

## Wyre Forest District Council

### Search Result Differences following Migration to HM Land Registry

Place of Inspection / Source Information	Most charges will provide a link to our website <a href="https://www.wyreforestdc.gov.uk/landcharges">https://www.wyreforestdc.gov.uk/landcharges</a> to enable search customers to obtain additional information relating to the charge by the most efficient means available
Charge creation & registration dates	The charge creation date of some charges was found to be inconsistent with the registration date. A decision has been taken to align the charge creation date with the registration date.
Amended Charges Registration Dates	When amending some charges, we may need to cancel and re-register. The registration date will show as the amended date not the original registration date.
Planning Charges	All new Planning Decisions, which have the potential to contain conditions will be registered.
Charges before 01/08/1977	Before Migration: Planning Approvals prior to 01/08/1977 were revealed on the register. After Migration: Only Planning Approvals issued after 01/08/1977 will be revealed.
Tree Preservation Orders Conservation Areas Listed Buildings	Before Migration: A degree of flexibility allowed us to reveal those sitting outside the search extent. After Migration: The search result would only reveal a charge that is included in the search area extent which is created by the customer.
Planning References	Before Migration: Planning Reference not shown in full. After Migration: Full Planning Reference shown which aligns with our Planning Software
Refined Spatial Extents	Before Migration: On redeveloped sites, the Planning History for the whole site was revealed. After Migration: The Planning History will now be revealed based on spatial extent only.
Section 52/106 Agreements	Before Migration: Supplemental and variations to the original were noted and registered as one charge. Applications to vary a Section 106 may have historically shown as a planning application. After Migration: Supplemental and variations to the original agreement will be revealed as separate charges.
Oil Pipelines	Before Migration: Our register contained 3 separate Oil Pipelines. After Migration: Fisher German advise only 1 pipeline is a registered charge and therefore only that pipeline will be revealed on searches. We have been told that information relating to the other 2 pipelines is contained within the deeds to the property.