Risk Summary

Section 1: Contaminated Land  
*PASSED*

We consider there to be no potential risk of contaminated land at or within the vicinity of the property. Please refer to section 1 for further information.

Section 2: Flood  
*NONE IDENTIFIED*

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.

Section 3: Energy & Infrastructure  
*IDENTIFIED*

We have identified one or more factors such as HS2, energy exploration, wind or solar farms within the vicinity of the property. Please refer to section 3 for further information and next steps.

Section 4: Ground Stability  
*IDENTIFIED*

We have identified a factor that may affect the ground stability of the property. Please refer to section 4 for further information and next steps.

Section 5: Radon  
*IDENTIFIED*

We have identified that the property falls within a radon affected area. Please refer to section 5 for further information and next steps.

Section 6: Other Influential Factors  
*NONE IDENTIFIED*

No overhead power lines, environmental or other influential factors have been identified within the vicinity of the property. Please refer to section 6 for more information.
In the professional opinion of Argyll Environmental Ltd. the level of contamination risk associated with the information disclosed in the Envirosearch Residential report dated 9th January 2017 and reference 109717282_1_1, Sample_ESR for Sample Site

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
## Summary of Report Findings

### Section 1: Contaminated Land

<table>
<thead>
<tr>
<th>Contamination Risk</th>
<th>0-25m</th>
<th>25-250m</th>
<th>250-500m</th>
<th>See Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designated Contaminated Land</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>1a</td>
</tr>
<tr>
<td>Landfill and Waste</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>1b</td>
</tr>
<tr>
<td>Potentially Contaminative Activities</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>1c</td>
</tr>
<tr>
<td>Known Contamination Incidents</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>1d</td>
</tr>
<tr>
<td>Other Potential Contaminative Land Uses</td>
<td>No</td>
<td>Yes</td>
<td>n/a</td>
<td>1e</td>
</tr>
</tbody>
</table>

### Section 2: Flood

<table>
<thead>
<tr>
<th>Flood Risk</th>
<th>0-25m</th>
<th>25-250m</th>
<th>See Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>River Flooding</td>
<td>No</td>
<td>No</td>
<td>2a</td>
</tr>
<tr>
<td>Coastal Flooding</td>
<td>No</td>
<td>No</td>
<td>2b</td>
</tr>
<tr>
<td>Surface Water Flooding</td>
<td>No</td>
<td>Yes</td>
<td>2c</td>
</tr>
<tr>
<td>Risk of Flooding from Rivers and Sea (RoFRS)</td>
<td>No</td>
<td>No</td>
<td>2d</td>
</tr>
<tr>
<td>Historic Flood Events</td>
<td>No</td>
<td>No</td>
<td>2e</td>
</tr>
<tr>
<td>Groundwater Flooding</td>
<td>No</td>
<td>No</td>
<td>2f</td>
</tr>
</tbody>
</table>

### Section 3: Energy & Infrastructure

<table>
<thead>
<tr>
<th>Energy &amp; Infrastructure</th>
<th>Result</th>
<th>See Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Speed Rail 2 (HS2)</td>
<td>No</td>
<td>3a</td>
</tr>
<tr>
<td>Oil and Gas Exploration and Production</td>
<td>Yes</td>
<td>3b</td>
</tr>
<tr>
<td>Existing or Proposed Wind Farms and Wind Turbines</td>
<td>No</td>
<td>3c</td>
</tr>
<tr>
<td>Existing or Proposed Solar Farms</td>
<td>Yes</td>
<td>3d</td>
</tr>
</tbody>
</table>

### Section 4: Ground Stability

<table>
<thead>
<tr>
<th>Ground Stability Risk</th>
<th>Result</th>
<th>See Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Man-Made Factors</td>
<td>No</td>
<td>4a</td>
</tr>
<tr>
<td>Natural Factors</td>
<td>Yes</td>
<td>4b</td>
</tr>
</tbody>
</table>

### Section 5: Radon

<table>
<thead>
<tr>
<th>Radon Risk</th>
<th>Result</th>
<th>See Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Radon Affected Property</td>
<td>Yes</td>
<td>5</td>
</tr>
</tbody>
</table>

### Section 6: Other Influential Factors

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Result</th>
<th>See Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overhead Power Lines</td>
<td>No</td>
<td>6a</td>
</tr>
<tr>
<td>Environmental Constraints</td>
<td>No</td>
<td>6b</td>
</tr>
</tbody>
</table>
Understanding This Report

The purpose of this report is to highlight any potential risk of contaminated land and identify other environmental factors at or around the property. It is necessary for your solicitor to consider these risks as part of their due diligence.

For Contaminated Land, we will state 'Passed' on the front page if our expert consultants have considered there to be no potential risk. If a potential risk of contamination is found, the report will state 'Further Action'. In this case, we include a 'Next Steps' section to help you to decide what to do next.

For all other environmental factors, we will state 'None Identified' on the front page if we consider there is little or no significant risk to the property. If a potential risk is found, we will state 'Identified' and detail the Next Steps within the relevant section of the report.

Section 1: Contaminated Land
In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

Section 2: Flood
In this section, we detail any risks of flooding at or around the property. We consider a number of factors such as river, coastal, groundwater and surface water.

Section 3: Energy & Infrastructure
In this section, we provide information on a variety of energy and infrastructure projects and developments which may affect the property and surrounding area, such as High Speed Rail (HS2), solar and wind farms, etc. (only wind and solar farms with a capacity to produce over 1MW of power are shown).

Section 4: Ground Stability
In this section, we identify if there are any factors present which could affect the ground stability of the property, such as coal mining activities, man-made or natural cavities.

Section 5: Radon
In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health.

Section 6: Other Influential Factors
In this section, we identify factors that may have an influence on the property or surrounding area, such as overhead power lines or any environmental constraints such as national parks or conservation areas.

Next Steps:
If you require any assistance, please contact our customer service team on: 0844 844 9966 or helpdesk@landmark.co.uk
Site Location

Aerial Photograph
The photograph below shows the location of the property.
Section 1a and 1b: Contaminated Land, Landfill and Waste

The map below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report. Further details are shown on the following pages.

Contains Ordnance Survey data © Crown copyright and database right 2017
Section 1: 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.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Has any contaminated land been identified within 500m of the property?</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any landfill and waste sites been identified within 500m of the property?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 (5)
- **West Sussex County Council** - Has supplied landfill data (6)

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

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>146m</td>
<td></td>
</tr>
</tbody>
</table>

#### Name: Pit North of A27

**Reference:** EAHLD20133

- **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

### 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 and 1d: Potential and Known Contamination

The map below shows the location of the Potentially Contaminative Activities and Known Pollution Incidents in sections 1c and 1d of this report. Further details are shown on the following pages.
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
Have any potentially contaminative activities been identified within 500m of the property?  No

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Authority Pollution Prevention and Controls</td>
<td></td>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Authority Integrated Pollution Prevention And Control</td>
<td></td>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Integrated Pollution Controls</td>
<td></td>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmental Permitting Regulations - Industry</td>
<td></td>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Consent to Discharge to Controlled Waters</td>
<td></td>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Radioactive Substances Register</td>
<td></td>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning Hazardous Substance Consents</td>
<td></td>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Control of Major Accident Hazards Sites (COMAH)</td>
<td></td>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Notification of Installations Handling Hazardous Substances (NIHHS)</td>
<td></td>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Explosive Sites</td>
<td></td>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Section 1d: Known Contamination 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.

