



From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 15 July 2020 18:29

To: Planning Scanning <Planning.Scanning@arun.gov.uk>

Subject: FW: P/58/15 OUT, P/70/19/RES, P/23/20/DOC, P/37/20/DOC, P/35/20/DOC, P/38/20/DOC, P/46/20/PL, P/62/20 DOC, P/52/19/PO,- Land To North And South Of Summer Lane Pagham PO21 4NG

Application Correspondence. Please include the two attached docs.

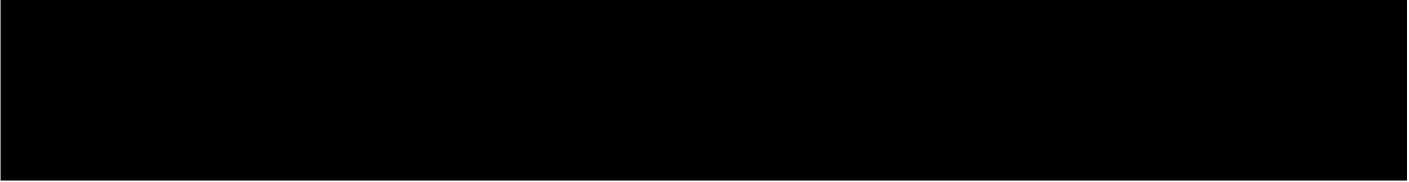
Please upload to P/58/15 OUT, P/70/19/RES, P/23/20/DOC, P/37/20/DOC, P/35/20/DOC, P/38/20/DOC, P/46/20/PL, P/62/20 DOC, P/52/19/PO

Thanks

From: paul collins [REDACTED]

Sent: 15 July 2020 18:16

To: Simon Davis <Simon.Davis@arun.gov.uk>



Subject: RE: P/58/15 OUT, P/70/19/RES, P/23/20/DOC, P/37/20/DOC, P/35/20/DOC, P/38/20/DOC, P/46/20/PL, P/62/20 DOC, P/52/19/PO,- Land To North And South Of Summer Lane Pagham PO21 4NG

A PS TO MY LAST BELOW

Please place the attached on all files as they were attached to a previous e mail but were not uploaded to your web files with that previous e mail. Land registry documents are public documents so there are no data protection issues.

FYI I note that in addition to the previous issues raised it would seem that Summer Lane (which is required for access in order to implement the OPP under P/58/15 OUT) is privately owned and maintained by others and that whilst the current applicant has a right of access over Summer Lane they have no registered rights to carry out works or other alterations to the Lane as required so as to lawfully implement that OPP.

Also there are no houses on the site yet so what affordable housing has ADC *recently secured from the developers?*, where are they to be located?, what are the terms of that transaction and why do the land registry documents identify ADC as a lender but not a purchaser for only part of the site to which the OPP and its related S106 Agreements relate?

These together with all the other questions being asked are reasonable questions that Pagham Parish Council, the public and your members are entitled to ask of ADC and they are entitled to receive satisfactory responses and

explanations. Where is the openness, transparency and for that matter accountability on which ADC somewhat dubiously (given the evidence in this case) prides itself and that the law demands of a public authority.

Paul Collins BA (Hons) DipTP
[REDACTED]

From: paul collins [REDACTED]
Sent: Wednesday, July 15, 2020 5:10 PM
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>
[REDACTED]

Subject: RE: P/58/15 OUT, P/70/19/RES, P/23/20/DOC, P/37/20/DOC, P/35/20/DOC, P/38/20/DOC, P/46/20/PL, P/62/20 DOC, P/52/19/PO,- Land To North And South Of Summer Lane Pagham PO21 4NG

Dear Mr Davis

Thank you for your response timed at 4.01pm which I note does not answer any of the questions I have put to you in my e mails.

