

**EIR Request Information - Applicable from February 2024**

<p>This information sheet informs you of the locations of data applicable for the Law Society CON29 form Please note that data already available on the local land charges register will not be duplicated in responses to these questions</p>	<p>Location of data</p>	<p>Location of data if also sourced from other authorities</p>
<p><b>1.1 Decisions and Pending Applications</b> Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications –</p> <ul style="list-style-type: none"> <li>(a) a planning permission</li> <li>(b) a listed building consent</li> <li>(c) a conservation area consent</li> <li>(d) a certificate of lawfulness of existing use or development</li> <li>(e) a certificate of lawfulness of proposed use or development</li> <li>(f) a certificate of lawfulness of proposed works for listed buildings</li> <li>(g) a heritage partnership agreement</li> <li>(h) a listed building consent order</li> <li>(i) a local listed building consent order</li> <li>(j) building regulation approval</li> <li>(k) building regulation completion certificate</li> <li>(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?</li> </ul>	<p>(a) to (i) Information up to 1987 is available to view on <a href="http://www.northdevon.gov.uk">www.northdevon.gov.uk</a> in the planning section - <a href="http://planning.northdevon.gov.uk/search.asp">http://planning.northdevon.gov.uk/search.asp</a> Information prior to 1987 is available to view on request by contacting the Planning Unit. <b>Please note</b> we are not the planning authority for properties within Exmoor National Park so requests should also be made to them if applicable.</p> <p>(j&amp;k) Building regulation applications are viewable through <a href="http://www.northdevon.gov.uk">www.northdevon.gov.uk</a> using the My Neighbourhood facility. Older applications prior to 2002 are not viewable by this method and manual records will have to be searched at cost. Please note the original records do not exist for some of these applications and the information is often not complete. If you require this information to be emailed to you the cost will be £13.50. If you require it to be viewed at our offices this is free. At least 48 hours notice will be required.</p> <p>(l) The information that has been supplied to us and imported is available to view via the open dataset on <a href="http://www.northdevon.gov.uk/council/key-statistics-and-data/open-data/?ID=8E240974-7F57-4F5D-AEB4-5982ACAC997A&amp;DS=4005">http://www.northdevon.gov.uk/council/key-statistics-and-data/open-data/?ID=8E240974-7F57-4F5D-AEB4-5982ACAC997A&amp;DS=4005</a> , the dataset is updated quarterly</p>	<p>Devon County Council Planning Department Exmoor National Park Planning Unit</p> <p>N/A</p>
<p><b>1.2 Planning Designations and Proposals</b> 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?</p>	<p>Viewable via the local plan local plan at <a href="http://www.northdevon.gov.uk/planning-and-building-control/local-plan/">http://www.northdevon.gov.uk/planning-and-building-control/local-plan/</a> <b>Please note</b> Exmoor National Park has its own local plan viewable on their website.</p>	<p>Devon County Council Exmoor National Park</p>

<p><b>Roads and Public Rights of Way</b>  <b>Roadways, footways and footpaths</b>  2.1. Which of the roads, footways and footpaths mentioned in the application for this search (via boxes B and C) are:</p> <ul style="list-style-type: none"> <li>(a) highways maintainable at public expense</li> <li>(b) subject to adoption and, supported by a bond or bond waiver</li> <li>(c) to be made up by a local authority who will reclaim the cost from the frontagers</li> <li>(d) to be adopted by a local authority without reclaiming the cost from the frontagers?</li> </ul> <p>Public rights of way  <b>2.2.</b> Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?  <b>2.3.</b> Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?  <b>2.4.</b> Are there any legal orders to stop up, divert, alter or create a public right which abuts, or crosses the property not yet implemented or shown on a definitive map?  <b>2.5.</b> If so, please attach a plan showing the approximate route.</p>	<p>We do not hold this information, contact Devon County Council</p>	<p>Devon County Council  Exmoor National Park</p>
<p><b>3.1. Land Required for Public Purposes</b>  Is the property included in land required for public purposes?</p>	<p>Any plans (except Exmoor National Park properties) would be published on the Planning Unit's section of <a href="http://www.northdevon.gov.uk/planning-and-building-control/">http://www.northdevon.gov.uk/planning-and-building-control/</a></p>	<p>Devon County Council  Exmoor National Park</p>
<p><b>3.2. Land to be Acquired for Road Works</b>  Is the property included in land to be acquired for road works?</p>	<p>Planning applications are viewable at <a href="http://www.northdevon.gov.uk/planning-and-building-control/">http://www.northdevon.gov.uk/planning-and-building-control/</a>  <a href="http://planning.northdevon.gov.uk/search.asp">http://planning.northdevon.gov.uk/search.asp</a>  Planning applications for Exmoor National Park properties are viewable on their website.</p>	<p>Devon County Council  Exmoor National Park</p>