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Local Authority Pollution Prevention and Control Enforcements</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Enforcement and Prohibition Notices</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Planning Hazardous Substance Enforcements</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Prosecutions Relating to Authorised Processes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Environmental Pollution Incidents</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>No factors identified for this property</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Prosecutions Relating to Controlled Waters</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Have any known contamination incidents been identified within 500m of the property? 

No
Section 1e: Other Potential Contaminative Land Uses

The map below shows the location of the Other Potential Contaminative Land Uses highlighted within section 1e of this report. Further details are shown on the following pages.
Section 1: 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
Have any other potential sources of contamination been identified within 250m of the property?

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fuel Station Entries</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contemporary Trade Directory Entries</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Name: Clearmywaste.Com</td>
<td>Holly Cottage Arundel Road Tangmere Chichester West Sussex PO18 0JZ</td>
<td>Classification: Waste Disposal Services Status: Active Positional Accuracy: Automatically positioned to the address</td>
<td>32m</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>3 Name: Philips Respironics</td>
<td>Unit 8 Chichester Business Park City Fields Way Tangmere Chichester PO20 2FT</td>
<td>Classification: Medical Equipment Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address</td>
<td>182m</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Former Marshes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Potentially Infilled Land (Non-Water)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Not Supplied</td>
<td>Not Supplied</td>
<td>Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1979</td>
<td>77m</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Potentially Infilled Land (Water)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Potentially Contaminative Industrial Uses (Past Land Use)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Not Supplied</td>
<td>Not Supplied</td>
<td>Class: Quarrying of sand &amp; clay, operation of sand &amp; gravel pits Map Published Date: 1951</td>
<td>77m</td>
<td>-</td>
<td></td>
</tr>
</tbody>
</table>
Contaminated Land

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
</table>
| 6      | Not Supplied | Not Supplied | Class: Military Land  
Map Published Date: 1961 | 169m | - |
|        |           |          | **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 | 163m | - |
| 8      | Not Supplied | Not Supplied | **Type:** Electrical Sub Station Facilities  
**Positional Accuracy:** Positioned to location of cartographic text  
**Date of Mapping:** 1990 | 174m | - |

**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 2a and 2b: River and Coastal Flooding

The map below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.
Section 2c: Surface Water Flooding

The map below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.
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. The result is a worst-case scenario and assumes the failure of any defences which may be present.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a potential risk of river flooding within 250m of the property?</td>
<td>No</td>
<td>-</td>
</tr>
</tbody>
</table>

Section 2b: Coastal Flooding

Coastal flooding is the inundation of land caused by sea water rising above normal tidal conditions due to the effects of severe weather conditions (a combination of storm surge, tides and river inflow). The result is a worst-case scenario and assumes the failure of any defences which may be present.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a potential risk of coastal flooding within 250m of the property?</td>
<td>No</td>
<td>-</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a potential risk of surface water flooding within 250m of the property?</td>
<td>Yes</td>
<td>-</td>
</tr>
</tbody>
</table>

Next Steps

If you wish 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 Homecheck Professional 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@landmark.co.uk.

Section 2d and 2e: RoFRS and Historic Flood Events

The map below shows the location of RoFRS and Historic Flood Events. Further details are shown on the following pages.
Section 2: Risk of Flooding from Rivers and Sea (RoFRS)

The Risk of Flooding from Rivers and Sea (RoFRS) database provides an indication of river and coastal flood risk at a national level using a 50m grid as used by many insurance companies. The RoFRS data product has been created by calculating the actual likelihood of flooding to areas of land within the flood plain of an extreme flood and considers the probability that the flood defences will overtop or breach. The risk level is divided into four categories ‘Low’, ‘Medium’, ‘High’, and ‘Very Low’.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a risk of flooding identified within 250m of the property based on the Risk of Flooding from Rivers and Sea (RoFRS)?</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Risk of Flooding from Rivers and Sea (RoFRS)</td>
<td></td>
<td></td>
<td>No Risk Found</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Section 2: Historic Flood Events

The Historic Flood Events shows the individual areas of all historic flood events recorded by the relevant agency. This information is a useful tool to identify homes and businesses that may have experienced flood problems in the past. An area affected by a historic flood event may now be protected through an increase in flood management schemes and defences, meaning that it may not necessarily flood again. Equally the absence of a historic flood event does not mean that flooding has never occurred in an area, but that the agency do not have a record of it.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any Historic Flood Events occurred within 250m of the property?</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Flood Events</td>
<td></td>
<td></td>
<td>No Events Found</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Section 2: Groundwater Flooding

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the risk of Groundwater Flooding within 250m of the property?</td>
<td>Low</td>
<td>2</td>
</tr>
</tbody>
</table>

**Comment:** There is a remote possibility that groundwater flooding may be experienced at, or near, this location with a return period of 1 in 100 years. For sensitive land uses further consideration of site topography, drainage, and historical information on flooding in the local area should be undertaken by a suitably qualified professional.
Next Steps
If you wish 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 Homecheck Professional 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@landmark.co.uk.
Section 3a: High Speed Rail 2 (HS2)

The High Speed 2 Rail Link is a proposed railway line between London and the North of England. Trains along this route will operate at speeds of up to 250mph. Proximity to the route is likely to have an impact on the surrounding areas.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 4km of the proposed HS2 rail development?</td>
<td>No</td>
<td>-</td>
</tr>
</tbody>
</table>

Section 3b: Oil and Gas Exploration and Production

Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Oil and Gas Authority. Such exploration includes areas subject to hydraulic fracturing (“fracking”) investigation.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 4km of an area licensed for onshore energy exploration and production?</td>
<td>Yes</td>
<td>-</td>
</tr>
<tr>
<td>Is the property within 4km of an area that has been offered for licensing for the onshore exploration oil and gas by the Oil and Gas Authority?</td>
<td>No</td>
<td>-</td>
</tr>
<tr>
<td>Is the property within 4km of a well used for energy exploration or extraction?</td>
<td>No</td>
<td>-</td>
</tr>
</tbody>
</table>

Section 3c: Existing or Proposed Wind Farms and Wind Turbines

Wind energy is one of several alternative energy sources; however, the location of wind farms or turbines can be contentious due to visual and auditory impact on the surrounding area. The information in this section gives insight into whether there are wind farms or turbines (planned or existing) in the vicinity of the report location. We detail only those wind power developments which generate between 1MW and 50MW of power.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 4km of existing or proposed wind farms or wind turbines?</td>
<td>No</td>
<td>-</td>
</tr>
</tbody>
</table>

Section 3d: Existing or Proposed Solar Farms

Solar energy is one of several alternative energy sources; however, the location of a solar farm can be contentious due to its visual impact on the surrounding area. The information in this section gives insight into whether there are solar farms (planned or existing) in the vicinity of the report location. We detail only those solar developments which generate between 1MW and 50MW of power.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 2km of existing or proposed solar farms?</td>
<td>Yes</td>
<td>-</td>
</tr>
</tbody>
</table>
Next Steps
In order to gain more detailed information regarding the potential impact of HS2, Energy Production, Wind Farms or Solar Farms on your property we recommend that you purchase an Argyll Energy & Infrastructure report. 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 4

Section 4a: Man-Made Factors

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 25m of a Coal Mining Affected Area?</td>
<td>No</td>
<td>-</td>
</tr>
<tr>
<td>What is the potential for ground instability relating to non-coal mining within 250m of the property?</td>
<td>Rare</td>
<td>3</td>
</tr>
</tbody>
</table>

Comment: The British Geological Survey has assessed that hazards because of underground non-coal mine workings in this area are rare. It should be noted that there is always the possibility of excavations that are outside of the scope of this dataset which could affect ground stability.

