

THOMAS EGGAR - LONDON  
76 International Press Centre  
Shoe Lane  
London EC4A 3JB  
DX 183 Chancery Lane



Registering Authority:

**COLCHESTER BOROUGH COUNCIL**LAND CHARGES DEPT.  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG**Register of local land  
charges****Requisition for search  
and official certificate  
of search**

An official search has been requested in the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan(s) and] described below:

Description of the land

**LAND ON NORTH SIDE OF HALSTEAD ROAD  
MARKS TEY CONVEYANCING CO3 5SE**

Properties as known by the Local Authority included in the search:

LAND NORTH OF RAILWAY LINE HALSTEAD ROAD STANWAY  
OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY**THOMAS EGGAR - LONDON  
76 International Press Centre  
Shoe Lane  
London EC4A 3JB  
DX 183 Chancery Lane**

Applicant's Reference: PPG/0561-38030262

Telephone number: 0207 8420000

Date request received: 04 March 2010

**Official Certificate of Search**

It is hereby certified that the search requested reveals the 5 registrations described in the Schedule hereto up to and including the date of this certificate.

Signed

**Andrew Weavers  
Proper Officer**On behalf of **COLCHESTER BOROUGH COUNCIL**Date generated **11 March 2010****RECEIPT FOR REQUEST FEES**

Receipt No 94061

COLCHESTER BOROUGH COUNCIL acknowledges receipt of £128.00 from THOMAS EGGAR - LONDON on 04 March 2010 for request number 10001272

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## Register of Local Land Charges Schedule to the Official Certificate

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### *PART 3B : Other Planning Charges*

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**Description of Charge:**

Direction made under the Town and country Planning and Development Order 1988 by Essex County Council requiring planning permission to be obtained for the development of land as a fuel oil terminal or mechanised coal depot.

**Originating Authority:**

COLCHESTER BOROUGH COUNCIL  
LAND CHARGES DEPT.  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG

**Inspection Address:**

COLCHESTER BOROUGH COUNCIL  
LAND CHARGES DEPT.  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG

**Date of Registration:** 23 Mar 1972**Charge Reference:** DIR/23/03/72

*The above entry applies to: OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY*

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**Description of Charge:**

Tree Preservation Order No.23/88.

**Originating Authority:**

COLCHESTER BOROUGH COUNCIL  
LAND CHARGES DEPT.  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG

**Inspection Address:**

COLCHESTER BOROUGH COUNCIL  
LAND CHARGES DEPT.  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG

**Date of Registration:** 10 Jan 1989**Charge Reference:** TPO/23/88

*The above entry applies to: OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY*

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**Description of Application:**

Outline application for development of 55 No. detached dwelling houses with garages and access road including demolition of existing structures on site

Appeal PUBLIC INQUIRY - ALLOWED on 18 May 1992

Previously REFUSED on 28 Aug 1991

**Application Ref:** 91/0855**Originating Authority:**

COLCHESTER BOROUGH COUNCIL-PLANNING  
ENVIRONMENTAL & PROTECTIVE  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG

**Inspection Address:**

COLCHESTER BOROUGH COUNCIL-PLANNING  
ENVIRONMENTAL & PROTECTIVE  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG

**Date of Registration:** 27 Jun 1991

*The above entry applies to: OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY*

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**Description of Application:**

Renewal of outline planning permission COL/91/0855 for 55 detached dwellinghouses with garages and access road

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**PART 3B : Other Planning Charges (continued)**

including demolition of existing structures on site  
APPROVED WITH CONDITIONS on 22 Jun 1995

**Application Ref:** 95/0604

**Originating Authority:**

COLCHESTER BOROUGH COUNCIL-PLANNING  
ENVIRONMENTAL & PROTECTIVE  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG

**Inspection Address:**

COLCHESTER BOROUGH COUNCIL-PLANNING  
ENVIRONMENTAL & PROTECTIVE  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG

**Date of Registration:** 17 May 1995

*The above entry applies to: OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY*

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**Description of Application:**

Extension of permitted period for further three years granted under condition 02 of planning approvals COL/91/0855 and COL/95/0604 for 55 detached houses etc..

