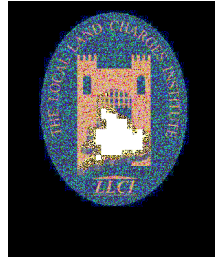




REPLIES TO CON29 ENQUIRIES OF LOCAL AUTHORITY (2007 Edition)



Search Reference: Sample 1
Online Reference:
Online Source:
Date: 22-Jan-2014

Property:
1 Sample Street
Sample Town
AB1 2CD

**Additional
Information:
Other Roads etc:**

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Chief Executive

Signed on behalf of Uttlesford District Council

Standard Enquiries of Local Authority

1. PLANNING AND BUILDING REGULATIONS

1.1. Planning and Building Regulation Decisions and Pending Applications

(a) Reference: UTT/12/5203/DOC

Application for discharge of conditions 8 (External Materials) attached to UTT/0400/09/OP
Street Record, Ashdon Road, Saffron Walden, Essex, ,
No Decision to date

Reference: UTT/1667/12/DOC

Application for discharge of conditions 5 (landscaping), 8(materials), 9(cross-sections),
10(Sustainable homes), 11(renewable energy), 12(refuse), 14(cycle parking), 15(walls and
fences), 16(archaeology), 17(Accessibility), 20(biodiversity), 21(Mix and siting), 24(surface
water), 25(foul water), 27(services), 35(remediation and contamination), 39((pollution control),
40(temporary access), 42(parking) and 43 on application UTT/0400/09/OP
Land To The South Of, Ashdon Road, Saffron Walden, Essex
Date Decision Issued : 27/12/2012
Decision :Discharge Conditions in Full

Reference: UTT/1572/12/DFO

Details following outline application UTT/0400/09/OP for mixed use development comprising the
construction of 130 residential units (37 units of affordable housing) and approximately 3800
square metres of Class B1 employment land with associated access points, play areas, open
space, landscaping and associated ancillary works
with all matters reserved except access
Land At Ashdon Road, Saffron Walden
Date Decision Issued : 21/11/2012
Decision :Approve

Reference: UTT/0426/91

Erection of Class A1 retail store with ancillary parking, petrol filling station. Construction of new
access
Land Of Ashdon Road And, Elizabeth Way, Saffron Walden
Date Decision Issued : 09/07/1991
Decision :Withdrawn

Reference: UTT/0400/09/OP

Mixed use development comprising the construction of 130 residential units (37 units of
affordable housing) and approximately 3800 square metres of Class B1 employment land with
associated access points, play areas, open space, landscaping and associated ancillary works

Land At Ashdon Road, Saffron Walden, CB10 2NL

Date Decision Issued : 24/07/2012

Decision :Approve with Conditions

(b) None

(c) None

(d) None

(e) None

(f) None

(g) See 1.1(f)

(h) None

The replies for this question do not cover other properties in the vicinity of the property.

(a)-(e) - The Councils computerised records of planning application decisions do not extend back before 1 August 1977 and this reply covers only the period since that date. For details of planning applications prior to this date please contact the Planning Department at the address shown below.

(f)-(g) - Details of Building Regulation Consents relate to those made after 1 November 1990. For details of the Building Regulations prior to this date please contact the Building Surveyors Section at the address shown below.

(h) - As from the 1 April 2002 the installation of the replacement window, fooflight 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 register under the Feestraton Self-Assesemnt Scheme by the Glass and Glazing Federation.

Copies of the decision notices and consents can be provided upon request - fee will be notified.

Planning - Planning Department, Council Offices, London road, Saffron Walden, Essex CB11 4ER (Telephone 01799 510547/675)

1.2. Planning Designations and Proposals

LOCAL PLAN ADOPTED 20TH JANUARY 2005

Policy: Within Development Limits S1 Location: SAFFRON WALDEN.

Policy: Residential Land SW3

This reply reflects the 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

2. ROADS

(a) NO - HOWLAND CLOSE

(b) None

(c) None

(d) None

If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Please note that this Council is not a Highway Authority. For information beyond that revealed on the search please apply to Essex Highways, County Hall, Chelmsford, Essex CM1 1QH (email: landcharges@essexhighways.org) who are the appointed agents for Essex County Council.

