

Homecheck Environmental



Contamination Risk **PASSED**

Professional Opinion

Argyll Environmental Consultants have passed this report in accordance with the definition of contaminated land within Part 2A of the Environmental Protection Act 1990. Please refer to the Professional Opinion page and Section 1 for further information.

Report issued for the property at

**Sample Site
Sample Town**

Report Reference
235702860_1_1

National Grid Reference
491040 106950

Customer Reference
Sample Site_HCP

Report Date
24 February 2020



Flood Risk: None Identified

Refer to Section 2 for further information

Conveyancer Guidance

While this report may have identified areas at risk of flooding within 250m of the search centre, we consider there to be no significant risk of flooding to the property. Please refer to Section 2 for further information.

Contact Details

If you require assistance please contact your Search Provider or phone Customer Services on 0844 844 9966 or email helpdesk@homecheck.co.uk



Radon: IDENTIFIED

Refer to Section 3 for further information

Landmark Contribution

By purchasing this report, the recipient may be eligible for Remediation Contribution of up to £100,000 if served with a Remediation Notice by the Local Authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.



Ground Stability: IDENTIFIED

Refer to Section 4 for further information



Other Influential Factors:

Refer to Section 5 for further information

Environmental Constraints: None Identified

See Section 5a



Professional Opinion

Contamination Risk

PASSED

In the professional opinion of Argyll Environmental Consultants, the level of contamination risk associated with the information disclosed in the Homecheck Professional report dated 24th February 2020 and reference 235702860_1_1, Sample Site_HCP for

Sample Site
Sample Town

1) is unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2) is unlikely to have an adverse effect on the security of the property for normal lending purposes.

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Approved by

Argyll Environmental Ltd



Contents and Summary of Findings



Site Location



Section 1: Contamination Risk Findings

Contamination Risk	0-25m	25-250m	250-500m	See Section
Designated Contaminated Land	No	No	No	1a
Landfill and Waste	No	Yes	No	1b
Potentially Contaminative Activities	No	No	No	1c
Known Pollution Incidents	No	No	No	1d
Other Potential Contaminative Land Uses	No	Yes	n/a	1e



Section 2: Flood Findings

Flood	0-25m	25-250m	See Section
River Flooding	No	No	2a
Coastal Flooding	No	No	2b
Surface Water Flooding	No	Yes	2c



Section 3: Radon Findings

Radon	Result	See Section
Radon Affected Property	Yes	3



Section 4: Ground Stability Findings

Ground Stability	Result	See Section
Man-Made Factors	No	4a
Natural Factors	Yes	4b



Section 5: Other Influential Factors

Other Influential Factors	Result	See Section
Environmental Constraints	No	5a

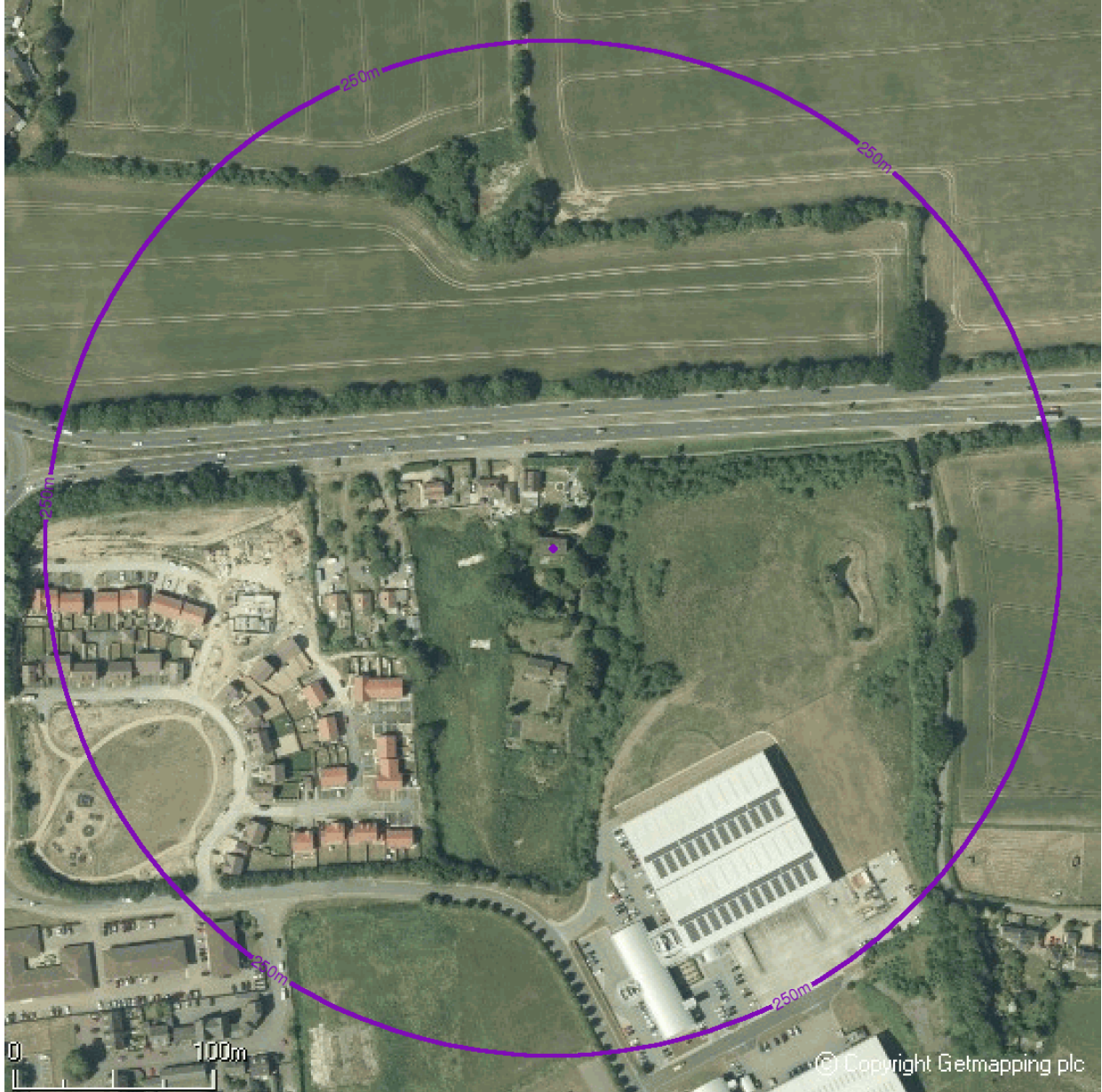


Site Location



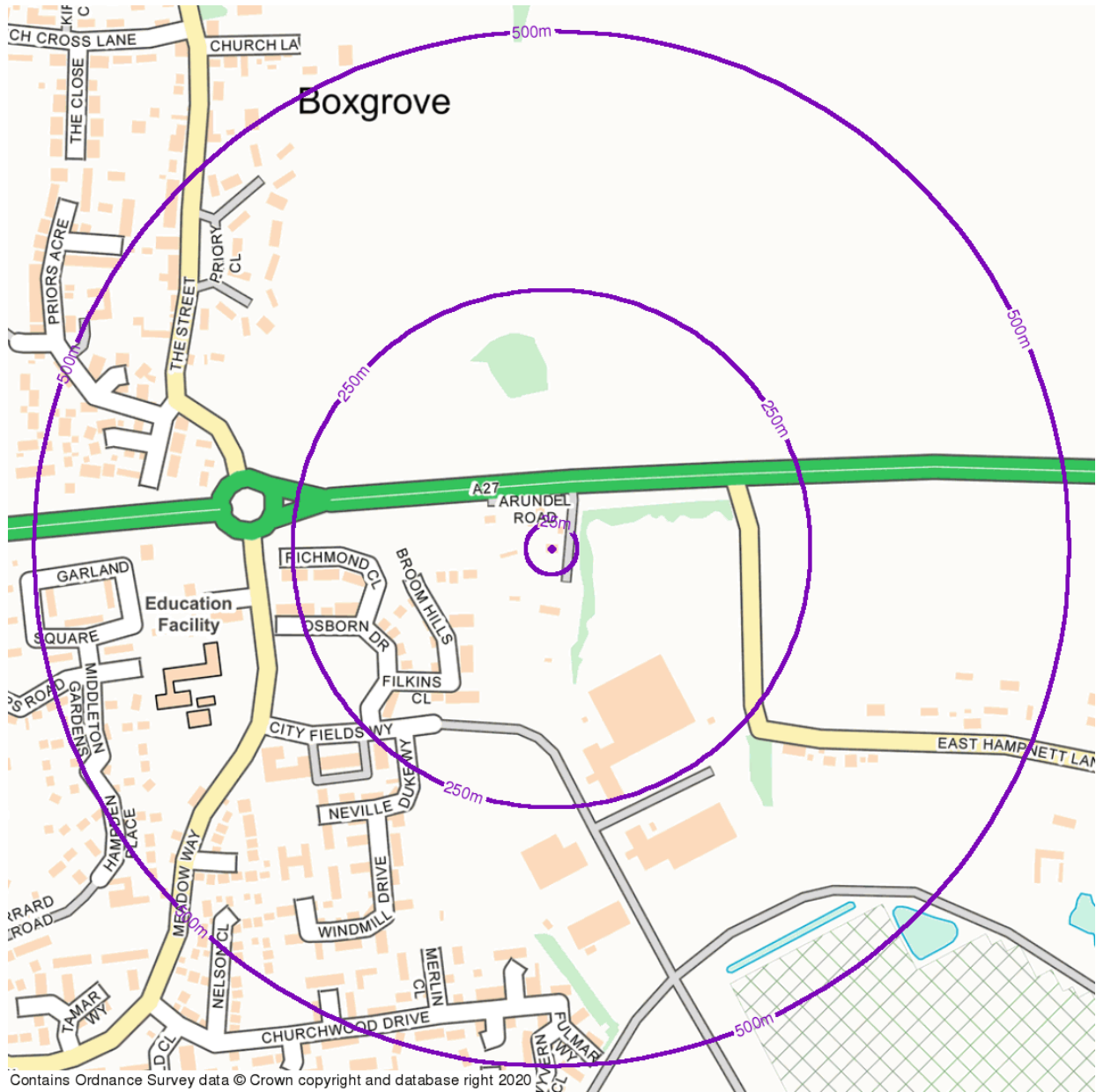
Aerial Photograph

The photograph below shows the location of the site to which this report relates.



Location Map

The map below shows the location of the site to which this report relates.





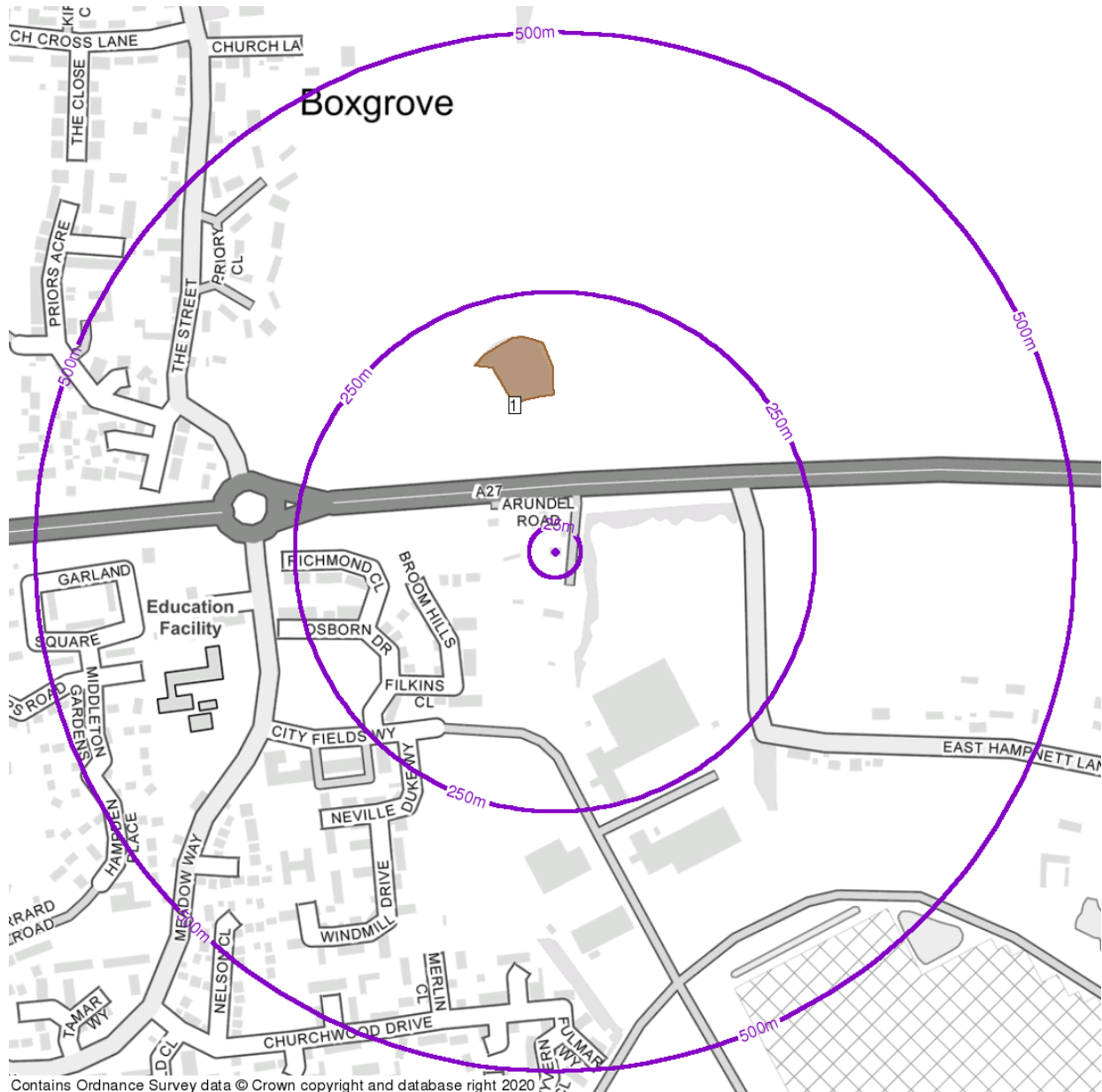
Section 1: Contamination Risk Findings

The whole of section 1 deals with potential sources of contamination and provides the information by which this report has either been passed or referred for assessment.



