

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

Search Reference: E2/2526/05864

Date: 19-Sep-2025

X-Press Legal Services

The Hill House

St Martins Road,
Looe
PL13 1LP

E2-00761066

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: Land adjacent to 3
Campion Close
Saltash
Cornwall
PL12 6XN

It is hereby certified that the search requested above reveals the 12 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed: Louise Wood
On behalf of: Cornwall Council

Cornwall 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 25th September 1998 under Section 106 Town and Country Planning Act 1990 Deed of Variation dated 2nd May 2000 Ref:3F/687 TLC Ref: PT6974062	Caradon District Council, Luxstowe House, Liskeard	Cornwall Council, Luxstowe House, Liskeard	05/03/2001
5/95/00345/O Residential development and associated site works and access Town and Country Planning Act 1990 TLC Ref: PT6974049	Caradon District Council, Luxstowe House, Liskeard	Cornwall Council, Luxstowe House, Liskeard	15/12/2000
Agreement dated 2nd May 2000 containing covenants under Section 106 Town and Country Planning Act 1990 Ref:3F/666 TLC Ref: PT6974061	Cornwall Council, County Hall, Truro TR1 3AY	Cornwall Council, Luxstowe House, Liskeard	04/05/2000
5/96/00194/O Residential development and associated site works and access Town and Country Planning Act 1990 TLC Ref: PT6974050	Caradon District Council, Luxstowe House, Liskeard	Cornwall Council, Luxstowe House, Liskeard	16/10/1997
Agreement dated 30th September 1997 under Section 106 Town and Country Planning Act 1990 Ref:3F/601 TLC Ref: PT6974058	Caradon District Council, Luxstowe House, Liskeard	Cornwall Council, Luxstowe House, Liskeard	16/10/1997
Agreement dated 30th September 1997 under Section 106 Town and Country Planning Act 1990 Ref:3F/602	Caradon District Council, Luxstowe House, Liskeard	Cornwall Council, Luxstowe House, Liskeard	16/10/1997

Cornwall 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
TLC Ref: PT6974059 Reserved Matters Conditional Planning Permission dated 09/10/2001 Reserved matters application in respect of strategic landscaping of site also including construction of play areas, cycleways and footpaths (Following Outline Approval No. APP/KO805/A/96/263790). Application Number: E2/00/01480/REM Issued to: Cofton Ltd, Barratts, Wimpey And Persimmon Homes TLC Ref: AP2064166	Caradon District Council, Luxstowe House, Liskeard	Cornwall Council, Luxstowe House, Liskeard	09/10/2001
Reserved Matters Conditional Planning Permission dated 16/08/2001 Reserved Matters for 139 dwellings with garaging, parking and estate roads. Construction of new vehicular/pedestrian access to highway (following outline approval APP/KO805/A/96/263790 dated 12.11.98. Application Number: E2/00/01030/REM Issued to: Cofton Ltd, Barratt, Wimpey And Persimmon Homes Ltd TLC Ref: AP2063637	Caradon District Council, Luxstowe House, Liskeard	Cornwall Council, Luxstowe House, Liskeard	16/08/2001
Reserved Matters Conditional Planning Permission dated 09/04/2001 Construction of estate roads and associated drainage infrastructure (Reserved matters following decision 95/0345/0 approved on appeal	Caradon District Council, Luxstowe House, Liskeard	Cornwall Council, Luxstowe House, Liskeard	09/04/2001

Cornwall 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
decision APP/K0805/A/96/263790 dated 12.11.98). Application Number: E2/00/00471/REM Issued to: Cofton Ltd, Barratt, Wimpey And Persimmon Homes Ltd TLC Ref: AP2063030			
Full application Conditional Planning Permission dated 29/11/2000 Variation of Planning condition 'V' of Department of the Environment decision No K0805/A/96/263790 to substitute 'masterplan' Layout Drg DS735 SK07/K by a revised 'masterplan' Layout Drawing. Application Number: E2/00/00777/FUL Issued to: Cofton Ltd, Barratt, Wimpey And Persimmon Homes Ltd TLC Ref: AP2063355	Caradon District Council, Luxstowe House, Liskeard	Cornwall Council, Luxstowe House, Liskeard	29/11/2000
Reserved Matters Conditional Planning Permission dated 15/11/2000 Construction of Phase 1 of access road and drainage infrastructure (Reserved matters following decision 95/0346/O approved on appeal decision APP/K0805/A/96/263791 dated 12.11.98). Application Number: E2/00/00472/REM Issued to: Cofton Ltd, Barratt, Wimpey And Persimmon Homes Ltd TLC Ref: AP2063032	Caradon District Council, Luxstowe House, Liskeard	Cornwall Council, Luxstowe House, Liskeard	15/11/2000
Tree Preservation Order	Caradon District Council, Luxstowe	Cornwall Council, Luxstowe House,	15/11/2000

Cornwall 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
Conditional Planning Permission dated 15/11/2000 Application to fell (and replace where appropriate) diseased and/or dangerous trees, coppice, crown lift/reduce and other works for reasons of health of the trees and public safety, on trees subject to a Tree Preservation Order Application Number: E2/00/00870/TPO Issued to: Cofton Land And Property Ltd TLC Ref: AP2063458	House, Liskeard	Liskeard	

**REPLIES TO CON29 ENQUIRIES
OF LOCAL AUTHORITY (2016 Edition)**

X-Press Legal Services
The Hill House

St Martins Road,
Looe
PL13 1LP

E2-00761066

Search Reference:E2/2526/05864

Date: 22-Sep-2025

Property: Land adjacent to 3
Campion Close
Saltash
Cornwall
PL12 6XN

**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.

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

(a) 95/0345/O

Residential development and associated site works and access

4.11.97

Allowed on Appeal

Conditional

596/0194/O

Residential development and associated site works and access.

