

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

T: 01903 737453

E: amanda.scholes@arun.gov.uk



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

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

Sign up to our newsletter [here](#)



From: James Cross <James.Cross@arun.gov.uk>

Sent: 12 April 2021 14:39

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Material objection: Warwick Nurseries Planning Appeal, BN/153/20/PL, 14th April 2021

Hi Planning Responses,

Could you please upload the below and attached as a letter of objection please?

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784

E: james.cross@arun.gov.uk

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

Sign up to our newsletter [here](#)



Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Rita English [REDACTED]

Sent: 12 April 2021 14:37

To: James Cross <James.Cross@arun.gov.uk>

Subject: Material objection: Warwick Nurseries Planning Appeal, BN/153/20/PL, 14th April 2021

Material objection: Warwick Nurseries Planning Appeal, BN/153/20/PL, [14th April 2021](#)

James,

This email is with reference to the planning appeal for planning application BN/153/20/PL, Warwick Nursery Barnham Road, Eastergate, Barnham PO20 3RT.

As you will know Arun Planning Portal is down for essential IT maintenance so we are unable to check, but as of Friday 9th April, the planning appeal for Warwick Nurseries, BN/153/20/PL is scheduled to be heard Wednesday 14th April 2021.

We want to make you aware of a matter which we believe to be material to the planning appeal.

We live at Little Warwick, directly adjacent to the proposed development site. On 9th February we raised a number of formal objections to the development, OWPC33593.

Based on Landacre's submitted design the proposed access splays onto the B2233 Barnham Road appear to cross our land. This has not been discussed or agreed with us (please see Title Deed WSX34601 which is attached). We made Landacre aware of this specific issue at the same time we raised the objection and sent them a copy of our title deed. They have acknowledged they are aware of our objection but we have not seen a revised plan or been engaged in any discussion relating to this point. Nor have we seen a revised splay design on the Arun planning portal.

We understand that in general terms a developer and planning authority do not need to respond to any objection which is raised. However, it cannot be allowable for a plan to be submitted and reviewed if it involves land which is not owned by the developer and where permission to use the land has not been granted by the landowner.

Rita and Stuart

Mr and Mrs S English
Little Warwick
Barnham Road
Eastergate
PO20 3RT



Sent from my iPad

Title Number : WSX34601

This title is dealt with by HM 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 4 JUN 2018 at 14:26:35 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: WSX34601
Address of Property	: Little Warwick, Barnham Road, Eastergate, Chichester (PO20 3RT)
Price Stated	: Not Available
Registered Owner(s)	: GEORGE WILLIAM FRANKLIN, MARGARET FANNY FRANKLIN, RITA ANGELA ENGLISH and STUART GRAHAM ENGLISH of Little Warwick, Barnham Road, Eastergate, W Sussex PO20 3RT.
Lender(s)	: None

Title number WSX34601

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 4 JUN 2018 at 14:26:35. This copy does not take account of any application made after that time even if still pending in HM 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 HM 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 : ARUN

1 (06.07.1979) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Little Warwick, Barnham Road, Eastergate, Chichester (PO20 3RT).

2 The land has the benefit of the rights granted by but is subject as mentioned in a Conveyance dated 11 April 1979 made between (1) David John Bainbridge (Vendor) and (2) Gordon Christopher Colliss and Janet Ellen Colliss (Purchaser) in the following terms:-

"TOGETHER ALSO with the full and free right and liberty for the Purchasers owner or owners for the time being of the property hereby conveyed in common with all other persons having the like right at all times and for all purposes to pass and repass over and along the road coloured brown on the said plan

AND TOGETHER ALSO with and SUBJECT TO all such rights easements or quasi-rights and quasi-easements (if any) as are enjoyed by the property hereby conveyed and the adjoining property."

NOTE: The right of way coloured brown on Conveyance plan is the part of the roadway at the side adjoining the north western boundary and leading into Barnham Road.

3 (03.07.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (24.08.2001) PROPRIETOR: GEORGE WILLIAM FRANKLIN, MARGARET FANNY FRANKLIN, RITA ANGELA ENGLISH and STUART GRAHAM ENGLISH of Little Warwick, Barnham Road, Eastergate, W Sussex PO20 3RT.

2 (24.08.2001) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

C: Charges Register

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

1 A Conveyance dated 19 December 1900 made between (1) Arthur Foster Griffiths (2) George Taylor and Thomas Read (3) S S Marshall Limited and (4) Alfred Cortis contains restrictive covenants but neither the

Title number WSX34601

C: Charges Register continued

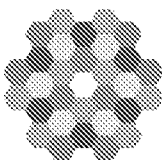
original deed nor a certified copy or examined abstract thereof was
produced on first registration.

