

From: Steve Groucott

Sent: 15 July 2026 11:51

To: Quinn, Vicky (Senior Planning Officer) <vicky.quinn@newport.gov.uk>

Cc: Robert Peterson

Subject: Bramley

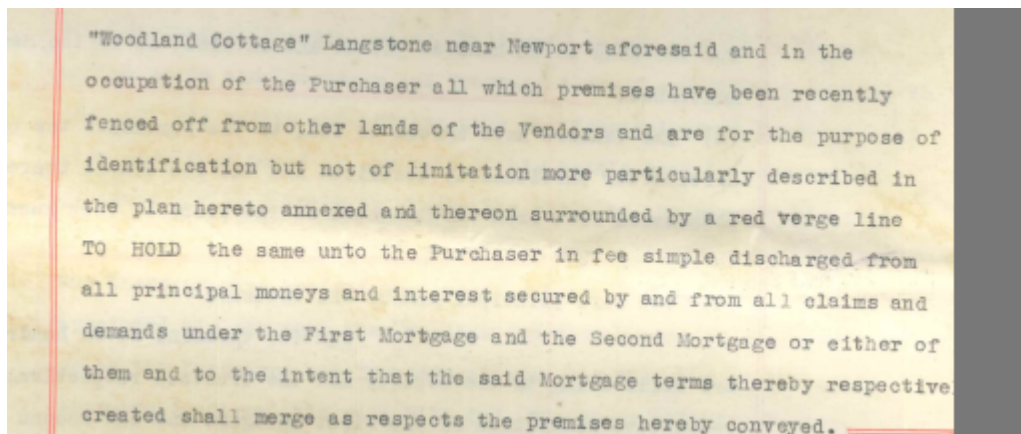
Hi Vicky

Further to the correspondence issued by *****, Please note that the Title deed for the property is the definitive line of the boundary of the land belonging to Bramley . This is illustrated in WA83864 as attached. The owner and his family have the original deeds, from 1931 which also show the line as illustrated.

This boundary has been used in the planning application site plan.

The land contained in that boundary is part of the application, containing whatever sits upon that land, and whatever is not within that boundary does not form part of the application.

The client has provided conveyance documents that state the fence posts were installed to define the boundary. These fence posts are in part still present.



As we have discussed in the past, such ownership disputes aren't the remit of planning to decide, and the attached Title deed clearly defines ownership.

I would ask that the application is determined on the basis of the boundary indicated in the title deed and attached documentation and subsequently on the site plan

In answer to the points raised there is no intension to undertake any work outside the boundary.

Many Thanks

Steve

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