APPROVED WITH CONDITIONS on 13 Aug 1998

**Application Ref:** 98/0878

**Originating Authority:**

COLCHESTER BOROUGH COUNCIL-PLANNING  
ENVIRONMENTAL & PROTECTIVE  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG

**Inspection Address:**

COLCHESTER BOROUGH COUNCIL-PLANNING  
ENVIRONMENTAL & PROTECTIVE  
ROWAN HOUSE  
SHEEPEN ROAD  
COLCHESTER ESSEX  
CO3 3WG

**Date of Registration:** 17 Jun 1998

*The above entry applies to: OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY*

## Enquiries as Requested

**1. PLANNING AND BUILDING REGULATIONS****1.1. Planning and Building Decisions and Pending Applications**

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications -

(a) a planning permission; (b) a listed building consent; (c) a conservation area consent; (d) a certificate of lawfulness of existing use or development; (e) a certificate of lawfulness of proposed use or development; (f) building regulations approval; (g) a building regulation completion certificate; and (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

**1.1 (a) to (e) Planning Applications**

- ① IF THERE ARE ANY PLANNING DECISIONS AFFECTING THIS PROPERTY FROM 1/4/74 THEY WILL BE REVEALED BELOW, OR IN THE CASE OF CONDITIONAL PLANNING APPROVALS GRANTED AFTER 1/8/77, ON THE PART 3B SCHEDULE TO THE OFFICIAL CERTIFICATE OF SEARCH

COPIES OF DECISIONS ARE AVAILABLE FROM CUSTOMER SERVICE CENTRE HIGH STREET COLCHESTER or ALTERNATIVELY ENVIRONMENTAL & PROTECTIVE SERVICES HIGH STREET COLCHESTER CO1 1FL

*The following answer is supplied by PLANNING*

**Reference:** 77/0723

Residential Development - 60 detached houses with garages

Appeal PUBLIC INQUIRY - DISMISSED on 17 Jul 1978

Previously REFUSED on 27 Oct 1977

*The above planning application applies to: OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY*

**Reference:** 81/1473

Mounted Transformer.

APPROVED WITHOUT CONDITIONS on 30 Oct 1981

*The above planning application applies to: OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY*

**Reference:** 89/0378

Importation by rail, storage & distribution of aggregate & construction of associated offloading, storage, weighbridge & wheel washing facilities. Erection of concrete batching plant. Also Road Improvements on A604.

WITHDRAWN on 13 Mar 1989

*The above planning application applies to: OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY*

**Reference:** 97/1420

Outline application for erection of 93 dwellings with garages and access roads including demolition of existing structures on site

WITHDRAWN

*The above planning application applies to: OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY*

**1.1 (f) and (g) Building Regulations**

- ① THIS COUNCIL'S BUILDING REGULATION RECORDS ARE NOW AVAILABLE ON A ROLLING 15 YEAR PERIOD COMMENCING WITH THE YEAR 1994. ANY DATA PRIOR TO THIS IS NOT AVAILABLE.

▶ NO

①

In the case of Building Control for the property being administered by an outside body i.e N H B C the seller or developer should be asked to provide evidence of compliance with building regulations.

COPIES OF BUILDING CONTROL REGULATIONS ARE AVAILABLE FROM BUILDING CONTROL DEPARTMENT, ENVIRONMENT & PROTECTIVE SERVICES, COLCHESTER BOROUGH COUNCIL P O BOX 889 TOWN HALL HIGH STREET COLCHESTER ESSEX CO1 1FR (TEL NO 01206 282436)

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 Enquiries as Requested
 

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**1.1 (h) Competent Persons**

- ▶ None



(1)

This reply does not cover other properties in the vicinity of the property.

(2)

As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is EITHER registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation, FENSA Ltd 44-48 Borough High Street London SE1 1XB (0870 780 2028) Or CERTASS ( Certificate & Self Assessment) 8 Alloway Place Ayr Scotland KA7 2AA

(3)

As from 1st January 2005 , installation of heat-producing appliances and certain electrical installations must either have Building Regulation Approval or be carried out and certified by a person registered under a competent persons scheme under Schedule 2a of the Building Regulation 2000(as amended). The owner/occupier of the property should be asked to produce any such certificate.

If a building regulation submission is received it will be disclosed under enquiry 1.1 (f) or (h)

**1.2. Planning Designations and Proposals**

What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

*The following answer is supplied by PLANNING DEPARTMENT*

- ▶ Countryside Conservation Area as shown in Borough Local Plan Adopted 2004.

Copies available from Environmental and Protective Services, Customer Service Centre High Street,, Colchester.

The above answer applies to: LAND NORTH OF RAILWAY LINE HALSTEAD ROAD STANWAY

- ▶ Open Space as shown in Borough Local Plan Adopted 2004.

Copies available from Environmental and Protective Services, Customer Service Centre High Street,, Colchester.

