



South Tyneside Council

Updated 19.01.2017

HOW TO ACCESS AND INSPECT THE LOCAL LAND CHARGES REGISTER AND COMPONENT CON29 DATA

The Local Land Charges Register and component CON29 data can be inspected free of charge via a personal search appointment. This data can be inspected at the Customer Contact Centre Reception at South Shields Town Hall. Appointments to for a personal search of the Local Land Charges Register must be made by emailing the Land Charges office on landcharges@southtyneside.gov.uk or by telephone on (0191) 424 7205/7207/7206 and provide details of the address to be searched against. At the same time we must also receive a plan taken from the Ordnance Survey Map with the property clearly marked together with a list of all component data that you require (questions must be split down as per attached schedule). Plans can be emailed (PDF format) to landcharges@southtyneside.gov.uk

If, however, you would prefer a tailored report, this can be requested and provided either by post or electronically for the fee as shown. Fees must be submitted at the same time as you make your request for a tailored report together with a plan taken from the Ordnance Survey Map with the property clearly marked. The HMRC decision is that Con29 tailored report products are considered to be refined data and are therefore subject to VAT at the standard rate of 20%. The Council will be implementing VAT on 1 February 2017. We will be increasing our fees for Con29 tailored reports by 20%. Our charges which include VAT for Con29 tailored reports received on or after 1 February are published below. Our VAT number for your records is 178 1773 29.

	Where to access the information	Requirements for advance notice or appointment	Cost of tailored report	
			Postal (inc VAT @20%)	Electronic (inc VAT @20%)
PLANNING AND BUILDING 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 (b) A listed building consent	(a-i) information is available free of charge from 1980 to date is available to view on the Council’s website or at South Shields Town Hall. Information prior to 1980 is available in paper registers at South Shields	(a-j) Planning paper registers are available to view at the Customer Contact Centre, South Shields Town Hall. No appointment is necessary, however at busy times, you may need to wait until	(a)-(i) £3.86 each	(a) – (i) £3.28 each

<ul style="list-style-type: none"> (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 (j) Building regulations approval (k) A building regulation completion certificate and (l) Any building regulations certificate or notice issued in respect of works carried out under a competent person self-certification scheme? 	<p>Town Hall.</p> <p>(j-l) Building control information is not currently available on public register, however is available free of charge until public access is resolved.</p> <p>(a-l) Information also available by tailored report if required.</p>	<p>an cubicle is available.</p> <p>(j-l) Information is available by contacting buildingcontrol2@southtyneside.gov.uk</p> <p>Enquiries must be submitted to Local Land Charges with the appropriate fee.</p>	<p>(j) – (l) £6.46 each</p>	<p>(j) – (l) £5.47 each</p>
<p>1.2 Planning designations and proposals 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?</p>	<p>This information is available by consulting public local plans. The Unitary Development Plan (UDP) is available online as an interactive GIS-based version but not all the latest Local Development Framework (LDF) Proposals Maps are available in this interactive format. The LDF can be viewed and downloaded as PDF's online.</p> <p>Information is also available by tailored report if required (question</p>	<p>Appointment required to view information at Town Hall South Shields.</p> <p>Appointments are available on 1st come, 1st served basis by emailing Local Land Charges on landcharges@southtyneside.gov.uk providing details of the addresses and a plan</p> <p>Enquiries must be submitted to Local Land Charges with the</p>	<p>£2.57</p>	<p>£2.18</p>

	only, does not include copies of any maps)	appropriate fee.		
ROADS AND PUBLIC RIGHTS OF WAY				
Roads 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	2.1 This information is publicly available and a plan will be provided.	Appointment required to view information at Town Hall South Shields. Appointments are available on 1 st come, 1 st served basis by emailing Local Land Charges on landcharges@southtyneside.gov.uk providing details of the addresses and a plan	2.1 (a) – (d) £1.67 each	2.1(a)- (d) £1.42 each
(a) highways maintainable at public expense				
(b) subject to adoption and supported by a bond or 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 on a definitive map or revised definitive map?	2.2 This information is publicly available and a plan will be provided by the Local Land Charges Team.		2.2 £1.67	2.2 £1.42
2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?	2.3 -2.5 This information is available from the Highways Team.	Enquiries must be submitted to the Highways Team on susan.gray@southtyneside.gov.uk	2.3 £2.47	2.3 £2.10
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 or shown on a definitive map?		Enquiries must be submitted to Local Land Charges with the appropriate fee.	2.4 £2.47	2.4 £2.10
2.5 If so, please attach a plan showing the approximate route.	2.1-2.5 Information is also available by tailored report if required.		2.5 £1.67	2.5 £1.42
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	This information is available free of	Appointment required to view		

