

From: Elaine Walby on behalf of Planning.Responses
Sent: 10 March 2026 11:15
To: Planning Scanning
Subject: FW: Land Registry Application and Official Copy of Register of Title
Attachments: Land Registry Application TP1.pdf; Offical copy of register of title WSX456875.pdf

Elaine Walby
Technical Support Assistant
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T: 01903 737 904
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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Our priorities...



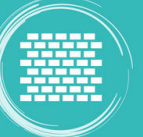
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Fulfilling Arun's economic potential



Our core foundations



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From: Hebe Smith <Hebe.Smith@arun.gov.uk>
Sent: 10 March 2026 08:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Land Registry Application and Official Copy of Register of Title

Hello,

Please can these attachments be uploaded and logged and reps.

Thanks very much,

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626
E: hebe.smith@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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Our priorities...



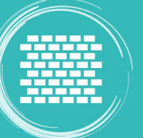
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From: Rachael Hebden [REDACTED]
Sent: 27 February 2026 11:42
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: Re: Land Registry Application and Official Copy of Register of Title

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Hebe,

See the attached as requested. These clearly show that the part of the application site is in the ownership of Mr N Rawlins.

Kind regards,

Rachael

From: Hebe Smith <Hebe.Smith@arun.gov.uk>
Sent: 24 February 2026 17:08
To: Rachael Hebden [REDACTED]
Subject: RE: Land Registry Application and Official Copy of Register of Title

Good afternoon,

Thank you for your email. I think there may be some attachments missing. Please could you send these over if they differ from the documents previously submitted.?

Kind regards,

Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626
E: hebe.smith@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
[**www.arun.gov.uk**](http://www.arun.gov.uk)

To register to receive notification of planning applications in your area please go to [**Planning application finder \(arun.gov.uk\)**](http://Planning%20application%20finder%20(arun.gov.uk)).



-

Our priorities...



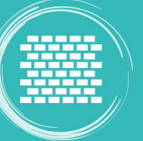
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Fulfilling Arun's economic potential



Our core foundations



From: Rachael Hebden [REDACTED]
Sent: 23 February 2026 19:42
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Cc: [REDACTED]
Subject: Fw: Land Registry Application and Official Copy of Register of Title

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Hebe,

Re: P/165/25/PL

Please find attached the land registry application and the official copy of register of title.

These documents undisputably demonstrate that the applicant does not own the land within the east of the site (planning application reference P/165/25/PL).

Notwithstanding the ongoing trespassing claim against the applicant the LPA must require the applicant to serve notice on Mr Rawlins as the owner of the land within the east of the site. As you will be aware failure to follow the correct procedure could result in the submission of an application for judicial review.

Please can you acknowledge receipt of this email and confirm that you will be requiring the applicant to serve notice on Mr Rawlins.

Kind regards,

Rachael Hebden MRTPI (acting for Mr Rawlins)

Land Registry

Transfer of part of registered title(s)

TP1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s) of all of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: SX99960
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: Land adjoining 1 Hadlands, Barton Close, Bognor Regis, West Sussex, PO21 4AR The property is identified ☒ on the attached plan and shown: Edged red ☐ on the title plan(s) of the above titles and shown:
4	Date: 28 November 2025
5	Transferor: Stephen John Dean and Kathleen Dean <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee for entry in the register: Nigel Gordon Rawlins <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or

7 Transferee's intended address(es) for service for entry in the register:

The Chapel, Barton Manor Apartments, Barton Close,
Bognor Regis, West Sussex, PO21 4FH

8 The transferor transfers the property to the transferee

9 Consideration

- ☐ The transferor has received from the transferee for the property the following sum (in words and figures):
- ☒ The transfer is not for money or anything that has a monetary value
- ☐ Insert other receipt as appropriate:

10 The transferor transfers with

- ☒ full title guarantee
- ☐ limited title guarantee

11 Declaration of trust. The transferee is more than one person and

- ☐ they are to hold the property on trust for themselves as joint tenants
- ☐ they are to hold the property on trust for themselves as tenants in common in equal shares
- ☐ they are to hold the property on trust:

12 Additional provisions

Definitions

omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Include words of covenant.

Rights granted for the benefit of the property

Rights reserved for the benefit of other land

Restrictive covenants by the transferee

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted
statements, certificates or applications
and any agreed declarations and so on.