The above answer applies to: LAND NORTH OF RAILWAY LINE HALSTEAD ROAD STANWAY

- ▶ Residential as shown in Borough Local Plan Adopted 2004.

Copies available from Environmental and Protective Services, Customer Service Centre High Street,, Colchester.

The above answer applies to: OLD RAILWAY SIDINGS HALSTEAD ROAD STANWAY

- ① THIS REPLY REFLECTS POLICIES OR PROPOSALS IN ANY EXISTING DEVELOPMENT PLAN AND IN ANY FORMALLY PROPOSED ALTERATION OR REPLACEMENT PLAN , BUT DOES NOT INCLUDE POLICIES CONTAINED IN PLANNING GUIDANCE NOTES. COPIES OF THE BOROUGH LOCAL PLAN ARE AVAILABLE FROM CUSTOMER SERVICE CENTRE HIGH STREET COLCHESTER. A FEE MAY BE PAYABLE.

**2. ROADS**

Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

- (a) highways maintainable at public expense;
- (b) subject to adoption and, supported by a bond or bond waiver.
- (c) to be made up by a local authority who will reclaim the cost from the frontagers; or
- (d) to be adopted by a local authority without reclaiming the cost from the frontagers?

*The following answer is supplied by HIGHWAYS DEPARTMENT*

- ▶ Halstead Road is a maintained public highway.  
Iron Latch Lane is private with a bridleway.

## Enquiries as Requested

- ① The reply to Question 2 (a) is restricted to highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). If the road, footpath or footway is not a publicly maintainable highway the council cannot express an opinion as to what rights of access may exist over it. An affirmative reply does not imply that the publicly maintainable highway directly abuts the boundary of the property. If information regarding the limits of the highway is required, a separate enquiry together with a plan must be made of the Highway Authority which is Essex County Council Highways and Transportation, East Area Office, 910 The Crescent, Colchester Business Park, Colchester.

PLEASE NOTE THAT ENQUIRIES 3.1 TO 3.12 RELEATE ONLY TO MATTERS WHICH ARE NOT ENTERED ON THE LOCAL LAND CHARGES REGISTER.

**OTHER MATTERS****3.1. Land required for Public Purposes**

Is the property included in land required for public purposes? NO

**3.2. Land to be acquired for Road Works**

Is the property included in land to be acquired for road works? NO

**3.3. Drainage Agreements and Consents**

Do either of the following exist in relation to the property-

(a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or

Please refer these enquiries to :-  
Geodesys Ltd, P O Box 70, Spalding, Lincs, PE11 1DB  
(Tel No. 01480 326814)

(b) An agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main?

None that the Council are aware of, unless revealed under Schedule to the Official Certificate of Search. If not already requested the information to an LLC1 form is obtainable from the Council at the current fee of £15.00.

**3.4. Nearby Road Schemes**

Is the property (or will it be) within 200 metres of any of the following :-

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme; Not as far as is known

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; Not as far as is known

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes; Not as far as is known

(d) the outer limits of (i) construction of a new road to be built by a local authority; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes; Not as far as is known

## Enquiries as Requested

(e) the centre line of the proposed route of a new road under proposals published for public consultation; or Not as far as is known.

(f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation? Not as far as is known.

**3.5. Nearby Railway Schemes**

Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? Not as far as is known.

**3.6. Traffic Schemes**

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property-

(a) permanent stopping up or diversion Not as far as is known.

① In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Council.

(b) waiting or loading restrictions Not as far as is known.

(c) one way driving Not as far as is known.

(d) prohibition of driving Not as far as is known.

(e) pedestrianisation Not as far as is known.

(f) vehicle width or weight restriction Not as far as is known.

(g) traffic calming works including road humps; Not as far as is known.

(h) residents parking controls Not as far as is known.

(i) minor road widening or improvement; Not as far as is known.

(j) pedestrian crossings; Not as far as is known.

(k) cycle tracks; or Not as far as is known.

(l) bridge building? Information required for this question is available directly from Mouchel Victoria House 101-105 Victoria Road, Chelmsford Essex. CM1 1JR (Tel No 01245 247000)

**3.7. Outstanding Notices**

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this Schedule:-

(a) building works; Not as far as is known

(b) environment; Not as far as is known

(c) health and safety; Not as far as is known

(d) housing; Not as far as is known

(e) highways; or Not as far as is known

(f) public health? Not as far as is known

**3.8. Contravention of Building Regulations**

Has a local authority authorised in relation to the property No

## Enquiries as Requested

any proceedings for the contravention of any provision contained in Building Regulations?

