

The duplicate of this form must also be completed:
a carbon copy will suffice

For directions, notes and fees see overleaf

Insert name and address of registering authority in space below

Local Land Charges Department
Newham London Borough Council
Newham Dockside
1000 Dockside Road
East Ham
London
E16 2QU

Register of local land charges

Requisition for search and official certificate of search

Requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) ^{1,2,3,4,5,6,7,8,9,10,11,12} of 1 the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and] described below.

fold

Description of land sufficient to enable it to be identified

Land at Newham Way
London

Name and address to which certificate is to be sent

Dentons UK and Middle East LLP - London C/O TM Search
Choice Ltd
Delta 1200
Swindon
Wiltshire
SN5 7XZ

743360 Swindon 31

Signature of applicant (or his solicitor)

Date 04-12-2018

Telephone number 0800 840 5585

Reference (18767599) JESW/097420.00023

Enclosure

Cheque/Money Order/Postal Order/Giro 25.00

Official certificate of search

To be
completed
by authorised
officer

It is hereby certified that the search requested above reveals
no subsisting registrations ³

or the registrations described in the Schedule
hereto up to and including the date of this certificate.

Signed

On behalf of

Date

4

- 1 Delete if inappropriate. Otherwise insert Part(s) in which search is required.
- 2 Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)

- 3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)

- 4 Insert name of registering authority.

Directions and notes

1 This form and the duplicate should be completed and sent by post to or left at the office of the registering authority.

2 A separate requisition for search should be made in respect of each parcel of land in respect of which a search is required except where, for the purpose of a single transaction, a certificate is required in respect of two or more parcels of land which have a common boundary or are separated only by a road, railway, river, stream or canal.

3 'Parcel of land' means land (including a building or part of a building) which is separately occupied or separately rated or, if not occupied or rated, in separate ownership. For the purpose of this definition an owner is the person who (in his own right or as trustee for any other person) is entitled to receive the rack rent of land, or, where the land is not let at a rack rent, would be so entitled if it were so let.

4 The certificate of the result of an official search of the register refers to any subsisting registrations, recorded against the land defined in the application for search, in the Parts of the register in respect of which the search is requested. The Parts of the register record:

Part 1	General financial charges.
Part 2	Specific financial charges.
Part 3	Planning charges.
Part 4	Miscellaneous charges.
Part 5	Fenland ways maintenance charges.
Part 6	Land compensation charges.
Part 7	New towns charges.
Part 8	Civil aviation charges.
Part 9	Opencast coal charges.
Part 10	Listed buildings charges.
Part 11	Light obstruction notices.
Part 12	Drainage scheme charges.

5 An office copy of any entry in the register can be obtained on written request and on payment of the prescribed fee.

Fees

In England, fees payable to registering authorities for local land charge services under the Local Land Charges Act 1975 (other than the fee for a personal search of the local land charges register) are set by individual registering authorities and the fee for a personal search of the local land charges register is set out by the Lord Chancellor. In Wales, these fees are set by the National Assembly for Wales.

Information about the fees should be obtained from the relevant registering authority.

REGISTER OF LOCAL LAND CHARGES OFFICIAL CERTIFICATE OF SEARCH

Search Reference: 1819_02118

NLIS Reference:

Date: 05-Dec-2018

Applicant:

DENTONS UK AND MIDDLE EAST LLP - LONDON C/O TM SEARCH
CHOICE
743360 SWINDON 31

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land:

LAND AT
Newham Way
Canning Town
London
Newham
E6 5JJ

It is hereby certified that the search requested above reveals the 2 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed:



London Borough of Newham

Register of Local Land Charges Schedule to Official Certificate of Search

Description of Charge	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Clean Air Act 1956 Section 11 Smoke Control Order Operative date: various dates between 1960 - 1978	L B Newham	Local Land Charges Town Hall Annexe 330-354 Barking Road London E6 2RT	Various dates between 1960 - 1978

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
LONDON BOROUGH OF NEWHAM DIRECTION UNDER ARTICLE 4 (1) TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 (AS AMENDED 2010) PLANNING CONTROLS OVER HOUSES IN MULTIPLE OCCUPATION ARTICLE 4 DIRECTION CAME INTO FORCE 31 JULY 2013 DATED 31 JULY 2012 Town and Country Planning Act 1990 (as amended) TLC Ref: PT48882	London Borough Newham	Local Land Charges	31/07/2013

Strategic Regeneration, Planning and Olympic Legacy
Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
DX: 4706 East Ham

REPLIES TO CON29 ENQUIRIES OF LOCAL AUTHORITY (2016 EDITION)

Applicant:

DENTONS UK AND MIDDLE EAST LLP - LONDON C/O TM SEARCH
CHOICE

Search Reference: 1819_02118
NLIS Reference:
Date: 05-Dec-2018

Property:

LAND AT
Newham Way
Canning Town
London
Newham
E6 5JJ

Other Roads etc:

I refer to your CON29 Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the CON29 Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Standard Enquiries of Local Authority

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

None

Informative

The following applies to questions 1.1(a) - 1.1(i):

Planning Applications can be viewed online <https://pa.newham.gov.uk/online-applications/>

(b) a listed building consent

None

(c) a conservation area consent

None

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

None

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

None

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

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

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None

(j) building regulations approval

None

Informative

*The following applies to questions 1.1(j) - 1.1(l);
Building Control applications can be viewed here <https://pa.newham.gov.uk/online-applications/search.do?action=simple&searchType=BuildingControl>*

(k) building regulation completion certificate and

None

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

None

Informative

(1) The above replies do not cover other properties in the vicinity of the property. (2) As from 1 April 2002 the installation of a replacement window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.