Are there any Man-Made mining cavities within 250m of the property? No -

Section 4b: Natural Factors

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any Natural cavities within 250m of the property?</td>
<td>No</td>
<td>-</td>
</tr>
<tr>
<td>What is the potential for natural ground instability in the area within 50m of the property?</td>
<td>High</td>
<td>3</td>
</tr>
</tbody>
</table>

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 Ground Stability Report. Please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.
Section 5: 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.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property in a radon affected area?</td>
<td>The property is in a radon affected area, as between 1 and 3% of homes are above the action level</td>
<td>4</td>
</tr>
<tr>
<td>What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?</td>
<td>No radon protective measures are necessary in the construction of new dwellings or extensions</td>
<td>4</td>
</tr>
</tbody>
</table>

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 6a and 6b: Other Influential Factors

The map below shows the location of any Overhead Power Lines highlighted within Section 6a of this report. It also shows the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990, that are highlighted in Section 6b of this report. Further details are shown on the following pages.
Section 6a: Overhead Power Lines

This section of the report contains information on pylons and overhead power lines. Overhead lines can be contentious and may have a visual impact on the surrounding area. Please note that Overhead Transmission Lines are extracted from Ordnance Survey Landline data in MasterMap and only show significant lines; if the pylons and lines are not shown on the mapping then they will not be reported.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any Overhead Power Lines within 250m of the property?</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

Section 6b: Environmental Constraints

This section provides information on areas which have been designated as having environmental or historical importance; as such there may be constraints on property or land developments or alterations.

<table>
<thead>
<tr>
<th>Enquiry</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within 250m of an area likely to be impacted by Environmental Constraints?</td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Reference</th>
<th>Location</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ancient Woodland</td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Areas of Outstanding Natural Beauty</td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boundaries - National Parks</td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Country Parks</td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmentally Sensitive Areas</td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest Parks</td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Nature Reserves</td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marine Conservation Zones</td>
<td>No factors identified for this property</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Other Influential Factors

#### National Nature Reserves
No factors identified for this property

#### National Parks
No factors identified for this property

#### National Scenic Areas
No factors identified for this property

#### Nature Improvement Areas
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

#### World Heritage Sites
No factors identified for this property
Please see below the contact details of all those referred to within this report. For all other queries please contact:

**Landmark Information Group**
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

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Contact details</th>
</tr>
</thead>
</table>
| **Environment Agency**  
National Customer Contact Centre (NCCC) | PO Box 544  
Templeborough  
Rotherham  
S60 1BY | T: 03708 506 506  
E: enquiries@environment-agency.gov.uk |
| **Landmark Information Group Limited** | Imperium  
Imperial Way  
Reading  
Berkshire  
RG2 0TD | T: 0844 844 9966  
F: 0844 844 9951  
E: helpdesk@landmark.co.uk  
W: www.landmark.co.uk |
| **British Geological Survey**  
Enquiry Service | British Geological Survey  
Kingsley Dunham Centre  
Nottingham  
Nottinghamshire  
NG12 5GG | T: 0115 936 3143  
F: 0115 936 3276  
E: enquiries@bgs.ac.uk  
W: www.bgs.ac.uk |
| **Public Health England**  
Radon Survey, Centre for Radiation, Chemical and Environmental Hazards | Chilton  
Didcot  
Oxfordshire  
OX11 0RQ | T: 01235 822622  
F: 01235 833891  
E: radon@phe.gov.uk  
W: www.ukradon.org |
| **Chichester District Council**  
Environmental Health Department | East Pallant House  
1 East Pallant  
Chichester  
West Sussex  
PO19 1TY | T: 01243 785166  
F: 01243 776766  
W: www.chichester.gov.uk |
| **West Sussex County Council**  
Environment & Development | County Hall  
Tower hall  
Chichester  
West Sussex  
PO19 1RH | T: 01243 777100  
W: www.westsussex.gov.uk |
| **Argyll Environmental Ltd** | 1st Floor  
98-99 Queens Road  
Brighton  
BN1 3XF | T: 0845 458 5250  
F: 0845 458 5260  
E: info@argyllenviro.com  
W: www.argyllenvironmental.com |

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.
Useful Information

The following explanatory notes may be of assistance to users of the Envirosearch Residential 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 Ltd. 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, surface water and groundwater 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, surface water and groundwater) within the vicinity of the property is such that the risk may not be considered significant.

**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 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 relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of S 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 (NIHSS) 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.
Useful Information

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 2d of the report provides data relating to the Risk of Flooding from Rivers and Sea (RoFRS) dataset provided by the environment relevant agency. Each agency has used its own data to further assess the risk of river or coastal flooding to the area of land located within an extreme flood zone. It was originally conceived to guide where flood defences were most needed. The risk assessment takes into account a variety of hypothetical levels of rainfall or coastal flooding (both in terms of intensity and duration) and certain flood defences, which it assumes will work effectively. The data generated considers a 50m² area and assigns a risk level (either low, medium or high). The model does not differentiate between properties within the grid square, nor does it predict the depth of any resultant flood (merely the risk of a flood occurring). The RoFRS data does not include flood risk from very small catchments areas as these are not considered reliable for UK-wide flood risk assessments, nor does it consider the potential impacts of climate change on flood risk or provide coverage in Scotland. The assessment is regularly updated and Landmark uses the latest version supplied by RoFRS. Many insurers use RoFRS as a guide to where to offer flood risk insurance cover.

Section 2e of the report includes information relating to records of historical flooding provided by the Environment Agency/Natural Resources Wales. It should be noted that the historical flood event database is not comprehensive. Further details regarding the nature of any historical flood events are not supplied in this report, but can be obtained by contacting your local agency office.

Section 2f of the report provides data relating to the risk of groundwater flooding and is provided by GeoSmart, a leading independent scientific environmental consultancy specialising in water, land and sustainable development. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency/Natural Resources Wales and other clients in the UK, GeoSmart has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting data is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). GeoSmart’s classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 100 years.

The data is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.

Section 3: Energy & Infrastructure Findings
The Energy & Infrastructure section has been designed to satisfy standard due-diligence enquiries for residential and commercial sites. It is a limited, desk-based screen - we would recommend purchasing an Argyll Energy & Infrastructure report for further information. The report does not include data on all UK energy and Infrastructure projects, nor does Landmark Information Group make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Landmark Information Group cannot guarantee that all land uses or factors of concern will have been identified by the report. Landmark Information Group is unable to comment directly with regards to the potential effect these key energy or infrastructure projects will have on the value of nearby properties. We would recommend contacting an appropriate surveyor who can provide a valuation. While every effort is made to ensure accuracy, Landmark Information Group cannot guarantee the accuracy or completeness of such information or data. We do not accept responsibility for inaccurate data provided by external data providers. For further information regarding the datasets reviewed within our analysis, please contact our customer services team on 0844 844 9966.

Section 5: 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 and can also be used to advise house buyers and sellers in Scotland. 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 and BR576 (BRE, 1999) Radon: Guidance on protective measures for new dwellings in Scotland.

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 6b: 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 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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• sets out minimum standards which firms compiling and selling search reports have to meet
• promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
• enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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• act with integrity and carry out work with due skill, care and diligence
• at all times maintain adequate and appropriate insurance to protect consumers
• conduct business in an honest, fair and professional manner
• handle complaints speedily and fairly
• ensure that products and services comply with industry registration rules and standards and relevant laws
• monitor their compliance with the Code

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TPOs Contact Details:
The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

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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.

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Landmark Information Group Ltd
Landmark UK Property
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.
# Plansearch

## Section 1: Residential Planning Applications

<table>
<thead>
<tr>
<th>Category</th>
<th>Applications within 50m</th>
<th>Applications within 250m</th>
<th>Applications within 250m</th>
<th>Applications within 750m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alterations</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>single dwelling</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Build</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>up to 10 dwellings</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Build</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10 to 50 dwellings</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unclassified</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Build</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>over 50 dwellings</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Section 1: Non-residential Planning Applications

<table>
<thead>
<tr>
<th>Category</th>
<th>Applications within 100m</th>
<th>Applications within 250m</th>
<th>Applications within 750m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unclassified</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large</td>
<td>2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Land Use Designations

- See Section 2

---

The report is issued for the property described as:

**Sample Site**

**Report Reference:** 109704537_1_1

**National Grid Reference:** 491040 106950

**Customer Reference:** Sample_PSR

**Report Date:** 9 January 2017

---

**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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<table>
<thead>
<tr>
<th>Section 1 - Planning Applications</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Understanding this section</td>
<td>03</td>
</tr>
<tr>
<td>Useful Information</td>
<td>04</td>
</tr>
</tbody>
</table>

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- Section 1a Map                     | 05 |
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- New Build (10-50 dwellings)        | None Found |
- New Build (unclassified)           | 07 |

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Site Location

Aerial Photograph
The photograph below shows the location of this report.
# Planning Applications

## Section 1

### 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 collected the planning applications 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.

### Interpreting the Planning Application Table

<table>
<thead>
<tr>
<th>ID</th>
<th>Application No.</th>
<th>Distance &amp; Direction</th>
<th>Location Accuracy</th>
<th>Site Area</th>
<th>Contact ID</th>
<th>Use Class</th>
<th>Submission Date</th>
<th>Type</th>
<th>Decision</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
<td>7</td>
<td>8</td>
<td>9</td>
<td>10</td>
<td>11</td>
</tr>
</tbody>
</table>

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 1a: Planning Applications Map

The map below shows the location of alterations, new build developments up to 50 dwellings and unclassified applications. Details of these applications are listed in the tables that follow.
Alterations to Single Dwellings (within 50m)

The table below shows applications for alterations to single dwellings such as extensions, barn conversions, and tree works.

<table>
<thead>
<tr>
<th>ID</th>
<th>Application No.</th>
<th>Distance &amp; Direction</th>
<th>Location Accuracy</th>
<th>Site Area</th>
<th>Contact ID</th>
<th>Decision</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12/03411/DOM</td>
<td>38m NW</td>
<td>Good</td>
<td>Not Supplied</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The Yews, Arundel Road</td>
<td>Tangmere, Chichester West Sussex, PO18 0JZ</td>
<td>C3</td>
<td>28th August 2012</td>
<td>New Build</td>
<td></td>
<td>Application submitted (decision unknown) Single storey ancillary family accommodation, utilising existing utility of store/outhouse.</td>
</tr>
<tr>
<td>1</td>
<td>15/01770/DOM</td>
<td>38m NW</td>
<td>Good</td>
<td>Not Supplied</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The Yews, Arundel Road</td>
<td>Tangmere, CHICHESTER West Sussex, PO18 0JZ</td>
<td>C3</td>
<td>5th June 2015</td>
<td>Extension</td>
<td></td>
<td>Application submitted (decision unknown) To erect a conservatory to the rear of the property.</td>
</tr>
</tbody>
</table>
### Unclassified Developments (within 250m)

The records below relate to applications for residential projects where the scale of the application has not been determined.

<table>
<thead>
<tr>
<th>ID</th>
<th>Application No.</th>
<th>Distance &amp; Direction</th>
<th>Location Accuracy</th>
<th>Site Area</th>
<th>Contact ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>12/02825/DOC</td>
<td>184m S</td>
<td>Approx</td>
<td>Not Supplied</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>West Sussex Fire Brigade</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>City Fields Way, Tangmere, Chichester</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>West Sussex, PO20 2FY</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C3</td>
<td>24th July 2012</td>
<td>New Build</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Application submitted (decision unknown)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Discharge of condition no. 29 from planning permission TG/07/04577/FUL.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>TG/10/01500/FUL</td>
<td>189m SW</td>
<td>Wider Area</td>
<td>Not Supplied</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>West Sussex Fire Brigade</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>City Fields Way, Tangmere, Chichester</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>West Sussex, PO20 2FY</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C3</td>
<td>9th April 2010</td>
<td>New Build</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Application submitted (decision unknown)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwellings/Roof Works/Parking/Landscaping</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>10/01500/FUL</td>
<td>189m SW</td>
<td>Wider Area</td>
<td>Not Supplied</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>West Sussex Fire Brigade</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>City Fields Way, Tangmere, Chichester</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>West Sussex, PO20 2FY</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>C3</td>
<td>8th April 2010</td>
<td>New Build</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Application submitted (decision unknown)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Houses/Roof/Parking/Landscaping</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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.
## 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.

<table>
<thead>
<tr>
<th>ID</th>
<th>Application No.</th>
<th>Distance &amp; Direction</th>
<th>Location Accuracy</th>
<th>Site Area</th>
<th>Contact ID</th>
<th>Address</th>
<th>Use Class</th>
<th>Submission Date</th>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>15/00918/REM</td>
<td>204m SW</td>
<td>Wider Area</td>
<td>Not Supplied</td>
<td>1</td>
<td>E/O Meadow Way Tangmere, Chichester West Sussex, PO18</td>
<td>C3</td>
<td>15th April 2015</td>
<td>New Build</td>
<td>Application submitted (decision unknown)</td>
</tr>
</tbody>
</table>

Development of the site comprising 59 residential units, associated public open space, landscaping, access and car parking. Application for approval of reserved matters following outline planning permission TG/12/01739/OUT in respect of appearance, landscaping layout and scale.
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.
### Medium Non-residential Developments (within 250m)

The records below relate to medium non-residential applications for example, offices, retail units and leisure facilities. These applications generally have a total floor area between 250m² and 1500m².

<table>
<thead>
<tr>
<th>ID</th>
<th>Application No.</th>
<th>Distance &amp; Direction</th>
<th>Location Accuracy</th>
<th>Site Area</th>
<th>Contact ID</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>14/04151/FUL</td>
<td>212m S</td>
<td>Wider Area</td>
<td>Not Supplied</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Chichester Business Park City Fields Way, Tangmere, Chichester West Sussex, PO20 2FT</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Description**

Erection of a two storey building for use as a Make Ready Centre for South East Coast Ambulance Service, together with landscaping, associated car parking and access. Variation of condition 20 and 21 of extant planning permission TG/14/01413/FUL.
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.

