

## PLANNING OBLIGATION INSTRUCTION FORM

Please complete this form and submit it to the District Council along with your planning application.

If you have any queries relating to the planning obligations your development proposal would attract please contact 01444 477566.

The District Council's adopted Development Infrastructure and Contributions SPD can be accessed via the following link: <https://www.midsussex.gov.uk/planning-building/development-contributions/>

If your planning application relates to development within 7km of the Ashdown Forest, you are also advised to refer to the following link: <https://www.midsussex.gov.uk/planning-building/protecting-ashdown-forest/>

**It is important that you complete the form fully, correctly and accurately** as this template will form the instructions for the District Council's Legal Services to draft the Planning Obligation and incorrect and/or incomplete information will delay this being issued. Please complete sections 1 to 8. The planning case officer will complete sections 9 and 10 once the application has been received.

**YOU ARE ADVISED TO SEEK INDEPENDENT LEGAL ADVICE BEFORE ENTERING A PLANNING OBLIGATION.**

### Legal Fees:

Please note that the District Council will expect its reasonable legal costs to be met (whether or not the Planning Obligation proceeds to completion). A Solicitor's Undertaking will be sought by legal services at the outset of the matter.

### Monitoring Costs:

The District Council will levy a fee for monitoring costs in accordance with the Development Infrastructure and Contributions Supplementary Planning Document, please refer to the following link for up to date information on Monitoring Fees: <https://www.midsussex.gov.uk/planning-building/development-contributions/>

### 1. Location of proposed development (Address and Postcode of the site)

If there is no postal address, please give a clear and accurate description of the site location.

68 Keymer Road, Hassocks, BN6 8QP  
70 Keymer Road, Hassocks, BN6 8QP

### 2. Title number

If the land is registered at the Land Registry the District Council will require up to date Official Copies of the Register of Title and Title Plan. Please provide the Official Copies with this form. If the land is not registered at the Land Registry, please state 'Unregistered'.

WSX122206  
WSX440843

### 3. Description of proposal

Please provide an accurate, detailed description of the proposed development (including bedroom numbers).

Redevelopment for Retirement Living accommodation for older people comprising 41 apartments including communal facilities, access, car parking, and landscaping.

### 4. Applicant

Please provide name, address and contact details for applicant

Churchill Retirement Living  
Churchill House  
Parkside  
Ringwood  
Hampshire  
BH24 3SG

### 5. Land ownership details

The District Council will require all parties with an interest in the land comprised within the application site to be a party to the Planning Obligation.

Please note that if there are multiple land owners additional details are to be provided in section 6.

Full name(s) of owner(s):

David Williams and Diana Williams

Full Address:

68 Keymer Road  
Keymer  
Hassocks  
West Sussex  
BN6 8QP

Tel. (day):

E-mail:

**6. Additional land owners**

Provide details of any additional landowners and those with any interest in the land not included in section 5 and contact details in the field below.

Neil Kevin Clayton of 9 St. Johns Hill. Woodbridge, IP12 1HT and Ewan David Clayton of 15 Sillwood Road, Brighton, BH1 2LF Executors of Ian Rex Clayton deceased.  
Agent: Hunters Solicitors: DMH Stallard

**7. Name and address of legal representative**

Complete if you have appointed or intend to appoint someone to act on your behalf in connection with the Planning Obligation.

Name: Shoosmiths LLP

Address: Forum 5, The Forum Parkway  
Whiteley, Fareham  
PO15 7PA

Tel:

E-mail:

DX: DX 124693 Whiteley

**8. Mortgagee**

If any part of the property is charged or subject to mortgage and you do not wish to satisfy all contributions upon the completion of the Planning Obligation, your mortgage provider will need to be a signatory to the Planning Obligation. Please note it is likely that the mortgage provider would also charge legal fees for approving and executing the Planning Obligation.

Is there a mortgage on any part of the land? (Please tick as appropriate)

Yes	<input type="checkbox"/>
No	<input checked="" type="checkbox"/>

If 'yes', do you wish your mortgage provider to be a signatory to the Planning Obligation or do you intend to pay all monies upon completion of the Planning Obligation? Please note that if the Planning Obligation is to include obligations other than financial contributions (e.g. the provision of affordable housing) all mortgagees will need to be a party to the Planning Obligation. Please tick as appropriate.