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?

None

Informative

*The Development Plan for Newham (London Plan and Newham's Local Plan) is publicly available for viewing via the Newham Council website at:
<http://www.newham.gov.uk/Pages/Services/Local-plan.aspx>
<https://www.london.gov.uk/what-we-do/planning/london-plan>*

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

YES - NEWHAM WAY/EGHAM ROAD & SALOMONS ROAD - Maintained at Public Expense. Extent of Public Highway

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indicated by Black dotted lines on attached Plan

(b) subject to adoption and, supported by a bond or bond waiver

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

Informative

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.

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?

None

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

None

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?

None

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

None

Informative

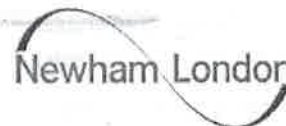
A definitive map does not show every public footpath or byway.

OTHER MATTERS



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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 the relevant documents be obtained?

3.1 Land required for public purposes

Is the property included in land required for public purposes?

None

3.2 Land to be acquired for road works

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

None

3.3 Drainage matters

(a) Is the property served by a sustainable urban drainage system (SuDS) which is adopted by the SuDS Approval Body (SAB) for which there will be a surface water drainage charge?

None

Informative

The following applies to questions 3.3 (a) - 3.3 (c);

As schedule 3 of the Flood and Water Management Act has not commenced, there is no legal duty or responsibilities on Councils who are also Lead Local Flood Authorities, to keep records of any new or existing Sustainable Drainage Systems (SuDS) and therefore our records do not allow for the provision of comprehensive answers in relation to this question.

We do not have a role in checking final as built drawings and in some cases, SuDS can be implemented without the need to obtain planning permission. Even if planning permission is granted, we have no assurance that the scheme will have been implemented. Furthermore, the Council does not normally adopt SuDS which are on private property unless they are serving public highway. It is strongly advised that the purchaser undertakes their own checks of planning approvals through the London Borough of Newham Planning Public Access site <https://pa.newham.gov.uk/online-applications/>

S106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

None

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

None

3.4 Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

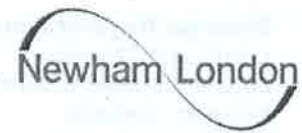
(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

None

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of

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a subway, underpass, flyover, footbridge, elevated road or dual carriageway

None

(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

None

(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;
- (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes

None

(e) the centre line of the proposed route of a new road under proposals published for public consultation

None

(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)
- (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

None

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?

None

(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local

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Authority's boundary?

Yes, Crossrail and DLR Dagenham Dock Extension (for further details please see informative below)

Informative

For further details please contact:

*Cross London Rail Links,
1 Butler Place,
London
SW1H 0PT*

Email: safeguarding@crossrail.co.uk www.crossrail.co.uk/pages/safeguarding

For Dagenham Dock extension: <http://www.newham.gov.uk/Pages/Services/Local-plan.aspx>

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

None

(b) waiting or loading restrictions

None

(c) one way driving

None

(d) prohibition of driving

None

(e) pedestrianisation

None

(f) vehicle width or weight restriction

None

(g) traffic calming works including road humps

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None

(h) residents parking controls

YES - PRINCE REGENT CONTROLLED PARKING ZONE.

(i) minor road widening or improvement

None

(j) pedestrian crossings

None

(k) cycle tracks

None

(l) bridge building

None

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.

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

None

(b) environment

None

(c) health and safety

None

(d) housing

None

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(e) highways

None

(f) public health

None

(g) flood and coastal erosion risk management

None

Informative

Please note that other Government Departments or bodies also have the provision to issue statutory notices in relation to Flood and Coastal Erosion Risk Management. You are advised to contact the Environment Agency, National Customer Contact Centre, PO Box 544, Rotherham S60 1BY enquiries@environment-agency.gov.uk TEL: 03708 506 506

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?

None

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

None

(b) a stop notice

None

(c) a listed building enforcement notice

None

(d) a breach of condition notice

None

(e) a planning contravention notice

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None

(f) another notice relating to breach of planning control

None

(g) a listed building repairs notice

None

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

None

(i) a building preservation notice

None

(j) a direction restricting permitted development

YES PLEASE SEE LLC1 AND ATTACHED COPY

(k) an order revoking or modifying planning permission

None

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

None

(m) a tree preservation order

None

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

None

Informative

The Historic Buildings and Monuments Commission (Historic England) also had the power to issue building preservation notices for listed buildings in London Boroughs. Further information can be found at <https://historicengland.org.uk/>

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED
DEVELOPMENT) ORDER 1995 AS AMENDED 2010

DIRECTION MADE UNDER ARTICLE 4(1)

PLANNING CONTROLS OVER HOUSES IN MULTIPLE OCCUPATION

WHEREAS London Borough of Newham being the appropriate local planning authority within the meaning of Article 4(4) of the GPDO, are satisfied that that it is expedient that the development of the description set out in the Schedule below should not be carried out on the land edged in red on the attached plan reference HMO/1, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on the by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that planning permission granted by Article 3 of the said Order shall not apply to the development on the said land of the description set out in the Schedule below:

SCHEDULE:

Development consisting of a change of use of a building from a use falling within Class C3 (dwelling houses) of the Schedule of the Town and Country Planning (Use Classes) Order 1987, as amended, to a use falling within Class C4 (houses in multiple occupation) of that Schedule being development comprised within Class I of Part 3 of Schedule 2 to the said Order and not being comprised within any other Class.

The Article 4 Direction will come into force on 31st July 2013.

