

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant: The Vesey Partnership T/A Searchpoint

1 Trinity Place, Midland Drive
Sutton Coldfield
West Midlands
B72 1TX

Search Reference: 24/00450

NLIS Reference:

Date: 24-Jul-2024

Property: 53, Swanley Centre
London Road
Swanley
Kent
BR8 7TQ

**Other Roads
etc:**

**Additional
Properties:** None

I refer to your Standard 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 Standard 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

Planning Information may reveal entries from adjoining properties where the planning extent may overlap the search area as indicated on your search plan.

Reference: 01/02471/FUL

Address: 53 Swanley Centre, Swanley, Kent, BR8 7TQ

Proposal: Erection of a satellite dish 0.90m in diameter, fixed to the flat roof.

Date Decision Issued: 28/12/2001

Decision: Granted

Reference: 94/00236/HIST

Address: 53 Swanley Centre, Swanley, Kent, BR8 7TQ

Proposal: Display of internally illuminated fascia and vertical signs and internally illuminated projecting sign. (ADV.T).

Date Decision Issued: 23/05/1994

Decision: Granted

Reference: 94/00238/HIST

Address: 53 Swanley Centre, Swanley, Kent, BR8 7TQ

Proposal: Part two storey and part single storey rear extensions and alterations to shop front.

Date Decision Issued: 23/05/1994

Decision: Granted

Reference: 97/02641/HIST

Address: Swanley Youth Club, St. Marys Road, Swanley, Kent, BR8 7BU

Proposal: Retail food store, assoc. c/park & landscaping.

Date Decision Issued: 17/07/1998

Decision: Granted

Reference: 99/00700/FUL

Address: Swanley Centre, Swanley, Kent,

Proposal: External enhancements to shopping mall elevations, erection of banners at first floor, decorative wall treatment on first floor, replacement of glass balustrades.

Date Decision Issued: 19/10/1999

Decision: Granted

Reference: 99/02729/CONVAR

Address: Aldi Store, St. Marys Road, Swanley, Kent,

Proposal: Variation of condition 15 of permission SE/97/2641 to allow the store to open on Sundays.

Date Decision Issued: 11/02/2000

Decision: Granted

Reference: 11/03154/FUL

Address: 37-40 & 49-54 Swanley Centre, London Road, Swanley, KENT, BR8 7TQ,

Proposal: Alterations and extensions to units 38 and 39 including the erection of a single storey extension to the rear including a goods lift from the ground to first floor, new steps and handrails to the side and infill extensions to the front elevation and change of use from class A2 to A1. The formation of a new first floor walk way to the rear of units 38, 39 and 40 including a new door and alterations to the first floor fenestration of unit 38. The formation of new steps with handrails, a fire escape door with canopy over and a first floor walkway to the rear of unit 37 and the formation of a first floor walkway to the rear of units 49-54.

Date Decision Issued: 19/04/2012

Decision: Refused

Reference: 23/01002/FUL

Address: First Floor Above Ladbrokes, 53 Swanley Centre, London Road, Swanley, Kent, BR8 7TQ,

Proposal: Conversion of vacant first floor space above Unit 53 of the Swanley Centre into 2no. 1-bedroom flats (C3 use)

Date Decision Issued: 09/06/2023

Decision: Granted

Reference: 82/00012/HIST
Address: LAND KNOWN AS, SWANLEY TOWN CENTRE PHASE III SITE, OFF LONDON ROAD, SWANLEY,
Proposal: CONSTRUCTION OF A 287 SPACE CAR PARKING AREA LIMITED PERIOD TWO YEARS
Date Decision Issued: 30/06/1982
Decision: Granted

Reference: 79/00644/HIST
Address: 53 Swanley Centre, Swanley, Kent, BR8 7TQ,
Proposal: CONTINUED DISPLAY OF INTERNALLY ILLUMINATED FASCIA, MONTAGE AND WALL PANEL SIGN
Date Decision Issued: 19/06/1979
Decision: Granted

Reference: 98/01629/HIST
Address: Supermarket, St. Marys Road, Swanley, Kent, ,
Proposal: Details of roof tiles pursuant to condition 2 of permission SE/97/2641.
Date Decision Issued: 30/09/1998
Decision: Granted

