

**Property Address:** \_\_\_\_\_

**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**

1.1.(a) None

Or,

Reference: *[insert reference]*

*[insert description of application]*

*[insert date of application]*

*[insert outcome of application]* on *[insert date]*

*[on large sites or sites with multiple addresses –insert application location details]*

Repeat in date order – with most recent at top of list – as required.

**(b) a listed building consent**

1.1.(b) None

Or,

Reference: *[insert reference]*

*[insert description of application]*

*[insert date of application]*

*[insert outcome of application]* on *[insert date]*

*[on large sites or sites with multiple addresses –insert application location details]*

Repeat in date order – with most recent at top of list – as required.

**(c) a conservation area consent**

1.1.(c) None

Or,

Reference: *[insert reference]*

*[insert description of application]*

*[insert date of application]*

*[insert outcome of application]* on *[insert date]*

*[on large sites or sites with multiple addresses –insert application location details]*

Repeat in date order – with most recent at top of list – as required.

**(d) a certificate of lawfulness of existing use or development**

1.1.(d) None

Or, As above

**(e) a certificate of lawfulness of proposed use or development**

1.1.(e) None

Or, As above

**(f) a certificate of lawfulness of proposed works for listed buildings**

1.1.(f) None

Or, As above

**(g) a heritage partnership agreement**

1.1.(g) None

Or, As above

**(h) a listed building consent order**

1.1.(h) None

Or, As above

**(i) a local listed building consent order**

1.1.(i) None

Or, As above

**(j) building regulations approval**

1.1.(j) None

Or, As above

**(k) a building regulation completion certificate and**

1.1.(k) None

Or, As above

**(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?**

1.1.(l) None

*Or, As above*

*NB: In the event that the response to any of the above 'groups' – 1.1.(a)-(c); 1.1.(d)-(f); 1.1.(g)-(i); 1.1.(j)-(l). are "None" the response can be grouped and a single response can be given. For example:-*

**(a) a planning permission****(b) a listed building consent****(c) a conservation area consent**

1.1.(a) – (c): None

**Informative:**

**(These should follow after the response to which they relate. If they relate to a block of responses they can follow at the end of that block e.g. 1.1.(a)-(c) or 1.1.(a)-(l). For example:-**

*The local authority's computerised records of planning and building control documents do not extend back before 1 July 2000 and these replies cover only the period since that date. If earlier history is required, please contact the Planning & Building Control Department at:  
[insert address].*

**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?**

1.2. None,

*Or,*

Example response: the land/property falls within  
[insert name of development plan] which contains the following designations or proposals  
[insert details].

Further information can be obtained from  
[provide contact details].

**Informative: Examples:**

*This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally Proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents. Further enquiries should be made to the local authority Highways Department at [insert details]*

*Or,*

*Information regarding flooding is not provided in answer to this enquiry and should be sought directly from:  
[insert contact details for the area].*

**ROADS AND PUBLIC RIGHTS OF WAY****Roadways, 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:**

**(a) highways maintainable at public expense:**

*(List road in Box B and then roads in Box C order alongside response. For example:)*

2.1.(a) St Johns Road – Yes  
Ely Road – Yes  
Leeds Road – Yes

**(b) subject to adoption and, supported by a bond or bond waiver**2.1.(b) None *Or, Yes in which case insert details***(c) to be made up by a local authority who will reclaim the cost from the frontagers**2.1.(c) None, *Or, Yes in which case insert details***(d) to be adopted by a local authority without reclaiming the cost from the frontagers**2.1.(d) None *Or, Yes in which case insert details*

**Informative: Examples**

*If a road, footway or footpath is not a highway, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.*

*Or,*

*The local authority cannot comment on the width of a highway, or whether or not any existing highway directly abuts the boundary of the property.*

*Or,*

*The local authority does not hold information on highway extents.*

*Or,*

*A Highway Extent search is required, this can be obtained from*

*[insert details]*

*at a cost of*

*[insert details]*

*Or,*

*Any further enquiries should be made to the local authority's Highways department at [insert details]*

