

## Chichester District Council, Local Plan Site Allocation Development Plan Document

### Statement of Common Ground between Thames Water and Casa Coevo Group Limited regarding 'Land to the rear of Sturt Avenue'

July 2017

#### Introduction

- 1 This Statement of Common Ground (SOCG) sets out the current position between Thames Water (TW) (owner and operator of the Sturt Avenue water treatment works site) and Casa Coevo Group Limited (CC) (owner of the site known as 'Land to the rear of Sturt Avenue') identified in draft policy LY1, in connection with Chichester District Council's (CDC) Local Plan Site Allocations Development Plan Document (DPD).
- 2 Reference to 'CC' includes its successors in title.
- 3 The two sites are identified on **Plan 1** (CC's site is outlined in red and TW's site is to the north east).
- 4 CC is seeking for its site to be allocated for 10 houses. This statement with TW falls away if more than 10 houses are proposed in any future planning application.

#### Cooperation

- 5 TW will cooperate with CC in relation to their representations to the Local Plan which raise some concerns about the proposed allocation for a development of 10 houses on CC's site.
- 6 Notwithstanding Thames Water's representations, if the proposed allocation is supported by the Inspector and included in the Site Allocation DPD, TW will co-operate and review CC's detailed proposals to overcome TW's concerns and ensure the proposed development does not create any risk or constraints to the operation of TW's adjacent water treatment works site (and as such the supply of potable water to the Haslemere region in line with its obligations).

#### Access

- 7 TW's access road is covered by title number SY373342 (**Plan 2**).
- 8 CC's site is covered by title number SY254607 (**Plan 3**).
- 9 CC's right of way over TW's access road (title number SY373342) is set out at entry 4 on the property register in title number SY254607 (**Plan 3**).
- 10 No additional land belonging to TW (outside of title SY373342) is required for the construction of a road and bridge to access a residential development on CC's site.
- 11 Any disposal of land to CC by TW, or use of TW's land by CC over and above the existing right of way, is to be subject to contract and also obtaining full operational clearance, unrestricted access rights, as well as agreeing a suitable consideration for any disposal.
- 12 TW requires 24/7 unobstructed access to its water treatment works site.
- 13 TW agrees to the principle of CC implementing preventative measures for residents and their visitors from parking on the TW access road, including lines, signage, legal agreements etc. Subject to planning, CC agrees to provide appropriate amounts of parking within CC's site itself.

- 14 Subject to agreeing a detailed workable design at the planning application stage, TW will consider the principle of a new delivery waiting bay in front of new gates recessed into TW's site. CC will fund all works connected with any new arrangement. TW and CC will discuss land value post planning.
- 15 CC will seek agreement from TW at the planning application stage on the detailed design of the rearranged entrance to the CC site and a new bridge. TW could use it as a turning head in an emergency.
- 16 CC will fit a dual lock on to the existing gate into CC's site and provide TW with a key or code (for as long as the gate is in situ), so that TW has access to its part of the land holding.

### **Ground Conditions**

- 17 CC's site is underlain by clay.
- 18 CC's site is not in a SPZ1.
- 19 TW's site is served by an aquifer that is independent of CC's site.

### **Invasive Species**

- 20 TW and CC agree that they will each continue to eradicate Japanese Knotweed and Himalayan Balsam on their respective sites and will continue to liaise with each other regarding progress. No guarantee on date of complete eradication or success is given. TW will not take responsibility for the impact the presence of these species may have now or in the future.