Made under the Common Seal of the London Borough of Newham

this 31st day of July 2012

THE COMMON SEAL of THE MAYOR
AND BURGESSES OF THE LONDON
BOROUGH OF NEWHAM was hereto
affixed in the presence of

)
)
)
)



Mani

Authorised Signatory

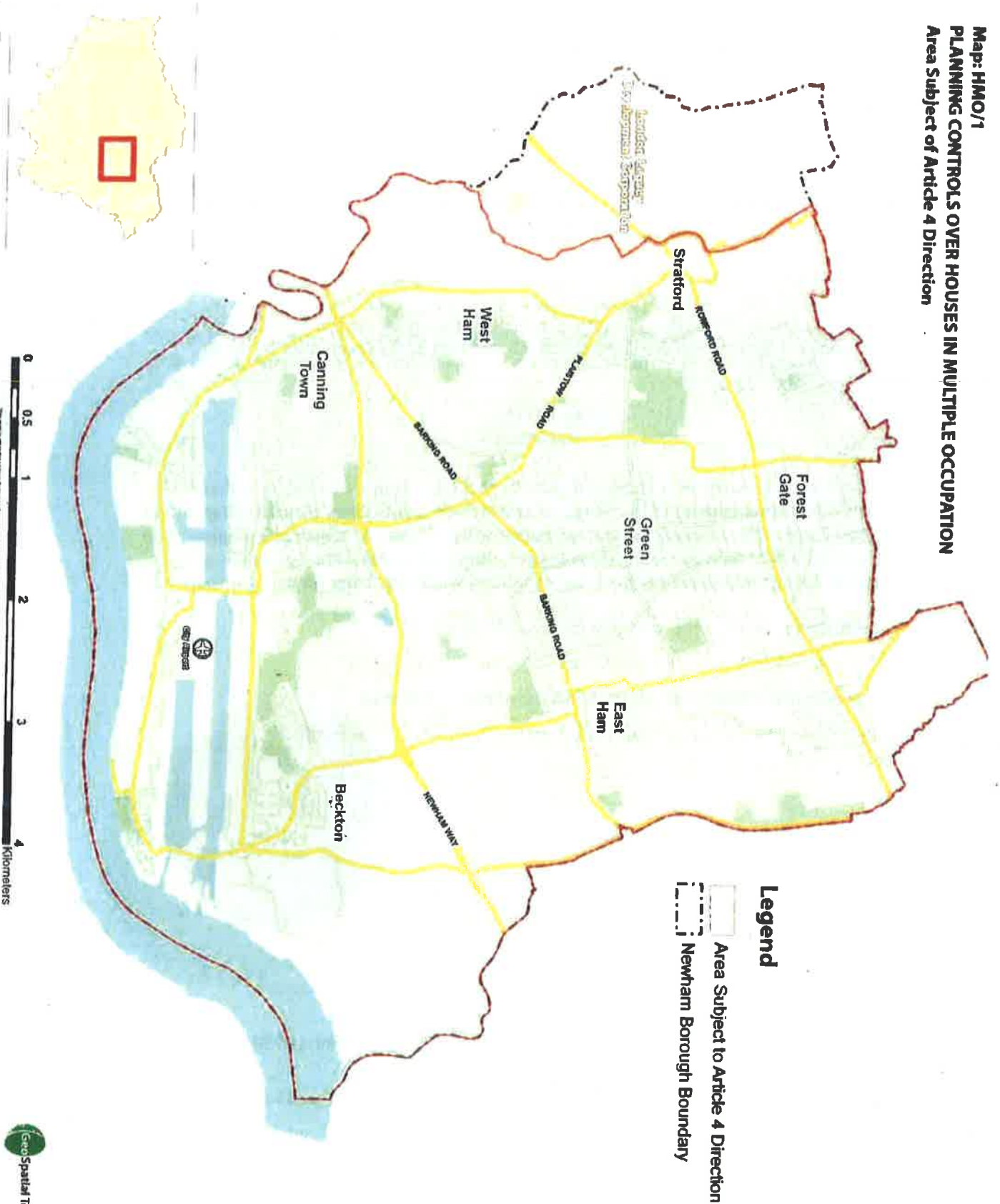
CONFIRMED UNDER THE COMMON SEAL OF THE LONDON BOROUGH OF NEWHAM
THE 10th DAY OF June 2013

THE COMMON SEAL OF THE MAYOR
AND BURGESSES OF THE LONDON
BOROUGH OF NEWHAM WAS HERETO
AFFIXED IN THE PRESENCE OF

Mani

Authorised Signatory

Map: HMO/1
PLANNING CONTROLS OVER HOUSES IN MULTIPLE OCCUPATION
Area Subject of Article 4 Direction



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YES, see informative below.

Informative

There are currently three charging schedules effective in the London Borough of Newham:

The Community Infrastructure Levy Charging Schedule b Mayor of London (applies across the borough);

The London Borough of Newham Community Infrastructure Levy Charging Schedule (applies where the London Borough of Newham are the Local Planning Authority);

The London Legacy Development Corporation CIL Charging Schedule (applies where the London Legacy Development Corporation are the Local Planning Authority).

Queries related to the Community Infrastructure Levy where the London Legacy Development Corporation are the Local Planning Authority should be directed to the LLDC CIL Officer at planningpolicy@londonlegacy.co.uk. In relation to development where the London Borough of Newham are the Local Planning Authority please contact CIL@newham.gov.uk.

(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:-

- (i) a liability notice?
- (ii) a notice of chargeable development?
- (iii) a demand notice?
- (iv) a default liability notice?
- (v) an assumption of liability notice?
- (vi) a commencement notice?

None

(c) Has any demand notice been suspended?

