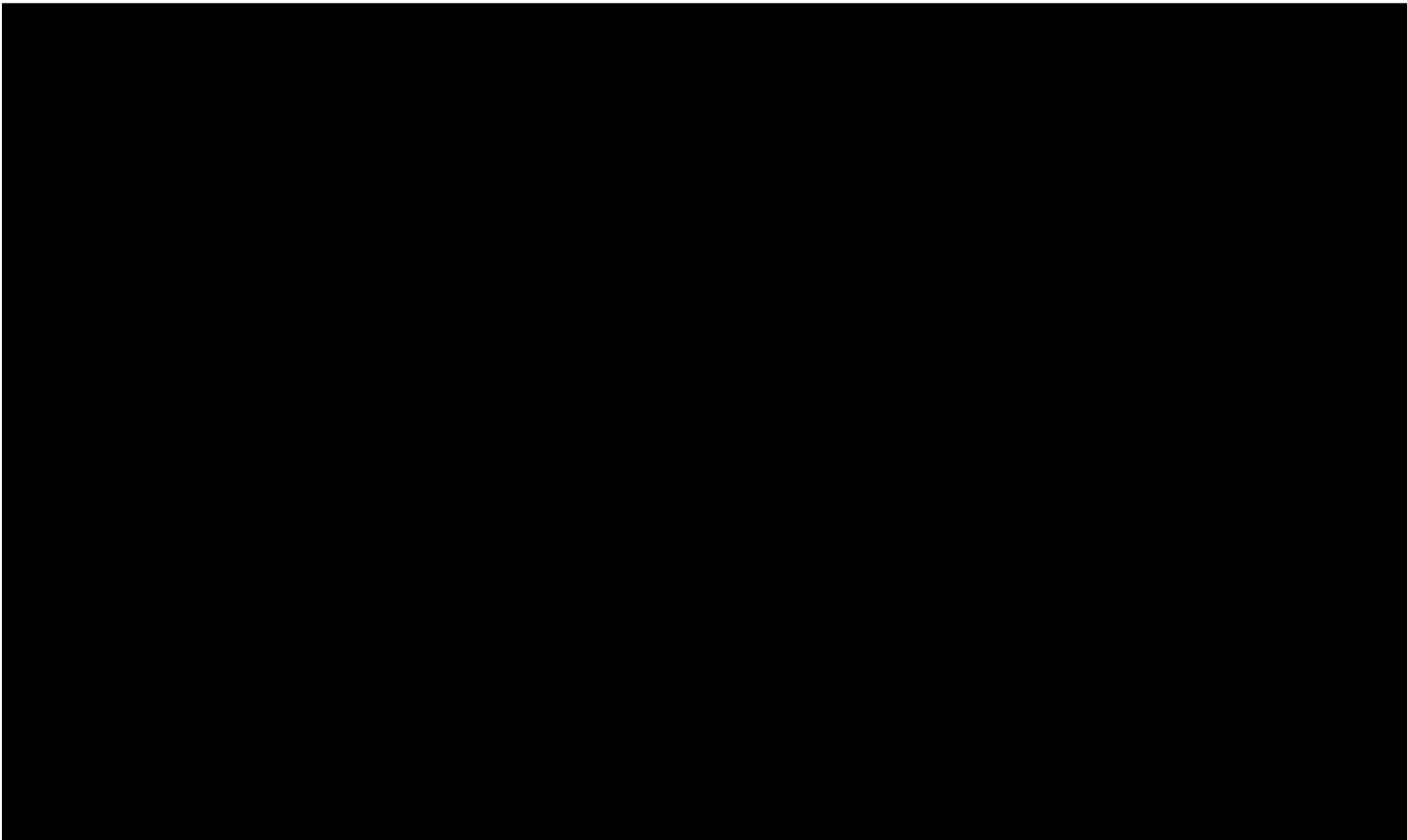




---

**From:** Edward O'Brien  
**Sent:** 31 October 2018 11:58  
**To:** Michael Eastham  
**Cc:** Rosalind Bentley; Joe Russell-Wells  
**Subject:** RE: FP/202/18/PO -

Hi Michael,

As discussed, please find attached:

