



RESIDENTIAL

# PLANNING

## Search Report

**Date**

19-02-2016

**Grid Reference**

540740 110400

**Report Reference**

Planning Specimen

**Address**

Specimen Address

### PLANNING SUMMARY

#### Small Projects

51

51 small projects have been identified within 500m of the property. Please see section 1.2 for further details of these applications.

#### Large Projects

7

7 large projects have been identified within 500m of the property. Please see section 1.3 for further details of these applications.

#### House Extensions

125

125 house extensions or new builds of 1-2 properties have been identified within 250m of the property. Please see section 1.1 for further details of these applications.

#### Radon

Rn

The property does not lie within a radon affected area. No radon protective measures are required.

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# Aerial Photograph



Site Address: Specimen Address  
Grid Reference: 540740 110400

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# Overview of Findings

This section indicates what information has been found in proximity to the study site. Please note, this section does not summarise data found in the Local Information and Local Infrastructure sections of the report. For detailed information please refer to the Detailed Findings sections of the report.

Datasets	On site	0-25m	25-250m	250-500m
<b>Planning Applications (house extensions/new build*)</b> Have any house extensions or new builds of 1-2 units been identified in this search?	No	Yes	Yes	N/A
<b>Planning Applications (small projects*)</b> Have any small planning projects been identified in this search?	No	No	Yes	Yes
<b>Planning Applications (large projects*)</b> Have any large planning projects been identified in this search?	No	No	Yes	Yes
<b>Mobile Mast Data</b> Have any Mobile Masts been identified in this search?	No	No	No	N/A
<b>Designated Environmentally Sensitive Sites</b> Have any Designated Environmentally Sensitive Sites been identified in this search?	No	No	No	No

*Planning Application Categories	
Category	Definition
House Extensions	House extensions and new builds of 1-2 house units
Small Projects	Developments of 3-9 houses or other developments with a project value of less than £250,000
Large Projects	Developments of 10 or more residential units (or 1-9 units if value is greater than £1m) and all other projects with a value of £250,000 or more

Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?

**The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level**

Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

**No radon protective measures are necessary**



## Guidance

Radon is a colourless, odourless radioactive gas which is present in all areas of the United Kingdom, usually at levels that pose a negligible risk to homebuyers. However, in some areas levels of radon are much higher than in others, and in these cases it can pose a health risk. The data supplied by Public Health England (PHE) and the British Geological Survey (BGS) is not able to determine exact Radon levels, as this information can only be obtained through site-specific, in-situ testing. As less than 1% of properties in the area may be radon affected, PHE do not consider that further action is necessary. The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required for new builds or extensions.

Have any overhead transmission lines or pylons been identified in proximity to the study site?

No

## Guidance

Groundsure provide the data for information only and do not make any judgement on the risks or otherwise of EMFs. The database is searched up to 500m. Please be aware that the findings contained within this section is based upon information found within Ordnance Survey Open Data (© Crown copyright and database rights 2012).

## Detailed Findings

This section of the report provides detailed information relating to the information found within the search.

The sections Planning Applications, Mobile Masts, Designated Environmentally Sensitive Sites, Local Information and Local Infrastructure each contain a map which displays information found in the search. Each map is followed by the detailed findings for that section. This allows you to view items displayed on the map along with information relating to those items.

The Planning Applications and Mobile Masts section of this report contains data provided under licence from Glenigan, proprietary Mobile Masts data supplied by OfCom. Glenigan is the largest provider of planning data in the UK. The company has been collecting and processing planning application data since 1973. Glenigan tracks applications from initial planning and tender through to contracts awarded. This Planning Report contains the most up to date commercially available information on planning applications made in the vicinity of the subject property over the last 10 years.

Please note that due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. If any refused applications are identified within this report which would have a bearing on a purchaser's decision if they were to have been granted, you are advised to seek further clarification from the Local Authority on the application's status.

Whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to ensure that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. If the existence or absence of a planning application, consent or similar may have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the local authority.

The Designated Environmentally Sensitive Sites section of this report includes Site of Special Scientific Interest, National Nature Reserve, Ramsar site, Special Protection Area, Special Area of Conservation and Local Nature Reserve data. This data is provided by, and used with the permission of, Natural England / Natural Resources Wales who retain the Copyright and Intellectual Property Rights for the data.

The Local Information and Local Infrastructure sections of this report include PointX data from the Ordnance Survey and Statistical data from Her Majesty's Stationery Office who retain the Copyright and Intellectual Property Rights for the data.

Additionally, this report includes Radon data from Public Health England and BGS who retain the Copyright and Intellectual Property Rights for the data.

This report has been produced by Groundsure Limited and is subject to the terms and conditions attached.

The report is intended to be a useful guide for all property purchasers, and Groundsure Limited does not seek to impose any limitation on its use.

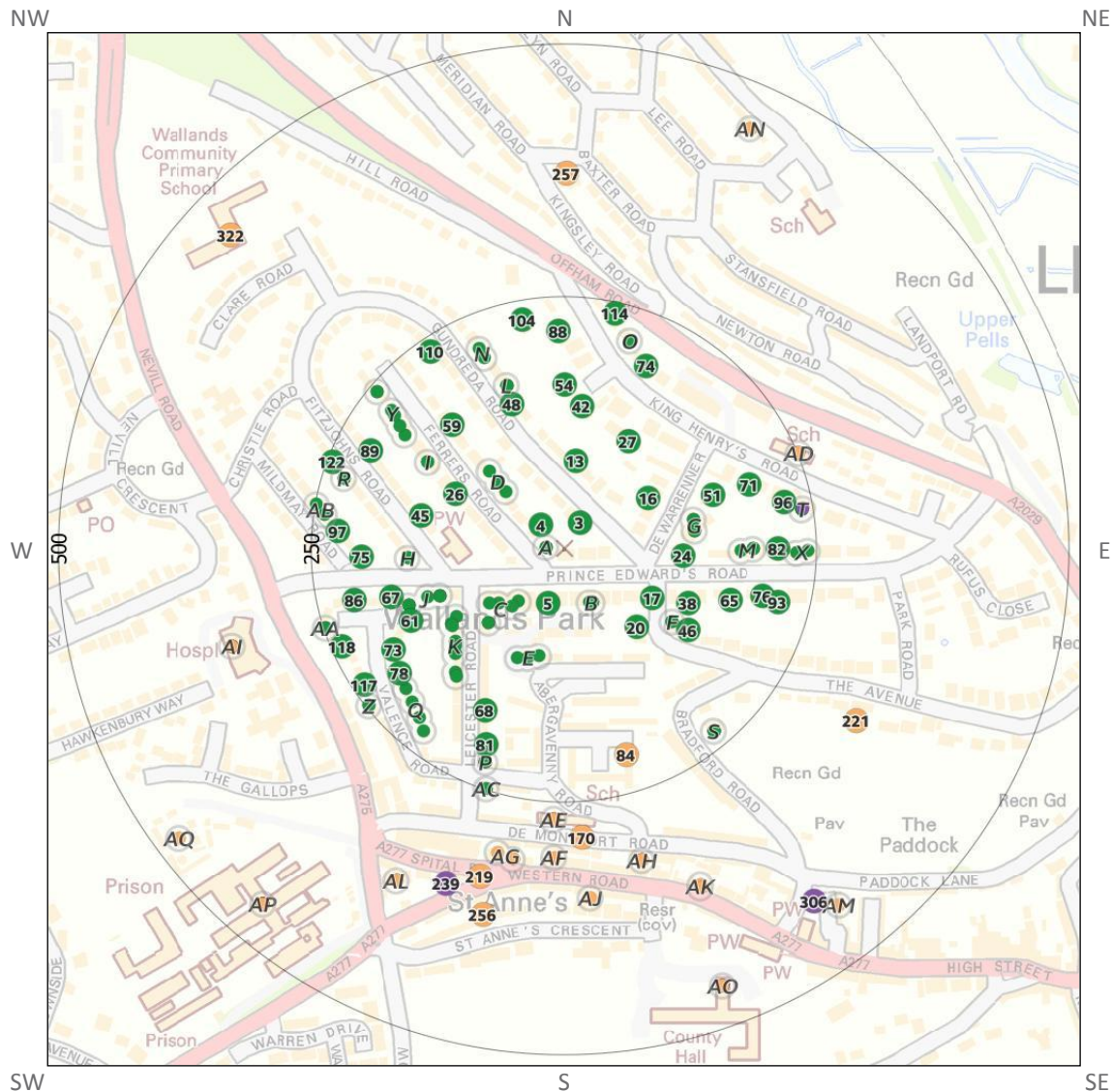
Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 2A, 3A on the data tables provided).

Please note that the location of applications (exact) relates to a point within the development, and does not represent the nearest border. The location of applications (proximity) is estimated from site address details and should not be considered as an accurate representation of the project's location.



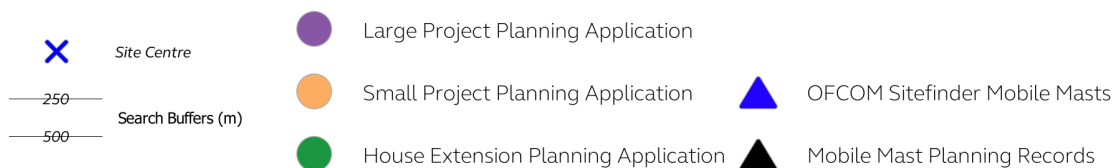
# Planning Applications

## Planning Applications and Mobile Masts Map



Planning Applications and Mobile Masts Map

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## 1.1 Planning Applications: House Extensions

Have any house extensions or new builds of 1-2 units been identified in this search?	Yes
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ID	Distance (m) Direction	Address	Application Details	Category/Accuracy
A2	18 NW	31 Prince Edwards Road, Lewes, East Sussex, BN7 1BL	Application Ref: LW/08/0300 Application Date: 21/03/2008 Status: Detailed Planning Granted	Single Storey Rear Extension House Extn (Exact)
A1	18 NW	31 Prince Edwards Road, Lewes, East Sussex, BN7 1BL	Application Ref: LW/10/0766 Application Date: 18/06/2010 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
3	30 NE	4 Gundreda Road, Lewes, East Sussex, BN7 1PX	Application Ref: SDNP/13/04769/HOUS Application Date: 08/10/2013 Status: Detailed Planning Granted	Side Extension House Extn (Exact)
4	33 NW	1 Ferrers Road, Lewes, East Sussex, BN7 1PY	Application Ref: LW/11/0334/NP Application Date: 10/03/2011 Status: Detailed Planning Withdrawn	First Floor Extension House Extn (Exact)
5	56 SW	88 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: SDNP/15/04843/HOUS Application Date: 24/09/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
B6	59 SE	68 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: LW/07/1320 Application Date: 26/10/2007 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)
B7	60 SE	66 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: LW/07/1605 Application Date: 11/01/2008 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)
B8	60 SE	66 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: LW/11/0696/NP Application Date: 13/06/2011 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
C9	69 SW	88 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: SDNP/13/05755/HOUS Application Date: 09/12/2013 Status: Detailed Planning Submitted	House (Extension) House Extn (Exact)
C10	77 SW	90 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: SDNP/15/01690/HOUS Application Date: 02/04/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
D11	81 NW	5 Ferrers Road, Lewes, East Sussex, BN7 1PY	Application Ref: LW/10/1425/NP Application Date: 12/11/2010 Status: Detailed Planning Granted	Single Storey Side/Rear Extension House Extn (Exact)
C12	85 SW	94 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: LW/11/0699/NP Application Date: 14/06/2011 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
13	88 N	3 Gundreda Road, Lewes, East Sussex, BN7 1PT	Application Ref: LW/07/0408 Application Date: 13/04/2007 Status: Detailed Planning Granted	Domestic Conservatory House Extn (Exact)
C14	92 SW	96 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: LW/08/1367 Application Date: 08/12/2008 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)
D15	93 NW	7 Ferrers Road, Lewes, East Sussex, BN7 1PY	Application Ref: LW/10/1170 Application Date: 15/09/2010 Status: Detailed Planning Granted	2 Storey Rear Extension House Extn (Exact)
16	97 NE	4 De Warrenne Road, Lewes, East Sussex, BN7 1BP	Application Ref: SDNP/14/00494/DINPP Application Date: 30/01/2014 Status: Detailed Planning Submitted	House (Alterations) House Extn (Exact)



ID	Distance (m) Direction	Address	Application Details	Category/Accuracy
17	100 SE	50 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: LW/07/1202 Application Date: 28/09/2007 Status: Detailed Planning Granted	Domestic Conservatory House Extn (Exact)
20	105 SE	38 The Avenue, Lewes, East Sussex, BN7 1QU	Application Ref: SDNP/14/03302/HOUS Application Date: 11/07/2014 Status: Detailed Planning Granted	House (Alterations) House Extn (Proximity)
C18	105 SW	59 Leicester Road, Lewes, East Sussex, BN7 1SU	Application Ref: SDNP/14/02027/HOUS Application Date: 18/04/2014 Status: Detailed Planning Withdrawn	House (Extension) House Extn (Proximity)
C19	105 SW	59 Leicester Road, Lewes, East Sussex, BN7 1SU	Application Ref: SDNP/14/04043/HOUS Application Date: 08/08/2014 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
D21	107 NW	9 Ferrers Road, Lewes, East Sussex, BN7 1PY	Application Ref: LW/06/1153 Application Date: 22/09/2006 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
E22	109 SW	31 Abergavenny Road, Lewes, East Sussex, BN7 1SN	Application Ref: SDNP/12/01797/HOUS Application Date: 07/09/2012 Status: Detailed Planning Submitted	2 Storey Side/Single Storey Rear Extension House Extn (Exact)
E23	114 SW	14 Wallands Park Rise, Lewes, East Sussex, BN7 1SE	Application Ref: LW/10/0305 Application Date: 26/03/2010 Status: Detailed Planning Granted	Domestic Conservatory House Extn (Exact)
24	117 SE	19 Prince Edwards Road, Lewes, East Sussex, BN7 1BJ	Application Ref: LW/11/0949/NP Application Date: 03/08/2011 Status: Detailed Planning Granted	Single Storey Rear Extension House Extn (Exact)
E25	117 SW	16 Wallands Park Rise, Lewes, East Sussex, BN7 1SE	Application Ref: LW/12/0197/NP Application Date: 20/02/2012 Status: Detailed Planning Granted	Single Storey Side Extension House Extn (Proximity)
26	121 NW	16 Ferrers Road, Lewes, East Sussex, BN7 1PZ	Application Ref: SDNP/12/02229/HOUS Application Date: 26/09/2012 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
27	123 NE	Cromwell Place, 1 King Henrys Road, Lewes, East Sussex, BN7 1BZ	Application Ref: LW/10/1443/NP Application Date: 16/11/2010 Status: Detailed Planning Granted	2 Storey Side Extension House Extn (Exact)
K28	126 SW	64 Leicester Road, Lewes, East Sussex, BN7 1SX	Application Ref: SDNP/13/01631/FUL Application Date: 08/04/2013 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
F30	129 SE	67 The Avenue, Lewes, East Sussex, BN7 1QU	Application Ref: LW/10/0071 Application Date: 22/01/2010 Status: Detailed Planning Granted	First Floor Extension House Extn (Exact)
F29	129 SE	67 The Avenue, Lewes, East Sussex, BN7 1QU	Application Ref: LW/07/0289 Application Date: 09/03/2007 Status: Detailed Planning Granted	Single Storey Side Extension House Extn (Exact)
G31	130 E	3 De Warrenne Road, Lewes, East Sussex, BN7 1BP	Application Ref: SDNP/15/00557/HOUS Application Date: 05/02/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
G32	130 E	3 De Warrenne Road, Lewes, East Sussex, BN7 1BP	Application Ref: LW/07/1557 Application Date: 21/12/2007 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
J35	131 SW	104 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: LW/08/0670 Application Date: 20/06/2008 Status: Detailed Planning Granted	House House Extn (Exact)
J36	131 SW	104 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: LW/09/0428 Application Date: 24/04/2009 Status: Detailed Planning Granted	House (Alterations) House Extn (Exact)

ID	Distance (m) Direction	Address	Application Details	Category/Accuracy
J37	131 SW	104 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: SDNP/13/05971/HOUS Application Date: 13/12/2013 Status: Detailed Planning Submitted	House (Extension) House Extn (Exact)
G34	131 E	5 De Warrenne Road, Lewes, East Sussex, BN7 1BP	Application Ref: SDNP/15/05927/FUL Application Date: 21/11/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
G33	131 E	2 De Warrenne Road, Lewes, East Sussex, BN7 1BP	Application Ref: SDNP/15/04668/FUL Application Date: 15/09/2015 Status: Detailed Planning Withdrawn	House House Extn (Proximity)
38	133 SE	44 Prince Edwards Road, Lewes, East Sussex, BN7 1BE	Application Ref: SDNP/12/03296/HOUS Application Date: 24/12/2012 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
K39	134 SW	62 Leicester Road, Lewes, East Sussex, BN7 1SX	Application Ref: LW/11/1037/NP Application Date: 22/08/2011 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
K40	135 SW	60 Leicester Road, Lewes, East Sussex, BN7 1SX	Application Ref: LW/07/0087 Application Date: 09/02/2007 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)
K41	141 SW	54 Leicester Road, Lewes, East Sussex, BN7 1SX	Application Ref: LW/10/0713 Application Date: 07/06/2010 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
42	142 N	3 Segrave Close, Lewes, East Sussex, BN7 1DA	Application Ref: SDNP/14/03240/HOUS Application Date: 25/06/2014 Status: Detailed Planning Granted	Loft Conversion House Extn (Proximity)
J43	143 SW	106 Prince Edwards Road, Lewes, East Sussex, BN7 1BH	Application Ref: LW/11/1206/NP Application Date: 29/09/2011 Status: Detailed Planning Granted	House House Extn (Exact)
K44	144 SW	52 Leicester Road, Lewes, East Sussex, BN7 1SX	Application Ref: LW/10/0977 Application Date: 04/08/2010 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
45	146 NW	5 Fitzjohns Road, Lewes, East Sussex, BN7 1PP	Application Ref: LW/11/0059/NP Application Date: 17/01/2011 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)
46	146 SE	59 The Avenue, Lewes, East Sussex, BN7 1QU	Application Ref: SDNP/15/06337/FUL Application Date: 16/12/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
K47	150 SW	48 Leicester Road, Lewes, East Sussex, BN7 1SX	Application Ref: LW/07/0558 Application Date: 18/05/2007 Status: Detailed Planning Submitted	Loft Conversion House Extn (Exact)
48	152 NW	13 Gundreda Road, Lewes, East Sussex, BN7 1PT	Application Ref: SDNP/13/04995/HOUS Application Date: 18/10/2013 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
H49	155 W	2 Fitzjohns Road, Lewes, East Sussex, BN7 1PS	Application Ref: LW/07/0248 Application Date: 02/03/2007 Status: Detailed Planning Withdrawn	House House Extn (Exact)
H50	155 W	2 Fitzjohns Road, Lewes, East Sussex, BN7 1PS	Application Ref: LW/08/0500 Application Date: 16/05/2008 Status: Detailed Planning Granted	House House Extn (Exact)
51	156 NE	11 De Warrenne Road, Lewes, East Sussex, BN7 1BP	Application Ref: LW/07/0132 Application Date: 02/02/2007 Status: Detailed Planning Submitted	House (Alterations) House Extn (Exact)
I53	160 NW	14 Ferrers Road, Lewes, East Sussex, BN7 1PZ	Application Ref: SDNP/15/03023/HOUS Application Date: 18/06/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)



