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Your ref AWDM/0258/15

Variation of Condition 1 imposed on ADC/0153/10 to enable external storage on original parking spaces until 2020 at G3 Business Park, Dolphin Road, Shoreham.

We own Unit 6 on the estate which is let to Higgidy Pies. Our managing agent (Stiles Harold Williams-(SHW)) has confirmed the above application to us and have instructed them, alongside other owners to make representations to you.

We wish to add that the continued use of external areas is dragging this important small unit park down-whilst we do have a tenant insitu at present our future lettability will diminish with the poor presentation of these external areas for storage. It is not rocket science to interpret that less parking areas mean other users of the estate are under pressure when entering or leaving their own units as displaced car parking/tandem parking, parking on common areas is the direct result of losing dedicated parking for these units—we do wonder why the planning regime dictates certain car parking space per floor space built and then very casually gives these up upon request once the scheme is built! Further requests. for greater external storage areas will increase this frustration and lessen our investment value.

We have also asked SHW to highlight;

" that the current designated external storage areas are regularly being breached and would ask that the council ensures these areas are strictly maintained/adhered to and any breach should be corrected/enforced so as to ensure that the amenity space of other estate users is maintained.

In the past external storage has crept onto the footpath, thereby creating Health and Safety issues. As managers we must highlight that without any planning support that "bites" we are effectively powerless and we are left with a public liability insurer who might not pay out in the event of an accident as the estate managers have not enforced the safe access of users through/across the estate. So we need a condition that allows the planning authority to enforce"

Please take the above into consideration when deciding whether or not additional areas should be given up

Yours faithfully
Colin Whelan
For the owners of Unit 6 G3 Business Park, Dolphin Road Shoreham