

This guide has been produced to help our customers access the Con29 information, giving details of how and where to obtain the relevant answers.

Local Land Charges Register

An LLC1 search covers the information held on the Local Land Charges (LLC) Register and can be purchased directly using the Search Request Form, the current residential fee being **£30.60**.

The LLC Register is a public register which may be inspected by anyone wishing to do so.

A search of the local authority records can help to protect potential purchasers. It lets them know if there are any restrictions, agreements or proposals which may affect the property or land.

Planning Public Register

The Planning Public Register is a public register which may be inspected by anyone wishing to do so.

Data held on the above register can be purchased through LLC by using the Search Request Form. The current fee for question 1.1a-i for residential properties is **£6.48** (fee includes VAT).

This register contains details of all Planning Applications and decisions under planning legislation.

Enforcement & Tree Preservation Order Public Registers

Data held on the above registers can be purchased through LLC by using the Search Request Form. The current fee for question 3.9 for residential properties is **£2.88** (fee includes VAT).

These registers contain Enforcement Notices, Stop Notices, Breach of Condition Notices and Tree Preservation Orders.

Tree Preservation Order Public Register contact the Planning Section, Development Services direct, on 01283 508606 or email dcsupport@eaststaffsbc.gov.uk

The Enforcement Register can be viewed on the Planning Delivery page of the ESBC website www.eaststaffsbc.gov.uk

Please Note: You will not be able to obtain all the information required to answer questions under 3.9 on the Con 29 from Public Registers.

Highway Information

Staffordshire County Council is responsible for all adopted highways within East Staffordshire.

To purchase a reply directly from Staffordshire County Council for all or individual questions complete a Highway Search Enquiry Form obtained from www.staffordshire.gov.uk . A fee will be charged for this information.

To obtain details of adopted highways information held in the public register you will need to email your request to land.charges@staffordshire.gov.uk with the name of the road and an accompanying plan. You will receive a verbal response the following day by phoning after 3.00pm.

Please note: Information obtained from the Adopted Highway Public Register only relates to question 2.1.a on the Con 29 form.

Drainage Matters

Drainage matters can be viewed on the planning page of the ESBC website www.eaststaffsbc.gov.uk and refer to the conditions in the individual planning decisions.

Local Plan

The Local Plan can be viewed on the Planning Policy page of the ESBC website www.eaststaffsbc.gov.uk

Nearby Railway Schemes

Information regarding nearby railway schemes can be obtained from Staffordshire County Council website www.staffordshire.gov.uk and search for Local Transport Plan and <https://www.hs2.org.uk/in-your-area/contact-us/>.

Contaminated Land Register

Data held on the above register can be purchased through LLC by using the search request form. The current fee for Question 3.13 for residential properties is **£2.28** (fee includes VAT).

Information regarding the Contaminated Land Register can be obtained from the Pollution page of the ESBC website www.eaststaffsbc.gov.uk

Radon Gas

Searches can be carried out via the UK Radon website, www.ukradon.org and the Health Protection Agency (HPA) website, www.hpa.org.uk/radiation. A fee will be charged for this service.

Remaining Questions

All the remaining questions, Q1.1.a-i, 1.1j-l, 3.1, 3.7, 3.8, 3.9, 3.10, 3.12, 3.13 and 3.15 on the Con 29 can only be purchased through LLC by using the Search Request Form. Please refer to the request form for details of the individual fees.

Complete Local Authority Residential Search

To purchase a full Residential Search (LLC1 & Con29) the current fee is **£103.98** (fee includes VAT on the Con29 element of the search only).

Commercial Searches

Commercial Searches are also catered for in the same way. Please refer to the Search Request Form for details of the individual fees.

Complete Local Authority Commercial Search

To purchase a full Commercial Search (LLC1 & Con29) the current fee is **£192.06** (fee includes VAT on the Con29 element of the search only).

Personal Searches

To book a personal search complete the Search Request Form and email to locallandcharges@eaststaffsbc.gov.uk

Following receipt of your email the Local Land Charges Team will prepare the personal search. For full details of ESBC Personal Search Procedure visit ESBC website www.eaststaffsbc.gov.uk.

Please Note:

- That a Personal Search only covers access to the Local Land Charges Register and not any other Statutory Register.
- Under rule 7 of The Local Land Charges Rules 1977, Conditional Planning Permissions can be obtained from The Planning Public Register.

Payment

You can pay by opening a monthly account, please provide your details on the Search Request Form. Cheques made payable to 'East Staffordshire Borough Council'. Cash is not accepted. Full details how to make payment, including BACS payments are provided on the Search Request Form.

Other Useful Contacts

The local authority is not responsible for maintaining public sewers / water supply records.

If you wish to purchase Con29DW drainage and water search contact Severn Trent Searches on 01159 627269 web link www.severntrentsearches.com. A fee will be charged for this information.

Contact Details:

Local Land Charges Team

Address:

East Staffordshire Borough Council,
PO BOX 8045,
DE14 9JG

Phone: 01283 508738

Email: locallandcharges@eaststaffsbc.gov.uk