ID	Distance (m) Direction	Address	Application Details	Category/Accuracy
I52	160 NW	34 Ferrers Road, Lewes, East Sussex, BN7 1PZ	Application Ref: SDNP/15/01763/HOUS Application Date: 10/04/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
54	162 N	7 Segrave Close, Lewes, East Sussex, BN7 1DA	Application Ref: SDNP/15/00705/FUL Application Date: 27/02/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
K55	163 SW	40 Leicester Road, Lewes, East Sussex, BN7 1SX	Application Ref: LW/08/1380 Application Date: 08/12/2008 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)
J58	164 SW	76 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: SDNP/13/05467/HOUS Application Date: 09/12/2013 Status: Detailed Planning Submitted	Loft Conversion House Extn (Exact)
J57	164 SW	76 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: SDNP/13/03166/HOUS Application Date: 10/07/2013 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
J56	164 SW	76 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: SDNP/14/01957/HOUS Application Date: 15/04/2014 Status: Detailed Planning Granted	Loft Conversion House Extn (Proximity)
K60	165 SW	26 Leicester Road, Lewes, East Sussex, BN7 1SX	Application Ref: SDNP/15/01984/HOUS Application Date: 28/04/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
59	165 NW	19 Ferrers Road, Lewes, East Sussex, BN7 1PY	Application Ref: SDNP/13/01394/HOUS Application Date: 28/03/2013 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
61	168 SW	74 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: SDNP/13/05924/HOUS Application Date: 11/12/2013 Status: Detailed Planning Submitted	Single Storey Rear Extension House Extn (Exact)
65	172 SE	38 Prince Edwards Road, Lewes, East Sussex, BN7 1BE	Application Ref: LW/06/0402 Application Date: 01/04/2006 Status: Detailed Planning Submitted	Single Storey Side Extension House Extn (Exact)
L64	172 NW	15 Gundreda Road, Lewes, East Sussex, BN7 1PT	Application Ref: LW/06/1007 Application Date: 18/08/2006 Status: Detailed Planning Granted	Single Storey Rear Extension House Extn (Exact)
L63	172 NW	15 Gundreda Road, Lewes, East Sussex, BN7 1PT	Application Ref: SDNP/14/01535/HOUS Application Date: 14/04/2014 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
L62	172 NW	15 Gundreda Road, Lewes, East Sussex, BN7 1PT	Application Ref: SDNP/14/04808/HOUS Application Date: 26/09/2014 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
M66	175 SE	15 Prince Edwards Road, Lewes, East Sussex, BN7 1BJ	Application Ref: SDNP/14/06527/HOUS Application Date: 19/12/2014 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
67	178 W	80 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: SDNP/14/05169/HOUS Application Date: 13/10/2014 Status: Detailed Planning Granted	First Floor Extension House Extn (Proximity)
68	178 SW	23 Leicester Road, Lewes, East Sussex, BN7 1SU	Application Ref: LW/07/0617 Application Date: 01/06/2007 Status: Detailed Planning Granted	Single Storey Rear Extension House Extn (Exact)
M69	187 E	13 Prince Edwards Road, Lewes, East Sussex, BN7 1BJ	Application Ref: SDNP/13/00106/HOUS Application Date: 08/01/2013 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
M70	187 E	13 Prince Edwards Road, Lewes, East Sussex, BN7 1BJ	Application Ref: SDNP/14/00340/HOUS Application Date: 21/01/2014 Status: Detailed Planning Submitted	Single Storey Side Extension House Extn (Exact)

ID	Distance (m) Direction	Address	Application Details	Category/Accuracy
71	194 NE	16 King Henrys Road, Lewes, East Sussex, BN7 1BT	Application Ref: LW/10/0679 Application Date: 01/06/2010 Status: Detailed Planning Granted	House (Alterations) House Extn (Exact)
Y72	194 NW	28 Ferrers Road, Lewes, East Sussex, BN7 1PZ	Application Ref: LW/10/0509 Application Date: 29/04/2010 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
73	196 SW	66 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: LW/10/0398 Application Date: 09/04/2010 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
74	198 N	23 King Henrys Road, Lewes, East Sussex, BN7 1BY	Application Ref: LW/11/1123/NP Application Date: 09/09/2011 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)
75	201 W	13 Mildmay Road, Lewes, East Sussex, BN7 1PJ	Application Ref: SDNP/15/01525/HOUS Application Date: 26/03/2015 Status: Detailed Planning Granted	Single Storey Rear Extension House Extn (Proximity)
76	202 SE	34 Prince Edwards Road, Lewes, East Sussex, BN7 1BE	Application Ref: LW/08/1359 Application Date: 05/12/2008 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
78	204 SW	60 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: SDNP/13/03858/HOUS Application Date: 19/08/2013 Status: Detailed Planning Granted	2 Storey Side Extension House Extn (Proximity)
Y77	204 NW	30 Ferrers Road, Lewes, East Sussex, BN7 1PZ	Application Ref: LW/12/0249/NP Application Date: 02/03/2012 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
N79	205 NW	19 Gundreda Road, Lewes, East Sussex, BN7 1PT	Application Ref: SDNP/12/03156/HOUS Application Date: 07/12/2012 Status: Outline Planning Granted	Single Storey Rear Extension House Extn (Exact)
81	209 SW	9 Leicester Road, Lewes, East Sussex, BN7 1SU	Application Ref: LW/07/1541 Application Date: 14/12/2007 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)
Q80	209 SW	40 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: SDNP/15/06048/HOUS Application Date: 30/11/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
82	211 E	11 Prince Edwards Road, Lewes, East Sussex, BN7 1BJ	Application Ref: LW/10/0947 Application Date: 28/07/2010 Status: Detailed Planning Granted	Domestic Conservatory House Extn (Exact)
Q83	213 SW	52 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: LW/06/0613 Application Date: 19/05/2006 Status: Detailed Planning Granted	Single Storey Rear Extension House Extn (Exact)
Y85	214 NW	32 Ferrers Road, Lewes, East Sussex, BN7 1PZ	Application Ref: LW/08/0391 Application Date: 11/04/2008 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
86	214 W	109 Valence Road, Lewes, East Sussex, BN7 1SJ	Application Ref: LW/06/1175 Application Date: 22/09/2006 Status: Detailed Planning Granted	2 Storey Side Extension House Extn (Exact)
89	215 NW	23 Fitzjohns Road, Lewes, East Sussex, BN7 1PP	Application Ref: SDNP/13/01869/HOUS Application Date: 23/04/2013 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
88	215 N	Wallands Garden Cottage, King Henrys Road, Lewes, East Sussex, BN7 1BU	Application Ref: SDNP/12/00088/HOUS Application Date: 23/04/2012 Status: Detailed Planning Submitted	House (Alterations) House Extn (Exact)
N87	215 NW	21 Gundreda Road, Lewes, East Sussex, BN7 1PT	Application Ref: SDNP/14/02578/HOUS Application Date: 09/06/2014 Status: Detailed Planning Granted	Domestic Conservatory House Extn (Proximity)

ID	Distance (m) Direction	Address	Application Details	Category/Accuracy
O90	216 N	Segrave Close, King Henrys Road, Lewes, East Sussex, BN7 1B	Application Ref: LW/09/0273 Application Date: 14/03/2009 Status: Detailed Planning Granted	House House Extn (Proximity)
O91	216 N	27 King Henrys Road, Lewes, East Sussex, BN7 1BY	Application Ref: LW/10/1154 Application Date: 10/09/2010 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
O92	216 N	27 King Henrys Road, Lewes, East Sussex, BN7 1BY	Application Ref: LW/10/0802 Application Date: 28/06/2010 Status: Detailed Planning Withdrawn	House (Extension) House Extn (Exact)
93	218 SE	18 Prince Edwards Road, Lewes, East Sussex, BN7 1BE	Application Ref: SDNP/15/03486/HOUS Application Date: 13/07/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
Y94	219 NW	34 Ferrers Road, Lewes, East Sussex, BN7 1PZ	Application Ref: LW/10/1198 Application Date: 21/09/2010 Status: Detailed Planning Submitted	Single Storey Side Extension House Extn (Exact)
Q95	220 SW	48 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: SDNP/12/03183/HOUS Application Date: 12/12/2012 Status: Detailed Planning Granted	2 Storey Side/Single Storey Rear Extension House Extn (Exact)
96	222 E	10 King Henrys Road, Lewes, East Sussex, BN7 1BT	Application Ref: SDNP/15/00489/HOUS Application Date: 02/02/2015 Status: Detailed Planning Withdrawn	2 Storey Side Extension House Extn (Proximity)
97	225 NW	17 Mildmay Road, Lewes, East Sussex, BN7 1PJ	Application Ref: LW/06/1380 Application Date: 17/11/2006 Status: Detailed Planning Granted	2 Storey Side/Single Storey Rear Extension House Extn (Exact)
P100	225 SW	1 Leicester Road, Lewes, East Sussex, BN7 1SU	Application Ref: LW/09/0463 Application Date: 26/05/2009 Status: Detailed Planning Refused	First Floor Rear Extension House Extn (Exact)
Q101	227 SW	46 Valence Road, Lewes, East Sussex, BN7 1SL	Application Ref: SDNP/14/01475/HOUS Application Date: 24/03/2014 Status: Detailed Planning Submitted	2 Storey Side Extension House Extn (Proximity)
R103	229 NW	24 Fitzjohns Road, Lewes, East Sussex, BN7 1PS	Application Ref: LW/10/0524 Application Date: 27/04/2010 Status: Detailed Planning Granted	Single Storey Side Extension House Extn (Exact)
R102	229 NW	24 Fitzjohns Road, Lewes, East Sussex, BN7 1PS	Application Ref: LW/10/0762 Application Date: 17/06/2010 Status: Detailed Planning Refused	Loft Conversion House Extn (Exact)
104	230 N	Long Cottage, King Henrys Road, Lewes, East Sussex, BN7 1BU	Application Ref: SDNP/13/03307/FUL Application Date: 17/07/2013 Status: Detailed Planning Granted	House House Extn (Exact)
X105	230 SE	11a Prince Edwards Road, Lewes, East Sussex, BN7 1BJ	Application Ref: SDNP/15/03918/HOUS Application Date: 04/08/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
S109	233 SE	By the Way, Bradford Road, Lewes, East Sussex, BN7 1RD	Application Ref: LW/10/0559 Application Date: 07/05/2010 Status: Detailed Planning Withdrawn	Single Storey Side Extension House Extn (Exact)
S108	233 SE	By the Way, Bradford Road, Lewes, East Sussex, BN7 1RD	Application Ref: LW/10/0643 Application Date: 21/05/2010 Status: Detailed Planning Granted	Single Storey Rear Extension House Extn (Exact)
S107	233 SE	By the Way, Bradford Road, Lewes, East Sussex, BN7 1RD	Application Ref: LW/11/1432/NP Application Date: 23/11/2011 Status: Detailed Planning Granted	Garage House Extn (Exact)
S106	233 SE	By The Way, Bradford Road, Lewes, East Sussex, BN7 1RD	Application Ref: LW/06/1349 Application Date: 10/11/2006 Status: Detailed Planning Withdrawn	2 Houses House Extn (Exact)

