

Town Hall
Tunbridge Wells
Kent TN1 1RS
(DX 3929 Tunbridge Wells)



Applicant Reference: SXF/HI35967.3704

Applicant Cripps LLP

:

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

Search Reference: 15_00729

NLIS Reference:

Date: 14-Apr-2015

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:

Pinewood Court
Pinewood Gardens
Southborough
Royal Tunbridge Wells
Kent

It is hereby certified that the search requested above reveals no subsisting registrations up to and including the date of this certificate.

Signed:

A handwritten signature in black ink, appearing to be "James Freeman", written over a faint, dotted rectangular box.

James Freeman, Proper Officer
on behalf of Tunbridge Wells Borough Council

Tunbridge Wells Borough Council

**Register of Local Land Charges
Schedule to Official Certificate of Search**

No items have been found.

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2007 Edition)

Applicant:
Cripps LLP

Search Reference: 15_00729
NLIS Reference:
Date: 14-Apr-2015

Property:
Pinewood Court
Pinewood Gardens
Southborough
Royal Tunbridge Wells
Kent

Other Roads etc:

Disclaimer : All highways responses are provided by Kent County Council and not TWBC. Any problems please contact KCC direct.

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

1. PLANNING AND BUILDING REGULATIONS

1.1. Planning and Building Regulation Decisions and Pending Applications

1.1(a) A Planning Permission;

(a) None

1.1(b) A Listed Building consent;

(b) None

1.1(c) A Conservation Area consent;

(c) none

1.1(d) A Certificate of Lawfulness of existing use or development;

(d) none

1.1(e) A Certificate of Lawfulness of proposed use or development;

(e) none

1.1(f) Building Regulation Approval;

(f) Reference: 97/00150/OTHFP
Disabled adaptation of bathroom

Reference: 03/02318/DIS_BN
Disabled adaptation - alteration

Reference: 04/01011/DIS_BN (Pending Consideration)
Disabled adaptation - Provision of flush floor shower and associated works

Reference: 07/01174/DIS_BN
Installation of flush floor disabled shower room

Reference: 11/05079/DIS_BN
Disabled flush floor shower

1.1(g) A Building Regulation Completion Certificate; and

(g) Reference: 97/00150/OTHFP
Disabled adaptation of bathroom

Reference: 03/02318/DIS_BN
Disabled adaptation - alteration

Reference: 11/05079/DIS_BN
Disabled flush floor shower

1.1(h) Competent Persons Scheme any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

