

Local Authorities (Charges for Property Searches) (England) Regulations 2008

Schedule of Registers/Information for Local Search Enquiries (2016)

CON29 Enquiry	Where has the information been made available for inspection?	Cost of information when ordered direct from Land Charges Department	
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 or agreements?			
(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) a certificate of lawfulness of proposed works for listed buildings (g) a heritage partnership agreement (h) a listed building consent order (i) a local listed building consent order (j) a building regulations approval (k) a building regulation completion (l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme	(a) – (i) This information is publicly available dating back to 1948. Records are available via our website www.elmbridge.gov.uk .	No appointment necessary to view public registers in the Councils Main Reception. Available during the Council's normal working hours.	(a) - (i) Inspection of records free of charge.
(f) a certificate of lawfulness of proposed works for listed buildings (g) a heritage partnership agreement (h) a listed building consent order (i) a local listed building consent order	(j) – (l) This information is available via our website www.elmbridge.gov.uk and from the Building Control Department.	No Appointment necessary at the Councils Main Reception. The Reception is open during the Council's normal working hours.	£1.00 each.
	This information also available by tailored report if required.	A report must be requested at time of booking a personal search and payment made at the time of collecting the personal search. Every effort will be made to issue the report at the time of collecting the search. If this is not possible the report will be issued within 5 working days.	£1.00 each Note: The Building Regulation Applications do not extend back before 2000. Previous history available by writing to Planning Services and may incur a fee.
1.2 Planning Designations and Proposals. What designations of land use for the property or the area, and what specific proposals for the property and contained in any existing or proposed development plan?	This information is available by consulting public local plans. The information can be obtained via our website www.elmbridge.gov.uk or at the Council's Main Reception.	No appointment is necessary to view local plans at the Council's Main Reception. The reception is open during the Council's normal working hours.	Inspection of records free of charge.

2.1 Roads.			
<p>Which of the roads, footways and footpaths mentioned in the application for this search (via boxes B and C) are:</p> <p>(a) highways maintainable at public expense.</p> <p>(b) subject to adoption and, supported by a bond or bond waiver.</p> <p>(c) to be made up by a local authority who will reclaim the cost from the frontagers.</p> <p>(d) to be adopted by a local authority without reclaiming the cost from the frontagers?</p>	<p>(a) A list of adopted highways in available at the Council's Main Reception.</p>	<p>No appointment is necessary to view public registers at the Councils Main Reception. The reception is open during the Council's normal working hours.</p>	<p>Inspection of records free of charge.</p>
	<p>(a) Information also available directly from Surrey County Council, highway authority for this area. Email: personal.searches@surreycc.gov.uk</p>	<p>Please contact Surrey County Council.</p>	<p>Please contact Surrey County Council.</p>
	<p>(b) – (d) Only available directly from Surrey County Council. Email: personal.searches@surreycc.gov.uk</p>	<p>Please contact Surrey County Council.</p>	<p>Please contact Surrey County Council.</p>

2.2 - 2.5 Public Rights of Way.			
<p>2.2 Is any public right of way to which abuts on, or crosses the property shown in a definitive map or revised definitive map?</p> <p>2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property?</p> <p>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?</p> <p>2.5 If so, please attached a plan showing the approximate route.</p>	<p>2.2 – 2.5 Information available directly from Surrey County Council, the highway authority for this area. Email: personal.searches@surreycc.gov.uk</p>	<p>Please contact Surrey County Council.</p>	<p>Please contact Surrey County Council.</p>
3. 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.			
<p>Is the property included in land required for public purposes?</p>	<p>This information is available by consulting local plans. Some information is available on our website as well www.elmbridge.gov.uk Information also available by tailored report on request from the Local Land Charges Department.</p>	<p>No appointment necessary to view local plans at the Council's Main Reception. The reception is open during the Council's normal working hours. A report must be requested at time of booking a personal search.</p>	<p>Inspection of records free of charge. £1.00</p>
3.2 Land to be acquired for Road Works.			
<p>Is the property included in land to be acquired for road works?</p>	<p>This information is only available directly from Surrey County Council, the Highway Authority for this area.</p>	<p>Please contact Surrey County Council.</p>	<p>Please Contact Surrey County Council.</p>