<table>
<thead>
<tr>
<th>Application No.</th>
<th>Distance &amp; Direction</th>
<th>Location Accuracy</th>
<th>Site Area</th>
<th>Contact</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>197m SW</td>
<td>Wider Area</td>
<td>7700m²</td>
<td>1</td>
<td>Erection of a two storey building for use as a Make Ready Centre for South East Coast Ambulance Service, together with landscaping, associated car parking and access.</td>
</tr>
<tr>
<td>14/01413/FUL</td>
<td>13th June 2014</td>
<td>B1</td>
<td>New Build</td>
<td></td>
<td>Detail application granted</td>
</tr>
<tr>
<td>16/02035/FUL</td>
<td>237m S</td>
<td>Good</td>
<td>10000m²</td>
<td>1</td>
<td>Development of currently vacant plot 10 to provide new accommodation of flexible use B8 (warehouse) and B1(c) (light industrial) with ancillary B1(a) (offices), together with associated parking and landscaping.</td>
</tr>
<tr>
<td>6</td>
<td>20th June 2016</td>
<td>B2/B8</td>
<td>New Build</td>
<td></td>
<td>Detail application granted</td>
</tr>
</tbody>
</table>
**Use Class Table**
The following table shows the Use Class codes used in Section 1: Planning Applications.

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Category Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Shops</td>
<td>General Retail</td>
</tr>
<tr>
<td>A2</td>
<td>Financial and Professional Services</td>
<td>e.g. banks, estate agents etc.</td>
</tr>
<tr>
<td>A3</td>
<td>Restaurants and Cafes</td>
<td></td>
</tr>
<tr>
<td>A4</td>
<td>Drinking Establishments</td>
<td>Pubs/wine bars (not nightclubs)</td>
</tr>
<tr>
<td>A5</td>
<td>Hot Food Takeaways</td>
<td></td>
</tr>
<tr>
<td>B1</td>
<td>Business</td>
<td>Offices etc. (not those that fall within A2 e.g. Estate Agents)</td>
</tr>
<tr>
<td>B2</td>
<td>General Industry</td>
<td></td>
</tr>
<tr>
<td>B8</td>
<td>Storage or Distribution</td>
<td>Warehouses etc.</td>
</tr>
<tr>
<td>C1</td>
<td>Hotels</td>
<td></td>
</tr>
<tr>
<td>C2</td>
<td>Residential Institutions</td>
<td>Hospitals, nursing homes, boarding schools</td>
</tr>
<tr>
<td>C2(a)</td>
<td>Secure Residential Institutions</td>
<td>Prisons, young offenders institutes etc.</td>
</tr>
<tr>
<td>C3</td>
<td>Dwelling Houses</td>
<td></td>
</tr>
<tr>
<td>C4</td>
<td>Houses in Multiple Occupation</td>
<td>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</td>
</tr>
<tr>
<td>D1</td>
<td>Non Residential Institutions</td>
<td>Schools, museums, libraries etc.</td>
</tr>
<tr>
<td>D2</td>
<td>Assembly and Leisure</td>
<td>Cinemas, music and concert halls, swimming pools etc.</td>
</tr>
<tr>
<td>Sui Generis</td>
<td></td>
<td>Anything not falling into the above, e.g. petrol stations, nightclubs, taxi business, amusements etc.</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Plan Name</th>
<th>Local Authority</th>
<th>Plan Status</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chichester Local Plan - Core Strategy</td>
<td>Chichester District Council</td>
<td>Adopted</td>
<td>14th July 2015</td>
</tr>
<tr>
<td>Chichester District Local Plan - First Review</td>
<td>Chichester District Council</td>
<td>Adopted</td>
<td>30th April 1999</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Plan Name</th>
<th>Local Authority</th>
<th>Plan Status</th>
<th>Adopted Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chichester LDF - Statement of Community Involvement</td>
<td>Chichester District Council</td>
<td>Adopted</td>
<td>2013</td>
</tr>
<tr>
<td>West Sussex Structure Plan 2001 - 2016</td>
<td>West Sussex County Council</td>
<td>Adopted</td>
<td>2004</td>
</tr>
<tr>
<td>West Sussex Minerals Local Plan</td>
<td>West Sussex County Council</td>
<td>Adopted</td>
<td>2003</td>
</tr>
<tr>
<td>Chichester LDF - Site Allocations</td>
<td>Chichester District Council</td>
<td>Under Preparation</td>
<td>Not Supplied</td>
</tr>
<tr>
<td>Chichester LDF - Local Development Scheme</td>
<td>Chichester District Council</td>
<td>Approved</td>
<td>2016</td>
</tr>
<tr>
<td>West Sussex Minerals &amp; Waste LDF - Waste Plan</td>
<td>West Sussex County Council</td>
<td>Adopted</td>
<td>2014</td>
</tr>
<tr>
<td>South East Regional Waste Management Strategy</td>
<td>South East Regional Assembly, Planning</td>
<td>Approved</td>
<td>2006</td>
</tr>
<tr>
<td>West Sussex Minerals &amp; Waste LDF - Shoreham Harbour Joint Area Action Plan</td>
<td>West Sussex County Council</td>
<td>Under Preparation</td>
<td>Not Supplied</td>
</tr>
<tr>
<td>West Sussex Minerals &amp; Waste LDF - Statement of Community Involvement - Second Review</td>
<td>West Sussex County Council</td>
<td>Adopted</td>
<td>2012</td>
</tr>
<tr>
<td>Chichester LDF - Gypsy and Travelling Show People Site Allocations</td>
<td>Chichester District Council</td>
<td>On Hold</td>
<td>Not Supplied</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Local Authority</th>
<th>Planning Policy Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chichester District Council</td>
<td><a href="http://www.chichester.gov.uk/planningpolicy">http://www.chichester.gov.uk/planningpolicy</a></td>
</tr>
<tr>
<td>South East Regional Assembly, Planning</td>
<td>Not Supplied</td>
</tr>
<tr>
<td>Department for Communities and Local Government</td>
<td>Not Supplied</td>
</tr>
<tr>
<td>(formerly ODPM)</td>
<td></td>
</tr>
<tr>
<td>Environment Agency, Head Office</td>
<td>Not Supplied</td>
</tr>
</tbody>
</table>
The map below shows policies and designations relating to Housing and Community Facilities in your local area. Further information is provided in the tables that follow.
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.

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.

<table>
<thead>
<tr>
<th>Plan</th>
<th>Description</th>
<th>Policy Detail</th>
<th>Source Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>Housing</td>
<td>H1: Dwelling Requirement</td>
<td>Inset 35 - Tangmere</td>
</tr>
<tr>
<td>8</td>
<td>Housing</td>
<td>H1: Dwelling Requirement</td>
<td>Inset 7 - Boxgrove</td>
</tr>
</tbody>
</table>
Section 2b: Business and Economy Map

The map below shows policies and designations relating to Business and Economy in your local area. Further information is provided in the tables that follow.
**Section 2b: Business and Economy**

The tables below provide information about the policies and designations within your area that relate to Business and Economy. For example, this could include tourism, entertainment facilities and retail centres.