ID	Distance (m) Direction	Address	Application Details	Category/Accuracy
110	236 NW	28 Gundreda Road, Lewes, East Sussex, BN7 1PX	Application Ref: SDNP/14/03500/HOUS Application Date: 16/07/2014 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
114	238 N	33 King Henrys Road, Lewes, East Sussex, BN7 1BY	Application Ref: SDNP/15/01197/HOUS Application Date: 30/03/2015 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
T113	238 E	8 King Henrys Road, Lewes, East Sussex, BN7 1BT	Application Ref: SDNP/13/02199/HOUS Application Date: 10/05/2013 Status: Detailed Planning Granted	House (Alterations) House Extn (Exact)
T112	238 E	8 King Henrys Road, Lewes, East Sussex, BN7 1BT	Application Ref: SDNP/12/02624/HOUS Application Date: 29/10/2012 Status: Detailed Planning Granted	Single Storey Rear Extension House Extn (Exact)
T111	238 E	8 King Henrys Road, Lewes, East Sussex, BN7 1BT	Application Ref: LW/09/1205 Application Date: 12/11/2009 Status: Detailed Planning Submitted	Single Storey Rear Extension House Extn (Exact)
AB116	239 NW	20 Mildmay Road, Lewes, East Sussex, BN7 1PJ	Application Ref: SDNP/13/05129/HOUS Application Date: 28/10/2013 Status: Detailed Planning Granted	Single Storey Rear Extension House Extn (Exact)
117	240 SW	83 Valence Road, Lewes, East Sussex, BN7 1SJ	Application Ref: SDNP/13/04281/HOUS Application Date: 09/09/2013 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
118	240 SW	93 Valence Road, Lewes, East Sussex, BN7 1SJ	Application Ref: LW/09/0043 Application Date: 19/01/2009 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
X119	241 SE	7 Prince Edwards Road, Lewes, East Sussex, BN7 1BJ	Application Ref: LW/12/0134/NP Application Date: 02/02/2012 Status: Detailed Planning Granted	House (Extension) House Extn (Proximity)
Y120	242 NW	38 Ferrers Road, Lewes, East Sussex, BN7 1PZ	Application Ref: SDNP/12/02549/HOUS Application Date: 24/10/2012 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)
Y121	242 NW	38 Ferrers Road, Lewes, East Sussex, BN7 1PZ	Application Ref: SDNP/13/00571/HOUS Application Date: 19/02/2013 Status: Detailed Planning Granted	Loft Conversion House Extn (Proximity)
122	246 NW	28 Fitzjohns Road, Lewes, East Sussex, BN7 1PS	Application Ref: LW/09/1331 Application Date: 23/12/2009 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
Z124	248 SW	85 Valence Road, Lewes, East Sussex, BN7 1SJ	Application Ref: SDNP/15/05157/HOUS Application Date: 12/10/2015 Status: Detailed Planning Granted	Loft Conversion House Extn (Proximity)
Z123	248 SW	85 Valence Road, Lewes, East Sussex, BN7 1SJ	Application Ref: SDNP/15/03243/PRE Application Date: 23/06/2015 Status: Detailed Planning Submitted	Loft Conversion House Extn (Proximity)
AA126	249 SW	99 Valence Road, Lewes, East Sussex, BN7 1SJ	Application Ref: LW/06/0713 Application Date: 09/06/2006 Status: Detailed Planning Granted	Garage House Extn (Exact)
AA125	249 SW	99 Valence Road, Lewes, East Sussex, BN7 1SJ	Application Ref: LW/11/0096/NP Application Date: 27/01/2011 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
AB127	249 NW	21 Mildmay Road, Lewes, East Sussex, BN7 1PJ	Application Ref: LW/11/0931/NP Application Date: 01/08/2011 Status: Detailed Planning Granted	House (Extension) House Extn (Exact)
AC128	249 SW	21 Valence Road, Lewes, East Sussex, BN7 1SH	Application Ref: LW/10/0903 Application Date: 19/07/2010 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)



ID	Distance (m) Direction	Address	Application Details	Category/Accuracy
AC129	250 SW	23 Valence Road, Lewes, East Sussex, BN7 1SH	Application Ref: LW/06/1130 Application Date: 06/10/2006 Status: Detailed Planning Granted	Loft Conversion House Extn (Exact)

## 1.2 Planning Applications: Small Projects

Have any small planning projects been identified in this search?	Yes
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ID	Distance (m) Direction	Details	
84	213 SE	Application Ref: LW/06/0396 Application Date: 26/04/2006 Category: Community Room (Conversion) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: 33 Heron Court, Ousedale Close, Lewes, East Sussex, BN7 1SZ Description: Scheme comprises conversion of flat to community room. An application (ref: LW/06/0396) for Detailed Planning permission was granted by Lewes D.C. on 9th June 2006.
P99	225 SW	Application Ref: LW/10/0696 Application Date: 04/06/2010 Category: Shop (Extension) Accuracy: Projects (Exact) Project Type: Extension	Address: 1 Leicester Road, Lewes, East Sussex, BN7 1SU Description: Scheme comprises extension to shop at upper ground floor level at front/side, new staircases and window replaced with door. An application (ref: LW/10/0696) for detailed planning permission was granted by Lewes D.C.
P98	225 SW	Application Ref: LW/08/1042 Application Date: 28/08/2008 Category: Flat & Shop (Extension/Refurbishment) Accuracy: Projects (Exact) Project Type: Extension & Refurbishment	Address: 1 Leicester Road, Lewes, East Sussex, BN7 1SU Description: Scheme comprises construction of rear ground floor extension to shop and new external staircase to first floor accommodation. An application (ref: LW/08/1042) for detailed planning permission was withdrawn from Lewes D.C.
AD130	251 NE	Application Ref: SDNP/12/03227/FUL Application Date: 20/12/2012 Category: School (Extension) Accuracy: Projects (Exact) Project Type: Extension	Address: Old Grammar School, 7 King Henrys Road, Lewes, East Sussex, BN7 1BX Description: Scheme comprises demolition of storage building and construction of arts room on the foundation. Detailed plans have been granted. Lewes D.C. Ref: SDNP/12/03227/FUL
AD131	251 NE	Application Ref: LW/07/0522 Application Date: 04/05/2007 Category: School (Extension/Alterations) Accuracy: Projects (Exact) Project Type: Extension & Refurbishment	Address: Lewes Old Grammar School (Juni, 7 King Henrys Road, Lewes, East Sussex, BN7 1BX Description: Scheme comprises single storey extension and internal alterations and replacement windows to dining hall/gymnasium. An application (ref: LW/07/0522) for detailed planning permission was granted by Lewes D.C.
AE148	267 SW	Application Ref: LW/10/1215 Application Date: 27/09/2010 Category: School (Alterations) Accuracy: Projects (Proximity) Project Type: Refurbishment	Address: St Pancras Catholic Primary Sc, De Montfort Road, Lewes, East Sussex, BN7 1SR Description: Scheme comprises installation of canopy to provide outside teaching area. An application has been submitted for detailed approval. Lewes D.C. Ref: LW/10/1215
AE150	268 SW	Application Ref: SDNP/12/02232/FUL Application Date: 26/09/2012 Category: School (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: St. Pancras RC Primary School, De Montfort Road, Lewes, East Sussex, BN7 1SR Description: Scheme comprises installation of sliding/folding external door in enlarged opening to classroom and new decking with store under, replacement of the timber window and door in the reception cloakroom. An application (ref: SDNP/12/02232/FUL) for detailed planning permission was granted by Lewes D.C.
AE151	268 SW	Application Ref: SDNP/13/05690/FUL Application Date: 18/12/2013 Category: School (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: St. Pancras RC Primary School, De Montfort Road, Lewes, East Sussex, BN7 1SR Description: Scheme comprises construction of new entrance bridge, comprising alterations to front boundary wall with new gate and railings, alterations to ground and first floor glazing with new entrance door at street level, removal of part of ground floor roof for the bridge construction. Detailed plans have been granted. Lewes D.C. Ref: SDNP/13/05690/FUL

