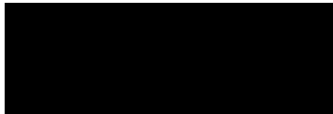


YEOMANS HOUSE
33 BROUGHAM ROAD
WORTHING
WEST SUSSEX BN11 2NR



31st March 2011

Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir,

PLOTS ON HAM MANOR SURROUNDING FALLOWDALE

This company purchased the Ham Manor Estate back in the 1930's. We were granted outline planning to develop the Estate in 1949 - A/62/49 (ref 1 & ref 5) and 1957 (A/2/57).

The current owner of Fallowdale desires confirmation that plots 40, 44 and 45 enjoy the benefit of outline planning from the 1949 and 1957 consents. We have inspected the Arun District Council records for A/62/49 and A/2/57 but the records are incomplete and plans and approvals seem to be lost.

When we sold plots on the Ham Manor Estate detailed planning applications were made quoting either the 1949 consent or the 1957 consent. We have enclosed from our records examples of detailed planning applications and approvals for plots 41, 52 and 59 (ref 2, 3 & 4). These clearly show approved detailed plans and site plans and refer to the A/2/57 outline permission for the whole of the Ham Manor Estate. The plot 52 application (ref 3) shows an approved site plan of the whole Ham Manor Estate listing Plots from 1 - 60. This approved plan clearly shows plots 40, 44 and 45 being part of the developable Estate.

We have searched the Arun District Council database (ref 8&9) and there are numerous detailed approvals referencing the A/62/49 outline permission and the A/2/57 outline permission. In fact the majority of properties are referenced by both the 1949 and 1957 consents. One other notable fact is that there appears to be 57 applications referencing the A/2/57 consent all are plots identified in the approved A/2/57 site plan of 60 plots (ref 5). This only leaves the plots 40, 44 and 45 being undeveloped.

Fallowdale which is a house off North Drive Angmering was built in the 1930's and sold by this company on the 29 July 1947. We retained ownership of the access road from North Drive to Fallowdale (shaded yellow on plan ref 6) as it was our intention to develop the other plots and as it was a shared access with Fallowdale we needed to keep control of the access so we only granted a right of way over the access road.

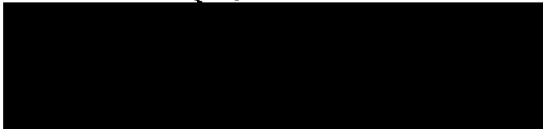
However, in May 1959 the owner of Fallowdale purchased plots numbers 40, 44 and 45 together with the shared access road to Fallowdale and the plots. The purchase price was £2750.00 which reflected the market price for developable building land. We imposed covenant restrictions in the conveyance that we approve any plans for development to keep control so any proposed buildings did not affect the value of our unsold building plots. If these plots were sold as garden land we would have imposed covenant restrictions to forbid any development but these plots were sold with the benefit of outline consent and the appropriate price was paid.

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We sold the unsold parts of the Ham Manor Estate to EE Reed Builders Ltd in the 1970's, EE Reed was then taken over by Galliford Sears Homes Ltd and an application was made to develop the land to the south of East and West Drive with 38 houses which was approved A/87/88 (ref 7) following an appeal quoting the A/62/49 outline permission which was deemed to still be valid.

It is without doubt that plots 40, 44 and 45 continue to enjoy the consent of the 1949 and 1957 consents.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

R.B. SMITH
DIRECTOR