

## Anna Tidey

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**From:** [REDACTED]  
**Sent:** 08 September 2025 11:22  
**To:** Anna Tidey  
**Cc:** [REDACTED]  
**Subject:** FW: Nulli Secundus site visit  
**Attachments:** Nulli Secundus - Estate Agent brochure.pdf; 1757325050801.jpg

To Anna Tidey,

We are a neighbouring property to a planning application you are currently dealing with at Bowleys, Albourne (**DM/25/2050**), and also have a pre-dating planning application currently in consideration for our property at Nulli Secundus (**DM/25/1847**) with Andrew Horrell (CCd).

Whilst we do not wish to object to the application at Bowleys, there is a matter concerning access for the property at Bowleys that we want to draw to your attention as it relates to the access statement to the application. We have been advised that it has potential ramifications in terms of establishing a right of way where one did not previously exist.

### 1) Background

- a. Bowleys and Nulli Secundus we sold out of the Wiston Estate portfolio in 2024; Bowleys first in August 2024, and then Nulli Secundus to us in December 2024.
- b. Both were sold with the understanding that the new owner of Bowleys would create their own access on land that formed part of its new title (to the West of Nulli Secundus and up to the main road) as soon as possible and in not greater than 3 years from the time of sale (30/08/2024, as per the attached brochure). In the interim the owner of Bowleys could use the old Wiston Estate tenants' access across the western boundary of Nulli Secundus.
- c. This understanding was enshrined in a written contract between the new owner of Bowleys and the Wiston Estate (Harry Goring) in August 2024.
- d. This contract was a personal contract and not attached to the title of Nulli Secundus, thus when Nulli Secundus was sold there was no effective contract for access, creating an issue for us as the new owners (the contract was effectively void and no formal right access existed).
- e. We agreed verbally to allow access but only whilst Bowleys established their own access, this was to be completed by Spring 2025.
- f. In July 2024 we submitted a planning permission proposal for Nulli Secundus that involves building a garage across the old access route to Bowleys, at the same time advising the owner of Bowleys that we were going to close off the temporary access.
- g. Last weekend (6<sup>th</sup> September) the owner of Bowleys completed his new access across the land he owns to the West of Nulli Secundus (e.g. not on our property). See the attached photo.
- h. The temporary access across Nulli Secundus will be closed off this week – by agreement with the owner of Bowleys.

### 2) Our concerns

- a. The application for Bowleys makes no reference to the situation above and relies on an unspecified access route across our property, including our property within the red line block plan.
- b. Given point #1g above – this is now incorrect and risks indicating a permanent right of way where none exists.
- c. We have been served with a Notice 1 (Certificate B) from the planning agent for Bowleys, dated 13<sup>th</sup> August (but postmarked 20<sup>th</sup> August) informing us that an application has been received relating to our property.
- d. As per #1g – this should now no longer apply and Notice 1 should be withdrawn.

- e. We cannot allow the proposed works at Bowleys to proceed with pedestrian access for builders and materials through our property.

As previously stated – we do not wish to object to the planning application (the owner of Bowleys has a very similar challenge to us in renovating an old estate property) but we have been advised that we should not permit the incorrect access information to be put on public record and ‘approved’.

If the application can be amended to show the new access and the Notice 1 withdrawn then this should resolve the matter. We must register our objection to the Notice 1 within 21 days and (given the date of receipt) we will do this if needed.

Regards,

Ark Wingrove & Natalie de la Porte  
Nulli Secundus

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**From:** Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>

**Sent:** 27 August 2025 16:39

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Nulli Secundus site visit

[REDACTED]

Many thanks for your voicemail, I thought it would be easier to explain the situation in writing.

In terms of the neighbouring application, the signing on Certificate B within the application form of DM/25/2050, which I assume Chris has explained means that they are acknowledging the land to which the red line surrounds are not solely under their ownership and goes under your ownership.

This is backed up by the details you have provided.

Unfortunately, the officer who is dealing with this case, Anna Tidey is on holiday at present so I have yet been able to speak to her about the situation.

Best thing to do is email her outlining your concerns re access etc so she is made aware of the situation and maybe she can liaise with their agent to amend their block plan or at least annotate on the drawing what parts are not within their ownership.

I hope this assists.