**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.

<table>
<thead>
<tr>
<th>Plan</th>
<th>Description</th>
<th>Policy Detail</th>
<th>Source Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Tangmere Strategic Employment</td>
<td>No associated policies</td>
<td>Map 12.9 Tangmere strategic employment land</td>
</tr>
</tbody>
</table>

**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.

<table>
<thead>
<tr>
<th>Plan</th>
<th>Description</th>
<th>Policy Detail</th>
<th>Source Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Business</td>
<td>B1: Floorspace Provision</td>
<td>Inset 35 - Tangmere</td>
</tr>
<tr>
<td>10</td>
<td>Area of Horticultural Development</td>
<td>RE11A: Horticultural Development Areas For Horticultural Development</td>
<td>Inset 73 - Tangmere Area For Horticultural Development</td>
</tr>
</tbody>
</table>
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.

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.

<table>
<thead>
<tr>
<th>Plan</th>
<th>Description</th>
<th>Policy Detail</th>
<th>Source Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chichester Local Plan - Core Strategy (14th July 2015) Adopted</td>
<td>Not Mapped - (Due to Quality of Source Mapping)</td>
<td>Cycle Network - Existing</td>
<td>No associated policies</td>
</tr>
</tbody>
</table>

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.
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.
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 policies, 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.

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.

<table>
<thead>
<tr>
<th>Plan</th>
<th>Chichester Local Plan - Core Strategy (14th July 2015) Adopted</th>
</tr>
</thead>
<tbody>
<tr>
<td>ID</td>
<td>Description</td>
</tr>
<tr>
<td>13</td>
<td>Barn Owl Habitat</td>
</tr>
<tr>
<td>12</td>
<td>Bat Network</td>
</tr>
<tr>
<td>14</td>
<td>Indication of desired ecological connectivity</td>
</tr>
<tr>
<td>15</td>
<td>Indication of desired ecological connectivity</td>
</tr>
<tr>
<td>16</td>
<td>Indication of desired ecological connectivity</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Plan</th>
<th>Chichester District Local Plan - First Review (30th April 1999) Adopted</th>
</tr>
</thead>
<tbody>
<tr>
<td>ID</td>
<td>Description</td>
</tr>
<tr>
<td>17</td>
<td>Conservation Area</td>
</tr>
</tbody>
</table>
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.
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.

<table>
<thead>
<tr>
<th>Plan</th>
<th>Description</th>
<th>Policy Detail</th>
<th>Source Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chichester Local Plan - Core Strategy (14th July 2015) Adopted</td>
<td>Service Villages</td>
<td>No associated policies</td>
<td>Map 4.1 Key Diagram</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Plan</th>
<th>Description</th>
<th>Policy Detail</th>
<th>Source Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>Inset Boundary</td>
<td>No associated policies</td>
<td>Inset 35 - Tangmere</td>
</tr>
<tr>
<td>18</td>
<td>Inset Boundary</td>
<td>No associated policies</td>
<td>Inset 7 - Boxgrove</td>
</tr>
<tr>
<td>19</td>
<td>Inset Boundary</td>
<td>No associated policies</td>
<td>Inset 73 - Tangmere Area For Horticultural Development</td>
</tr>
<tr>
<td>20</td>
<td>Inset Boundary</td>
<td>No associated policies</td>
<td>Inset 7 - Boxgrove</td>
</tr>
<tr>
<td>22</td>
<td>Settlement Policy Area</td>
<td>BE1: Settlement Policy Areas</td>
<td>Inset 7 - Boxgrove</td>
</tr>
</tbody>
</table>
Useful Information and Contacts

Please see below the contact details of all those referred to within this report.
For all other queries please contact:

Landmark Information Group
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

<table>
<thead>
<tr>
<th>Contact</th>
<th>Name</th>
<th>Address</th>
<th>Contact Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Chichester District Council</td>
<td>8 North Pallant Chichester West Sussex PO19 1TA</td>
<td>T: 01243 785166 F: 01243 534563 W: <a href="http://www.chichester.gov.uk">www.chichester.gov.uk</a></td>
</tr>
<tr>
<td>2</td>
<td>Technical Support Unit Arun District Council</td>
<td>Civic Centre Maltravers Road Littlehampton Sussex BN17 5LF</td>
<td>T: 01903 737500 F: 01903 730442 W: <a href="http://www.arun.gov.uk">www.arun.gov.uk</a></td>
</tr>
</tbody>
</table>

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

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The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

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Firms which subscribe to the Search Code will:

- Display the Search Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

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 Code.

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

TPOs Contact Details:

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

Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE
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:
Landmark Information Group Ltd
Landmark UK Property
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.
This report is issued for the property described as: Sample House, Sample Street, Anytown, UK.

**Report Reference:**
120093347

**National Grid Reference:**
515420 208420

**Customer Reference:**
Sample Report

**Report Date:**
23 August 2017

### Ground Stability Hazards

<table>
<thead>
<tr>
<th>Hazard</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Former Mining</td>
<td>IDENTIFIED</td>
</tr>
<tr>
<td>Brine Extraction and Salt Mining</td>
<td>NONE IDENTIFIED</td>
</tr>
<tr>
<td>Landfill Sites and Infilled Ground</td>
<td>IDENTIFIED</td>
</tr>
<tr>
<td>Natural Ground Stability Hazards</td>
<td>IDENTIFIED</td>
</tr>
</tbody>
</table>

### Insurance

<table>
<thead>
<tr>
<th>Insurance</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coal Mining Subsidence Damage Claims</td>
<td>NONE IDENTIFIED</td>
</tr>
<tr>
<td>Insurance Claims from Subsidence</td>
<td>IDENTIFIED</td>
</tr>
</tbody>
</table>

**CONTACT DETAILS**

If you require any assistance please contact our customer support team on: 0844 844 9966

or by email at: helpdesk@landmark.co.uk
Professional Opinion and Next Steps

Please see below our Professional Opinion and Next Steps with regards to the property. These may be copied into your Report on Title if you wish.

**Former Mining**

**Professional Opinion**
Landmark Information have identified the following former mining features:

The property has been identified in an area that might have been used for mining other than coal in the past.

Ground cavities that have been created as a result of man-made activities have been identified in the area.

**Next Steps**
As the property has been identified in an area that may have been used for mining you may want to consult a local RICS accredited surveyor and/or review any available geotechnical surveys. Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.

**Brine Extraction and Salt Mining**

**Professional Opinion**
Landmark Information have not identified any areas of former brine pumping or salt mining at the property.

**Next Steps**
None Required.

**Landfill Sites and Infilled Ground**

**Professional Opinion**
Landmark Information have identified the following areas of infilled ground:

A search of historical mapping indicates that there is some unknown infilled ground at the property.

**Next Steps**
As the property has been built on an area of infilled ground you should contact Building Control at the Local Authority in order to check whether the property was constructed to a standard that will minimize the risk of structural damage. Alternatively, you may want to contact a RICS accredited surveyor to find out if there are known to be problems in the area or to conduct an assessment of your house.

**Natural Ground Stability Hazards**

**Professional Opinion**
Landmark Information have identified natural ground stability hazards at or close to the site.

Ground cavities that have been created as a result of the presence of natural processes have been identified in the area.
Next Steps
The property is in an area where natural ground instability hazards could occur. If any active ground instability appears to be affecting your property, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting your property but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing property.

