

**REGISTER OF LOCAL LAND CHARGES  
OFFICIAL CERTIFICATE OF SEARCH**

**Enquirer:** EAST SUSSEX COUNTY COUNCIL  
DX 97482 LEWES - 3 FAO S A  
OGDEN

**Official Number:** 2017/03322

**Dated** 28/09/2017

**Enquirer's Reference:**

**Requisition for Search:** An official search is required in the register of local land charges kept by the below-named registering authority for subsisting registrations against the land described below.

**Registering Authority:** Wealden District Council

**Search Address:** 42 London Road  
Hailsham  
East Sussex  
BN27 3BU

**Total Fee - £193.00**

**Official Certificate of Search**

It is hereby certified that the search requested above reveals the 4 registration(s) described in the Schedule(s) hereto up to and including the date of this Certificate.

**Signed**

**Kelvin Williams**  
Head of Planning and Environmental Services  
On behalf of Wealden District Council

**Date:** 03/10/2017

**REGISTER OF LOCAL LAND CHARGES  
SCHEDULE TO OFFICIAL CERTIFICATE OF SEARCH**

**PART 3(b) OF REGISTER : OTHER PLANNING CHARGES**

Erect covered working area for training purposes.

**Application Number:** WD/1979/3815  
**Development Address:** 42 LONDON ROAD HAILSHAM  
**Decision/Decision Date:** (AC) APPROVED WITH CONDITIONS - 07/02/1980  
**Development Description:** Erect covered working area for training purposes.

<b>Originating Authority</b> COUNCIL OFFICES WEALDEN DISTRICT COUNCIL. VICARAGE LANE HAILSHAM EAST SUSSEX BN27 2AX (COUNCIL OFFICES WEALDEN DISTRICT COUNCIL.)	<b>Place where relevant documents may be inspected</b> COUNCIL OFFICES WEALDEN DISTRICT COUNCIL. VICARAGE LANE HAILSHAM EAST SUSSEX BN27 2AX (COUNCIL OFFICES WEALDEN DISTRICT COUNCIL.)
<b>LLC1 DOCUMENT Ref.:</b> WD/1979/3815	<b>Site Address/Location</b> 42 LONDON ROAD HAILSHAM

**Date of Registration**  
07 February, 1980

Provision of new external 8 person lift complete with shaft and internal alterations.

**Application Number:** WD/1993/3101/CC  
**Development Address:** FIRSTFIELDS RESOURCE CENTRE, 42 LONDON ROAD, HAILSHAM.  
**Decision/Decision Date:** (AC) APPROVED WITH CONDITIONS - 02/02/1994  
**Development Description:** Provision of new external 8 person lift complete with shaft and internal alterations.

<b>Originating Authority</b> COUNCIL OFFICES WEALDEN DISTRICT COUNCIL. VICARAGE LANE HAILSHAM EAST SUSSEX BN27 2AX (COUNCIL OFFICES WEALDEN DISTRICT COUNCIL.)	<b>Place where relevant documents may be inspected</b> COUNCIL OFFICES WEALDEN DISTRICT COUNCIL. VICARAGE LANE HAILSHAM EAST SUSSEX BN27 2AX (COUNCIL OFFICES WEALDEN DISTRICT COUNCIL.)
<b>LLC1 DOCUMENT Ref.:</b> WD/1993/3101/CC	<b>Site Address/Location</b> FIRSTFIELDS RESOURCE CENTRE, 42 LONDON ROAD, HAILSHAM.

**Date of Registration**  
02 February, 1994

Construction of new family centre for social services committee and new egress for esha ambulance station.

**Application Number:** WD/1994/1841/CC  
**Development Address:** LAND IN FRONT OF 42 LONDON ROAD, HAILSHAM (FIRSTFIELDS)  
**Decision/Decision Date:** (AC) APPROVED WITH CONDITIONS - 03/08/1994  
**Development Description:** Construction of new family centre for social services committee and new egress for esha ambulance station.

<b>Originating Authority</b> COUNCIL OFFICES WEALDEN DISTRICT COUNCIL. VICARAGE LANE HAILSHAM EAST SUSSEX BN27 2AX (COUNCIL OFFICES WEALDEN DISTRICT COUNCIL.)	<b>Place where relevant documents may be inspected</b> COUNCIL OFFICES WEALDEN DISTRICT COUNCIL. VICARAGE LANE HAILSHAM EAST SUSSEX BN27 2AX (COUNCIL OFFICES WEALDEN DISTRICT COUNCIL.)
<b>LLC1 DOCUMENT Ref.:</b> WD/1994/1841/CC	<b>Site Address/Location</b> LAND IN FRONT OF 42 LONDON ROAD, HAILSHAM (FIRSTFIELDS)

**Date of Registration**

03 August, 1994

Replacement of remaining metal windows with white powder coated aluminium windows and replacement doors.