### **Safety and Security**

- 21 CC will work with TW to maintain security around the TW site and pay for additional fencing if required. Safety and security are TW's highest priorities and, as such, members of public must be kept safe and not be able to obtain entry to the TW site.
  - 22 CC will ensure that new residents are aware of the safety aspects of TW's operations and include appropriate restrictive clauses in legal agreements with residents.
  - 23 TW understands that the current layout of houses is only indicative and the site is large enough to accommodate 10 houses that can still leave substantial separation distances to the TW buildings.
  - 24 CC will commission a Construction Method Statement to submit with any planning application.
-

Signed:  
Savills on behalf of Thames Water

Date: 28.7.17



Signed:  
Casa Coevo Group Limited

Date: 28.7.17



**Appendices:**

Plan 1 – plan identifying CC and TW sites

Plan 2 - information on title number SY373342

Plan 3 - information on title number SY254607





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**Project** Land to rear of Sturt Avenue,  
Camelsdale

**LPA** Chichester District  
Council

**Indigo Planning Limited**  
Aldermay House  
10 - 15 Queen Street  
London  
EC4N 1TX

**Title** Site location plan

**Date:** 27.07.17  
**Scale:** 1:1250@A4  
**Project No:** 22850002  
**Drawing No:** 22850002/1  
**Drawn By:** CM



T 020 3848 2500  
info@indigoplanning.com

**indigo.**

**Client** Casa Coevo Group

**Key** — Site boundary



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 SY373342

Edition date 15.05.2012

- This official copy shows the entries on the register of title on 08 SEP 2016 at 17:31:09.
- 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 08 Sep 2016.
- 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 Land Registry, Durham Office.

## A: Property Register

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

SURREY : WAVERLEY

1 (07.10.1960) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north west side of Sturt Avenue, Haslemere.

2 An Indenture relating to the land tinted pink on the filed plan dated 8 July 1897 and made between (1) The Ecclesiastical Commissioners for England, Lords of the Manor of Farnham and (2) James Simmons contains the following exceptions and reservations, and this registration takes effect subject thereto:

EXCEPT nevertheless and reserving to the said Ecclesiastical Commissioners (the said James Simmons also thereby granting and releasing to them and their successors and assigns

ALL mines minerals and mineral substrata lying and being under the said piece of land thereinbefore expressed to be thereby conveyed or enfranchised and situate at a greater depth than two hundred feet from the surface thereto

TOGETHER with full power to win and work get and carry away same by any methods of mining which should for the time being be in ordinary use in the District or otherwise recognised as a proper method of working mines but without entering upon the surface of the said piece of land or causing any subsidence thereof or of the buildings for the time being thereon.

## 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 (31.05.1968) PROPRIETOR: THAMES WATER UTILITIES LIMITED (Co. Regn. No. 02366661) of Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
- 2 A Transfer dated 23 April 1968 made between (1) John Stevens Hook and



## B: Proprietorship Register continued

(2) West Surrey Water Board contains Vendor's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

- 3 (31.05.1968) RESTRICTION: Except under an order of the Registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Water Acts 1945 and 1948 or some other Act or authority.

## Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Transfer dated 23 April 1968 referred to in the Proprietorship Register:-

THE Transferor hereby covenants with the Transferee and its successors in title that the Transferor and his successors in title will after any material change in the use of the Transferor's land edged blue on the said plan from time to time contribute a fair proportion according to use of the cost of keeping the land hereby transferred in repair the proportion in case of difference to be ascertained by a single arbitrator under the Arbitration Act 1950 or any subsequent re-enactment.

NOTE: Price paid £150.

## C: Charges Register

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

- 1 The land is subject to the right (sic) of the Haslemere Urban District Council for the purpose of giving access to their pumping station.
- 2 The land is subject to the following rights reserved by a Transfer thereof dated 23 April 1968 made between (1) John Stevens Hook (Transferor) and (2) West Surrey Water Board:-

"EXCEPT AND RESERVING unto the Transferor and his successors in title a right of way at all times and for all purposes with or without vehicles over the land hereby transferred to the Transferor's adjoining land edged blue on the said plan."

NOTE: The land edged blue adjoins the western boundary of the land tinted blue on the filed plan.

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 Land Registry.

This official copy is issued on 08 September 2016 shows the state of this title plan on 08 September 2016 at 17:31:09. 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 Land Registry, Durham Office .

