



LLCI.(Local Land Charges rules 1977 Schedule 1. Form C)

Official Number 21/821

Name and address of registering authority

Copeland Borough Council  
The Copeland Centre  
Catherine Street  
Whitehaven  
Cumbria

## Register of local land charges

### Requisition for search and official certificate of search

#### Requisition for Search

(A separate requisition must be made in respect of each parcel of land)

An official search is required in part(s) 1-12 of <sup>1</sup> the register of local land charges kept by the above named registering authority for subsisting registrations against the land [defined in the attached plan and] <sup>2</sup> described below.

Description of land sufficient to enable it to be identified

#### LAND AT HAILE, EGREMONT, CUMBRIA, CA22 2PE

Legal Bricks Searches  
2 Dudley Court North  
Waterfront East  
Dudley  
West Midlands  
DY5 1XP

**Date:** 26/08/2021  
**Reference:** 381583

#### Official certificate of search

It is hereby certified that the search requested reveals: <sup>3</sup>

The 1 registration(s) described in the Schedule hereto up to and including the date of this certificate.

Signed:

**On behalf of:**  
Copeland Borough Council <sup>4</sup>  
**Date:** 08/09/2021

<sup>1</sup> Delete if inappropriate. Otherwise insert Part(s) in which search is required.

<sup>2</sup> Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.

<sup>3</sup> Delete inappropriate words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)

<sup>4</sup> Insert name of registering authority.

## Register of Local Land Charges

### 3- Planning Charges

**Date of Registration – 26/08/2021**

#### **Nature of the Charge**

Area of Special Advertisement Control.  
Area: Refer to CBC.

#### **Registering Authority**

Copeland Borough Council  
The Copeland Centre  
Catherine Street  
Whitehaven  
Cumbria CA28 7SJ

#### **Place W/here Documents can be inspected**

Copeland Borough Council  
The Copeland Centre  
Catherine Street  
Whitehaven  
Cumbria CA28 7SJ

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## 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 or agreements?**

***1.1(a) a planning permission***

None

***1.1(b) a listed building consent***

None

***1.1(c) a conservation area consent***

None

***1.1(d) a certificate of lawfulness of existing use or development***

None

***1.1(e) a certificate of lawfulness of proposed use or development***

None

***1.1(f) a certificate of lawfulness of proposed works for listed buildings***

None

***1.1(g) a heritage partnership agreement***

None

***1.1(h) a listed building consent order***

None

***1.1(i) a local listed building consent order***

None

***1.1(j) building regulations approval***

None

***1.1(k) a building regulation completion certificate and***

N/A

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

None

The Local Authority's computerised records of Planning and Building Control documents do not extend back before 1 July 2000 and these replies cover only the period since that date. If earlier history is required, please contact the Planning and Building Control departments at:

The Copeland Centre  
Catherine Street  
Whitehaven  
Cumbria CA28 7SJ

## 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?**

- Area of Special Advertisement Control. Town and Country Planning (Control of Advertisements) England Regulations 2007
  - Outside Settlement Boundary
  - Part Ancient Woodlands Adopted – Haile Great Wood
  - Part SSSI – Haile Great Wood
- Copeland Local Plan 2013 – 2028. Core Strategy and Development Management Policies adopted December 2013.  
-Copeland Local Plan 2013 – 2028. Site Allocations and Policies Plan Preferred Options (January 2015).  
-Copeland Local Plan 2017-2035 – Preferred Options Draft (September 2020)

This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally Proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents. Further enquiries should be made to the local authority Highways Department at:

*Highways, Transport and Fleet Environment and Community Services, Cumbria County Council, Parkhouse Building, Kingmoor Business Park, Carlisle CA6 4SJ.*

## ROADS AND PUBLIC RIGHTS OF WAY

### **Roadways, footways and footpaths**

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

#### **2.1(a) highways maintainable at public expense**

If maintainable at public expense, shown GREEN on plan. If not maintainable at public expense, shown RED on plan.

#### **2.1(b) subject to adoption and, supported by a bond or bond waiver**

If subject to Section 38 Agreement, shown BLUE on plan.