**Application Number:** WD/2005/3205/CC**Development Address:** 42 LONDON ROAD HAILSHAM**Decision/Decision Date:** (AC) APPROVED WITH CONDITIONS - 25/01/2006**Development Description:** Replacement of remaining metal windows with white powder coated aluminium windows and replacement doors.**Originating Authority**COUNCIL OFFICES WEALDEN DISTRICT COUNCIL.  
VICARAGE LANE HAILSHAM EAST SUSSEX BN27 2AX  
(COUNCIL OFFICES WEALDEN DISTRICT COUNCIL.)**Place where relevant documents may be inspected**COUNCIL OFFICES WEALDEN DISTRICT COUNCIL.  
VICARAGE LANE HAILSHAM EAST SUSSEX BN27 2AX  
(COUNCIL OFFICES WEALDEN DISTRICT COUNCIL.)**LLC1 DOCUMENT Ref.:**

WD/2005/3205/CC

**Site Address/Location**

42 LONDON ROAD HAILSHAM

**Date of Registration**

25 January, 2006

**Property Address:** 42 London Road, Hailsham, East Sussex, BN27 3BU

**1 PLANNING AND BUILDING REGULATIONS**

1

**1.01 Planning and building regulation 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-**

1.01

**1.01(a) Planning permission**

1.01(a)None

**1.01(b) a listed building consent**

1.01(b)See reply to 1.1(a)

**1.01(c) a conservation area consent**

1.01(c)See reply to 1.1(a)

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

1.01(d)See reply to 1.1(a)

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

1.01(e)See reply to 1.1(a)

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

1.01(f) See reply to 1.1(a)

**1.01(g) a heritage partnership agreement**

1.01(g)See reply to 1.1(a)

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

1.01(h)See reply to 1.1(a)

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

1.01(i) See reply to 1.1(a)

**1.01(j) building regulations approval**

1.01(j) See Attached Schedule

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

1.01(k)None

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

1.01(l) None

**1.02 Planning designations and proposals**

1.02

**1.02 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?**

## Introduction

Following adoption of the Core Strategy Local Plan in February 2013, and the Affordable Housing Delivery Local Plan in May 2016, this note provides a summary of the existing planning policy framework for Wealden District and sets out what further changes that are anticipated over the next two to three years. This is the principal guide to be used in respect of land charges enquiries in respect of searches within Wealden District.

A Local Plan is a planning document that guides how development takes place within a specified area. A Local Planning Authority may produce more than one local plan, where justified, and together form the development plan for the area. In Wealden District the current Local Plans include:

- The Core Strategy Local Plan (Incorporating Part of the South Downs National Park) (adopted February 2013); and
- The Affordable Housing Delivery Local Plan (adopted May 2016);
- Saved policies contained within the Wealden Local Plan adopted in 1998; and
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan adopted February 2013 (please view East Sussex County Council website for information of the plan, saved policies and emerging plans)

The Council is currently reviewing the adopted Core Strategy and incorporating all other policies required for the District within one Local Plan entitled the Wealden Local Plan. This Local Plan, when adopted, will not include the part of the District within the South Downs National Park. The South Downs National Park Authority is developing a Local Plan for the South Downs National Park Area, and any enquiries relating to this Local Plan should be directed to the South Downs National Park Authority.

The scope of the Wealden Local Plan and the timetable is included in the Councils Local Development Scheme.

[http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Planning\\_Policy\\_Documents/Planning\\_Local\\_Development\\_Scheme.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Planning_Policy_Documents/Planning_Local_Development_Scheme.aspx)

The Council is also producing the Hailsham Area Action Plan, which is contained within the Local Development Scheme. Full details can be found in the Wealden Local Plan - Issues, Options and Recommendations published on 19th October 2015.

<http://council.wealden.gov.uk/ieListDocuments.aspx?CId=534&MIId=4128&Ver=4>

## The Core Strategy Local Plan

The Core Strategy Local Plan (CSLP) can be viewed at

[http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Local\\_Plan/CoreStrategy/Planning\\_Core\\_Strategy\\_Local\\_Plan.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Local_Plan/CoreStrategy/Planning_Core_Strategy_Local_Plan.aspx)

The Core Strategy Local Plan was adopted on 19 February 2013. The document was produced following extensive consultation with a wide range of stakeholders and establishes an agreed vision and a set of spatial planning objectives that will steer change in Wealden to 2027. As an up to date adopted Local Plan it carries significant weight in the determination of planning applications and development proposals

The Core Strategy Local Plan is a strategic document which identifies the quantum of development intended to be delivered to 2027 and where, when and by what means it will be achieved. The document makes provision for some 4525 net additional dwellings, 40,000 sq. metres net additional employment floorspace and 17,000 sq. metres net additional retail floorspace and contains a number of key strategic policies against which proposals for development within Wealden will be considered:

- WCS1 - Provision of Homes and Jobs;
- WCS2 - Distribution of Housing Growth;
- WCS3 - Distribution of Employment and Retail;
- WCS4 - Strategic Development Areas;
- WCS5 - Managing the Release of Housing Land;
- WCS6 - Rural Areas Strategy;
- WCS7 - Effective Provision of Infrastructure;
- WCS8 - Affordable Housing;
- WCS9 - Rural Exception Affordable Housing;
- WCS10 - The Travelling Community - Provision for Gypsies and Travellers;
- WCS11 - The Travelling Community - Site Criteria;
- WCS12 - Biodiversity;
- WCS13 - Green Infrastructure; and

- WCS14 - Presumption in Favour of Sustainable Development.

A number of the above Policies apply across the District whilst others are area specific. Enquirers are therefore encouraged to read the detail of the Policies referred to above where they consider they may be of relevance to their enquiry. Please refer to specific Policies WCS2 and WCS3 which detail the amounts of growth, including housing, employment and retail growth proposed within the Towns of Crowborough, Uckfield, Hailsham, Polegate and Willingdon and Stone Cross.