None

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

None

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

None

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

None

(g) Has a liability order been granted?

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None

(h) Have any other enforcement measures been taken?

None

Informative

Further details relating to CIL can be obtained by email to CIL@newham.gov.uk

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

None

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

None

3.12 Compulsory purchase

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

None

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

None

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

(i) a decision to make an entry

(ii) an entry

None

(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

None

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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 council in whose area adjacent or adjoining land is situated. (2) Environmental Health holds a range of information upon environmental pollution, including land contamination on a computerised database. Written reports upon specific sites or areas can be purchased. Please write to Environmental Health, London Borough of Newham, Newham Dockside, 1000 Dockside Road, E16 2QU with the postal address and map of the land concerned. Alternatively telephone 0208 430 3820 or email pollution.inquiry@newham.gov.uk for further details and costs.

3.14 Radon gas

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

None

Informative

The London Borough of Newham is in the area where less than 1% of homes are estimated to be at or above in the Action Level. (Information can be obtained from the Health Protection Agency (HPA) Web Site <https://www.gov.uk/government/collections/radon>)

Alternatively information can be requested from HPA by telephone 0800 614529 or 01235 822622 or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon OX11 0RQ

3.15 Assets of Community Value

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

- (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?

None

(b) If the property is listed:

- (i) Has the Local Authority decided to apply to 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?

None

Informative

All Assets of Community Value can be viewed online

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<http://www.newham.gov.uk/Pages/Services/Listed-buildings.aspx>

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.

Optional Enquiries

ROAD PROPOSALS BY PRIVATE BODIES

4. What proposals by others have been approved, or are the subject of pending applications, the limits of construction of which are adjoining or adjacent to the property, for-

(a) the construction of a new road, or

None

(b) the alteration or improvement of an existing road, involving the construction, whether or not within existing highway limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than a mini roundabout) or the widening of an existing road by the construction of one or more additional traffic lanes?

None

ADVERTISEMENTS

Entries in the register

5.1. Please list any entries in the register of applications, directions and decisions relating to consent for the display of advertisements.

None

5.2. If there are any entries, where can that register be inspected?

None

Notices, proceedings and orders

5.3. Except as shown in the official certificate of search:

(a) Has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement?

None

(b) Has the local authority resolved to serve a notice requiring the display of any advertisement to be discontinued?

None

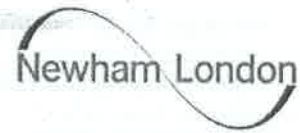
(c) If a discontinuance notice has been served, has it been complied with to the satisfaction of the local authority?

None

(d) Has the local authority resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?

Strategic Regeneration, Planning and Olympic Legacy

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
DX: 4706 East Ham

None

(e) Has the local authority resolved to make an order for the special control of advertisements for the area?

None

COMPLETION NOTICES

6. Which of the planning permissions in force has the local authority resolved to terminate by means of a completion notice under s.94 of the Town & Country Planning Act 1990?

None

PIPELINES

8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?

None

HOUSES IN MULTIPLE OCCUPATION

9. Is the property a house in multiple occupation, or is it designated or proposed to be designated for selective licensing of residential accommodation in accordance with the Housing Act 2004?

None

Informative

All selective licenses can be viewed here: <https://pa.newham.gov.uk/online-applications/search.do?action=simple&searchType=LicensingApplication>

NOISE ABATEMENT

Noise Abatement Zone

10.1. Has the local authority made, or resolved to make, any noise abatement zone order under s.63 of the Control of Pollution Act 1974 for the area?

None

Entries in Register

10.2. Has any entry been recorded in the Noise Level Register kept pursuant to s.64 of the Control of Pollution Act 1974?

None

10.3. If there is any entry, how can copies be obtained and where can that Register be inspected?

Strategic Regeneration, Planning and Olympic Legacy
Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
DX: 4706 East Ham

None

URBAN DEVELOPMENT AREAS

11.1 Is the area an urban development area designated under Part XVI of the Local Government, Planning and Land Act 1980?

None

11.2. If so, please state the name of the urban development corporation and the address of its principal office.

None

ENTERPRISE ZONES, LOCAL DEVELOPMENT ORDERS & BIDS

12.1. Is the area designated as an enterprise zone?

None

12.2. Is the area subject to a local development order?

None

12.3. Is the area a business improvement district (BID)?

None

INNER URBAN IMPROVEMENT AREAS

13. Has the local authority resolved to define the area as an improvement area under s.4 of the Inner Urban Areas Act 1978?

None

LAND MAINTENANCE NOTICES

15. Has the local authority authorised the service of a maintenance notice under s.215 of the Town & Country Planning Act 1990?

None

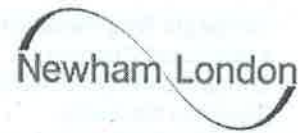
HAZARDOUS SUBSTANCE CONSENTS

17.1. Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous Substances) Act 1990.

PLEASE SEE COMPLETE LIST WHICH APPEARS ON REGISTER
1] Thames Water Beckton Sewage Treatment Works,
Jenkins Lane,
Barking,

Strategic Regeneration, Planning and Olympic Legacy -

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
DX: 4706 East Ham

Essex IJ11 0AD.
Details - Treatment of sewage including anaerobic digestion of sewage sludge with the consequential generation of sludge gas.
Ref. No: 92/0751/HAZD.

2] Bromley Holder Station,
Twelvvetrees Crescent,
Bromley By Bow,
London E3 3JL.
Details - Storage of Natural Gas.
Ref. No: 92/1011/HAZD.

