

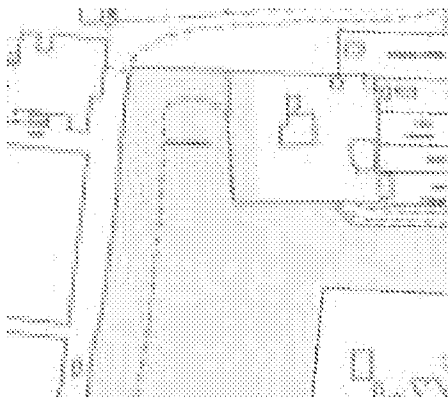
[REDACTED]

From: Simon Davis
Sent: 27 April 2022 11:22
To: Tony Wood [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: AL/129/21/OUT - Site Red Edge Boundary

Dear Mr Wood,

Thanks for your email.

I was alerted to your concerns from your letter of objection and I have reviewed the ownership situation with the applicant and commented on it within my officer report. The applicant provided me with copies of the relevant title plans obtained from the Land Registry which demonstrate that their red edge is correct and suggests that part of your garden is within the applicants ownership. Please see below extract of the applicants title plan showing their ownership in pink:



We only require applicants to serve notice on owners of land affected by the application and the way that this would be checked, should there be a dispute, would be via the Land Registry records which we have seen.

Please note that land ownership is not a material planning consideration. It is not necessary to own land to make a planning application provided notice is served on the landowner or the applicant is the landowner. We cannot refuse an application on the basis of an ownership dispute and this should instead be resolved with the owner and through solicitors if necessary. If you would like to discuss further with the applicant then please contact their agent - [REDACTED]

Notwithstanding, I will report your further concerns to the Committee in a written report update.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874



E: simon.davis@arun.gov.uk

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

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil
Sign up to our newsletter [here](#)



From: Tony Wood [REDACTED]
Sent: 26 April 2022 20:03
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AL/129/21/OUT - Site Red Edge Boundary

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Simon,

I have only just been made aware that the planning meeting is taking place on the 28th April.

In regards to the site boundary at my property; The Paddock, Lidsey Road, PO20 3SU, the redline boundary is clearly encroaching onto our land that has been mutually agreed by us and the Langmeads in August 2017.

We purchased the property in April 2010 and the property has no fences or a clear boundary. We have dogs and young children and immediately erected a fence on what we felt was the correct position. For many years we maintained and improved the garden as you can see in the attached pictures.

After completing our firepit and property extension in 2017, we had a visit from Hugh Langmead who informed us that he wanted to remove the woodland from the side of our garden and he would like the land back that we had apparently gained within our garden. A few days later we agreed on the new boundary and our fences and woodland were removed by the farm workers and the farmed field was extended up to the new agreed boundary.

The redline plan that is now shown on the planning documents appears to cut another 3 - 4 meters off of our garden and feel that no agreement can be made until this is corrected.

No one from the farm (The Langmeads) nor the developer has contacted me to discuss this. The last documents I read were uploaded on the 11th February which included emails between you and Nigel Jarvis discussing our boundary. I've been expecting a letter or email regarding this issue, however I have now read that Nigel Jarvis believes the red line is correct, which its not!

This needs to be corrected before any decision is made.

Regards

Tony Wood