Section 1a and 1b: Information Map

The map detailed below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report.



Section 1a

- Contaminated Land Registry Entries and Notices

Section 1b

- Registered Landfill Sites
- Registered Landfills (Potential Buffer)
- BGS Recorded Landfill Sites
- Local Authority Recorded Landfill Sites
- Historical Landfill Sites
- Permitted Waste Sites - Authorised Landfill Site Boundaries
- Environmental Permitting Regulations - Waste
- Integrated Pollution Control Registered Waste Sites
- Registered Waste Treatment or Disposal Sites
- Registered Waste Transfer Sites

Section 1a: Designated Contaminated Land

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under the Environmental Protection Act 1990. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Enquiry	Result
Has any contaminated land been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
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Contaminated Land Register Entries and Notices

No factors identified for this property

Section 1b: Landfill and Waste

The information in this section is telling you about active and historic landfill and waste sites within 500 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, house value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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Registered Landfill Sites

No factors identified for this property

BGS Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Coverage

The following list details the Local Authorities that cover the search area who have made landfill data available:

Chichester District Council	- Has no landfill data to supply	3
West Sussex County Council	- Has supplied landfill data	4

For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.

Historical Landfill Sites

1	Name: Pit North of A27 Reference: EAHL20133	Boxgrove, Sussex	Specified Waste Type: Deposited Waste included Inert Waste Date of Issue: 1st January 1976 First Input Date: 31st December 1985 Last Input Date: 31st December 1985 Boundary Quality: As Supplied Positional Accuracy: Positioned by the supplier	147m	1
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Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

Environmental Permitting Regulations - Waste

No factors identified for this property

Integrated Pollution Control Registered Waste Sites

No factors identified for this property

Registered Waste Treatment or Disposal Sites

No factors identified for this property

Registered Waste Transfer Sites

No factors identified for this property

Next Steps

If you would like any further information in respect of the above findings we recommend that you get in touch with those listed in the 'Useful Contacts' section. Each contact reference shown in the above table relates to detailed contact information contained near the back of this report. Further information is also available in the 'Useful Information' section.

Section 1c: Potentially Contaminative Activities

This section describes current and historic licensed activities within 500 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; storage or disposal of radioactive substances; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Enquiry	Result
Have any potentially contaminative activities been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
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Local Authority Pollution Prevention and Controls

No factors identified for this property

Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

Integrated Pollution Controls

No factors identified for this property

Environmental Permitting Regulations - Industry

No factors identified for this property

Consent to Discharge to Controlled Waters

No factors identified for this property

Radioactive Substances Register

No factors identified for this property

Planning Hazardous Substance Consents

No factors identified for this property

Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

Explosive Sites

No factors identified for this property

Section 1d: Known Pollution Incidents

The data within this section describes unpermitted activity in your area (e.g. polluting incidents, or exceedance of permitted allowance) where the activity led to a prosecution or enforcement of regulations. Whilst all of these records are historic, the nature of the incident may have long term effects.

Enquiry	Result
Have any known pollution incidents been identified within 500m of the property?	No

Local Authority Pollution Prevention and Control Enforcements

No factors identified for this property

Enforcement and Prohibition Notices

No factors identified for this property

Planning Hazardous Substance Enforcements

No factors identified for this property

Prosecutions Relating to Authorised Processes

No factors identified for this property

Environmental Pollution Incidents

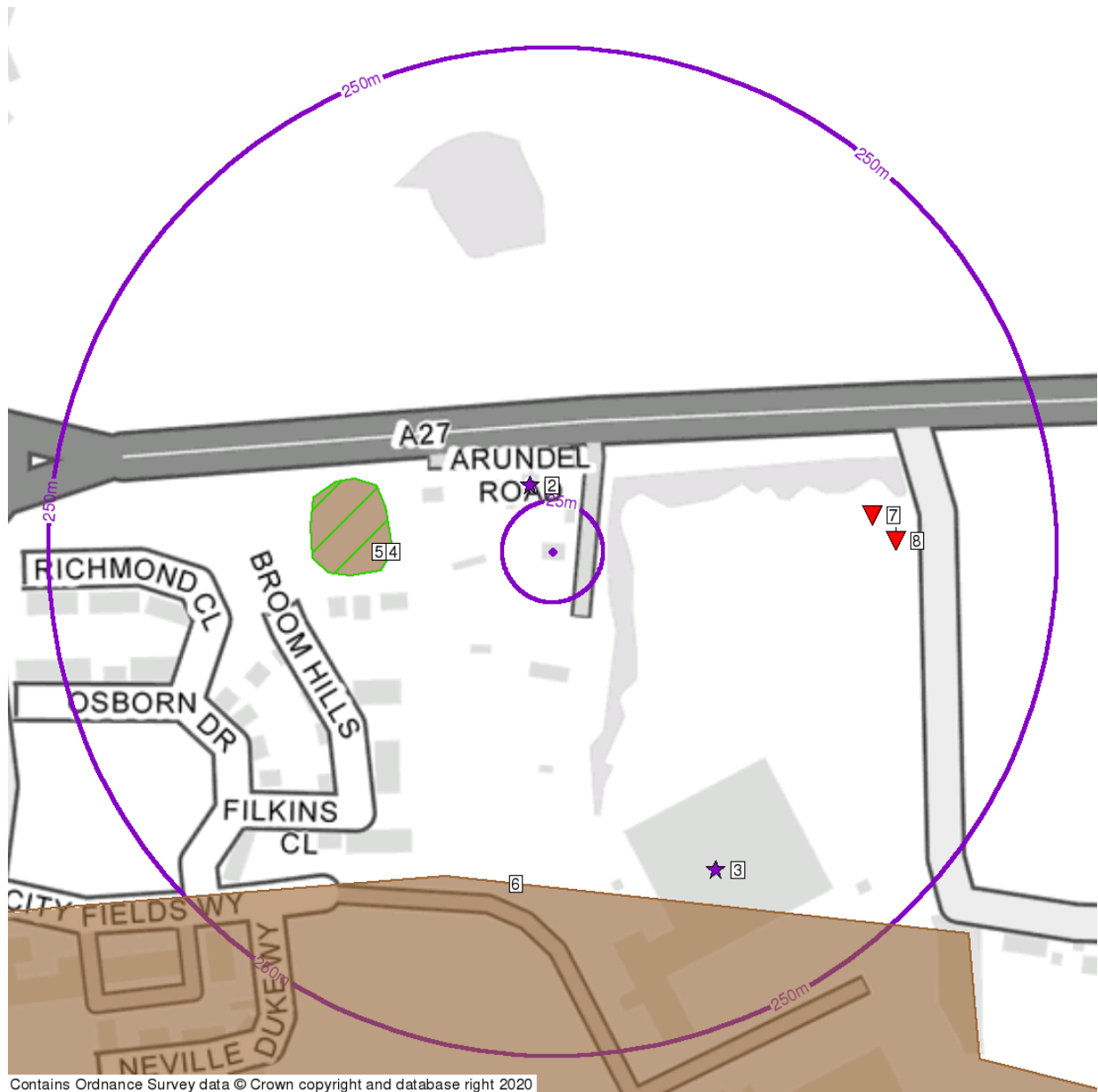
No factors identified for this property

Prosecutions Relating to Controlled Waters

No factors identified for this property

i Section 1e: Information Map

The map detailed below shows the location of the Other Potential Contaminative Land Uses features highlighted within section 1e of this report.



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- | | |
|--|---|
| ✘ Fuel Station Entries | ☒ ▲ ● Potentially Infilled Land (Non-Water) |
| ★ Contemporary Trade Directories | ☒ ▲ ● Potentially Infilled Land (Water) |
| ⊕ Former Marshes | ■ ● ○ Potentially Contaminative Industrial Uses (Past Land Use) |
| ▼ Historical Tanks and Energy Facilities | |

Section 1e: Other Potential Contaminative Land Uses

This section describes either current or historic activity, which could be considered to be contaminative. This section makes no statement about whether the activity requires a licence; however our environmental experts deem that the activities described in this section could lead to potential contamination. The information is taken from a variety of sources including trade directories, Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Enquiry	Result
Have any other potential sources of contamination been identified within 250m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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Fuel Station Entries

No factors identified for this property

Contemporary Trade Directory Entries

2	Name: Clearmywaste.Com	Holly Cottage Arundel Road Tangmere Chichester West Sussex PO18 0JZ	Classification: Waste Disposal Services Status: Active Positional Accuracy: Automatically positioned to the address	35m	-
3	Name: Philips Respironics	Unit 8 Chichester Business Park City Fields Way Tangmere Chichester PO20 2FT	Classification: Medical Equipment Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	178m	-

Former Marshes

No factors identified for this property

Potentially Infilled Land (Non-Water)

4	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1979	80m	-
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Potentially Infilled Land (Water)

No factors identified for this property

Potentially Contaminative Industrial Uses (Past Land Use)

5	Not Supplied	Not Supplied	Class: Quarrying of sand & clay, operation of sand & gravel pits Map Published Date: 1951	80m	-
6	Not Supplied	Not Supplied	Class: Military Land Map Published Date: 1961	166m	-

Historical Tanks And Energy Facilities

7	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1975	160m	-
8	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1990	171m	-

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team, whose details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



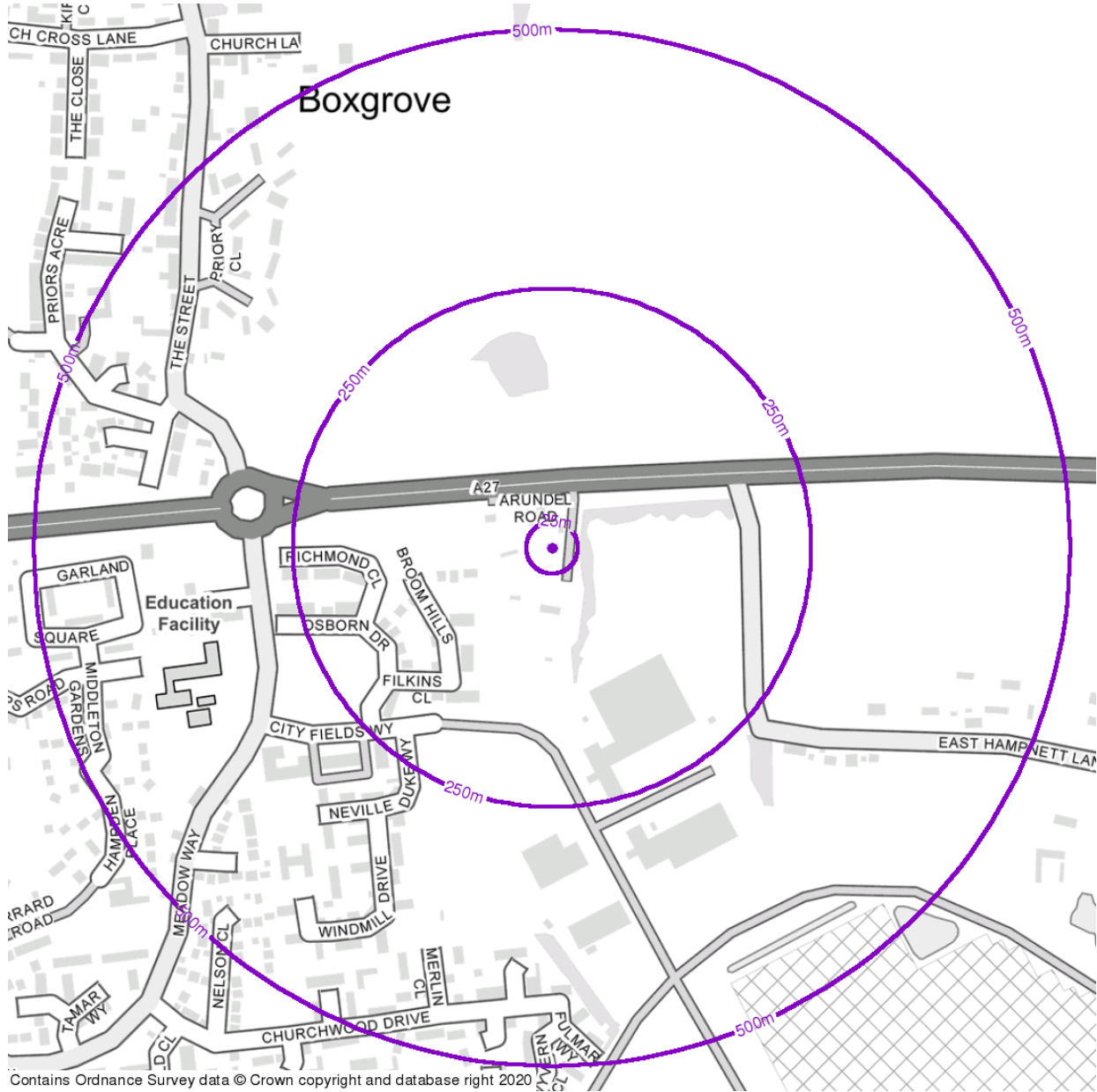
Section 2: Flood Findings

The whole of this section deals with potential sources of flooding that may impact the property.

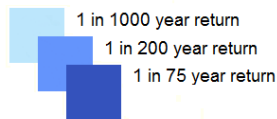


Section 2a and 2b: River and Coastal Flood Map

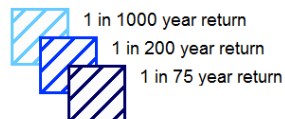
The map detailed below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



River Flooding



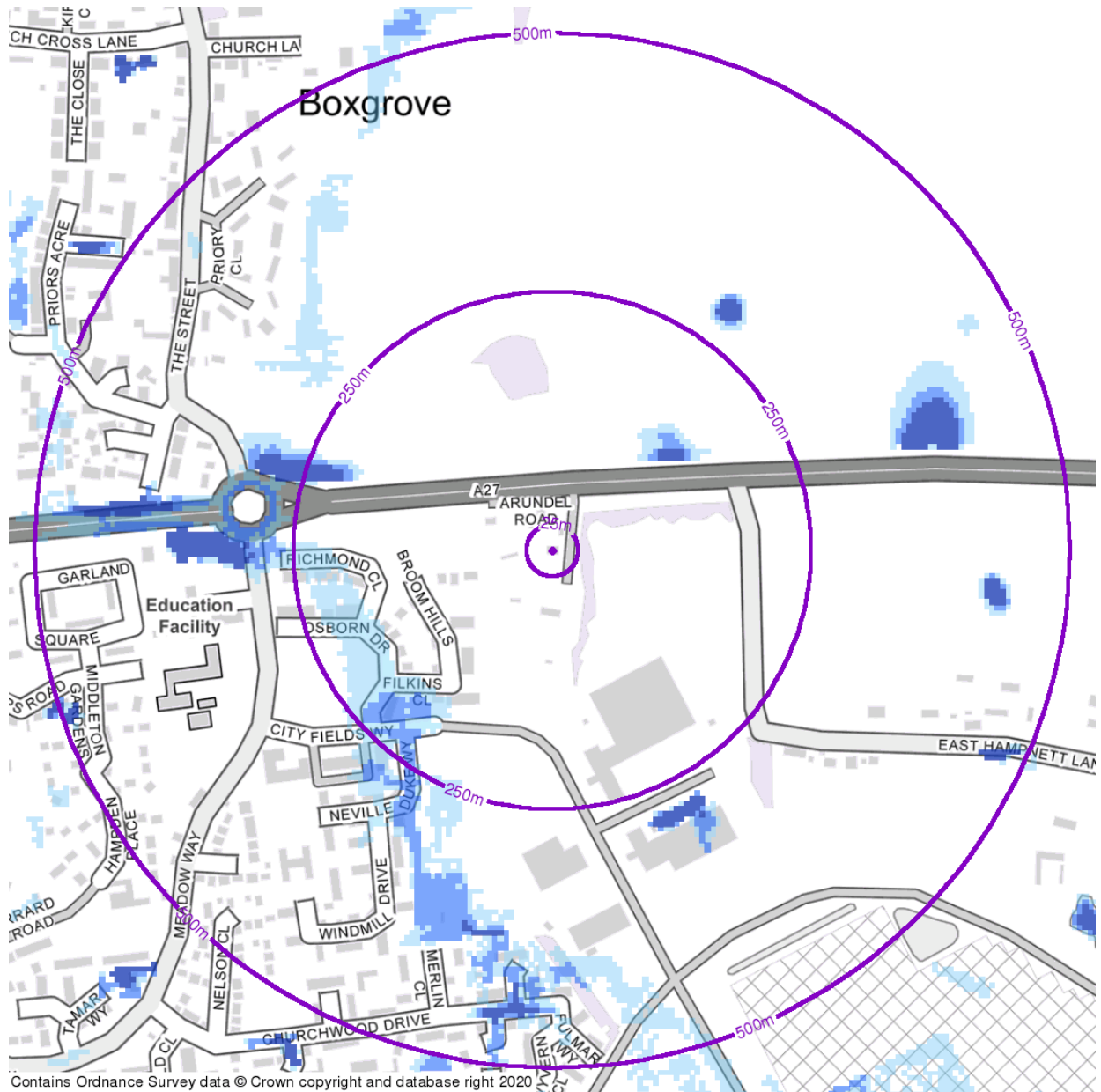
Coastal Flooding





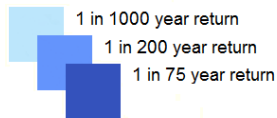
Section 2c: Surface Water Flood Map

The map detailed below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



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Surface Water Flooding



Section 2a: River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures.

Enquiry	Result	Contact
Is there a potential risk of river flooding within 250m of the property?	No	-

Section 2b: Coastal Flooding

Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

Enquiry	Result	Contact
Is there a potential risk of coastal flooding within 250m of the property?	No	-

Section 2c: Surface Water Flooding

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
Is there a potential risk of surface water flooding within 250m of the property?	Yes	-

Next Steps

In order to gain more detailed information on the type and likelihood of your property being impacted by a flood event, and the potential impact on insurance, we recommend that you purchase our Landmark Flood Report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@homecheck.co.uk.

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2020



Section 3: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of or should consider.

Enquiry	Result	Contact
Is the property in a radon affected area?	The property is in a radon affected area, as between 1 and 3% of homes are above the action level	2
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	No radon protective measures are necessary in the construction of new dwellings or extensions	2

Next Steps

The level of radon concentration can only be established by having the building tested. Action should be taken if the indoor radon level is measured and found to be above 200 becquerel's per cubic meter. If you would like any further information we recommend you contact Public Health England whose details can be found in the 'Useful Contacts' section of this report.

Further Action

Airtech Environmental Systems can advise on radon testing kits, which cost £39.36 including VAT and can run from 7 days to 3 months. They also have a team of surveyors on hand to provide recommendations and advice for any properties above the target level of 100 becquerel's per cubic meter or action level of 200 becquerel's per cubic meter. Airtech Environmental Systems can provide a report, recommendations and a quotation for any recommended works. For more detailed information please call their free-phone number 0800 378017.



Section 4: Ground Stability Findings

This section provides summary information on factors that could affect the ground stability of the property. It considers both man-made factors (e.g. mining activity) and natural hazards (e.g. geological stability).

Section 4a: Man-Made Factors

Enquiry	Result	Contact
Is the property within 25m of a Coal Mining Affected Area?	No	-

Section 4b: Natural Factors

Enquiry	Result	Contact
What is the potential for natural ground instability in the area within 50m of the property?	High	-

Comment: The British Geological Survey has assessed the area of search as having high potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.

Next Steps

This section has highlighted that ground stability is an area of concern, meaning that your property may be affected by subsidence or land-heave. If you would like any further information in respect of the above findings we recommend that you purchase our Homecheck Mining and Subsidence Report. Please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@homecheck.co.uk.



Section 5: Other Influential Factors

The following section provides information on a variety of factors which may have an influence on the property or surrounding area.



Section 5a: Environmental Constraints

Enquiry	Result
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	No

Map ID	Reference	Location	Details	Distance	Contact
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Areas of Outstanding Natural Beauty

No factors identified for this property

Local Nature Reserves

No factors identified for this property

National Nature Reserves

No factors identified for this property

National Parks

No factors identified for this property

Ramsar Sites

No factors identified for this property

Sites of Special Scientific Interest

No factors identified for this property

Special Areas of Conservation

No factors identified for this property

Special Protection Areas

No factors identified for this property

Useful Contacts

Contact 1 - Environment Agency - National Customer Contact Centre (NCCC)

PO Box 544 Templeborough Rotherham S60 1BY	Tel: 03708 506 506	enquiries@environment-agency.gov.uk
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Contact 2 - Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards

Chilton Didcot Oxfordshire OX11 0RQ	Tel: 01235 822622 Fax: 01235 833891	radon@phe.gov.uk www.ukradon.org
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Contact 3 - Chichester District Council - Environmental Health Department

East Pallant House 1 East Pallant Chichester West Sussex PO19 1TY	Tel: 01243 785166 Fax: 01243 776766	www.chichester.gov.uk
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Contact 4 - West Sussex County Council - Environment & Development

County Hall Tower hall Chichester West Sussex PO19 1RH	Tel: 01243 777100	www.westsussex.gov.uk
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Landmark Information Group Limited

Legal and Financial Imperium Reading Berkshire RG2 0TD	Tel: 0844 844 9966 Fax: 0844 844 9980	helpdesk@homecheck.co.uk www.landmarkinfo.co.uk
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The Landmark website contains links to many of our data suppliers which may prove useful.

Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

Landmark works in association with:



Report Version: HCP v1.0.4.5

Useful Information

The following explanatory notes may be of assistance to users of the Homecheck Professional report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

Professional Opinion

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided by Argyll Environmental Consultants. In many cases the report will be PASSED without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

Flood Risk

A limited flood risk screening exercise is included in this report designed to satisfy basic flood risk screening due diligence including consideration of river, coastal and surface water flooding. Where a potential flood risk is "Identified" you may wish to consider commissioning a more detailed flood risk screening report. When there is "None Identified" this does not indicate that there is not risk of flooding at the property, but that the risk of flooding from the sources screened (river, coastal and surface water) within the vicinity of the property is such that the risk may not be considered significant.

Location Map

The Ordnance Survey location map may show features which are not necessarily otherwise included in this report. You are advised to supplement the information contained in the report with the descriptive text shown on the map.

Positional Accuracy

We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

Section 1b: Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant environment agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the Environment Agency/Natural Resources Wales, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Section 1c: Potentially Contaminative Activities

Identified discharge consents could be for storm water discharges, soakaways or septic tanks.

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

Section 1e: Other Potential Contaminative Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Section 2: Flood Findings

Sections 2a, b and c of the report provide data on modelled extents of river, coastal and surface water flooding generated by JBA Risk Management, a market leader in flood risk assessment commonly engaged by insurers to assess flood risk. The data has been modelled for several perils or return periods: 1 in 75, 1 in 200 or 1 in 1000 which relate to areas with a 1.3%, 0.5% and 0.1% annual probability of flooding in any one year respectively. Properties at risk of flooding during a 1 in 75 year event are typically considered to be at a high risk of flooding. The data has been generated to provide a UK wide screening tool and as a result may have inherent limitations. In addition, there may be areas of the country which are modelled to varying degrees of accuracy based on currently available topographical information.

Section 3: Radon Findings

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings.

Disclaimer: "Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law."

Section 5a: Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

General

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant environment agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

The Purpose and Scope of the Report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

Limitations

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The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

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RG2 0TD

Tel: 0844 844 9966

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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Tel: 01722 333306

Email: admin@tpos.co.uk





We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Landmark Planning

Section 1: Residential Planning Applications

	Alterations and Minor New Builds	0 applications within 50m
	New Build up to 10 dwellings	0 applications within 250m
	New Build 10 to 50 dwellings	0 applications within 250m
	Unclassified	0 applications within 250m
	New Build over 50 dwellings	6 applications within 750m

Section 1: Non-residential Planning Applications

	Small	0 applications within 100m
	Unclassified	0 applications within 250m
	Medium	0 applications within 250m
	Large	3 applications within 750m

Land Use Designations **See Section 2**

Your Neighbourhood **See Section 3**

The report is issued for the property described as:

**99, Willowbourne
 FLEET
 GU51 5BP**

Report Reference:
250830734_1_1

National Grid Reference:
479280 154630

Customer Reference:
Planning with polygons

Report Date:
24 December 2020

CONTACT DETAILS

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

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Site Location



Aerial Photograph

The photograph below shows the location of this report.