Policy WCS4 of the Core Strategy Local Plan identifies eleven Strategic Development Areas which will deliver the majority of the housing and employment growth in Wealden. These are summarised on the Key Diagram (The Key Diagram can be found on page 75 of the Core Strategy Local Plan). The document also outlines area specific strategies and Policies which identify development and infrastructure priorities, environmental constraints and approaches to partnership working, taking account of local characteristics. Area strategies are included for:

- Uckfield;
- Hailsham/Hellingly;
- Polegate and Willingdon and Stone Cross;
- Crowborough and;
- the Rural Areas.

The Core Strategy Local Plan also sets out how the overall allocation for the rural areas (some 455 dwellings) will be distributed across the most sustainable villages and specifies where development boundaries will be retained or removed. The Proposals Map published alongside the Core Strategy Local Plan shows which development boundaries have been removed whilst Policy WCS6 also shows the villages where development boundaries will be provided or retained.

Core Strategy Policy WCS 12 Court of Appeal Judgement 9th July 2015

On 9th July 2015 in response to a Court of Appeal decision the Council has made changes to its Core Strategy Policy WCS 12 relating to Ashdown Forest.

Prior to the Court of Appeal Judgement Policy WCS12 provided that any net increase in residential development between 400m and 7km would be required to mitigate its recreational impact through the provision of Suitable Alternative Natural Green Space (SANGS) and on-site visitor management measures.

The reference to the 7km zone of influence and the specific mitigation detailed has now been removed. The amended Core Strategy policy and text following the judgement is provided at:

[http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/CoreStrategy/Planning\\_Core\\_Strategy\\_Local\\_Plan.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/Planning_Core_Strategy_Local_Plan.aspx)

Affordable Housing Delivery Local Plan

The Affordable Housing Delivery Local Plan, adopted in May 2016 supersedes policy WCS8 of the Core Strategy for the area of Wealden District Council outside of the South Downs National Park. The Affordable Housing Delivery Local Plan can be accessed:

[http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Res\\_PlanningPolicy.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Res_PlanningPolicy.aspx)

Wealden Local Plan and the Hailsham Area Action Plan

The Council is required to review the adopted Core Strategy (please see WCS1 of the adopted Core Strategy). The Council is combining the Core Strategy Review with a review of all policies required for the District. This document is called the Wealden Local Plan. Together with the Hailsham Area Action Plan, which will provide specific policies for the significant growth and change proposed within the Hailsham and surrounding area, the Wealden Local Plan will provide all the policy requirements for development within the District. The timetable for the Wealden Local Plan is included in the Council's Local Development Scheme. The document will exclude that part of Wealden within the South Downs National Park. The LDF Sub Committee considered the first public stage of consultation for the Wealden Local Plan and the Hailsham Area Action Plan called the Wealden Local Plan - Issues, options and Recommendations Consultation Document.

<http://council.wealden.gov.uk/ieListDocuments.aspx?CId=534&MId=4128&Ver=4>

Weight of Plans

Paragraph 216 of the National Planning Policy Framework states that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Once adopted, the Wealden Local Plan and the Hailsham Area Action Plan will supersede the Core Strategy Local Plan, the Affordable Housing Delivery Local Plan and the saved policies of the adopted Wealden Local Plan 1998. The saved policies can be viewed at

[http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Former\\_Local\\_Plan/Planning\\_Former\\_Local\\_Plan.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Former_Local_Plan/Planning_Former_Local_Plan.aspx)

In the meantime however, where appropriate, proposals for development will be considered against the Core Strategy, the emerging Affordable Housing Delivery Local Plan and saved policies of the Wealden Local Plan (adopted 1998) where these are consistent with the National Planning Policy Framework. Enquirers are again encouraged to access this list of saved policies to assess their relevance to their particular circumstance or enquiry.

#### National Planning Policy Framework

The National Planning Policy Framework which can be viewed at

<http://www.wealden.gov.uk/nmsruntime/saveasdialog.aspx?IID=9683&SID=3116>

This document sets out the Government's planning policies for England and how these are expected to be applied. The Framework establishes a presumption in favour of sustainable development which is to be reflected at all stages of the planning process. The Framework is a material consideration in the determination of planning applications.

#### Annual Monitoring Report

All local planning policies are subject to monitoring and review and Wealden District Council publishes an Annual Monitoring Report which can be viewed at

[http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Planning\\_Policy\\_Documents/Planning\\_Policy\\_Documents.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Planning_Policy_Documents/Planning_Policy_Documents.aspx)

Further information on planning policy within Wealden District can be found on the Council's website at

[http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Res\\_PlanningPolicy.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Res_PlanningPolicy.aspx)

## **2 ROADS AND PUBLIC RIGHTS OF WAY**

### **Roadways, footways and footpaths (2.01) Public rights of way (2.02 - 2.05)**

2

#### **2.01 Which of the roads footways and footpaths named in the application for this search (via boxes B and C) are:**

2.01

##### **2.01(a) highways maintainable at public expense**

2.01(a)a) Yes as to London Road.

No as to The Cedars and any other way abutting. b-d) None

##### **2.01(b) subject to adoption and supported by a bond or bond waiver**

2.01(b)Not Applicable

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

2.01(c)Not applicable

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

2.01(d)Not applicable

#### **2.02 Is any public right of way which abuts on or crosses the property shown in a definitive map or revised definitive map?**

2.02 No. However this does not preclude a claim of Public right of way under section 53 of the Wildlife and Countryside Act 1981, Therefore, please be aware that the definitive Map is a constantly evolving record of public rights and is subject to change.



