

Local Land Charges Department  
East Suffolk Council  
Riverside  
4 Canning Road  
Lowestoft  
NR33 0EQ  
Email [land.charges@eastsoffolk.gov.uk](mailto:land.charges@eastsoffolk.gov.uk)  
Tel: 01394 444301



**INFORMATIVE NOTES TO STANDARD ENQUIRIES**  
**OF LOCAL AUTHORITY (2016 EDITION)**

**1.1 (A-L)** This reply covers only the period since 1<sup>st</sup> April 1974. Prior records can be searched on the local authority's 'Public Access' system.

<http://www.eastsuffolk.gov.uk/planning/planning-applications/publicaccess/>

**1.1 (A-L)** As from the 1<sup>st</sup> April 2007, the Broads Authority took back responsibility for providing planning services within the area covered by the Broads Authority. You are advised to consult them on any decisions and notices they may have been issued after this date, or any pending matters.

Contact Details:

**The Broads Authority, Yare House, 62-64 Thorpe Road, Norwich, NR1 1RY**

Tel: **01603 610734** Email: [broads@broads-authority.gov.uk](mailto:broads@broads-authority.gov.uk)

**1.1 (J)** This reply covers only build control records received within the last 15 years. Prior records can be searched on the local authority's 'Public Access' system.

<http://www.eastsuffolk.gov.uk/planning/planning-applications/publicaccess/>

**1.1 (K)** This reply covers only building control records received within the last 15 years. To view older Building Control records, go to <http://www.eastsuffolk.gov.uk/planning/planning-applications/publicaccess/>

**1.1 (L)** Enquiries about Competent Person Schemes should be made to the relevant regulator (see websites below).

[www.fensa.co.uk](http://www.fensa.co.uk) [www.elecsa.org.uk](http://www.elecsa.org.uk) [www.trustcorgi.co.uk](http://www.trustcorgi.co.uk) [www.bre.co.uk](http://www.bre.co.uk) [www.bresca.org.uk](http://www.bresca.org.uk)  
[www.hetas.co.uk](http://www.hetas.co.uk) [www.napit.org.uk](http://www.napit.org.uk) [www.oftec.org](http://www.oftec.org) [www.bsi-global.com](http://www.bsi-global.com) [www.niceic.org.uk](http://www.niceic.org.uk)  
[www.certas.co.uk](http://www.certas.co.uk)

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## 1.2

### **East Suffolk Local Plan covering the area formerly known as Suffolk Coastal**

The original Suffolk Coastal District Council (incorporating the First and Second Alterations) Local Plan was formally adopted in March 2006. It sets out the Council's overall planning policies for the district and policies and proposals which apply to particular sites and areas. It should be noted that from 27<sup>th</sup> September 2007, only those original Local Plan policies which were formally 'Saved' are applicable. For a full schedule of 'Saved' policies please visit:

<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-district-local-plan/>

Changes to the planning legislation have resulted in the whole plan being reviewed to be replaced eventually by the Suffolk Coastal District Local Plan. The new plan will cover the next 15 years and will comprise of a series of documents, the first to be produced is the Core Strategy and Development Management Policies Development Plan document which was adopted by full Council on 5<sup>th</sup> July 2013. The Site Specific Allocations & Area Specific Policies document will positively allocate land for development and the next major consultation stage is likely to be in early 2014. For full details of the District Local Plan and the Core Strategy please visit

<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-district-local-plan/local-plan-review/>

If the property/land to which the search relates is in the vicinity of the Suffolk Coastline you may wish to view the Shoreline Management Plan at

<http://www.eastsuffolk.gov.uk/environment/coastal-management/shoreline-management-plans/>

### **East Suffolk Local Plan covering the area formerly known as Waveney**

Further information on the plans and/or allocations for development can be obtained from the Planning Policy website at <http://www.eastsuffolk.gov.uk/planning/local-plans/waveney-district-local-plan/>. This reply reflects policies or proposals in any adopted development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes. For further details of the Suffolk Structure Plan, Suffolk Waste Local Plan and Suffolk Minerals Plan, please contact: **Suffolk County Council, Constantine House, 5 Constantine Road, Ipswich, Suffolk, IP1 2DH**. For further details of The Broads Authority Local Plan or The Broads Authority Local Development Framework, please contact: **The Broads Authority, Yare House, 62-64 Thorpe Road, Norwich, NR1 1RY**