#### **2.1(c) to be made up by a local authority who will reclaim the cost from the frontagers**

If to be adopted by a local authority without reclaiming the cost from the frontages; shown as 'AT COST' on plan.

#### **2.1(d) to be adopted by a local authority without reclaiming the cost from the frontagers?**

Please see attached plan.

If to be adopted without cost to the frontages under a current Cumbria County Council resolution; shown as 'WITHOUT COST' on plan.

*Please note that the orange polygon on the CCC plan is an indication of a rough area that was supplied by the Solicitor/Applicant*

The reply to this is restricted to highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). The reply does not imply the complete extent of the publicly maintainable highway or that the publicly maintainable highway directly abuts the boundary of the property. If you require more detailed information, a separate enquiry, including a plan showing the area in question, should be made to Highway Searches Department, Cumbria County Council, Kingmoor Business Park, Carlisle, CA6 4SJ.

*Email: [searches@cumbria.gov.uk](mailto:searches@cumbria.gov.uk)*

## Public Rights of Way

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

Yes FP410009 FP410010

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

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

The replies to this enquiry are without prejudice to any other public rights of way that are not shown on Cumbria County Council's Definitive Map of Public Rights of Way.

*If within a National Park boundary, please contact the Lake District National Park Authority directly.*

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

Plan attached

*A definitive map for Cumbria County Council has now been published (1976) - please see attached.*

## OTHER MATTERS

**Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?**

### 3.1 Land Required for public purposes

**3.1 Is the property included in land required for public purposes?**

No

### 3.2 Land to be acquired for road works

**3.2 Is the property included in land to be acquired for road works?**

No

*This enquiry is answered with respect to schemes that have been approved by Cumbria County Council, or have been notified to Cumbria County Council by any other highway authority.*

### 3.3. Drainage matters

**3.3(a) Is the property served by a sustainable urban drainage system (SuDS) ?**

Details of surface water drainage will have been included in any planning consents at the site and may have been incorporated into planning conditions. These can be viewed at [www.copeland.gov.uk](http://www.copeland.gov.uk)

Further information can be obtained from the Environment Agency and Cumbria County Council the local flood authority websites.

**3.3(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?**

As above.

**3.3(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?**

As above.

### **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**

No

**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**

No

**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**

No

**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, (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes**

No

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

No

**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 (ii) construction of a roundabout (other than a mini roundabout)(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation**

No

If answers to any of the questions for 3.4 are YES, please contact Highways England for further information:

Highways England, City Tower, Piccadilly Plaza, Manchester, M1 6BE.

Tel No: 0300 1235000

E-mail: [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk)

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

*A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.*

### **3.5. Nearby railway schemes**

**3.5(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?**

No

**3.5(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?**

Development Address : Pow Beck Valley and Area from Marchon Site to St Bees Coast  
Description : Development of an existing surface mine and entrance for a new underground metallurgical coal mine and associated surface development including coal station  
Application Type : Full : CCC  
Application No. : 4/17/9007/0F2  
Date Approved : Pending

### **3.6. Traffic schemes**

**Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?**

**3.6(a) permanent stopping up or diversion**

No

*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 Cumbria County Council.*

**3.6(b) waiting or loading restrictions**

No

**3.6(c) one way driving**

No

**3.6(d) prohibition of driving**

No

**3.6(e) pedestrianisation**

No

**3.6(f) vehicle width or weight restriction**

No

*The reply to (f) relates to restrictions that will be covered by a legal order.*

**3.6(g) traffic calming works including road humps**

No

*The reply to (g) relates to proposals that involve physical construction on the carriageway.*

**3.6(h) residents parking controls**

No

**3.6(i) minor road widening or improvement**

No

**3.6(j) pedestrian crossings**

No

**3.6(k) cycle tracks**

No

**3.6(l) bridge building**

No

If answers to any of the questions for 3.6 are YES, please contact Highways England for further information:  
Highways England, City Tower, Piccadilly Plaza, Manchester, M1 6BE.  
Tel No: 0300 1235000  
E-mail: info@highwaysengland.co.uk

The response to all of 3.6 refers to schemes relating to the property address only.