- 2.03 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?**  
2.03 No. However this does not preclude a claim of Public right of way under section 53 of the Wildlife and Countryside Act 1981, Therefore, please be aware that the definitive Map is a constantly evolving record of public rights and is subject to change.
- 2.04 Are there any legal orders to stop up after or create a public right of way which abuts or crosses the property not yet implemented or shown on a definitive map?**  
2.04 No
- 2.05 If so please attach a plan showing the approximate route.**  
2.05 Not applicable
- 3 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 documentation be obtained?**  
3
- 3.01 Land required for public purposes**  
**Is the property included in land required for public purposes?**  
3.01 No, however your attention is drawn to the reply given to enquiry no. 1.2 Planning Designations and Proposals
- 3.02 Land to be acquired for road works**  
**Is the property included in land to be acquired for road works?**  
3.02 HIGHWAYS  
No  
LAND CHARGES  
No
- 3.03 Drainage matters**  
3.03
- 3.03(a) Is the property served by a sustainable urban drainage system (SuDS)?**  
3.03(a)No, there are no records of a SuDS scheme serving the property
- 3.03(b) Are there SuDS features within the boundary of the property if yes is the owner responsible for maintenance?**  
3.03(b)No, there are no records of any SuDs features within the boundary of the property
- 3.03(c) If the property benefits from a SuDS for which thereis a charge who bills the property for the surface water drainage charge?**  
3.03(c)Not applicable
- 3.04 Nearby road schemes**  
**Is the property (or will it be) within 200 metres of any of the following -:**  
3.04

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

3.04(a)3.4(a) Hailsham Town Centre - Highway Proposals

For your reference, please find attached an extract from the scheme plan drawing No:LD0155/21A/2, which shows the scheme detail in the vicinity of the above property.

Improvements are to include:

- 1) A traffic signal controlled crossroads at the junction of Station Road/South Road/Western Road and George Street, on the site of the former railway station, as part of the Hailsham Town Centre proposals. This scheme is shown by blue colouring on the attached plan.
- 2) A long term proposal for a new road in a disused railway cutting between South Road and London Road, as shown by green colouring on the plan.

Should further details about (1) and (2) above be required, these can be obtained by writing to Communities, Economy and Transport Department, County Hall, East Sussex County Council, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE

3.4(a) Hailsham Town Centre - Highway Proposals

For your reference, please find attached an extract from the scheme plan drawing No:LD0155/21A/2, which shows the scheme detail in the vicinity of the above property.

Improvements are to include:

- 1) A traffic signal controlled crossroads at the junction of Station Road/South Road/Western Road and George Street, on the site of the former railway station, as part of the Hailsham Town Centre proposals. This scheme is shown by blue colouring on the attached plan.
- 2) A long term proposal for a new road in a disused railway cutting between South Road and London Road, as shown by green colouring on the plan.

Should further details about (1) and (2) above be required, these can be obtained by writing to Communities, Economy and Transport Department, County Hall, East Sussex County Council, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE

**3.04(b) The centre line of a proposed alteration or improvement to an existing road notified to the Council by the appropriate Secretary of State involving the construction of a subway underpass flyover footbridge elevated road or dual carriageway (whether or not within existing highway limits) ; or**

3.04(b)No

**3.04(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;**

3.04(c)(i) No

(ii) No

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

3.04(d)HIGHWAYS

d) Property falls within 200m of the revised Town Centre Improvement Proposals. For further information please contact Scheme Manager ESCC (plan available but not attached)

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None

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

3.04(e)No

**3.04(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 a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes under proposals published for public consultation?**

3.04(f) (i) No

(ii) No

(iii) No

**3.05 Nearby railway schemes**

3.05

**3.05(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway tramway light railway or monorail?**

3.05(a)No

- 3.05(b) Are there any proposals for a railway tramway light railway or monorail within the Local Authority's boundary?**  
3.05(b)None
- 3.06 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?**  
3.06
- 3.06(a) Permanent stopping up or diversion**  
3.06(a) No
- 3.06(b) Waiting or loading restrictions**  
3.06(b) No
- 3.06(c) One-way driving**  
3.06(c) No
- 3.06(d) Prohibition of driving**  
3.06(d) No
- 3.06(e) Pedestrianisation**  
3.06(e) No
- 3.06(f) Vehicle width or weight restriction**  
3.06(f) No
- 3.06(g) Traffic calming works e.g. road humps**  
3.06(g) No
- 3.06(h) Residents parking controls**  
3.06(h) No
- 3.06(i) Minor road widening or improvement**  
3.06(i) i) Affecting land at Leap Cross, London Road. Proposed junction access into new development, footway widening and pedestrian crossing places. For more information contact Transport Development Control, ESCC.
- 3.06(j) Pedestrian crossings**  
3.06(j) No
- 3.06(k) Cycle tracks**  
3.06(k) No
- 3.06(l) Bridge building**  
3.06(l) No
- 3.07 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?**  
3.07
- 3.07(a) building works**  
3.07(a)BUILDING CONTROL  
No  
LAND CHARGES  
No  
ENVIRONMENTAL HEALTH  
No
- 3.07(b) environment**  
3.07(b)No
- 3.07(c) health and safety**  
3.07(c) No
- 3.07(d) housing**  
3.07(d) No
- 3.07(e) highways**  
3.07(e)No
- 3.07(f) public health**  
3.07(f) No