<p>Is the property included in land required for public purposes?</p>	<p>charge by consulting public local plans. The Unitary Development Plan (UDP) is available online as an interactive GIS-based version but not all the latest Local Development Framework (LDF) Proposals Maps are available in this interactive format. The LDF can be viewed and downloaded as PDF's online.</p> <p>Information also available by tailored report if required (question only, does not include copies of any plans).</p>	<p>information at Town Hall South Shields. Appointments are available on 1st come, 1st served basis by emailing Local Land Charges on landcharges@southtyneside.gov.uk providing details of the addresses and a plan</p> <p>Enquiries must be submitted to Local Land Charges with the appropriate fee.</p>	<p>£1.28</p>	<p>£1.09</p>
<p>3.2 Land to be acquired for road works Is the property included in land to be acquired for road works?</p>	<p>Register of any land subject to applications of planning permission. Information available by tailored report only (question only, does not include copies of any plans).</p>	<p>Enquiries must be submitted to Local Land Charges with the appropriate fee.</p>	<p>£4.62</p>	<p>£3.92</p>
<p>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?</p>	<p>Sustainable drainage information has only been held since 2015 for major developments. The information held in relation to these developments is based on detailed design drawings at the planning application stage and not final "as built" drawings. Planning applications may provide further information in relation to SuDS. Enquirers are recommended to review planning applications, section 106 agreements and to make enquiries with the local sewerage</p>	<p>Appointment required to view information at Town Hall South Shields. Details of addresses should be supplied to environmentalhealth.mailbox@southtyneside.gov.uk in advance.</p> <p>Appointments are available on 1st come, 1st served basis by emailing Local Land Charges on landcharges@southtyneside.gov.uk providing details of the addresses and a plan</p>	<p>£3.86</p>	<p>£3.28</p>

	<p>undertaker and the vendor to establish whether any SuDS systems are in place at the property.</p> <p>Planning applications can be viewed online or at the Town Hall, South Shields.</p> <p>Information also available by tailored report if required.</p>	<p>Enquiries must be submitted to Local Land Charges with the appropriate fee.</p>		
<p>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 (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 subway, underpass, flyover, footbridge, elevated road or dual carriageway, (iii) construction of a roundabout (other than a mini roundabout) or widening by</p>	<p>Street Works Register Publicly available.</p> <p>Information also available by tailored report if required (question only, does not include copies of any plans).</p>	<p>Appointment required to view information at Town Hall South Shields. Details of addresses should be supplied to susan.gray@southtyneside.gov.uk in advance. Appointments are available on 1st come, 1st served basis by emailing Local Land Charges:landcharges@southtyneside.gov.uk providing details of the addresses and a plan</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	<p>(a)-(f) £1.28 each</p>	<p>(a)-(f) £1.09 each</p>

<p>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;</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>				
<p>3.5 Nearby railway schemes</p> <p>(a) Is the property or will it be within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?</p> <p>(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?</p>	<p>Some of this information is publicly available by consulting local plans and documents. The Unitary Development Plan (UDP) is available online as an interactive GIS-based version but not all the latest Local Development Framework (LDF) Proposals Maps are available in this interactive format. The LDF can be viewed and downloaded as PDF's online.</p> <p>Information also available by tailored report if required.</p>	<p>Appointment required to view information at Town Hall South Shields. Appointments are available on 1st come, 1st served basis by emailing Local Land Charges on landcharges@southtyneside.gov.uk providing details of the addresses and a plan</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	<p>(a)-(b) £1.28 each</p>	<p>(a)-(b) £1.09 each</p>
<p>3.6 Traffic Schemes</p> <p>Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (which are named in boxes B and C and are within 200 metres of the boundaries of the property)?</p>	<p>Street Works Register Publicly available.</p>	<p>Appointment required to view information at Town Hall South Shields. Details of addresses should be supplied to susan.gray@southtyneside.gov.uk in advance. Appointments are</p>	<p>(a)-(l) £1.09 each</p>	<p>(a)-(l) £0.66 each</p>