Your response to me crossed with the e mail and attachment sent to you by Pagham Parish Council today timed at 7.45am (copy attached for ease of reference)

Given the level of public interest no doubt you will respond to Pagham Parish Council and your members on the issues raised before making any decisions under delegated powers

Please place this e mail and the attachment on all files

Paul Collins BA (Hons) DipTP
[REDACTED]

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: Wednesday, July 15, 2020 4:01 PM
To: paul collins [REDACTED]
[REDACTED]

Subject: RE: P/58/15 OUT, P/70/19/RES, P/23/20/DOC, P/37/20/DOC, P/35/20/DOC, P/38/20/DOC, P/46/20/PL, P/62/20 DOC, P/52/19/PO,- Land To North And South Of Summer Lane Pagham PO21 4NG

Dear Mr Collins,

Thank you for your recent emails.

We are content that all of the planning permissions (and current applications) for this site are lawful and valid. Therefore, the DOC applications can and will be determined.

Regarding the potential financial interest, this relates to the affordable homes which Arun District Council has recently secured from the developers on this site. It does not affect the decision the planning authority will make.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737674
E: simon.davis@arun.gov.uk



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

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Title Number : WSX408494

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

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 9 JUL 2020 at 12:39:41 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WSX408494
Address of Property	: Field View, Pagham Road, Bognor Regis (PO21 3PY)
Price Stated	: £2,009,147 inclusive of VAT
Registered Owner(s)	: DREW SMITH HOMES LIMITED (Co. Regn. No. 02969951) of Cowley Business Park, High Street, Cowley, Uxbridge UB8 2AL.
Lender(s)	: Arun District Council

Title number WSX408494

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 JUL 2020 at 12:39:41. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

WEST SUSSEX : ARUN

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Field View, Pagham Road, Bognor Regis (PO21 3PY).

NOTE: The 0.1m wide strip of land between the points lettered A and B in blue on the title plan is not included in the title.

- 2 The land has the benefit of a right of way over Summer Lane up to its junction with Pagham Road subject to supplying the necessary materials for the repair thereof from the entrance way abutting onto Summer Lane.
- 3 (26.04.2019) The land has the benefit of any legal easements granted by the Transfer dated 1 March 2019 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 4 (26.04.2019) The Transfer dated 1 March 2019 referred to above contains a provision relating to the creation and/or passing of easements.

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 (26.04.2019) PROPRIETOR: DREW SMITH HOMES LIMITED (Co. Regn. No. 02969951) of Cowley Business Park, High Street, Cowley, Uxbridge UB8 2AL.
- 2 (26.04.2019) The price stated to have been paid on 1 March 2019 was £2,009,147 inclusive of VAT.
- 3 (26.04.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number SX44592 or their conveyancer that the provisions of paragraph 9 of Part 1 of Schedule 3 of the Transfer dated 1 March 2019 referred to in the Charges Register have been complied with or that they do not apply to the disposition.
- 4 (04.09.2019) RESTRICTION: Until 28 February 2031 no disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 11.1 of an Overage deed dated 1 March 2019 made between (1) Claudia Langmead and others (2) Hanbury (PM) Limited and (3) Drew Smith Homes Limited have been complied with or that they do not apply to the disposition.

NOTE: Copy filed.

B: Proprietorship Register continued

- 5 (06.02.2020) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 24 July 2019 in favour of Arun District Council referred to in the Charges Register or their conveyancer.