Mortgage provider to be a signatory to the Planning Obligation	<input type="checkbox"/>
All monies to be paid upon completion of the Planning Obligation	<input type="checkbox"/>

If you wish your mortgage provider to be a signatory to the Planning Obligation please provide the name and registered office of the mortgage provider in the box below.

**Sections 1 to 8 completed by (insert full name):** Lauren Bishop

**Signed:** 

**Date:** 04/12/2023

## 9. Instruction details

### FOR INTERNAL USE ONLY – PLANNING CASE OFFICER TO COMPLETE

Instructing officer:

Date of validation:

Date of instruction:

Target decision date:

Planning application number:

Determination: (Committee/Delegated)

Type of Planning Application: (Full/Outline/REM)

**Planning case officers should ensure legal services are provided with copies of the following:**

- **Application form**
- **A red line plan of the application site**
- **if applicable, identify the location of the affordable housing land on either the same or on a separate plan**
- **Copies of all consultation responses relevant to the Planning Obligation**
- **Any relevant decision notice and officer delegated report**
- **Any relevant committee report and minutes**
- **Any previous s106 obligations**

## 10. Planning Obligation (Heads of Terms)\*

\*These heads of terms are subject to the completion of formally executed legal documentation and authorisation by the relevant Planning Committee or delegated powers. All planning obligations must comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

**For internal use only – planning case officer to complete and provide details of matters to be included in the Planning Obligation. Officers should make it clear where further instructions will follow.**

### HEADS OF TERMS

<b>Financial Contributions</b>	<b>Tick if required</b>	<b>if applicable, the amount of Contribution (£)</b>	<b>Comments</b>
Education (Early Years)			
Education (Primary)			
Education (Secondary)			

<b>Financial Contributions</b>	<b>Tick if required</b>	<b>If applicable, the amount of Contribution (£)</b>	<b>Comments</b>
Education (Sixth Form)			
Library			
Fire & Rescue			
Total Access Demand			
Formal Sport			
Playspace			
Kickabout			
Community Building			
Local Community Infrastructure			
Recycling/Waste			
Health			
SANG			
SAMM			
Affordable Housing			
Other Financial Contribution(s) (please specify)			

Affordable Housing (Tick if required on site)	Total % or no. of Affordable Units	Details of Affordable Housing Scheme	Is the location of the affordable units known?
			<p>Yes/No</p> <p>If so, provide a plan identifying the location of the affordable units and associated land (please indicate if a plan is attached or will follow)</p> <p>Plan attached / to follow</p>

On-site SANG (tick if required)	Provide full details	If the obligation relates to a transfer of land, provide a plan identifying the relevant area	Provide details of any commuted maintenance sums

Highway / Transport Obligations (tick if required)	Provide full details

Property Obligations (tick if required)	Provide full details	If the obligation relates to a transfer of land, provide a plan identifying the relevant area	Provide details of any commuted maintenance sums

Other matters	Provide full details

**Case Officer (print name):**

**Case Officer (signature):**

**Signature of authorised officer\*:**

**Print full name of authorised officer:**

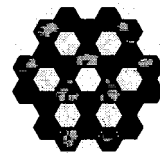
**Date:**

\* Divisional Leader: Planning & Economy or officer with delegated authority.



The electronic official copy of the register follows this message.

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



# Official copy of register of title

Title number WSX122206 Edition date 16.03.2007

- This official copy shows the entries on the register of title on 03 NOV 2021 at 17:50:21.
- 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 03 Nov 2021.
- 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 : MID SUSSEX

- 1 (19.11.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 68 Keymer Road, Keymer, Hassocks (BN6 8QP).

## 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 (16.03.2007) PROPRIETOR: DAVID WILLIAMS and DIANA WILLIAMS of 68 Keymer Road, Keymer, Hassocks, West Sussex BN6 8QP.
- 2 (16.03.2007) The price stated to have been paid on 29 January 2007 was £540,000.
- 3 (16.03.2007) 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.

## C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 14 August 1928 made between (1) William Willett Limited (Vendors) and (2) Arthur Ranken Sangster (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted blue on the filed plan and other land dated 18 February 1947 made between (1) Arthur Ranken Sangster (Vendor) and (2) George Albert Charles Baker (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

## C: Charges Register continued

- 3 A Conveyance of the land tinted pink on the filed plan and other land dated 18 February 1947 made between (1) Arthur Ranken Sangster (Vendor) and (2) George Albert Charles Baker (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

### Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 14 August 1928 referred to in the Charges Register:-

"THE Purchaser for himself and his successors in title hereby covenants with the Vendors and its successors in title and the owner or owners from time to time of the adjoining premises known as "Oaklands" that the Purchaser and his successors in title will at all times hereafter observe and perform the restrictive and other covenants and conditions set forth in the First Schedule hereto

THE FIRST SCHEDULE above referred to

NOT more than three private dwellinghouses of a not less cost than One thousand two hundred and fifty pounds each in first cost of labour and materials shall be erected on the land situate between the western boundary of the adjoining property known as "Oaklands" and the Lodge and the frontage of the house nearest "Oaklands" aforesaid shall not be less than Ninety feet."

