

Statutory Declaration of David Finnamore

Reference: Units 2b, 2c and 2d, (formerly unit 2B), Littlehampton Marina

Prepared in relation to the application for a Certificate of Lawful Use in relation to Units 2b, 2c and 2d, 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 units 2b, 2c and 2d which form the basis of this application.
3. Attached to this Statutory Declaration is a plan, number 131087/11 on which the boundaries of Littlehampton Marina are marked in blue. On the same plan units 2b, 2c and 2d are outlined in red. Parking for the three units is shaded green.
4. Units 2b, 2c and 2d were, until 2010, known as unit 2B, forming a part (approximately one half) of unit 2, a steel framed and profile sheet clad industrial building constructed in the early 1970's as an integral part of the emerging Littlehampton Marina.
5. The other half of unit 2, had been known as unit 2A until 2004 at which time it was converted into two units. Those units, have subsequently been known as units 2 and 2a. That, particular, conversion and change of use followed a decision made by a Planning Inspector in 2003 (appeal reference APP/C3810/A/03/1110997). By granting that consent, on appeal, the Inspector allowed a "change of use of a building to accommodate chandlery, boat brokerage and self service general store to Class B1 (workshops).
6. In 2008, planning permission was granted under LU/455/07 for the conversion of unit 2B into "three industrial units formed by the division of existing unit, re-clad to match existing and new entrance doors, windows and roller shutter doors." **Condition 2 of the consent stipulated "the industrial floor space of the proposed units shall be limited to marine industrial units and to no other purpose within classes B2 or B8 of the Town and Country Planning (Use Classes) Order 1987.**

7. The three units formed by the conversion were re-named units 2b, 2c and 2d, and are the units which are the subject of this application.
8. After a marketing campaign in 2009/2010, the three units formed by the conversion were let on commercial leases to two separate occupiers (units 2c and 2d were let to one tenant). Each has been used by tenants over the past ten years for a combination of offices, light industrial and storage, in accordance with use classes B1 (a and c).
9. No restrictions were placed on the use of the premises by the occupiers and, as a result, none of the uses related to the marine industry. Tenancy occupations are as described on the attached schedule, marked as Appendix A
10. For the entirety of the period April 2010 until today, the entire premises have been used as offices, workshops and storage, in conformity with use class B1 (a and c). For the same period all parking for these units has been confined to the area adjacent shaded in green on the attached plan.
11. Copies of leases to the three units for the period 2010 – 2020 can be provided if required.
12. I am attaching to this Statutory Declaration, copies of the following documents;
 - a. Planning consent LU/455/07
 - b. Drawing number 131087/11
 - c. Copy of Bacon Brooker particulars.
 - d. Copy of Appeal decision, APP/C3810/A/03/1110997 relating to units 2 and 2a (formerly unit 2A)
 - e. Appendix A, setting out tenancies and corresponding uses.

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

D A FINNAMORE

DATE



21st January 2020

Date: