

SCHEDULE OF REGISTERS/ INFORMATION FOR LOCAL SEARCH ENQUIRIES – 1st April 2017

Enquiry	Where has the information been made available for inspection?	Cost of information when ordered direct from Land Charges Department Please note all items are subject to VAT at 20% and costs below do not include this
PLANNING & BUILDING CONTROL 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;	This information is publicly available from 1974 on the Councils website www.reigate-banstead.gov.uk	£2
(b) a listed building consent		£2
(c) a conservation area consent		£2
(d) a certificate of lawfulness of existing use or development		£2
(e) a certificate of lawfulness of proposed use or development		£2
(f) a certificate of lawfulness of proposed works for listed buildings		£2
(g) a heritage partnership agreement	1.1g - k Not on Public Registers.	£2
(h) a listed building consent order	1.1k – If a copy certificate is required contact Building Control direct with their fee of £10. Pre 1991 applications may incur an additional fee. 1.1l – Certificates /Notices are not issued by RBBC.	£2
(i) a local listed building consent order		£2
(j) a building regulations approval)
(k) a building regulation completion certificate)
(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme) £8 total for these 3
1.1 Planning Designations and Proposals		
What designations of land use for the property or the area, and what specific	Local planning documents are publicly available on our website. Details of Frameworks implemented	£2 for R&B answer

proposals for the property, are contained in any existing or proposed development plan?	by Surrey County Council may be found at http://surreyonline.info/ or by contacting Surrey County Council's Planning and Development Group on 03456 009 009.	
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:		
(a) highways maintainable at public expense	Information is available directly from Surrey County Council, highway authority for this Borough. E-mail: personal.searches@surreycc.gov.uk	Please contact Surrey County Council
(b) subject to adoption and, supported by a bond or bond waiver		
(c) to be made up by a local authority who will reclaim the cost from the frontagers		
(d) to be adopted by a local authority without reclaiming the cost from the frontagers		
Public rights of way		
2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?	Information is available directly from Surrey County Council, the highway authority for this Borough. E-mail: personal.searches@surreycc.gov.uk	Please contact Surrey County Council
2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property?		
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 r shown on a definitive map?		
2.5 If so, please attach a plan showing the approximate route.		
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		
Is the property included in land required for public purposes?	This information is available by consulting the Local Plan, in Town Hall Reception / Land Charges	£2

	Office or on the Councils website.	
3.2. Land to be acquired for road works		
Is the property included in land to be acquired for road works?	Information is available directly from Surrey County Council, highway authority for this area.	Please contact Surrey County Council
3.3. Drainage matters		
(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?	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.	
(b) Are there adopted SuDS features within the boundary of the property?	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.	
(c) If the property benefits from a SuDS, who bills the property for the surface water drainage charge?	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.	
3.4 Nearby road schemes		
Is the property (or will it be) within 200 metres of any of the following?		
(a) The centre line of a new trunk road or special road specified in any order, draft order or scheme	3.4 a – f Information is available directly from Surrey County Council, highway authority for this area. E-mail: personal.searches@surreycc.gov.uk	Please contact Surrey County Council
(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		
(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 lane		
(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		
(e) the centre line of the proposed route of a new road under proposals published for public consultation		
(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		
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?	3.5 a & b Information is available directly from Surrey County Council, highway authority for this area.	Please contact Surrey County Council
(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?	E-mail: personal.searches@surreycc.gov.uk	
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 Boxed B and C and are within 200 metres of the		

boundaries of the property?		
(a) permanent stopping up or diversion	3.6 a - l Information is available directly from Surrey County Council, highway authority for this Borough.	Please contact Surrey County Council
(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		
(l) bridge building		
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?		
(a) building works;	3.7a Notices not issued by RBBC 3.7 b – d & f	£2
(b) environment;	Not on Public Registers.	£2
(c) health and safety;		£2
(d) housing;		£2
(e) highways;		Information is available directly from Surrey County Council, highway authority for this Borough.
(f) public health;	See note at 3.7b	£2
(g) flood and coastal erosion risk management	Information is available directly from Surrey County Council, highway authority for this area.	Please contact Surrey County Council
3.8. Contravention of Building Regulations		
Has the local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?	Not applicable at RBBC	£2
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?		
(a) an enforcement notice	Not on Public Registers a - n	£2
(b) a stop notice		£2

(c) a listed building enforcement notice		£2
(d) a breach of condition notice		£2
(e) a planning contravention notice		£2
(f) other notice relating to breach of planning control		£2
(g) listed building repairs notice		£2
(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation		£2
(i) building preservation notice		£2
(j) direction restricting permitted development		£2
(k) order revoking or modifying a planning permission		£2
(l) order requiring discontinuance of use or removal of building or works		£2
(m) tree preservation order		£2
(n) proceedings to enforce a planning agreement or planning contribution		£2
3.10. Community infrastructure levy (CIL)		
(a) Is there a CIL charging schedule?	Information available on our website. www.reigate-banstead.gov.uk	£2
(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?	Not on public register.	£8
(c) Has any demand notice been suspended?		£2
(d) Has the Local Authority received full or		£2

part payment of any CIL liability?		
(e) Has the local authority received any appeal against any of the above?		£2
(f) Has a decision been taken to apply for a liability order?		£2
(g) Has a liability order been granted?		£2
(h) Have any other enforcement measures been taken?		£2
3.11. Conservation Areas		
Do the following apply in relation to the property?		
(a) the making of the area a Conservation Area before 31 August 1974	Information available on our website. www.reigate-banstead.gov.uk	£2
(b) an unimplemented resolution to designate the area a Conservation Area?	Information available from Planning Department	£2
3.12 Compulsory Purchase		
Has any enforcement order or decision been made to compulsorily purchase or acquire the property?	In respect of orders or decisions made by Surrey County Council. Information is available directly from Surrey County Council, highway authority for this area. Email: personal.searches@surreycc.gov.uk In respect of all other orders and decisions, Information available from Legal Department at Tandridge District Council	£2
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;	Information can be found on the Councils website. Where an entry is placed on the Register it will appear on the web site.	If you require a contaminated land report contact the Environmental Department. There will be a charge for this service. Justin.haves@reigate-banstead.gov.uk
(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990 (i) a decision to make and 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		

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 from indicative maps provided by the Health Protection Agency and also via the Councils website	£2
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?	Information available on our website www.reigate-banstead.gov.uk	£8
(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 from the Legal Services team	£6
	Information available on our website www.reigate-banstead.gov.uk	
	This information is available from the Legal Services team	

Useful Contacts

- Local Land Charges Department
 - Post: Reigate & Banstead Borough Council Town Hall, Castlefield Road, Reigate RH2 0SH
 - DX: 54102 Reigate 2
 - Tel: 01737 276068
 - Email: land.charges@reigate-banstead.gov.uk

- Surrey County Council, Highways Information Team
 - Post: Merrow Depot, Merrow Lane, Guildford, GU4 7BQ
 - DX: 31509 Kingston
 - Tel: 0300 200 1003
 - Fax: 0208 541 8923
 - Email: highwayinfo@surreycc.gov.uk

- Thames Water Property Insight
 - Post: PO Box 3189, Slough, SL1 4WW
 - DX: 151280 Slough 13
 - Tel: 01889 251504
 - Email: searches@thameswater.co.uk

- Radon Survey
 - Post: Health Protection Agency, Centre for radiation, Chemical and Environmental Hazards, Chilton, Didcot, Oxon, OX11 0RQ
 - Tel: 01235 822622
 - Web: www.hpa.org.uk