*NOTE: Copy conveyance plan filed.*

- 2 The following are details of the covenants contained in the Conveyance dated 18 February 1947 referred to in the Charges Register:-

COVENANT by the Purchaser with the Vendor to the intent that the same should be binding so far as might be on the owner for the time being of the land thereby conveyed but upon the Purchaser only so long as he was the owner of the said land to at all times thereafter observe and perform the restrictive covenant set forth in the First Schedule thereto

Not to erect at any time more than one dwellinghouse on the piece of land thereby conveyed.

- 3 The following are details of the covenants contained in the Conveyance dated 18 February 1947 referred to in the Charges Register:-

COVENANT by the Purchaser with the Vendor to the intent that the same should be binding so far as might be on the owner for the time being of the land thereby conveyed but upon the Purchaser only so long as he was the owner of the said land to at all times thereafter observe and perform the restrictive covenant set forth in the First Schedule thereto

Not to erect at any time more than one dwellinghouse on the piece of land thereby conveyed.

End of register

**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 22 February 2023 shows the state of this title plan on 22 February 2023 at 09:47:03. 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 .

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# H.M. LAND REGISTRY

TITLE NUMBER

## WSX 122206

ORDNANCE SURVEY  
PLAN REFERENCE

COUNTY SHEET  
WEST SUSSEX

NATIONAL GRID  
TQ 3115

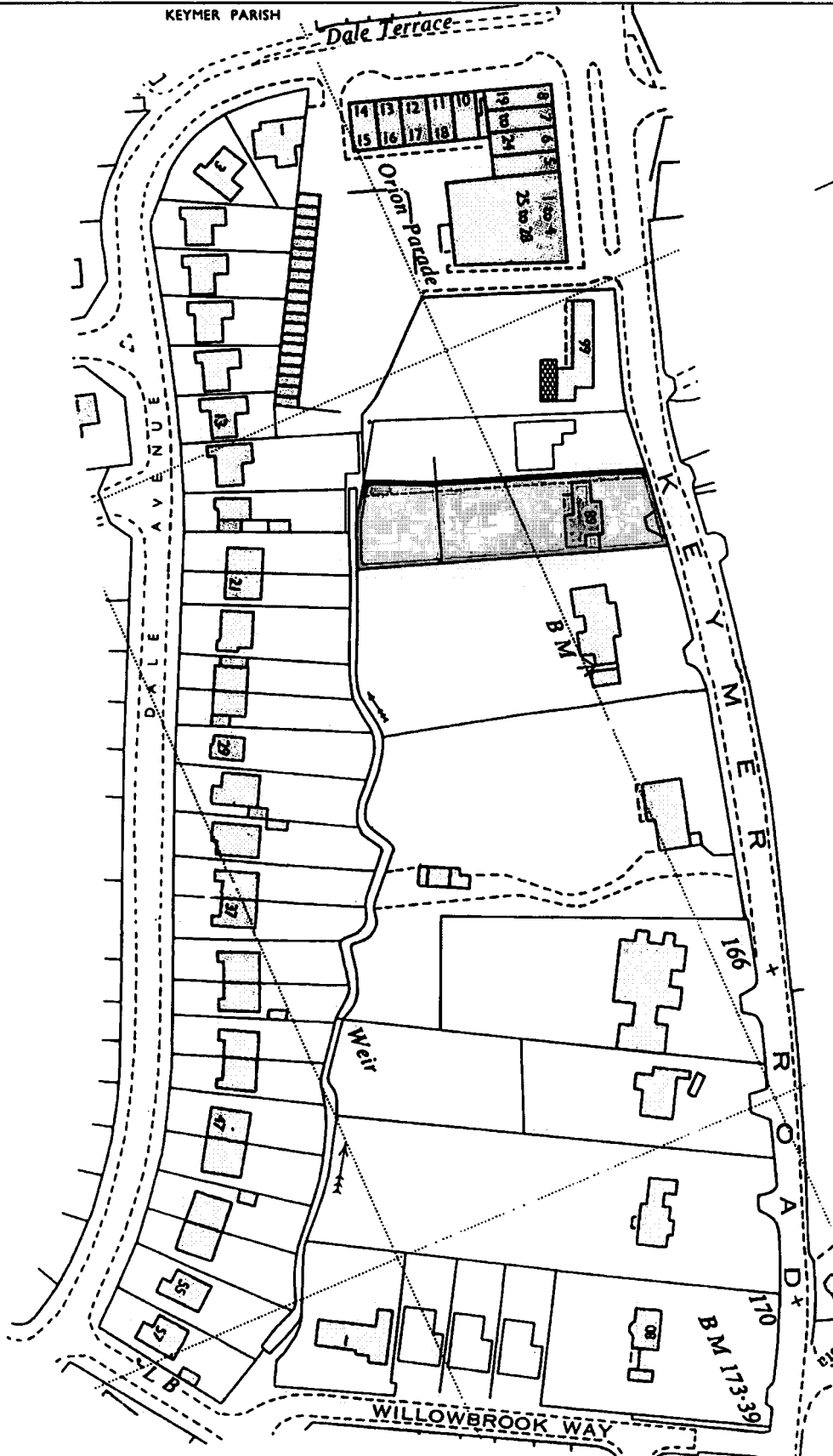
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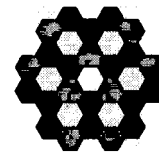
Scale: 1/1250 Enlarged from 1/2500

