

[REDACTED]
Sent: 22 September 2025 14:31

To: Shazia Penne [REDACTED]

Subject: Re: RE: Re: RE: RE: DC/25/1416

Dear Shazia

I am writing to formally record my representation regarding the above planning application. I request that this representation is considered in full before any determination is made.

1. Water Credit Responsibility

There is a contract with Nichols for three lots of water credits, listing Wayne Ward, [REDACTED], and [REDACTED]. The planning application lists only Wayne Ward.

I and my son are legally responsible for water credits on this land. The proposed development, including restricted access and fencing, prevents responsible parties from accessing the land to fulfil compliance obligations, creating a clear operational and legal risk.

2. Easement / Right of Way

I am a legal beneficiary of an easement over the entrance strip, granting full, unrestricted access to my 4.5 acres of land.

The proposed development (fence line and buildings) interferes with this easement. Any obstruction, narrowing, or alteration of access constitutes unlawful interference with my rights. [REDACTED]
[REDACTED]
[REDACTED]

3. Certificate B Defective Notification

The planning documents suggest that I was notified under Certificate B. This is incorrect. Under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the applicant must take reasonable steps to ascertain the names and addresses of all landowners and serve notice in a manner likely to bring the application to their attention.

- The Land Registry address has not been updated; no notice was sent to my known contact details, including my email address and family addresses.
- The applicant and their solicitors were aware of these contacts but failed to serve notice.

This constitutes a failure to take reasonable steps, making the Certificate B notice defective. In my view, the application cannot lawfully proceed until proper notice has been served.

4. Land Registry Restriction

A restriction is registered on the Land Registry in my favour due to [REDACTED]. This prevents any sale, mortgage, or other dealings with the land without my consent.

The proposed development spans multiple titles, including land I legally purchased. This demonstrates that the application affects my legal interests and must take the restriction into account.

5. Legal and Operational Implications

- Blocking access would prevent me from fulfilling water credit responsibilities, which is a compliance issue.
- The applicant's actions create operational risks for monitoring and maintaining the land in accordance with environmental and planning regulations.
- Given the defective Certificate B notice, Land Registry restriction, easement rights, and water credit obligations, this application cannot proceed without addressing these legal and procedural matters.

6. Request

I respectfully request that:

1. My representation be formally recorded.

2. The planning authority ensures that my easement and access rights are fully protected.
3. The Environmental Health department considers the operational impact on water credit compliance.
4. The application does not proceed until:
 - Proper notice under Certificate B has been served, and
 - All legal restrictions and responsibilities are fully acknowledged and safeguarded.
- 5.

Supporting documentation, including water credit contracts, [REDACTED]
[REDACTED] Land Registry title and restriction documents, and
easement information, can be provided on request.

Thank you for your attention to these matters.

Kind Regards
[REDACTED]