**Public rights of way****2.2. Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?**

2.2. None *Or*, Yes in which case insert details

**2.3. Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?**

2.3. No, *Or*, Yes in which case insert details

**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?**

2.4. No, *Or*, Yes in which case insert details

**2.5. If so, please attach a plan showing the approximate route.**

2.5. Not applicable, *Or*, see attached

**Informative: Examples**

*A definitive map for [insert local authority name] has now been published [insert relevant date].*

*However, a survey of all paths has not been completed and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any claimed rights of way existing over the search site. If in doubt please contact [insert contact name and details] for further information*

*Or,*

*No, none. However additional public rights of way may exist other than those shown on the definitive map.*

*Or, in the case of a positive response*

*Yes, [Public footpath / bridleway / byway open to all traffic/Path No. xx crosses/abuts - delete as applicable] the site as shown on the attached plan. Additional public rights of way may exist other than those shown on the definitive map. If in doubt please contact [insert contact name and details] for further information*

**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?***

**Note:** Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

**3.1. Land required for public purposes****Is the property included in land required for public purposes?**

3.1. No, *Or*, Yes in which case insert details

**3.2. Land to be acquired for road works****Is the property included in land to be acquired for road works?**3.2. No, *Or*, Yes in which case insert details**3.3. Drainage matters****(a) Is the property served by a sustainable urban drainage system (SuDS)?**3.3.(a) No, *Or*, Yes in which case insert details**(b) Are there SuDS features within the boundary of the property?**3.3.(b) No, *Or*, Yes in which case insert details**If yes, is the owner responsible for maintenance?**Yes, *Or*, No**(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?**

3.3.(c) Management company / Sewerage undertaker

**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**3.4.(a) No, *Or*, Yes in which case insert details**(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**3.4.(b) No, *Or*, Yes in which case insert details**(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**3.4.(c)(i) No *Or*, Yes in which case insert details**(ii) widening by construction of one or more additional traffic lanes**3.4.(c)(ii) No, *Or*, Yes in which case insert details**(d) the outer limits of:****(i) construction of a new road to be built by a local authority,**3.4.(d)(i) No, *Or*, Yes in which case insert details**(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,**3.4.(d)(ii) No, *Or*, Yes in which case insert details**(iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes**3.4.(d)(iii) No, *Or*, Yes in which case insert details**(e) the centre line of the proposed route of a new road under proposals published for public consultation**3.4.(e) No, *Or*, Yes in which case insert details**(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**3.4.(f)(i) No, *Or*, Yes in which case insert details**(ii) construction of a roundabout (other than a mini roundabout)**3.4.(f)(ii) No, *Or*, Yes in which case insert details**(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation**3.4.(f)(iii) No, *Or*, Yes in which case insert details**Informative:**

*A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.*

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

3.5.(a) No, Or, Yes in which case insert details

**(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?**

3.5.(b) No, Or, Yes in which case insert details

**Informative:**

In the event that the property sits near or close to a local authority boundary a standard informative note should be added stating:-

*This property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority [insert local authority name].*

In instances where a proposed scheme, such as HS2 or Crossrail is relevant, details of the main point of contact where further information can be obtained if required, should also be provided.

**3.6. Traffic schemes**

**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?**

**(a) permanent stopping up or diversion**

3.6.(a) No, Or, Yes in which case insert details

**(b) waiting or loading restrictions**

3.6.(b) No, Or, Yes in which case insert details

**(c) one way driving**

3.6.(c) No, Or, Yes in which case insert details

**(d) prohibition of driving**

3.6.(d) No, Or, Yes in which case insert details

**(e) pedestrianisation**

3.6.(e) No, Or, Yes in which case insert details

**(f) vehicle width or weight restriction**

3.6.(f) No, Or, Yes in which case insert details

**(g) traffic calming works including road humps**

3.6.(g) No, Or, Yes in which case insert details

**(h) residents parking controls**

3.6.(h) No, Or, Yes in which case insert details

**(i) minor road widening or improvement**

3.6.(i) No, Or, Yes in which case insert details

**(j) pedestrian crossings**

3.6.(j) No, Or, Yes in which case insert details

**(k) cycle tracks**

3.6.(k) No, Or, Yes in which case insert details

**(l) bridge building**

3.6.(l) No, Or, Yes in which case insert details

**Informative:**

*In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.*

And,

*This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.*

In the event that the property sits near or close to a local authority boundary a standard informative note should be added below the response to the question.

