

Mr M Eastham
Planning Services
Arun District Council
Civic Offices
Maltravers Road,
Littlehampton
West Sussex

4 August 2018

Dear Mr Eastham,

Application AL/20/18/OUT
Proposed Housing development, Lidsey Road, Lidsey.

With reference to the above application I confirm that I act on behalf of the adjoining landowner Mr Robert Eggins. I attach copies of three of his official copies of register of title documents/plans which show the extent of Mr Eggins ownership in the vicinity of the application site.

I confirm that neither the applicant nor his agents have approached Mr Eggins regarding their proposal. In particular, he has not been approached with regard to any future vehicular or pedestrian access to the east of the application site or any pedestrian access adjacent to the A29 to the south of the application site.

The submitted illustrative layout shows a future vehicular access onto Mr Eggins land to the east. This is no doubt to tie in with future road improvements and development in the immediate area.

The submitted illustrative layout plan shows a footpath in the southwest corner of the site. This footpath does not lead anywhere because it immediately adjoins land in Mr Eggins ownership.

Mr Eggins has advised that he will not allow any access from the application site onto his land.

Finally, it would appear that the southern boundary of the proposed site is incorrect as it does not reflect the ownership plan.

In conclusion, Mr Eggins will not allow any of his land to be used in association with the proposed scheme either now or in the future.

If you require any further details please do not hesitate to contact me.

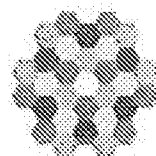
Yours sincerely,

Elizabeth Lawrence

Chartered Town Planner

Elizabeth Lawrence Ltd
Woodend, Water Lane, Storrington, West Sussex, RH20 3LY





Official copy of register of title

Title number WSX226800 Edition date 20.06.2008

- This official copy shows the entries on the register of title on 19 JUL 2017 at 16:00:34.
- 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 19 Jul 2017.
- 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 : ARUN

- 1 (29.12.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south side of The Old Cottage, Lidsey Road, Bognor Regis (PO22 9PQ).
- 2 (29.12.1998) An Agreement affecting the land tinted blue on the filed plan dated 29 July 1926 made between (1) The Ecclesiastical Commissioners for England (Commissioners) and (2) Edith Gwendolin Hasler (Tenant) contains the following exceptions and reservations:-

THE Tenant hereby releases and grants unto the Commissioners All mines and minerals whatsoever together with the mineral substrata lying and being within or under (and situate at a greater depth than two hundred feet from the surface of) the said land together with full power to win and get and carry away the same by any methods of mining which for the time being shall be in ordinary use in the district or otherwise recognised as a proper method of working mine but without entering upon the surface of the said land or causing any subsidence thereof or of the buildings for the time being thereon

This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration.

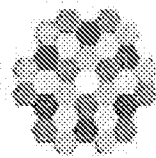
B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (20.06.2008) PROPRIETOR: FASGADH DEVELOPMENTS LIMITED (Co. Regn. No. 05933951) of The Old Cottage, Lidsey, West Sussex PO22 9PQ.
- 2 (20.06.2008) The price stated to have been paid on 19 June 2008 for the land in this title and in WSX236759 was £6,800.

End of register



Official copy of register of title

Title number WSX234093 Edition date 18.04.2007

- This official copy shows the entries on the register of title on 19 JUL 2017 at 15:59:34.
- 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 19 Jul 2017.
- 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 : ARUN

- 1 (23.07.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Lidsey Farm and land lying to the east of Lidsey Road, Lidsey, Bognor Regis.
- 2 (23.07.1999) As to the land tinted pink on the title plan the mines and minerals together with ancillary powers of working are excepted.
- 3 (23.07.1999) A Transfer of the land in this title dated 11 January 2000 made between (1) Francis Charles Eggins and (2) Robert Charles Eggins is expressed to grant the following rights:-

"together with a right of way at all times and for all purposes with or without vehicles and animals over the roadway coloured brown on the said plan the Transferee and his successors in title paying a fair proportion of the cost of maintaining repairing and renewing the same."

NOTE: The land coloured brown referred to is tinted brown on the filed plan.

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 (23.07.1999) PROPRIETOR: ROBERT ARNOLD EGGINS of New Barn Farm, Lidsey Road, Bognor Regis, West Sussex PO22 9TH.
- 2 (23.07.1999) The land having been acquired under a voluntary Deed of Gift dated 19 March 1991 made by Francis Charles Eggins the registered title is subject to the provisions of section 339 of the Insolvency Act 1986.