(h) Reference: 02/02366/CAVBN
Cavity Wall Insulation

Reference: 02/02367/CAVBN
Cavity Wall Insulation

Reference: 02/02368/CAVBN

Cavity Wall Insulation

Reference: 02/02369/CAVBN
Cavity Wall Insulation

Reference: 02/02370/CAVBN
Cavity Wall Insulation

Reference: 02/02371/CAVBN
Cavity Wall Insulation

Reference: 02/02372/CAVBN
Cavity Wall Insulation

Reference: 02/02373/CAVBN
Cavity Wall Insulation

Reference: 02/02374/CAVBN
Cavity Wall Insulation

Reference: 02/02375/CAVBN
Cavity Wall Insulation

Reference: 02/02376/CAVBN
Cavity Wall Insulation

Reference: 02/02377/CAVBN
Cavity Wall Insulation

Reference: 02/02378/CAVBN
Cavity Wall Insulation

Reference: 02/02379/CAVBN
Cavity Wall Insulation

Reference: 02/02380/CAVBN
Cavity Wall Insulation

Reference: 02/02381/CAVBN
Cavity Wall Insulation

Reference: 02/02382/CAVBN
Cavity Wall Insulation

Reference: 02/02383/CAVBN
Cavity Wall Insulation

Reference: 02/02384/CAVBN
Cavity Wall Insulation

Reference: 02/02385/CAVBN
Cavity Wall Insulation

Reference: 02/02386/CAVBN
Cavity Wall Insulation

Reference: 02/02387/CAVBN
Cavity Wall Insulation

Reference: 02/02388/CAVBN
Cavity Wall Insulation

Reference: 02/02389/CAVBN
Cavity Wall Insulation

Reference: 02/02390/CAVBN
Cavity Wall Insulation

Reference: 02/02391/CAVBN
Cavity Wall Insulation

Reference: 02/02392/CAVBN
Cavity Wall Insulation

Reference: 02/02393/CAVBN
Cavity Wall Insulation

Reference: 02/02394/CAVBN
Cavity Wall Insulation

Reference: 02/02395/CAVBN
Cavity Wall Insulation

Reference: 02/02396/CAVBN
Cavity Wall Insulation

Reference: 02/02397/CAVBN
Cavity Wall Insulation

Reference: 02/02398/CAVBN
Cavity Wall Insulation

Reference: 02/02399/CAVBN
Cavity Wall Insulation

Reference: 02/02400/CAVBN
Cavity Wall Insulation

Reference: 02/02401/CAVBN
Cavity Wall Insulation

Reference: 02/02402/CAVBN
Cavity Wall Insulation

Reference: 02/02403/CAVBN
Cavity Wall Insulation

Reference: 02/02404/CAVBN
Cavity Wall Insulation

Reference: 05/02589/ELERCP
Equipotential bonding.

Reference: 05/03687/ELERCP
Equipotential bonding,

Reference: 05/04499/ELERCP
Equipotential bonding,

Reference: 05/04515/ELERCP
Equipotential bonding,

Reference: 05/04606/ELERCP
Main supplementary equipotential bonding

Reference: 05/04781/ELERCP
Extension to circuit, Equipotential bonding, cooker.

Reference: 05/05345/ELERCP
Equipotential bonding, Extension to circuit, cooker.

Reference: 05/05647/ELERCP
Electrical Installation - Ref: 443204

Reference: 11/02703/NICEIC
Circuit alteration or addition in kitchen/special location

Reference: 11/03336/NICEIC
Circuit alteration or addition in kitchen/special location

Copies of building control and planning decisions may be obtained from Planning Services, Tunbridge Wells Borough Council, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS, (Tel: 01892 526121) (DX 3929 Tunbridge Wells) with the appropriate fee.

Informative: (1) The above replies do 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. The owner or occupier of the property should be asked to produce any such certificate.

1.2. Planning Designations and Proposals

1.2 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?

- Regional Spatial Strategy (The South East Plan) May 2009.
- Kent Minerals Plan (Chalk Clay/Oil Gas) Adopted December 1997 - includes Oil Gas Exploration. (Saved Policies)
- Kent Mineral Plan (Construction Aggregates) Adopted 1993. (Saved Policies)
- Kent Waste Local Plan 1998. (Saved Policies)

Please note the Kent Minerals and Waste Plans are due to be replaced by Kent Minerals and Waste Development Framework (Waste Sites Plan and Minerals Sites Plan) by September 2014

Copies of these documents and future details must be obtained from Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XX.

Core Strategy Development Plan Document adopted 17 June 2010

Tunbridge Wells Borough Local Plan March 2006

LBD1 (Inside)

For code descriptions, please see attached sheet.

Copies of the documents containing the detailed policy statements may be obtained from Planning Services, Tunbridge Wells Borough Council, Town Hall, Royal Tunbridge Wells, Kent, TN1 1RS, (Tel: 01892 526121) (DX 3929 Tunbridge Wells).

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. 1.1 a - e do not extend back before 1/4/1974. 1.1 f - h do not extend back before 1/10/1996.

2. ROADS

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

2(a) Highways maintainable at public expense;

(a) Pinewood Gardens is publicly maintainable highway.

If you require further details on the extent of publicly maintainable highway please contact the Highway Definition Team, Kent County Council Highways & Transportation, Ashford Depot, Javelin Way, Henwood Industrial Estate, Ashford, Kent, TN24 8AD or alternatively email highwaydefinitionsearches@kent.gov.uk. Please include a plan and note they will charge a further fee (normally £84).is publicly maintainable highway.