30.9.1997

Approved with Conditions

Reference: E2/00/00471/REM

Construction of estate roads and associated drainage infrastructure

(Reserved matters following decision 95/0345/O approved on appeal decision APP/K0805/A/96/263790 dated 12.11.98).

Date Decision Issued : 09/04/2001

Decision : Application Permitted with S106

Reference: E2/00/00472/REM

Construction of Phase 1 of access road and drainage infrastructure (Reserved matters following decision 95/0346/O approved on appeal decision APP/K0805/A/96/263791 dated 12.11.98).

Date Decision Issued : 15/11/2000

Decision : Approved with conditions

Reference: E2/00/00777/FUL

Variation of Planning condition 'V' of Department of the Environment decision No K0805/A/96/263790 to substitute 'masterplan' Layout Drg DS735 SK07/K by a revised 'masterplan' Layout Drawing.

Date Decision Issued : 29/11/2000

Decision : Approved with conditions

Reference: E2/00/00870/TPO

Application to fell (and replace where appropriate) diseased and/or dangerous trees, coppice, crown lift/reduce and other works for reasons of health of the trees and public safety, on trees subject to a Tree Preservation Order

Date Decision Issued : 15/11/2000

Decision : Approved with conditions

Reference: E2/00/01030/REM

Reserved Matters for 139 dwellings with garaging, parking and estate roads. Construction of new vehicular/pedestrian access to highway (following outline approval APP/K0805/A/96/263790 dated 12.11.98.

Date Decision Issued : 16/08/2001

Decision : Approved with conditions

Reference: E2/00/01480/REM

Reserved matters application in respect of strategic landscaping of site also including construction of play areas, cycleways and footpaths (Following Outline Approval No. APP/K0805/A/96/263790).

Date Decision Issued : 09/10/2001

Decision : Approved with conditions

(b) None.

(c) None.

(d) None.

(e) None.

(f) None

(g) None

(h) None

(i) None

(j) None

(k) None

(l) None.

Informative

- (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 registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing federation.*
- (3) *Answers to enquiries 1(j) - 1(l) are based on the best information readily available from the Authority's computer records, at the time of the search.*
- (4) *As there are a number of self certification schemes in operation, it is strongly recommended that the owner/occupier of the property be asked to produce a certificate for any works covered by such a scheme.*
- (5) *Initial Notices (reference numbers prefixed IN) are submitted to the Council by Approved Inspectors and enquiries as to the status of the development should be made to the relevant inspecting body. Please refer to the website cic.org.uk*
- (6) *Enquiries should be made with the Building Safety Regulator for answers to questions 1.1j,k & l for applications received on high rise buildings since 1st October 2023.*
- High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction).*
- For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm>*
- You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.*

1.2 Planning designations and proposals

Cornwall Local Plan, Strategic Policies 2010-2030 were adopted 22nd November 2016, for information go to www.cornwall.gov.uk/localplancornwall

Designations: None

Informative

The above replies include policies or proposals in any existing development plans and in proposed alterations to development plans, but not those in planning guidance notes.

Consideration should be given to asking Optional Enquiry No.16 on the Con 290 (Mineral Consultation Areas), which although not a designation may on investigation affect the property.

ROADS AND PUBLIC RIGHTS OF WAY

2.1 Roadways, footways and footpaths

(a) **Campion Close, Grassmere Way and Footways.**

(b) None

(c) None

(d) None

Informative

(1) The reply to enquiry 2a is restricted to roads, footways and footpaths

maintainable at public expense within the meaning of the Highways Act 1980 (s.36). If the road, footway or footpath 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, including a plan showing the area in question, should be made to the Land Charges Highway Team, whereupon it will be forwarded to the relevant Divisional Highways Office. An additional fee will be charged for this information.

(2) The reply to enquiry 2a does not include footpaths, bridleways or byways as shown on the revised definitive map which may or may not be maintainable at the public expense.

Public rights of way

2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?

No

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

No

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

No

2.5 If so, please attach a plan showing the approximate route.

N/A

Informative

The replies to this enquiry are without prejudice to any other public rights of way that are not shown on the definitive map

OTHER MATTERS

3.1 Land required for public purposes

No

3.2 Land to be acquired for road works

No

Informative

The reply to enquiry 3.2 is answered with respect to schemes that have been approved for construction by the council, or have been notified to the council by any other highway authority.

