

Sources of Property Based Information – Blaby District Council (BDC)

Please see the end of the document for contact details for the departments and authorities referred to below.

Personal Searches of the Local Land Charges Register

Blaby District Council (BDC) does not operate an appointments system, but provides extracts of the Local Land Charges Register by email. For a personal search of the Local Land Charges Register, please contact the Local Land Charges team direct to land.charges@blaby.gov.uk .

Copies of s106 Agreements are available on public access under the relevant planning application reference www.blaby.gov.uk/publicaccess

For all other enquiries please contact land.charges@blaby.gov.uk

CON29R Form – Enquiries of a Local Authority (2016 Edition)

Access to information to answer questions on the CON29R form is explained below. For access to information not already publically accessible, ie information held in live systems with no public facing interface, access will be under the Environmental Information Regulations 2004 (EIR) – please contact eir@blaby.gov.uk . Information that is already publically accessible will not be provided in response to a request made under the EIR. Please note that this applies only to information held by Blaby District Council.

CON29R	QUESTION	DATA OWNER	INFORMATION AVAILABLE / ACCESS METHOD
1.1	<p>Planning and Building Regulation Decisions and Pending Applications</p> <p>Which of the following relating to the property have been granted, issued, refused or (where applicable) are the subject to pending applications:-</p> <ul style="list-style-type: none"> (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) a certificate of lawfulness of proposed works for listed buildings; (g) a heritage partnership agreement; (h) a listed building consent order; (i) a local listed building consent order; 	BDC	<p>All planning files are available for inspection at Planning reception.</p> <p>Planning Information is also available on the website via public access – www.blaby.gov.uk/publicaccess</p> <p>Textual information is available on the website dating back to June 1980, and documents available on the website dating back to June 2011. For any material before this date, access will be via inspection at the council offices during normal opening hours.</p> <p>(g) The local authority does not have any heritage partnership agreements.</p> <p>(h) The local authority does not issue listed building consent</p>

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	(j) building regulations approval; (k) a building regulation completion certificate; and (l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme.		orders. (i) The local authority does not issue local listed building consent orders. <hr/> 1.1 (j), (k), (l) Building Control information is not available via public register. Access is under EIR to eir@blaby.gov.uk
1.2	Planning Designations and Proposals What designations of land use for the property or the area, and what specific designation for the property, are contained in any existing or proposed development plan?	BDC	This information is available by consulting public local plans which are available for inspection at the Council Offices or can be viewed on the website: The Local Plan (Delivery DPD) was adopted February 2019: https://www.blaby.gov.uk/planning-and-building/local-plan/local-plan-delivery-dpd/ The adopted Local Plan (Core Strategy) February 2013: https://www.blaby.gov.uk/planning-and-building/local-plan/local-plan-core-strategy/ Blaby District Local Plan 1999: https://www.blaby.gov.uk/planning-and-building/local-plan/local-plan-1999/
	Roadways, footways and footpaths		
2.1	Roads	LCC	Contact Leicestershire County Council.
2.2 – 2.5	Public Rights of Way	LCC	Contact Leicestershire County Council.
	Other matters		
3.1	Land required for Public Purposes	BDC	There is currently no land required for Public Purposes.

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	Is the property included in land required for public purposes?		
3.2	Land to be acquired for Road Works	LCC	Contact Leicestershire County Council.
3.3	Drainage Matters (a) Is the property served by a sustainable urban drainage system (SuDS) (b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance? (c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?	Severn Trent	Blaby District Council does not hold this information. As schedule 3 of the Flood and Water Management Act 2010 has not commenced, there is no legal duty or responsibilities on Councils to keep records of any new or existing Sustainable Drainage Systems (SuDS). You may also wish to contact Severn Trent.
3.4	Nearby Road Schemes	LCC	Contact Leicestershire County Council.
3.5	Nearby Railway Schemes	LCC	Contact Leicestershire County Council.
3.6	Traffic Schemes	LCC	Contact Leicestershire County Council.
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 Schedule:- (a) building works; (b) environment; (c) health and safety; (d) housing; (e) highways; (f) public health; (g) flood and coastal erosion risk management	BDC LCC	For (a) to (d) and (f) This information is not available via public register. Access is under EIR to eir@blaby.gov.uk For (e) and (g) contact Leicestershire County Council.

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3.8	<p>Contravention of Building Regulations</p> <p>Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?</p>	BDC	<p>Building Control information is not available via public register. Access is under EIR to eir@blaby.gov.uk</p>
3.9	<p>Notices, Orders, Directions and Proceedings under Planning Acts</p> <p>(notices approved but not issued are <u>not</u> shown on the Local land Charges Register)</p> <p>Do any of the following subsist in relation to the property, or has any local authority decided to issue, service, make or commence any of the following:-</p> <ul style="list-style-type: none"> (a) enforcement notice (b) stop notice (c) listed building enforcement notice (d) breach of condition notice (e) planning contravention notice (f) other notice relating to breach of planning control (g) 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) building preservation order (j) direction restricting permitted development (k) order revoking or modifying a planning permission (l) order requiring discontinuance of use or removal of building works (m) tree preservation order (n) proceedings to enforce a planning agreement or planning 	BDC	<p>All planning files are available for inspection at Planning reception.</p> <p>Planning Information is also available on the website via public access – www.blaby.gov.uk/publicaccess</p> <p>Textual information is available on the website dating back to June 1980, and documents available on the website dating back to June 2011. For any material before this date, access will be via inspection at the council offices during normal opening hours.</p> <p>For (a) to (f) and (j), (l), (m) and (n) Access is under EIR to eir@blaby.gov.uk</p> <p>(g) (h) and (i) (k) – answer is no, as no such items have been issued in the District.</p>