Reference: 98/02070/HIST
Address: Former Swanley Youth Club Site, St Marys Road, Swanley, BR8
Proposal: Details of boundary treatment pursuant to condition 6 of permission SE/97/2641.
Date Decision Issued: 31/12/1998
Decision: Granted

Reference: 98/02072/HIST
Address: Former Swanley Youth Club Site, St Marys Road, Swanley, BR8
Proposal: Details of lighting pursuant to condition 12 of permission SE/97/2641. Amended plans received with letter dated 17.12.98.
Date Decision Issued: 21/05/1999
Decision: Granted

Reference: 98/02133/HIST
Address: Supermarket, St. Marys Road, Swanley, Kent, ,
Proposal: Details of tree protection pursuant to condition 4 of permission SE/97/2641, as amended by letters dated 1st, 15th and 21st December 1998.
Date Decision Issued: 07/01/1999
Decision: Granted

Reference: 98/02151/HIST
Address: Aldi Store , St. Marys Road, Swanley, Kent,
Proposal: Details of scheme for noise control pursuant to condition 24 of permission SE/97/2641. Additional information received 22.12.98.
Date Decision Issued: 23/02/1999
Decision: Granted

Reference: 98/02676/HIST
Address: Supermarket, St. Marys Road, Swanley, Kent, ,
Proposal: Approval of details - signage for traffic circulation SE/97/2641. Amended plan received 2.7.99 showing signage.
Date Decision Issued: 29/11/1999
Decision: Granted

Reference: 98/02679/HIST
Address: Supermarket, St. Marys Road, Swanley, Kent, ,
Proposal: Details pursuant to SE/97/2641- details for the control of the St Marys Road access as an entrance only (condition 18)
Date Decision Issued: 24/06/1999
Decision: Granted

Reference: 99/00050/HIST
Address: Aldi Store , St. Marys Road, Swanley, Kent,
Proposal: Details of layout and construction of areas for parking cars, bicycles and means of access thereto pursuant to condition 10 of SE/97/2641. Amended plan received by letter dated 2nd March 1999.
Date Decision Issued: 22/06/1999
Decision: Granted

Reference: 99/00488/HIST
Address: Aldi Store , St. Marys Road, Swanley, Kent, ,
Proposal: Taxi arrangements and restricted access . Details pursuant to conditions 18 and 21 of permission SE/97/2641
Date Decision Issued: 24/06/1999
Decision: Granted

Reference: 03/01880/FUL
Address: 53 Swanley Centre, Swanley, Kent, BR8 7TQ,
Proposal: Removal of stair to first floor, brick up windows, new shopfront, shopfit.
Date Decision Issued: 08/09/2003
Decision: Granted

Reference: 88/00665/HIST
Address: 53 Swanley Centre, Swanley, Kent, BR8 7TQ,
Proposal: Installation of a small receive only satellite dish aerial
Date Decision Issued: 24/06/1988
Decision: Granted

Informative

*Copies and information may be obtained on request to
planning.information@sevenoaks.gov.uk*

(b) a listed building consent

None

Informative

*Copies and information may be obtained on request to
planning.information@sevenoaks.gov.uk*

(c) a conservation area consent

None

Informative

*Copies and information may be obtained on request to
planning.information@sevenoaks.gov.uk*

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

None

Informative

Copies and information may be obtained on request to

planning.information@sevenoaks.gov.uk

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

None

Informative

Copies and information may be obtained on request to
planning.information@sevenoaks.gov.uk

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

None

Informative

Copies and information may be obtained on request to
planning.information@sevenoaks.gov.uk

(g) a heritage partnership agreement

None

Informative

For further information please refer to Historic England.

(h) a listed building consent order

None

Informative

For further information please refer to Historic England.

(i) a local listed building consent order

None

Informative

For further information please refer to Historic England.

(j) building regulations approval

None

From 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings. High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction). Enquiries should be made with the Building Safety Regulator for answers to questions 1.1 j, k & l for applications received on high rise buildings since 1st October 2023. For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm> . Information on the Regulator is also available here Building Safety Hub | Building Safety Regulator. You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.

