



SCHEDULE OF REGISTERS / INFORMATION FOR LOCAL LAND CHARGES SEARCH ENQUIRY (2008)

Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>1 Planning and Building Regulations</b>			
<p><b>1.1 Decisions and Pending Applications</b> Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications -</p> <p>(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</p> <p>(f) building regulations approval (g) a building regulation completion certificate (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?</p>	<p>(a) – (e) Information is publicly available 1974 to date – via Planning Public Access pre 1974 available in paper planning register</p>	<p>Access to reception computers is on a first come first served basis</p> <p>paper planning register are available in the Planning and Engineering reception area Civic Centre, Riverside, Stafford ST16 3AQ</p>	<p>(a) - (e) *Publicly available</p>
	<p>(a) – (e) Information is available in tailored report</p>	<p>Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan</p>	<p>planning questions Residential one off fee £15.00</p>
	<p>(f) – (g) Information is not currently available on public register (h) Information publicly available August 2007 to date – via Planning Public Access August 2005 to July 2007 no resource to access data</p>	<p>Online forms submitted to land charges service with appropriate fee and search area marked clearly on plan</p>	<p>(h) *Publicly available ***Stafford Borough does not hold certificates and notices issued by third party contractors i.e competent person self certification scheme</p>
	<p>(f) – (h) Information is available in tailored report</p>	<p>Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan</p>	<p>Building regulation questions Residential one off fee £15.00</p>

\*Fees & charges as listed at the end of this document \*\*Environmental Health \*\*\* Stafford Borough does not hold certificates and notices issued by third party contractors i.e issued under the competent person self certification scheme

Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>1 Planning and Building Regulations</b>			
<b>1.2 Planning Designations and Proposals</b> 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?	Information is publicly available as part of the Stafford Borough Local Plan 2001 as the current adopted development plan for Stafford Borough and contains policies directing development proposals and promoting appropriate land-use.  <a href="#">Local Plan</a>	Access to reception computers is on a first come first served basis  A paper copy of the Local Plan is available at reception area at Civic Centre, Riverside, Stafford, ST16 3AQ  Local Plan document (out of print)	£40.00 +pp  £50.00 + pp
	1.2 Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	planning questions as above

Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>2 Roads</b>			
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	(a) Information is publicly available from Staffordshire County Land Charges section	Contact Staffordshire County Council : 01785 276594/5	(a) *Publicly available
(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; or (d) to be adopted by a local authority without reclaiming the cost from the frontagers?	(a) Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	highway questions Residential one off fee £30.00*
	(b) – (d) Information is available in tailored report		

Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>3 Other Matters</b>			
<b>3.1 Land required for Public Purposes</b> Is the property included in land required for public purposes?	Information is publicly available as part of the Stafford Borough Local Plan 2001 and contains policies directing development proposals and promoting appropriate land-use.  <a href="#">Local Plan</a>	Access to reception computers is on a first come first served basis  A paper copy of the Local Plan is available in the reception area Civic Centre, Riverside, Stafford ST16 3AQ  Local Plan document (out of print)	*Publicly available  £40.00 + pp  £50.00 +pp
<b>3.2 Land to be acquired for Road Works</b> Is the property included in land to be acquired for road works?	Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	planning questions Residential one off fee £15.00
	Information is available from Staffordshire County Land Charges section	Contact Staffordshire County Council : 01785 276594/5	*Publicly available
	Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	Part of grouped highway questions Residential one off fee £30.00*

Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>3 Other Matters</b>			
<p><b>3.3 Drainage Agreements and Consents</b> Do either of the following exist in relation to the property-</p> <p>(a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or</p> <p>(b) An agreement or consent for (i) a building, or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main?</p>	<p>Severn Trent Retail and Utility Services Limited Severn Trent Searches PO Box 6187  Nottingham NG5 1LE</p>	<p>DX : 723860 Nottingham 43 Tel: 0115 962 7269  www.severntrentsearches.com</p>	<p>Contact Severn Trent Water</p>
	(a) – (b) Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	planning questions Residential one off fee £15.00
<p><b>3.4 Nearby Road Schemes</b> Is the property (or will it be) within 200 metres of any of the following -</p> <p>(a) the centre line of a new trunk road or special 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) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes</p>	(a) Information is publicly available as part of the Stafford Borough Local Plan 2001 and contains policies directing development proposals and promoting appropriate land-use.	<p>Access to reception computers is on a first come first served basis</p> <p>A paper copy of the Local Plan 2001 is available in the reception area Civic Centre, Riverside, Stafford ST16 3AQ</p>	*Publicly available
	(a) – (c) Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	highway questions Residential one off fee £30.00*

Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>3 Other Matters</b>			
<p><b>3.4 Nearby Road Schemes cont...</b> Is the property (or will it be) within 200 metres of any of the following –</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>	(d) Information is available in tailored report		
	(e) – (f) Information is publicly available as part of the Stafford Borough Local Plan 2001 and contains policies directing development proposals and promoting appropriate land-use.	<p>Access to reception computers is on a first come first served basis</p> <p>A paper copy of the Local Plan is available in the reception area Civic Centre, Riverside, Stafford ST16 3AQ</p>	*Publicly available
	(d) – (f) Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	Part of grouped highway questions Residential one off fee £30.00*

Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>3 Other Matters</b>			
<p><b>3.5 Nearby Railway Schemes</b> Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?</p>	Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	planning questions Residential one off fee £15.00
<p><b>3.6 Traffic Schemes</b> Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property-</p> <ul style="list-style-type: none"> <li>(a) permanent stopping up or diversion</li> <li>(b) waiting or loading restrictions</li> <li>(c) one way driving</li> <li>(d) prohibition of driving</li> <li>(e) pedestrianisation</li> <li>(f) vehicle width or weight restriction</li> <li>(g) traffic calming works including road humps</li> <li>(h) residents parking controls</li> <li>(i) minor road widening or improvement</li> <li>(j) pedestrian crossings</li> <li>(k) cycle tracks or</li> <li>(l) bridge building?</li> </ul>	(a) – (l) Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	highway questions Residential one off fee £30.00*

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Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>3 Other Matters</b>			
<p><b>3.7 Outstanding Notices</b> 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:—</p> <p>(a) building works; (b) environment; (c) health and safety; (d) housing; (e) highways; or (f) public health?</p>	Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	Part of grouped planning, highway or EH questions Residential one off planning fee £15.00 BR fee £15.00 Highway fee £30.00 EH fee £15.00
<p><b>3.8 Contravention of Building Regulations</b> Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?</p>	Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	planning questions Residential one off fee £15.00

Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>3 Other Matters</b>			
<p><b>3.9 Notices, Orders, Directions and Proceedings under Planning Acts</b> 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:-</p> <p>(a) an enforcement notice (b) a stop notice (c) a listed building enforcement notice (d) a breach of condition notice;</p> <p>(e) a planning contravention notice; (f) another notice relating to breach of planning control (g) a 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) a building preservation notice (j) a direction restricting permitted development (k) an order revoking or modifying planning permission (l) an order requiring discontinuance of use or alteration or removal of building or works (m) a tree preservation order; or (n) proceedings to enforce a planning agreement or planning contribution?</p>	(a) – (d) Information is available on paper register	Appointment advisable to view in reception area Civic Centre	*Publicly available
	(a) – (d) Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	planning Residential one off fee £15.00
	(e) – (n) Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	planning questions Residential one off fee £15.00
	(m) information available in paper format - Forward Planning team	Appointment advisable to view in reception area Civic Centre Riverside Stafford ST16 3AQ TPO no. is required	*Publicly available