1. At attachment one. Email correspondence from the Developer's lawyer, evidencing their approval of the deed. The Parish are paying his costs in this case to undertake the work, and as you can see the Clerk at Felpham and their lawyer, Keith Campbell, have been copied into this. The deed of variation is also attached in that email, which contained a few changes made by myself (and subsequently approved) which were typographical in nature rather than anything of substance. At attachment two is email confirmation from Keith Campbell stating that he is happy for the variation to be completed when we are in a position to do so.
2. With reference to why the change was required, this was because the Parish were nervous about being restricted to using the sum for Sports Equipment. They have said to me previously that the centre is not a sports hall and therefore they wanted this requirement removed to use as equipment generally instead. This is how this all started.
3. As a third and unrelated point, I should advise that the lease back of part of the community centre has now completed. This was ready to be completed for some time and all parties last month agreed to get that one done. I note you mentioned it in your below email so I thought I should update you on that.

Hope this all helps. Apologies for the format of some of the emails above. Our case management system seems to distort them once saved on it.

Kind regards,

Ed O'Brien LLB (Hons) LLM FCILEX | Property Lawyer, Legal Services, Arun District Council | Location: First floor, room 102, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF DX: 57406 Littlehampton  
Internal: 37441 | External: +44 (0) 1903 737500 EX 37441 | E-mail: Ed.O'Brien@arun.gov.uk

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



Save the environment - think before you print.

-----Original Message-----

**From:** Daniel Clark

**Sent:** 29/10/2018 11:14

**To:** Ed.O'Brien@arun.gov.uk;

**CC:** [REDACTED]

**Subject:** RE: S106 Deed of Variation - Site 6 Felpham - Felpham Community Centre

Dear Ed

Many thanks for your email, received whilst I was on leave last week. I am now back in the office and have looked over the suggested amendments which I believe to be acceptable. On that basis I have produced a fair copy (attached) which I will arrange to be engrossed and circulated for signature.

Kind regards

Dan



[www.mooreblatch.com](http://www.mooreblatch.com)

|                                                                                                                                                                                                                      |                                                                                                                                                                                                                      |                                                                                                                                                                                                                      |                                                                                                                                                                                                                      |                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Moore Blatch</b><br>Solicitors<br>100, High Street<br>Arun, Chichester<br>West Sussex PO19 1AB<br>Tel: 01243 826600<br>Fax: 01243 826601<br>Email: <a href="mailto:info@mooreblatch.com">info@mooreblatch.com</a> | <b>Moore Blatch</b><br>Solicitors<br>100, High Street<br>Arun, Chichester<br>West Sussex PO19 1AB<br>Tel: 01243 826600<br>Fax: 01243 826601<br>Email: <a href="mailto:info@mooreblatch.com">info@mooreblatch.com</a> | <b>Moore Blatch</b><br>Solicitors<br>100, High Street<br>Arun, Chichester<br>West Sussex PO19 1AB<br>Tel: 01243 826600<br>Fax: 01243 826601<br>Email: <a href="mailto:info@mooreblatch.com">info@mooreblatch.com</a> | <b>Moore Blatch</b><br>Solicitors<br>100, High Street<br>Arun, Chichester<br>West Sussex PO19 1AB<br>Tel: 01243 826600<br>Fax: 01243 826601<br>Email: <a href="mailto:info@mooreblatch.com">info@mooreblatch.com</a> | <b>Moore Blatch</b><br>Solicitors<br>100, High Street<br>Arun, Chichester<br>West Sussex PO19 1AB<br>Tel: 01243 826600<br>Fax: 01243 826601<br>Email: <a href="mailto:info@mooreblatch.com">info@mooreblatch.com</a> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**From:** Edward

O'Brien [mailto:[Ed.O'Brien@arun.gov.uk](mailto:Ed.O'Brien@arun.gov.uk)]

**Sent:** 22 October 2018 15:09

**To:** Daniel Clark



**Subject:** S106 Deed of Variation - Site 6 Felpham - Felpham Community Centre

Dear Dan,

I have now received instructions from the planning officer dealing with the above matter. He is currently working on the case, but has advised me that in principle he would have no changes to make to the deed, assuming it all goes through.

I therefore attach above the latest version of the deed with some minor amendments made in track changes to it, having given it a final review.