Title number WSX234093

C: Charges Register

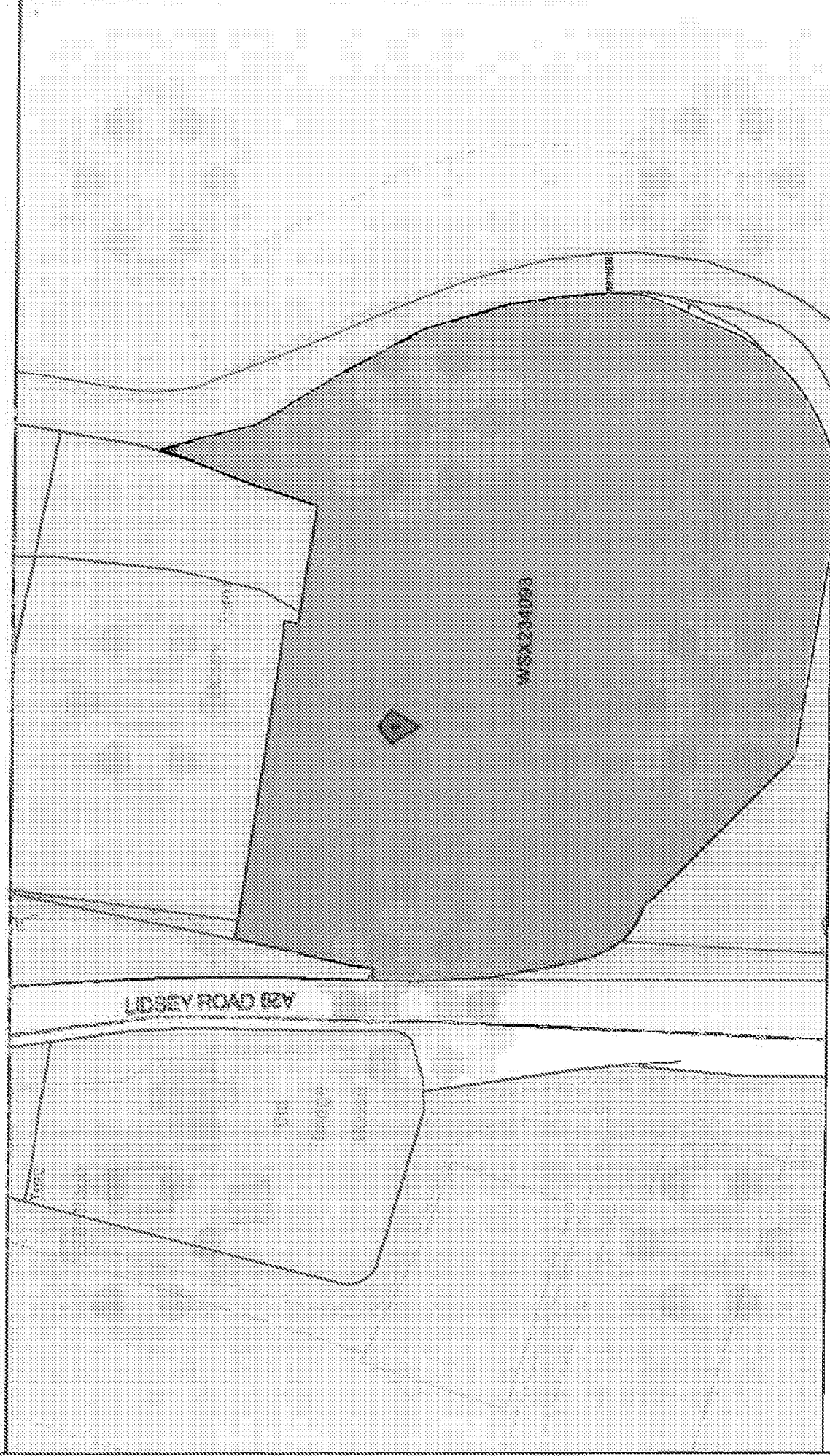
This register contains any charges and other matters that affect the land.

1 (10.11.2000) The land is subject to the rights granted by a Deed dated 25 October 2000 made between (1) Robert Arnold Eggins and (2) Lidsey Landfill Limited.

The said Deed also contains restrictive covenants by the Grantor.

NOTE: Original filed.

End of register



0 2 4 6 8 12 16 20m

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Data last updated 10:00pm 18 JULY, 2017

Map scale 1:625