MID SUSSEX DISTRICT

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KEYMER PARISH





# Official copy of register of title

Title number WSX440843 Edition date 16.06.2023

- This official copy shows the entries on the register of title on 23 Aug 2023 at 11:40:11.
- 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 23 Aug 2023.
- 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 : MID SUSSEX

- 1 (16.06.2023) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 70 Keymer Road, Hassocks (BN6 8QP).

## 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 (16.06.2023) PROPRIETOR: NEIL KEVIN CLAYTON of 9 St. Johns Hill, Woodbridge IP12 1HT and EWAN DAVID CLAYTON of 15 Sillwood Road, Brighton BN1 2LF Executors of Ian Rex Clayton deceased.
- 2 (16.06.2023) The value stated as at 16 June 2023 was £2,100,000.
- 3 (16.06.2023) A Conveyance to a former proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

## C: Charges Register

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

- 1 (16.06.2023) A Conveyance of the land in this title and other land dated 14 August 1928 made between (1) William Willett Limited (Vendor) and (2) Arthur Ranken Sangster (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (16.06.2023) A Conveyance of the land in this title dated 12 August 1938 made between (1) Arthur Ranken Sangster (Vendor) and (2) Guy Fayerman Mead (Purchaser) contains the following covenants:-

"THE Purchaser for himself and his successors in title also hereby covenants with the Vendor and his successors in title that he the Purchaser and his successors in title will not at any time erect more

Title number WSX440843

## C: Charges Register continued

than one dwellinghouse on the piece of land hereby conveyed"

- 3 (16.06.2023) Notice of the possibility of an Inland Revenue charge in respect of such inheritance tax as may arise as a result of the death of Ian Rex Clayton who died on 25 March 2022.

## Schedule of restrictive covenants

- 1 (16.06.2023) The following are details of the covenants contained in the Conveyance dated 14 August 1928 referred to in the Charges Register:-

"THE Purchaser for himself and his successors in title hereby covenants with the Vendors and its successors in title and the owner or owners from time to time of the adjoining premises known as "Oaklands" that the Purchaser and his successors in title will at all times hereafter observe and perform the restrictive and other covenants and conditions set forth in the First Schedule thereto

THE FIRST SCHEDULE above referred to

Not more than three private dwellinghouses of a not less cost than £1250 each in first cost of labour and materials shall be erected on the land situate between the western boundary of the adjoining property known as "Oaklands" and the Lodge and the frontage of the house nearest "Oaklands" aforesaid shall not be less than 90 feet."

*NOTE: Copy plan filed.*

End of register

**These are the notes referred to on the following official copy**

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

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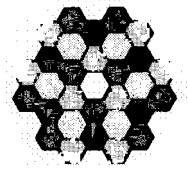
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# HM Land Registry Official copy of title plan

Title number **WSX440843**  
Ordnance Survey map reference **TQ3015SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **West Sussex : Mid  
Sussex**



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