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

3.07(g) No local authority notice in relation to flood and/or coastal erosion risk management subsists at the property. However, enquiries should also be made of the Environment Agency (03078 506506, email enquiries@environment-agency.gov.uk) and the Lead Local Flood Authority which is East Sussex County Council

**3.08 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?**

3.08 No

**3.09 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:-**

3.09

**3.09(a) an Enforcement Notice**

3.09(a) No

**3.09(b) a stop notice**

3.09(b) No

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

3.09(c) No

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

3.09(d) No

**3.09(e) a planning contravention notice**

3.09(e) No

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

3.09(f) No

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

3.09(g) No

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

3.09(h) No

**3.09(i) a building preservation notice**

3.09(i) No

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

3.09(j) 3.9(j) No

**3.09(k) an order revoking or modifying a planning permission or discontinuing an existing planning use**

3.09(k) No

**3.09(l) an order requiring discontinuance of use or alterations or removal of building or works;**

3.09(l) No

**3.09(m) tree preservation order; or**

3.09(m) No

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

3.09(n) No

**3.10 Community Infrastructure Levy (CIL)**

3.10

**3.10(a) Is there a CIL charge schedule?**

3.10(a) None

**3.10(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 notice? (vi) a commencement notice?**

3.10(b) Not applicable

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

3.10(c) No

**3.10(d) Has the local authority received full or part payment of any CIL liability?**

3.10(d) No

**3.10(e) Has the local authority received any appeal against any of the above?**

3.10(e) No

- 3.10(f) Has a decision been taken to apply for a liability order?**  
3.10(f) No
- 3.10(g) Has a liability order been granted?**  
3.10(g)No
- 3.10(h) Have any other enforcement measures been taken?**  
3.10(h)No
- 3.11 Conservation area**  
**Do the following apply in relation to the property?**  
3.11
- 3.11(a) the making of the area a Conservation Area before 31 August 1974; or**  
3.11(a) No
- 3.11(b) an unimplemented resolution to designate the area a Conservation Area?**  
3.11(b)None
- 3.12 Compulsory purchase**  
**Has any enforceable order or decision been made to compulsorily purchase or acquire the property?**  
3.12 No
- 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 such a condition that harm or pollution of controlled waters might be caused on the property)?**  
3.13
- 3.13(a) a contaminated land notice;**  
3.13(a)No
- 3.13(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**  
3.13(b) (i) No  
(ii) No
- 3.13(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
- 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 The following parishes within Wealden District are affected by low levels of Radon Gas:- Alfriston, Alciston, Arlington, Cuckmere Valley, East Dean and Friston, Heathfield and Waldron, Laughton and Willingdon and Jevington. If the property is within one of these parishes, you are advised to carry out an online search on the Radon website, the address of which is [www.ukradon.org](http://www.ukradon.org), for which a charge is made. You will require a valid postal address and postcode.
- 3.15 Assets of Community Value**  
3.15
- 3.15(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?**  
3.15(a)No
- 3.15(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? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?**  
3.15(b)No
- 3.99 EIR QUESTION**  
3.99 Please be aware that all other information required to answer the questions on the CON29 form is available free of charge on the Council's website using the Information Schedule. See link [http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Land\\_Charges/Planning\\_L\\_and\\_Charges\\_Search.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Land_Charges/Planning_L_and_Charges_Search.aspx)



3.99 BUILDING CONTROL  
See reply from Land Charges  
LAND CHARGES  
New Home Owners - New properties

Purchasing any property can be both a very exciting and stressful experience. However, if you have followed good practice and your Solicitor has made all of the relevant search enquires, combined with a new home warrantee Building Control Completion Certificate and all planning conditions have been implemented, the purchase of a new home should be relatively straight forward.

However, it is worth bringing to your attention that if purchasing a new home particularly on a large to medium site, you may need to consider the following:-

" There will be open land allocated on larger scale development sites for recreational and amenity use for the community as a whole. It is therefore worth checking/considering if there is such an area near to the dwelling you are purchasing to consider if you feel this as a positive or negative factor - the developer will be able to advise you on this. Also approved details can normally be found on the Council's website under the relevant planning application number.

" All new housing schemes will be designed to ensure they do not flood or create problems for adjoining land owners. The approach taken to avoid flooding problems is to install what is known as "SUDS" (Sustainable Urban Drainage Systems). This will involve the installation of water ways (known as Swales) and retention ponds. In effect these measures will be incorporated into any new landscaping scheme for the development to provide a natural and longer term approach to flooding issues. The Planning Authority is keen to maintain a natural landscape approach to such open waterways and avoid unnecessary flooding where possible. If you do have concerns relating to ponds/streams in the proximity of a house you are looking to purchase you will need to make your own decision as to whether this is appropriate for your particular household.

" Due to the need to maintain SUDS/landscape areas/play areas and non adopted public areas, a management company will have been required to be put in place by the developer as part of the planning permission. It will entail homeowners entering into an agreement to pay service charges for the upkeep of such areas. This will be an ongoing charge which is for the benefit of everyone living within the new development but is one which the Planning Authority cannot intervene. However if issues do arise in the future it is an area which, if any disputes on issues of maintenance, quality of work, etc., occur this will be a civil matter between residents and the management company.

