

## Memorandum re Court Green parking application

25 June 2023

I would like to provide some context on my application to exercise a right of vehicular access to the copse attached to Court Green and create a parking space at the top of the copse.

My parents bought Court Green in 1993 and immediately refurbished it. They had high standards and maintained the property meticulously; they added a yew hedge along the copse boundary, significantly improved the garden, maintained the stone walls and added a number of interesting trees and shrubs.

Following my father's death in April, I am in the process of buying out my sister's half share in the property. I intend to occupy it as my only residence and live in Midhurst permanently. I am conducting a full refurbishment of the property and I am using only local suppliers (mainly out of a desire to support the rebuilding of the town following the Angel fire).

Builder: Shozer & Voice, West Lavington

Architect –Chris Renninson, Architectural and Associated Services Ltd, Bepton

Carpets –Carpet 1<sup>st</sup> Flooring Centre, Midhurst

Curtains, soft furnishings and paint –The Upholsterer, Midhurst

Bathroom and kitchen –Evoke, Petersfield

Under the 1961 conveyance (attached) whereby the copse was sold to the owner of Court Green, it was sold "together with a right of way at all times and for all purposes with and without vehicles in common with all other persons entitled thereto over the piece of land area coloured brown on the attached plan" (which is shown on the attached plan as the triangle of land which a vehicle would cross from St Ann's Hill into the copse). I therefore contend that it was understood at the time that such vehicular access would not disturb the look and feel of the castle mound and that that remains the case if the changes are sensitively done.

Parking was always a problem; at one stage when there was a drug and alcohol problem on the mound, youths vandalized my parents' car and trampled on the bonnet. Although members of the public are put off from parking there by the yellow line, my neighbour frequently occupies three spaces (for herself, her daughter and her partner) and once there are 4 cars, then the area opposite my garage is impassable for everyone because the road narrows at that point to less than 2 car widths. So frequently we have to liaise and ask my neighbours to move their cars purely to provide access. If I could use the copse, I could reverse out of it and drive forwards down the lane which would provide ease of access and effectively free up a parking space outside Court Green.

Although Court Green does have a small garage, the turning circle is such that only a small car can comfortably reverse into it. And if the neighbours do not know there is a car there, then they may well park opposite it, which traps the car inside.

I am offering to do the work at my expense and to the highest standards. I would pay to move the gate back such that there is open access to the copse and tarmac the area around the existing gate. This currently becomes a quagmire in wet weather and I have seen even elderly people climbing over the gate to avoid the large puddle that develops.

I hope therefore this explains why I believe these proposed works will enhance the look and feel of the entrance to the castle mound whilst also relieving the congestion in St Ann's Hill itself.

Edward Knighton

Court Green

St Ann's Hill

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