*This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.*

**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 form?**

**3.7(a) Building works**

No

**3.7(b) environment**

No

**3.7(c) health and safety**

No

**3.7(d) housing**

No

**3.7(e) highways**

No

**3.7(f) public health**

No

**3.7(g) flood and coastal erosion risk management**

No

**3.8. Contravention of building regulations**

**3.8 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**

No

**3.9(b) a stop notice**

No

**3.9(c) a listed building enforcement notice**

No

**3.9(d) a breach of condition notice**

No

**3.9(e) a planning contravention notice**

No

**3.9(f) another notice relating to breach of planning control**

No

**3.9(g) a listed building repairs notice**

No

**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**

No

**3.9(i) a building preservation notice**

No

**3.9(j) a direction restricting permitted development**

No

**3.9(k) an order revoking or modifying planning permission**

No

**3.9(l) an order requiring discontinuance of use or alteration or removal of building or works**

No

**3.9(m) a tree preservation order**

No

**3.9(n) proceedings to enforce a planning agreement or planning contribution**

No

*National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them.*

### **3.10 Community infrastructure levy (CIL)**

**3.10(a) Is there a CIL charging schedule?**

No

**3.10(b) If, yes, 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:- (i) a liability notice? (ii) a notice of chargeable development? (iii) a demand notice? (iv) a default liability notice? (v) an assumption of liability notice? (vi) a commencement notice?**

N/A

**3.10(c) Has any demand notice been suspended?**

N/A

**3.10(d) Has the Local Authority received full or part payment of any CIL liability?**

N/A

**3.10(e) Has the Local Authority received any appeal against any of the above?**

N/A

**3.10(f) Has a decision been taken to apply for a liability order?**

N/A

**3.10(g) Has a liability order been granted?**

N/A

**3.10(h) Have any other enforcement measures been taken?**

N/A

### **3.11 Conservation Area**

**Do the following apply in relation to the property?**

**3.11(a) the making of the area a Conservation Area before 31 August 1974**

No

**3.11(b) an unimplemented resolution to designate the area a Conservation Area**

No

### **3.12 Compulsory purchase**

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

No

### **3.13 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)?**

**3.13(a) a contaminated land notice**

No

**3.13(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990 - (i) A decision to make an entry (ii) an entry**

No

**3.13(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**

No

*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 local authority in whose area adjacent or adjoining land is situated.*

### **3.14 Radon Gas**

**3.14 Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?**

Part Yes/Part No

*Radon Affected Areas are mapped by the Health Protection Agency. Copeland is designated as a radon affected area. It is recommended that the level of radon gas should be measured in all properties within Radon affected areas. Public Health England can be contacted for further advice and support.*

### **3.15. Assets of Community Value**

**3.15(a) Has the property been nominated as an asset of community value? If so:- (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the "nominated but not listed" list (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing?**

No

**3.15(b) If the property is listed: (i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?**

No

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.

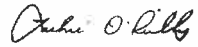
Area means any area in which the property is located.

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.