3] Beckton Holder Station,
Winsor Terrace,
East Ham,
London E6.
Details - Storage of Natural Gas.
Ref. No: 92/1010/HAZD.
Ref. No: P/00/0283
Details: Continuation of Hazardous substance for the storage of natural gas
Ref. No: P/00/0285
Details: New hazardous substances consent for the storage of natural gas

4] East Ham Holder Station,
Southend Road,
East Ham,
London E6 2AS.
Details - Storage of Natural Gas.
Ref. No: 92/1012/HAZD.

5] Ilford Holder Station,
970 Romford Road,
Manor Park,
London E12 5LP.
Details - Storage of Natural Gas.
Ref. No: 92/1013/HAZD.

6] Stratford Holder Station,
30 Union Street,
Stratford,
London E15 2LG.
Details - Storage of Natural Gas.
Ref. No: 92/1014/HAZD.

7] Beckton Sewage Treatment Works
Jenkins Lane
East Ham
London
IG 11 0AD
Details: Storage of Sludge Gas (Bio-Gas) & Fuel Oil
Ref No: 14/02590/HAZ

NB: NONE OF THE ABOVE ENTRIES AFFECT SITE BEING SEARCHED.

17.2. If there are any entries:

(a) How can copies of the entries be obtained?

PLEASE CONTACT AMANDA REID-DEVELOPMENT CONTROL, NEWHAM DOCKSIDE, 1000 DOCKSIDE ROAD,
LONDON E16 2QU- TEL 0203 373 1468

(b) Where can the Register be inspected?

Strategic Regeneration, Planning and Olympic Legacy

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237
DX: 4706 East Ham

PLEASE CONTACT AMANDA REID-DEVELOPMENT CONTROL, NEWHAM DOCKSIDE, 1000 DOCKSIDE ROAD,
LONDON E16 2QU- TEL 0203 373 1468

ENVIRONMENTAL AND POLLUTION NOTICES

18. What outstanding statutory or informal notices have been issued by the local authority under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.7 or 3.13 apply)

None

COMMON LAND AND TOWN OR VILLAGE GREEN

22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

None

22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

None

22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

None

Strategic Regeneration, Planning and Olympic Legacy

Local Land Charges
London Borough of Newham
Newham Dockside
1000 Dockside Road
E16 2QU



Tel: 0203 373 0996 or 0203 373 1237

DX: 4706 East Ham

ADDITIONAL INFORMATION

Houses in Multiple Occupation

The London Borough of Newham ("Council") in exercise of its powers under section 56 of the Housing Act 2004 ("the Act") has on 15 June 2017 designated an area in its district, as subject to Additional Licensing. The designation applies to all Houses in Multiple Occupation ("HMOs") that are privately rented and occupied under a tenancy or a licence unless it is an HMO that is subject to mandatory licensing under section 55(2) of the Act or is subject to any statutory exemption.

The designation shall come into force on 1 January 2018 and shall cease to have effect on 31 December 2022. The designation falls within a description of designations for which the Secretary of State has issued a General Approval dated 26 March 2015.

The London Borough of Newham ("Council") in exercise of its powers under section 80 of the Housing Act 2004 has on 15 June 2017 designated an area in its district, as Selective Licensing and which the designation applies to any privately rented property that is not a licensable house in multiple occupation, and is occupied under a tenancy or a licence.

The designation falls within a description of designations for which confirmation is required by Secretary of State under the General Approval issued on 1 April 2015. The Secretary of State has confirmed that the designation shall come into force 1 March 2018. It shall cease to have effect on the 28 February 2023.

If you are a landlord, managing agent, or a tenant, or if you require any further information regarding this designation, or to apply for a licence, further information and assistance is available from the Council's Private Housing Team by telephone on 020 3373 1950 or online at <http://www.newham.gov.uk/propertylicensing> or by email to propertylicensing@newham.gov.uk or by writing to Private Housing, London Borough of Newham, 3rd Floor West Wing, Newham Dockside, 1000 Dockside Road, London, E16 2QU.

General Enquiries

London Borough of Newham, Newham Dockside, 1000 Dockside Road, London, E16 2QU

Environmental Health Department Telephone: 0203 373 0643

Building Control Dept. Telephone: 0203 373 8200 or Planning Dept. Telephone: 0203 373 8300

Land Registry

Please refer all Land Registry Searches to: Telford District Land Registry, Parkside Court, Hall Park Way, Telford, SHROPSHIRE, TF3 4LR: DX 28100 TELFORD 2- TEL: 01952 290355- Fax: 01952 290356- Email: landregistry.gsi.gov.uk