### 3.3. Drainage Matters

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

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

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

At present there is no requirement for the Council to adopt SuDS and as such all SuDS will be in the ownership of the developer / landowner or otherwise transferred to the property owner or an appropriate management company (see below).

The Council, via the planning process, will work with developers to agree SuDS schemes in accordance with national non-statutory standards. Planning conditions and / or S106 obligations may be attached to individual planning permissions requiring developers / landowners to make satisfactory arrangements for the long term management and maintenance for SuDS.

Any specific SuDS features located on individual properties will be identified on final construction drawings produced by the developer and transferred to legal property Deeds.

The long term management and any financial arrangements for the maintenance of SuDS is the responsibility of the developer/landowner/management company who may choose to make arrangements for financial contributions towards SuDS maintenance from property owners.

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### 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 specific in an 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) the construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one or more additional traffic lanes
- (d) the outer limits of (i) construction of a new road to be built by a local authority; (ii) and 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?

Planning applications are viewable at <http://www.northdevon.gov.uk/planning-and-building-control/>  
<http://planning.northdevon.gov.uk/search.asp>

Devon County Council are the highways authority and you should also direct requests to them.

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<p><b>3.5. Nearby Railway Schemes</b></p> <p>(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?</p> <p>(b) Are there are any proposals for a railway, tramway, light railway or monorail within the local authority's boundary?</p>	<p>Planning applications are viewable at <a href="http://www.northdevon.gov.uk/planning-and-building-control/">http://www.northdevon.gov.uk/planning-and-building-control/</a>  <a href="http://planning.northdevon.gov.uk/search.asp">http://planning.northdevon.gov.uk/search.asp</a></p> <p>Information may also be shown within the local plan - <a href="http://www.northdevon.gov.uk/planning-and-building-control/">http://www.northdevon.gov.uk/planning-and-building-control/</a></p>	<p>Devon County Council Exmoor National Park</p>
<p><b>3.6. Traffic Schemes</b></p> <p>Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths named in boxes B and C and are within 200 metres of the boundaries of the property:-</p> <p>(a) permanent stopping up or diversion  (b) waiting or loading restrictions  (c) one way driving  (d) prohibition of driving  (e) pedestrianisation  (f) vehicle width of 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; or  (l) bridge building?</p>	<p>We do not hold this information.</p> <p>Devon County Council are the highways authority and you should direct requests to them.</p>	<p>Devon County Council Exmoor National Park</p>
<p><b>3.7. Outstanding Notices</b></p> <p>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:-</p> <p>(a) building works  (b) environment  (c) health and safety  (d) housing  (e) highways  (f) public health  (g) flood and coastal erosion risk management</p>	<p>This data is held in a form not publicly viewable at present.</p> <p>Please contact us for this information. If you require this information to be emailed to you the cost will be £7.42. If you require it to be viewed at our offices this is free. At least 48 hours notice will be required.</p>	<p>Devon County Council Exmoor National Park</p>