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	contribution		
3.10	Community Infrastructure Levy		Blaby District Council does not hold this information as the local authority has not adopted a CIL charging schedule.
3.11	<p>Conservation Area</p> <p>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>	BDC	<p>Cosby conservation area is the only conservation area made before 31 August 1974. Precise date of creation unknown. Maps available for inspection at Council Offices for precise boundary information.</p> <p>General information regarding the Conservation Areas within Blaby District is available on the website:</p> <p>https://www.blaby.gov.uk/planning-and-building/conservation/conservation-areas/</p>
3.12	<p>Compulsory Purchase</p> <p>Has any enforceable order or decision been made to compulsorily purchase or acquire the property?</p>	BDC LCC	<p>This would be revealed on a Personal Search of the Local Land Charges Register. Please direct your enquiry to land.charges@blaby.gov.uk</p> <p>You should also direct your enquiry to Leicestershire County Council.</p>
3.13	<p>Contaminated Land</p> <p>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 pollution of controlled waters might be caused to 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</p>	BDC	<p>To date, Blaby District Council has made no entry on this register. For more information please visit:</p> <p>https://www.blaby.gov.uk/environmental-issue/waste-and-environment/contaminated-land/</p> <p>You may also wish to contact the: Environment Agency, National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY or by email to enquiries@environment-agency.gov.uk</p>

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	under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?		
3.14	<p>Radon Gas</p> <p>Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?</p>	The Health Protection Agency	<p>The council does not hold records regarding Radon Gas.</p> <p>Radon Affected Areas are those designated by Public Health England (PHE). It is recommended that the level of radon should be measured in all properties within Radon Affected Areas.</p> <p>Public Health England contact details:</p> <p>Radon Group, Public Health England, Centre for Radiation, Chemicals and Environmental hazards, Chilton, Didcot, Oxon, OX11 0RQ</p> <p>Tel: 01235 822622</p> <p>Email: radon@phe.gov.uk</p> <p>Further information on radon is available at www.ukradon.org</p>
3.15	<p>Assets of Community Value</p> <p>(a) Has the property been nominated as an asset of community value? If so:-</p> <ul style="list-style-type: none"> (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? <p>(b) If the property is listed:</p> <ul style="list-style-type: none"> (i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in 	BDC	<p>The Community Right to Bid / Assets of Community Value Lists are available as a excel spreadsheet download from: https://www.blaby.gov.uk/strategies-and-plans/communities-and-neighbourhoods/assets-of-community-value/</p>

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	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?		

ENVIRONMENTAL INFORMATION REGULATIONS 2004 (EIR)

Contact details for departments & agencies in respect further enquiries relating to property search information.

<p>Blaby District Council Address: Council Offices, Desford Road, Narborough, LE19 2EP Telephone: 0116 275 0555 Website: www.blaby.gov.uk</p> <p>Information Governance – 0116 272 7678 eir@blaby.gov.uk</p> <p>Local Land Charges – 0116 272 7579 land.charges@blaby.gov.uk</p> <p>Building Control – 0116 272 7533 building.control@blaby.gov.uk</p> <p>Planning & Development – 0116 272 7705 planning@blaby.gov.uk</p>	<p>Leicestershire County Council Address: County Hall, Glenfield, Leicester, LE3 8RA Telephone: 0116 2323232 Website: Leicestershire County Council Website Contacts: Leicestershire County Council Contact Information</p> <p>Leicestershire County Council Local Land Charges – 0116 305 8305 Fax: 0116 305 6618 Email: localsearches@leics.gov.uk Address: Local Searches, Network Management, Leicestershire County Council, County Hall, Glenfield, Leicester LE3 8RJ</p>
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<p><u>Public Health England - Radon Survey</u></p> <p>Address: Centre for Radiation, Chemical and Environmental Hazards, Chilton, Didcot, Oxon OX11 0RQ, UK</p> <p>Telephone: +44 (0) 1235 822622</p> <p>Fax: +44 (0)1235 833891</p> <p>Website: http://www.ukradon.org/services/ and http://www.ukradon.org/contactform</p>	<p><u>Severn Trent Searches</u></p> <p>Address 2nd Floor 30-34 Hounds Gate Nottingham NG1 7AB or PO Box 10155 Nottingham NG1 9HQ</p> <p>Telephone: 0115 971 3550</p> <p>Fax: 0115 971 3551</p> <p>Email: enquiries@severntrentsearches.com</p> <p>DX: DX 723860 Nottingham 43</p> <p>Website: http://www.severntrentsearches.com/</p>
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