

To whom it may concern
Plot Owner
Bramber
West Sussex
BN44 3WA

10 May 2007

Dear Plot Owner

RE: **Planning Process for site at Bramber - West Sussex – BN44 3WA**

My name is Godfrey Chapples, formerly an Executive Director of United Plot Owners Associates Ltd. (UPA) in Guildford, and now working within my own Company – GODFREY CHAPPLES LIMITED, Byfleet, Surrey.

I am writing to give you some background to the saga of Annington Farm, St. Botolphs Road, Bramber, Steyning, West Sussex and to set out a way forward, whereby the planning process may be continued through the Local Development Framework.

In March 2003 I was appointed by Andrew Smith as Consultant for Planning & Project Management within the new Company known as United Plot Owners Associates Ltd. based at Parallel House, London Road, Guildford, Surrey.

The new Company, known as UPA, had been formed by Andrew Smith to act on behalf of plot owners who had acquired land plots from Gladwish Land Sales (GLS) of Horsham, West Sussex. An arrangement between Andrew Smith and Victor Gladwish enabled UPA to acquire Rights Of Way within at least fifty sites situated throughout the South of England.

One of the sites so acquired was known as “Bramber” and is the site which is the subject of this letter to YOU, a plot owner on the site to the best of my knowledge and belief.

On Saturday 21 June 2003 a meeting of plot owners was held at Wates Building, University of Surrey, Guildford to receive a presentation by United Plot Owners Executives and at the meeting it was overwhelmingly agreed by plot owners to let the

Company proceed with a Planning Process to make application to Horsham District Council for planning consent to design and build a residential development on the site.

This operation would entail significant preliminary research work in connection with the history of both the site and the local environ of Bramber and Steyning.

The wider area covering a radius of ten to fifteen miles would also be involved in such matters as Traffic Management and Movement.

Reports would have to be produced in conjunction with Atkins, the appointed Consultants for Planning and Engineering (P&E) aspects of the proposal and contracts of engagement were established for this purpose.

The record of activities, costs and income must be a matter for UPA Board and perhaps Andrew Smith will be able to keep you informed. It is not a matter for me to comment.

During the process of planning activity the Government decided to introduce a new planning policy by way of the Local Development Framework (LDF) Strategy. This gave a new dimension to the work, and thus the costs involved.

I can say that during 2005 it was requested by Atkins at their own Board level that I should be given the task of front man to any public appearance / debate on planning issues over the site. This was agreed by both Atkins and UPA.

After considerable anxiety on my part, while continuing to pursue the LDF Process and waiting upon payment for services rendered to Andrew Smith / UPA, I am now in the position of having formally terminated my business activities with Andrew Smith, and any of his Companies, as from end February 2007.

UPA is now the subject of a Creditors Voluntary Arrangement (CVA) under the administration of bwc business solutions, 8 Park Place, Leeds LS1 2RU.

I am prepared to continue the planning process via LDF in conjunction with my appointed Consultants, as long as my Company is paid for THE WORK TO BE DONE into the future.

I therefore set out on the following page a budget for your very earnest consideration.

BUDGET ANALYSIS FOR EXPENDITURE ON LDF PLANNING

Bramber site – West Sussex

I would suggest that an overall BUDGET of £600 be pledged by each plot owner of every plot on the site to cover the way forward during the next 12 – 18 months.

The monies would be drawn down in tranches of £200 at specific intervals for specific purposes.

The monies paid by plot owners for this purpose would be paid to GODFREY CHAPPLES LIMITED and would be placed into a specific bank account known as BRAMBER SITE ACCOUNT.

The payments / transactions / of this account would be executed by GODFREY CHAPPLES LIMITED ONLY.

It is suggested that a Committee of Inspection of current PLOT OWNERS (minimum four - MAXIMUM SIX) be appointed by THE CURRENT BRAMBER plot owners to co-operate with Godfrey Chapples and act as a link between Bramber Plot Owners and GODFREY CHAPPLES LIMITED. The Committee would have access to the conduct of the BRAMBER SITE ACCOUNT in order to check transactions per Bank Statements and ensure transparency of operation.

Therefore, to move forward and ensure that the LDF Planning process continues for Bramber, subject to the Local Authority and Planning Inspectorate time constraints.

It is my proposal that the FIRST tranche of funds in the sum of £200 per plot owner per plot is paid to cover the Site Allocations aspect of the work started, and yet to be continued, until end of July 2007.

It is my proposal that the SECOND tranche of funds in the sum of £200 per plot owner is paid to cover the further work that will be described nearer the time.

It is my proposal that the THIRD tranche of funds in the sum of £200 per plot owner is paid to cover the further work that will be described nearer the time.

To conclude, I was committed to a pre-Examination briefing meeting at Horsham on Friday 16 February 2007, which was postponed until Monday 16 April 2007.

I did attend this meeting for discussion on the Programme for Site Allocations and I have submitted a formal Statement required for The Planning Inspectorate by May 1 2007.

Therefore it is essential that every Plot Owner gives this subject priority consideration and also commits to continue the involvement as set out above.

The alternative is to let the matter drift, decay until the LDF is approved and perhaps another ten years or more will be needed to resurrect the scheme.

I cannot emphasize enough how important it is to carry on with representation at the LDF Strategy process and keep the name of BRAMBER SITE within the context of the sites for consideration by Horsham District Council.

It will be necessary to have 100% of plot owners agree to carry on to ensure sense of responsible operation, any plot owner not paying fees when due will have to pay a sum x THREE the original fee. i.e. a £200 per tranche will become a £600 late payment fee per tranche, which equates to £1,800 per plot OVERALL. I do not want to dwell on this.

I will ensure that you and all plot owners are kept informed by way of my web site and email or postal communication.

Please write me a letter /email to advise your own questions and confirm you would like to have GODFREY CHAPPLES LIMITED carry on with the LDF Planning process. A second letter giving programme and payment request data will follow very soon.

NO GUARANTEE GIVEN OR IMPLIED.

YOU MUST BE IN IT TO HAVE A CHANCE OF WINNING IT.

Kind regards, yours truly

Godfrey H. Chapples
Managing Director
GODFREY CHAPPLES LIMITED