

**Carl Stott**

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**From:** Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>  
**Sent:** 21 February 2022 15:07  
**To:** Carl Stott  
**Subject:** RE: Invalid planning application P/20/2199/2

Carl,

Thanks for this.

Noting the Highway Record Enquiry plan shows adoption and therefore maintenance responsibility and you state that there are no intervening owners, please could you confirm through a land registry search of the highway land that there are no other land parcels within the red line?

At present, for the area to the immediate east of the gate, you are relying on the Highway Record Enquiry which shows responsibility but doesn't necessarily confirm ownership and it is this which is being disputed by NWRG.

There is a significant risk of JR if it is shown that the incorrect notice has been served and there is a chance that any permission be quashed if it can be evidenced that there is an intervening parcel of land.

At risk of labouring the point, can you evidence whether a land registry search has been undertaken for the highway land to show ownership as well as responsibility?

Kind regards,

Mark

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Principal Planning Officer – Strategic Development  
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**From:** Carl Stott <carl.stott@nineteen47.co.uk>  
**Sent:** 21 February 2022 13:40  
**To:** Mark Pickrell <Mark.Pickrell@charnwood.gov.uk>  
**Subject:** RE: Invalid planning application P/20/2199/2

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 10<sup>th</sup> 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 23<sup>rd</sup> 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.