#### ASHDOWN FOREST SPECIAL PROTECTION AREA OF CONSERVATION

##### Development proposals in Wealden District

##### Background

Following the examination and subsequent adoption of the Core Strategy Local Plan on 19 February 2013, the Council has been obliged to take into account evidence concerning the impact of development on the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) as required by the Habitats Regulations.

The position which the Council is obliged to follow is that all development which would, either individually or in combination with other development, increase use of the Ashdown Forest for recreational and other purposes must mitigate its own impact. Each planning application is considered on a case by case basis.

In addition to recreational impacts, it is also necessary for the Council to assess all development which would, either alone or in combination with other development, increase the level of nitrogen deposition on the Ashdown Forest SAC. When considering nitrogen deposition the focus will be on the emissions from motorised vehicular traffic.

Where it is assessed that there will be a likely significant effect due to an increase in the level of nitrogen deposition, and in the current absence of any identified mitigation measures, planning permission must be withheld.

##### Ashdown Forest SAC

Large parts of Ashdown Forest (2,729 hectares) are designated as a Special Area of Conservation (SAC). The SAC status was awarded because Ashdown Forest contains one of the largest single continuous blocks of lowland heath in south-east England. The SAC designation recognises the special nature of the vegetation found within Ashdown Forest, namely European dry heaths and North Atlantic wet heath and affords it legal protection by the Conservation of Habitats and Species Regulations 2012 (as amended) which transposes the requirements of the European Habitats Directive (92/43/EEC).

## Monitoring the effects of Nitrogen deposition

As part of the Councils adopted Core Strategy Local Plan we are committed to investigating the impacts of nitrogen upon the Ashdown Forest SAC so that its effects upon development in the longer term can be more fully understood and mitigated if appropriate. The monitoring is "to undertake further investigation of the impacts of Nitrogen deposition on the Ashdown Forest Special Area of Conservation so that its effects on development can be more fully understood and mitigated if appropriate".

Wealden District Council is required to consider the effects of new developments on the integrity of the SAC. This includes considering the effect of new development on the SAC with regards to an increase in traffic that may result from such development. This is on the basis that excess nitrogen or an increase in nitrogen from more cars on the road or an increase in car journeys across the forest may result in damage to the protected species or a net decrease of species or habitat cover.

Significant work has been undertaken since 2013 to monitor nitrogen deposition and the impact on the ecology of the protected areas as an ongoing requirement following the Core Strategy and to model traffic flows, nitrogen deposition and ecological impact based on proposed development numbers and locations.

This has identified that the impact on the Ashdown Forest Special Area of Conservation (SAC) is significant in the immediate vicinity of the roads across the forest with high levels of nitrogen deposition recorded and consequent ecological damage. This is a wider impact than just relating to the A26 as initially considered as part of the adopted Core Strategy.

Taking into account existing levels of traffic and development commitments that are in place there is already an unacceptable level of impact from nitrogen deposition in the areas close to the forest roads.

Modelling the impact of the development numbers of the preferred option in the Issues, Options and Recommendations document over the original plan period of 2013 to 2037 shows an even greater effect above the acceptable level in these areas.

Alongside this the Council has gathered evidence of levels of nitrogen deposition across the whole of the SAC which indicates high but currently acceptable levels. The Council is proposing to adopt an approach which is based on delivering development at a level which will be below that which, applying the precautionary principle, would be deemed to be potentially damaging to the SAC overall.

The Council has explored a range of alternatives to the level of development proposed in order to protect the SAC including lower levels of development, alternative distributions for development and development conditions. In addition it has considered mitigation measures including traffic speed restrictions, introducing tolls, restricting categories of vehicles and options for tunnels. For a variety of reasons these measures would not produce any significant improvements, either because they are already in place or because they are not practical or economically viable.

The Council recognises that, having considered and either implemented these options or found them to be of very limited value, there is a need to address the damage already being done to the SAC in the vicinity of the forest roads. The proposal is that compensatory measures will be put in place to provide equivalent comparable habitat to that being lost. It is recognised that this requires a public interest test which the Council believes will be met through the benefits from the provision of the development over the plan period including the associated employment opportunities.

In order to allow development to proceed the proposal is therefore to compensate for the damage which is already occurring close to the roads and alongside this to set a level of development across the district which will ensure that the overall integrity of the SAC is not damaged due to traffic movements and the consequent nitrogen deposition.

What does this mean for development proposals now?

The Council will continue to assess the impacts of development on the Ashdown Forest, as set out in the Background Section earlier in this letter, and until the necessary compensation/mitigation measures are in place, developments throughout the District (including those within the existing Core Strategy Local Plan and the emerging Wealden Local Plan that do not have existing planning permissions) can only proceed where they can prove that they will not damage the SAC any further.

In practical terms this means demonstrating that the development of a site will provide no more vehicle emissions than currently along the affected roads in the SAC.

This constraint has been affecting development close to the SAC since 2013, however working with applicants some development has been able to proceed. We are keen to continue wherever possible to enable development to progress.



#### Further Information

There is information about this constraint on the Councils website and if you are in any doubt about the impact on proposed development I would ask you to contact the Councils duty planning service on 01892 602011, Monday - Friday 09.30-12.30.

#### WASTE WATER CAPACITY - NORTH AND SOUTH HAILSHAM WASTE WATER TREATMENT WORKS

Please be aware that there is an issue on the ability of the existing waste water treatment works in North and South Hailsham to deal with the volume of waste water arising from residential growth in the area.

