

PERSONAL SEARCH APPLICATIONS

WEST BERKSHIRE DISTRICT COUNCIL

How can I make a personal search appointment?

Answer: From 25 January 2021, all Personal Searches of the Local Land Charges Register are to be requested by email to personalsearches@westberks.gov.uk

A copy of the LLC Register will then be returned to you.

Please see information at the end of this document regarding contact addresses/websites for other departments/sections you may wish to contact for other information.

What fee is currently charged for a Personal Search of the Local Land Charges Register?

Answer: There is currently no fee for carrying out a Personal Search of the LLC Register.

Contact details for EIR enquiries relating to Con29 Enquiries of the Local Authority (2016)

| Question | Source department |
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| 1.1 | <p>Public Access: https://publicaccess.westberks.gov.uk/online-applications/search.do?action=simple&searchType=Application</p> <p>Email: conservation@westberks.gov.uk</p> <p>Email: help@bcsolutions.org.uk BC Solutions: https://www.bcsolutions.org.uk/</p> <p>Competent persons register: https://www.competentperson.co.uk/</p> |

| Question | Source department |
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| 1.2 | <p>Local plan: https://info.westberks.gov.uk/localplan</p> <p>Email: planningpolicy@westberks.gov.uk</p> |
| 2 | <p>Highways related searches: https://www.westberks.gov.uk/highwayrelatedsearch</p> <p>The Definitive Map: https://www.westberks.gov.uk/definitivemap</p> |
| 3.1 | <p>Highways related searches: https://www.westberks.gov.uk/highwayrelatedsearch</p> |
| 3.2 | <p>Highways related searches: https://www.westberks.gov.uk/highwayrelatedsearch</p> |
| 3.3 | <p>3.3 Drainage matters</p> <p>(a) Is the property served by a sustainable urban drainage system (SuDS)?</p> <p>All properties are served by sustainable drainage systems. Sustainable drainage refers to a variety of drainage methods, from the traditional pipe solutions to swales, rain gardens and soakaways. There is information on the Council's website about sustainable drainage: https://info.westberks.gov.uk/sudspd</p> <p>Schedule 3 of the Flood and Water Management Act 2010 has not been enacted. Instead the government brought in changes to the planning system which required sustainable drainage to be a material planning consideration for major applications. As there is no requirement for the Council to adopt these systems yet, there is no legal requirement to record details of property related SuDS.</p> <p>(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?</p> <p>All properties are served by sustainable drainage systems. The Council has not adopted any such features to date, therefore the responsibility will lie with others such as the landowner or utility company.</p> <p>It is recommended that prospective purchasers check planning approvals and Section 106 Agreements for their property, and establish with the vendors whether any sustainable urban drainage systems exist.</p> <p>Information relating to property SuDS may have been submitted with the relevant planning application, or with the discharge of planning conditions. Planning applications can be viewed on the Council's website: https://publicaccess.westberks.gov.uk/online-applications/search.do?action=simple&searchType=Application</p> <p>For newly built property, information should be sought from the developer, including clarification of any maintenance responsibilities a property owner may inherit or any</p> |

| Question | Source department |
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| | <p>maintenance agreements they may be required to fund, should any exist through a management company.</p> <p>Water and Sewerage Companies will normally include a surface water charge in their bills, where roof water from a property connects to a public surface water sewer.</p> <p>Drainage infrastructure serving a single property, and within the curtilage of that property, will be the responsibility of the homeowner to maintain, unless directed otherwise.</p> <p>(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?</p> <p>Please see above answer.</p> <p>Water and Sewerage Companies will normally include a surface water charge in their bills where roof water from a property connects to a public surface water sewer.</p> |
| 3.4 | <p>Highways related searches: https://www.westberks.gov.uk/highwayrelatedsearch</p> |
| 3.5 | None |
| 3.6 | <p>Highways related searches: https://www.westberks.gov.uk/highwayrelatedsearch</p> |
| 3.7 | <p>Email: help@bcsolutions.org.uk BC Solutions: https://www.bcsolutions.org.uk</p> <p>Highways related searches: https://www.westberks.gov.uk/highwayrelatedsearch</p> <p>Email: ehadvice@westberks.gov.uk Contact the Public Protection Partnership: https://publicprotectionpartnership.org.uk/contact-us/</p> <p>Flood Risk Management: https://info.westberks.gov.uk/floodriskmanagement</p> |
| 3.8 | <p>Email: help@bcsolutions.org.uk BC Solutions: https://www.bcsolutions.org.uk</p> |

