

From: Maria Tomalova
Sent: 12 August 2019 15:44
To: Daun Johnson <Daun.Johnson@arun.gov.uk>
Subject: FW: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Hi Daun,

Please see email below.

Kind regards

Maria

[Maria Tomalova](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk

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Save the environment - think before you print.

From: Paul Broggi
Sent: 12 August 2019 15:37
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Dear Maria,

I have recently noted the above planning application reference 37 London Road. In briefly looking at the application documents and plans it is clear from the Design and Access Statement that the applicant proposes to access the residential unit from the car park behind.

The car park that they refer to in this statement is under Arun District Council freehold ownership as included under title number WSC325338, attached to this email for your reference (Council freehold land is highlighted in red on plan).

Property & Estates at the Council have received no formal notification by the applicant that this land was included as part of the above planning application in respect of reference to access. Is this not a requirement of the planning application validation process?

I should confirm that no right of way (pedestrian or vehicular) exists between premises in London Road and the Council's adjacent land in Sudley Road as referred above. The boundary wall that presently exists between London Road and Sudley Road was partially demolished, without ADC consent, a few years back thus opening an unauthorised access route between London Road and our adjacent land in Sudley Road.

The Council are currently working closely with the local BID as this unauthorised access route is considered problematic and there is presently a wish to re-secure the boundary upon Council land in order to restrict unauthorised movement and the regular reported anti-social behaviour that has occurred in this area.

I would be grateful if my comments could be noted as part of this application as pedestrian and / or vehicular access over Council land included on title number WSX325338 is not consented.

Should you wish to discuss the above, please do not hesitate to contact me.

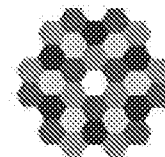
Yours sincerely

Paul Broggi MCIOB

Property, Estates & Facilities Manager
Property, Estates & Facilities Department
Technical Services
Arun District Council


Civic Centre, Maltravers Road, Littlehampton BN17 5LF

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Official copy of register of title

Title number WSX325338 Edition date 19.02.2015

- This official copy shows the entries on the register of title on 12 AUG 2019 at 15:14:57.
- 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 12 Aug 2019.
- 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 (13.01.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south west of Sudley Road, Bognor Regis.

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 (13.01.2009) PROPRIETOR: ARUN DISTRICT COUNCIL of Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF.

C: Charges Register

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

- 1 (19.02.2015) The land is subject to the rights granted by a Deed dated 13 February 2015 made between (1) Arun District Council and (2) Stewarts of Ballymena .

The said Deed also contains restrictive covenants by the grantor.

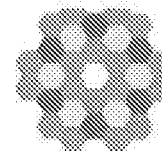
NOTE: Copy filed under WSX128732.

End of register

HM Land Registry

Official copy of title plan

Title number **WSX325338**
Ordnance Survey map reference **SZ9399SE**
Scale **1:1250**
Administrative area **West Sussex : Arun**



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