If you are happy with this then I would be pleased to receive engrossments in duplicate (for execution by Arun once the authority to proceed is in place). If you could arrange for your client to sign two copies that would be appreciated, as the Council usually retains a copy signed by all parties after completion. If you could also send through a copy of the power of attorney with the deed that would be helpful as well.

I look forward to hearing from you further in due course.

Kind regards,

Ed

Ed O'Brien  
LLB (Hons)  
LLM FCILEx

|Property Lawyer, Legal Services,

Arun District Council |

Location: First floor, room 102, Arun Civic Centre,  
Maltravers Road, Littlehampton,  
BN17 5LF DX: 57406 Littlehampton

Internal: 37441 | External: +44 (0) 1903 737500 EX 37441 |

E-mail:

[Ed.O'Brien@arun.gov.uk](mailto:Ed.O'Brien@arun.gov.uk)

Visit Arun's web site at

[www.arun.gov.uk](http://www.arun.gov.uk)



Save the environment - think before you print.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from  
<https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

\*\*\*\*\*

## Ronnie McGregor

---

**To:** Edward O'Brien  
**Subject:** FW: RE: Felpham Community Centre - Deed of agreement

-----Original Message-----

**From:** Keith Campbell  
**Sent:** 25/10/2018 10:18  
**To:** Ed.O'Brien@arun.gov.uk;  
**CC:**  
**Subject:** RE: Felpham Community Centre - Deed of agreement

Dear Ed

Yes that will be fine thanks.

Kind regards

Keith

Keith Campbell

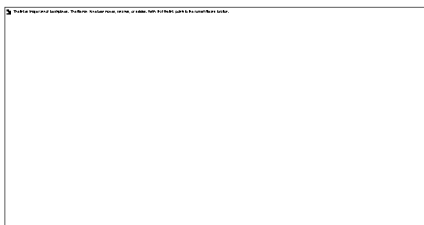
### Chamberlain Martin Solicitors

40 Sudley Road | Bognor Regis | West Sussex | PO21 1ES

T 01243 825 211 | F 01243 838 705

E : Keith.Campbell@chamberlainmartin.com

W: <http://www.chamberlainmartin.com>



Confidentiality Notice: The information in this document and attachments is confidential and may also be legally privileged. It is intended only for the use of the named recipient. Internet communications are not secure and therefore Chamberlain

Martin Solicitors does not accept legal responsibility for the contents of this message. If you are not the intended recipient, please notify [info@chamberlainmartin.com](mailto:info@chamberlainmartin.com) immediately and then delete this document. Do not disclose the contents of this document to any other person, nor take any copies. Violation of this notice may be unlawful.

VAT No: 192631458

Chamberlain Martin Solicitors will not accept service by fax or email between 20 December and 6 January.

**DISCLAIMER PLEASE BE AWARE OF CYBER-CRIME. OUR BANK ACCOUNT DETAILS WILL NOT CHANGE DURING THE COURSE OF A TRANSACTION. CHAMBERLAIN MARTIN SOLICITORS WILL NOT TAKE RESPONSIBILITY IF YOU TRANSFER MONEY TO A WRONG ACCOUNT.**

Chamberlain Martin Solicitors is authorised and regulated by the Solicitors Regulation Authority (SRA)  
SRA 00044878

<http://www.sra.org.uk/solicitors/code-of-conduct> page

Partners: K Campbell, C Vassall LL.B, S Rutherford LL.B.

Consultant and Mediator: S Crockford B.A.

Commercial Department : Lynsey Sizmur-Hall Assistant Solicitor

Property and Private Client Dept: S.McGee Solicitor

Property Dept: P.Toone FCILEX C. Parish FCILEX

Private Client Dept: C.Bodington FCILEX

Non-Lawyers: Private Client Department Managers: EL Lake and KA Shea

Practice Manager : FA Holt

Also at : 23 Goda Road | Littlehampton | West Sussex | BN17 6AS

T 01903 713814 | F 01903 730551

---

**From:** Edward O'Brien [mailto:[Ed.O'Brien@arun.gov.uk](mailto:Ed.O'Brien@arun.gov.uk)]

**Sent:** 25 October 2018 10:16

**To:** Keith Campbell

**Subject:** RE: Felpham Community Centre - Deed of agreement

Dear Keith,

Many thanks. I will issue engrossments to you in the DX before the weeks end.