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### 1.10 (a)

A copy of the Community Infrastructure Levy Charging Schedule that covers the area **formerly known as Suffolk Coastal** can be found at <http://www.eastsuffolk.gov.uk/assets/Planning/Community-Infrastructure-Lvy/SCDC-Charging-Schedule.pdf>

A copy of the Community Infrastructure Levy Charging Schedule covering the area **formerly known as Waveney** can be found at <http://www.eastsuffolk.gov.uk/assets/Planning/Community-Infrastructure-Lvy/WDC-Charging-Schedule.pdf>

**3.9 – 3.11** As from the 1<sup>st</sup> April 2007, The Broads Authority took back responsibility for providing planning services within the area covered by The Broads Authority. You are advised to consult them for any decisions and notices they may have been issued after this date, or any pending matters.

**3.11** Listed Building records are held per Historic England details, and do NOT include any of the curtilage surrounding a listed building/structure. The local search also does not refer to any “Locally Listed Buildings”. If you have any queries, please contact the Design and Conservation Team on 01394 444616/01502 523078 or [conservation@eastsoffolk.gov.uk](mailto:conservation@eastsoffolk.gov.uk).

**3.13 (A) – (B)** A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

**3.14** The Health Protection Agency recommends a radon “action level” of 200 becquerels per cubic metre for the annual average of the radon gas concentration in a home. Where 1% or more of homes are estimated to exceed the action level, the area should be regarded as a Radon Affected Area.

If an owner wishes to be advised whether their home is in a Radon Affected Area in writing, they may contact the ‘Radon Survey’ section of the Health Protection Agency Radiation Protection Division, Chilton Didcot, Oxfordshire, OX11 0RQ, Tel 01235 831600, giving address, postcode and, where possible, the grid reference for their home; an administrative charge will be made for this service.

If any anyone would like a free Radon Information Pack, these are available from the Health Protection Agency Radiation Protection Division. The pack explains about Radon, and includes an

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application form for a Radon test, please dial the Health Protection Agency Radiation Protection Division 24 hour answerphone on 0800 614529 and leave your name, address, postcode and if you would like the pack relating to England, Wales, Scotland or Northern Ireland. These can also be ordered via their website, address [www.hpa.org.uk/radiation](http://www.hpa.org.uk/radiation) or the email address for enquiries, [radon@hpa-rp.org.uk](mailto:radon@hpa-rp.org.uk).

If anyone wishes to have their home tested for Radon, which consists of having two circular detectors in their house, for 3 months, the Health Protection Agency Radiation Protection Division (Radon Survey) can arrange it, for a fee. Please contact them at the above address, to discuss and arrange the test.

A guide consisting further information about Radon Affected Areas is available from DEFRA Warehouse Publications, Admail 6000, London, SW1A 2XX (Tel 08459 55600, Fax 020 8957 5021) or from DEFRA Radiation Substances Division, Zone 4/E7. Ashdown House, 123 Victoria Street, London, SW1E

Further information is also available from [www.ukradon.org](http://www.ukradon.org).

#### **AREA WHERE NEW BUILDINGS AND ANY MATERIAL CHANGE OF USE OF EXISTING BUILDINGS REQUIRE PRECAUTIONS AGAINST RADON GAS**

Where it is estimated that the Radon concentration in 3% or more of homes exceeds the Action Level, basic protective measures need to be installed in new dwellings (and extensions to existing ones). Where it is estimated that the Radon concentration in 10% or more houses exceeds the Action Level, full protective measures need to be installed in new dwellings (and extensions to existing ones).

If anyone wishes to know any further details of requirements, please contact the Building Control Department on 01394 444832 or [building.control@eastsoffolk.gov.uk](mailto:building.control@eastsoffolk.gov.uk).

**Informative:** Radon Affected Areas are designated by 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 ask 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 HPA) and if so whether remedial measures were installed and whether the Radon levels were re-tested and confirmed the effectiveness of the measures.

**3.15** Further information on Assets of Community Value can be obtained by going to <http://www.eastsuffolk.gov.uk/community/community-rights/community-right-to-bid/how-the-right-to-bid-works/>.