Understanding This Section

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. In Section 1 of this report, we have included planning applications submitted within the last 7 years in your local area to inform you of current or future developments that could influence your enjoyment and use of the property. This report is an overview of the area, and you should further investigate any applications that could affect you.

Whether Landmark are able to display a point or a polygon for each large planning application record, is limited by: the presence or absence of the planning application having been made available online; the availability/accessibility of the plan on the Local Authority website; and Landmark's ability at a point in time to capture the record. Landmark do not hold polygon information for all large planning applications. Small applications will be represented by a point, although a limited number may be presented as a polygon.

Interpreting the Planning Application Table

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
		Decision			
		Description			

1 The ID number shows the application on the map.

2 This is the application number and should be quoted when contacting your local planning department. If this shows 'Potential Development' instead it is indicating a tender or contract. This records potential development that has not yet resulted in, or required, a planning application.

3 This gives you a bearing to find the application on the map quickly.

4 This shows how confidently we have been able to plot the location on a map using the application details.
 'Good' means the application has sufficient detail to identify the exact site of the application.
 'Fair' means we have been able to identify an adjacent site e.g. the application address may be 'Land adjacent to No.1'.
 'Approx' means the address details only identify the road of the application.
 'Wider Area' means only the general vicinity of the site can be identified.
 'Multiple Sites' refers to development on more than one site.

5 This is an indication of the development size.

6 This is the contact reference of the local authority. See Next Steps.

7 This is the address of proposed development.

8 This indicates the intended use of the property. A list of all 'Use Classes' can be found to the rear of section 1. Note that 'Sui Generis' refers to 'Other Uses', i.e. applications where no use class can be defined.

9 This is the date the application was submitted to the local authority. Records may take around 6 weeks from this date to appear in the report.

10 This indicates the type of work associated with the application, for example 'New Build', 'Refurbishment or Repair' or 'Demolition' etc.

11 This is the last known decision as made by the planning authority.

12 This provides a description of any extra information about the planning application.

Applications are often submitted with imprecise or incomplete address details and because of this the locations we use may not always represent a development site's full extent. We endeavour to position applications in the most appropriate location we can, using the address details available to us. If nearby development is likely to significantly influence your choice to purchase the property we would recommend you use this report as a starting point for more extensive investigations.

Next Steps

If you would like further information about a particular planning application please contact the relevant planning authority and quote the application reference. Alternatively you can search for the application within the local authority's online planning database. The authority's details can be found by cross referencing the Contact ID in the application details with the 'Useful Contacts' section at the back of the report.

For help with the report contact our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk



Useful Information

A planning permission is an approval from your local authority allowing you to carry out some form of development or change to property or land. You apply to your local authority to obtain this permission.

Is Planning Permission needed?

Most changes will require planning permission from your local authority but some forms of development may fall within 'permitted development rights' and not require planning permission. The types of development allowed under these rights can depend on your local authority and additional factors such as whether the property is in a conservation area or national park. Common types of permitted development are small alterations and minor extensions to residential dwellings. Information about the types of development allowed under your permitted development rights is available from the Planning Portal (details below) or from your local planning authority (see the Contacts page).

If you are considering any development it is advisable to contact your local planning authority to check if planning permission is required for the intended works. Your local planning authority may also have a useful duty planner service or provide pre-application advice, although there could be a charge for this.

Applying for Permission

If planning permission is required an application is made to the local planning authority. The type of application and supporting information required will depend on the scale of works proposed.

Once an application has been made the local authority may notify relevant parties, such as immediate neighbours, and the application may be advertised locally for a consultation period. Public comments can then be made on the application for consideration by the local planning authority.

Planning Decisions

A planning officer will consider the application and any supporting information and make a recommendation for approval or refusal. Depending on the type of application the final decision may be made by the officer through 'delegated powers', or the information could be passed to a planning committee.

The local authority will explain the reasons for refusing any applications. The applicant could then choose to re-submit the application with amendments. The result can also be appealed through the planning inspectorate, however this can be a complicated and costly procedure and would not normally be undertaken without obtaining further professional guidance. Consequently, where an application is listed in this report as refused it may later be granted on appeal. Therefore if an application within this report concerns you we would strongly advise you to find out more from your local planning authority.

Planning applications are usually decided within 8 weeks of the application date, although this can be extended to 13 weeks where the application is large or complex. Unless acted upon a planning permission will lapse after either 3 or 5 years, depending on whether it is an 'outline' or 'full' (sometimes called 'detail') application.

Helpful Resources

<http://www.planningportal.gov.uk> - The Planning Portal is the governmental planning information website. You can access guides about the planning system and also submit applications through this website.



Section 1b : Planning Applications Map

The map below shows the location of new build developments over 50 dwellings within 750m. Details of these applications are listed in the tables that follow.



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- | | | | |
|--|---------------------------|--|---|
| | Property | | Residential New Build (over 50 dwellings) |
| | Search Radii | | Polygon Planning Application |
| | Map ID | | |
| | Multiple Features Present | | |

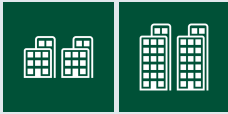


New Build Developments (over 50 Dwellings within 750m)

The records below show applications for new residential developments over 50 dwellings, recorded within a single application.

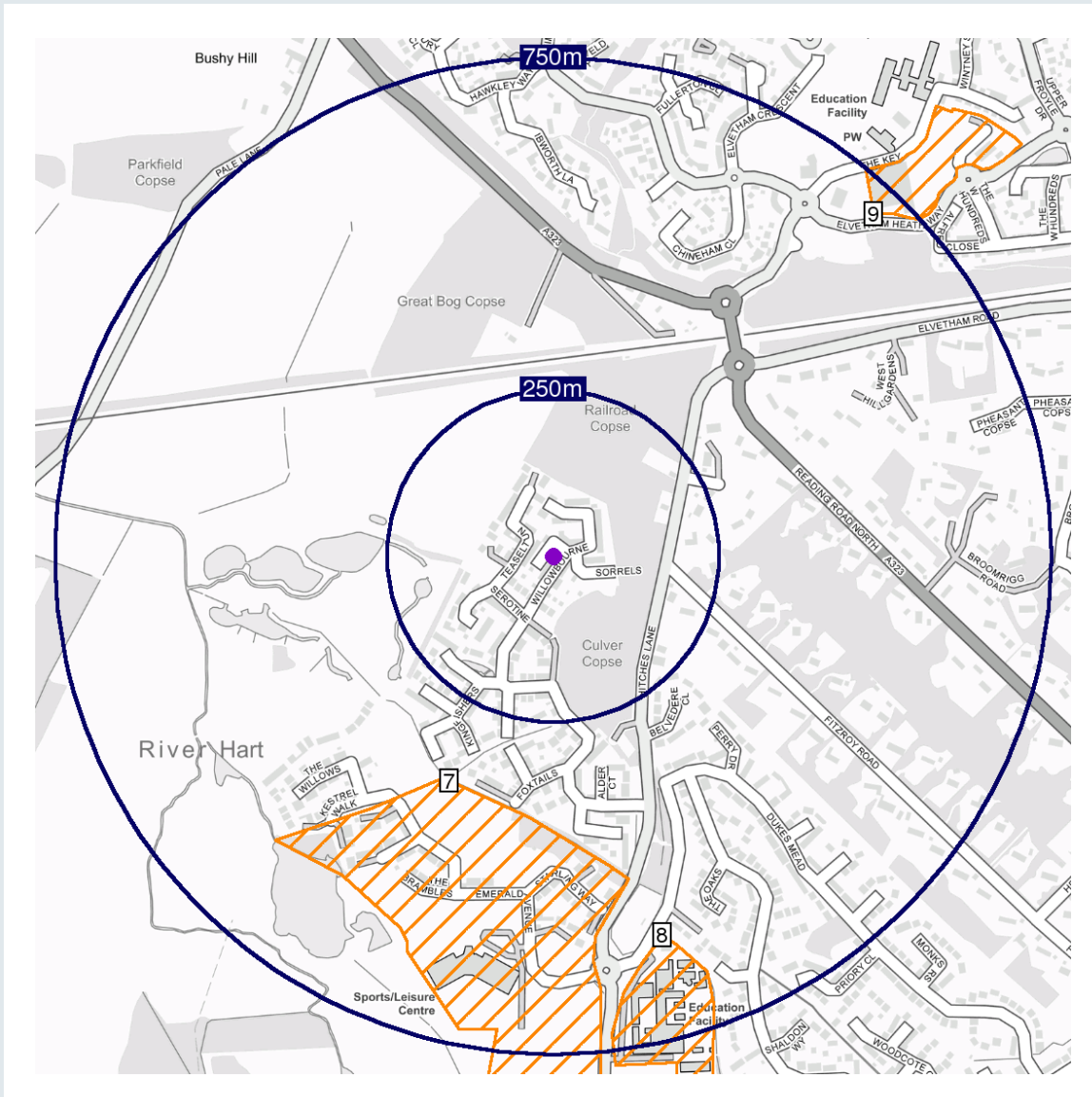
ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
1	13/02513/MAJOR	113m NW	Wider Area	473200m ²	1
	Edenbrook Hitches Lane, Fleet Hampshire, GU13	C3	4th December 2013	New Build	
	Outline application granted				
	Outline application for the erection of 193 dwellings, including 50 extra care flats, leisure centre and sports pitches, extension to Hitches Lane Country Park, plus associated parking, access, highways, infrastructure and landscaping works.				
2	15/00154/MAJOR	113m NW	Good	473200m ²	1
	Edenbrook, Hitches Lane Fleet, Hampshire GU51 5DQ	C3	21st January 2015	New Build	
	Application granted				
	Reserved Matters Application for the provision of 143 dwellings, including 27 affordable, extension to Hitches Lane Country Park with associated infrastructure and landscaping works. Outline application - 13/02513/MAJOR				
3	16/03129/OUT	302m N	Good	593000m ²	1
	Pale Lane Farm, Pale Lane Hartley Wintney Hook, Hampshire, RG27 8BA	C3	21st November 2016	New Build	
	Outline application appeal dismissed				
	Outline application for the development of up to 700 residential dwellings, site for primary school and local centre, together with associated vehicular, pedestrian and cycle access, drainage, landscape works and provision of general open space. Full details for the provision of Suitable Alternative Natural Greenspace and means of access.				
4	17/00372/FUL	448m S	Good	351700m ²	1
	Edenbrook, Hitches Lane Fleet, Hampshire GU51 5SP	C3	15th February 2017	New Build	
	Detail application granted				
	(Phase 3-7) Full application for the provision of 141 dwellings (9x 1-bed, 32x 2-bed, 59x 3-bed, 33x 4-bed, 8x 5-bed), including 24 affordable, with associated access, parking and landscaping works (including works to Hitches Lane Country Park).				
5	14/01387/MAJOR	631m S	Good	370000m ²	1
	Hitches Lane Fleet, Hampshire GU15 5JA	C3	3rd July 2014	New Build	
	Outline application refused				
	Outline application for up to 423 residential dwellings and a community facility. Associated vehicular, pedestrian and cycle access, drainage and landscape works including provision of public open space and sports pitches. Provision of country park & Sang as an extension to Edenbrook Country Park. Details of access to be agreed				

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID	
	Address	Use Class	Submission Date	Type		
		Decision				
		Description				
6	16/01651/OUT	631m S	Good	370000m ²	1	
	Land North of Netherhouse Copse Hitches Lane Fleet, Hampshire, GU51 5SP	C3	24th June 2016	New Build		
		Outline application granted				
		Outline application for up to 423 residential dwellings and a community facility. Associated vehicular, pedestrian and cycle access, drainage and landscape works, including provision of public open space and sports pitches. Provision of country park/SANG as an extension to Edenbrook Country Park.				



Section 1d : Planning Applications Map

The map below shows the location of medium non-residential planning applications within 250m and large non-residential planning applications within 750m of the property. Details of these applications are listed in the tables that follow.



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	Property		Non-residential Medium
	Search Radii		Non-residential Large
	Map ID		Polygon Planning Application
	Multiple Features Present		



Large Non-residential Developments (within 750m)

The records below relate to large non-residential applications for example, schools, large offices and retail developments. These applications generally have a total floor area of over 1500m².

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
7	15/00392/REM	372m SW	Good	Not Supplied	1
	Edenbrook Leisure Centre Hitches Lane Fleet, Hampshire, GU51 5SW	D2	17th February 2015	New Build	
	Reserved matters granted Reserved Matters application pursuant to planning permission 13/02513/MAJOR for: 'Outline application for the erection of 193 dwellings, including 50 extra care flats, leisure centre and sports pitches, extension to Hitches Lane Country Park, plus associated parking, access, highways, infrastructure and landscaping works' for the provision of a new build leisure centre, with 4No. 5-a-side all weather pitches, 1No. floodlit 3G football pitch, 2No. Junior turfed football pitches and ancillary car park and landscaping				
8	13/02411/HCCRG3	595m S	Good	15705m ²	1
	Hitches Lane FLEET, Hampshire GU51 5JA	D1	13th November 2013	Extension	
	Application granted 2 form of entry expansion to calthorpe park school including provision of a floodlit synthetic turf pitch (Stp), additional car parking and associated landscaping works at calthorpe park school. Hitches lane, fleet, hampshire gu51 5ja				
9	17/02919/FUL	706m NE	Good	18000m ²	1
	Morrisons Elvetham Heath Way Fleet, Hampshire, GU51 1GY	A1/A3/A4/A5	15th December 2017	Extension	
	Detail application granted Proposed extension to existing supermarket including alterations to the existing car park				



Use Class Table

The following table shows the Use Class codes used in Section 1: Planning Applications.

Use Class	Category Description	Notes
A1	Shops	General Retail
A2	Financial and Professional Services	e.g. banks, estate agents etc.
A3	Restaurants and Cafes	
A4	Drinking Establishments	Pubs/wine bars (not nightclubs)
A5	Hot Food Takeaways	
B1	Business	Offices etc. (not those that fall within A2 e.g. Estate Agents)
B2	General Industry	
B8	Storage or Distribution	Warehouses etc.
C1	Hotels	
C2	Residential Institutions	Hospitals, nursing homes, boarding schools
C2(a)	Secure Residential Institutions	Prisons, young offenders institutes etc.
C3	Dwelling Houses	
C4	Houses in Multiple Occupation	Small shared houses occupied by between 3 and 6 unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom
D1	Non Residential Institutions	Schools, museums, libraries etc.
D2	Assembly and Leisure	Cinemas, music and concert halls, swimming pools etc.
Sui Generis		Anything not falling into the above, e.g. petrol stations, nightclubs, taxi business, amusements etc.



Understanding This Section

Each local authority will produce a series of development plans which outline the desired approach to land use and development for the area. These plans provide an indication of what types of development the local authority might encourage or restrict in the future. In Section 2 we have considered the maps included in development plans and summarised the key designations that apply to your area. You should consider how these could affect you and your property.

Section Overview

We have organised the designations and any related policies into key themes. Each section will show the areas designated on mapping within the development plan and provide details of the document and policy that can be researched for further details.

Some of the information we gather is not mapped as the quality or scale of the source mapping means we are unable to accurately plot these features. These are usually area wide policies or sites captured from general indicative diagrams. These will be shown in the tables as 'Not Mapped', however we will provide as much information as we can gather.

Some designations may be captured from the mapping within development plans and not have an associated policy. These will be shown with 'No Associated Policy'. We provide as much information as we can gather from the mapping.



Section 2a: Housing and Community

For example, policies relating to Housing, Recreation and Education.



Section 2b: Business and Economy

For example, policies relating to Industry, Tourism and Retail.



Section 2c: Resources and Waste

For example, policies relating to Water, Energy and Minerals.



Section 2d: Transport Infrastructure

For example, policies relating to Roads, Rail and Public Transport



Section 2e: Heritage and Open Environment

For example, policies relating to Green Belt, Conservation and Historic Sites.



Section 2f: Other Sites

For example, policies relating to Mixed Usage Sites and Military Installations.

Next Steps

You can find further information about a policy or designation within the associated development plan. The 'Summary of Development Plans in Your Area' page will help you find the document you need.

Each section will provide details of the relevant document, policy (if applicable) and map the information was captured from. The policy number will confirm where in the local authority document further detailed information is available. If, following this, you would like further clarification please contact the relevant authority.

For help with the report contact our Customer Services team on 0844 844 9966 or email helpdesk@landmark.co.uk



Useful Information

What are Development Plans?

As well as managing development in your local area through the planning application system, your local authority will produce development plans. These will outline the desired approach to land use and development in the area. The plans will aim to address a wide range of environmental, economic and social needs with the overall aim of sustainable development.

Planning application decisions have to be made in accordance with the policies of the development plan, so these documents are important as they indicate what forms of development might be approved nearby in the years to come.

National guidelines are individually published by the English, Welsh and Scottish governments. These documents outline the government's view on development and planning policy. They will also provide the framework and requirements local authorities will consider to produce the policies for their area.

National legislation is important as this provides the overall strategy for development. Where a local authority local plan is judged to be out-of-date or insufficient national policy may supersede it, or be a material consideration for any application.

What are Local Plans and Local Development Frameworks?

Local authorities will publish policies and proposals in their development plans.

Older development plans are often known as a Local Plan or Unitary Development Plan (UDP). More recently, after a change in planning legislation in 2004, English authorities started to produce their plans as a series of documents referred to as the Local Development Framework (LDF). An LDF will consist of a series of statutory documents, such as a Core Strategy and Proposals Map. A local authority may also produce a series of non-statutory supplementary planning documents (SPD's) that will provide guidance on specific development topics.

This series of documents may be produced gradually and while new documents are being drafted and approved some policies may be 'saved' from an earlier development plan. These will then be replaced as newer emerging documents are adopted. This means that in some areas older development plans may still be considered relevant alongside newer documents.

In Scotland and Wales Local Development Plans (LDP's) are gradually replacing any older Local Plans and UDP's.

As national legislation changes, local planning authorities may change their approach to creating development plans. For example, the introduction of the 'National Planning Policy Framework' (NPPF) in 2012 has meant that development plans in England are starting to be referred to as Local Plans again, and local authorities are being encouraged to only produce additional supplementary documents where absolutely required.

Neighbourhood Planning

In England, local communities are now being given an opportunity to shape and inform development plans for their area. Parish councils, town councils, or neighbourhood forums can develop a 'Neighbourhood Plan' to outline the community's aspirations. If approved these neighbourhood plans will then form part of the framework for the area and will be considered by the local planning authority for future planning decisions. There is currently no formal equivalent in Scotland and Wales, but local communities are encouraged to participate in discussions concerning local service delivery.

If you are interested in Neighbourhood Plans in your area we recommend you contact your local authority for more information.



Summary of Development Plans in Your Area

This section provides an overview of the development plan documents that are relevant to your area. It will clarify which documents we have considered to produce the report. This section will also list any additional documents we have not considered; you may wish to investigate these independently.

Which Development Plans have we searched?

This report will provide details of development plans published by Local Authorities. We capture plans at 'deposit' stage (when a draft plan is submitted for approval) and again when formally adopted. The following documents within the surrounding area have been captured by us.

Plan Name	Local Authority	Plan Status	Date
Local Plan: Strategy and Sites	Hart District Council, Environmental Services	Submission Draft	18th June 2018
Hart District Local Plan (Replacement) 1996-2006	Hart District Council, Environmental Services	Adopted	23rd April 2002

We will report information taken from maps within these documents if policies and designations are found within the search distances we have used for each section.

Each development plan will also contain detailed explanations of various policies and proposals for the area, some of which are likely to be unmapped and so will not be included in this report.

Other Documents in your Area

Alongside the main development plans we summarise there can be other documents that have been published that may also be relevant to your area. This may also include plans that are still being prepared, or that have very recently been published, and therefore have not yet been considered by us.

If a document appears on this list it does not necessarily mean that your property is directly affected by the plan, but that your property is considered to be within the area the document covers. These could be documents such as area wide strategic plans or guidance statements. You may wish to research these documents independently.

Plan Name	Local Authority	Plan Status	Adopted Date
Hampshire - Statement of Community Involvement	Hampshire County Council	Adopted	2017
Community Infrastructure Levy (CIL)	Hart District Council, Environmental Services	Under Preparation	Not Supplied
Neighbourhood Plan - Rotherwick	Hart District Council, Environmental Services	Adopted	2016
Neighbourhood Plan - Crookham	Hart District Council, Environmental Services	Under Preparation	Not Supplied
Neighbourhood Plan - Odiham	Hart District Council, Environmental Services	Adopted	2017
Neighbourhood Plan - Hook	Hart District Council, Environmental Services	Under Preparation	Not Supplied
Neighbourhood Plan - Hartley Wintney	Hart District Council, Environmental Services	Under Preparation	Not Supplied
Neighbourhood Plan - Winchfield	Hart District Council, Environmental Services	Adopted	2017
Neighbourhood Plan - Fleet	Hart District Council, Environmental Services	Under Preparation	Not Supplied
Neighbourhood Plan - Dogmersfield	Hart District Council, Environmental Services	Under Preparation	Not Supplied

Plan Name	Local Authority	Plan Status	Adopted Date
Neighbourhood Plan - Crondall	Hart District Council, Environmental Services	Under Preparation	Not Supplied
Neighbourhood Plan - Blackwater and Hawley	Hart District Council, Environmental Services	Under Preparation	Not Supplied
Neighbourhood Plan - Yateley	Hart District Council, Environmental Services	Under Preparation	Not Supplied
Hart - Traveller DPD	Hart District Council, Environmental Services	Under Preparation	Not Supplied
Hampshire - Minerals and Waste Plan	Hampshire County Council	Preparation Planned	Not Supplied
Hart - Local Plan, First Alteration (Replacement 1996 - 2006)	Hart District Council, Environmental Services	Adopted	2006
Hampshire - Minerals & Waste Development Scheme	Hampshire County Council	Adopted	2014
Hart - Local Development Scheme	Hart District Council, Environmental Services	Adopted	2019
Hart - Local Plan Part 2: Development Management & Other Site Allocations	Hart District Council, Environmental Services	Preparation Planned	Not Supplied
Hampshire - Minerals and Waste Plan	Hampshire County Council	Adopted	2013
Hart - Statement of Community Involvement	Hart District Council, Environmental Services	Adopted	2017

Where can you find these plans?

A local authority will usually publish development plans on their website. The planning policy sections of the relevant local authority websites are listed below. If a plan is not available here you may be able to obtain a copy by contacting the relevant local authority.

Local Authority	Planning Policy Website
Hart District Council	https://www.hart.gov.uk/Current-planning-policy-guidance
South East Regional Assembly, Planning	Not Supplied
Ministry of Housing, Communities and Local Government	Not Supplied
Environment Agency, Head Office	Not Supplied



Section 2a: Housing and Community

The tables below provide information about the policies and designations within your area that relate to Housing and Community. For example, this could include housing developments, education and health care provision.

Recent Plans

The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Plan	Local Plan: Strategy and Sites (18th June 2018) Submission Draft		
ID	Description	Policy Detail	Source Map
Not Mapped - (Due to Quality of Source Mapping)	Planning Permissions and Deliverable Site of Over 50 Dwelling	No associated policies	Figure 3 Key Diagram

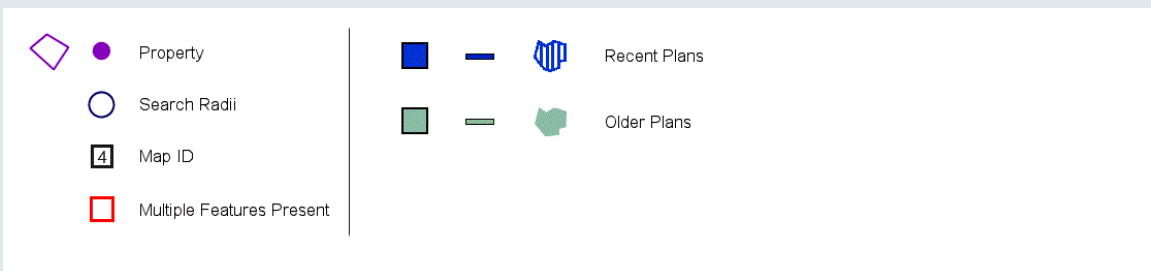


Section 2d: Transport Infrastructure Map

The map below shows policies and designations relating to Transport and Infrastructure in your local area. Further information is provided in the tables that follow.



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Section 2d: Transport Infrastructure

The tables below provide information about the policies and designations within your area that relate to Transport Infrastructure. For example, this could include public transport, cycling routes and traffic management schemes.

Older Plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Plan	Hart District Local Plan (Replacement) 1996-2006 (23rd April 2002) Adopted		
ID	Description	Policy Detail	Source Map
10	Outside Settlement Boundaries : Transportation	T14: Transport And Development	Proposals Map
10	Outside Settlement Boundaries : Transportation	T15: Development Requiring New Or Improved Access	Proposals Map
10	Outside Settlement Boundaries : Transportation	T1: Integrated Transport Network	Proposals Map
10	Outside Settlement Boundaries : Transportation	T2: Public Transport: General	Proposals Map
10	Outside Settlement Boundaries : Transportation	T5: Highways Network	Proposals Map

Next Steps

If you are interested in the potential impact of the HS2 or Crossrail routes on your property we recommend that you purchase an [Argyll Energy & Infrastructure Report](#). This report has been produced to specifically consider the impacts of these types of development.

If you would like more information please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.