**3.9. Notices, Orders, Directions and Proceedings under Planning Acts**

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

- |  |    |
|--|----|
| (a) an enforcement notice;   | NO |
| (b) a stop notice;   | NO |
| (c) a listed building enforcement notice;  | NO |
| (d) a breach of condition notice;  | NO |
| (e) a planning contravention notice;   | NO |
| (f) another notice relating to breach of planning control;   | NO |
| (g) a listed building repairs notice;  | NO |
| (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation; | NO |
| (i) a building preservation notice;  | NO |
| (j) a direction restricting permitted development;   | NO |
| (k) an order revoking or modifying planning permission;  | NO |
| (l) an order requiring discontinuance of use or alteration or removal of building or works;  | NO |
| (m) a tree preservation order; or  | NO |
| (n) proceedings to enforce a planning agreement or planning contribution?  | NO |

**3.10. Conservation Area**

Do the following apply in relation to the property-

- |  |    |
|--|----|
| (a) the making of the area a Conservation Area before 31 August 1974; or   | NO |
| (b) an unimplemented resolution to designate the area a Conservation Area? | NO |

**3.11. Compulsory Purchase**

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	Not so far as is known
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**3.12. Contaminated Land**

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property):-

- |   |   |
|---|---|
| (a) a contaminated land notice;   |   |
| (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:- | (A) - (C)   |
| (i) a decision to make an entry; or   | This Council is currently determining its strategy on contaminated land and, as such, has not yet entered any sites onto the Register maintainable under Section 78R (1) Environment Protection Act 1990. |
| (ii) an entry; or   |   |

**ⓘ (1)**

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

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Enquiries as Requested

(2)

In addition to information about contamination that is required to go on the public register Colchester Borough Council can where possible provide other factual information such as details on historic land use of individual sites details of any investigations that have been conducted on individual sites and details of any planning conditions imposed and discharged that relate to contamination investigations and remediation schemes. This is a chargeable search facility currently £50.00 payable to Colchester Borough Council.

Please contact Gary Weaver in Environmental Control on 01206 282837 or email [gary.weaver@colchester.gov.uk](mailto:gary.weaver@colchester.gov.uk), or in writing Environmental & Protective Services, Colchester Borough Council High Street Colchester.

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?

**3.13. Radon Gas**

Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection Agency? NO

① WITH REGARD TO THE PROPERTY IN THE ABOVE QUOTED SEARCH THE REPLIES GIVEN TO THE ENQUIRIES CONTAINED IN THE EDITION OF FORM CON 29 TAKING EFFECT FROM 1ST AUGUST 2007 ARE SUPPLIED SUBJECT TO THE CONDITIONS PRINTED ON THAT FORM AND PROVIDED IN ACCORDANCE WITH PARAGRAPHS 5 6 AND 7 OF SCHEDULE 6 OF THE HOME INFORMATION PACK REGULATIONS 2007.

Colchester Borough Council maintains a contract of Insurance with an Insurer, so authorised as described in Schedule 6 (1 & 7) Home Information Pack (No.2) Regulations 2007.

**DISCLAIMER**

The following statement is made in response to the Home Information Pack Regulations 2007 Schedule 6 1 - General requirements:

In responding to this form submitted officially to us for completion we have inspected all relevant original documentation, statutory registers, and other information held by Colchester Borough Council to provide the necessary responses to the questions.

This search report has been carried out on behalf of the Proper Officer of the Council and therefore has been signed by that person. All enquiries relating to any issues or errors arising from this report should be sent to the Proper Officer at Colchester Borough Council Town Hall High Street Colchester Essex CO1 1FR (01206)282248. Details of the Councils complaints procedure is available on the Councils web site '[www.colchester.gov.uk](http://www.colchester.gov.uk)' or in writing to Legal Services Manager Town Hall High Street Colchester Essex CO1 1FR.

**NB**

ALL HIGHWAY REPLIES ARE PROVIDED BY ESSEX COUNTY COUNCIL AND THEREFORE ARE NOT THE RESPONSIBILITY OF THE BOROUGH COUNCIL. IF YOU HAVE ANY HIGHWAY ENQUIRIES RELATING TO ANY ISSUES OR ERRORS ARISING FROM THIS SEARCH THEY SHOULD BE SENT TO 'ESSEX COUNTY COUNCIL HIGHWAYS & TRANSPORTATION DEPT 910 THE CRESCENT COLCHESTER BUSINESS PARK COLCHESTER ESSEX (01206) 838600.