*This property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority, [insert local authority name].*

### 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 form?**

**(a) building works**

3.7.(a) No, Or, Yes in which case insert details

**(b) environment**

3.7.(b) No, Or, Yes in which case insert details

**(c) health and safety**

3.7.(c) No, Or, Yes in which case insert details

**(d) housing**

3.7.(d) No, Or, Yes in which case insert details

**(e) highways**

3.7.(e) No, Or, Yes in which case insert details

**(f) public health**

3.7.(f) No, Or, Yes in which case insert details

**(g) flood and coastal erosion risk management**

3.7.(g) No, Or, Yes in which case insert details

### 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?**

3.8. No, Or, Yes in which case insert details

### 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?**

**(a) an enforcement notice**

3.9.(a) No, Or, Yes in which case insert details

**(b) a stop notice**

3.9.(b) No, Or, Yes in which case insert details

**(c) a listed building enforcement notice**

3.9.(c) No, Or, Yes in which case insert details

**(d) a breach of condition notice**

3.9.(d) No, Or, Yes in which case insert details

**(e) a planning contravention notice**

3.9.(e) No, Or, Yes in which case insert details

**(f) another notice relating to breach of planning control**

3.9.(f) No, Or, Yes in which case insert details

**(g) a listed building repairs notice**

3.9.(g) No, Or, Yes in which case insert details

**(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation**

3.9.(h) No, Or, Yes in which case insert details

**(i) a building preservation notice**

3.9.(i) No, Or, Yes in which case insert details

**(j) a direction restricting permitted development**

3.9.(j) No, Or, Yes in which case insert details

**(k) an order revoking or modifying planning permission**

3.9.(k) No, Or, Yes in which case insert details

**(l) an order requiring discontinuance of use or alteration or removal of building or works**

3.9.(l) No, *Or*, Yes in which case insert details

**(m) a tree preservation order**

3.9.(m) No, *Or*, Yes in which case insert details

**(n) proceedings to enforce a planning agreement or planning contribution**

3.9.(n) No, *Or*, Yes in which case insert details

**Informative:**

A standard informative note should be added below the response to this question where relevant.

*National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them.*

*Or, in Wales*

*Cadw (meaning "to keep" or "to protect") is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales. Additional enquiries should also be made with them at: Welsh Government, Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff, CF15 7QQ.*

*Or, in the case of London Boroughs*

*The Historic Buildings and Monuments Commission (English Heritage) also had the power to issue building preservation notices for listed buildings in London Boroughs. Further information can be found at [insert contact details].*

**3.10. Community infrastructure levy (CIL)**

**(a) Is there a CIL charging schedule?**

3.10.(a) No, *Or*, Yes (in which case further details including contact details should be supplied),

NB: Where the answer to 3.10.(a) is "No", 3.10.(b)-(h) can be marked "not applicable"

**(b) If, yes, 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:-:** [in the event that the answer to 3.10.(a) is "No" enquiry 3.10.(b) - (h) can be answered *Not applicable*]. If 3.10(a) is "Yes" the following response format should be used.]

