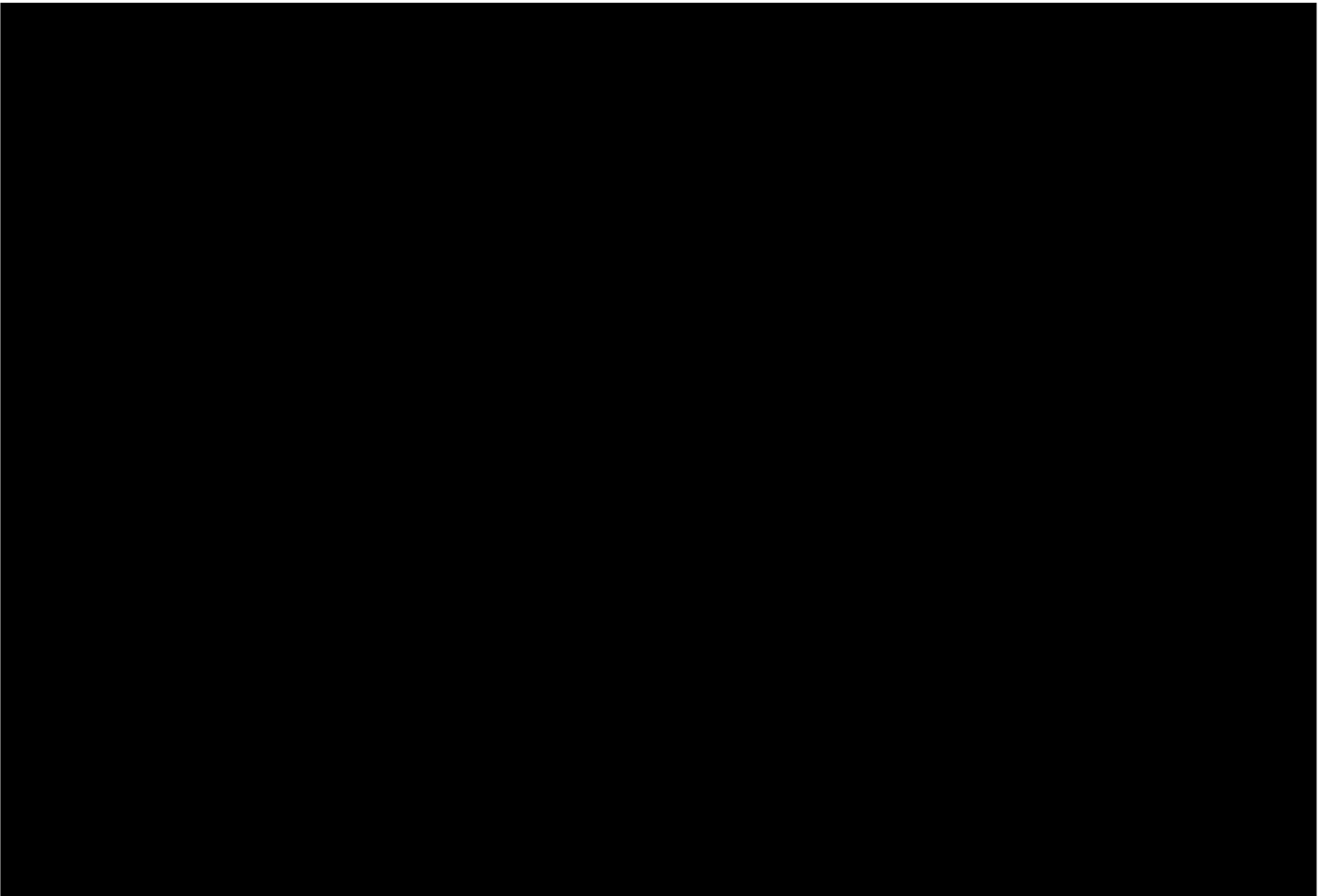




From: Raymond Cole <Raymond.Cole@arun.gov.uk>

Sent: 23 February 2021 17:08

To: paul collins [REDACTED]

Cc: Daun Johnson <Daun.Johnson@arun.gov.uk>; Nicola Spencer <Nicola.Spencer@arun.gov.uk>

Subject: P/4/21/PL - Land at Sefter Road, Hook Lane and Pagham Road

Dear Mr Collins

It was drawn to our attention last week that the ownership certificate in this application, dated 12 January 2021, was incorrect.

You were asked to examine the three Land Registry titles that relate to the land, to serve notice on the owners and to submit the proper certificate.

You informed us that you could find no record of one of the titles and you submitted an incomplete Certificate C.

All three of the relevant Land Registry titles and plans have been obtained without difficulty from the Land Registry website. Therefore, it is possible for notice to be served on all of the owners and for Certificate B to be completed in full (including the addresses of the owners).

You will be aware of National Planning Practice Guidance which states that *"An application is not valid, and therefore cannot be determined by the local planning authority, unless the relevant certificate has been completed. It is an offence to complete a false or misleading certificate, either knowingly or recklessly, with a maximum fine of up to £5,000"*. Paragraph: 025 Reference ID: 14-025-20140306

A member of the Council's legal team has re-iterated section 65 of the Act, which states that a local planning authority "shall not entertain" an application unless requirements are met. Therefore, this application will not be determined until the correct certificate has been received.

Yours sincerely

Raymond Cole

Principal Planning Officer
Directorate of Place

T: 01903 737598

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