

Statement prepared by David Finnermore

31st January 2020

Reference: Marina Workshop, Littlehampton Marina

This statement has been prepared in support of the retrospective application made in relation to the workshop constructed at Littlehampton Marina.

1. I have been managing director of Littlehampton Marina since October 1997, when the operating company, Littlehampton Marina Limited, was acquired by my family.
2. I have been actively involved in overseeing the management of the Marina operations for the entirety of the period 1997 – 2020 and have full knowledge of all matters pertaining to them.
3. The Marina encompasses an area of land on the west bank of the river Arun, extending to 31.5 acres. Some 20 acres are in full, everyday, use as a working marina including moorings and boat parks, but also encompassing a holiday lodge park, a residential caravan park, a container self storage facility, a caravan/motor home storage facility and ancillary aspects including a marina café, fuel sales etc. there are also a small number of buildings that have been let out.
4. The Marina operates with five full time yard staff, part time summer staff, three part time security staff and a full office complement.
5. Our yard staff are primarily responsible for the maintenance and upkeep of the entire marina site. They operate machinery (eg grass cutting equipment, forklift, marina vans etc) involved in the maintenance of the site and machinery (eg tractors, hoists, workboats etc) involved in the operation of the moorings and boat parks.
6. Up until 2011 all machinery maintenance and repair was carried out outdoors. This was uncomfortable for our staff and impractical from the business point of view. We were, for a time, able to use one of the boat sales workshops to maintain marina equipment, although this was infrequent and impractical for urgent necessary repairs as its prime use had been as a functioning part of the import and sale of sports boats and

small cruisers. In February 2011 the boat sales operation closed and, as a part of the process the workshop that had been used was demised to former staff starting their own businesses.

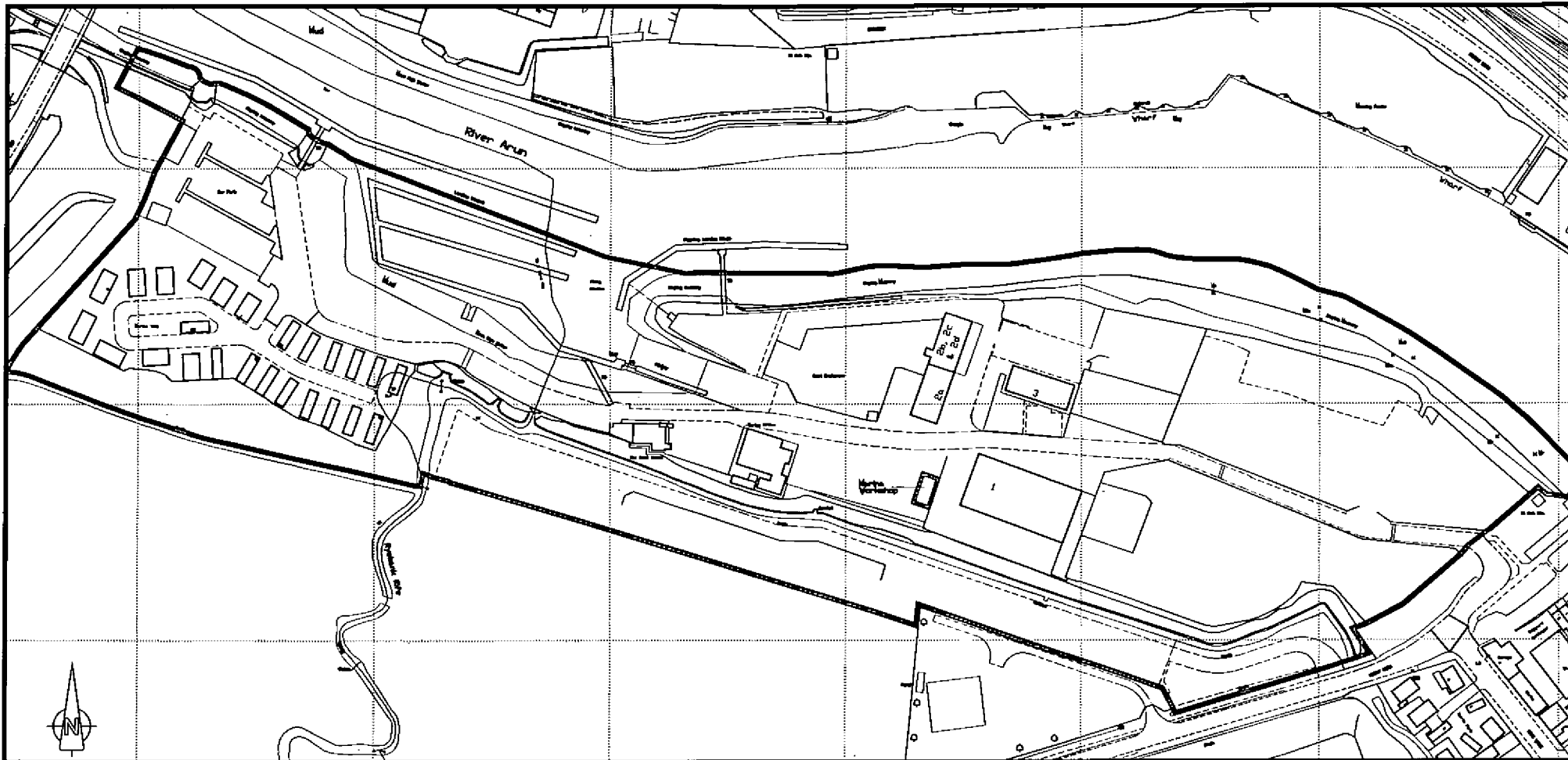
7. The decision was taken to provide a permanent indoor facility for the maintenance and repair of marina plant. As a part of that process, an underutilised section of the hard standing / car park was identified. This is shown as highlighted in red on the attached drawing number 131087/10.
8. The workshop was designed to compliment other similar structures on the Marina, most particularly units 1 and 2 located nearby. As such it was designed (and constructed) to have a steel portal frame clad on all sides and on the roof with profile steel sheeting. The overall size of circa 1120 sq ft was considered to be the minimum needed to facilitate the storage of more valuable plant but also to repair the larger plant that we hold.
9. The height was chosen to be 6m to eaves, to, again, compliment adjacent structures and to provide space for a 4.5m loading door, which was considered to be the minimum required for bringing in the larger plant. Consideration was also given to the building's subsequent ability to provide cover for customers' craft requiring under cover storage for certain works.
10. The building was constructed in 2011 with completion having taken place in October 2011.

D A FINNAMORE

DATE



21.1.2020



LITTLEHAMPTON MARINA
 FERRY ROAD LITTLEHAMPTON
 WEST SUSSEX BN17 5DS
 Showing Marina Workshop

SCALE 1:2500

Drawing No. 131087/10

alan unsted MCIAT

Architectural Technologist
 Building Design Consultant
 Tel (01243) 575334
 E-mail: alan.unsted1@btconnect.com



Plan produced for information purposes only

© Crown copyright. All rights reserved

Licence number ES 100025749

'Trafalgar Cottage' Newells Lane West Ashling
 Chichester West Sussex PO18 8DF