Other

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

13 Execution

Signed as a deed by STEPHEN JOHN DEAN

Signature [REDACTED]

in the presence of:

Signature of witness: [REDACTED]

Name (in BLOCK CAPITALS): SHAUN GILES

Address: MAYTREE COTTAGE
ROGATE
HANTS
GU31 5EB

Signed as a deed by KATHLEEN DEAN

Signature [REDACTED]

in the presence of:

Signature of witness: [REDACTED]

Name (in BLOCK CAPITALS): SHAUN GILES

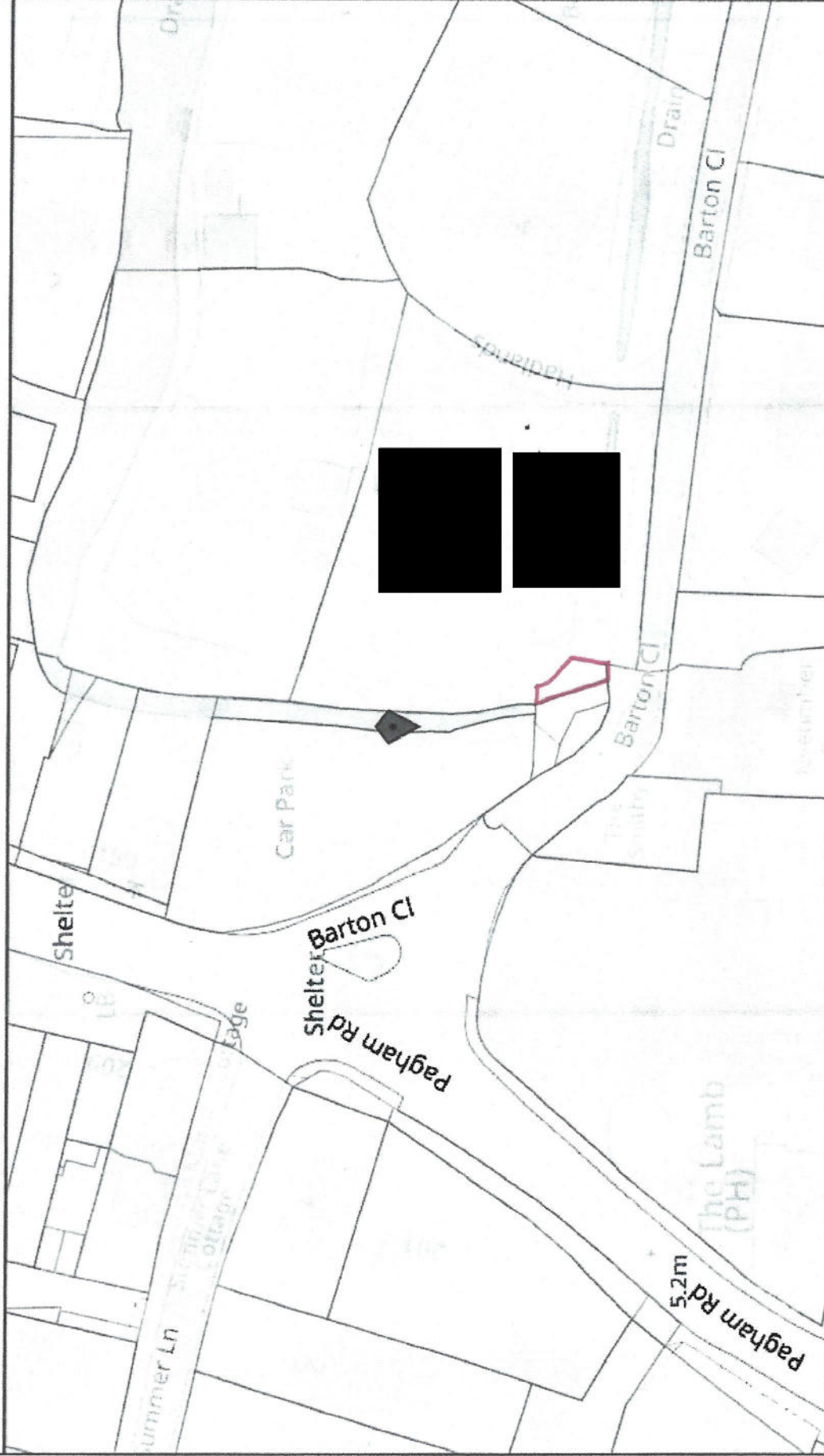
Address: MAYTREE COTTAGE
ROGATE
HANTS
GU31 5EB

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



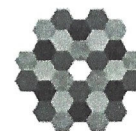
0 2 4 6 8 12 16 20m

Map scale 1:625

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Data last updated 10:00pm 25 NOVEMBER, 2025



SMR SOLICITORS
50
WESTGATE
CHICHESTER
WEST SUSSEX
PO19 3HE

Date
15 December 2025

Your Ref
SE.RAWLINS.1HADLAND

Our Ref
RCS/WSX456875

HM Land Registry
Durham Office
PO Box 7803
Bilston
WV1 9QN

DX 427301
Bilston 3

Tel 0300 006 0010

www.gov.uk/land-registry

Completion of registration

Title number	WSX456875
Property	Land On The West Side Of 1 Hadlands, Barton Close, Bognor Regis (PO21 4AR)
Registered proprietor	Nigel Gordon Rawlins

Your application lodged on 02 December 2025 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 4:30pm

If you require this correspondence in an alternative format, please let us know.



Official copy of register of title

Title number WSX456875

Edition date 02.12.2025

- This official copy shows the entries on the register of title on 11 Dec 2025 at 14:43:16.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 15 Dec 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Durham Office.

A: Property Register

This register describes the land and estate comprised in the title.