<ul style="list-style-type: none"> (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 height 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 	<p>Information also available by tailored report if required.</p>	<p>available on 1st come, 1st served basis by emailing Local Land Charges on landcharges@southtyneside.gov.uk providing details of the addresses and a plan</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>		
<p>3.7 Outstanding notices Do any Statutory notices which relate to the following matter subsist in relation to the property other than those revealed in a response to any other enquiry on this form?</p> <ul style="list-style-type: none"> (a) Building works (b) Environment (c) Health and safety (d) Housing (e) Highways (f) Public health (g) Flood and coastal erosion risk management 	<p>3.7(a) Building control information is not currently available on public register, however is available free of charge until public access is resolved.</p> <p>3.7 (b), (c), (d), (f) & (g) This information is available free of charge.</p> <p>3.7(e) This information is available free of charge.</p>	<p>Appointment required to view information at Town Hall South Shields.</p> <p>3.7(a) Details of address should be supplied to buildingcontrol2@southtyneside.gov.uk</p> <p>3.7 (b), (c),(d), (f) & (g) Appointment required to view information at Town Hall South Shields. Details of addresses should be supplied to environmental.healthmailbox@southtyneside.gov.uk in advance.</p> <p>3.7(e) Details of addresses should be supplied to susan.gray@southtyneside.gov.uk</p>	<p>(a)-(g) £1.68 each</p>	<p>(a)-(g) £1.43 each</p>

	<p>3.7(g) Further information may be available via the Environment Agency.</p> <p>Information also available by tailored report if required.</p>	<p>k in advance.</p> <p>Appointments are available on 1st come, 1st served basis by emailing Local Land Charges on landcharges@southtyneside.gov.uk providing details of the addresses and a plan</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>		
<p>3.8 Contravention of building regulations Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?</p>	<p>Building control information is not currently available on public register, however is available free of charge until public access is resolved.</p> <p>Information also available by tailored report.</p>	<p>Details of addresses should be supplied to buildingcontrol2@southtyneside.gov.uk</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	£2.57	£2.18
<p>3.9 Notices, orders, directions and proceedings under Planning Acts 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 (e) A planning contravention notice (f) Another notice relating to the breach of planning control (g) A listed building repairs notice</p>	<p>3.9(a) – (d) 1974-1999 information is publicly available in paper register at Town Hall, South Shields. 2000 to date information is publicly available via Council’s website.</p> <p>3.9(m) Information is publicly available – plan will be provided.</p> <p>3.9(a) – (d) information also available by tailored report if required.</p>	<p>Appointment required to view information at Town Hall South Shields. Appointments are available on 1st come, 1st served basis by emailing Local Land Charges on landcharges@southtyneside.gov.uk providing details of the addresses and a plan</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	<p>(a) £1.45 (b) £1.28 (c) £1.28 (d) £1.28 (e) £4.64 (f) £1.28 (g) £1.28</p>	<p>(a) £1.24 (b) £1.09 (c) £1.09 (d) £1.09 (e) £3.94 (f) £1.09 (g) £1.09</p>

<p>(h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation</p> <p>(i) A building preservation notice</p> <p>(j) A direction restricting permitted development</p> <p>(k) An order revoking or modifying planning permission</p> <p>(l) An order requiring discontinuance of use or alteration or removal of building or works</p> <p>(m) A tree preservation order</p> <p>(n) Proceedings to enforce a planning agreement or planning contribution</p>	<p>3.9(e)- (l) & (n) Information is available by tailored report only</p>	<p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	<p>(h) £1.28</p> <p>(i) £1.28</p> <p>(j) £1.28</p> <p>(k) £1.28</p> <p>(l) £1.68</p> <p>(m) £1.40</p> <p>(n) £1.28</p>	<p>(h) £1.09</p> <p>(i) £1.09</p> <p>(j) £1.09</p> <p>(k) £1.09</p> <p>(l) £1.19</p> <p>(m) £1.43</p> <p>(n) £1.09</p>
<p>3.10 Community Infrastructure Levy (CIL)</p> <p>(a) is there a CIL charging schedule?</p> <p>(b) If yes, do any of the following subsist in relating to the property or has a local authority decided to issue serve make or commence any of the following –</p> <p style="padding-left: 40px;">(i) a liability notice?</p> <p style="padding-left: 40px;">(ii) A notice of chargeable development?</p> <p style="padding-left: 40px;">(iii) A demand notice?</p> <p style="padding-left: 40px;">(iv) A default liability notice?</p> <p style="padding-left: 40px;">(v) An assumption of liability notice?</p> <p>(c) Has any demand notice been suspended?</p> <p>(d) Has the local authority received full or part payment of any CIL liability?</p> <p>(e) Has the local authority received any appeal against any of the above?</p> <p>(f) Has a decision been taken to apply for a liability</p>	<p>The Council has not yet implemented a Community Infrastructure Levy Charging Structure. The preparation of our Community Infrastructure Levy will run alongside our new Local Plan.</p> <p>Information also available by tailored report.</p>	<p>For more information or to keep up to date please see the Council's website: http://www.southtyneside.gov.uk/article/26473/community-infrastructure-levy</p> <p>For further information about the Local Plan timescale please see the Council's website: http://www.southtyneside.gov.uk/article/26422/The-Local-Plan</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	<p>(a) £1.28</p> <p>(b)-(h) N/A See Notes</p>	<p>(a) £1.09</p> <p>(b)-(h) N/A See Notes</p>