3.3 Drainage Matters

<p>(a) Is the property served by a sustainable urban drainage system (SuDS) which is adopted by the SuDS Approval Body (SAB) for which there will be a surface water drainage charge?</p>	<p>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/land owner or transferred to the property owner. The Council, via the Planning process, will work with developers to agree SuDS schemes in accordance with National Non Statutory Standards. Planning Conditions may be imposed on individual planning applications requiring developers to make arrangements for long term management and maintenance for SuDS.</p>	
<p>(b) Are there adopted SuDS features within the boundary of the property?</p>	<p>At present 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.</p>	
<p>(c) If the property benefits from a SuDS, who bills the property for the surface water drainage charge?</p>	<p>At present long term management and any financial arrangements for the 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.</p>	

3.4 Nearby road schemes.

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

<p>(a) the centre line of a new trunk road specified in any order, draft order or scheme;</p> <p>(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;</p> <p>(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving (i) the construction of a roundabout (other than a mini roundabout), or (ii) widening by construction of one or more additional traffic lanes;</p> <p>(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;</p> <p>(e) the centre line of the proposed route of a new road under proposals published for public consultation ; or</p> <p>(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?]</p>	<p>This information is only available directly from Surrey County Council, the highway authority for this area.</p>	<p>Please contact Surrey County Council.</p>	<p>Please contact Surrey County Council.</p>
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3.5 Nearby railway schemes.			
(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? (b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?	This information is only available directly from Surrey County Council, the highway authority for this area.	Please contact Surrey County Council.	Please contact Surrey County Council.
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?			
(a) permanent stopping up or diversion (b) waiting or loading restrictions (c) one way driving (d) prohibition of driving (e) pedestrianisation (f) vehicle width or weight restriction (g) traffic calming works including road humps (h) residents parking controls (i) minor road widening or improvement (j) pedestrian crossings (k) cycle tracks; or (l) bridge building	This information is only available directly from Surrey County Council, the highway authority for this area.	Please contact Surrey County Council.	Please contact Surrey County 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?			
(a) building works (b) environment (c) health and safety (d) housing (e) highways (f) public health (g) flood and coastal erosion risk management	(a) – (d) & (f) Available by tailored report on request from the Local Land Charges Department.	If required by tailored report the please request at time of booking personal search and payment made at the time of collecting the personal search.	(a) £1.00 (b) £1.00 (c) £1.00 (d) £1.00 (e) Surrey County Council (f) £1.00 (g) Surrey County Council
	(e) & (g) This information is only available directly from Surrey County Council the highway authority for his area.	Please contact Surrey County Council.	Please contact Surrey County Council.

3.8 Contravention of Building Regulations.

<p>Has the local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?</p>	<p>This information is available by tailored report on request from the Local Land Charges Department.</p>	<p>If required by tailored report the please request at time of booking personal search and payment made at the time of collecting the personal search.</p>	<p>£1.00</p>
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3.9 Notices, Orders, Directions and Proceedings under Planning Acts.

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

<p>(a) enforcement notice (b) stop notice (c) listed building enforcement notice (d) breach of condition notice (e) planning contravention notice (f) other notice relating to breach of planning control (g) listed building repairs notice (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation (i) building preservation notice (j) direction restricting permitted development (k) order revoking or modifying a planning permission (l) order requiring discontinuance of use or removal of building or works (m) tree preservation order (n) proceedings to enforce a planning agreement or planning contribution</p>	<p>This information is available by tailored report on request from the Local Land Charges Department.</p>	<p>If required by tailored report the please request at time of booking personal search and payment made at the time of collecting the personal search.</p>	<p>(a) £1.00 (b) £1.00 (c) £1.00 (d) £1.00 (e) £1.00 (f) £1.00 (g) £1.00 (h) £1.00 (i) £1.00 (j) £1.00 (k) £1.00 (l) £1.00 (m) £1.00 (n) £1.00</p>
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3.10 Community Infrastructure Levy (CIL).

