

CON29 local search guidance notes

| | | |
|---|---|--|
| <p>Question 1.1</p> | <p>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?</p> <p>(a) a planning permission</p> <p>(b) a listed building consent</p> <p>(c) a conservation area consent</p> <p>(d) a certificate of lawfulness of existing use or development –</p> <p>(e) a certificate of lawfulness of proposed use or development</p> <p>(f) a certificate of lawfulness of proposed works for listed buildings</p> <p>(g) a heritage partnership agreement</p> <p>(h) a listed building consent order</p> <p>(i) a local listed building consent order</p> <p>BC – (j), (k), (l)</p> | <p>These would be available on our online planning system Public Access from July 1974. History prior to that date will need to be a paid for a history search. Please contact planning.technical@westsuffolk.gov.uk for further information.</p> <p>As above.</p> <p>As above.</p> <p>As above.</p> <p>As above.</p> <p>As above.</p> <p>As above.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>This information can be found on the West Suffolk Council website</p> |
| <p>Question 1.2</p> | <p>Planning designations and proposals 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?</p> | <p>This information can be found on the West Suffolk Council website.</p> |
| <p>Question 2.1; 2.2; 2.3; 2.4; 2.5</p> | <p>Which Roads, footways and footpaths named in the application for this search.</p> | <p>Please refer your enquiry to the holder of this information, Suffolk County Council, by emailing land.charges@suffolk.gov.uk</p> |
| <p>Question 3.1</p> | <p>Land required for public purposes.</p> | <p>Information not known. Although nothing is specifically identified on the development plan as land required for public</p> |

| | | |
|-------------------------|--|---|
| | | purposes, it has been known in some very rare cases for people to own (without our knowledge) areas of public open space. |
| Question 3.2 | Land to be acquired for road works | Please refer your enquiry to the holder of this information, Suffolk County Council, by emailing land.charges@suffolk.gov.uk |
| Question 3.3 | Drainage | Our records do not allow for the provision of comprehensive answers in relation to this question. It is advisable that the purchaser undertakes checks of planning approvals, S.106 agreements and with the vendor to establish whether any sustainable urban drainage systems are in place at the property. |
| Question 3.4 | Nearby Road scheme | Please refer your enquiry to the holder of this information, Suffolk County Council, by emailing land.charges@suffolk.gov.uk |
| Question 3.5 | Nearby Railway Schemes | Please refer your enquiry to the holder of this information, Suffolk County Council, by emailing land.charges@suffolk.gov.uk Please also consult the West Suffolk Council website . |
| Question 3.6 | Traffic Schemes | Please refer your enquiry to the holder of this information, Suffolk County Council, by emailing land.charges@suffolk.gov.uk |
| Question 3.7 | Outstanding notices (a)-(d) & (f) Building works, environment, health and safety, housing, public health (e) Highways (g) Flood and coastal erosion risk management | Please send requests by email to land.charges@westsuffolk.gov.uk Please refer your enquiry to the holder of this information, Suffolk County Council, by emailing land.charges@suffolk.gov.uk Please refer your enquiry to the Environment Agency. |
| Question 3.7 continued. | Building works and environment | For further information on how to access these records, please visit the West Suffolk Council website . The information on Public Access for building control records will only show applications that have either commenced, are pending consideration or completed. Document Retention Policy Please note that records older than 15 years from date of completion inspection are deleted or archived in line with building control performance standards. Records not complete and older than three years from date of last requested inspection are archived. |
| Question 3.8 | Contravention of building regulations (a)-(n) 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? | Please send requests by email to land.charges@westsuffolk.gov.uk |
| Question 3.9 | Enforcement Register | The register is only a list of Enforcement Notices issued, not a log of open or pending cases. A list of notices from April 2019 is available on the West Suffolk Council website , older notices are by appointment at our offices. The actual notice is available to view by appointment, the same with historic notices. No fee for a copy of notice if requested. Please email land.charges@westsuffolk.gov.uk as we may have information that is not available online. |

| | | |
|---------------|---|---|
| | Article 4 | Served Articles are available to view on the West Suffolk Council website . Please email land.charges@westsuffolk.gov.uk as we may have information that is not available online. |
| | Tree Preservation Orders (TPOs) | Tree Preservation Orders (TPOs) associated with individual properties can be viewed online using Find My Nearest , by searching for the property address or postcode. |
| | Building Preservation Order | Information is available to view on the West Suffolk Council website . |
| | Order revoking planning permission or modifying | This information is available on our online planning system Public Access . |
| | Another notice of breach of condition | The Enforcement Register can be viewed on the West Suffolk Council planning enforcement webpage . To check online decision notices please use our online planning system Public Access . Decision notices will list conditions that must be complied with for each application. |
| | Planning contravention notice | Please send requests by email to land.charges@westsuffolk.gov.uk |
| | Listed Building Repairs Notice | This information can be viewed online using Find My Nearest , by searching for the property address or postcode. |
| Question 3.10 | Community Infrastructure Level (CIL) | No CIL charging schedule. |
| Question 3.11 | Conservation area (a) and (b) Do the following apply in relation to the property? <input type="checkbox"/> The making of the area a conservation area before 31 August 1974 <input type="checkbox"/> An unimplemented resolution to designate the area a conservation area | This information can be found on the West Suffolk Council website . |
| Question 3.12 | Compulsory purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property? | Please refer your enquiry to the holder of this information, Suffolk County Council, by emailing land.charges@suffolk.gov.uk Please email land.charges@westsuffolk.gov.uk as we may have information that is not available online. |
| Question 3.13 | Contaminated land | The online register is available on the West Suffolk Council website |
| Question 3.14 | Radon gas Do records indicate that the property is in a 'Radon affected area' as identified by the Public Health England or Public Health Wales? | For further information regarding Radon Gas, please visit the Health Protection Agency website . Alternatively, telephone 0800 614529 or write to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ |
| Question 3.15 | (a) and (b) Assets of community value | Information can be found on the West Suffolk Council website and (where appropriate) charges are registered on the Local Land Charges Register. |