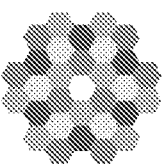
C: Charges Register

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

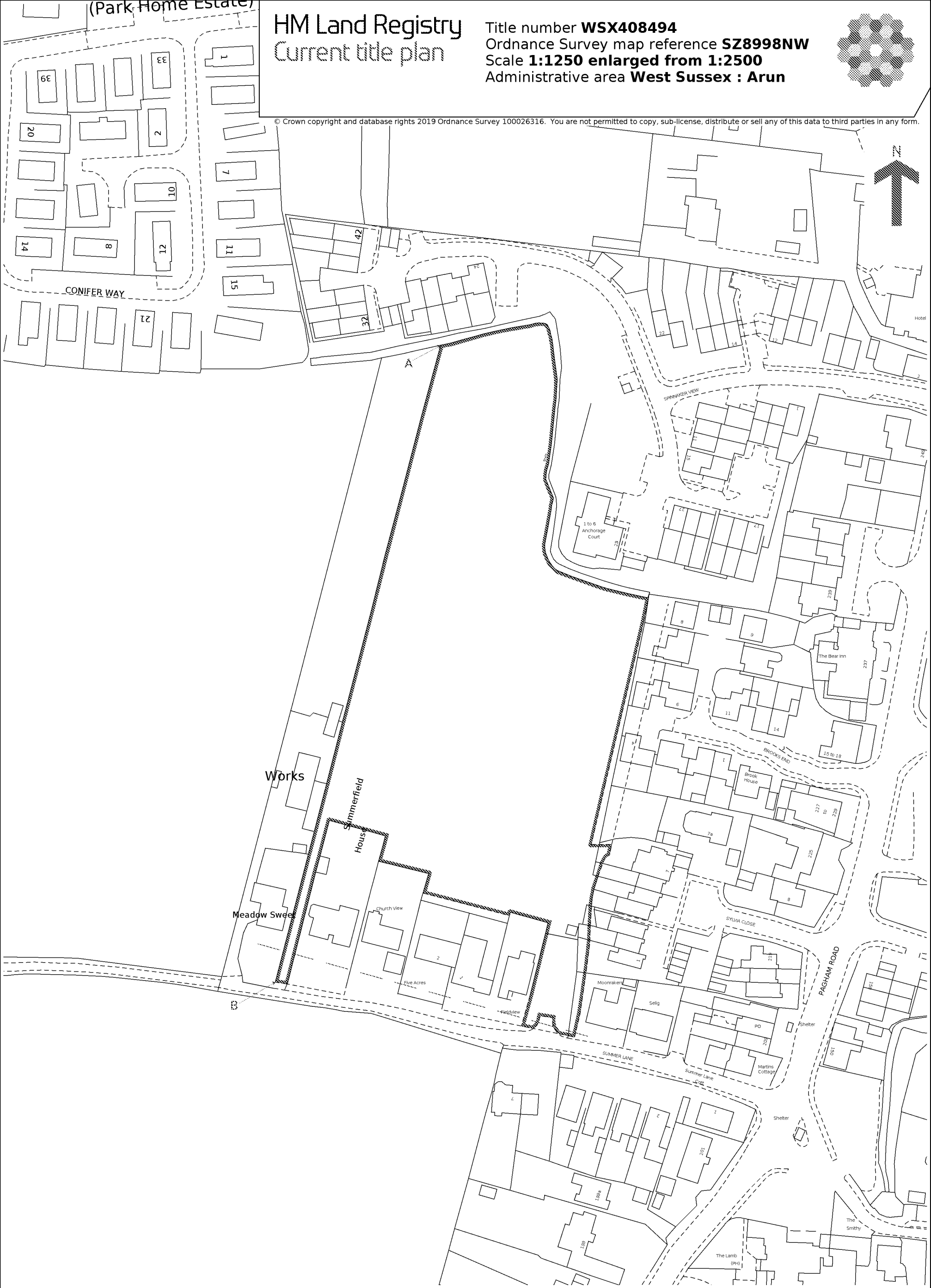
- 1 The land is subject to the following rights reserved by a Conveyance dated 29 January 1951 made between (1) Thomas Bernard Brooks Hender (Vendor) (2) Lloyds Bank Limited and (3) Frederick Baxter:-
- "Excepting and reserving unto the Vendor a right of wayleave in respect of the existing water pipe laid approximately along the line shewn in green on the said plan for the purposes of supplying water to the Vendor's Barn known as Furzefield Barn."
- NOTE: The green line is indicated by a blue broken line on the title plan.
- 2 (06.03.2014) The land is subject to the rights granted by a Transfer of The Elms, Summer Lane dated 15 January 2014 made between (1) Victor Albert Hutchison and others and (2) Claire Joanne Hailey-Wingate.
- NOTE: Copy filed under WSX362854.
- 3 (08.03.2016) The land is subject to the rights reserved by a Transfer of 1, Five Acres, Summer Lane dated 24 January 2014 made between (1) Victor Albert Hutchison, Janet Irene Perry and Deborah Lynn Moore and (2) Deborah Lynn Moore.
- NOTE: Copy filed under WSX379026.
- 4 (26.04.2019) A Transfer of the land in this title dated 1 March 2019 made between (1) Victor Albert Hutchison, Janet Irene Perry and Deborah Lynn Moore and (2) Drew Smith Homes Limited contains restrictive covenants.
- NOTE: Copy filed.
- 5 (06.02.2020) REGISTERED CHARGE dated 24 July 2019 affecting also title WSX408542.
- 6 (06.02.2020) Proprietor: ARUN DISTRICT COUNCIL of Arun Civic Centre, 1 Maltravers Road, Littlehampton BN17 5LF.

