Ipswich Borough Council

Schedule of Registers/Information for Local Search Enquiries

From 1 April 2025

Enquiry	Registers/Information Available	Requirements for advance notice or appointments	Cost of Access
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 (b) a listed building consent (c) a conservation area consent (d) a certificate of lawfulness of existing use or development (e) a certificate of lawfulness of proposed use or development (f) a certificate of lawfulness of proposed works (g) a heritage partnership agreement (h) a listed building consent order (i) a local listed building consent order (j) building regulations approval (k) a building regulation completion certificate and (l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	**1.1 (a)-(i)** This information is publicly available from 1947 to date online Planning On Line **1.1 (j)–(l)** This information is publicly available from 2004 to date online Planning On Line Further information is available on request via email building.control@ipswich.gov.uk	No appointments necessary as information available online. No appointments necessary as information available online.	**1.1(a)-(i)** Publicly available free of charge. **1.1(j)–(l)** Publicly available free of charge.

Enquiry	**Registers/Information Available**	**Requirements for advance notice or appointments**	**Cost of Access**	**VAT (20%)**	**Total Fee**
1.1 (a) – (l) see previous page	1.1 (a)–(l) also available via tailored report if required. Local Land Charges, Grafton House, 15/17 Russell Road, Ipswich, IP1 2DE	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	(a) £2.79 (b) £2.79 (c) £2.79 (d) £2.79 (e) £2.79 (f) £2.79 (g) £2.79 (h) £2.79 (i) £2.79 (j) £2.79 (k) £2.79 (l) £2.79	£0.56 £0.56 £0.56 £0.56 £0.56 £0.56 £0.56 £0.56 £0.56 £0.56 £0.56 £0.56	**£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35**
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?	The adopted Ipswich Local Plan can be viewed on the Council's website at: www.ipswich.gov.uk/planning-and-building-control/planning-policy/ipswich-local-plan/adopted-ipswich-local-plan-2018		Publicly available online free of charge.		
	Information also available via tailored report.	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	£2.79	£0.56	**£3.35**
Enquiry	**Registers/Information Available**				

Roadways, footways and footpaths	
2.1 Which of the road, footways and footpaths named in the application for this search(via boxes B and C) are: - **(a)** highways maintainable at public expense; **(b)** subject to adoption and, supported by a bond or bond waiver; **(c)** to be made up by a local authority who will reclaim the cost from the frontagers; **(d)** to be adopted by a local authority without reclaiming the cost from the frontagers.	**(a)–(d) This information is supplied by Suffolk County Council (SCC)** **For further information contact land.charges@suffolk.gov.uk** **Contact: Lutfa Amin** **Tel No. 01473 264190**
Public rights of way	
2.2 Is any public right of way which abuts on, or crosses a 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	**2.2–2.5 This information is supplied by Suffolk County Council (SCC)** **For further information contact land.charges@suffolk.gov.uk** **Contact: Lutfa Amin** **Tel No. 01473 264190**

Enquiry	Registers/Information Available	Requirements for advance notice or appointments	Cost of Access		
Other matters Apart from other 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?	This information is available by consulting public local plans. The 1997 Adopted Local Plan is available online as an interactive GIS-based version, and the latest Local Development Framework (LDF) Proposals Maps are also available in this interactive format. The LDF development plan documents can be viewed and downloaded as PDFs online Planning Policy	Information to view at:- Customer Services Centre, Town Hall, Princes Street Ipswich. No appointment required Planning Policy Grafton House 15/17 Russell Road Ipswich, IP1 2DE Contact: Felicia Blake Administrator Tel: 01473 432019	Publicly available online free of charge. Paper copies of the Ipswich Local Plan Proposals Map are available at £10 cost, whereas all LDF documents (inc. the map) are free to households within the IP postcode area. Please enquire for charges for other LDF related documents.		
	Information also available via tailored report	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	£2.79	£0.56	£3.35
3.2: Land to be acquired for road works Is the property included in land to be acquired for road works?	**This information is supplied by Suffolk County Council (SCC).** **For further information contact land.charges@suffolk.gov.uk.** **Contact: Lutfa Amin** **Tel No 01473 264190**				

	Information also available via tailored report	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	£2.79	£0.56	£3.35