Coal Mining Subsidence Damage Claims

Professional Opinion
Landmark Information have not identified any damage claims on-site or within 50m of the property that have been handled by the Coal Authority.

Next Steps
None Required.

Insurance Claims from Subsidence

Professional Opinion
Landmark Information have undertaken analysis and identified a very high ratio of valid subsidence claims in the postcode compared to the rest of Great Britain. This may indicate a risk of subsidence at the property.

Next Steps
If you are concerned about the possibility of subsidence, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. The Royal Institute of Chartered Surveyors (RICS) provide a consumers guide to subsidence which you can see by clicking this link: [www.rics.org/Global/RICS-Subsidence.pdf](http://www.rics.org/Global/RICS-Subsidence.pdf)
Property Location

Location Plan
The map below shows the location of the property.

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Understanding this report

The purpose of this report is to highlight any potential mining and subsidence hazards in your area. The presence of a hazard could mean that your property is at risk of structural damage from subsidence or heave. We will state 'NONE IDENTIFIED' on the front page if no hazards have been identified. If we do identify a potential hazard we will state 'IDENTIFIED'. Further guidance about each hazard can be found in the Professional Opinion and Next Steps section as well as throughout the main body of the report.

Former Mining

We search a number of different sources of information to identify areas of past mining. Old mine shafts and tunnels can collapse and damage properties above them. Disturbed ground and spoil tips can also be prone to settlement which could cause structural damage to buildings.

Former Brine Extraction and Salt Mining

We identify areas of historical salt and brine extractions. This type of mining leaves large cavities in the ground which could collapse and cause problems for properties built in the area.

Landfill Sites and Infilled Ground

We identify areas formerly used for landfill and areas of other infilling indicated from historical mapping such as ponds, drains and small pits. Infilled land can be susceptible to settling so any houses that have been built on these areas could experience ground stability problems and subsidence resulting in damage to your property.

Natural Ground Stability Hazards

We identify areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology. Examples include areas of the UK at a higher risk of landslides or where sink holes could occur.

Insurance Claims from Subsidence

We look at the ratio of valid insurance claims there are in your postcode compared with the rest of Great Britain. Based on this, we will indicate if there is a very high, high, moderate to high or moderate risk of subsidence in the area. We also report on Coal Mining Subsidence Damage Claims. These are claims that have been handled by the Coal Authority.

Note: If no features have been found in a section we will not display a map or data table for that section.
Ground Hazards

Former Mining
The map below shows the locations of any areas of potential former mining. We detail the information we believe requires further attention in the tables on the following page and also in the Professional Opinion and Next Steps section.

Contains Ordnance Survey data © Crown copyright and database right 2017.
## Ground Hazards

### Former Mining

The tables below present the findings of all the data that has been searched as part of this section of the assessment.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within an area where a full coal mining report should be obtained?</td>
<td>No</td>
</tr>
<tr>
<td>Is the property within an area where historical mapping indicates that mining activities have taken place?</td>
<td>No</td>
</tr>
<tr>
<td>Are there any mineral extraction sites as recorded by the British Geological Survey?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

#### Map ID | Details | Distance | Contact

#### BGS Recorded Mineral Sites

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Name: Bernard Heath Brick Field Type: Opencast Periodic Type: Palaeocene Geology: Lambeth Group Commodity: Common Clay and Shale Location: Bernard'S Heath, St Albans, Hertfordshire Status: Ceased Reference: 169539 Positional Accuracy: Located by supplier to within 10m</td>
<td>On Site</td>
<td>1</td>
</tr>
<tr>
<td>7</td>
<td>Name: Bernard Heath Brick Field Type: Opencast Periodic Type: Palaeocene Geology: Lambeth Group Commodity: Common Clay and Shale Location: Bernard'S Heath, St Albans, Hertfordshire Status: Ceased Reference: 169552 Positional Accuracy: Located by supplier to within 10m</td>
<td>45m</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Question | Response

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property within an area where there has been recorded mining activity?</td>
<td>No</td>
</tr>
<tr>
<td>Are there any Man-Made Cavities identified within 250m of the property?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

#### Map ID | Details | Distance | Contact

#### Man-Made Mining Cavities

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Site Name: Not Supplied Cavity Type: Clay Pit Commodity Mined: Chalk Solid Geology Detail: Chalk Group, Lambeth Group Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand &amp; Gravel</td>
<td>On Site</td>
<td>2</td>
</tr>
</tbody>
</table>
## Ground Hazards

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
</table>
| 3      | **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m  
         **Site Name**: Not Supplied  
         **Cavity Type**: Bell Pit Collapse  
         **Commodity Mined**: Chalk  
         **Solid Geology Detail**: Chalk Group, Lambeth Group  
         **Superficial Geology Detail**: Kesgrave Catchment Subgroup - Sand & Gravel  
         **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m | 1m | 2 |
| 4      | **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m  
         **Site Name**: Not Supplied  
         **Cavity Type**: Clay Pit  
         **Commodity Mined**: Chalk  
         **Solid Geology Detail**: Chalk Group, Lambeth Group  
         **Superficial Geology Detail**: Kesgrave Catchment Subgroup - Sand & Gravel  
         **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m | 24m | 2 |
| 5      | **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m  
         **Site Name**: Not Supplied  
         **Cavity Type**: Brick Kiln  
         **Commodity Mined**: Chalk  
         **Solid Geology Detail**: Chalk Group, Lambeth Group  
         **Superficial Geology Detail**: Kesgrave Catchment Subgroup - Sand & Gravel  
         **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m | 28m | 2 |
| 6      | **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m  
         **Site Name**: Not Supplied  
         **Cavity Type**: Lime Kiln  
         **Commodity Mined**: Chalk  
         **Solid Geology Detail**: Chalk Group, Lambeth Group  
         **Superficial Geology Detail**: Kesgrave Catchment Subgroup - Sand & Gravel  
         **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m | 28m | 2 |
| 8      | **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m  
         **Site Name**: Not Supplied  
         **Cavity Type**: Old Brick Works, Possible Chalk Mining  
         **Commodity Mined**: Chalk  
         **Solid Geology Detail**: Chalk Group, Lambeth Group  
         **Superficial Geology Detail**: Kesgrave Catchment Subgroup - Sand & Gravel  
         **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m | 51m | 2 |
| 9      | **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m  
         **Site Name**: Not Supplied  
         **Cavity Type**: Historical Lime Kiln-Potential Chalk Mining  
         **Commodity Mined**: Chalk  
         **Solid Geology Detail**: Lambeth Group, Upper Chalk Formation  
         **Superficial Geology Detail**: Glacial Gravel  
         **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m | 54m | 2 |
| 10     | **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m  
         **Site Name**: Not Supplied  
         **Cavity Type**: Historical Brick Field/Extensive Clay Pits-Potential Chalk Mining  
         **Commodity Mined**: Chalk  
         **Solid Geology Detail**: Lambeth Group, Upper Chalk Formation  
         **Superficial Geology Detail**: Glacial Gravel  
         **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m | 57m | 2 |
| 11     | **Location**: St Albans, Hertfordshire  
         **Location Accuracy**: Located by supplier to within 100m  
         **Site Name**: Not Supplied  
         **Cavity Type**: Clay Pit  
         **Commodity Mined**: Chalk | 142m | 2 |
## Ground Hazards