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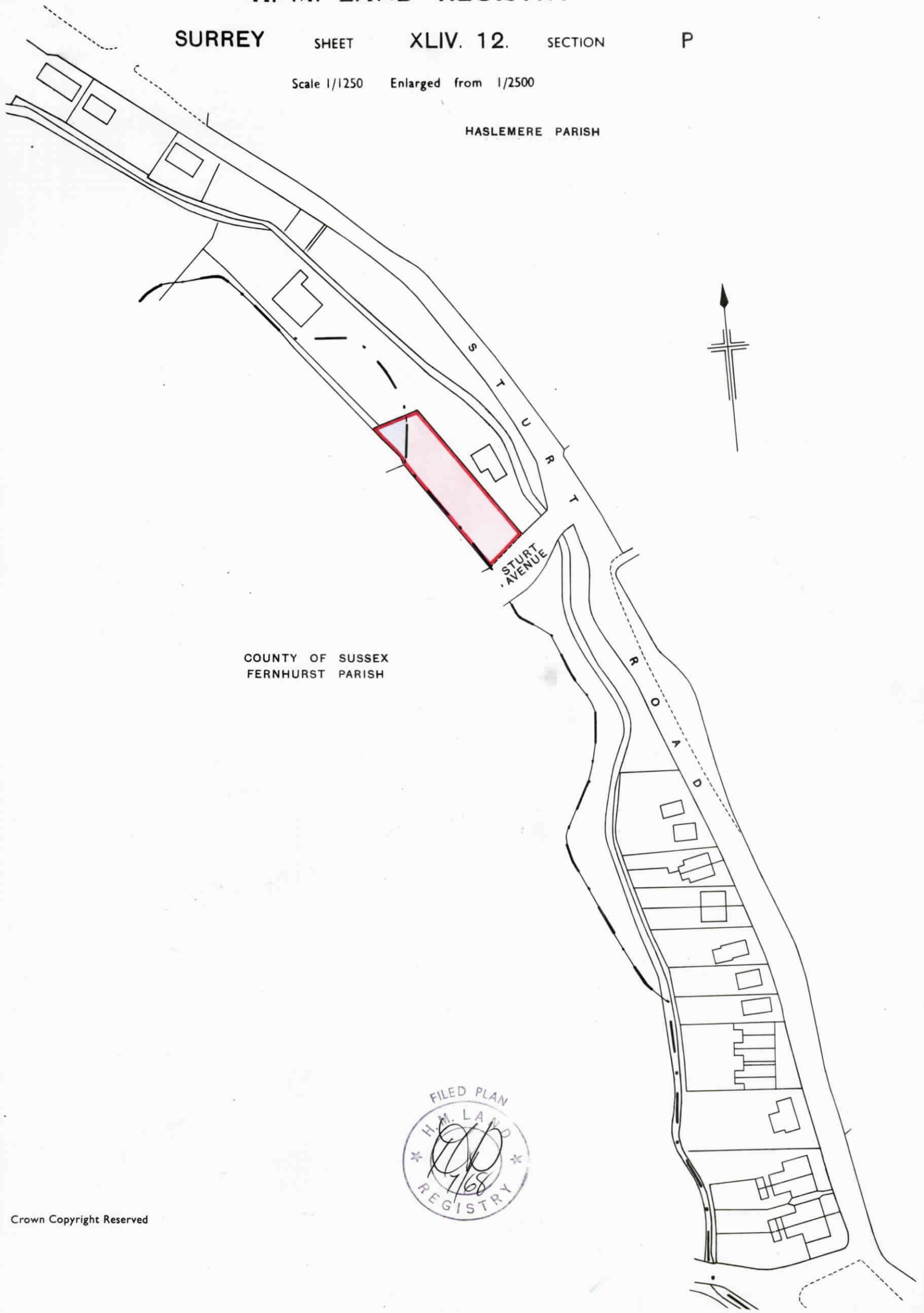
# H. M. LAND REGISTRY

