



Oadby & Wigston

BOROUGH COUNCIL

SOURCES OF PROPERTY-BASED INFORMATION | OADBY AND WIGSTON BOROUGH COUNCIL (OWBC)

1. Personal Searches of the Local Land Charges Register / Environmental Information Regulations 2004 (“the EIR”).

Please note that we do not generally operate an appointments system: an extract of the Register will be provided to you by email. We will respond to a request for access to the register under the EIR as soon as possible and no later than 20 working days starting with the business day after the request was received, as provided for by the EIR. For a personal search of the Local Land Charges Register, please contact eir@oadby-wigston.gov.uk.

Personal searches are provided for free under the EIR. A personal search is simply a copy of all the registrations that are held on the local land charges register when a search is conducted against the address provided. The response we provide is a copy of the raw data only - it is **unchecked**, **unverified** and **unofficial**. As a result, it is for the requester to decide what information provided is relevant to that property or not.

2. Access to Information to Answer the CON29 Form under the EIR (including the new CON29 form from 1st July 2016)

Access to information to questions on the CON29R form is explained below. For access to information not already publically accessible (i.e. information held in live systems with no public facing interface) access will be under the Environmental Information Regulations 2004 (EIR) by contacting eir@oadby-wigston.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 Oadby and Wigston Borough Council.



If your request relates to a full official search of the Local Land Charges Register (i.e. LLC1, CON29 etc.) please re-direct your enquiry to Blaby District Council who undertake all official searches on behalf of Oadby and Wigston Borough Council. They can be contacted by e-mail at land.charges@blaby.gov.uk or call (0116) 272 7578 clearly stating that your search is in relation to the 'Oadby and Wigston area'.

For more information, please search '[Local Land Charges and Local Authority Searches](#)' on the Council's website at www.oadby-wigston.gov.uk.

CON29R	QUESTION	* INFORMATION AVAILABLE / ACCESS METHOD
PLANNING AND BUILDING REGULATION		
<p>1.1</p>	<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; (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. 	<p>All planning files are available for inspection at the Council Offices (Planning Control) by prior appointment only.</p> <p>Planning information is also available on the Council’s website via Public Access. Planning applications available on the website date back to c. 2013. For any material before this date, access will be via inspection at the Council Offices by prior appointment only.</p> <hr/> <p>1.1. (g) - The local authority does not have any heritage partnership agreements.</p> <hr/> <p>1.1. (j), (k), (l) - This information is not available via a public register. <u>Access is requested under the EIR only.</u></p>
<p>1.2</p>	<p>Planning Designations and Proposals</p> <p>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?</p>	<p>This information is available by consulting Local Plans which are available for inspection at the Council Offices (Planning Policy) by prior appointment only or can be viewed on the Council’s website.</p>
ROADWAYS, FOOTWAYS AND FOOTPATHS		
<p>2.1</p>	<p>Roads</p>	<p>Contact Leicestershire County Council.</p>

CON29R	QUESTION	* INFORMATION AVAILABLE / ACCESS METHOD
2.2 – 2.5	Public Rights of Way	Contact Leicestershire County Council.
OTHER MATTERS		
3.1	Land required for Public Purposes Is the property included in land required for public purposes?	This information is available by consulting Local Plans which are available for inspection at the Council Offices (Planning Policy) by prior appointment only or can be viewed on the Council's website.
3.2	Land to be acquired for Road Works	Contact Leicestershire County Council and/or Highways England
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?	Oadby and Wigston Borough 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 and/or the Lead Local Flood Authority, Leicestershire County Council.
3.4	Nearby Road Schemes	Contact Leicestershire County Council and/or Highways England.
3.5	Nearby Railway Schemes	Contact Network Rail.
3.6	Traffic Schemes	Contact Leicestershire County Council and/or Highways England.
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;	3.7. (a)-(d) - This information is not available via a public register. Access is requested under the EIR only. 3.7. (e)-(g) - Contact Leicestershire County Council.

CON29R	QUESTION	* INFORMATION AVAILABLE / ACCESS METHOD
	<p>(e) highways; (f) public health; (g) flood and coastal erosion risk management</p>	
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>	<p>This information is not available via a public register. <u>Access is requested under the EIR only.</u></p>
3.9	<p>Notices, Orders, Directions and Proceedings under Planning Acts (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> <p>(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</p>	<p>All planning files are available for inspection at the Council Offices (Planning Control) by prior appointment only.</p> <p>Planning information is also available on the Council's website via Public Access. Planning applications available on the website date back to c. 2013. For any material before this date, access will be via inspection at the Council Offices by prior appointment only.</p> <p>3.9. (a)-(n) - This information is not available via a public register. <u>Access is requested under the EIR only.</u></p>

CON29R	QUESTION	* INFORMATION AVAILABLE / ACCESS METHOD
	(n) proceedings to enforce a planning agreement or planning contribution	
3.10	Community Infrastructure Levy (CIL)	Oadby and Wigston Borough Council does not hold this information as the local authority has not adopted a CIL charging schedule.
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; or (b) an unimplemented resolution to designate the area a Conservation Area?	This information is not available via a public register. <u>Access is requested under the EIR only.</u> General information regarding Conservation Areas within the Borough is available on the Council's website.
3.12	Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	This information is not available via a public register. <u>Access is requested under the EIR only.</u>
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 pollution of controlled waters might be caused to the property):- (a) a contaminated land notice; (b) in relation to a register maintained under Section 78R of the Environmental Protection Act 1990:- (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	To date, Oadby and Wigston Borough Council has made no entry on this register. For more information, please visit http://www.oadby-wigston.gov.uk/pages/contaminated_land You may also wish to contact the Environment Agency.