3. OTHER MATTERS

3.1. Land required for Public Purposes

No

3.2. Land to be acquired for Road Works

No

3.3 Drainage Agreements and Consents

(a) Not so far as we are aware

(b) Not so far as we are aware

Enquiries about drainage should be made of the local sewerage undertaker.

3.4. Nearby Road Schemes

- (a) No
- (b) No
- (c) No
- (d) No
- (e) No
- (f) No

3.5. Nearby Railway Schemes

No outstanding proposals as at the date of this search

3.6 Traffic Schemes

- (a) No
- (b) No
- (c) No
- (d) No
- (e) No
- (f) No
- (g) No
- (h) No
- (i) No
- (j) No
- (k) No
- (l) No

Informative: 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

3.7. Outstanding Notices

- (a) None
- (b) None
- (b) None
- (c) None
- (c) None
- (d) None
- (d) None
- (d) None

(e) None

(f) None

(f) None

3.8 Infringement of Building Regulations

No

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

(a) No

(b) No

(c) No

(d) No

(e) No

(f) No

(g) No

(h) No

(i) No

(j) No

(k) No

(l) No

(m) No

(n) No

This question will be answered in the affirmation when appropriate, irrespective of whether they are included in the official certificate of search.

3.10. Conservation Area

(a) No

(b) No

This question will be answered in the affirmation when appropriate, irrespective of whether they are included in the official certificate of search.

3.11. Compulsory Purchase

No

This question will only be answered as it relates to the Council's own compulsory purchase powers and orders notified to it by other bodies.

3.12. Contaminated Land

(a) No

(a) No

(b) No
(b) No

(c) Not applicable
(c) Not applicable

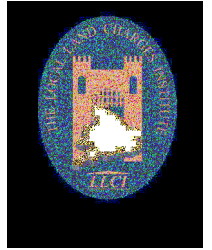
A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another Council in whose area adjoining or adjacent land is situated.

3.13. Radon Gas

The property is not in a radon affected area



**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**



Search Reference: Sample 1
NLIS Reference:
Date: 22-Jan-2014

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

1 Sample Street
Sample Town
AB1 2CD

It is hereby certified that the search requested above reveals the 2 registrations described in the Schedule(s) hereto up to and including the date of this certificate.



Chief Executive

Signed on behalf of Uttlesford District Council

Uttlesford District Council**Register of Local Land Charges
Schedule to Official Certificate of Search**

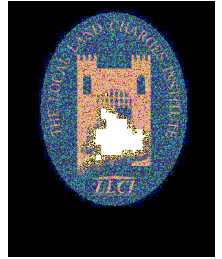
Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Agreement dated 19.11.12 between Uttlesford District Council, R.H. Robin H C Baron Braybrooke and Persimmon Homes Limited relating to a planning obligation on land at Ashdon Road, Saffron Walden. Planning application UTT/0400/09/OP refers S.106 Town and Country Planning Act 1990 TLC Ref: PT189828	Uttlesford DC	Uttlesford District Council Council Offices London Road Saffron Walden Essex CB11 4ER	20/11/2012
Outline Permission Conditional Planning Permission dated 24/07/2012 Mixed use development comprising the construction of 130 residential units (37 units of affordable housing) and approximately 3800 square metres of Class B1 employment land with associated access points, play areas, open space, landscaping and associated ancillary works Application Number: UTT/0400/09/OP Land At Ashdon Road, Saffron Walden, CB10 2NL designated by virtue of Town and Country Planning Act 1990 TLC Ref: AP137319	Uttlesford DC	Uttlesford District Council Council Offices London Road Saffron Walden Essex CB11 4ER	24/07/2012

Uttlesford District Council

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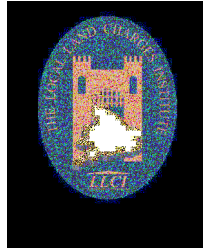
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Uttlesford District Council

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