<p><b>3.8. Contraventions of Building Regulations</b> Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?</p>	<p>This data is held in a form not publicly viewable at present. Please contact us for this information. If you require this information to be emailed to you the cost will be £7.42. If you require it to be viewed at our offices this is free. At least 48 hours notice will be required.</p>	<p>N/A</p>
<p><b>3.9. Notices, Orders, Directions and Proceedings under Planning Acts</b> 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:-</p> <ul style="list-style-type: none"> <li>(a) enforcement notice</li> <li>(b) stop notice</li> <li>(c) listed building enforcement notice</li> <li>(d) breach of condition notice</li> <li>(e) planning contravention notice</li> <li>(f) other notice relating to breach of planning control</li> <li>(g) listed building repairs notice</li> <li>(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation</li> <li>(i) building preservation notice</li> <li>(j) direction restricting permitted development</li> <li>(k) order revoking or modifying a planning permission</li> <li>(l) order requiring discontinuance of use or removal of building works</li> <li>(m) tree preservation order</li> <li>(n) proceedings to enforce a planning agreement or planning contribution?</li> </ul>	<p>The enforcement notice register is a public document viewable at Lynton House, Commercial Road, Barnstaple.</p> <p>Tree preservation orders can be viewed at <a href="http://www.northdevon.gov.uk">www.northdevon.gov.uk</a> using the My Neighbourhood facility and via <a href="http://www.northdevon.gov.uk/planning-and-building-control/trees-listed-buildings-and-conservation/trees-and-hedges/">http://www.northdevon.gov.uk/planning-and-building-control/trees-listed-buildings-and-conservation/trees-and-hedges/</a></p> <p>Any remaining data is held in a form not publicly viewable at present. You will need to request this information. If you require this information to be emailed to you the cost will be £5.42. If you require it to be viewed at our offices this is free. At least 48 hours notice will be required.</p>	<p>Devon County Council Exmoor National Park</p>
<p><b>3.10 Community Infrastructure levy (CIL)</b> (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 of commence any of the following:-</p> <ul style="list-style-type: none"> <li>(i) a liability notice?</li> <li>(ii) a notice of chargeable development?</li> <li>(iii) a demand notice?</li> </ul>	<p>There is currently no CIL charging schedule for the area that is outside of the Exmoor National Park.</p>	<p>Devon County Council Exmoor National Park</p>

<p>(iv) a default liability notice?  (v) an assumption of liability notice?  (vi) a commencement 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?</p>		
<p><b>3.11. Conservation Areas</b>  Do the following apply in relation to the property:-  (a) the making of the area a Conservation Area before 31 August 1974; or  (b) an unimplemented resolution to designate the area a Conservation Area?</p>	<p>Conservation areas can be viewed at <a href="http://www.northdevon.gov.uk">www.northdevon.gov.uk</a> via the My Neighbourhood facility.</p>	<p>Exmoor National Park</p>
<p><b>3.12. Compulsory Purchase</b>  Has any enforceable order or decision been made to compulsorily purchase or acquire the property?</p>	<p>This data is held in a form not publicly viewable at present.  Please contact us for this information. If you require this information to be emailed to you the cost will be £7.42. If you require it to be viewed at our offices this is free. At least 48 hours notice will be required.</p>	<p>Devon County Council  Exmoor National Park</p>

<p><b>3.13. Contaminated Land</b>  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 of 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  (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?</p>	<p>The contaminated land register is a public document viewable on request, please contact Environmental Health for further information.  <a href="http://www.northdevon.gov.uk/environment/contaminated-land/">http://www.northdevon.gov.uk/environment/contaminated-land/</a></p>	<p>N/A</p>
<p><b>3.14. Radon Gas</b>  Do records indicate that the property is in a 'Radon Affected Area' as identified by Public Health England?</p>	<p>We do not hold this information.</p>	<p>Public Health England</p>
<p><b>3.15 Assets of Community Value</b>  (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</p>	<p>The list of assets of community value can be viewed at <a href="http://www.northdevon.gov.uk/leisure-and-lifestyle/community-grants-and-support/community-right-to-bid/">http://www.northdevon.gov.uk/leisure-and-lifestyle/community-grants-and-support/community-right-to-bid/</a></p>	<p>N/A</p>



treated as a bidder?		

**Charges – The above information is free to view at Lynton House, Commercial Road, Barnstaple, EX31 1DG. At least 48 hours notice is required.  
If you wish the information to be emailed to you a charge will be made as per above.**

**Please note that data already available on the publicly available local land charges register will not be duplicated in responses to EIR requests for the above.**

If you choose to pay for information to be emailed, to make a payment, please call our customer services on [01271 388288](tel:01271388288), please quote code EO9, there maybe a small charge for using a card. When speaking to customer services please state that is for EIR information. Please email [legalservices@northdevon.gov.uk](mailto:legalservices@northdevon.gov.uk) to confirm that payment has been made.