WEST SUSSEX : ARUN

- 1 (17.12.1935) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being LAND ON THE WEST SIDE OF 1 Hadlands, Barton Close, Bognor Regis (PO21 4AR).
- 2 (02.02.1998) The land has the benefit of the following rights reserved by the Transfer dated 17 January 1998 referred to in the Charges Register:-

"EXCEPT AND RESERVED the easements and rights set out in the Second schedule hereto

THE SECOND SCHEDULE

(Easements and Rights Reserved)

To the Transferor and his successors in title the owners and occupiers of the Retained Land and all persons authorised by them

(a) the right of drainage and running of water and soil from the Retained Land in and through the foul sewer soil and surface water drains soakaways and chambers now laid or which shall within the Perpetuity Period be laid in and under the Property by means of which drainage and communication is designed to be had with main sewers and surface water drains

(b) the right of free passage of gas water electricity and other services and television signals to the Retained land through so much of the gas water electricity telecommunications and other services pipes cables or aerials (if any) as are now in over or under or which shall within the Perpetuity Period be laid in over or under the Property

.....
.....

NOTE: The Retained Land referred to includes the land in this title.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (02.12.2025) PROPRIETOR: NIGEL GORDON RAWLINS of The Chapel, Barton Manor Apartments, Barton Close, Bognor Regis PO21 4FH.
- 2 (02.12.2025) The value as at 2 December 2025 was stated not to exceed £100,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Transfer of the land in this title and other land dated 29 March 1968 made between (1) Frank Trelawny Ashton-Gwatkin and (2) Joseph Alexander Sayer and Edna May Sayer contains restrictive covenants.

NOTE: Original filed under SX99960.

- 2 (02.02.1998) A Transfer of other land dated 17 January 1998 made between (1) Joseph Alexander Sayer and Edna May Sayer (Transferors) and (2) Berkeley Homes (Sussex) Limited contains the following covenants by the Vendor

THE Transferor hereby covenants with the Transferee Southern Electric Portsmouth Water and Southern Water Services Limited:-

(i) Not at any time to plant trees or other deep rooted plants shrubs nor erect any buildings fences walls or other erections within one and one half metres either side of the electric and water main

(ii) Not to do or cause or permit to be done on the Retained Land anything calculated or likely to cause damage or injury to or prevent access to any such electric and water main and to take all reasonable precautions to prevent such damage or injury

NOTE: The Retained Land referred to includes the land in this title.

- 3 (02.02.1998) The land is subject to the following rights granted by the Transfer dated 17 January 1998 referred to above:-

"TOGETHER WITH the easements and rights set out in the First Schedule

THE FIRST SCHEDULE

(Easements and Rights Granted)

TO the Transferee and its successors in title the owners and occupiers of the Property or any adjoining or neighbouring property acquired by the Transferee and all persons authorised by them for the benefit of the whole and every part thereof:-

(a) the right within the Perpetuity Period to lay and place in over or under the Retained Land gas water electricity telecommunications and any other pipes or cables common soil and surface water drains soakaways chambers and metres or to make connections to any such pipes cables drains or metres now or hereafter laid

(b) the right of drainage and running of water and soil and passage of gas water electricity telecommunications and other services from and to the Property into and through so much of the said gas water electricity telecommunications and other pipes or cables common soil and surface water drains soakaways foul sewers chambers and metres as are placed or laid in over or under or which shall within the Perpetuity Period be placed or laid in over or under the Retained Land

(c) the right of access to and to enter upon the Retained Land for the purpose of installing connecting laying maintaining repairing renewing and cleansing any such gas water electricity telecommunications and

C: Charges Register continued

other pipes or cables common soil and surface water drains soakaways foul sewer chambers and metres and any other services and (where applicable) to inspect any meter for any services supplied to the Property

(f) the right for the Transferee and the local authority of access to and entry upon the Retained Land for the purposes of affixing to any building erected thereon or erecting in any position required by the local authority a street nameplate as may be required by the local authority and thereafter such rights of access to and entry upon the Retained Land for the Transferee and the local authority for the purpose of maintaining repairing renewing and cleansing such street nameplate

(g) a right of way at all times over and along such part of the Road as is included in the Retained Land in favour of the Transferee and transferees of other plots on the Estate who have covenanted or shall covenant to contribute towards the cost of maintenance and repair thereof

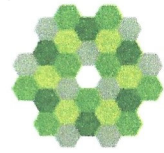
(h) the right for the Transferee and the owners of the other plots on the Estate of access to and entry upon the Retained land for the purpose of complying with their obligations to maintain renew and repair the Road

Provided that the foregoing rights of entry mentioned in paragraphs (a) (c) (e) (f) and (h) above are subject to the persons exercising the same giving to the occupier of the Retained Land at least forty-eight hours notice (except in case of emergency) before exercising such rights and making good all damage occasioned by such exercise."

End of register

HM Land Registry
Official copy of
title plan

Title number **WSX456875**
Ordnance Survey map reference **SZ8998SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Sussex : Arun**



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This official copy is incomplete without the preceding notes page.

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 15 December 2025 shows the state of this title plan on 11 December 2025 at 14:43:16. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Durham Office .