

CON29 local search guidance notes

Question	Guidance
<p>Question 1.1</p> <p>Planning and Building decisions and pending applications.</p> <p>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>These would be available on our online planning application 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 more information.</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>None</p>
<p>BC – j., k., l</p>	<p>This information can be found on our Local plans webpages.</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 our Local plans webpages.</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 Suffolk County Council, who hold this information, 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 purposes, it has been known in some very rare cases for people to own (without our knowledge) areas of public open space.</p>
<p>Question 3.2</p> <p>Land to be acquired for road works</p>	<p>Please refer your enquiry to Suffolk County Council, who hold this information, by emailing land.charges@suffolk.gov.uk</p>

Question	Guidance
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 Suffolk County Council, who hold this information, by emailing land.charges@suffolk.gov.uk
Question 3.5 Nearby railway schemes	Please refer your enquiry to Suffolk County Council, who hold this information, by emailing land.charges@suffolk.gov.uk Please also consult our Local plans webpages.
Question 3.6 Traffic schemes	Please refer your enquiry to Suffolk County Council, who hold this information, by emailing land.charges@suffolk.gov.uk
Question 3.7 Outstanding notices	
a.-d. and f. Building works, environment, health and safety, housing, public health	Please send requests by email to land.charges@westsuffolk.gov.uk
e. Highways	Please refer your enquiry to Suffolk County Council, who hold this information, by emailing land.charges@suffolk.gov.uk
g. Flood and coastal erosion risk management	Please refer your enquiry to the Environment Agency.
Building works and environment	For further information on how to access these records, please visit our Access to records and copy documents webpage. The information on our online planning application system - Public Access for building control records will only show applications that have either commenced, are pending consideration or completed. 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 our Breaches of planning permission (planning enforcement) webpage, 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 our Article 4 directions . webpage. 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 our Article 4 directions . webpage.

Question	Guidance
Order revoking planning permission or modifying	This information is available on our online planning application system - Public Access .
Another notice of breach of condition	The Enforcement Register can be viewed on our Breaches of planning permission (planning enforcement) webpage To check online decision notices please use our online planning application 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? The making of the area a conservation area before 31 August 1974. An unimplemented resolution to designate the area a conservation area.	This information can be found on our Planning and building regulations webpages.
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 West Suffolk Council do not currently hold any compulsory purchase orders.
Question 3.13 Contaminated land	The online register is available on the West Suffolk Council website Environmental problems webpage.
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?	This information is available from UK Radon, Public Health England, Chilton, Didcot, Oxfordshire, OX11 0RQ. Telephone: 01235 825200. UK Radon website
Question 3.15 a. and b. Assets of community value	Information can be found on our Community right to challenge and bid webpage, and (where appropriate) charges are registered on the Local Land Charges Register.