2(b) Subject to adoption and, supported by a bond or bond waiver;

(b) None

2(c) To be made up by the local authority who will reclaim the cost from the frontagers; or

(c) None

2(d) To be adopted by a local authority without reclaiming the cost from the frontagers?

(d) None

Informative: 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.

3. OTHER MATTERS

3.1. Land required for Public Purposes

3.1 Land required for Public Purposes

No - as far as this Council is aware.

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?

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

(a) Please refer to Part 4 of the Local Land Charges Register where applicable and to the Sewerage Undertaker. Southern Water Services Ltd., Southern House, Capstone Road, Chatham, Kent, ME5 7QA. (DX 400450 Chatham 5) (Tel: 01634 824784)

3.3(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

(b) Please refer to Part 4 of the Local Land Charges Register where applicable and to the Sewerage Undertaker. Southern Water Services Ltd., Southern House, Capstone Road, Chatham, Kent, ME5 7QA. (DX 400450 Chatham 5) (Tel: 01634 824784)

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

3.4. Nearby Road Schemes

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

3.4(a) The centre line of a new trunk road or special road specified in any order, draft order or scheme;

(a) None

3.4(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;

(b) None

3.4(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;

(c) None

3.4(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;

(d) None

3.4(e) The centre line of the proposed route of a new road under proposals published for public consultation; or

(e) None

3.4(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; or (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?

(f) None

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?

No

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-

3.6(a) Permanent stopping up or

(a) None

3.6(b) Waiting or loading restrictions;

(b) None

3.6(c) One way driving;

(c) None

3.6(d) Prohibition of driving;

(d) None

3.6(e) Pedestrianisation;

(e) None

3.6(f) Vehicle width or weight restriction;

(f) None

3.6(g) Traffic calming works including road humps;

(g) None

3.6(h) Residents parking controls;

(h) None

3.6(i) Minor road widening or improvement;

(i) None

3.6(j) Pedestrian crossings;

(j) None

3.6(k) Cycle tracks; or

(k) None

3.6(l) Bridge building?

(l) None

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

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:-

3.7(a) Building Works

(a) None known.

3.7(b) Environment

(b) None known.

3.7(c) Health and Safety;

(c) None known.

3.7(d) Housing

(d) None known.

3.7(e) highways; or

(e) None known.

3.7(f) Public health?

(f) None known.

3.8 Infringement of Building Regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?

No

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:-

3.9(a) An enforcement notice;

(a) None

3.9(b) A stop notice;

(b) None

3.9(c) A listed building enforcement notice;

(c) None

3.9(d) A breach of condition notice;

(d) None

3.9(e) A planning contravention notice;

(e) None

3.9(f) Another notice relating to breach of planning control;

(f) None

3.9(g) A listed building repairs notice;

(g) None

3.9(h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;

(h) None

3.9(i) A building preservation notice;

(i) None

3.9(j) A direction restricting permitted development;

(j) None

3.9(k) An order revoking or modifying planning permission;

(k) None

3.9(l) An order requiring discontinuance of use or alteration or removal of building or works;

(l) None

3.9(m) A tree preservation order; or

(m) None

3.9(n) Proceedings to enforce a planning agreement or planning contribution;

(n) None

3.10. Conservation Area

Do the following apply in relation to the property;

3.10(a) The making of the area a Conservation Area before 31 August 1974; or

(a) No

3.10(b) An unimplemented resolution to designate the area a Conservation Area?

(b) No

3.11. Compulsory Purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

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);

3.12(a) A contaminated land notice;

(a) In relation to this property there are no entries listed in the register maintained under S.78R(1) of the Environmental Protection Act 1990. A negative answer for the property or any adjoining or adjacent land, does not guarantee freedom from contamination or from risk of harm.

3.12(b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990 (i) a decision to make an entry; or (ii) an entry; or

(b) No

3.12(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.

