

Carl Stott

From: Carl Stott
Sent: 21 February 2022 13:40
To: 'Mark Pickrell'
Subject: RE: Invalid planning application P/20/2199/2
Attachments: Offical Copy (Plan) - LT375628 (002).pdf; Annexure 5 - Highways Authority Plan (002).pdf; LHA.pdf

Mark

Thank you for your email.

We can confirm that our client's position with regards land ownership remains as most recently advised in our email of 10th February 2022, namely that the land in the sole ownership of the Helen Jean Cope Charity abuts publicly maintainable Highway land, with no intervening land within different ownership/controls, as demonstrated in the following documents, copies of which are re-attached:

- a) Land Registry Title Plan (LT375628) showing the extent of the Charity's land ownership at Leconfield Road;
- b) Highway Record Enquiry Plan (NDI/HRE/1905211/100/A).

Notice was served on the Charity on 23rd December 2020 and, for completeness, notice was also served on Leicestershire County Council as the Local Highway Authority on the same date, albeit with there being no legislative requirement to have served notice on this latter party.

The email trail forwarded to you by the NWRG includes an email dated 8th January 2021 from Hannah Watson of Leicestershire County Council, which confirms that the land in question (which, without the benefit of sight of the plan forwarded to her by NWRG, we assume comprises the extent of land within the red line application boundary of Site Location Plan n1249_001_A that falls outside the Charity's ownership) is regarded to be part of the publicly maintainable highway and the responsibility of Leicestershire County Council as the Highway authority.

There are therefore no parties with ownership interests within the red line of Site Location Plan n1249_001_A that have not been served the appropriate notice, with the application site as a whole comprising land within the ownership of the Charity and publicly maintainable Highway land. As such, there has been no prejudice to any party with an ownership in the application site - rather, we have exceeded our obligations in this respect by also serving notice on the Highway Authority to make it aware of the proposals at the point of submitting the application.

We do not consider that there are any reasons relating to land ownership, the serving of notices, or the completion of certificates that would mean the determination of the application should be deferred.

If you are able to confirm safe receipt of this email at an early convenience, it would be appreciated.

Kind Regards

Carl Stott

Director

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CHARTERED TOWN PLANNERS
& URBAN DESIGNERS