Once capacity is reached, there will be a constraint on development in South Hailsham, Polegate, Willingdon and Stone Cross. Applications for residential development (new build and potentially conversions) that can only drain to the southern treatment works that would otherwise be acceptable, may not be able to be approved.

This applies to residential applications only and does not include new build commercial, employment, change of use or extensions to existing buildings, provided the uses are not water intensive.

For further details please see the article on the following webpage:-

[http://www.wealden.gov.uk/Wealden/Planning\\_and\\_Building\\_Control/Planning\\_Development\\_Management/Agents\\_and\\_Parish\\_Council\\_Information/Planning\\_Agents\\_Information.aspx](http://www.wealden.gov.uk/Wealden/Planning_and_Building_Control/Planning_Development_Management/Agents_and_Parish_Council_Information/Planning_Agents_Information.aspx)

Please be aware that the new Draft Wealden Local Plan has been published and can be viewed at the following web address (item 19 on the Agenda):

<http://council.wealden.gov.uk/ieListDocuments.aspx?CId=299&MId=4336&Ver=4>

You are advised to look at this document as it may have implications for the property/land, the subject of this search.

For any updates regarding the progress being made on the Draft Wealden Local Plan, please see the following web page:

[http://www.wealden.gov.uk/Wealden/Residents/Planning\\_and\\_Building\\_Control/Planning\\_Policy/Wealden\\_Local\\_Plan/PPolicy\\_Wealden\\_Local\\_Plan.aspx](http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Wealden_Local_Plan/PPolicy_Wealden_Local_Plan.aspx)

## Law Society CON290 Enquiries of Local Authority (2016)

Property Address: 42 London Road, Hailsham, East Sussex, BN27 3BU

### 5 ADVERTISEMENTS

5

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

5.1 None

5.2 If there are any entries where can that Register be inspected?

5.2 Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

5.3(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?

5.3(a) No

5.3(b) Have the Council resolved to serve a notice requiring the display of any advertisement to be discontinued?

5.3(b) No

5.3(c) If a discontinuance notice has been served has it been complied with to the satisfaction of the Council?

5.3(c) Not applicable

5.3(d) Have the Council resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?

5.3(d) No

5.3(e) Have the Council resolved to make an order for the special control of advertisements for the area?

5.3(e) No

### 6 COMPLETION NOTICES

6

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

6 None

### 8 PIPELINES

8

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?

8 No as far as Wealden District Council is aware but please enquire also of TRANSCO - National Grid. Customer Support Team, National Grid - Gas Distribution Lakeside House, The Lakes, Northampton, NN4 7HD,

General Enquiries Telephone: 0845 605 6677

### 18 ENVIRONMENTAL AND POLLUTION NOTICES

18

18 What outstanding statutory or informal notices have been issued by the Council 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 3.12 or 3.07 apply)

18 None as far as the District Council is concerned but enquiry should also be made of the Environment Agency, Sussex Area, Saxon House, Little High Street, Worthing, West Sussex, BN11 1DH

## PLANNING HISTORY SCHEDULE

<b>Application Number</b>	K/73/1981
<b>Development Location</b>	42 LONDON ROAD HAILSHAM
<b>Development Description</b>	Extension.
<b>Decision Date</b>	10/07/1973
<b>Decision</b>	APPROVED

## Building Control Applications

<b>Application Number</b> F/056/1378-BREG	<b>Development Description</b> REPLACEMENT OF METAL WINDOWS WITH DOUBLE GLAZED UPVc	<b>Site Address</b> FIRSTFIELDS, 42 LONDON ROAD, HAILSHAM
<b>Decision Date</b> 24-January-2006	<b>Decision Date</b> ACCEPTED	<b>Completion Date</b>

Site Units						
Phase	Commencement	Completion Date	Plot	Commencement	Completion Date	Certificate Date
SNET PHASE	20-Nov-2006		1 REPLACEMENT OF METAL WINDOWS WITH DOUBLE GLAZED	20-Nov-2006		

<b>Application Number</b> I/067/0043-BREG	<b>Development Description</b> NEW RECEPTION HATCH	<b>Site Address</b> FIRSTFIELDS, 42 LONDON ROAD, HAILSHAM BN27 3BU
<b>Decision Date</b> 04-August-2006	<b>Decision Date</b> ACCEPTED	<b>Completion Date</b>

Site Units						
Phase	Commencement	Completion Date	Plot	Commencement	Completion Date	Certificate Date

<b>Application Number</b> I/067/0108-BREG	<b>Development Description</b> INNER LOBBY ALTERATIONS	<b>Site Address</b> FIRSTFIELDS, 42 LONDON ROAD, HAILSHAM. BN27 3BU
<b>Decision Date</b> 07-December-2006	<b>Decision Date</b> ACCEPTED	<b>Completion Date</b>

Site Units						
Phase	Commencement	Completion Date	Plot	Commencement	Completion Date	Certificate Date

**Standard Information/Disclaimer**

Addendum

Question 1.1(a)-(i)

The local authority's computerised records of Planning Applications do not extend back before 1948 and this reply covers only the period since that date.

Informative: (1) This reply does not cover other properties in the vicinity of the property.

(2) Any conditional planning permissions, relating to the property, issued on or after 1st August 1977 are shown in the Part 3B Schedule to the Official Certificate of Search.

(3) Copy planning and Building Regulations decisions are available upon application to the Planning Information Officer, Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX, or from Wealden District Council's website [www.wealden.gov.uk](http://www.wealden.gov.uk).