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
</table>
| 12     | Solid Geology Detail: Chalk Group, Lambeth Group  
Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel  
Location: St Albans, Hertfordshire  
Location Accuracy: Located by supplier to within 100m | 204m | 2 |
| 13     | Site Name: Not Supplied  
Cavity Type: Clay Pit  
Commodity Mined: Chalk  
Solid Geology Detail: Chalk Group, Lambeth Group  
Superficial Geology Detail: Kesgrave Catchment Subgroup - Sand & Gravel  
Location: St Albans, Hertfordshire  
Location Accuracy: Located by supplier to within 100m | 223m | 2 |

### Question

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property identified in an area where there is the potential for mining to have happened in the past?</td>
<td>No</td>
</tr>
<tr>
<td>Is the property within an area where there has been mining activities other than coal mining?</td>
<td>No</td>
</tr>
</tbody>
</table>

### What are the potential impacts on my property?

Former mining operations, depending on the method of mining used, have the potential to cause ground instability issues from the collapse of old mine shafts and tunnels. Areas of mining spoil or infilling may also be prone to settling which could result in subsidence.
Landfill Sites and Infilled Ground

The map below shows the locations of areas of potential landfill and other infilled and made ground. We detail the information we believe requires further attention in the tables on the following page and also in the Professional Opinion and Next Steps section.
Ground Hazards

**Landfill Sites and Infilled Ground**

The tables below present the findings of all the data that has been searched as part of this section of the assessment.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are any landfill sites identified in the locality of the property?</td>
<td>No</td>
</tr>
<tr>
<td>Have any other areas of infilled land been identified in the locality of the property?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td><strong>Potentially Infilled Land (Non-Water)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Details: Unknown Filled Ground (Pit, quarry etc)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Map Published Date: 1985</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>On Site</td>
<td>3</td>
</tr>
</tbody>
</table>

What are the potential impacts on my property?

Infilled land or made ground can settle and move if appropriate structural works were not carried out prior to properties being built. Ground compaction or settling could cause subsidence resulting in damage to your property.
Natural Ground Stability Hazards

The map below shows the areas where there is the potential for natural ground stability hazards. We detail the information we believe requires further attention in the tables on the following page and also in the Professional Opinion and Next Steps section.
## Natural Ground Stability Hazards

The tables below present the findings of all the data that has been searched as part of this section of the assessment.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the potential for collapsible ground instability at or close to the property?</td>
<td>Very Low</td>
</tr>
<tr>
<td>What is the potential for compressible ground instability at or close to the property?</td>
<td>None</td>
</tr>
<tr>
<td>What is the potential for ground dissolution instability at or close to the property?</td>
<td>Low</td>
</tr>
<tr>
<td>What is the potential for landslide instability at or close to the property?</td>
<td>Very Low</td>
</tr>
<tr>
<td>What is the potential for running sand ground instability at or close to the property?</td>
<td>None</td>
</tr>
<tr>
<td>What is the potential for shrinking or swelling clay ground instability at or close to the property?</td>
<td>None</td>
</tr>
<tr>
<td>Are there any natural cavities identified within 250m of the property?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
</table>
| 15     | Cavity Type: Solution Widened Joint or Fissure x 1  
Solid Geology Detail: Chalk Group, Lambeth Group  
Superficial Geology Detail: No Details  
Location: St Albans, Hertfordshire | On Site 2 |
| 16     | Cavity Type: Solution Pipe  
Solid Geology Detail: Chalk Group, Lambeth Group  
Superficial Geology Detail: No Details  
Location: St Albans, Hertfordshire | 1m 2 |
| 17     | Cavity Type: Solution Widened Joint or Fissure x 1  
Solid Geology Detail: Chalk Group, Lambeth Group  
Superficial Geology Detail: No Details  
Location: St Albans, Hertfordshire | 6m 2 |
| 18     | Cavity Type: Solution Pipe  
Solid Geology Detail: Chalk Group, Lambeth Group  
Superficial Geology Detail: No Details  
Location: St Albans, Hertfordshire | 13m 2 |
| 19     | Cavity Type: Solution Pipe  
Solid Geology Detail: Chalk Group, Lambeth Group  
Superficial Geology Detail: No Details  
Location: St Albans, Hertfordshire | 13m 2 |
## Ground Hazards

<table>
<thead>
<tr>
<th>Map ID</th>
<th>Details</th>
<th>Distance</th>
<th>Contact</th>
</tr>
</thead>
</table>
| 20     | **Cavity Type:** Solution Pipe  
**Solid Geology Detail:** Chalk Group, Lambeth Group  
**Superficial Geology Detail:** No Details  
**Location:** St Albans, Hertfordshire | 21m | 2 |
Insurance Claims

Insurance Claims from Subsidence

There is no map associated with this section. The tables below present the findings of all the data that has been searched as part of this section of the assessment.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the subsidence risk rating based on the ratio of valid subsidence claims history of your postcode compared with the rest of Great Britain?</td>
<td>Very High</td>
</tr>
</tbody>
</table>

What do the risk ratings mean?

The risk ranking represents the ratio of valid subsidence claims located in a postcode expressed as a percentage of the total number of properties found within that postcode as compared to the rest of Great Britain.

Where a notified subsidence claim has been repudiated it is not considered as a valid subsidence claim so is not included in the risk ranking calculation. The analysis is sourced from Crawford and Company Ltd.

**Very High:** The risk rank of this postcode is within the top 25% of all postcodes that have a recorded history of valid subsidence claims.

**High:** The risk rank of this postcode falls between 50% and 75% of all postcodes that have a recorded history of valid subsidence claims.

**Moderate to High:** The risk rank of this postcode falls between 25% and 50% of all postcodes that have a recorded history of valid subsidence claims.

**Moderate:** The risk rank of this postcode is within the lowest 25% of all postcodes that have a recorded history of valid subsidence claims.

**No Claims:** No valid subsidence claims have been recorded against this postcode.
Useful Information

Limitations and Terms & Conditions

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Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

**Landmark Information Group**
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**

<table>
<thead>
<tr>
<th>Contact</th>
<th>Name</th>
<th>Address</th>
<th>Contact Details</th>
</tr>
</thead>
</table>
| 1       | British Geological Survey, Enquiry Service | British Geological Survey  
Kingsley Dunham Centre  
Keyworth  
Nottinghamshire  
NG12 5GG | T: 0115 936 3143  
E: enquiries@bgs.ac.uk  
W: www.bgs.ac.uk |
| 2       | Peter Brett Associates             | Caversham Bridge House  
Waterman Place  
Berkshire  
RG1 8DN | T: 0118 950 0761  
E: reading@pba.co.uk  
W: www.pba.co.uk |
| 3       | Landmark Information Group Limited | Imperium  
Imperial Way  
Berkshire  
RG2 0TD | T: 0844 844 9966  
E: helpdesk@landmark.co.uk  
W: www.landmark.co.uk |

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.
Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD, Tel: 0844 844 9966 Fax: 0844 844 9980 Email: helpdesk@landmark.co.uk Landmark Information Group Ltd is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code’s core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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 Code.

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site www.tpos.co.uk
Email: admin@tpos.co.uk
Search Code

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

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:
Landmark Information Group Ltd
Landmark UK Property
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.