End of register

Title number **WSX408494**
 Ordnance Survey map reference **SZ8998NW**
 Scale **1:1250 enlarged from 1:2500**
 Administrative area **West Sussex : Arun**



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

Title Number : WSX340729

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

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 9 JUL 2020 at 12:48:29 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WSX340729
Address of Property	: Land to the north and south of Summer Lane, Pagham
Price Stated	: £670,000
Registered Owner(s)	: CLAUDIA LANGMEAD, OLIVIA LANGMEAD and VICTORIA LANGMEAD of Basing Park, Privett, Alton, Hampshire GU34 3NS MELANIE JENKINS of Church Farm Cottage, Privett, Alton, Hampshire GU34 3EB.
Lender(s)	: None

Title number WSX340729

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 JUL 2020 at 12:48:29. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

WEST SUSSEX : ARUN

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land to the north and south of Summer Lane, Pagham.

NOTE: A 100mm strip of land between the points A and B on the title plan is included in the title.

- 2 The land has the benefit of the rights reserved by the Transfer dated 6 September 1972 referred to in the Charges Register.
- 3 (10.01.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 18 November 2010 referred to in the Charges Register.
- 4 (10.01.2011) The Transfer dated 18 November 2010 referred to above contains provisions as to light or air and boundary structures.
- 5 (18.01.2011) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land adjoining part of the western boundary of the land in this title dated 18 November 2010 made between (1) Ashmarden Limited and (2) Leslie James Langmead and Patricia Langmead.

NOTE: Copy filed under WSX340728.

- 6 (18.01.2011) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 18 November 2010 made between (1) Ashmarden Limited and (2) Claudia Langmead and others.

NOTE: Copy filed.

- 7 (07.02.2019) By a Deed dated 19 December 2018 made between (1) Claudia Langmead and others (2) Ashmarden Limited and (3) Leslie James Langmead and Patricia Langmead Clauses 12.3(c), 12.3(d), 12.4(c), 12.4(d), 12.5(c) and 12.5(d) of the Transfer dated 18 November 2010 made between (1) Ashmarden Limited and (2) Claudia Langmead and others have been varied.

NOTE: Copy filed under WSX340506.

- 8 (07.02.2019) By the Deed dated 19 December 2018 referred to above, Clauses 12.3(c), 12.3(d), 12.4(c), 12.4(d), 12.5(c) and 12.5(d) of the Transfer dated 18 November 2010 made between (1) Ashmarden Limited and (2) Leslie James Langmead and Patricia Langmead have been varied.
- 9 (29.04.2019) The land has the benefit of any legal easements reserved by the Transfer dated 1 March 2019 referred to in the Charges Register but is subject to any rights that are granted by the said deed and affect the registered land.
- 10 (29.04.2019) The Transfer dated 1 March 2019 referred to above contains a provision relating to the creation and/or passing of easements.

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 (18.01.2011) PROPRIETOR: CLAUDIA LANGMEAD, OLIVIA LANGMEAD and VICTORIA LANGMEAD of Basing Park, Privett, Alton, Hampshire GU34 3NS and MELANIE JENKINS of Church Farm Cottage, Privett, Alton, Hampshire GU34 3EB.
- 2 (18.01.2011) The price stated to have been paid on 18 November 2010 was £670,000.
- 3 (18.01.2011) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (08.01.2019) RESTRICTION: No disposition (other than a charge) of the part of the registered estate tinted pink, tinted blue, tinted yellow and tinted brown on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge not being a charge registered before the entry of this restriction is to be registered without a certificate signed by a conveyancer that the provisions of Clause 3.1 of a Deed dated 7 December 2018 made between (1) Derek Reginald Bell and June Lewis (2) Lesley Langmead and others (3) Leslie James Langmead and Patricia Langmead have been complied with or that they do not apply to the disposition.