SURREY SHEET XLIV. 12. SECTION P

Scale 1/1250 Enlarged from 1/2500

HASLEMERE PARISH

COUNTY OF SUSSEX  
FERNHURST PARISH



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## TITLE No. SY 373342



Title Number : SY254607

This title is dealt with by 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 29 OCT 2016 at 23:39:49 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: SY254607
Address of Property	: land on the north side of Sturt Avenue, Haslemere
Price Stated	: £220,000
Registered Owner(s)	: THE CASACOEVO GROUP LTD (Co. Regn. No. 09546996) of Moorgate House, 7b Station Road West, Oxted RH8 9EE.
Lender(s)	: Lancashire Mortgage Corporation Limited

## Title number SY254607

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 29 OCT 2016 at 23:39:49. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not 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. If you want to obtain an official copy, the Land Registry web site explains how to do this.

### A: Property Register

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

WEST SUSSEX : CHICHESTER

1 (07.10.1960) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the north side of Sturt Avenue, Haslemere.

2 An Indenture relating to the land tinted pink on the filed plan dated 8 July 1897 and made between (1) The Ecclesiastical Commissioners for England, Lords of the Manor of Farnham and (2) James Simmons contains the following exceptions and reservations, and this registration takes effect subject thereto:-

EXCEPT nevertheless and reserving to the said Ecclesiastical Commissiners (the said James Simmons also thereby granted and releasing to them and their successors and assigns

ALL mines minerals and mineral substrata lying and being under the said piece of land thereinbefore expressed to be thereby conveyed or enfranchised and situate at a greater depth than two hundred feet from the surface thereto

TOGETHER with full power to win and work get and carry away same by any methods of mining which should for the time being be in ordinary use in the District or otherwise recognised as a proper method of working mines but without entering upon the surface of said piece of land or causing any subsidence thereof or of the buildings for the time being thereon.

3 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

4 The land in this title has the benefit of the following rights reserved by a Transfer of the land edged and numbered SY373342 in green on the filed plan dated 23 April 1968 made between (1) John Stevens Hook (Transferor) and (2) West Surrey Water Board:-

"EXCEPT AND RESERVING unto the Transferor and his successors in title a right of way at all times and for all purposes with or without vehicles over the land hereby transferred to the Transferor's adjoining land edged blue on the said plan."

NOTE: The land edged blue is the land remaining in this title excluding the land tinted yellow on the filed plan.

5 The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WSX93895 in green on the filed plan dated 5 July 1985 made between (1) Jan Wojtek Chruscikowski (Vendor) and (2) David Jonathan Glaser and Penelope Anne Chermiside (Purchasers):-

"There is excepted and reserved unto the Vendor and his successors in title as appurtenant to the land in title No. SY254607 to be retained by the Vendor (hereinafter called "the retained land") the unrestricted use of the telephone cable which now exists over the property hereby transferred and which serves the retained land and of repairing maintaining and replacing the same and for such purposes to enter the land hereby transferred."

Title number SY254607

## 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 (18.05.2015) PROPRIETOR: THE CASACOEVO GROUP LTD (Co. Regn. No. 09546996) of Moorgate House, 7b Station Road West, Oxted RH8 9EE.
- 2 (18.05.2015) The price stated to have been paid on 30 April 2015 was £220,000.
- 3 (18.05.2015) 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 12 May 2015 in favour of Lancashire Mortgage Corporation Limited referred to in the Charges Register.

## C: Charges Register

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

- 1 The land tinted pink and tinted blue on the filed plan is subject to the right ... of the Haslemere Urban District Council for the purpose of giving access to their pumping station.
- 2 (18.05.2015) REGISTERED CHARGE dated 12 May 2015.  
  
NOTE: This charge is subject to the provisions of section 859A of the Companies Act 2006.
- 3 (18.05.2015) Proprietor: LANCASHIRE MORTGAGE CORPORATION LIMITED (Co. Regn. No. 2058813) of Lake View, Lakeside, Cheadle, Cheshire SK8 3GW.