CON29R	QUESTION	* INFORMATION AVAILABLE / ACCESS METHOD
	Protection Act 1990 before the service of 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>	<p>Oadby and Wigston Borough 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>Contact Public Health England.</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 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? 	<p>The Council's Community Right to Bid / Assets of Community Value List is available on the Council's website.</p>

ENVIRONMENTAL INFORMATION REGULATIONS 2004 (EIR)

Resources and contact details for departments and authorities in respect of further enquiries relating to property-based search information.

<p><u>Oadby & Wigston Borough Council (OWBC)</u></p> <p>Customer Services Centre, 40 Bell Street, Wigston, LE18 1AD Council Offices, Station Road, Wigston, LE18 2DR</p> <p>t: (0116) 288 8961 f: (0116) 288 7828 e: info@oadby-wigston.gov.uk w: www.oadby-wigston.gov.uk</p> <p>Information Management / EIR Requests (OWBC) t: (0116) 257 2773 e: eir@oadby-wigston.gov.uk w: www.oadby-wigston.gov.uk/pages/local_land_charges_register</p> <p>Local Land Charges (Blaby District Council) t: (0116) 272 7578 e: land.charges@blaby.gov.uk w: www.blaby.gov.uk/business/land-property/local-land-searches</p> <p>Building Control (OWBC) t: (0116) 257 2659 e: building.control@oadby-wigston.gov.uk w: www.oadby-wigston.gov.uk/pages/building_control</p> <p>Planning Control (OWBC) t: (0116) 288 8961 e: planning@oadby-wigston.gov.uk w: www.oadby-wigston.gov.uk/pages/development_control</p> <p style="text-align: right;"><i>(Continued overleaf)</i></p>	<p><u>Leicestershire County Council</u></p> <p>County Hall, Glenfield, Leicester, LE3 8RA</p> <p>t: (0116) 232 3232 w: www.leicestershire.gov.uk c/i: www.leicestershire.gov.uk/about-the-council/contact-us</p> <p>Local Land Charges (Leicestershire County Council) t: (0116) 305 8305 e: localsearches@leics.gov.uk w: www.leicestershire.gov.uk/land-charges</p> <p><u>Severn Trent Water (Searches)</u></p> <p>2nd Floor 30-34 Hounds Gate Nottingham NG1 7AB or PO Box 10155 Nottingham NG1 9HQ or DX 723860 Nottingham 43</p> <p>t: (0115) 971 3550 f: (0115) 971 3551 e: enquiries@severntrentsearches.com w: www.severntrentsearches.com</p> <p><u>Highways England</u></p> <p>National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham, B32 1AF</p> <p>t: 0300 123 5000 e: info@highwaysengland.co.uk</p>
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<p><u>Resources - Oadby & Wigston Borough Council (Continued)</u></p> <p>Public Access www.oadby-wigston.gov.uk/pages/viewing_planning_information_with_publicaccess</p> <p>Local Plans www.oadby-wigston.gov.uk/pages/oadby_and_wigston_local_development_framework</p> <p>Conservation Areas (General) www.oadby-wigston.gov.uk/pages/conservation_areas</p> <p>Community Right to Bid / Assets of Community Value Lists www.oadby-wigston.gov.uk/pages/community_right_to_bid</p>	<p>w: www.gov.uk/government/organisations/highways-england</p> <p><u>Network Rail</u></p> <p>1 Eversholt Street, London, NW1 2DN</p> <p>t: 03457 114141 w: www.networkrail.co.uk c/i: www.networkrail.co.uk/communities/contact-us</p> <p><u>Public Health England (Radon Survey)</u></p> <p>Centre for Radiation, Chemical and Environmental Hazards, Chilton, Didcot, Oxon OX11 0RQ, UK</p> <p>t: (01235) 822 622 f: (01235) 833 891 w: www.ukradon.org/services/ and c/i: http://www.ukradon.org/contactform</p>
<hr/> <p><u>Environment Agency</u></p> <p>National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY</p> <p>t: (03708) 506 506 e: enquiries@environment-agency.gov.uk</p>	<p><u>Highways England</u></p> <p>National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham, B32 1AF</p> <p>t: 0300 123 5000 e: info@highwaysengland.co.uk w: www.gov.uk/government/organisations/highways-england</p>