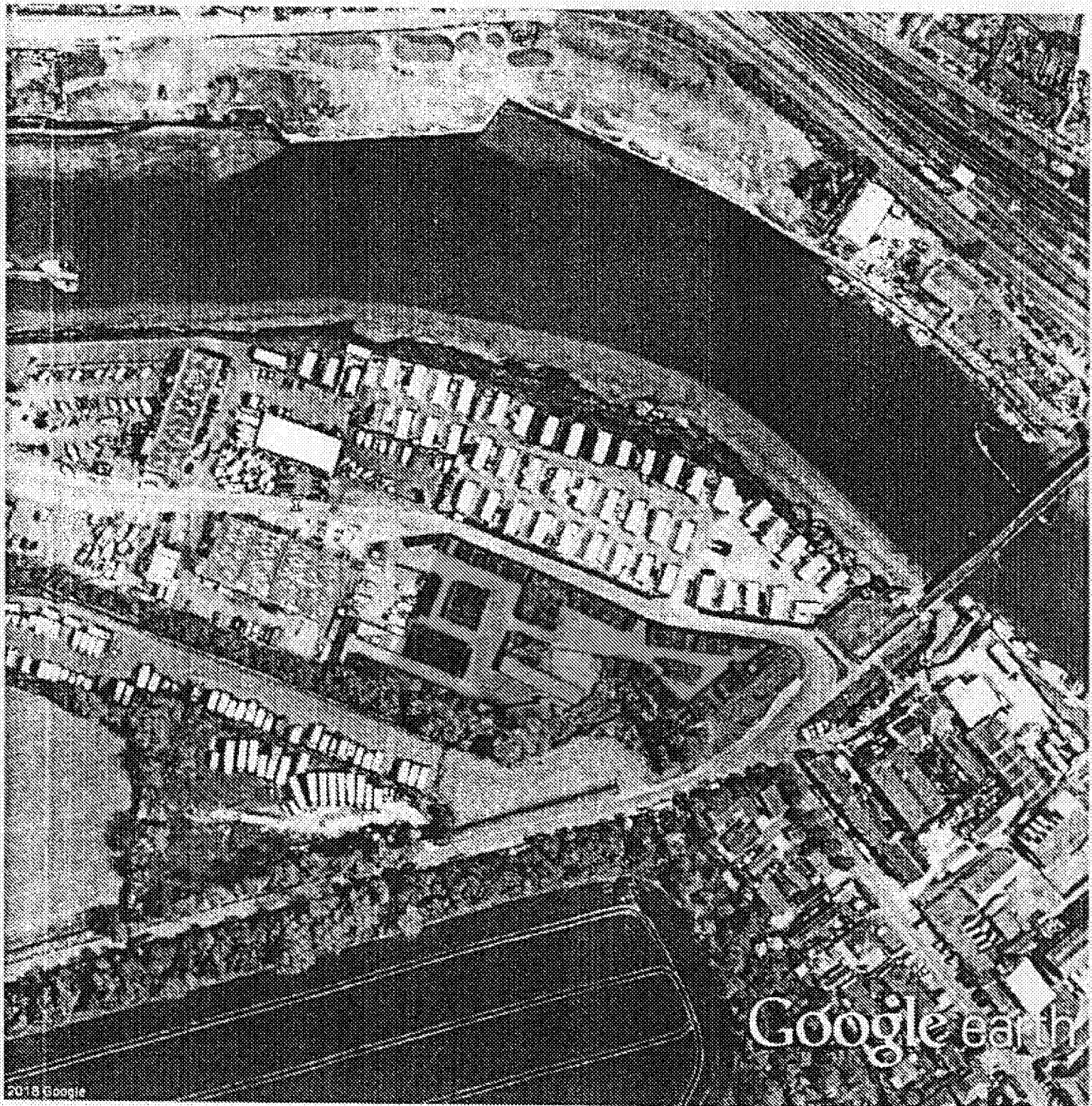


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Aerial Photograph from Google Earth taken in 2018