(c) No

Informative: It should be noted that T.W.B.C. is in the initial stages of commencing work in relation to the contaminated land duty as set down by legislation and as yet no review of any "contaminated land" as defined within part 11A of the Environmental Protection Act 1990 has been undertaken (4.4.00). 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. Enquiries may not disclose steps taken by another council in whose area adjoining or adjacent land is situated.

3.13. Radon Gas

Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection Agency?

No

Optional Enquiries

PUBLIC PATHS OR BYWAYS

5.1. No

Informative: The definitive map does not show every public footpath or byway, i.e. claimed rights of way.

5.2. Not Applicable

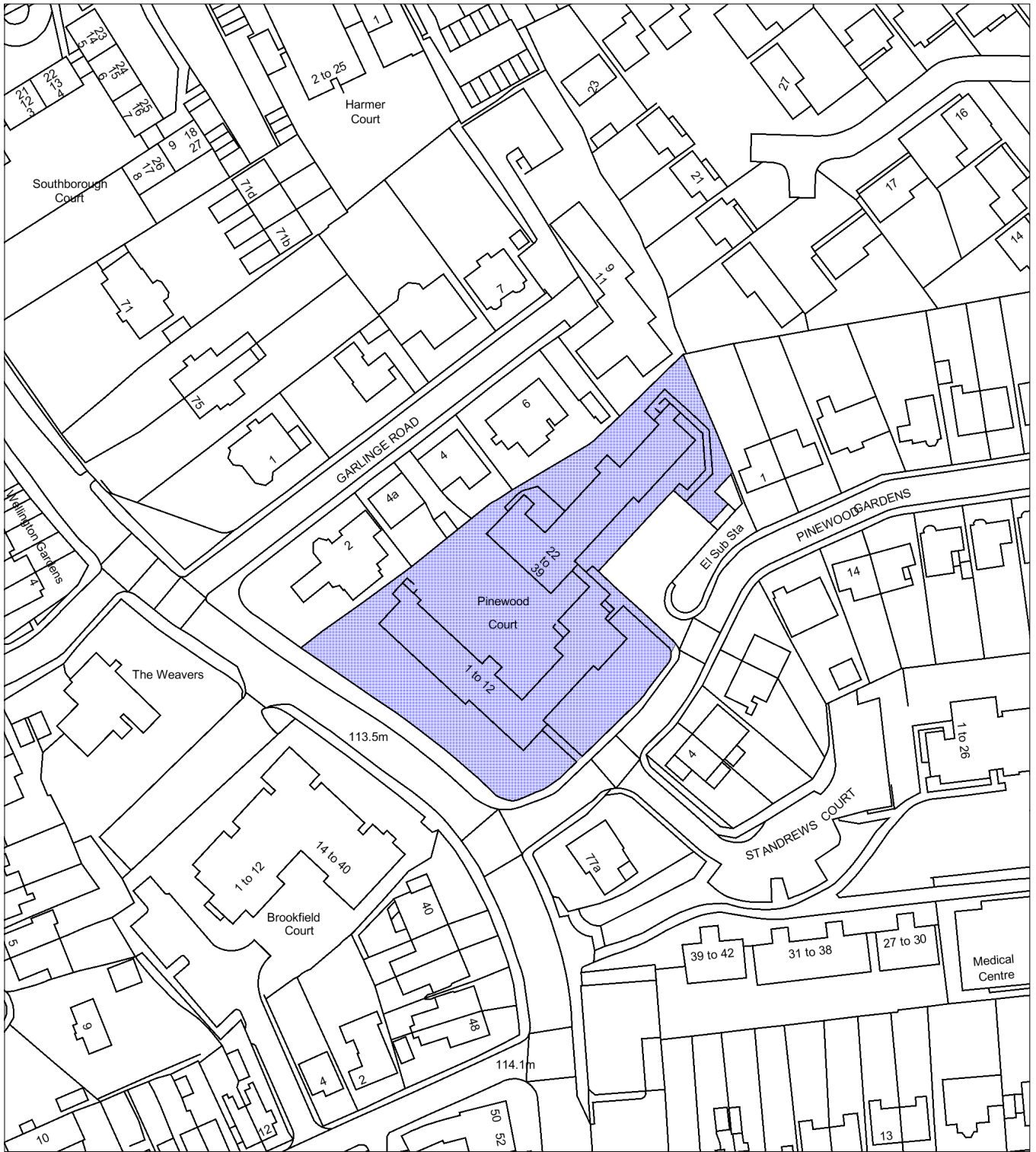
REGISTERED COMMON LAND AND TOWN OR VILLAGE GREEN