Informative

Copies and information may be obtained on request to
building.control@sevenoaks.gov.uk

(k) building regulation completion certificate and

None

From 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings. High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction). Enquiries should be made with the Building Safety Regulator for answers to questions 1.1 j, k & l for applications received on high rise buildings since 1st October 2023. For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm> . Information on the Regulator is also available here Building Safety Hub | Building Safety Regulator. You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.

Informative

Copies and information may be obtained on request to
building.control@sevenoaks.gov.uk

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

None

From 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings. High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction). Enquiries should be made with the Building Safety Regulator for answers to questions 1.1 j, k & l for applications received on high rise buildings since 1st October 2023. For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm> . Information on the Regulator is also available here Building Safety Hub | Building Safety Regulator. You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.

Informative

*Copies and information may be obtained on request to
building.control@sevenoaks.gov.uk*

Informative

- 1) *These replies do not cover other properties in the vicinity of the search area.*
- 2) *Planning history, if any, prior to 1.4.74 not disclosed.*
- 3) *The Council's computerised records of building control documents do not extend back before 2000 and this reply covers only the period since then. For applications deposited prior to this date, the computerised records have not been checked for accuracy of data within the record and if information is required the records would have to be searched manually. (Information is only available if the Council was notified as to the works). For further information and copies contact the Building Control Department, Sevenoaks District Council, Argyle Road, Sevenoaks, Kent, TN13 1HG. Tel 01732 227000*
As from April 2002 the self certification scheme has been available for various types of work. You are advised to contact the owner/occupier or the body concerned for any certificates or notices issued.

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 Sevenoaks District Local Plan shows the following designation as applying to the property/area:

Mixed Use Allocation
Local Plan Proposed Submission Sites
Proposed Plan 2040 Regulation Sites - Suitable
Town Centre
Primary Shopping Frontages
Urban Confines: Swanley

Informative

Information regarding flooding is not provided in answer to this enquiry and should be sought directly from the Environment Agency.

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

Highway maintainable at the public expense:

Yes – part Nightingale Way

No – remaining part Nightingale Way (on which the area in question is situated)

This process does not require Kent County Council to confirm the status of individual sections of streets, such as a specific section fronting properties. For information regarding part and part roads please refer to <https://one.network/> to self-serve. You will be required to create an account which may incur fees. If you would like more information from our Highway Definition team normal KCC charges will apply. Please note that although information is obtained from the authority for <https://one.network/> the site is not managed by the authority.

If you require more detailed highway status information, such as extents and boundaries, you may request a written response and coloured plan highlighting the considered extent of the publicly maintainable highway. There is a charge for this service: the standard fee is £150, but this is dependent on the size of the area to be searched. If you would like to be provided with an accurate quotation, please send a plan clearly indicating the area in question (this can be a Google Earth or Google Maps screenshot, Ordnance Survey map extract, title plan, etc.) to highwaydefinitionsearches@kent.gov.uk

For access to property please refer to Land Registry for ownership details.

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.

If a Highway Extent search is required (Including Box C Requests) of the publicly maintainable highway please direct your enquiry to: Highway Definition Team, Henwood Industrial Estate, 4 Javelin Way, Ashford, Kent TN24 8AD

Email: (With a plan) highwaydefinitionsearches@kent.gov.uk

For information as to the extent of adoption please refer to Kent County Council Highways & Transportation

E-mail enquiries only at: highwaydefinitionsearches@kent.gov.uk

Enquiries should be accompanied by a letter and a plan. A fee will be charged.

Informative

If a road, footpath or footway is not a highway, there may be no right to use it.

Note: The reply to enquiry No. 2 a) does NOT include Rights of Way. If any, they would be disclosed in reply to optional question enquiry No. 5 in Part 2 Enquiries

(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

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?

No.

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

None as of date of response.

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 as of date of response.

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

Not applicable

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 the relevant documents be obtained?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

3.1 Land required for public purposes

Is the property included in land required for public purposes?

No

Informative

: Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

3.2 Land to be acquired for road works

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

No

Informative

: Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

3.3 Drainage matters

(a) Is the property served by a sustainable urban drainage system (SuDS)?

Not as far as is known.

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

Not as far as is known.

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

Not applicable.