Enquiry	Registers/Information Available	Requirements for advance notice or appointments	Cost of Access
3.3: Drainage matters (a) Is the property served by a sustainable urban drainage system (SuDS)	Our records do not allow for the provision of comprehensive answers in relation to this question. It is advisable that the purchaser undertakes checks of planning approvals, S.106 Agreements and with the Vendor to establish whether any sustainable urban drainage systems are in place at the property. You have not been charged by Ipswich Borough Council for this enquiry.	N/A	N/A
(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?	Our records do not allow for the provision of comprehensive answers in relation to this question. It is advisable that the purchaser undertakes checks of planning approvals, S.106 Agreements and with the Vendor to establish whether any sustainable urban drainage systems are in place at the property. You have not been charged by Ipswich Borough Council for this enquiry.		
(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charges?	Our records do not allow for the provision of comprehensive answers in relation to this question. It is advisable that the purchaser undertakes checks of planning approvals, S.106 Agreements and with the Vendor to establish whether any sustainable urban drainage systems are in place at the property. You have not been charged by Ipswich Borough Council for this enquiry.		

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; (b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (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 traffic lanes	**This information is supplied by Suffolk County Council (SCC).** **For further information contact land.charges@suffolk.gov.uk** **Contact: Lutfa Amin** **Tel No 01473 264190**

Enquiry	Registers/Information Available
3.4: Nearby road schemes (cont) (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 of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes; (e) the centre line of the proposed route of a new road under proposals published for public consultation; or (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) or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?	**This information is supplied by Suffolk County Council (SCC).** **For further information contact land.charges@suffolk.gov.uk** **Contact: Lutfa Amin** **Tel No 01473 264190**

Enquiry	Registers/Information Available
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? (b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?	**This information is supplied by Suffolk County Council (SCC).** **For further information contact land.charges@suffolk.gov.uk** **Contact: Lutfa Amin** **Tel No 01473 264190**
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 (b) waiting or loading restrictions (c) one way driving (d) prohibition of driving (e) pedestrianisation (f) vehicle width or weight restriction (g) traffic calming works including road humps (h) residents parking controls (I) minor road widening or improvement (j) pedestrian crossings (k) cycle tracks (l) bridge building?	**This information is supplied by Suffolk County Council (SCC).** **For further information contact land.charges@suffolk.gov.uk** **Contact: Lutfa Amin** **Tel No 01473 264190**

Enquiry	Registers/Information Available	Requirements for advance notice or appointments	Cost of Access	VAT (20%)	Total Fee
3.7: Outstanding notices Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this Schedule:- (a) building works; (b) environment; (c) health and safety; (d) housing; (e) highways; (Suffolk County Council see below) (f) public health (g) flood and coastal erosion risk management	3.7 (a)-(d) & (f) This information is available by tailored report only	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	(a) £2.79 (b) £2.79 (c) £2.79 (d) £2.79 **(e) SCC** (f) £2.79	£0.56 £0.56 £0.56 £0.56 - £0.56	**£3.35** **£3.35** **£3.35** **£3.35** **-** **£3.35**
	(e) This information is supplied by Suffolk County Council (SCC). **For further information contact land.charges@suffolk.gov.uk** **Contact: Lutfa Amin** **Tel No 01473 264190**				

	(g) The Flood and Coastal Erosion Risk Management Strategy for Ipswich Borough Council is managed by Suffolk County Council. **You can find further information on their strategy as well as other relevant documents by following the links below: -** **Suffolk County Council webpage on development and flood risk** **https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk/** **Suffolk Flood Risk Management Strategy (March 2016)** **http://www.greensuffolk.org/assets/Greenest-County/Water--Coast/Suffolk-Flood-Partnership/19431A-Flood-Risk-Management-Strategy-v12.pdf** **Ipswich Surface Water Management Plan (June 2012)** **http://www.greensuffolk.org/assets/Greenest-County/Climate-Ready/Flooding/Ipswich-Surface-Water-Management-Plan-Report.pd.pdf** **Ipswich Borough Council Development and Flood Risk Supplementary Planning Document (January 2016)** **https://www.ipswich.gov.uk/sites/default/files/development_and_flood_risk_spd_jan_16.pdf** **Stour and Orwell Estuaries Management Group and Strategies** **http://www.suffolkcoastandheaths.org/estuaries/stour-and-orwell-estuaries-management-group** **The Environment Agency Flood Map** **https://flood-map-for-planning.service.gov.uk/**				
3.8: Contraventions of building regulations Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in buildings regulations?	This information is not currently on public registers. Information is available by tailored report only.	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	£2.79	£0.56	**£3.35**