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Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>3 Other Matters</b>			
<p><b>3.10. Conservation Area</b> Do the following apply in relation to the property-</p> <p>(a) the making of the area a Conservation Area before 31 August 1974; or</p> <p>(b) an unimplemented resolution to designate the area a Conservation Area??</p> <p>(c)</p>	(a) – (b) Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	planning questions Residential one off fee £15.00
<p><b>3.11. Compulsory Purchase</b> Has any enforceable order or decision been made to compulsorily purchase or acquire the property?</p>	Information is available in tailored report	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	Part of grouped highway or **EH questions Residential one off highway fee £30.00 EH fee £15.00
<p><b>3.12. Contaminated Land</b> 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 in such a condition that harm or pollution of controlled waters might be caused on the property):-</p> <p>(a) a contaminated land notice;</p> <p>(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:-</p> <p>(i) a decision to make an entry; or</p> <p>(ii) an entry; or</p> <p>(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?</p>	Information is available in tailored report – currently the report will show a negative response whilst work in this area is being undertaken	Online forms submitted to land Charges Service with appropriate fee and search area marked clearly on a plan	Part of grouped **EH questions Residential one off fee £15.00

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Enquiry	Registers/Information	Requirements/Appointments	Cost of access
<b>3 Other Matters</b>			
<p><b>3.13. Radon Gas</b> Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?</p>	<p>Information on radon, including an indicative version of the radon affected area map, the associated health risks and common questions and answers is available on the Health Protection Agency (HPA) web site: <a href="http://www.hpa.org.uk/radiation/radon/index.htm">http://www.hpa.org.uk/radiation/radon/index.htm</a></p>	<p>Contact Environment &amp; Health section for advice</p>	

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## Land Charges - fees and charges 1 April 2010 – 31 March 2011

<b>One parcel of land</b> (including official LLC1)	£ 95.00
<b>Residential</b>	
Each additional parcel	£ 10.00
LLC1	£ 25.00
Standard Enquiries CON29R (required)	£ 70.00
<b>Separately priced enquiries</b>	
<b>Highways</b> subject to SCC setting new fee 2009	£ 30.00
<b>Planning</b>	£ 15.00
<b>Building Regulations</b>	£ 15.00
<b>Environmental</b>	£ 15.00
CON29 Optional	each printed enquiry £ 25.00
	each additional enquiry £ 25.00
<b>One parcel of land</b> (including official LLC1)	£ 165.00
<b>Commercial</b>	
Each additional parcel	£ 15.00
LLC1	£ 30.00
Standard Enquiries CON29R (required)	£ 135.00
<b>Separately priced enquiries</b>	
<b>Highways</b> subject to SCC setting new fee 2009	£ 30.00
<b>Planning</b>	£ 30.00
<b>Building Regulations</b>	£ 30.00
<b>Environmental</b>	£ 35.00
CON29 Optional	each printed enquiry £ 30.00
	each additional enquiry £ 30.00
Electronic Searches via NLIS are charged at the rate listed above	

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Planning and Regeneration schedule of copy charges 2010 /2011

**NB. Stafford Borough Council Building Control does not hold certificates and notices issued by third party contractors i.e competent person self certification scheme 1.1 (h)**

**Decision Notices Appeal Decision and Completion Certificates are available free of charges from SBC Planning Public Access site [www.staffordbc.gov.uk/planning](http://www.staffordbc.gov.uk/planning)**

Planning Decision	£39.00
Building Reg's Decision	£39.00
Appeal Decision	£39.00
Section 106 Agreement	£39.00
Tree Preservation Orders	£39.00
Other Notices	£39.00
Planning Documents to Disc (max200 pages)	£20.00
Up to & including each additional 200 pages	£10.00
Advice on Existing DC & BC Developments	
per half hour	£20.00
Minimum Charge	£20.00
High Hedge legislation – Investigation of Complaint	£525.00

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Staffordshire County Land Charge Fees 1 April 2010 to 31<sup>st</sup> March 2011 (awaiting SCC confirmation of fee charges for 2011)

LLC1	£17.30
CON29 Required	£28.30
Component Data CON29 Required £16.20 plus individual questions	
2a) - d) each	£1.10
3.2	£1.10
3.4a) – f) each	£1.10
3.6a) – l) each	£1.10
3.7 e)	£1.10
3.11	£1.10
CON29 Optional Administrative charge of £16.20 plus cost of individual question when requested separately from CON29R	
5.1	£3.25
5.2	£3.25
8.1	£3.25
8.2	£3.25
9	£3.25
22.1	£3.25
22.2	£3.25
Question 22 further information	£16.20

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