Surface Water Drainage Supplier:
Address: Thames Water Property Searches, Clearwater Court, Vastern Road, Reading, RG1 8DB
Tel: 0845 070 9148

www.kent.gov.uk/waste-planning-and-land/flooding-and-drainage/sustainable-drainage-systems

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

No

(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

No

(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) No
- or
- (ii) widening by construction of one or more additional traffic lanes No

(d) the outer limits of:

- (i) construction of a new road to be built by a local authority? No
- (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway? No
- (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes? No

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

No

(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? No
- (ii) construction a roundabout (other than a mini roundabout) (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation? No

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?

No

(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

No

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

No.

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 could not be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

Please also refer to the Kent Messenger if specific details are required with regards to any possible temporary road closures to accommodate micro surfacing or resurfacing of the roads mentioned within this search.

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

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 could not be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

Please also refer to the Kent Messenger if specific details are required with regards to any possible temporary road closures to accommodate micro surfacing or resurfacing of the roads mentioned within this search.

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

(g) traffic calming works including road humps

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

No

(k) cycle tracks

No

(l) bridge building

No

Informative

In some circumstances, road closures can be obtained by third parties from magistrates 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.

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

No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No

(f) public health

No

(g) flood and coastal erosion risk management

No.

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

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?

No

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

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

(b) a stop notice

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in

answer to this question.

(c) a listed building enforcement notice

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) a listed building repairs notice

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

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

No

Informative

[Please change as required]

(i) a building preservation notice

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

(j) a direction restricting permitted development

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

(k) an order revoking or modifying planning permission

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

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

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

(m) a tree preservation order

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

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

No.

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Yes

Residential Area B, Rate £75 per square metre.

For information as to the Charging Schedule please refer to Sevenoaks District Council website www.sevenoaks.gov.uk and enter 'CIL' in the search box

Or contact the planning department at planning.information@sevenoaks.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? Yes. Planning Reference: 23/01002/FUL

(ii) a notice of chargeable development? No

(iii) a demand notice? No

(iv) a default liability notice? None to date

(v) an assumption of liability notice? No

(vi) a commencement notice? No

For further information, please contact the Planning team - planning.information@sevenoaks.gov.uk

(c) Has any demand notice been suspended?

No.

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

No

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

No

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

No

(g) Has a liability order been granted?

No

(h) Have any other enforcement measures been taken?

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

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

No

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

No

3.12 Compulsory purchase

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

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

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

No. For any further enquiries please contact
Environmental Health, Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
TEL 01732 227000
Email: environmental.health@sevenoaks.gov.uk

(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

No. For any further enquiries please contact
Environmental Health, Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
TEL 01732 227000
Email: environmental.health@sevenoaks.gov.uk

(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

No. For any further enquiries please contact
Environmental Health, Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
TEL 01732 227000
Email: environmental.health@sevenoaks.gov.uk

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 local authority in whose area adjacent or adjoining land is situated.

3.14 Radon gas

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

The property is not in a radon Affected Area, as less than 1% of homes are above the Action Level.

For further information: Radon Survey, Health Protection Agency, Centre for Radiation, Chemical and Environmental Hazards, Chilton, Didcot, Oxon. OX11 0RG. Email: radon@hpa.org.uk. Web: <http://www.hpa.org.uk/radiation>. To obtain a radon information pack leave your name, address and postcode on the radon free phone 0800 614529.

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value?

No.
(I) - (v) Not applicable.

(b) If the property is listed:

(I) - (iii) Not applicable.

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this question.

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

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?

No

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?

No

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?

The Register is held at the offices of Kent County Council at the PROW. and Access Service, Invicta House, County Hall, Maidstone, Kent ME14 1XX. Inspection of the Register is by appointment only. Please telephone 03000 41 71 71 to make an appointment.

Copies of the Register can be obtained at a fee of £15 per unit entry. Please telephone 03000 41 71 71 or email land.searches@kent.gov.uk. If you wish to inspect the register we recommend that you telephone in advance for an appointment. If the property, or any land abutting the property is registered you may wish to obtain a copy of the full register entries relating to the land and a copy of the definitive register map (which are mostly to a scale of 1:10,560 (ie: 6" to a mile). Please note that the register map will not necessarily be based on the current OS Sheet).