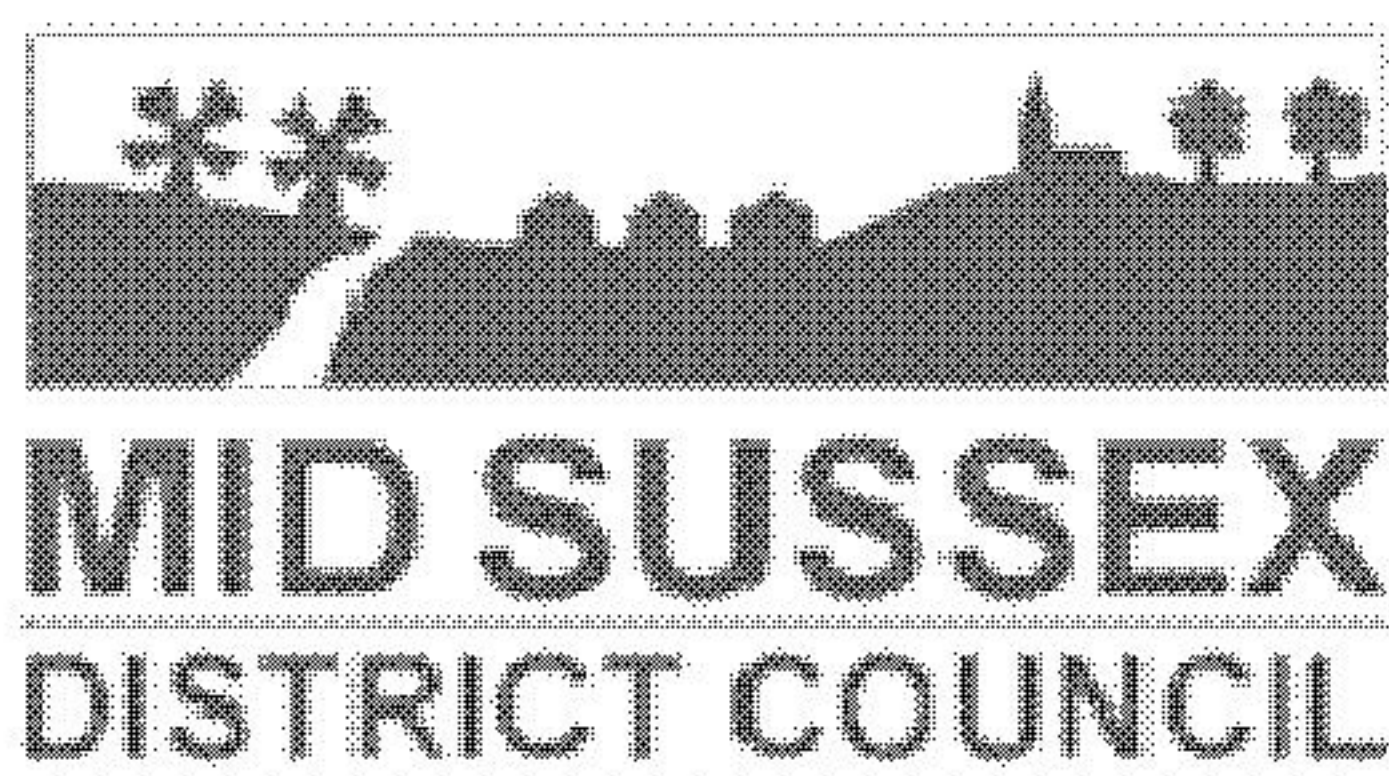
Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning  
Planning Officer  
Development Management

[andrew.horrell@midsussex.gov.uk](mailto:andrew.horrell@midsussex.gov.uk) (mail to [andrew.horrell@midsussex.gov.uk](mailto:andrew.horrell@midsussex.gov.uk)) <http://www.midsussex.gov.uk>

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**From:** [REDACTED]  
**Sent:** 15 August 2025 09:54  
**To:** Andrew Horrell <[Andrew.Horrell@midsussex.gov.uk](mailto:Andrew.Horrell@midsussex.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** RE: Nulli Secundus site visit

Good morning Mr Horrell,

Many thanks for your email. We will be home next Monday and can give you access to the site.

Regards,

[REDACTED]

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**From:** Andrew Horrell <[Andrew.Horrell@midsussex.gov.uk](mailto:Andrew.Horrell@midsussex.gov.uk)>  
**Sent:** 15 August 2025 09:48  
**To:** [REDACTED]  
**Subject:** Nulli Secundus site visit

[REDACTED]

DM/25/1847 - Nulli Secundus, Church Lane, Albourne – Proposed two storey side extension including link building with alterations to the existing building with veluxs and changes to the fenestration , including demolition of existing garage and new garage construction with office in the roof space .