www.landregistry.gov.uk

Radon Gas

Information can be obtained from the Health Protection Agency (HPA) Web Site

<http://www.hpa.org.uk/radiation/radon/index.htm>

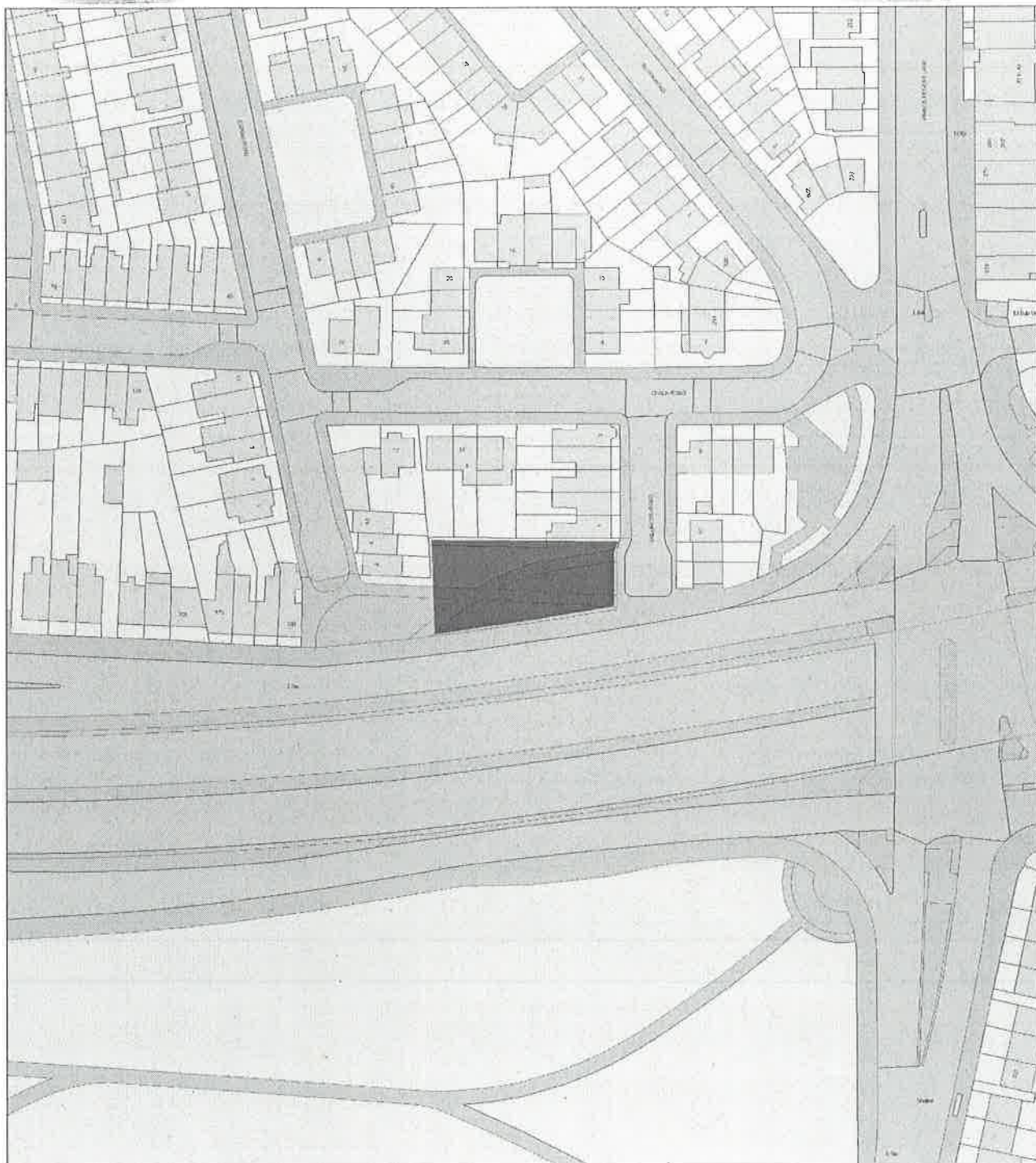
Alternatively information can be requested from HPA by telephone 0800 614529 or 01235 822622 or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ


Vehicular Crossover

You are advised that since May 2009, the Council will not approve new applications for a vehicular crossover to a residential property. The Council is concerned that the removal of front gardens to create parking spaces is detrimental to the streetscape and private driveways sterilise kerb space reducing the parking space available within a street. House owners are reminded that in the absence of an approved cross-over driving a vehicle over the footway is an offence (under Section 184 of the Highways Act 1980).

Signed:

A handwritten signature in black ink, appearing to read "Amanda Reid".



Search Reference: 1819_02118	 Newham Dockside, 1000 Dockside Road London E16 2QU
Property Address: LAND AT Newham Way Canning Town London Newham	
Date: 05-Dec-2018	Scale: 1: 1250
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright and database rights 2013 Ordnance Survey LB Newham 100019272. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings, London Borough of Newham.	



If you are applying for an electronic search, you need only supply one copy of the form and plan. If you are submitting a paper-based search, the form and plan must be submitted in duplicate. Please type or use BLOCK LETTERS

A.

Local Authority Name and Address

Local Land Charges Department
Newham London Borough Council
Newham Dockside
1000 Dockside Road
East Ham
London
E16 2QU

Search No:

Signed:

On behalf of:
Local authority/private search company/member of the public (indicate as applicable)

Dated:

B.

Address of the land/property

UPRN(s):

Secondary name/number: Land at Newham Way

Primary name/number:

Street:

Locality/Village:

Town: London

Postcode:

C.

Other roadways, footways and footpaths in respect of which a reply to enquiries 2.1 and 3.6 is required (maximum 3 roads):

D.

Fees

£ 450.00 is enclosed/is paid by NLIS transfer (delete as applicable)

Signed:

Dated: 04-12-2018

Reference: (18767599) JESW/097420.00023

Telephone No: 0800 840 5585

Fax No:

E-mail: lahelpdesk@searchchoice.co.uk

E.

Please reply to:

Dentons UK and Middle East LLP - London C/O TM Search Choice Ltd
Delta 1200
Swindon
Wiltshire
SN5 7XZ

DX Address: 743360 Swindon 31

Notes

A. Enter name and address of appropriate local authority. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining local authority.

B. Enter address and description of the property. Please give the UPRN(s) (Unique Property Reference Number) where known. A duplicate plan is required for all searches submitted directly to a local authority. The search may be returned if land/property cannot easily be identified.

C. Enter name and/or mark on plan any other roadways, footways and footpaths abutting the property (in addition to those entered in Box B) to which a reply at enquiries 2.1 and 3.6 is required (subject to a maximum of 3 roads excluding any Box B road).