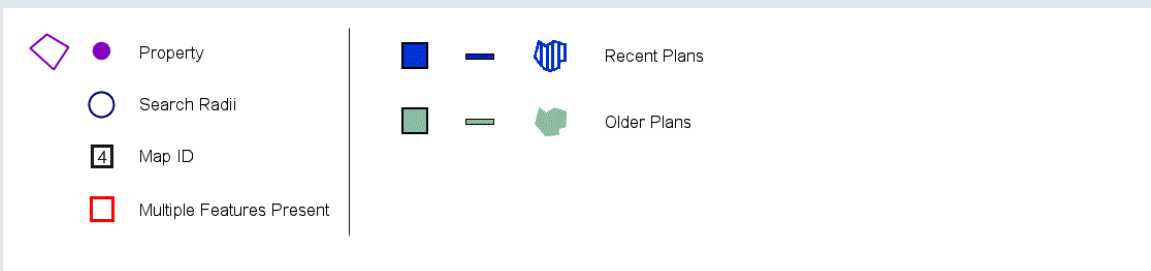


Section 2e: Heritage and Open Environment Map

The map below shows policies and designations relating to Heritage and the Open environment in your local area. Further information is provided in the tables that follow.



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Section 2e: Heritage and Open Environment

The tables below provide information about the policies and designations within your area that relate to Heritage and the Open environment. For example, this could include conservation areas, the Green Belt and Areas of Outstanding Natural Beauty (AONB's). Specially designated heritage areas, or areas with heritage polices, can sometimes have associated development restrictions or conditions. There can also be restrictions to development if you live near a site with an environmental designation. These restrictions can be of value to residents as they often aim to enhance and preserve the character of the area. However, if you are planning to alter or develop your property in the future it would be prudent to check any impacts.

Older Plans

The following documents are plans that were published prior to 2004, or were prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Plan	Hart District Local Plan (Replacement) 1996-2006 (23rd April 2002) Adopted		
ID	Description	Policy Detail	Source Map
12	Outside Settlement Boundaries : Conservation	CON13: Conservation Areas: General Policy	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR10: Telecommunications	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR11: Agricultural Development	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR12: Business In Rural Settlements	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR13: Business In Open Countryside (Exceptions)	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR14: Business On Edge Of Settlements (Local Needs Exceptions)	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR15: Expansion Of Existing Lawful Employment Uses	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR16: Loss Of Employment Uses	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR17: Protection Of Rural Shops And Post Offices	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR18: Small-Scale Shopping Development	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR19: Garden Centres And Farm Shops	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR20: Housing In Rural Settlements	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR21: Affordable Housing: Proportion Of New Development	Proposals Map

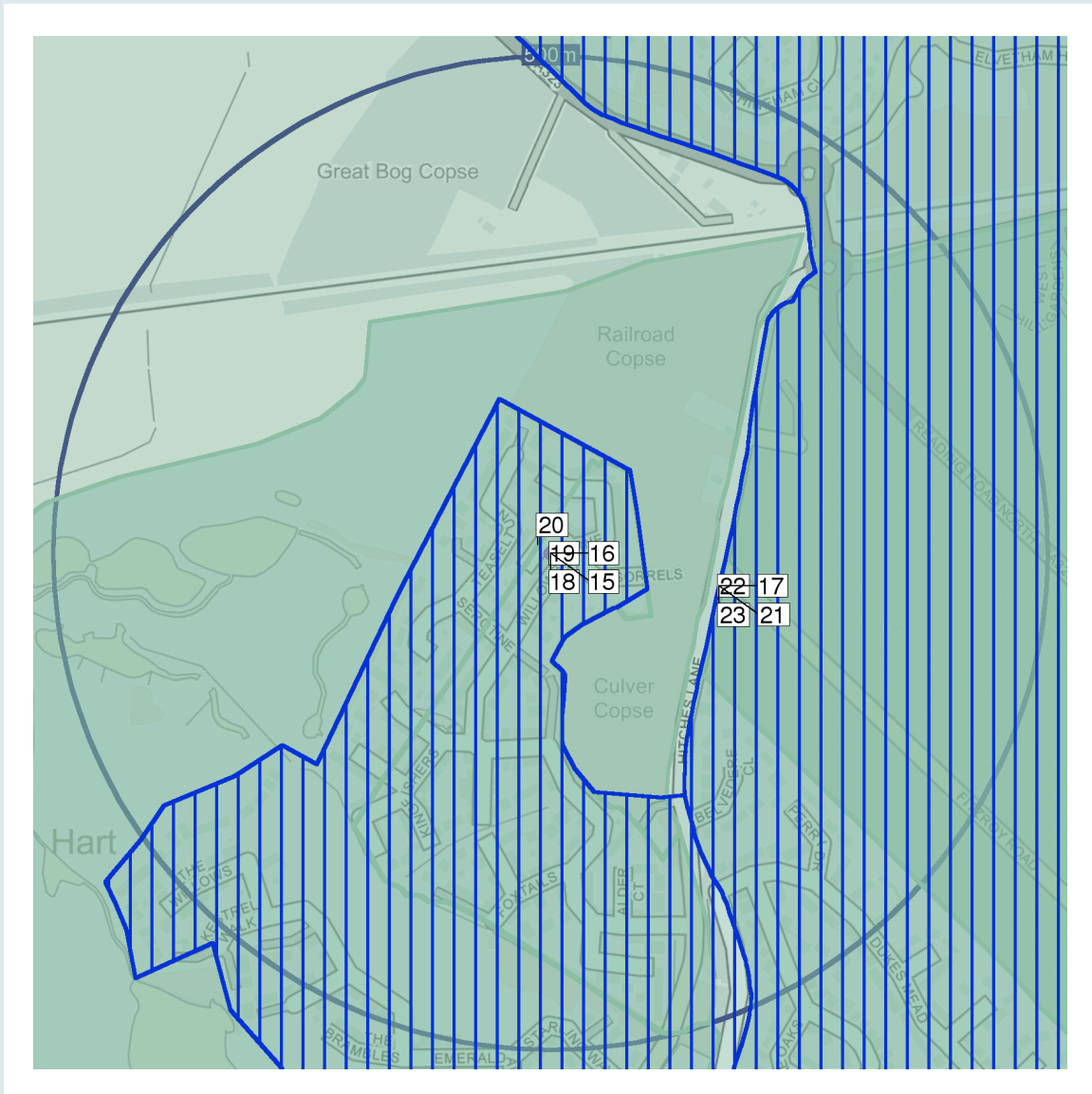
ID	Description	Policy Detail	Source Map
11	Outside Settlement Boundaries : Rural Economy	RUR22: Affordable Housing: Exceptions Policy	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR23: Replacement Of Existing Dwellings	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR24: Renovation And Extension Of Existing Dwellings	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR25: Staff Dwellings Associated With Institutions	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR26: New Dwellings For Agricultural Occupation	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR27: New Dwellings For Agricultural Retail Outlets	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR28: New Dwellings For Horse Related Developments	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR29: Formal Recreation Facilities	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR2: Development In Open Countryside: General	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR30: Informal Recreation Facilities	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR31: Blackwater Valley	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR32: Basingstoke Canal	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR33: Camping And Caravanning	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR34: Horse Related Development	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR35: Social Infrastructure And Services (Permissive)	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR36: Motor Sports: Exceptions	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR37: Use Of Dwellings For Business	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR38: Specified Sites	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR3: Development In Open Countryside: Control	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR4: Re-Use Of Rural Buildings: General	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR5: Re-Use Of Rural Buildings: Residential	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR6: Large Houses In The Countryside: Conversions	Proposals Map

ID	Description	Policy Detail	Source Map
11	Outside Settlement Boundaries : Rural Economy	RUR7: New Buildings In The Grounds Of Large House Conversions	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR8: Advertisements In The Countryside	Proposals Map
11	Outside Settlement Boundaries : Rural Economy	RUR9: Roadside Facilities	Proposals Map
12	Outside Settlement Boundaries : Conservation	CON4: Nature Conservation: Replacement And Habitats	Proposals Map
12	Outside Settlement Boundaries : Conservation	CON5: Nature Conservation: Species Protected By Law	Proposals Map
12	Outside Settlement Boundaries : Conservation	CON6: Heathlands	Proposals Map
12	Outside Settlement Boundaries : Conservation	CON7: Riverine Environments	Proposals Map
12	Outside Settlement Boundaries : Conservation	CON8: Trees, Woodlands And Hedgerows: Amenity Value	Proposals Map
12	Outside Settlement Boundaries : Conservation	CON9: Agricultural Land	Proposals Map
13	Landscape Character Area	GEN3: General Policy For Landscape Character Areas	Proposals Map
14	Riverine Environments	CON7: Riverine Environments	Proposals Map

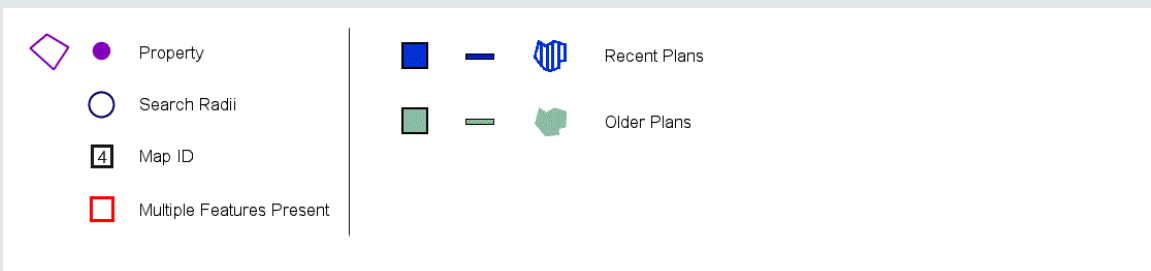


Section 2f: Other Sites Map

The map below shows policies and designations relating to 'Other Sites' in your local area. Further information is provided in the tables that follow.



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Section 2f: Other Sites and Boundaries

The tables below provide information about the policies and designations within your area that relate to 'Other Sites'. This includes areas that have been identified for mixed use, or for more general development and regeneration.

This section also provides details of any designations in your area we have captured as 'boundaries'. These are designations indicating the limits of a particular defined area. For example, a settlement boundary will generally show the area that, for the purpose of the development plan, forms a particular settlement (e.g. a town). This might be used when forming or explaining policies, eg. policies could reference that development within a settlement boundary may be preferred over development outside a settlement boundary.

Recent Plans

The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Plan	Local Plan: Strategy and Sites (18th June 2018) Submission Draft		
ID	Description	Policy Detail	Source Map
17	Existing Settlement Policy Boundary	No associated policies	Fleet Settlement Policy Boundary
15, 16	Proposed Extension to Settlement Policy Boundary	No associated policies	Fleet Settlement Policy Boundary
Not Mapped - (Due to Quality of Source Mapping)	Main Urban Area	No associated policies	Figure 2 Hart's Settlement Hierarchy

Older Plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Plan	Hart District Local Plan (Replacement) 1996-2006 (23rd April 2002) Adopted		
ID	Description	Policy Detail	Source Map
19	Specific Proposal Area	DEV23: West Of Hitches Lane: Reserve Site (Housing)	Proposals Map
18	Outside Settlement Boundaries : General	GEN10: Renewable Energy	Proposals Map
18	Outside Settlement Boundaries : General	GEN11: Areas Affected By Flooding Or Poor Drainage	Proposals Map
18	Outside Settlement Boundaries : General	GEN12: Design Against Crime	Proposals Map
18	Outside Settlement Boundaries : General	GEN1: General Policy For Development	Proposals Map
18	Outside Settlement Boundaries : General	GEN2: General Policy For Changes Of Use	Proposals Map
18	Outside Settlement Boundaries : General	GEN3: General Policy For Landscape Character Areas	Proposals Map

ID	Description	Policy Detail	Source Map
18	Outside Settlement Boundaries : General	GEN4: General Design Policy	Proposals Map
18	Outside Settlement Boundaries : General	GEN5: Proposals For Provision Of Infrastructure Or Utilities	Proposals Map
18	Outside Settlement Boundaries : General	GEN6: Policy For Noisy/Un-Neighbourly Developments	Proposals Map
18	Outside Settlement Boundaries : General	GEN7: Policy For Noise-Sensitive Developments	Proposals Map
18	Outside Settlement Boundaries : General	GEN8: Pollution	Proposals Map
18	Outside Settlement Boundaries : General	GEN9: Contaminated Land	Proposals Map
20	Specific Proposal Area	DEV5: Hitches Lane, Fleet: Leisure	Proposals Map
21	Inset Boundary	No associated policies	Inset Map 10 : Fleet
22	Settlement Boundary	No associated policies	Inset Map 10 : Fleet
23	Proposal Area	URB18: North Fleet Conservation Area	Inset Map 10 : Fleet



Understanding This Section

In this section we have summarised some information about the local area to give you an overview of your neighbourhood. This includes information about the type of housing and people you might find in your vicinity. We also provide information about the key services and facilities nearby that may be useful to you when you move into your new home.

Section Overview



Section 3a: Rights of Way

The Ordnance Survey map in this section shows rights of way in your area. A 'right of way' is the legal right to use a specified route through grounds, or across property, that belongs to someone else.



Section 3b: Housing

This section provides general information about the ownership, type and average prices of property in your neighbourhood. This section will also show the Council Tax bands for your area.



Section 3c: Population

This section shows the age, education and occupation profiles of people within your local community.



Section 3d: Education

This section identifies educational establishments in your area. A map will show the school locations and further details are included in tables that follow.



Section 3e: Amenities

This section identifies the nearest useful facilities and services in your neighbourhood. This includes a wide range of amenities from doctors to supermarkets.