ID	Distance (m) Direction	Details	
170	287 S	Application Ref: LW/10/1215/NP Application Date: 27/09/2010 Category: School (Alterations) Accuracy: Projects (Proximity) Project Type: Refurbishment	Address: St Pancras Catholic Primary Sc, De Montfort Road, Lewes, East Sussex, BN7 1SR Description: Scheme comprises installation of canopy to provide outside teaching area. An application (ref: LW/10/1215/NP) for detailed planning permission was granted by Lewes D.C.
AF186	305 SW	Application Ref: LW/10/0262 Application Date: 29/03/2010 Category: Takeaway (Conversion) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: 99 Western Road, Lewes, East Sussex, BN7 1RS Description: Scheme comprises change of use of shop unit from licensed betting shop to Indian takeaway food shop including fitting out of shop and kitchen plus extractor vent to rear. An application (ref: LW/10/0262) for detailed planning permission was refused by Lewes D.C.
AG191	307 SW	Application Ref: LW/07/0689 Application Date: 15/06/2007 Category: Solar Panels Accuracy: Projects (Exact) Project Type: Refurbishment	Address: 113 Western Road, Lewes, East Sussex, BN7 1RS Description: Scheme comprises installation of two solar thermal panels to front pitched roof. An application (ref: LW/07/0689) for detailed planning permission was refused by Lewes D.C.
AG199	311 SW	Application Ref: LW/09/1156 Application Date: 02/11/2009 Category: 5 Town Houses Accuracy: Projects (Exact) Project Type: New	Address: The Meridian, 109 Western Road, Lewes, East Sussex, BN7 1RS Description: Scheme comprises demolition of vacant public house and construction of a new terrace of 5 town houses (1 three bedroom and 4 two bedroom units). An application (ref: LW/09/1156) for detailed planning permission was refused by Lewes D.C.
AG198	311 SW	Application Ref: LW/10/0264 Application Date: 15/03/2010 Category: 5 Town Houses Accuracy: Projects (Exact) Project Type: New	Address: The Meridian, 109 Western Road, Lewes, East Sussex, BN7 1RS Description: Scheme comprises demolition of vacant public house and construction of 5 town houses, 1 three bedrooms and 4 two bedrooms units (resubmission of planning application LW/09/1156). An application (ref: LW/10/0264) for detailed planning permission was granted by Lewes D.C.
AH206	317 S	Application Ref: LW/07/0817 Application Date: 06/07/2007 Category: Pub (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: The Black Horse, 55 Western Road, Lewes, East Sussex, BN7 1RS Description: Scheme comprises construction of a covered decking area with petanque court and new paved area and formation of dormer window to rear. An application (ref: LW/07/0817) for listed building consent permission was granted by Lewes D.C.
AH207	317 S	Application Ref: LW/07/0528 Application Date: 04/05/2007 Category: Pub (Extension/Alterations) Accuracy: Projects (Exact) Project Type: Extension & Refurbishment	Address: The Black Horse, 55 Western Road, Lewes, East Sussex, BN7 1RS Description: Scheme comprises construction of a covered decking area with petanque court and new paved area to the rear and construction of dormer window to shed. An application (ref: LW/07/0528) for detailed planning permission was granted by Lewes D.C.
AH205	317 S	Application Ref: LW/12/0022/NP Application Date: 09/01/2012 Category: Public House (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: 55 Western Road, Lewes, East Sussex, BN7 1RS Description: Scheme comprises Installation of kitchen extract unit, removal of lobby to create larger bar servery and alterations to toilets. An application (ref: LW/12/0022/NP) for detailed planning permission was granted by Lewes D.C.
219	335 SW	Application Ref: SDNP/14/00670/FUL Application Date: 11/02/2014 Category: 4 Houses (Conversion) Accuracy: Projects (Proximity) Project Type: Refurbishment	Address: Canon O'Donnell Community Cen, Western Road, Lewes, East Sussex, BN7 1RS Description: Scheme comprises change of use and conversion into 4 houses. Detailed plans have been granted. Lewes D.C. Ref: SDNP/14/00670/FUL
221	335 SE	Application Ref: LW/11/0920/NP Application Date: 28/07/2011 Category: 4 Houses Accuracy: Projects (Proximity) Project Type: New	Address: 16 The Avenue, Lewes, East Sussex, BN7 1QT Description: Scheme comprises construction of two pairs of semi-detached houses with associated car parking and bicycle storage. An application (ref: LW/11/0920/NP) for detailed planning permission was granted by Lewes D.C.
AI226	342 SW	Application Ref: SDNP/13/00272/FUL Application Date: 18/02/2013 Category: Hospital (Alterations) Accuracy: Projects (Proximity) Project Type: Refurbishment	Address: Victoria Hospital, Nevill Road, Lewes, East Sussex, BN7 1PE Description: Scheme comprises provision of access to the roof space over the ground floor (robinson ward and poile ward) roof space via dormer doors for plant access and replacement of windows to the ground floor, west elevation, north-end clinical rooms. An application (ref: SDNP/13/00272/FUL) for detailed planning permission was granted by Lewes D.C.

ID	Distance (m) Direction	Details	
AI227	343 SW	Application Ref: SDNP/14/01479/FUL Application Date: 24/04/2014 Category: Hospital (Extension) Accuracy: Projects (Proximity) Project Type: Extension	Address: Victoria Hospital, Nevill Road, Lewes, East Sussex, BN7 1PE Description: Scheme comprises construction of extension to physiotherapy room. Detailed plans have been granted. Lewes D.C. Ref: SDNP/14/01479/FUL
AI230	343 SW	Application Ref: SDNP/12/02282/FUL Application Date: 02/10/2012 Category: Storage Building Accuracy: Projects (Exact) Project Type: New	Address: Victoria Hospital, Nevill Road, Lewes, East Sussex, BN7 1PE Description: Scheme comprises construction of single storey building for the storage of medical gas bottles and plant. An application (ref: SDNP/12/02282/FUL) for detailed planning permission was granted by Lewes D.C.
AI231	343 SW	Application Ref: LW/12/0222/NP Application Date: 05/03/2012 Category: Hospital (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: Victoria Hospital, Nevill Road, Lewes, East Sussex, BN7 1PE Description: Scheme comprises installation of gas bottles store. An application (ref: LW/12/0222/NP) for detailed planning permission was withdrawn from Lewes D.C.
AI232	343 SW	Application Ref: LW/10/1370/NP Application Date: 02/11/2010 Category: Hospital (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: Lewes Victoria Hospital, Nevill Road, Lewes, East Sussex, BN7 1PE Description: Scheme comprises removal of external theatre plant, construction of new roof plant room and associated ventilation plant. An application (ref: LW/10/1370/NP) for detailed planning permission was granted by Lewes D.C.
AJ234	346 S	Application Ref: LW/08/0348 Application Date: 04/04/2008 Category: Demolition Accuracy: Projects (Proximity) Project Type: Refurbishment	Address: Canon O'Donnell Community Cent, Western Road, Lewes, East Sussex, BN7 1R Description: An application (ref: LW/08/0348) for detailed planning permission was withdrawn from Lewes D.C.
AK248	358 SE	Application Ref: LW/08/1250 Application Date: 27/10/2008 Category: Cafe (Conversion) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: 31 Western Road, Lewes, East Sussex, BN7 1RL Description: Scheme comprises change of use from an A3 delicatessen/cafe to a paint your own pottery cafe. An application (ref: LW/08/1250) for detailed planning permission was granted by Lewes D.C.
AK250	361 SE	Application Ref: SDNP/15/04220/FUL Application Date: 21/08/2015 Category: Shop (Conversion) Accuracy: Projects (Proximity) Project Type: Refurbishment	Address: 31 Western Road, Lewes, East Sussex, BN7 1RL Description: Scheme comprises change of use from sui generis (paint your own pottery cafe) to A1 (retail). Detailed plans have been granted. Lewes D.C. Ref: SDNP/15/04220/FUL
AL254	368 SW	Application Ref: SDNP/13/05215/FUL Application Date: 04/11/2013 Category: Learning Difficulties Centre (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: St. Nicholas Centre, Spital Road, Lewes, East Sussex, BN7 1PA Description: Scheme comprises replacement of 18 single glazed timber windows, 14 to rear and side elevations to be replaced with double glazed PVC-u units and 4 to main front elevation facing Spital Road to be replaced with double glazed timber sliding sash windows to closely match design. An application (ref: SDNP/13/05215/FUL) for detailed planning permission was granted by Lewes D.C.
256	371 SW	Application Ref: LW/06/1171 Application Date: 13/10/2006 Category: Consultation Room (Conversion) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: 15 St. Annes Crescent, Lewes, East Sussex, BN7 1SB Description: Scheme comprises change of use of one room from residential to consultation room for acupuncture. An application (ref: LW/06/1171) for detailed planning permission was granted by Lewes D.C.
257	371 N	Application Ref: LW/07/0589 Application Date: 25/05/2007 Category: Pub (Extension) Accuracy: Projects (Exact) Project Type: Extension	Address: The Tally Ho, Baxter Road, Lewes, East Sussex, BN7 2SP Description: Scheme comprises single storey extension to provide covered patio area. An application (ref: LW/07/0589) for detailed planning permission was granted by Lewes D.C.
AM317	445 SE	Application Ref: SDNP/13/01682/FUL Application Date: 24/04/2013 Category: Art Studio Accuracy: Projects (Exact) Project Type: New	Address: 4 Wellhouse Place, Lewes, East Sussex, BN7 1YL Description: Scheme comprises demolition of timber shed and construction of timber building to form art studio. An application (ref: SDNP/13/01682/FUL) for detailed planning permission was granted by Lewes D.C.