End of register

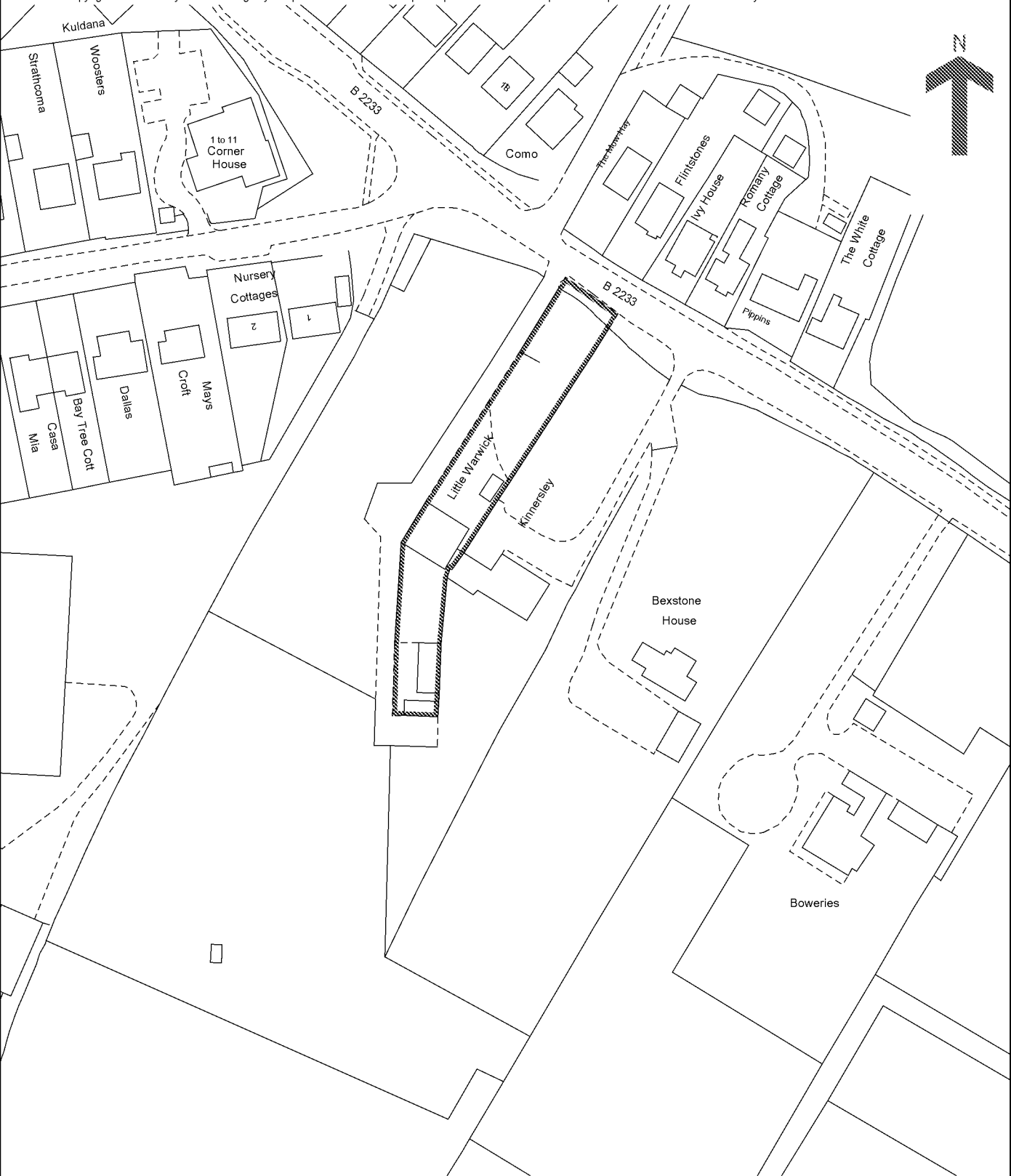
HM Land Registry

Current title plan

Title number **WSX34601**
Ordnance Survey map reference **SU9405SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **West Sussex : Arun**



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a copy of the title plan on 4 JUN 2018 at 14:26:35. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan 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 HM Land Registry web site explains how to do this.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. 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 HM Land Registry, Durham Office.