D. Details of fees can be obtained from the local authority, your chosen NLIS Channel or search provider.

E. Enter the name and address/DX address of the person or company lodging or conducting this enquiry.

541107E, 181883N



540907E, 181683N



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Land at Newham Way
London



Case Reference: JESW/097420.00023



Law Society CON 290 Enquiries of local authority (2016)

The Law Society

If you are applying for an electronic search, you need only supply one copy of the form and plan. If you are submitting a paper-based search, the form and plan must be submitted in duplicate. Please type or use BLOCK LETTERS

A.

Local authority name and address:

Local Land Charges Department
Newham London Borough Council
Newham Dockside
1000 Dockside Road
East Ham
London
E16 2QU

Search No: _____

Signed: _____

On behalf of: _____

Local authority/private search company/member of the public:(Indicate as appropriate)

Dated: _____

B.

Address of the land/property:

UPRN(s):

Secondary name/number:

Primary name/number: Land at Newham Way

Street:

Locality/Village:

Town: London

Postcode:

C.

Optional enquiries (please tick as required)

- ☒ 4. Road proposals by private bodies
- ☒ 5. Advertisements
- ☒ 6. Completion Notices
- ☐ 7. Parks and countryside
- ☒ 8. Pipelines
- ☒ 9. Houses in Multiple Occupation
- ☒ 10. Noise Abatement
- ☒ 11. Urban Development Areas
- ☒ 12. Enterprise Zones, Local Development Orders and BIDs
- ☒ 13. Inner urban improvement areas
- ☐ 14. Simplified planning zones
- ☒ 15. Land maintenance notices
- ☐ 16. Mineral consultation and safeguarding areas
- ☒ 17. Hazardous substance consents
- ☒ 18. Environmental and pollution notices
- ☐ 19. Food safety notices
- ☐ 20. Hedgerow notices
- ☐ 21. Flood Defence and Land Drainage consents
- ☒ 22. Common Land and Town or Village Green

D.

Fees

£ 450.00 is enclosed/is paid by NLIS transfer
(delete as applicable)

Signed:

Dated: 04-12-2018

Reference: (18767599) JESW/097420.00023

Tel No: 0800 840 5585

Fax No:

Email: lahlpdesk@searchchoice.co.uk

Notes

A. Enter name and address of appropriate local authority. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining local authority.
B. Enter address and description of the property. Please quote the UPRN(s) (Unique Property Reference Number) where known.
A duplicate plan is required for all searches submitted directly to a local authority. The search may be returned if land/property cannot easily be identified.
D. Details of fees can be obtained from the local authority, your chosen NLIS Channel or Search Provider.
E. Enter the name and address /DX address of the person or company lodging or conducting this enquiry

E.

Please reply to:

Dentons UK and Middle East LLP - London C/O TM Search Choice Ltd
Delta 1200
Swindon
Wiltshire
SN5 7XZ

DX Address: 743360 Swindon 31

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 planning permission
- a listed building consent
- a conservation area consent
- a certificate of lawfulness of existing use or development
- a certificate of lawfulness of proposed use or development
- a certificate of lawfulness of proposed works for listed buildings
- a heritage partnership agreement
- a listed building consent order
- a local listed building consent order
- building regulations approval
- a building regulation completion certificate and
- any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

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?

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:

- highways maintainable at public expense
- subject to adoption and, supported by a bond or bond waiver
- to be made up by a local authority who will reclaim the cost from the frontagers
- 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?

2.3. 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?

2.4. 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?

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

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

Is the property included in land required for public purposes?

3.2. Land to be acquired for road works

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

3.3. Drainage matters

- Is the property served by a sustainable urban drainage system (SuDS)?
- Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?
- If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

3.4. Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

- the centre line of a new trunk road or special road specified in any order, draft order or scheme
- 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
- the outer limits of construction works for a proposed alteration or improvement to an existing road involving:
 - construction of a roundabout (other than a mini roundabout), or
 - widening by construction of one or more additional traffic lanes
- the outer limits of:
 - construction of a new road to be built by a local authority,
 - an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,
 - construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes
- the centre line of the proposed route of a new road under proposals published for public consultation
- the outer limits of:
 - construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
 - construction of a roundabout (other than a mini roundabout)
 - widening by construction of one or more additional traffic lanes, under proposals published for public consultation

3.5. Nearby railway schemes

- Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?
- Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

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?

- permanent stopping up or diversion
- waiting or loading restrictions

- one way driving
- prohibition of driving
- pedestrianisation
- vehicle width or weight restriction
- traffic calming works including road humps
- residents parking controls
- minor road widening or improvement
- pedestrian crossings
- cycle tracks
- bridge building

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?

- building works
- environment
- health and safety
- housing
- highways
- public health
- flood and coastal erosion risk management

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?

3.9. 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?

- an enforcement notice
- a stop notice
- a listed building enforcement notice
- a breach of condition notice
- a planning contravention notice
- another notice relating to breach of planning control
- a listed building repairs notice
- in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation
- a building preservation notice
- a direction restricting permitted development
- an order revoking or modifying planning permission
- an order requiring discontinuance of use or alteration or removal of building or works
- a tree preservation order
- proceedings to enforce a planning agreement or planning contribution

3.10. Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

(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:-

- a liability notice?
- a notice of chargeable development?
- a demand notice?
- a default liability notice?
- an assumption of liability notice?
- a commencement notice?

- Has any demand notice been suspended?
- Has the Local Authority received full or part payment of any CIL liability?
- Has the Local Authority received any appeal against any of the above?
- Has a decision been taken to apply for a liability order?
- Has a liability order been granted?
- Have any other enforcement measures been taken?