ID	Distance (m) Direction	Details	
322	453 NW	Application Ref: LW/06/0435 Application Date: 03/04/2006 Category: School (Extension) Accuracy: Projects (Exact) Project Type: Extension	Address: Wallands CP School, Gundreda Road, Lewes, East Sussex, BN7 1PU Description: Scheme comprises construction of a new front entrance porch. An application (ref: LW/06/0435) for Detailed Planning permission was submitted to Lewes D.C. on 3rd April 2006.
AN324	455 N	Application Ref: LW/08/0413 Application Date: 18/04/2008 Category: School (Extension) Accuracy: Projects (Proximity) Project Type: Extension	Address: Pells Church Of England Primar, Landport Road, Lewes, East Sussex, BN7 2SU Description: Scheme comprises construction of single storey extension to primary school to accommodate reception bursars office, meeting room, offices, rest room and sanitary facilities. An application (ref: LW/08/0413) for detailed planning permission was granted by Lewes D.C.
AN325	455 N	Application Ref: LW/06/0490 Application Date: 12/10/2009 Category: Outdoor Play Area Accuracy: Projects (Proximity) Project Type: Refurbishment	Address: Pells Church Of England Primar, Landport Road, Lewes, East Sussex, BN7 2SU Description: An application (ref: LW/06/0490) for detailed planning permission was granted by Lewes D.C.
AP333	460 SW	Application Ref: LW/07/0582 Application Date: 18/05/2007 Category: Prison (Extension) Accuracy: Projects (Exact) Project Type: Extension	Address: H M Prison, Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises construction of a basement to multi faith building and construction of a biomass boiler housing. An application (ref: LW/07/0582) for detailed planning permission was granted by Lewes D.C.
AP334	460 SW	Application Ref: LW/09/1085 Application Date: 12/10/2009 Category: Telecommunications Accuracy: Projects (Proximity) Project Type: New	Address: Telecommunications Mast, Brighton Road, Bunkershill Plantation, Lewes, East Sussex, BN7 1EA Description: An application (ref: LW/09/1085) for detailed planning permission was granted by Lewes D.C.
AP337	460 SW	Application Ref: LW/08/0990 Application Date: 15/08/2008 Category: Prison (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: H M Prison Lewes, 1 Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises general refurbishment of F Wing cell accommodation, incorporating, internal alterations & new external staircase, roof alterations, grey water reclaim & new toilet/shower. An application (ref: LW/08/0990) for detailed planning permission was granted by Lewes D.C.
AO329	460 SE	Application Ref: SDNP/15/01218/FUL Application Date: 10/04/2015 Category: Office (Alterations) Accuracy: Projects (Proximity) Project Type: Refurbishment	Address: County Hall, St. Annes Crescent, Lewes, East Sussex, BN7 1UE Description: Scheme comprises scheme of window replacement, including external doors by agreement. Detailed plans have been granted. Lewes D.C. Ref: SDNP/15/01218/FUL
AP339	460 SW	Application Ref: LW/07/0771 Application Date: 29/06/2007 Category: Prison (Extension) Accuracy: Projects (Exact) Project Type: Extension	Address: H M Prison, Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises additional floor deck to E wing to create additional visitors accommodation. An application (ref: LW/07/0771) for detailed planning permission was withdrawn from Lewes D.C.
AP340	460 SW	Application Ref: LW/06/0368 Application Date: 30/03/2006 Category: 4 Camera Poles Accuracy: Projects (Exact) Project Type: New	Address: H M Prison, 1 Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises installation of four 12m camera poles with dome cameras. An application (ref: LW/06/0368) for Circular 18/84 permission was submitted to Lewes D.C. on 30th March 2006.
AP341	460 SW	Application Ref: LW/07/0098 Application Date: 09/02/2007 Category: Landscaping Works Accuracy: Projects (Exact) Project Type: Refurbishment	Address: H M Prison, Brighton Road, Lewes, East Sussex, BN7 1EA Description: An application (ref: LW/07/0098) for listed building consent permission was withdrawn from Lewes D.C.
AP342	460 SW	Application Ref: LW/07/1220 Application Date: 05/10/2007 Category: Prison (Extension/Alterations) Accuracy: Projects (Exact) Project Type: Extension & Refurbishment	Address: H M Prison, Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises alterations to east wing to provide additional floor space by introduction of an additional floor plus formation of external lift platform. An application (ref: LW/07/1220) for detailed planning permission was granted by Lewes D.C.



ID	Distance (m) Direction	Details	
AP343	460 SW	Application Ref: LW/07/0101 Application Date: 02/02/2007 Category: CCTV Cameras Accuracy: Projects (Exact) Project Type: Refurbishment	Address: H M Prison Lewes, 1 Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises installation of four CCTV cameras and formation of a maintenance access ramp. An application (ref: LW/07/0101) for detailed planning permission was granted by Lewes D.C.
AP344	460 SW	Application Ref: LW/06/1191 Application Date: 13/10/2006 Category: Training Workshop Accuracy: Projects (Exact) Project Type: New & Refurbishment	Address: HM Prison, Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises temporary creation of vehicular access onto Brighton road and siting of construction of cabins, permanent relocation of three modular buildings, change of use of storage building to training workshop, formation of a new all weather sports pitch and running track and construction of new fences. An application (ref: LW/06/1191) for detailed planning permission was granted by Lewes D.C.
AP345	460 SW	Application Ref: LW/11/0077/NP Application Date: 21/01/2011 Category: Visitors Centre (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: HMP Lewes, 1 Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises installation of mechanical cooling to the visitors centre. An application (ref: LW/11/0077/NP) for listed building consent permission was granted by Lewes D.C.
AP346	460 SW	Application Ref: LW/08/0522 Application Date: 16/05/2008 Category: Prison (Extension/Alterations) Accuracy: Projects (Exact) Project Type: Extension & Refurbishment	Address: H M Prison, Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises listed building application installation of an additional floor, new stair access and disabled lifts. An application (ref: LW/08/0522) for listed building consent permission was granted by Lewes D.C.
AP347	460 SW	Application Ref: LW/07/0790 Application Date: 06/07/2007 Category: Boiler House (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: H M Prison, Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises administration block boiler house ventilation improvements. An application (ref: LW/07/0790) for listed building consent permission was granted by Lewes D.C.
AP348	460 SW	Application Ref: LW/07/0600 Application Date: 18/05/2007 Category: Prison (Extension) Accuracy: Projects (Exact) Project Type: Extension	Address: H M Prison, Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises construction of buildings for installation of generator with fuel tank and low voltage switch room. An application (ref: LW/07/0600) for detailed planning permission was granted by Lewes D.C.
AO330	460 SE	Application Ref: SDNP/12/00178/FUL Application Date: 15/05/2012 Category: Car Valeting (New/Conversion) Accuracy: Projects (Exact) Project Type: New & Refurbishment	Address: County Hall, St. Annes Crescent, Lewes, East Sussex, BN7 1UE Description: An application (ref: SDNP/12/00178/FUL) for detailed planning permission was granted by Lewes D.C.
AO331	460 SE	Application Ref: LW/11/0704/NP Application Date: 13/06/2011 Category: County Office (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: County Hall, St. Annes Crescent, Lewes, East Sussex, BN7 1UE Description: Scheme comprises replacement of portland stone panels on the east block east elevation with new glass reinforced concrete panels to match as closely as possible. Similar to previous panel replacement on the north block, west block and east block west elevation. An application (ref: LW/11/0704/NP) for detailed planning permission was granted by Lewes D.C.
AP338	460 SW	Application Ref: LW/07/0656 Application Date: 08/06/2007 Category: Prison (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: H M Prison, Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises internal structural alterations & new partitions. An application (ref: LW/07/0656) for listed building consent permission was granted by Lewes D.C.
AQ363	476 SW	Application Ref: LW/07/0990 Application Date: 31/08/2007 Category: Demolition Accuracy: Projects (Proximity) Project Type: Refurbishment	Address: Windmill Lodge Stables, Spital Road, Lewes, East Sussex, BN7 1LS Description: An application (ref: LW/07/0990) for listed building consent permission was granted by Lewes D.C.

## 1.3 Planning Applications: Large Projects

Have any large planning projects been identified in this search?	Yes
--	-----

ID	Distance (m) Direction	Details	
ID	Distance (m) Direction	Details	
T115	239 E	Application Ref: LW/10/1288/NP Application Date: 13/10/2010 Category: Grammar School (Extension) Accuracy: Projects (Proximity) Project Type: Extension	Address: 7 King Henrys Road, Lewes, East Sussex, BN7 1BT Description: Scheme comprises demolish external store and reception classroom and construct New Foundation Unit and undercroft accommodation. The associated works include enabling, infrastructure, sewer systems and landscaping. Detailed plans have been granted. Lewes D.C. Ref: LW/10/1288/NP
AI229	343 SW	Application Ref: LW/10/1370/NP Application Date: 15/11/2010 Category: Hospital (New/Refurbishment) Accuracy: Projects (Exact) Project Type: New & Refurbishment	Address: Victoria Hospital, Nevill Road, Lewes, East Sussex, BN7 1PE Description: Scheme comprises of demolition of existing external theatre plant and construction and extension of a roof plant room and associated ventilation plant. The associated works include access roads, sewer systems, infrastructure, enabling and landscaping. An application (ref: LW/10/1370/NP) for detailed planning permission was granted by Lewes D.C. The approximate floor area has been calculated from the planning application fee paid.
239	351 SW	Application Ref: LW/09/0247 Application Date: 09/03/2009 Category: 10 Flats Accuracy: Projects (Proximity) Project Type: New	Address: St Anne's Parish Hall, Western Road, Canon O'Donnell Community, Lewes, East Sussex, BN7 1RT Description: Scheme comprises demolition of a community hall and construction of 10 flats (4 one-bedroom, 5 two-bedroom and 1 three-bedroom) - resubmission of planning application LW/08/0345. An application (ref: LW/09/0247) for detailed planning permission was refused by Lewes D.C.
AL253	368 SW	Application Ref: LW/07/1422 Application Date: 16/11/2007 Category: Pedestrian Bridge Accuracy: Projects (Exact) Project Type: Refurbishment	Address: St. Nicholas Centre, Spital Road, Lewes, East Sussex, BN7 1PA Description: Scheme comprises refurbishment and the construction of a new link building. An application (ref: LW/07/1422) for detailed planning permission was granted by Lewes D.C.
306	428 SE	Application Ref: LW/07/1281 Application Date: 12/10/2007 Category: Church (Extension) Accuracy: Projects (Proximity) Project Type: Extension	Address: St. Pancras Church, Irelands Lane, Lewes, East Sussex, BN7 1QX Description: Scheme comprises demolition and construction of a community annexe attached to church, together with new basement level building for use as a crypt. Work includes sewer systems, infrastructure, enabling works and landscaping. An application (ref: LW/07/1281) for detailed planning permission was granted by Lewes D.C.
AP336	460 SW	Application Ref: LW/08/0990 Application Date: 15/08/2008 Category: Prison (Refurbishment) Accuracy: Projects (Proximity) Project Type: Refurbishment	Address: HMP Lewes, Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises general refurbishment of Wings B and F cell accommodation, incorporating, internal alterations & external staircase. Roof alterations, grey water reclaim & new toilet/shower. An application (ref: LW/08/0990) for detailed planning permission for refurbishment of Block F was granted by Lewes D.C. We have been advised that plans for Block B are currently being prepared to be submitted during late 2009.
AP332	460 SW	Application Ref: LW/06/1517 Application Date: 12/01/2007 Category: Prison (Alterations) Accuracy: Projects (Exact) Project Type: Refurbishment	Address: HM Prison, 1 Brighton Road, Lewes, East Sussex, BN7 1EA Description: Scheme comprises internal and external alterations to various buildings within the prison. An application (ref: LW/06/1517) for detailed planning permission was granted by Lewes D.C.