Enquiry	Registers/Information Available	Requirements for advance notice or appointments	Cost of Access	VAT (20%)	Total Fee
3.9: Notices, Orders, Directions and Proceedings under Planning Acts Do any of the following subsist in relation to the property, or has any local authority decided to issue, serve, make or commence any of the following:- (a) enforcement notice (b) stop notice (c) listed building enforcement notice (d) breach of condition notice (e) planning contravention notice (f) other notice relating to breach of planning control (g) listed building repairs notice (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation (i) building preservation notice (j) direction restricting permitted development (k) order revoking or modifying a planning permission (l) order requiring discontinuance of use or removal of building works (m) tree preservation order (n) proceedings to enforce a planning agreement or planning contribution?	(a) - (n) This information is available by tailored report. **PLEASE NOTE** **Limited information is available regarding (a), (b), (c), (d), (j), (l) and (m) online** **Planning On Line**	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	(a) £2.79 (b) £2.79 (c) £2.79 (d) £2.79 (e) £2.79 (f) £2.79 (g) £2.79 (h) £2.79 (i) £2.79 (j) £2.79 (k) £2.79 (l) £2.79 (m) £2.79 (n) £2.79	(a) £0.56 (b) £0.56 (c) £0.56 (d) £0.56 (e) £0.56 (f) £0.56 (g) £0.56 (h) £0.56 (i) £0.56 (j) £0.56 (k) £0.56 (l) £0.56 (m) £0.56 (n) £0.56	**£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35** **£3.35**

Enquiry	Registers/Information Available	Requirements for advance notice or appointments	Cost of Access
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: - (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 commendment notice? (c) Has any demand notice been suspended? (d) Has the Local Authority received full or part payment of any CIL liability? (e) Has the Local Authority received any appeal against any of the above? (f) Has a decision been taken to apply for a liability order? (g) Has a liability order been granted? (h) Have any other enforcement measures been taken?	**There is currently no CIL charging schedule at Ipswich Borough Council.**	N/A	N/A

Enquiry	Registers/Information Available	Requirements for advance notice or appointments	Cost of Access	VAT (20%)	Total Fee
3.11: Conservation Areas Do the following apply in relation to the property:- (a) the making of the area a Conservation Area before 31 August 1974; or	(a) There are no Conservation Areas designated before 31.08.1974 within the Ipswich Borough boundary.	(a) N/A	(a) N/A	N/A	N/A
(b) an unimplemented resolution to designate the area a Conservation Area?	(b) This information is available by tailored report only.	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	(b) £2.79	(b) £0.56	**£3.35**
3.12: Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	This information is available by tailored report only	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	£2.79	£0.56	**£3.35**
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; (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	Information regarding Contaminated Land is on the Ipswich Borough Council website. Contaminated Land Contact Officer: David Rowe Environmental Protection Tel: 01473 433016	Appointments not required as information available on website	Publicly available free of charge. Any follow up enquiries would incur a charge with regard to cost.		

Enquiry	Registers/Information Available	Requirements for advance notice or appointments	Cost of Access	VAT (20%)	Total Fee
3.13: Contaminated Land (cont) (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?	This information is also available by tailored report if required	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	£2.79	£0.56	**£3.35**
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?	This information is available from Public Health England: Radon 01235 822622	N/A	N/A	N/A	N/A
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? **(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?	Information regarding Assets of Community Value is on the Ipswich Borough Council website: Assets of Community Value	Appointments not required as information available on the website.	Publicly available free of charge.		

Enquiry	Registers/Information Available	Requirements for advance notice or appointments	Cost of Access	VAT (20%)	Total Fee
3.15: Assets of Community Value (cont)	This information is also available via a tailored report if required	Enquiries must be submitted to the Local Land Charges department together with the appropriate fee.	(a) £2.79 (b) £2.79	£0.56 £0.56	**£3.35** **£3.35**