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| 3.9 | <p>Email: planningenforcement@westberks.gov.uk Planning enforcement: https://info.westberks.gov.uk/planningenforcement</p> <p>Email: conservation@westberks.gov.uk Conservation areas: https://info.westberks.gov.uk/conservationareas</p> <p>Tree Preservation Orders: https://www.westberks.gov.uk/tpotrees</p> |
| 3.10 | <p>Email: cil@westberks.gov.uk</p> <p>Community Infrastructure Levy: https://info.westberks.gov.uk/article/28517/What-is-the-Community-Infrastructure-Levy</p> |
| 3.11 | <p>Email: conservation@westberks.gov.uk</p> <p>Conservation areas: https://info.westberks.gov.uk/conservationareas</p> |
| 3.12 | <p>Local Land Charges Register</p> <p>Email: Landcharges@westberks.gov.uk</p> |
| 3.13 | <p>Public Protection Partnership - Contaminated land: https://publicprotectionpartnership.org.uk/environmental-health/contaminated-land/</p> |
| 3.14 | <p>Ukradon website: www.ukradon.org</p> |
| 3.15 | <p>Community right to bid: https://info.westberks.gov.uk/communitybid</p> |
| 4 | <p>Public access: https://publicaccess.westberks.gov.uk/online-applications/search.do?action=simple&searchType=Application</p> |
| 5 | <p>Public access: https://publicaccess.westberks.gov.uk/online-applications/search.do?action=simple&searchType=Application</p> |

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| 6 | Email: planningenforcement@westberks.gov.uk Planning enforcement: https://info.westberks.gov.uk/planningenforcement |
| 7 | Highways related search: https://www.westberks.gov.uk/highwayrelatedsearch |
| 8 | National Grid - electricity - network route maps: https://www.nationalgrid.com/uk/electricity-transmission/network-and-infrastructure/network-route-maps National Grid - gas - network route maps: https://www.nationalgrid.com/uk/gas-transmission/land-and-assets/network-route-maps Line search 'before u dig' website: https://lsbud.co.uk/ |
| 9 | Public Protection Partnership - houses in multiple occupation (HMO): https://publicprotectionpartnership.org.uk/environmental-health/housing/houses-in-multiple-occupation-hmo/ |
| 10 | Email: ehadvice@westberks.gov.uk Contact the Public Protection Partnership: https://publicprotectionpartnership.org.uk/contact-us/ |
| 11 - 14 | Email: planningpolicy@westberks.gov.uk Local Plan: https://info.westberks.gov.uk/localplan |
| 15 | Email: planningenforcement@westberks.gov.uk Planning enforcement: https://info.westberks.gov.uk/planningenforcement |
| 16 | Minerals and waste: https://info.westberks.gov.uk/mineralsandwaste |
| 17 | Minerals and waste: https://info.westberks.gov.uk/mineralsandwaste |

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| 18 | Email: ehadvice@westberks.gov.uk Contact the Public Protection Partnerships: https://publicprotectionpartnership.org.uk/contact-us/ |
| 19 | Public Protection Partnership - food safety: https://publicprotectionpartnership.org.uk/environmental-health/food-safety/ |
| 20 | Trees and Hedgerows: https://www.westberks.gov.uk/treesandhedgerows |
| 21 | Flood Risk Management: https://info.westberks.gov.uk/floodriskmanagement |
| 22 | Greens and Commons: https://www.westberks.gov.uk/greensandcommons |