**(i) a liability notice?**

3.10.(b)(i) No, *Or*, Yes in which case insert details

**(ii) a notice of chargeable development?**

3.10.(b)(ii) No, *Or*, Yes in which case insert details

**(iii) a demand notice?**

3.10.(b)(iii) No, *Or*, Yes in which case insert details

**(iv) a default liability notice?**

3.10.(b)(iv) No, *Or*, Yes in which case insert details

**(v) an assumption of liability notice?**

3.10.(b)(v) No, *Or*, Yes in which case insert details

**(vi) a commencement notice?**

3.10.(b)(vi) No, *Or*, Yes in which case insert details

**(c) Has any demand notice been suspended?**

3.10.(c) No, *Or*, Yes in which case insert details

**(d) Has the Local Authority received full or part payment of any CIL liability?**

3.10.(d) No, *Or*, Yes in which case insert details

**(e) Has the Local Authority received any appeal against any of the above?**

3.10.(e) No, *Or*, Yes in which case insert details

**(f) Has a decision been taken to apply for a liability order?**

3.10.(f) No, *Or*, Yes in which case insert details

**(g) Has a liability order been granted?**

3.10.(g) No, *Or*, Yes in which case insert details

**(h) Have any other enforcement measures been taken?**

3.10.(h) No, *Or*, Yes in which case insert details

**3.11. Conservation area**

**Do the following apply in relation to the property?**

**(a) the making of the area a conservation area before 31 August 1974**

3.11.(a) No, Or, Yes in which case insert details

**(b) an unimplemented resolution to designate the area a Conservation Area**

3.11.(b) No, Or, Yes in which case insert details

**3.12. Compulsory purchase**

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

3.12. No, Or, Yes in which case insert details

**3.13. Contaminated land**

**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**

3.13.(a) No, Or, Yes in which case insert details

**(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990**

**(i) a decision to make an entry**

3.13.(b)(i) No, Or, Yes in which case insert details

**(ii) an entry**

3.13.(b)(ii) No, Or, Yes in which case insert details

**(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**

3.13.(c) No, Or, Yes in which case insert details

**Informative:**

*A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.*

**3.14. Radon gas**

**Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?**

3.14. No, Or, Yes in which case insert details as below:-

*[insert name of area]*

*is designated as a radon affected area. It is recommended that the level of radon gas should be measured in all properties within Radon affected areas.*

*Public Health England Or, Public Health Wales can be contacted for further advice and support.*

*[insert relevant contact details which may differ regionally].*

**3.15. Assets of Community Value**

**(a) Has the property been nominated as an asset of community value? If so :-**

3.15.(a) No, Or, Yes in which case insert details

In the event that the answer to 3.15.(a)(i) is "No" enquiries 3.15.(b)(i)-(iii) can be answered, *Not applicable*.

If 3.15(a) (i) is "Yes" the following response format should be used.

**If so:-**

**(i) Is it listed as an asset of community value?**

3.15.(a)(i) No, Or, Yes in which case insert details

- (ii) **Was it excluded and placed on the “nominated but not listed” list?**  
3.15.(a)(ii) No, Or, Yes in which case insert details
- (iii) **Has the listing expired?**  
3.15.(a)(iii) No, Or, Yes in which case insert details
- (iv) **Is the Local Authority reviewing or proposing to review the listing?**  
3.15.(a)(iv) No, Or, Yes in which case insert details
- (v) **Are there any subsisting appeals against the listing?**  
3.15.(a)(v) No, Or, Yes in which case insert details

In the event that the answer to 3.15.(a) is “No” enquiries 3.15.(b)(i)-(iii) can be answered – 3.15.(b)(i)-(iii) *Not applicable*. If 3.15.(a) is “Yes” the following response format should be used.

**(b) If the property is listed:**

- (i) **Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?**  
3.15.(b)(i) No, Or, Yes in which case insert details
- (ii) **Has the Local Authority received a notice of disposal?**  
3.15.(b)(ii) No, Or, Yes in which case insert details
- (iii) **Has any community interest group requested to be treated as a bidder?**  
3.15.(b)(iii) No, Or, Yes in which case insert details

**At the end of the CON29 response the following should be replicated on all replies – No other disclaimers should be used.**

*These replies have been given in accordance with the notes appended to CON29 form.*

*References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.*

*The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.*

*This Form should be read in conjunction with the guidance notes available separately.*

*Area means any area in which the property is located.*

*References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.*

*Where relevant, the source department for copy documents should be provided.*