<p>(a) Is there a CIL charging schedule? (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? (c) Has any demand notice been suspended? (d) Has the Local Authority received full or part payment of any CIL liability? (e) Has the Local Authority received any appeal against any of the above? (f) Has a decision been taken to apply for a liability notice? (g) Has a liability order been granted? (h) Have any other enforcement measures been taken?</p>	<p>This information is available by tailored report on request from the Local Land Charges Department and on our website www.elmbridge.gov.uk.</p> <p>CIL documents are attached to relevant planning applications.</p>	<p>If required by tailored report the please request at time of booking personal search and payment made at the time of collecting the personal search.</p>	<p>(a) £1.00 (b) £1.00 (c) £1.00 (d) £1.00 (e) £1.00 (f) £1.00 (g) £1.00 (h) £1.00</p>
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3.11 Conservation Areas

Do the following apply in relation to the property?

<p>(a) the making of the area a Conservation Area before 31st August 1974; or (b) an unimplemented resolution to designate the area a Conservation Area?</p>	<p>Information available on our website www.elmbridge.gov.uk</p> <p>Information available from Planning Services.</p>	<p>No appointment is necessary to view public registers at the Council's Main Reception. The reception is open during the Council's normal working hours.</p>	<p>Inspection of records free of charge.</p>
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3.12 Compulsory Purchase

<p>Has any enforcement order or decision been made to compulsorily purchase or acquire the property?</p>	<p>This information is available by tailored report on request from the Local Land Charges Department.</p> <hr/> <p>In respect of orders or decisions made by Surrey County Council. Information is available directly from Surrey County Council, highway authority for this area.</p>	<p>If required by tailored report the please request at time of booking personal search and payment made at the time of collecting the personal search.</p> <hr/> <p>Please contact Surrey County Council.</p>	<p>£1.00</p> <hr/> <p>Please contact Surrey County Council.</p>
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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 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 (i) a decision to make an entry (ii) an entry (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.	T.B.C (c) This information is also available by tailored report on request from the Local Land Charges Department.	T.B.C If required by tailored report the please request at time of booking personal search and payment made at the time of collecting the personal search.	T.B.C £1.00
3.14 Radon Gas.			
Do records indicate that the property is in a “Radon Affected Area” as identified by Public Health England or Public Health Wales?	This information is available by tailored report on request from the Local Land Charges Department. Please contact the Health Protection Agency: Radon Survey, Health Protection Agency Centre for Radiation, Chemical and Environmental Hazards, Chilton, Didcot, Oxon, OX11 0RQ. Telephone 01235 822622 Web: www.hpa.org.uk	If required by tailored report the please request at time of booking personal search and payment made at the time of collecting the personal search.	£1.00
3.15 Assets of Community Value.			
(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? (b) If the property is listed (i) Has the Local Authority decided to apply to 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?	This information is available by tailored report on request from the Local Land Charges Department. Lists of Assets of Community Value are available on our website: www.elmbridge.gov.uk .	If required by tailored report the please request at time of booking personal search and payment made at the time of collecting the personal search.	£1.00

There will be an £8.00 admin fee payable on top of all requests made to the Land Charges Department for a tailored report.

Other important information and contacts:

Informatives:

CON29R questions 3.1-3.15 only relate to matters which are not entered onto the appropriate Local Land Charges Register.

The prices for the tailored reports are subject to change due to our on-going commitment to being cost recovery only.

Useful Contacts:

<p>Elmbridge Borough Council Civic Centre, High Street, Esher, KT10 9SD. DX 36302 Esher. Tel: 01372 474474 Email: lcharges@elmbridge.gov.uk</p>	<p>Surrey County Council Highways Information Team, Merrow Depot, Merrow Lane, Guildford, GU4 7BQ. DX 31509 Kingston Tel: 0300 200 1003 Email: highwayinfo@surreycc.gov.uk</p>	<p>Thames Water Property Insight PO Box 3189, Slough, SL1 4WW. DX 151280 Slough 13 Tel: 01889 251504 Email: searches@thameswater.co.uk</p>	<p>Radon Survey Health Protection Agency Centre for Radiation, Chemical and Environmental Hazards, Chilton, Didcot, Oxon. OX11 0RQ Tel: 01235 822622 www.hpa.org.uk</p>
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