As the case officer for the above application I intend to visit the property on Monday 18th August at approximately 11.30am

Given the location of the works proposed is at the rear I will need access to the site

So, if you could either be at the property or leave a side gate or such like open then that would be grand.

I look forward to hearing from you.

Kind regards,

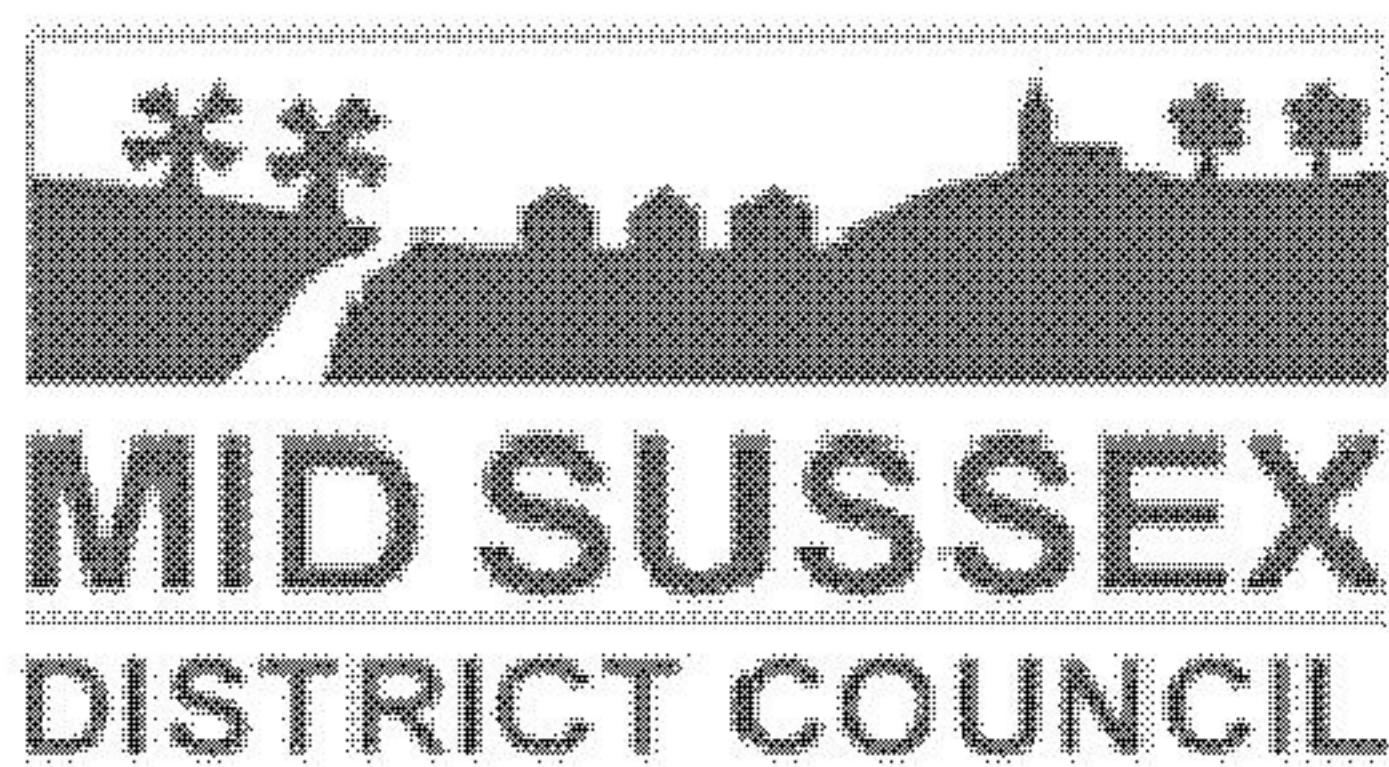
Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning  
Planning Officer  
Development Management

[andrew.horrell@midsussex.gov.uk](mailto:andrew.horrell@midsussex.gov.uk) (mail to [andrew.horrell@midsussex.gov.uk](mailto:andrew.horrell@midsussex.gov.uk)) <http://www.midsussex.gov.uk>

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