**Search Reference : 21/821**

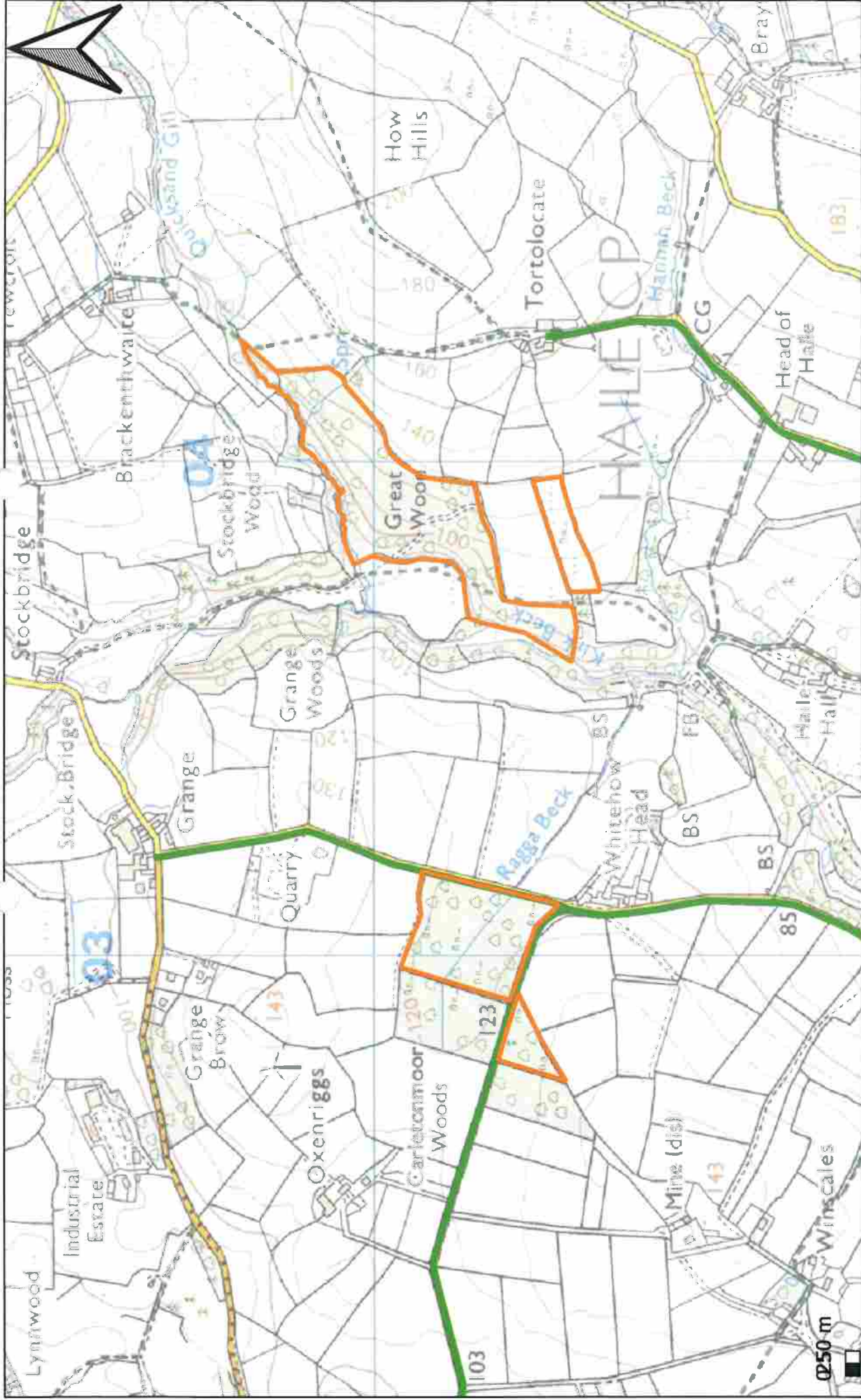
Where relevant, the source department for copy documents should be provided.

*Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the queries 3.1 to 3.15.*



Public Protection Manager

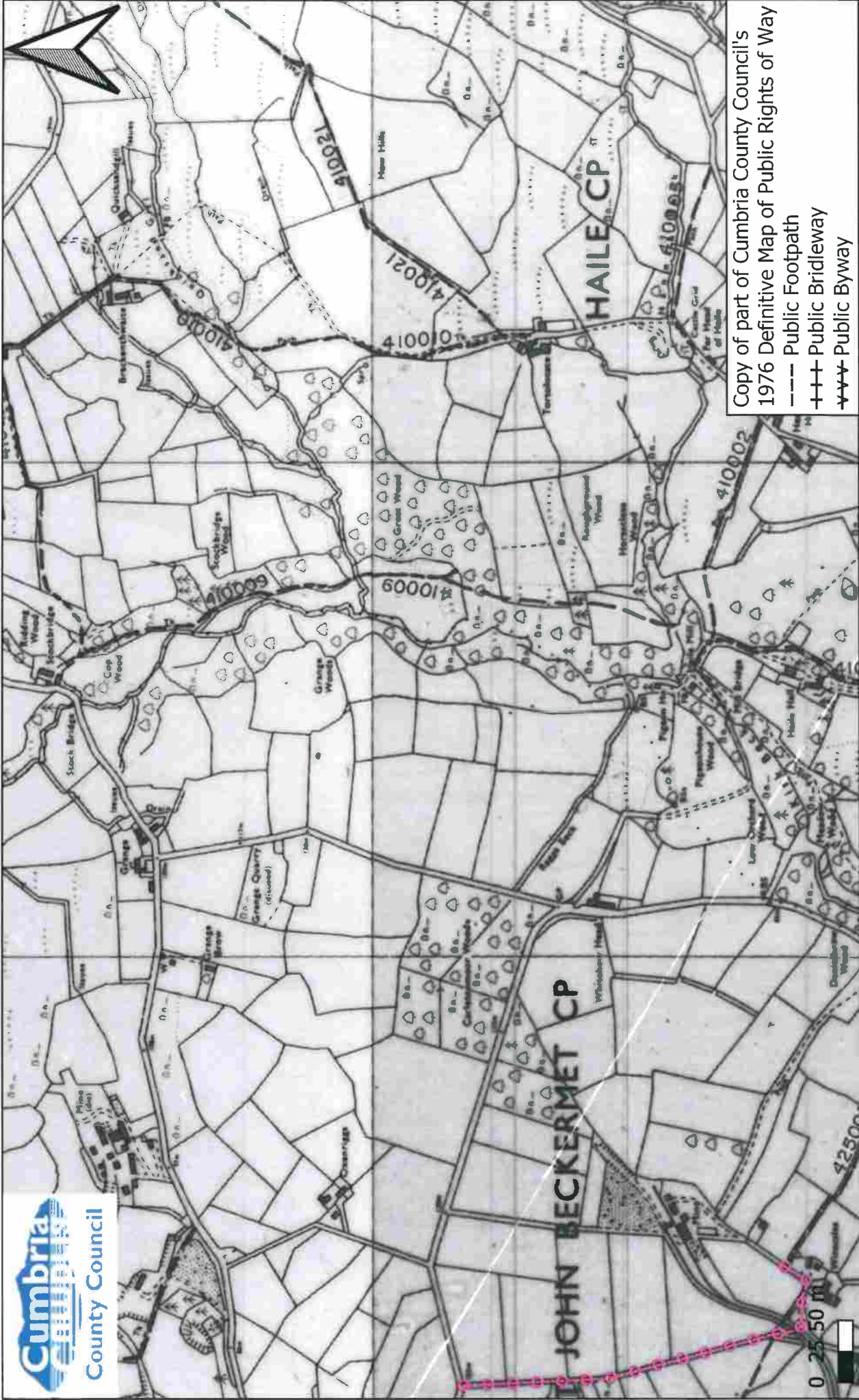
**Dated : 08/09/2021**



— Maintainable at public expense  
— Not maintainable at public expense  
— Subject to Section 38 Agreement

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**Organisation:** Cumbria County Council  
**Department:** Economy and Infrastructure  
**Date:** 31/08/2021  
**Reference:** 0821



Copy of part of Cumbria County Council's  
1976 Definitive Map of Public Rights of Way

- Public Footpath
- +++ Public Bridleway
- vvv Public Byway

<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright and Database Right 2021. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings. Ordnance Survey Licence 100019596 Cumbria County Council</p>	<p>Post 1976 Modification Orders</p> <ul style="list-style-type: none"> <li>○-○ Creation</li> <li>○-○ Extinguishment</li> <li>○-○ Upgrading</li> <li>○-○ Downgrading</li> </ul>	<p>Post 1976 Pending Changes</p> <ul style="list-style-type: none"> <li>✕-✕ Creation</li> <li>✕-✕ Extinguishment</li> <li>✕-✕ Upgrading</li> <li>✕-✕ Downgrading</li> </ul>
<p>Organisation: Cumbria County Council</p> <p>Department: Economy and Infrastructure</p> <p>Date: 31/08/2021</p> <p>Reference: 0821 Definitive</p>		