## 1.4 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site?	No
---	----

Database searched and no data found.

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom, O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

## 1.5 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 250m of the study site?
--

No
----

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

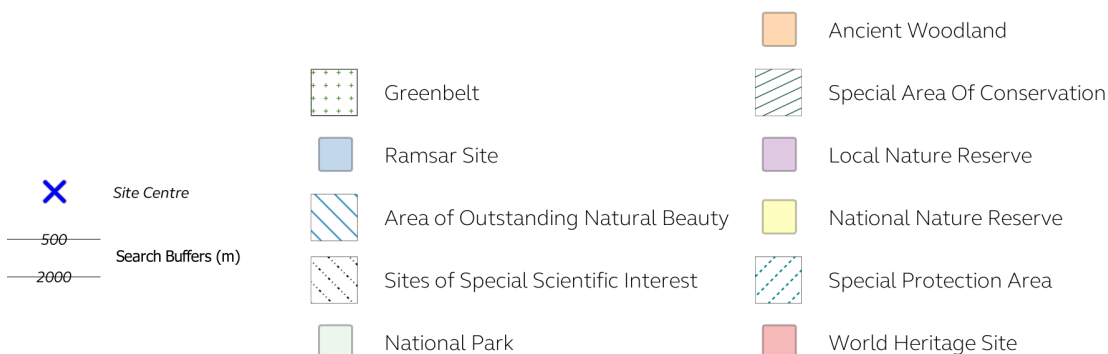
# Designated Environmentally Sensitive Sites

## Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map

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## Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site?	Yes
--	-----

## Sites of Special Scientific Interest (SSSI)

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:	23
--	----

ID	Distance (m)	Direction	SSSI Name	Data Source
4	816	N	Offham Marshes	Natural England
5	820	N	Offham Marshes	Natural England
7	997	N	Offham Marshes	Natural England
8	1092	N	Offham Marshes	Natural England
9	1096	N	Offham Marshes	Natural England
10	1133	S	Lewes Brooks	Natural England
12	1173	SE	Lewes Brooks	Natural England
13	1174	SE	Lewes Brooks	Natural England
14	1225	NW	Offham Marshes	Natural England
15	1267	N	Offham Marshes	Natural England
16	1292	N	Offham Marshes	Natural England
17	1303	N	Offham Marshes	Natural England
18	1350	NW	Clayton to Offham Escarpment	Natural England
19	1386	NW	Offham Marshes	Natural England
20	1399	SW	Lewes Brooks	Natural England
21	1515	NW	Offham Marshes	Natural England
23	1620	NE	Lewes Downs	Natural England
24	1644	N	Offham Marshes	Natural England
25	1653	N	Offham Marshes	Natural England
26	1656	N	Offham Marshes	Natural England
27	1751	S	Lewes Brooks	Natural England
28	1854	NE	Lewes Downs	Natural England
29	1909	SE	Southerham Works Pit	Natural England

## Ramsar Sites

Records of Ramsar sites within 2000m of the study site:	0
---	---

Database searched and no data found.

## National Nature Reserves (NNR)

Records of National Nature Reserves (NNR) within 2000m of the study site:	0
---	---

Database searched and no data found.

## Special Areas of Conservation (SAC)

Records of Special Areas of Conservation (SAC) within 2000m of the study site:	1
--	---

ID	Distance (m)	Direction	SAC Name	Data Source
22	1620	NE	Lewes Downs	Natural England

## Special Protection Areas (SPA)

Records of Special Protection Areas (SPA) within 2000m of the study site:	0
---	---

Database searched and no data found.

## Local Nature Reserves (LNR)

Records of Local Nature Reserves (LNR) within 2000m of the study site:	1
--	---

ID	Distance (m)	Direction	LNR Name	Data Source
11	1161	SE	Railway Land Lewes	Natural England

## World Heritage Sites

Records of World Heritage Sites within 2000m of the study site:	0
---	---

Database searched and no data found.

## Areas of Outstanding Natural Beauty (AONB)

Records of Areas of Outstanding Natural Beauty (AONB)/National Scenic Areas within 2000m of the study site:	0
---	---

Database searched and no data found.

## National Parks (NP)

Records of National Parks (NP) within 2000m of the study site:	4
--	---

ID	Distance (m)	Direction	NP Name	Data Source
1	0	on site	South Downs	Natural England
2	400	S	South Downs	Natural England
3	740	W	South Downs	Natural England
6	841	SW	South Downs	Natural England

## Green Belt

Records of Green Belt land within 2000m of the study site:	0
--	---

Database searched and no data found.

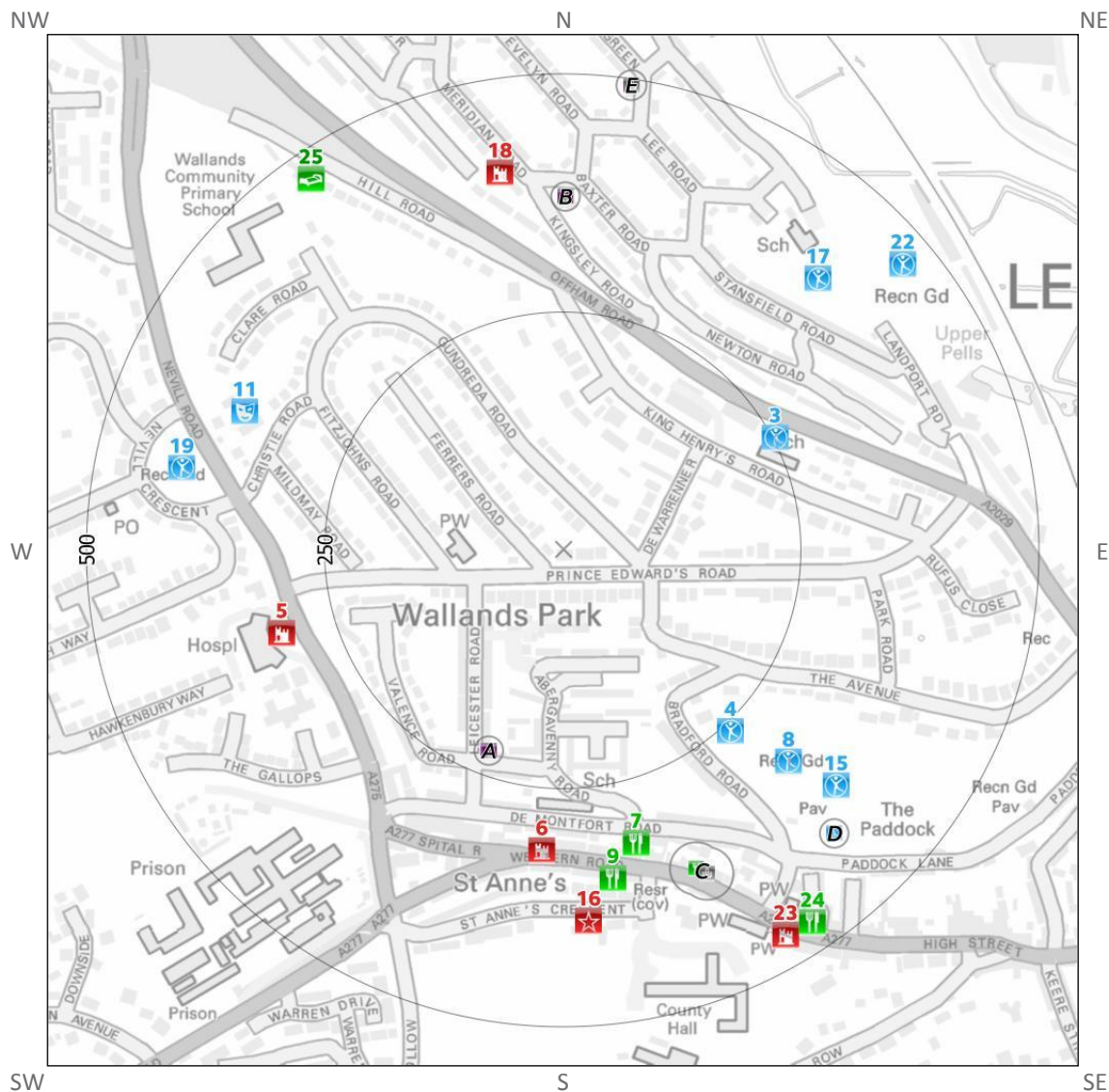
## Ancient Woodland

Records of Ancient Woodland within 2000m of the study site:	0
---	---

Database searched and no data found.