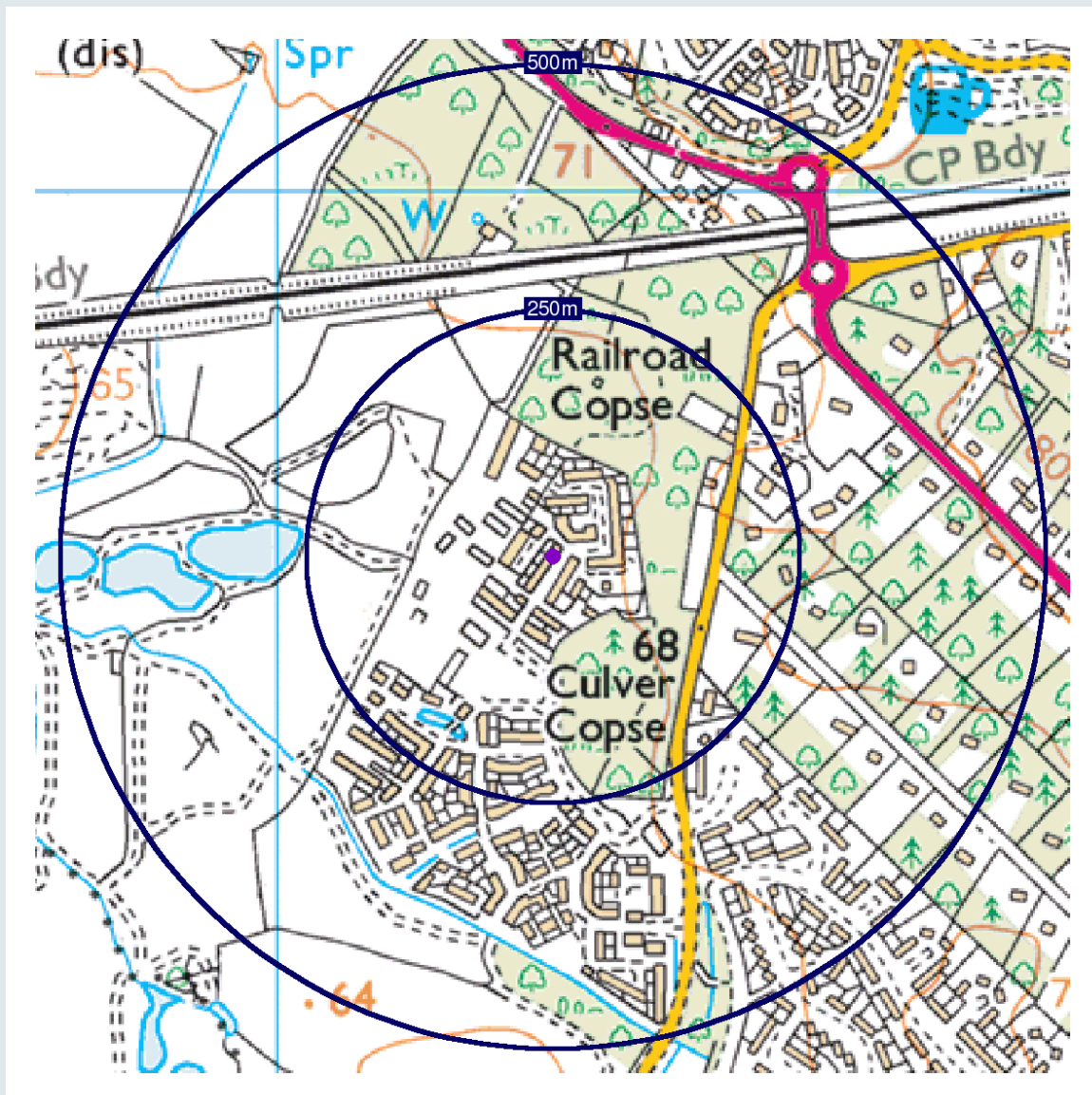
Next Steps

For further information you can visit the web links provided throughout this section. For help with the report contact our customer service team on 0844 844 9966 or helpdesk@landmark.co.uk



Section 3a: Rights of Way Map

The map below shows the existing public footpaths, bridleways and byways identified on Ordnance Survey 1:25000 mapping.



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<ul style="list-style-type: none"> Property Search Radii 	<p>Public Rights of way (Rights of way are not shown on maps of Scotland)</p> <ul style="list-style-type: none"> Footpath Bridleway Byway open to all traffic Road used as a public path <p>The representation on this map of any other road, track or path is no evidence of the existence of a right of way. Full list of symbols is shown in the User Guide.</p> <p>Other Public Access</p> <ul style="list-style-type: none"> Other routes with public access <p>The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.</p>	<ul style="list-style-type: none"> National trail or Recreational path Permitted Bridleway Permitted Footpath <p>Paths and bridleways along which landowners have permitted public use but which are not rights of way. The agreements may be withdrawn.</p> <ul style="list-style-type: none"> Permitted Bridleway coincident with a right of way. Selected cycle route off and on road.
--	--	---



Section 3b: Housing

The information below provides an overview of housing statistics for the nearby area.

Council Tax

The table below shows you the Council Tax Bands for your Local Authority. You can visit www.voa.gov.uk to establish the council tax band of your property.

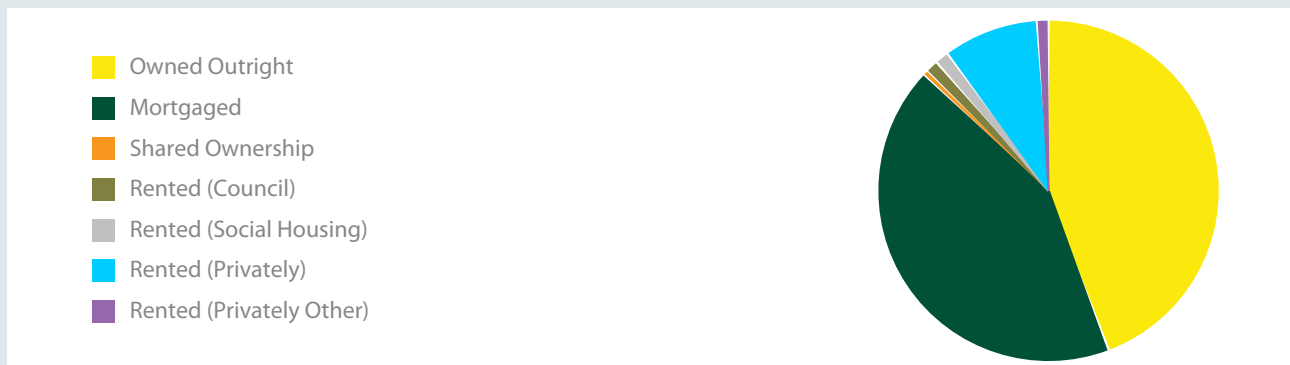
Local Authority: Hart District Council

Tax Band	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Local Cost	£1172	£1367	£1562	£1757	£2148	£2538	£2929	£3515

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Housing Market

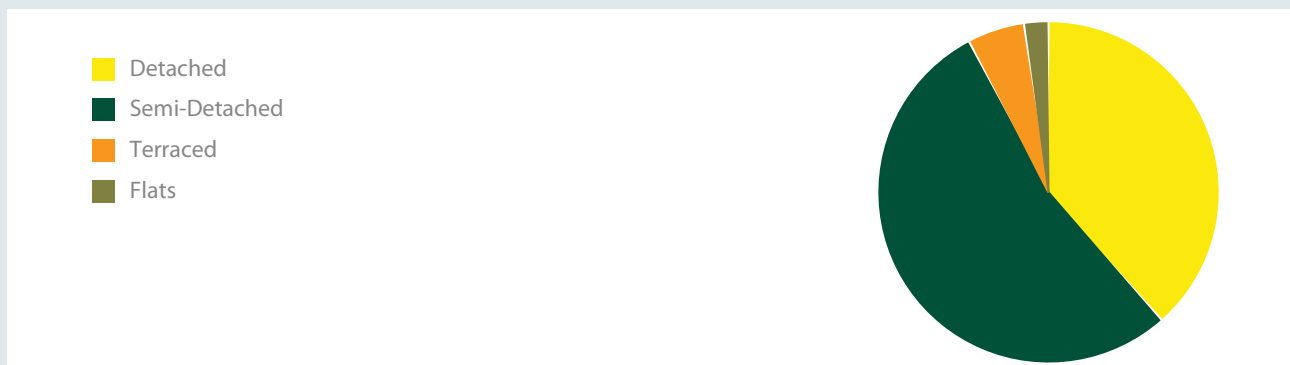
The pie chart below provides an indication of the types of home ownership likely in GU51 5BP.



© CallCredit Marketing Limited

Housing Type

The pie chart below provides an indication of the types of housing likely in GU51 5BP.



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Average Property Price

The average property price in GU51 5BP is :

£353207 - £402607

The average price bands are calculated by EuroDirect using the latest available data from Her Majesty's Land Registry. They represent a snapshot in time as at the most recent date. Please note, where a postcode comprises less than 16 addresses the information is derived from the wider postcode sector.



Section 3c: Population

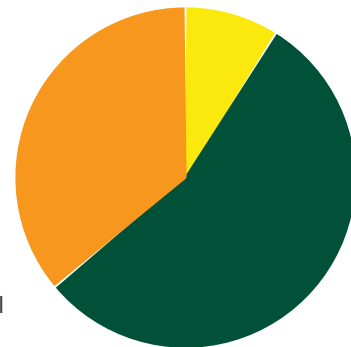
The information below provides an overview of the local community.

Qualifications

The pie chart below shows the level of qualification attained by people in your area.

- No Qualifications
- Lower level Qualifications
- Higher Level Qualifications

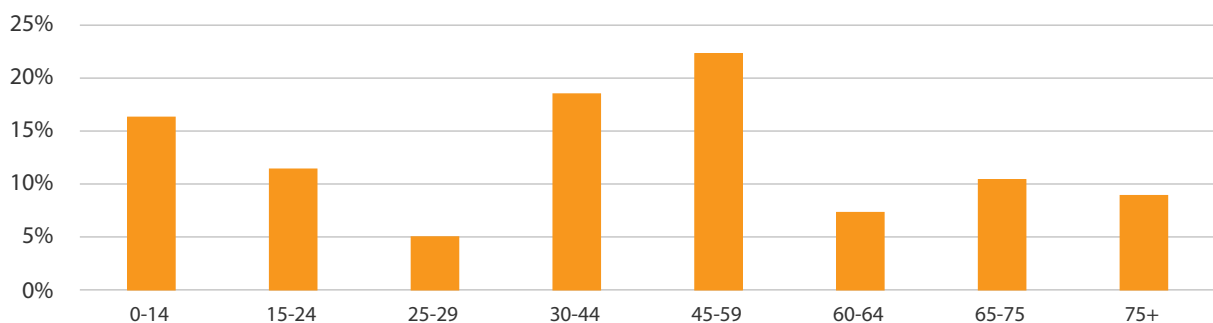
No Qualifications includes people with an education level below GCSE
 Lower Level Qualifications includes people educated to at least a GCSE level
 Higher Level Qualifications defines people educated to at least a University level



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Age

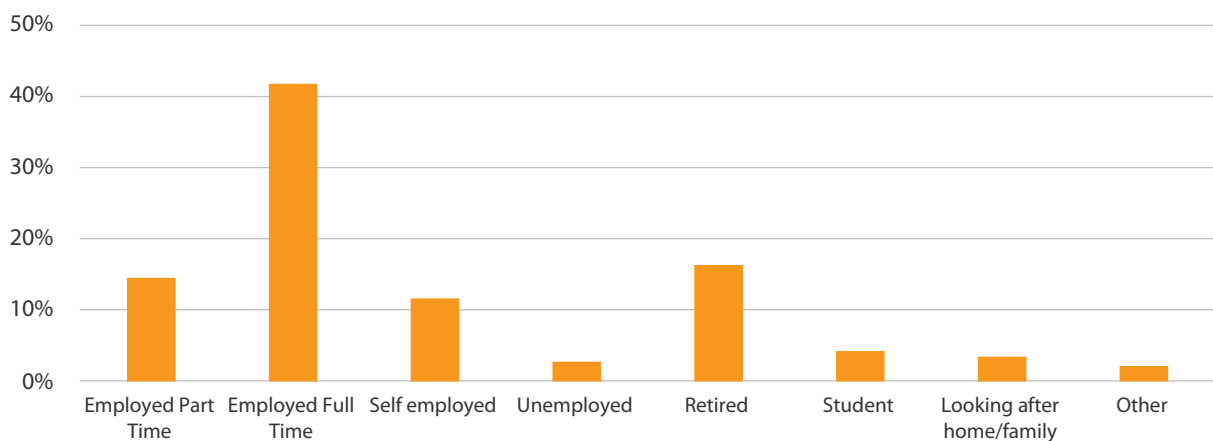
The graph below provides an indication of the age profile likely in GU51 5BP.



