Preliminary site screening note

Teignbridge (Newton Abbot)

DOCUMENT STATUS	**Not a CON29 / CON29M / LLC1.** Open-data pre-screen only. Not planning or legal advice.
SUBJECT LOCATION	Royal Mail, Twickenham Road, Milber, Newton Abbot, Teignbridge, Devon, Devon and Torbay, England, TQ12 4NS, United Kingdom
COORDINATES (WGS84)	50.52081, -3.58056 · geocode nominatim
NATION / POLICY PATH	England — NPPF + Local Plan. BNG mandatory for many applications; nutrient catchments where designated.
BUILT	10 Nov 2026, 14:37 (Europe/London) · query Newton Abbot TQ12
PREPARED FOR	Outreach / IC pre-screen

IMPORTANT

This note summarises open government and aggregator layers available at the pin. It does not replace official Local Land Charges (LLC1), CON29 enquiries of the local authority, official copies of the register and title plan, or professional advice. Instruct a solicitor before exchange.

UPSTREAM NOTE

planning.data.gov.uk returned no entities for this pin at build time (service error or empty response). Re-run `npm run sample-packs` when the feed is healthy to refresh designation / CIL / title layers.

1. SUMMARY OF FINDINGS

- **Open entities at pin:** 0 planning.data.gov.uk records at this point; 0 highlight flag(s).
- **Designation highlights:** No hard designation flags were returned at this pin in open planning data.
- **Access:** No Overpass highway hits in 120 m. Confirm adopted highway abutment with the highway authority and title plan.
- **Title index:** 0 INSPIRE / title-boundary hit(s) — index only, not official copies or covenants.
- **Nutrient / Article 4:** 0 nutrient-catchment hit(s); 0 Article 4 hit(s) in open layers.
- **Nearby refusals (PlanIt open feed, ~2.5 km):** 0 record(s) in the open feed.
- **S106 open feed:** 0 contribution lines totalling £0.00 (Devon area) — open national feed, not a complete cashbook.

2. LOCATION PARTICULARS

Resolved label	Royal Mail, Twickenham Road, Milber, Newton Abbot, Teignbridge, Devon, Devon and Torbay, England, TQ12 4NS, United Kingdom
Query used	Newton Abbot TQ12
Latitude / longitude	50.52081 / -3.58056 (WGS84)
Geocode source	nominatim
Map link (optional)	https://www.openstreetmap.org/?mlat=50.5208126&mlon=-3.5805557#map=16/50.5208126/-3.5805557

3. PLANNING & CONSTRAINT SCREEN

planning.data.gov.uk

Highlight flags	No hard designation flags were returned at this pin in open planning data.
Local planning authority	Not resolved from open data
CIL schedule (open)	No open CIL charging schedule hit for this pin. Sketch assumes 100 m² GIA (existing 0 m²).
BNG / Habitats notes	Open flags only. Scheme-specific BNG metric, credits and HRA remain with the applicant's ecologist.

DATASET AT PIN	COUNT
No entities returned for this point.	

4. ACCESS & TITLE

OSM · INSPIRE index

Highway proximity	No Overpass highway hits in 120 m. Confirm adopted highway abutment with the highway authority and title plan.
What this is not	Not highway authority adoption status, PROW conclusive evidence, or s38/s278 position.
Title boundaries	0 index polygon(s). Obtain official copies via conveyancer / HMLR channel for covenants, easements and overage.

5. SECTION 106 / CONTRIBUTIONS

planning.data.gov.uk open feed

Figures below are live aggregates from the national open contributions feed for the matched area. The feed is incomplete relative to every deed. Binding liability is on the deed, CIL liability notice and commencement / relief filings.

S106 / CONTRIBUTION PURPOSE	SUM
Open-feed total (0 lines)	**£0.00**

6. NEARBY REFUSALS

PlanIt open feed

No refused applications in the open feed within ~2.5 km. An empty open feed is not proof of a clean planning history.

7. STILL REQUIRED BEFORE EXCHANGE

- ☐ LLC1 / Local Land Charges certificate
- ☐ Official CON29 (or Search Code personal search + PII)
- ☐ CON29M if in a coal-reporting area
- ☐ Official copies of register + title plan
- ☐ Highway adoption / definitive map confirmation
- ☐ Binding S106 deed + CIL liability / relief status
- ☐ Environmental / Phase 1 as advised
- ☐ BNG metric / HRA where required

8. DOCUMENT / PUBLICATION

Publisher	Land Management Viewer
Product URL	https://uk-land-management-viewer.pages.dev/

Contact	landmanagementviewer@outlook.com
Licence / sources	Open Government Licence and other open sources as cited in each section. Preliminary screen only.
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