

# REGULATED LOCAL AUTHORITY SEARCH



## PROPERTY




Example

LOCAL AUTHORITY

Example



## REPORT SUMMARY

 Typical Answers	21
 Advisory	0
 Warning	0

OTHER ROADWAYS,  
FOOTPATHS & FOOTWAYS



## REPORT HIGHLIGHTS



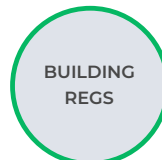
LAND  
CHARGES

 TYPICAL



PLANNING  
REGISTER

 NO ENTRIES



BUILDING  
REGS

 TYPICAL



ROADS/  
FOOTPATHS

 TYPICAL



OTHER  
MATTERS

 TYPICAL



## REPORT DETAIL

Client Reference

Example

Created

02/09/2024

Prepared For

Example



## NEED HELP?

Report ID

Example

Prepared By

PROPERTY INFORMATION  
COMPANY LIMITED

02036373383

orders@picsearches.com

## SUMMARY OF ANSWERS

### LAND CHARGES

 Land Charge Entries 

### PLANNING AND BUILDING REGULATIONS


**1.1** a-i Planning Decisions And Pending Applications 

**1.1** j-l Building Regulation Decisions 

**1.2** Planning Designations And Proposals 

### ROADS AND PUBLIC RIGHTS OF WAY

**2.1** Roadways, Footways And Footpaths 

**2.2-5** Public Rights Of Way 


### OTHER MATTERS

**3.1** Land Required For Public Purposes 

**3.2** Land To Be Acquired For Road Works 

**3.3** Drainage Matters 

**3.4** Nearby Road Schemes 

**3.5** Nearby Railway Schemes 

**3.6** Traffic Schemes 

**3.7** Outstanding Notices 

**3.8** Contravention Of Building Regulations 


**3.9** Notices, Orders, Directions And Proceedings Under Planning Acts 


**3.10** Community Infrastructure Levy (CIL) 

**3.11** Conservation Area 

**3.12** Compulsory Purchase 

**3.13** Contaminated Land 

**3.14** Radon Gas 

**3.15** Assets Of Community Value 

## LAND CHARGE ENTRIES

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- 1 CONARA  
WEST STOKE CONSERVATION AREA  
NO REGISTRATION DATE RECORDED

## PLANNING APPLICATIONS FROM 01/01/1977

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NO ENTRIES

## BUILDING REGULATIONS FROM 01/01/2002

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- 1 Example  
RENEWAL OF ROOF COVERING  
BUILDING NOTICE ACCEPTED 15/01/2014

## OTHER INFORMATION

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NO ENTRIES

Q1

## 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

### ✓ 1.1 a-i Planning Decisions And Pending Applications

(a) a planning permission

NONE

(b) a listed building consent

NONE

(c) a conservation area consent

NONE

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

NONE

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

NONE

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

NONE

(g) a heritage partnership agreement

NONE

(h) a listed building consent order

NONE

(i) a local listed building consent order

NONE

### ✓ 1.1 j-l Building Regulation Decisions

(j) building regulations approval

PLEASE REFER TO BUILDING REGULATIONS

(k) a building regulation completion certificate and

NONE REVEALED - ENQUIRIES SHOULD BE MADE WITH THE OWNER/ OCCUPIER

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

NONE

The Local Authority may not always be aware of such works and enquiries should also be made of the seller.

Planning applications relating to adjacent or adjoining land or properties are not included within this report.

Where the Local Authority applies a cut off date for planning applications and building regulation approvals, for inclusion within their searches, we may be able to search records dated prior to these, but there could be additional charges for this service and the turnaround time could be affected.