End of register



# H. M. LAND REGISTRY GENERAL MAP

SURREY  
SUSSEX

SHEET

XLIV. 12.  
X · 4

SECTION

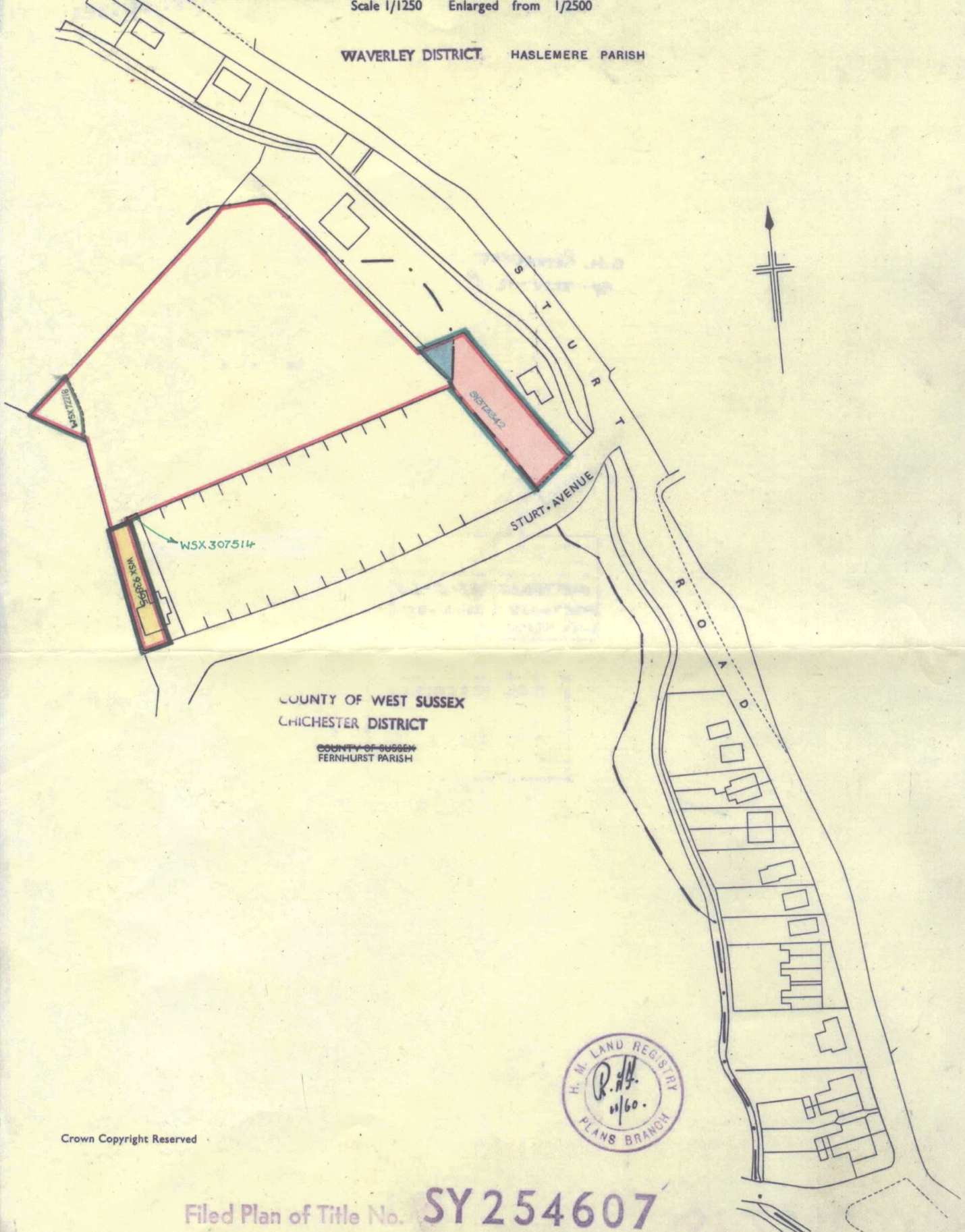
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Scale 1/1250

Enlarged from 1/2500

WAVERLEY DISTRICT

HASLEMERE PARISH



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