Question 1.1(j)

The local authority's computerised records of Building Regulation decisions do not extend back before 1st July 2002 this reply covers the period since that date. Records prior to that date do not contain detailed information.

The local authority may not always be aware of such works and enquiries should also be made of the seller.

Informative: (1) The seller or developer should be asked to provide evidence of compliance with Building Regulations.

(2) Only applications submitted as full plans will have a decision recorded against them, other types of submitted applications such as Building Notices will not, whatever the application type a completion certificate will be issued if the works are considered satisfactory.

(3) The Council's computerised records of Building Regulations do not extend back before 1st July 2002 and this reply covers only the period since that date. Prior records would have to be searched manually at additional cost.

Question 1.1(l)

The Local Authority may not always be aware of such works and enquiries should also be made of the seller.

Informative: (1) As from 1st April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have Building Regulations approval (which, if applicable, will be shown in replies 1.1(f) and (g) above) or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.

(2) The seller should be asked to provide a copy of any such FENSA certificate issued in respect of the property.

Electrical Safety

(3) With regard to the Building Regulations 2000 New Approved Document P : Electrical Safety which came into effect as from 1st January 2005, any applications submitted to the Authority for determination will be revealed under 1.1(f) and (g) of Replies to Standard Enquiries.

(4) With regard to works carried out and certified by a person who is registered under the Competent Persons Schema, the seller should be asked to provide a copy of any certificate issued in respect of the property.

Question 1.2

Informative: (1) This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

(2) Further details of the development plan available from the District Planning Office, Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX.

Question 2.1

If a road, footway or footpath is not a highway maintained at public expense, 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.

Plus:-

If a Highway Extent search is required, this can be obtained from Highway Land Transportation Team at East Sussex County Council at a cost of - please contact [ESCC\\_direct\\_highwaylandinformationteam@eastsussex.gov.uk](mailto:ESCC_direct_highwaylandinformationteam@eastsussex.gov.uk).

Informative: (1) If a road, footpath or footway is not a highway, there may be no right to use it. The East Sussex County Council (as the local highway authority) cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

Question 2.2

A definitive map for Wealden District Council has now been published - please contact Rights of Way Team at East Sussex County Council for details [row@eastsussex.gov.uk](mailto:row@eastsussex.gov.uk). 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 Rights of Way Team at East Sussex County Council for further information [row@eastsussex.gov.uk](mailto:row@eastsussex.gov.uk).

And

Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. If in doubt please contact Rights of Way Team at East Sussex County Council for further information [row@eastsussex.gov.uk](mailto:row@eastsussex.gov.uk).

Informative: The definitive map does not show every public footpath or byway.

Question 3

With reference to questions 3.1 to 3.15 matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.

Question 3.3

Informative: Enquiries about drainage should also be made of the local sewerage undertaker Southern Water Services, Southern House, Capstone House, Chatham, Kent ME5 7QA.

Question 3.4

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.

#### Question 3.5

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

#### Question 3.6

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.

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

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

#### Question 3.9

National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them [info@southdowns.gov.uk](mailto:info@southdowns.gov.uk).

#### Question 3.10

Informative: Further details relating to CIL can be found on the Council's website: [www.planning.wealden.gov.uk](http://www.planning.wealden.gov.uk) under the relevant planning application number.

#### Question 3.13

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.

#### Question 3.14

Informative: Radon Affected Areas are designated by the Radon Protection Division of the Health Protection Agency. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by the RPD) and if so whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures. A guide containing further information about Radon Affected Areas is available free from The Health Protection Agency, Radon Protection Division, Chilton, Didcot, Oxon, OX11 0RQ - Tel 01235 822622, Email: [Radon@hpa.org.uk](mailto:Radon@hpa.org.uk) (Radiation Protection Division) website: [www.hpa.org.uk/radiation](http://www.hpa.org.uk/radiation).

#### Question 3.15

Informative: Further information can be found on the Council's website:-  
[http://www.wealden.gov.uk/Wealden/Council/Localism/Policy\\_Community\\_Right\\_To\\_Bid.aspx](http://www.wealden.gov.uk/Wealden/Council/Localism/Policy_Community_Right_To_Bid.aspx)

#### CON29 PART 2 Informatives

#### Question 8

You are advised to seek further information from <http://www.linesearchbeforeudig.co.uk>  
LinesearchbeforeUdig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines, and fibre optic networks.

#### Question 22

Informative: Please note the information contained in the reply has been supplied by Commons Registration, Legal Services, East Sussex County Council, The Croft, County Hall, Lewes, East Sussex, BN7 1AL (01273 481630 or 01273 482683)

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.



## Search Fee Receipt

Search Reference: 2017/03322  
Local Authority Name: Wealden District Council  
Local Authority Address:

Enquirer Reference:  
Enquirer: EAST SUSSEX COUNTY COUNCIL  
DX 97482 LEWES - 3 FAO S A OGDEN

LLC1 Amount:	£25.00
CON29 Part 1 Amount:	£0.00
CON29 Part 1 VAT Amount:	£0.00
CON29 Part 2 Amount:	£140.00
CON29 Part 2 VAT Amount:	£28.00
EQ Amount:	£0.00
EQ VAT Amount:	£0.00

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**Totals: £193.00**

VAT Number: GB 210 8985 61  
VAT Rate: 20%