I assume also that you are happy for me to complete the s106 variation when we are in a position to do so? This should be fairly soon, as we now have permission to proceed from our planning team and I simply await engrossments from Moore Blatch.

Kind regards,

Ed

Ed O'Brien  
LLB (Hons)  
LLM FCILEx

|Property Lawyer, Legal Services,

Arun District Council |

Location: First floor, room 102, Arun Civic Centre,  
Maltravers Road,  
Littlehampton,  
BN17 5LP DX: 57406 Littlehampton

Internal: 37441 | External: +44 (0) 1903 737500 EX 37441 |

E-mail:

[Ed.O'Brien@arun.gov.uk](mailto:Ed.O'Brien@arun.gov.uk)

Visit Arun's web site at

[www.arun.gov.uk](http://www.arun.gov.uk)



Save the environment - think before you print.

---

**From:** Keith Campbell [mailto:Keith.Campbell@chamberlainmartin.com]

**Sent:** 25 October 2018 10:00

**To:** Edward O'Brien

**Subject:** FW: Felpham Community Centre - Deed of agreement

Dear Ed

FYI.

Kind regards

Keith

Keith Campbell

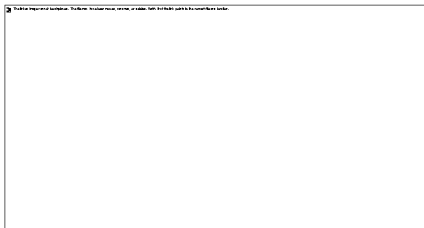
**Chamberlain Martin Solicitors**

40 Sudley Road | Bognor Regis | West Sussex | PO21 1ES

T 01243 825 211 | F 01243 838 705

E : Keith.Campbell@chamberlainmartin.com

W: <http://www.chamberlainmartin.com>



Confidentiality Notice: The information in this document and attachments is confidential and may also be legally privileged. It is intended only for the use of the named recipient.

Internet communications are not secure and therefore Chamberlain Martin Solicitors does not accept legal responsibility for the contents of this message. If you are not the intended recipient, please notify [info@chamberlainmartin.com](mailto:info@chamberlainmartin.com) immediately and then delete

this document. Do not disclose the contents of this document to any other person, nor take any copies. Violation of this notice may be unlawful.

VAT No: 192631458

Chamberlain Martin Solicitors will not accept service by fax or email between 20 December and 6 January.

DISCLAIMER PLEASE BE AWARE OF CYBER-CRIME. OUR BANK ACCOUNT DETAILS WILL NOT CHANGE DURING THE COURSE OF A TRANSACTION. CHAMBERLAIN MARTIN SOLICITORS WILL NOT TAKE RESPONSIBILITY IF YOU TRANSFER MONEY TO A WRONG ACCOUNT.

Chamberlain Martin Solicitors is authorised and regulated by the Solicitors Regulation Authority (SRA) SRA 00044878

<http://www.sra.org.uk/solicitors/code-of-conduct> page

Partners: K Campbell, C Vassall LL.B, S Rutherford LL.B.

Consultant and Mediator: S Crockford B.A.

Commercial Department : Lynsey Sizmur-Hall Assistant Solicitor

Property and Private Client Dept: S.McGee Solicitor

Property Dept: P.Toone FCILEX C. Parish FCILEX

Private Client Dept: C.Bodington FCILEX

Non-Lawyers: Private Client Department Managers: EL Lake and KA Shea

Practice Manager : FA Holt

Also at : 23 Goda Road |Littlehampton | West Sussex | BN17 6AS

T 01903 713814 | F 01903 730551

---

**From:** Clerk [mailto:clerk@felphampc.gov.uk]

**Sent:** 25 October 2018 09:53

**To:** Keith Campbell

**Subject:** RE: Felpham Community Centre - Deed of agreement

Keith,

Just to confirm that we are happy with the final version you sent us.

Richard

---

**From:** Keith Campbell

**Sent:** 24 October 2018 09:25

**To:** Clerk

**Subject:** FW: Felpham Community Centre - Deed of agreement

Dear Richard

You will have received a copy of the email below and attachment from Ed. The attachment seems OK to me. Please confirm you are happy with it as the final version and subject to that let me have instructions on the last paragraph of the email below.