NOTE: The restriction referred to above has been withdrawn as to the land edged blue on the title plan.

- 5 (08.01.2019) A Deed of Overage dated 7 December 2018 made between (1) Derek Reginald Bell and June Lewis (2) Lesley Langmead and others and (3) Leslie James Langmead and Patricia Langmead contains personal covenants affecting the land tinted pink, tinted blue, tinted yellow and tinted brown on the title plan.

NOTE Copy Deed of Overage filed under WSX340506.

- 6 (29.04.2019) RESTRICTION: No disposition of the registered estate shown coloured pink and coloured blue on the plan to the Transfer dated 1 March 2019 made between (1) Claudia Langmead, Olivia Langmead, Victoria Langmead and Melanie Jenkins and (2) Drew Smith Homes Limited referred to in the Charges Register (the Transfer) (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number WSX408542 by their conveyancer that the provisions of paragraph 6 of Part 1 of Schedule 5 of the Transfer dated 1 March 2019 referred to in the Charges Register have been complied with or that they do not apply to the disposition.

NOTE: Copy Transfer filed under WSX408542.

C: Charges Register

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

- 1 (10.01.2011) The land tinted yellow on the title plan is subject to rights of entry by The County Council of The Administrative County of West Sussex for the purpose of constructing and/or maintaining any necessary slopes embankments or other similar incidental works.
- 2 The land tinted brown and tinted blue on the title plan is subject to rights of way.
- 3 The land tinted blue on the title plan is subject to rights to lay use maintain repair renew inspect and remove electric lines therein in favour of The Southern Electricity Board.

C: Charges Register continued

- 4 Summer Lane is subject to the right to lay use and maintain sewers pipes wires and cables thereon or thereunder.
- 5 The parts of the land affected thereby are subject to the rights granted by a Transfer of Church Barton House dated 6 September 1972 made between (1) Thomas Bernard Brookes Hender by the direction of Churchbarton Farms Limited and (2) Dorfast Investments Limited.

NOTE: Original filed under SX149060.

- 6 The land hatched blue on the title plan is subject to the following rights granted by a Deed dated 24 January 1974 made between (1) Thomas Bernard Brookes Hender (Grantor) and (2) Langridge Bros Limited (Grantee):-

"Full right and liberty (in common with the Grantor and his successors in title owners or occupiers for the time being of the land comprised in Title Number SX47466 and adjoining land of the Grantor and others having the like right) for the Grantee and its successors in title the owners or occupiers of the land comprised in Title Numbers SX155462 and SX62501 shown edged blue on the plan annexed hereto to pass and repass with or without vehicles over and along all that roadway shown edged red on the said plan and to connect to the sewers drains cables conduits and wires thereunder."

NOTE: The land edged red referred to is hatched blue on the title plan.

- 7 (10.01.2011) A Transfer which included the land in this title and other land dated 18 November 2010 made between (1) Churchbarton Farms Limited and (2) Ashmarden Limited contains restrictive covenants.

NOTE 1:-Copy filed under WSX340506.

NOTE 2 : A Deed of Release dated 7 December 2018 made between (1) Derek Reginald Bell and June Bell (2) Claudia Langmead and others and (3) Leslie James Langmead and Patricia Langmead relates to the release of the obligation to pay overage contained in the above Transfer.

NOTE 3: Copy of the Deed of Release filed under WSX340506.

- 8 (03.01.2019) The land is subject to any rights that are granted by a Deed dated 13 December 2018 made between (1) Claudia Langmead, Olivia Langmead, Victoria Langmead and Melanie Jenkins and (2) Leonard Albert Norman and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under SX24937.

- 9 (29.04.2019) A Transfer of the land edged and numbered WSX408542 in green on the title plan dated 1 March 2019 made between (1) Claudia Langmead, Olivia Langmead, Victoria Langmead and Melanie Jenkins and (2) Drew Smith Homes Limited contains restrictive covenants by the Transferor.

NOTE: Copy filed under WSX408542.

End of register