3.11. Conservation area

Do the following apply in relation to the property?

- the making of the area a conservation area before 31 August 1974
- an unimplemented resolution to designate the area a conservation area

3.12. Compulsory purchase

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

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 contaminated land notice
- in relation to a register maintained under section 78R of the Environmental Protection Act 1990
 - a decision to make an entry
 - an entry

(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

3.14. Radon gas

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

3.15. Assets of Community Value

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

- Is it listed as an asset of community value?
- Was it excluded and placed on the 'nominated but not listed' list?
- Has the listing expired?
- Is the Local Authority reviewing or proposing to review the listing?
- Are there any subsisting appeals against the listing?

(b) If the property is listed:

- 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?
- Has the Local Authority received a notice of disposal?
- Has any community interest group requested to be treated as a bidder?

NOTES

- 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.

541107E, 181883N



540907E, 181683N



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Land at Newham Way
London



Case Reference: JESW/097420.00023

Law Society CON 290 Enquiries of local authority (2016)

ROAD PROPOSALS BY PRIVATE BODIES

4. What proposals by others have been approved, or are the subject of pending applications, the limits of construction of which are adjoining or adjacent to the property, for-
- (a) the construction of a new road, or
 - (b) the alteration or improvement of an existing road, involving the construction, whether or not within existing highway limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than a mini roundabout) or the widening of an existing road by the construction of one or more additional traffic lanes?

ADVERTISEMENTS

Entries in the register

5.1. Please list any entries in the register of applications, directions and decisions relating to consent for the display of advertisements.

5.2. If there are any entries, where can that register be inspected?

Notices, proceedings and orders

5.3. Except as shown in the official certificate of search:

- (a) Has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement?
- (b) Has the local authority resolved to serve a notice requiring the display of any advertisement to be discontinued?
- (c) If a discontinuance notice has been served, has it been complied with to the satisfaction of the local authority?
- (d) Has the local authority resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?
- (e) Has the local authority resolved to make an order for the special control of advertisements for the area?

COMPLETION NOTICES

6. Which of the planning permissions in force has the local authority resolved to terminate by means of a completion notice under s.94 of the Town & Country Planning Act 1990?

PARKS AND COUNTRYSIDE

Areas of Outstanding Natural Beauty

7.1. Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made?

National Parks

7.2. Is the property within a National Park designated under s.7 of the National Parks and Access to the Countryside Act 1949?

PIPELINES

8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?

HOUSES IN MULTIPLE OCCUPATION

9. Is the property a house in multiple occupation, or is it designated or proposed to be designated for selective licensing of residential accommodation in accordance with the Housing Act 2004?

NOISE ABATEMENT

Noise Abatement Zone

10.1. Has the local authority made, or resolved to make, any noise abatement zone order under s.63 of the Control of Pollution Act 1974 for the area?

Entries in Register

10.2. Has any entry been recorded in the Noise Level Register kept pursuant to s.64 of the Control of Pollution Act 1974?

10.3. If there is any entry, how can copies be obtained and where can that Register be inspected?

URBAN DEVELOPMENT AREAS

11.1. Is the area an urban development area designated under Part XVI of the Local Government, Planning and Land Act 1980?

11.2. If so, please state the name of the urban development corporation and the address of its principal office.

ENTERPRISE ZONES, LOCAL DEVELOPMENT ORDERS & BIDS

12.1. Is the area designated as an enterprise zone?

12.2. Is the area subject to a local development order?

12.3. Is the area a business improvement district (BID)?

INNER URBAN IMPROVEMENT AREAS

13. Has the local authority resolved to define the area as an improvement area under s.4 of the Inner Urban Areas Act 1978?

SIMPLIFIED PLANNING ZONES

14.1. Is the area a simplified planning zone adopted or approved pursuant to s.83 of the Town & Country Planning Act 1990?

14.2. Has the local authority approved any proposal for designating the area as a simplified planning zone?

LAND MAINTENANCE NOTICES

15. Has the local authority authorised the service of a maintenance notice under s.215 of the Town & Country Planning Act 1990?

MINERAL CONSULTATION AND SAFEGUARDING AREAS

16. Is the area a mineral consultation area or mineral safeguarding area notified by the county planning authority under Schedule 1 para 7 of the Town & Country Planning Act 1990?

HAZARDOUS SUBSTANCE CONSENTS

17.1. Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous Substances) Act 1990.

17.2 If there are any entries:

- (a) How can copies of the entries be obtained?
- (b) Where can the Register be inspected?

ENVIRONMENTAL AND POLLUTION NOTICES

18. What outstanding statutory or informal notices have been issued by the local authority under the Environmental Protection Act 1990 or the Control of Pollution Act 1974?

(This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.7 or 3.13 apply)

FOOD SAFETY NOTICES

19. What outstanding statutory notices or informal notices have been issued by the local authority under the Food Safety Act 1990 or the Food Safety and Hygiene (England) Regulations 2013?

HEDGEROW NOTICES

20.1. Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997.

20.2. If there are any entries:

- (a) How can copies of the matters entered be obtained?
- (b) Where can the record be inspected?

FLOOD DEFENCE AND LAND DRAINAGE CONSENTS

21. Has any flood defence or land drainage consent relating to the property been given or refused, or (if applicable) is the subject of a pending application?

COMMON LAND AND TOWN OR VILLAGE GREEN

22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

Notes:

1. 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.
2. 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.
3. This form should be read in conjunction with the guidance notes available separately.
4. 'Area' means any area in which the property is located.
5. 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.
6. Where relevant, the source department for copy documents should be provided.