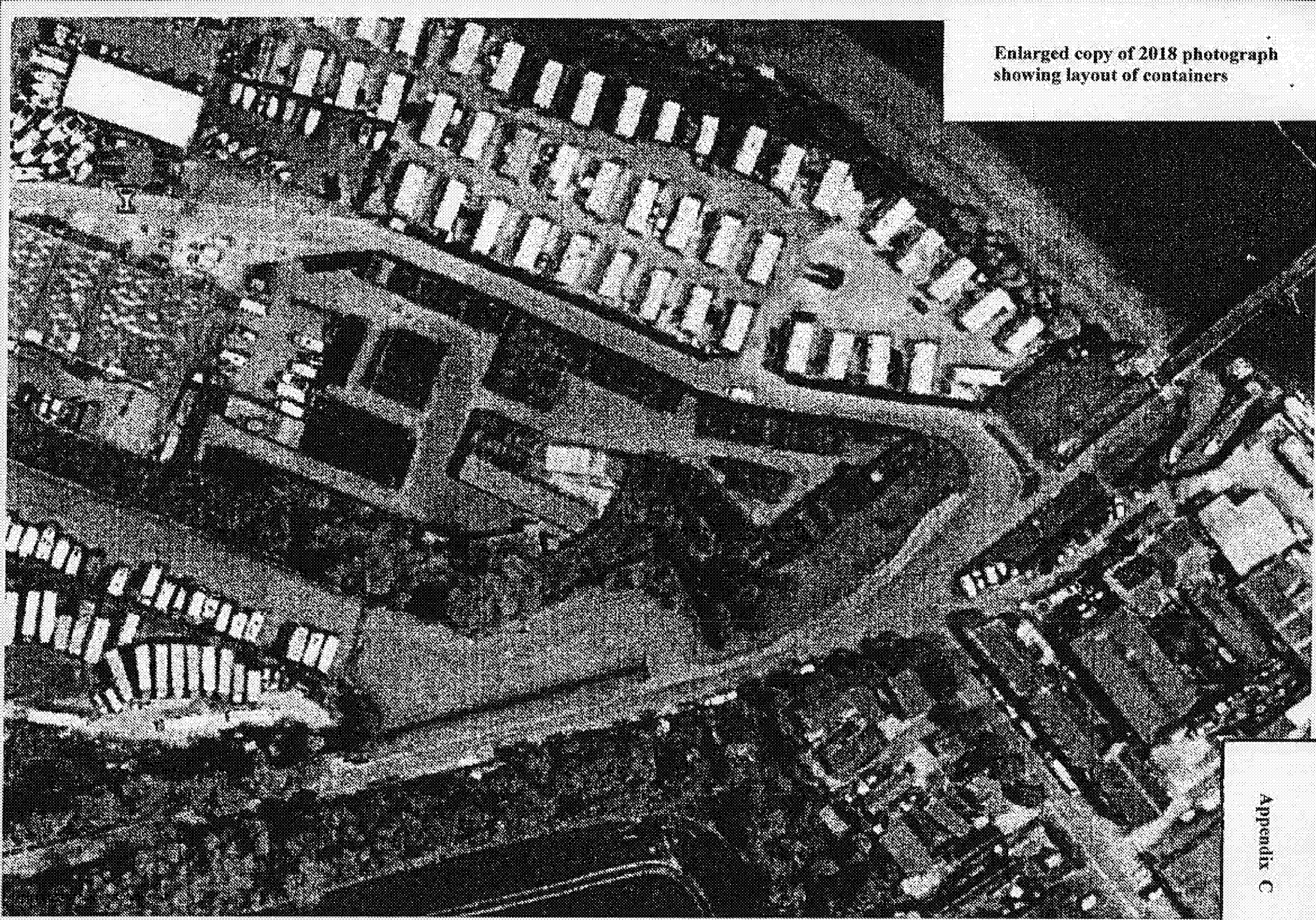


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Enlarged copy of 2018 photograph
showing layout of containers









Statutory Declaration of David Finnamore

26th September 2019

Reference: "Land used for Storage Container compound", Littlehampton
Marina

Prepared in relation to the application for Certificates of Lawful Use in relation to "Land used for Storage Container compound", Littlehampton Marina, Ferry Road, Littlehampton, BN17 5DS

1. I, David Austin Finnamore, aged 63 years, am a director of Broomer Farm Trading Limited, the company owning the long leasehold in Littlehampton Marina, and the same company (formerly named Littlehampton Marina Limited) which has owned that interest since the lease was granted by Arun District Council in 1971.
2. My family acquired the entire shareholding in the company in October 1997. Since that date, in my position as managing director I have worked at Littlehampton Marina, where our offices are based. In that capacity, I have been actively involved in all aspects of the Marina business including that part of the site used for container storage and which forms the basis of this application.
3. Attached to this Statutory Declaration is a plan on which the boundaries of Littlehampton Marina are marked in blue. On the same plan the area of land used for container storage is highlighted in red.
4. Containers were first placed on a section of the "red" land in 2001, when we commenced offering self-storage as a part of the business. In 2005, operation of the container storage (self-storage) was transferred to our

associated business, Arun Self Storage, by which time containers had been placed over the entire area, apart from a small section to the south where scaffolding had been stored. Access to the entire area was through a pair of gates set into the north western corner, signed as Arun Self Storage. A secondary set of gates (not in use) still existed to the middle of the northern boundary.