© CallCredit Marketing Limited

Occupation

The graph below provides an indication of the occupation profile likely in GU51 5BP.

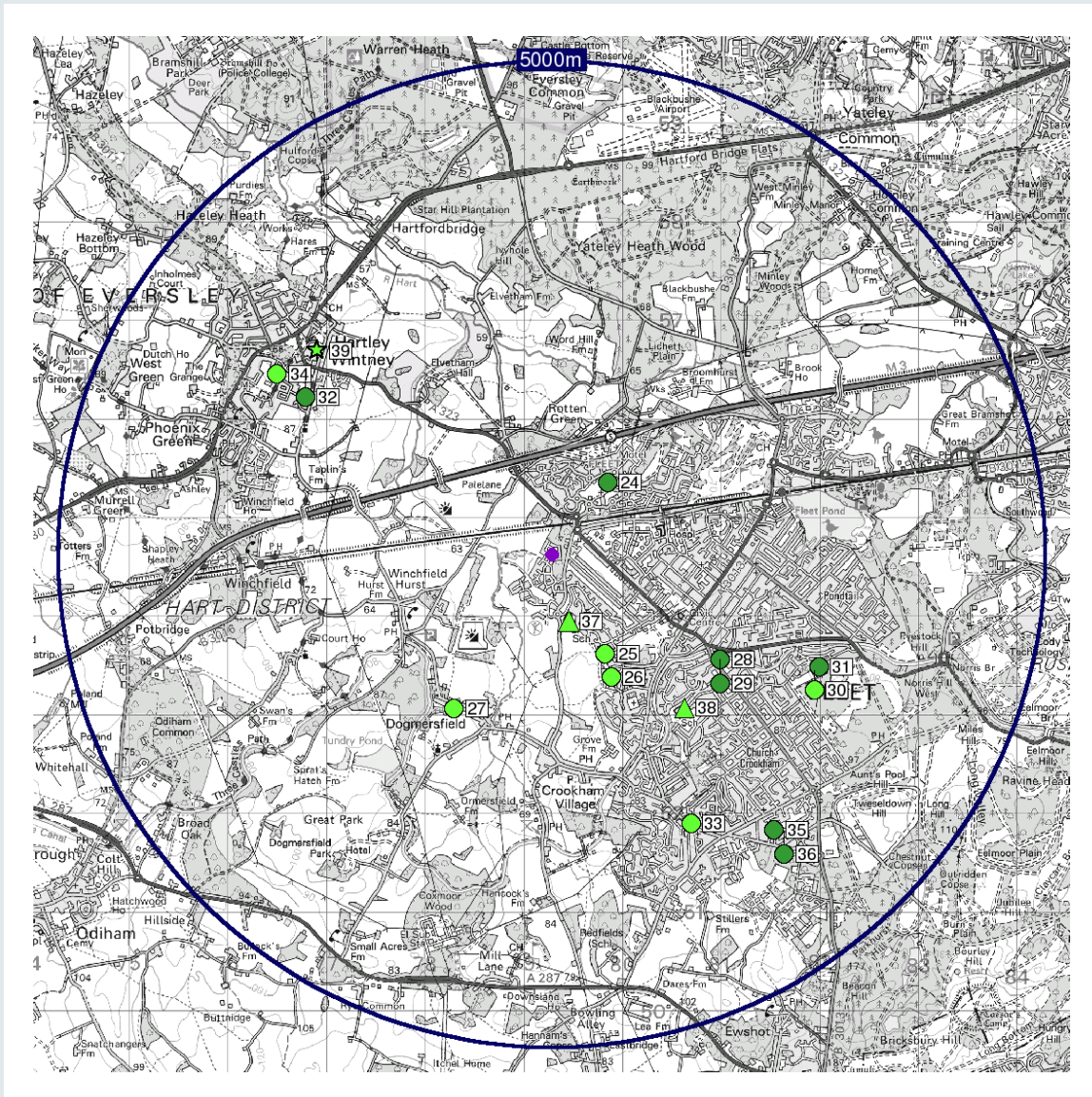


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Section 3d: Education Map

The map below shows schools up to 5 km from the property. Details of the schools are listed in the tables that follow.



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	Property		Primary Education		Outstanding
	Search Radii		Secondary Education		Good
	Map ID		Further Education		Requires Improvement
			Other Schools/ Education Centres		Inadequate
					Not Available



Section 3d: Education

The table below provides further details of schools within 5 km of the property.

Primary Education

ID	Name and Address	School Type	Inspection Result
24	Elvetham Heath Primary School, GU51 1DP	Community school	Outstanding
25	Tavistock Infant School, GU51 4EB	Community school	Good
26	All Saints Church of England Aided Junior School, GU51 5AJ	Voluntary aided school	Good
27	Dogmersfield Church of England Primary School, RG27 8SS	Voluntary aided school	Good
28	Heatherside Infant School, GU52 7TH	Community school	Outstanding
29	Heatherside Junior School, GU52 7TH	Community school	Outstanding
30	Velmead Junior School, GU52 7LG	Community school	Good
31	Fleet Infant School, GU52 7LQ	Community school	Outstanding
32	Oakwood Infant School, RG27 8DY	Community school	Outstanding
33	Crookham Church of England Aided Infant School, GU52 6PU	Voluntary aided school	Good
34	Greenfields Junior School, RG27 8DQ	Community school	Good
35	Church Crookham Junior School, GU52 8BN	Community school	Outstanding
36	Tweseldown Infant School, GU52 8BW	Community school	Outstanding

Secondary Education

ID	Name and Address	School Type	Inspection Result
37	Calthorpe Park School, GU51 5JA	Community school	Good
38	Court Moor School, GU52 7RY	Community school	Good

Further Education

No schools found

Other Schools and Education Centres

These are other educational facilities with OFSTED ratings. This could include some independents schools and special schools.

ID	Name and Address	School Type	Inspection Result
39	Grey House Preparatory School, RG27 8PW	Independent	Good

The school admission process can vary depending on the individual school or Local Authority. For general information about selecting and applying for school places please visit www.gov.uk/schools-admissions. Your local council will also be able to provide further advice about the process in your area.

We do not currently hold inspection results for establishments in Scotland, but these are available at www.educationscotland.gov.uk.

Most schools are only inspected every few years. If you would like to investigate ratings and read the full inspection reports these are available at www.ofsted.gov.uk (England), www.estyn.gov.uk (Wales) or www.educationscotland.gov.uk (Scotland).



Section 3e: Amenities

This section provides the location of key facilities near to your property.

Where Is The Nearest...?

Post Box	Letter Box - Fitzroy Road, GU51	510m SE
Post Office	Post Office (Fleet) - 229, Fleet Road, Fleet, GU51 3HH	1.7km E
Hospital	Fleet Hospital - Church Road, Fleet, GU51 4LZ	1.1km E
Cash Machine	Cash Machine (NoteMachine Ltd) - Elvetham Heath Way, Elvetham Heath, Fleet, GU51 1HA	769m NE
Convenience Store	Morrisons Convenience - Elvetham Heath, Fleet, GU51 1HA	846m NE
PayPoint	Martin's - 229, Fleet Road, Fleet, GU51 3BN	1.7km E
Library	Fleet Library - Fleet Library 236 Oatsheaf Parade, Fleet Road, Fleet, GU51 4BX	1.5km SE
Cinema	Vue Cinemas - Kingsmead Shopping Centre, Queensmead, Farnborough, GU14 7SR	7.7km E
Recycling Centre	Camberley Community Recycling Centre - GU15	8.7km NE
Petrol Station	Morrisons Petrol Station - Morrisons Petrol Station, Elvetham Heath Way, Fleet, GU51 1HA	883m NE
Bus Stop	Bus Stop (Elvetham Road) - GU51	357m NE
Railway Station	Fleet Rail Station - GU51	2.4km E

Facilities In The Local Area

The tables below show useful facilities within 5km of your property. Up to 3 features will be listed for each category.

Healthcare

Doctors

Name	Address
Fleet Medical Centre	Church Road, Fleet, GU51 4PE
Bransomewood Practice	Bransomewood Road, Fleet, GU51 4JX
Richmond Surgery	Richmond Close, Fleet, GU52 7US

Dentists

Name	Address
Heath Dental Suite	Church Road, Fleet, GU51 4PE
Hart Dental	223, Fleet Road, Fleet, GU51 3BN
Fleet Dental Centre	37, Reading Road South, Fleet, GU52 7QP

Chemists

Name	Address
Morrisons Pharmacy	Elvetham Heath Way, Fleet, GU51 1GY
Lloyds Pharmacy	Church Road, Fleet, GU51 4PE
Lloyds Pharmacy	Bransomewood Road, Fleet, GU51 4JX

Veterinary Clinics

Name	Address
Burnside Animal Rehabilitation Centre Ltd	41, Connaught Road, Fleet, GU51 3LR
Ashworth Vets	1, Courtmoor Avenue, Fleet, GU52 7UE
Ancells Veterinary Centre	1, Falkners Close, Fleet, GU51 2XF

Eating and Drinking

Restaurants

Name	Address
Welcome Break (Fleet)	M3, Fleet Services, Fleet, GU51 1AA
Chopstix Noodle Bar	M3 Services, Fleet Services, Fleet, GU51 1AA
Gulshan of Fleet	264-266 Oatsheaf Parade, Fleet Road, Fleet, GU51 4BX

Pubs Bars and Inns

Name	Address
De Havilland Arms	The Key, Fleet, GU51 1HA
The Oat Sheaf	2, Crookham Road, Fleet, GU51 5DR
The Prince Arthur	238 Oatsheaf Parade, Fleet Road, Fleet, GU51 4BX

Cafés and Snack Bars

Name	Address
Starbucks Coffee Co UK Ltd	M3 Services, Fleet Services, Fleet, GU51 1AA
Starbucks Coffee Co UK Ltd	Victoria House 178-180, Fleet Road, Fleet, GU51 4DA
Caffe Fratelli	261, Fleet Road, Fleet, GU51 3BN

Fast Food Outlets

Name	Address
Burger King Ltd	M3 Services, Fleet Services, Fleet, GU51 1AA
McDonald's Restaurant	M3 Services, Fleet Services, Fleet, GU51 1AA
K F C Ltd	M3 Services, Fleet Services, Fleet, GU51 1AA

Retail Outlets

Convenience and General Stores

Name	Address
Morrisons Convenience	Elvetham Heath, Fleet, GU51 1HA
W M Morrisons Plc	Elvetham Heath Way, Elvetham Heath, Fleet, GU51 1GY
Fleet M W S A Southbound 0785	M3 Southbound, Fleet, GU51 1AA

Supermarkets

Name	Address
W M Morrisons Plc	Elvetham Heath, Fleet, GU51 1GY
Waitrose	M3 Motorway, Junction 4a-5, Fleet, GU51 1AA
Sainsbury's	116-122, Fleet Road, Fleet, GU51 4BE

Shopping Centres & Retail Parks

Name	Address
Hart Shopping Centre	4-5, The Hart Centre, Fleet, GU51 3LA

DIY Stores

Name	Address
Astek Home Improvements	20, Tunworth Close, Fleet, GU51 1DY
The Window Factory	246 Oatsheaf Parade, Fleet Road, Fleet, GU51 4BX
Fascia Soffit Gutter Quotations Fleet	Unit B Branksome Chambers, Branksomewood Road, Fleet, GU51 4JS

Garden Centres

Name	Address
Robert Dyas Ltd	26-27, The Hart Centre, Fleet, GU51 3LA
Gilbert Evans	Sentinel House, Harvest Crescent, Fleet, GU51 2UZ
Peacocks Garden Nursery	Farnham Road, Ewshot, Farnham, GU10 5BB

Sports and Leisure Facilities

Golf Ranges, Courses, Clubs and Professionals

Name	Address
North Hants Golf Club	Minley Road, Fleet, GU51 1RF
Hartley Wintney Golf Club	The Bungalow Golf Club, Park Corner Road, Hartley Wintney, Hook, RG27 8PT
Bowenhurst Golf Centre Ltd	Finns Industrial Park, Mill Lane, Crondall, Farnham, GU10 5RX

Gyms, Sports Halls and Leisure Centres

Name	Address
Hart Leisure Centre	Emerald Avenue, Fleet, GU51 5EE
Sports Court	GU51
Sports Court	GU51

Sports Grounds, Stadia and Pitches

Name	Address
Playing Field	GU51
Cricket Ground	GU51
Football Ground	GU51

Playgrounds

Name	Address
Play Area	GU51
Playground	GU51
Playground	GU51

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Useful Information and Contacts

Please see below the contact details of all those referred to within this report.

For all other queries please contact:

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Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact Details
1	Environmental Services Hart District Council	Civic Offices Harlington Way Fleet Hampshire GU13 8AE	T: 01252 622122 F: 01252 626886 W: www.hart.gov.uk
2	Rushmoor Borough Council	Council Offices Farnborough Road Farnborough Hampshire GU14 7JU	T: 01252 516222 F: 01252 524017 W: www.rushmoor.gov.uk

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Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

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Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Customer Relationships Manager
Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.