3.3 Drainage matters

(a) At present there is no requirement for the Council to adopt SuDs and as such all SuDs will be in the ownership of the Developer/landowner or transferred to the property owner.

The Council, via the planning process, will work with developers to agree SuDs schemes in accordance with the National Non Statutory Standards. Planning conditions may be imposed on individual planning applications requiring developers to make arrangements for the long term management and maintenance of SuDs

(b) Any specific SuDs features located on individual properties will be identified on final construction drawings produced by the developer and transferred to legal property deeds

(c) Longterm management and any financial arrangements for maintenance of SuDs is the responsibility of the developer/landowner who may choose to make arrangements for financial contributions towards SuDs maintenance from property owners.

3.4 Nearby road schemes

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

Informative

(1) The replies to enquiries 3.4.(a - f) relate to roads that are, or it is proposed will become, highways maintainable at public expense within the meaning of the Highways Act1980(s36). The replies to enquiries 3.4 (c) (d) and (f) refer to proposals involving carriageway widening that include additional lanes for motor vehicles. The widening of approaches to proposed junction improvements and schemes that only consist of acceleration/deceleration lanes are not included here but will be revealed in the reply to enquiry 3.6 (i).

(2) If the reply to enquiry 3.4.(a, b, c, e or f) is positive and relates to the A30 or A38, please refer to: The Highways Agency, Ash House, Falcon Road, Sowton Industrial Estate, Exeter EX2 7LB for further details

3.5 Nearby railway schemes

- (a) No
- (b) No

Informative

(1) The replies to enquiries 3.4.(a - f) relate to roads that are, or it is proposed will become, highways maintainable at public expense within the meaning of the Highways Act1980(s36). The replies to enquiries 3.4 (c) (d) and (f) refer to proposals involving carriageway widening that include additional lanes for motor vehicles. The widening of approaches to proposed junction improvements and schemes that only consist of acceleration/deceleration lanes are not included here but will be revealed in the reply to enquiry 3.6 (i).

(2) If the reply to enquiry 3.4.(a, b, c, e or f) is positive and relates to the A30 or A38, please refer to: The Highways Agency, Ash House, Falcon Road, Sowton Industrial Estate, Exeter EX2 7LB for further details

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

(1) The replies to these enquiries relate to permanent or experimental proposals on roads, footways and footpaths that are, or it is proposed will become, highways maintainable at public expense within the meaning of the Highways Act 1980 (s36).

(2) The reply to (g) relates to proposals that involve physical construction on the carriageway but not to changes in speed limits.

(3) The reply to (h) refers to proposals for the introduction or removal of residents parking controls. Amendments to existing waiting and loading restrictions within a residents controlled parking area will be revealed in the reply to enquiry 3.6 (b).

(4) The reply to (i) covers proposals such as junction improvements, turning and acceleration/deceleration lanes etc., which are not revealed in the reply to enquiry 3.4. Pedestrian improvements (other than the construction of new footways) and improvements that are purely maintenance will not be revealed.

(5) The reply to (k) covers cycle tracks and marked cycle lanes, but not advisory routes.

3.7 Outstanding notices

- (a) No
- (b) No
- (c) No

(d) No

(e) No

(f) No

(g) No

3.8 Contravention 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

3.10 Community infrastructure levy (CIL)

(a) Yes

Please see our website at www.cornwall.gov.uk/cil, which includes a Frequently Asked Questions page. For more complex queries please direct these to cil@cornwall.gov.uk.

(b) (i) a liability notice?

No.

(ii) a notice of chargeable development?

No.

(iii) a demand notice?

No.

(iv) a default liability notice?

No.

(v) an assumption of liability notice?

No.

(vi) a commencement notice?

No.

(c) No

(d) N/A

(e) No

(f) No

(g) No

(h) No

3.11 Conservation area

(a) No

(b) No

3.12 Compulsory purchase

No

3.13 Contaminated land

(a) No

(b) No

(c) No

Informative

Negative answers do 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.

3.14 Radon gas

Yes most of Cornwall is a radon affected area with small pockets of land unaffected. The estimated radon potential for an individual home can be obtained through a website. www.UKradon.org

3.15 Assets of Community Value

(a) No

(b) N/A

Informative

(1) The replies to enquiries 3.1 to 3.12 relate only to matters which are not entered on the Local Land Charges Register. another Council in whose area adjoining or adjacent land is situated.

(2) For any enquiries or copy documents please contact Local Land Charges Section, Cornwall Council. Tel: 0300 1234 151 Email: landcharges@cornwall.gov.uk

Reply Notes:

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Optional Enquiries

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?

No

22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

No

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

N/A

Informative

1)The replies to enquiries 3.1 to 3.12 relate only to matters which are not entered

on the Local Land Charges Register.

(2)For any enquiries or copy documents please contact Local Land Charges Section, Cornwall Council. Tel: 0300 1234 151

Email: landcharges@cornwall.gov.uk

Pillmere Drive

E2/2526/05864

GRASSMERE WAY

Campion Cl

FOOTWAY

FOOTWAY