## Enquiries as Requested

**REGISTERED COMMON LAND AND TOWN  
OR VILLAGE GREEN**

22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

This question has been referred to Essex County Council who hold the Commons Register and they will reply to you direct. If you require any further information please contact Mr L Simpson on (01245) 506716

22.2. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

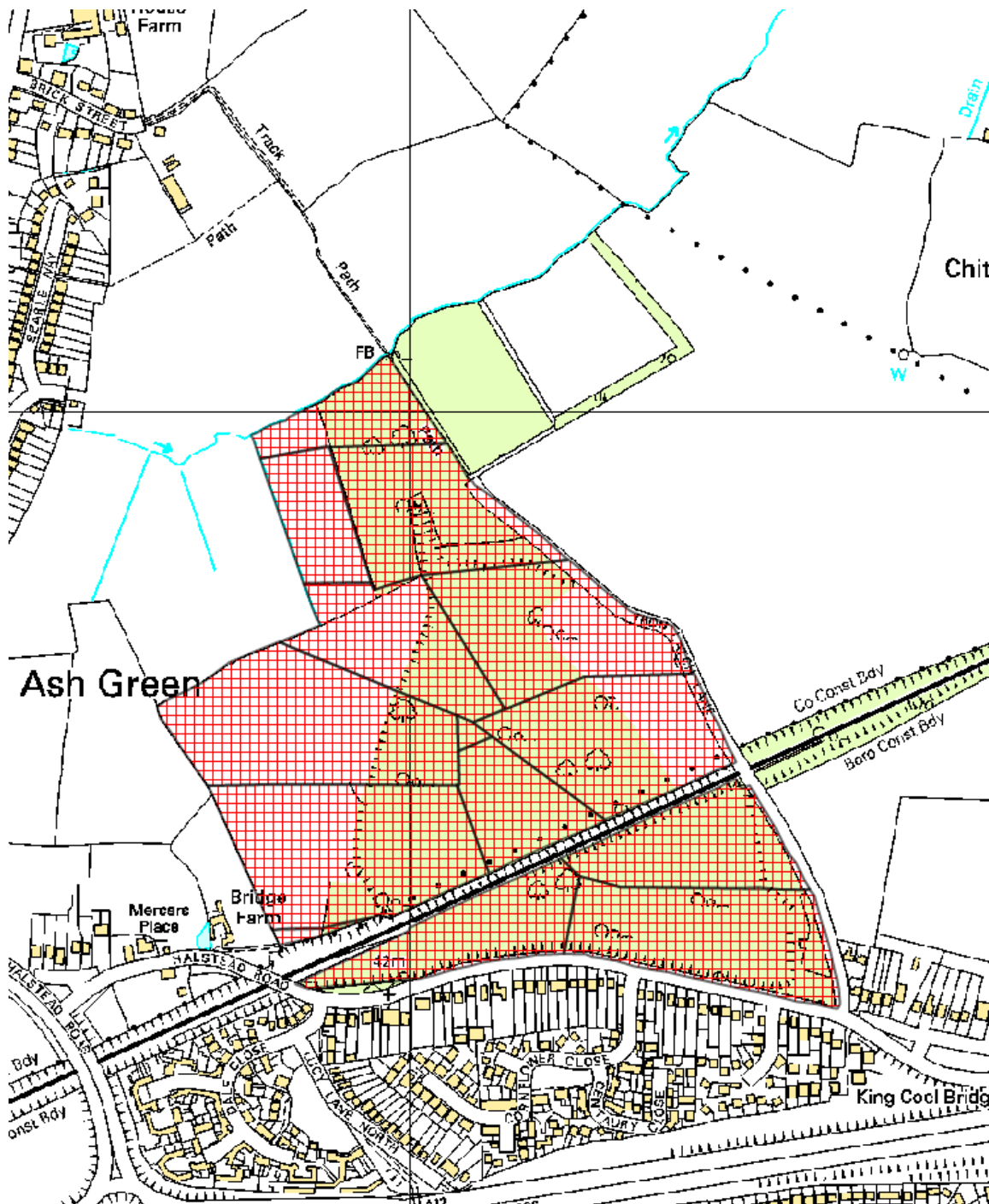
This question has been referred to Essex County Council who hold the Commons Register and they will reply to you direct. If you require any further information please contact Mr L Simpson on (01245) 506716

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ADDITIONAL ATTACHMENTS

File Attached: Map0.gif

Description: Map Attachment for Request Area



User: Ms Vicky Potter  
 Client Ref: PPG/0561-38030262  
 Company: Thomas Eggar - London

Notes:

Main property extent  
 Secondary property extent

0 — 50m  
 lower left coordinates: 594568.9, 225202.55

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