

SCHEDULE 7

Local enquiries

PART 2

Enquiries

Planning and building decisions and pending applications

3. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications—

- (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;
- (f) building regulations approvals;
- (g) a building regulations completion certificate; and
- (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme⁽¹⁾.

Planning designations and proposals

4. 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?

Roads

5. Which of the roads, footways and footpaths named in the application for this search are—

- (a) highways maintainable at public expense;
- (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?

Land required for public purposes

6. Is the property included in land required for public purposes?

Land to be acquired for road works

7. Is the property included in land to be acquired for road works?

Drainage agreements and consents

8. Do either of the following exist in relation to the property—

(1) See regulation 16A of the Building Regulations 2000.

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- (a) an agreement to drain buildings in combination into an existing sewer by means of a private sewer; or
- (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?

Nearby road schemes

9. 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;
 - (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 lanes;
 - (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;
 - (e) the centre line of the proposed route of a new road under proposals published for public consultation; or
 - (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?

Nearby railway schemes

10. Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

Traffic schemes

11. Has a local authority approved but not yet implemented any of the following for roads, footways and footpaths which abut the boundaries of the property—

- (a) permanent stopping up or diversion;
- (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; or
- (l) bridge building?

Outstanding notices

12. 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—

- (a) building works;
- (b) environment;
- (c) health and safety;
- (d) housing;
- (e) highways; or
- (f) public health?

Contravention of building regulations

13. Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

Notices, orders, directions and proceedings under Planning Acts

14. 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—

- (a) an enforcement notice;
- (b) a stop notice;
- (c) a listed building enforcement notice;
- (d) a breach of condition notice;
- (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 buildings or works;

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- (m) a tree preservation order; or
- (n) proceedings to enforce a planning agreement or planning contribution?

Conservation areas

- 15.** Do the following apply in relation to the property—
- (a) the making of the area a conservation area before 31st August 1974; or
 - (b) an unimplemented resolution to designate the area a conservation area?

Compulsory purchase

16. Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

Contaminated land

17. 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)—

- (a) a contaminated land notice;
- (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990⁽²⁾—
 - (i) a decision to make an entry; or
 - (ii) an entry; or
- (c) consultation with the owner or occupier of the property conducted under section 78G⁽³⁾ of the Environmental Protection Act 1990⁽³⁾ before the service of a remediation notice?

Radon gas

18. Do records indicate that the property is in a “Radon Affected Area” as identified by the Health Protection Agency⁽⁴⁾?

⁽²⁾ 1990 c. 43. Section 78R is inserted by section 57 of the Environment Act 1995.

⁽³⁾ Section 78G is inserted by section 57 of the Environment Act 1995.

⁽⁴⁾ A body established under section 1 of the Health Protection Agency Act 2004 (c. 17).