### ✓ 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?

SOUTH SOMERSET LOCAL PLAN 2006 -2028 ADOPTED MARCH 2015

THE LOCAL PLAN SETS OUT THE LONG TERM PLANNING FRAMEWORK FOR THE DISTRICT UP TO THE YEAR 2028. IT REPRESENTS THE STARTING POINT FOR DECISIONS ON WHERE DEVELOPMENT WILL BE LOCATED IN THE DISTRICT AND WILL BE USED TO REACH CONCLUSIONS ON PLANNING APPLICATIONS ACROSS SOUTH SOMERSET.

THE PLAN SETS OUT THE COUNCIL'S OBJECTIVES FOR PROVIDING ENOUGH HOMES, JOBS AND SERVICES, IN AN ENVIRONMENTALLY FRIENDLY AND SUSTAINABLE WAY TO MAKE THE DISTRICT PROSPEROUS BOTH NOW AND IN THE FUTURE.

-SOUTH SOMERSET LOCAL PLAN 2006 TO 2028

-INSPECTOR'S REPORT AND MAIN MODIFICATIONS

-ADOPTION STATEMENT

THE PROPERTY IS SITUATED WITHIN

DEVELOPMENT AREAS  
CONSERVATION AREAS

THE PROPERTY IS SITUATED WITHIN APPROXIMATELY 200 METRES OF  
PRIMARY SHOPPING FRONTAGE  
TOWN CENTRES  
PRIMARY SHOPPING FRONTAGE  
ANCIENT MONUMENT

This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally Proposed Alteration or Replacement Plan but does not include Policies contained in Planning Guidance Notes or supplementary planning documents.

Q2

## ROADS AND PUBLIC RIGHTS OF WAY

### 2.1 Roadways, Footways And Footpaths

Which of the roads, footways and footpaths named in the application for this search are:

(a) highways maintainable at public expense

Example Street IS MAINTAINABLE AT PUBLIC EXPENSE.

(b) subject to adoption and, supported by a bond or 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

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. Further enquiries should be made to the Highways Department of the Local Authority.

### 2.2-2.5 Public Rights Of Way

2.2 is any right of way which abuts on, or crosses the property, shown on 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 a definitive map or revised definitive map?

NO

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?

NO

2.5 if so, please attach a plan showing the approximate route

NOT APPLICABLE

The definitive map is not conclusive proof that no public footpath or byway exists. Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. A survey of all paths may not have been completed by the Local Authority and whilst this does not preclude the existence of unrecorded rights of way, the Local Authority may be unaware of any claimed rights of way existing over the area searched.

Q3

## 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 relevant documents be obtained?

### 3.1 Land Required For Public Purposes

Is the property included in land required for public purposes?

NO

 **3.2 Land To Be Acquired For Road Works**

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

NO

 **3.3 Drainage Matters**

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

3.3 (a-c) SCHEDULE 3 OF THE FLOOD & WATER MANAGEMENT ACT 2010 HAS NOT BEEN BROUGHT INTO FORCE, THE LOCAL AUTHORITY IS NOT REQUIRED TO KEEP RECORDS REGARDING SUSTAINABLE DRAINAGE SYSTEMS, MAINTENANCE RESPONSIBILITIES OR SURFACE WATER DRAINAGE CHARGES FOR ANY INDIVIDUAL PROPERTIES

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

NOT APPLICABLE

(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

We recommend checking planning applications or with the developer regarding any sustainable drainage systems within the property boundary, for which the new owner will take responsibility for.

 **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), 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 (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway, (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 (ii) construction of 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

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?

NONE REVEALED

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

NO

If this property sits near to the Local Authority boundary enquirers are advised to seek further information from the neighbouring Local Authority.

 **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 at Q2.1 and are within 200 metres of the boundaries of the property?

**(a) permanent stopping up or diversion**

NO

**(b) waiting or loading restrictions**

NO

**(c) one way driving**

NO

**(d) prohibition of driving**

NO

**(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**

XY293004000187315-01

HIGH STREET

ROADWORKS

02/09/2024-06/09/2024

**(j) pedestrian crossings**

NO

**(k) cycle tracks**

NO

**(l) bridge building**

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/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.