Kind regards

Keith

Keith Campbell

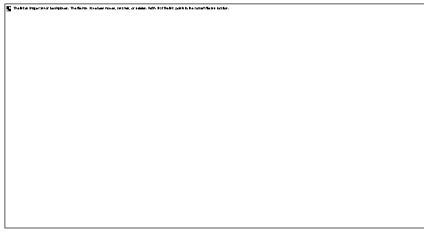
**Chamberlain Martin Solicitors**

40 Sudley Road | Bognor Regis | West Sussex | PO21 1ES

T 01243 825 211 | F 01243 838 705

E : [Keith.Campbell@chamberlainmartin.com](mailto:Keith.Campbell@chamberlainmartin.com)

W: <http://www.chamberlainmartin.com>



Confidentiality Notice: The information in this document and attachments is confidential and may also be legally privileged. It is intended only for the use of the named recipient. Internet communications are not secure and therefore Chamberlain Martin Solicitors does not accept legal responsibility for the contents of this message. If you are not the intended recipient, please notify [info@chamberlainmartin.com](mailto:info@chamberlainmartin.com) immediately and then delete this document. Do not disclose the contents of this document to any other person, nor take any copies. Violation of this notice may be unlawful.

VAT No: 192631458

Chamberlain Martin Solicitors will not accept service by fax or email between 20 December and 6 January.

DISCLAIMER PLEASE BE AWARE OF CYBER-CRIME. OUR BANK ACCOUNT DETAILS WILL NOT CHANGE DURING THE COURSE OF A TRANSACTION. CHAMBERLAIN MARTIN SOLICITORS WILL NOT TAKE RESPONSIBILITY IF YOU TRANSFER MONEY TO A WRONG ACCOUNT.

Chamberlain Martin Solicitors is authorised and regulated by the Solicitors Regulation Authority (SRA) SRA 00044878

<http://www.sra.org.uk/solicitors/code-of-conduct> page

Partners: K Campbell, C Vassall LL.B, S Rutherford LL.B.

Consultant and Mediator: S Crockford B.A.

Commercial Department : Lynsey Sizmur-Hall Assistant Solicitor

Property and Private Client Dept: S.McGee Solicitor

Property Dept: P.Toone FCILEX C. Parish FCILEX

Private Client Dept: C.Bodington FCILEX

Non-Lawyers: Private Client Department Managers: EL Lake and KA Shea

Practice Manager : FA Holt

Also at : 23 Goda Road |Littlehampton | West Sussex | BN17 6AS

T 01903 713814 | F 01903 730551

---

**From:** Edward O'Brien [<mailto:Ed.O'Brien@arun.gov.uk>]

**Sent:** 22 October 2018 16:38

**To:** Keith Campbell

**Cc:** [Clerk@felphampc.gov.uk](mailto:Clerk@felphampc.gov.uk); Anthony Baker

**Subject:** Felpham Community Centre - Deed of agreement

Dear Keith,

As you will have seen, I have gone back to Moore Blatch on the s106 variation.

I attach above the latest version of the deed of agreement. What I have done is change the address of the Parish to tie in with their new address at the Community Hall. I trust this is acceptable.

If you are happy with the above, please let me know and I will issue engrossments to you for signature by the Parish. Are you also happy that once the planning permission for the s106 variation is in place the deed between Kingsoak Homes and Arun is then completed? Once the variation is completed, I will then liaise with you to complete the above deed of agreement and, on the same date, arrange for the commuted sum to be paid over.

Kind regards,

Ed

Eid O'Brien  
LLB (Hons)  
LLM FCILEx

|Property Lawyer, Legal Services,

Arun District Council |

Location: First floor, room 102, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX: 57406 Littlehampton

Internal: 37441 |

External: +44 (0) 1903 737500 EX 37441 |

E-mail: [Ed.O'Brien@arun.gov.uk](mailto:Ed.O'Brien@arun.gov.uk)

Visit Arun's web site at

[www.arun.gov.uk](http://www.arun.gov.uk)



Save the environment - think before you print.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from

<https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

\*\*\*\*\*

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

\*\*\*\*\*