22.1. No

22.2. The Register is held at the offices of Kent County Council, Countryside Access Service, 2nd Floor, Invicta House, County Hall, Maidstone, Kent, ME14 1XX. Tel: 01622 221533, Email: landsearches@kent.gov.uk. If you wish to inspect the register we recommend that you telephone in advance for an appointment. If the property, or any land abutting the property, is registered you may wish to obtain a copy of the full register entries relating to the land and a copy of the definitive register map (which are mostly to a scale of 1:10,560 (ie 6" to a mile). Please note that the register map will not necessarily be based on the current OS Sheet).

Signed:  -

James Freeman, Proper Officer
on behalf of Tunbridge Wells Borough Council



Search Reference: 15_00729	 www.tunbridgewells.gov.uk Town Hall, Royal Tunbridge Wells, Kent TN1 1RS
Property Address: Pinewood Court Pinewood Gardens Southborough Royal Tunbridge Wells Kent	
Date: 31-Mar-2015	
Reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100024298, 2007	

ZONING CODE INFORMATION (2 pages)

Tunbridge Wells Borough Local Plan – March 2006 Green Belt, Rural Fringe and Limits to Built Development

MGB1 – Metropolitan Green Belt
MGB2 – Major Developed Sites in Green Belt
RF1 – Sites designated as Rural Fringe.
RF2 – Rural Fringe Policy
LBD1 – Development outside the Limits to Built Development

Environment

EN1 – Development Control criteria
EN4 – Demolition in Conservation Areas
EN5 – Development within or affecting the character of, a Conservation Area
EN6 – Shop fronts
EN8 – Outdoor Lighting
EN10 – Archaeological Sites
EN11 – Historic Parks and Gardens
EN13 – Tree and Woodland Protection
EN15 – Statutory Local Nature Reserves and other non-statutory Nature Conservation Sites
EN16 – Protection of groundwater and other watercourses
EN18 – Flood risk
EN20 – Telecommunications
EN21 – Areas of Important Open Space
EN22 – Areas of Landscape Importance
EN23 – Important Landscape Approaches
EN24 – Arcadian Areas
EN25 – Development control criteria for all development proposals affecting the rural landscape
Core Strategy Policy 4 (Formally EN26 – High Weald Area of Outstanding Natural Beauty)
Core Strategy Policy 4 (Formally EN27 – Special Landscape Areas)

Town, Neighbourhood and Village Centres (incorporating Retail Development)

CR1 – Location of large-scale (500 sq metres or greater gross floorspace) A1, A2, A3, A4, A5, B1, C1, D1 and D2 Uses within defined Primary Shopping Areas
CR2 – Location of large-scale (500 sq metres or greater floorspace) and extensions of 200 square metres or more floorspace A1, A2, A3, A4, A5, B1, C1, D1 and D2 Uses outside defined Primary Shopping Areas
CR3 – Location of proposals for small-scale (less than 500 sq metres gross floorspace) A1, A2, A3, A4, A5, B1, C1, D1 and D2 Uses within defined Primary Shopping Areas Neighbourhood Centres and Village Centres
CR4 – Allocations for town centre uses in Royal Tunbridge Wells
CR5 – Royal Tunbridge Wells Primary Shopping Area
CR6 – Allocation for supermarket and mixed uses at Central Southborough
CR7 – Southborough Primary Shopping Area
CR8 – Paddock Wood allocation for A1, C and D1 uses
CR9 – Paddock Wood Primary Shopping Area
CR10 – Cranbrook allocation for A1, B1 and C Uses
CR11 – Cranbrook Primary Shopping Area
CR12 – Hawkhurst Primary Shopping Area
CR13 – Retention of community facilities in neighbourhood centres or villages
CP7 – Tunbridge Wells Town Centre