If this property sits near to the Local Authority boundary; enquirers are advised to seek further information from the neighbouring Local Authority.

 **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

REFER TO ENVIRONMENT AGENCY [enquiries@environment-agency.gov.uk](mailto: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

(b) a stop notice

NO

(c) a listed building enforcement notice

NO

(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

(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

(i) a building preservation notice

NO

(j) a direction restricting permitted development

NO

(k) an order revoking or modifying planning permission

NO

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

NO

(m) a tree preservation order

NO

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

NO

National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them, if relevant.

In the case of Welsh Local Authorities: Cadw (meaning "to keep" or "to protect") is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales. Additional enquiries should also be made with them at: Welsh Government, Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff, CF15 7QQ.

In the case of London Boroughs: The Historic Buildings and Monuments Commission (English Heritage) also had the power to issue building preservation notices for listed buildings in London Boroughs. Further information can be found by contacting the Local Authority.



**3.10 Community Infrastructure Levy (CIL)**

(a) is there a CIL charging schedule?

YES - SOUTH SOMERSET COUNCIL'S COMMUNITY INFRASTRUCTURE LEVY WAS IMPLEMENTED ON 01 APRIL 2023. FOR FURTHER DETAILS PLEASE EMAIL: CIL@SOUTHSOMERSET.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: -

(b) (i) a liability notice?

NO

(b) (ii) a notice of chargeable development?

NO

(b) (iii) a demand notice?

NO

(b) (iv) a default liability notice?

NO

(b) (v) an assumption of liability notice?

NO

(b) (vi) a commencement notice?

NO

(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

**3.11 Conservation Area**

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31/08/1974

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

**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

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

(b) (i) a decision to make an entry

NO

(b) (ii) an entry

NO

(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

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 or Public Health Wales?

YES 1-3%

Radon affected areas are those designated by Public Health England (PHE). Further information on radon is available at [www.ukradon.org](http://www.ukradon.org)

We recommend purchasing a property specific Radon Report from [https://www.ukradon.org/services/address\\_search](https://www.ukradon.org/services/address_search)

### 3.15 Assets Of Community Value

(a) has the property been nominated as an asset of community value? If so: -

NO

(a) (i) is it listed as an asset of community value?

NO

(a) (ii) was it excluded and placed on the "nominated but not listed" list?

NOT APPLICABLE

(a) (iii) has the listing expired?

NOT APPLICABLE

(a) (iv) is the Local Authority reviewing or proposing to review the listing?

NOT APPLICABLE

(a) (v) are there any subsisting appeals against the listing?

NOT APPLICABLE

(b) If the property is listed:

(b) (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?

NOT APPLICABLE

(b) (ii) has the Local Authority received a notice of disposal?

NOT APPLICABLE

(b) (iii) has any community interest group requested to be treated as a bidder?

NOT APPLICABLE

## SOURCES OF INFORMATION

This Regulated Local Authority Search Was Compiled Using The Following Sources Of Information:

A Written Response From The Local Authority  
Searching Public Records  
The Indicative Atlas Of Radon In England & Wales

*The Local Authority Makes Planning Records Readily Available From 01/01/1977 And Building Control Records Readily Available From 01/01/2002, The Records Have Been Searched Back To Those Dates Only, Should Earlier Planning Or Building Control Records Be Required, These Can Be Obtained By Contacting The Planning Or Building Control Department At The Local Authority Directly At: South Somerset District Council, The Council Offices Brympton Way Yeovil BA20 2HT*

*This search reports information on planning and other matters relating to the subject property only, unless otherwise specified. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.*

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## TYPICAL ANSWER, ADVISORY & WARNING EXPLANATION

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A Typical Answer is an expected response to the question and not usually considered to be of concern.

An Advisory is a response that is not usually property specific and needs further consideration.

A Warning is a response of concern that needs further consideration.

These answer category types are for reference purposes only with the intention to aid interpretation of the report.