<p>order?</p> <p>(g) Has a liability order been granted?</p> <p>(h) Have any other enforcement measures been taken?</p>				
<p>3.11 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</p> <p>(b) An unimplemented resolution to designate the area a Conservation Area</p>	<p>3.11 (a) This information is publicly available free of charge from Local Land Charges.</p> <p>3.11(a) Information is also available by tailored report if required.</p> <p>3.11(b) This information is available by tailored report only.</p>	<p>Appointment required to view information at Town Hall South Shields.</p> <p>Appointments are available on 1st come, 1st served basis by emailing Local Land Charges on landcharges@southtyneside.gov.uk providing details of the addresses and where necessary a plan</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	<p>(a)-(b) £2.57 each</p>	<p>(a)-(b) £2.18 each</p>
<p>3.12 Compulsory purchase</p> <p>Has any enforceable order or decision been made to compulsory purchase or acquire the property?</p>	<p>Details of the South Shields Town Centre Compulsory Purchase Order are publicly available free of charge on the Council's website.</p> <p>Other compulsory purchase order information is available by tailored report only.</p>	<p>http://www.southtyneside.gov.uk/article/55357</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	<p>£3.36</p>	<p>£2.86</p>
<p>3.13 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 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 1980</p> <p>i. A decision to make an entry</p> <p>ii. An entry</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>	<p>This information is publicly available free of charge.</p> <p>Contaminated Land Register is held by Environmental Health at South Shields Town Hall.</p> <p>Information is also available by tailored report if required.</p>	<p>No appointment required at present time but if demand increases an appointment system would be introduced. Contact environmental.healthmailbox@southtyneside.gov.uk for further information.</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	<p>£1.28</p>	<p>£1.09</p>
<p>3.14 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>	<p>This information is publicly available free of charge. Areas identified in the Indicative Atlas of Radon in England and Wales produced by the British Geological Survey for Public Health England have been duly designated as Radon affected.</p> <p>Information is also available by tailored report if required.</p>	<p>An interactive Indicative Atlas of Radon is available at http://www.ukradon.org/information/ukmaps</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	<p>£2.57</p>	<p>£2.18</p>
<p>3.15 Assets of Community Value</p> <p>(a) Has the property been nominated as an asset of community value? If so:-</p>	<p>The Council publishes details of success and unsuccessful</p>	<p>Please see: www.southtyneside.gov.uk/articl</p>	<p>(a)£2.93</p>	<p>(b)£2.48</p>

<p>(i) Is it listed as an asset of community value?</p> <p>(ii) Was it excluded and placed on the “nominated but not listed” list?</p> <p>(iii) Has the listing expired?</p> <p>(iv) Is the Local Authority reviewing or proposing to review the listing?</p> <p>(v) Are there any subsisting appeals against the listing?</p> <p>(b) If the property is listed:</p> <p>(i) Has the Local Authority decided to apply for the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?</p> <p>(ii) Has the Local Authority received a notice of disposal?</p> <p>(iii) Has the community interest group requested to be treated as a bidder?</p>	<p>nominations on its website. If the property does not appear on the list it is not an asset of community value.</p> <p>Information is also available by tailored report if required.</p>	<p>e/19200/community-right-to-bid</p> <p>If the property does appear on the published list, please contact Asset Management for further information by emailing: property.enquiries@southtyneside.gov.uk</p> <p>Enquiries must be submitted to Land Charges with the appropriate fee.</p>	<p>(b)£2.93</p>	<p>(b) £2.48</p>
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Notes:

Question 3.10 The fees for (b)-(h) will be reviewed and published once the Council has implemented a Community Infrastructure Levy.