5. By 2008 we had over 200 containers within the "red" area of land.
6. In October 2014, the scaffolding was removed and quickly replaced by additional containers.
7. In total we have 248 containers, of differing sizes, within the "red" area, which is the subject of this application.
8. The compound has, at all times, been used for self-storage in containers since September 2009.

I DECLARE THE AFOREMENTIONED STATEMENT OF FACTS TO ACCORD WITH MY OWN KNOWLEDGE AND MEMORY.

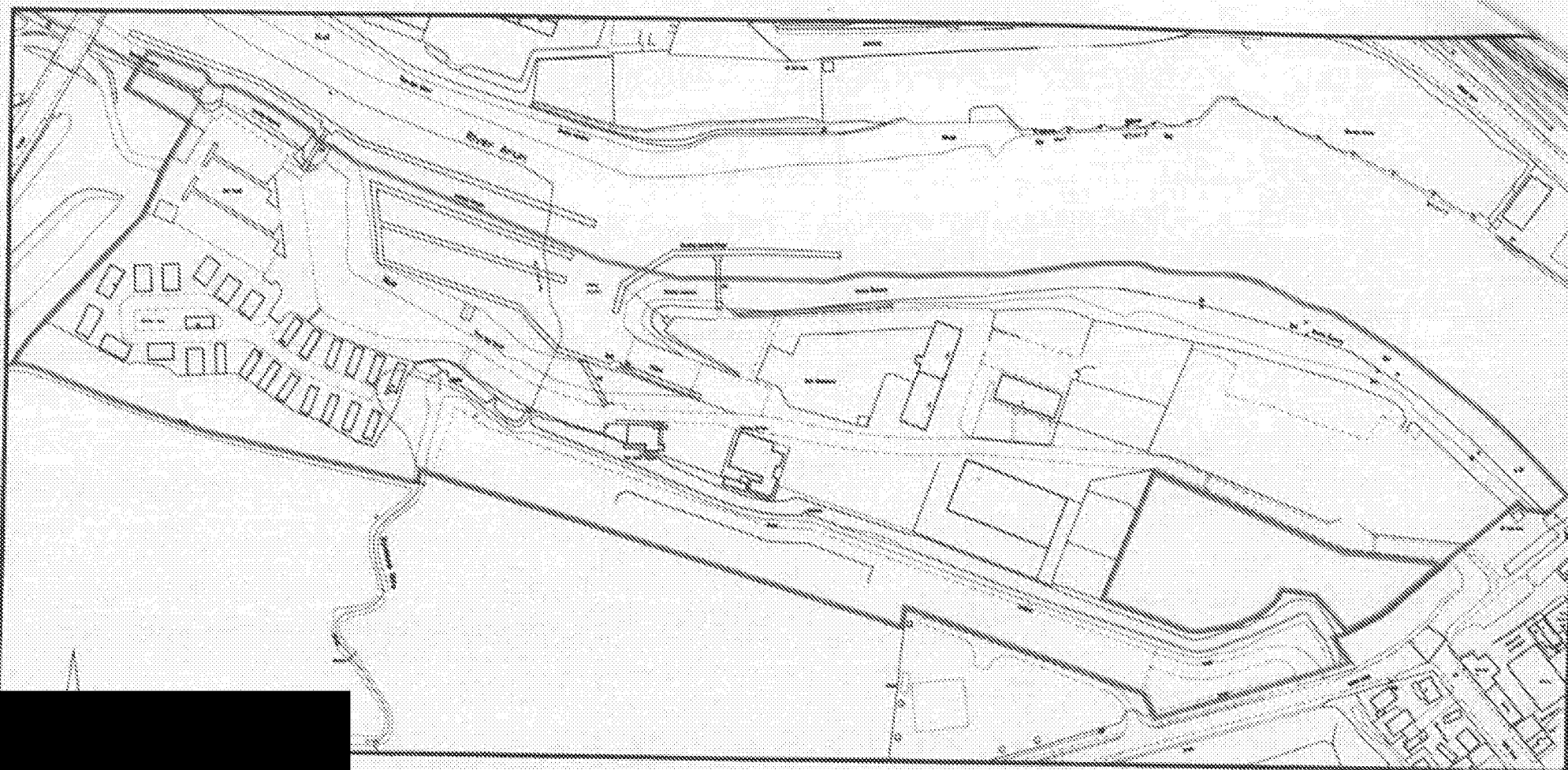
D A FINNAMORE

DATE



27th September 2019

Date:



LAND USED FOR STATIONING OF STORAGE CONTAINERS
LITTLEHAMPTON MARINA
FERRY ROAD LITTLEHAMPTON
WEST SUSSEX BN17 5DS
Application for Certificate of Lawful Use

SCALE 1:2500

Drawing No. LMSC/1

BEDFORD & UPTON

CHARTERED SURVEYORS

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