Housing

H1 – Retention of the existing stock
H2 – Small and intermediate sized dwellings
Core Strategy Policy 6 (Formally H3 – Affordable Housing within Development Schemes)
H4 – Gypsy Sites
H5 – Residential development within Limits to Built Development
H6 – Allocations for residential development on previously-developed sites
H7 – Housing Allocation at the Kent and Sussex Hospital Site
H8 – Affordable housing outside the Limits to Built Development
H9 – Key workers' dwellings in association with Rural Employment
H10 – Replacement dwellings outside the Limits to Built Development
H11 – Extensions of dwellings outside the Limits to Built Development
H13 – Conversion of rural buildings to residential use outside the Limits to Built Development

Economic Development

- ED1 – Location of large-scale (500 sq metres or greater gross floorspace) or greater proposals for B1 light industrial development within Economic Development Areas
- ED2 – Location of small-scale (less than 500 sq metres gross floorspace) B1 development.
- ED3 – Location of B2 and B8 Uses within Economic Development Areas
- ED4 – Allocations for Economic Development
- ED5 – Conversion of rural buildings to economic development use outside Limits to Built Development

Tourism

- T1 – Location of small-scale new or extended tourism accommodation
- T2 – Retention of tourist accommodation
- T3 – Tourism accommodation outside the Limits to Built Development

Recreation

- R1 – Retention of existing recreation open space
- R2 – Recreation open space in development of more than 10 bedspaces
- R3 – Allocations for sports pitches and other outdoor recreation.
- R4 – Allocations for children's playspaces
- R5 – Allocations for informal open space
- R6 – Retention of allotments
- R7 – Allocations for allotment land

Community Services

- CS2 – Allocations for new primary school provision
- CS4 – Development contributions to school provision for developments over 15 bedspaces
- CS6 – Retention of community buildings

Transport and Parking

- TP1 – Major development requiring Transport Assessments and a Travel Plan
- TP2 – Multi-modal access for smaller-scale non-residential development in excess 500 square metres gross floorspace
- TP3 – Multi-modal access for large-scale residential developments
- TP4 – Access to the road network
- TP5 – Vehicle Parking Standards
- TP6 – Tunbridge Wells Central Access Zone (residential) Vehicle Parking Standards
- TP7 – Tunbridge Wells Central Parking Zone (commercial)
- TP8 – Vehicle parking for small-scale changes of use to non-residential and development affecting Listed Buildings and Conservation Areas
- TP9 – Cycle Parking
- TP10 – A21: Tonbridge to Pembury Bypass
- TP11 – A21: Kippings Cross to Lamberhurst Bypass
- TP12 – A228: Colts Hill Bypass
- TP13 – Tunbridge Wells (Central) to Eridge Railway Line
- TP14 – Allocation for car park extension Paddock Wood railway station
- TP15 – Allocation for bus/rail interchange at Paddock Wood
- TP16 – Allocation for car park extension Ashurst railway station
- TP17 – Allocations for Park and Ride sites
- TP18 – Cycle route network in Royal Tunbridge Wells
- TP19 – Highway improvements, main transport routes, Royal Tunbridge Wells
- TP20 – Retention of public car parks in Royal Tunbridge Wells
- TP21 – Provision of segregated cycle route at the Ridgeway Site, Southborough
- TP22 – Retention of Yew Tree Road public car park, Southborough
- TP23 – Retention of the Pennington Road car park, Southborough
- TP24 – Retention of Commercial Road public car parks, Paddock Wood
- TP25 – Retention of public car parks in Cranbrook
- TP26 – Retention of public car parks in Hawkhurst
- TP27 – Retention of public car parks in villages