# Local Information

## Local Information Map



Local Information Map

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	Attractions		Nightclub
	Eating and Drinking		Cash Machine
	Accommodation		Vehicle Service
	Animal Welfare		Retail
	Entertainment		Historical & Cultural
	Farming		Sport and Fitness
	Site Centre		
	250		
	500		
	Search Buffers (m)		



## Farming

Database of Animal breeders, Bee Keepers and Poultry farming searched and no data found within 500m.

## Entertainment

The following records of Amusement Arcades, Bingo Halls, Theatre and Concert Halls, Casinos, Cinemas, Social Clubs and Conference Centres have been found within 500m of the centre of this search. Any information found is represented as points on the Local Information map.

ID	Distance (m)	Direction	Class	Address
11	364	NW	Social Clubs	St Mary's Supporters Club, Christie Road, Lewes, East Sussex, BN7 1PL
D20	412	SE	Bowling Facilities	Bowling Green, The Paddock, Paddock Lane, Lewes, East Sussex, BN7

## Sport and Fitness

The following records have been found within 500m of the centre of this search. Any information found is represented as points on the Local Information map.

ID	Distance (m)	Direction	Class	Address
3	252	NE	Tennis Facilities	Tennis Court, East Sussex, BN7
4	259	SE	Tennis Facilities	Tennis Courts, East Sussex, BN7
8	325	SE	Sports Grounds, Stadia and Pitches	Sports Ground, East Sussex, BN7
15	379	SE	Sports Grounds, Stadia and Pitches	Sports Ground, East Sussex, BN7
17	391	NE	Sports Grounds, Stadia and Pitches	Playing Field, East Sussex, BN7
19	409	NW	Sports Grounds, Stadia and Pitches	Recreation Ground, East Sussex, BN7
D21	412	SE	Bowling Facilities	Bowling Green, The Paddock, Paddock Lane, Lewes, East Sussex, BN7
22	466	NE	Sports Grounds, Stadia and Pitches	Recreation Ground, East Sussex, BN7

## Animal Welfare

Database of Kennels And Catteries, Animal Grooming, Dog Training, Veterinarians, Pet Cemeteries and Equestrian Centres searched and no data found within 500m.

## Accommodation

The following records of Campsites, Hotels and Hostels have been found within 500m of the centre of this search. Any information found is represented as points on the Local Information map.

ID	Distance (m)	Direction	Class	Address
25	471	NW	Guest Houses and Bed and Breakfast	P M Trading, 13, Hill Road, Lewes, East Sussex, BN7 1DB

## Eating and Drinking

There are 5 Eating and Drinking establishments within 500m of this search. The following records within 500m have been found within this search. Any information found is represented as points on the Local Information map

ID	Distance (m)	Direction	Class	Address
7	317	S	Pubs, Bars and Inns	Black Horse Inn, 55, Western Road, Lewes, East Sussex, BN7 1RS
9	348	S	Fast Food and Takeaway Outlets	Yummy Yummy Oriental, 38, Western Road, Lewes, East Sussex, BN7 1RP
C10	362	SE	Fast Food and Takeaway Outlets	Greenies Sandwich Shop, 29, Western Road, Lewes, East Sussex, BN7 1RL
B12	371	N	Pubs, Bars and Inns	Tally Ho, Baxter Road, Lewes, East Sussex, BN7 2SP
24	470	SE	Pubs, Bars and Inns	The Pelham Arms, High Street, Lewes, East Sussex, BN7 1XL

## Attractions

The following records of Zoos, Theme Parks and Viewpoints have been identified within 500m of the centre of this search. Any information found is represented as points on the Local Information map

ID	Distance (m)	Direction	Class	Address
16	390	S	Unspecified and Other Attractions	Daisy Ashford Grey Plaque in Lewes, Saint Annes Crescent, Lewes, East Sussex, BN7

## Historical and Cultural

The following records of Archaeological Sites and Historic Structures have been identified within 500m of the centre of this search.

ID	Distance (m)	Direction	Class	Address
5	308	SW	Historic and Ceremonial Structures	Sundial, East Sussex, BN7
6	316	SW	Historic and Ceremonial Structures	Greenwich Meridian Tablet, East Sussex, BN7
18	401	N	Historic and Ceremonial Structures	Greenwich Meridian Pillar, East Sussex, BN7
23	467	SE	Historic and Ceremonial Structures	Lych Gate, East Sussex, BN7

## Retail

The following records of Butchers, Bakers, Fishmongers, Grocers, Supermarkets, Markets, Shopping Centres and Storage have been identified within 500m of the centre of this search. Any information found is represented as points on the Local Information map.

ID	Distance (m)	Direction	Class	Address
----	--------------	-----------	-------	---------

ID	Distance (m)	Direction	Class	Address
A1	224	SW	Convenience and General Stores	R J Patel, 1, Leicester Road, Lewes, East Sussex, BN7 1SU
C14	371	SE	Butchers	F Richards & Son, 25, Western Road, Lewes, East Sussex, BN7 1RL
E27	494	N	Convenience and General Stores	Landport Food Stores, 34, Lee Road, Lewes, East Sussex, BN7 2SG

## Vehicle Services

Database of New and Second-hand Vehicles and Vehicle Auctions searched and no data found within 500m.

## Cash Machines

The following records of cash machines have been found within 500m of the centre of this search. Any information found is represented as points on the Local Information map.

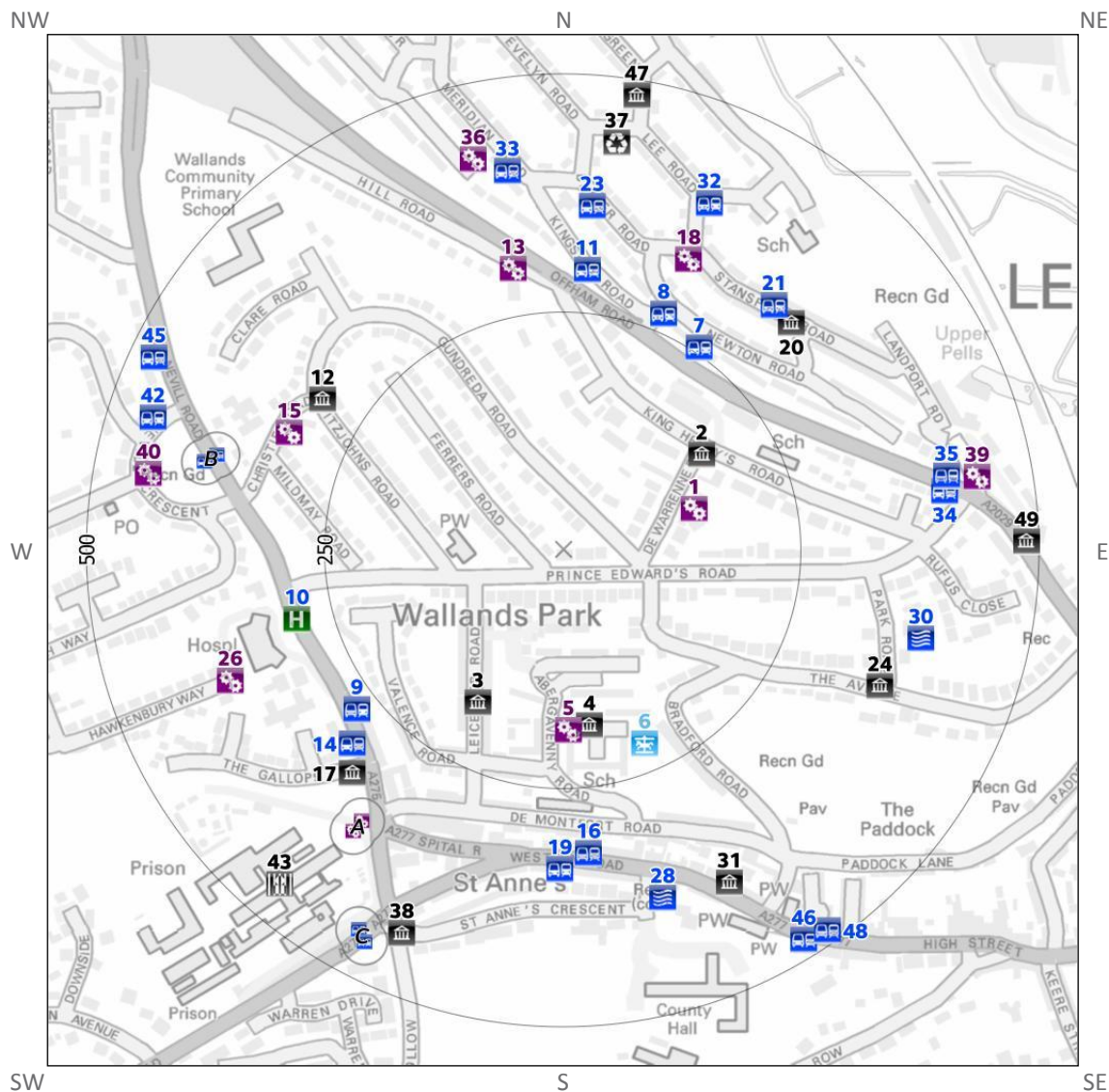
ID	Distance (m)	Direction	Class	Address
A2	224	SW	Cash Machines	Cash Machine (TRM Corporation), 1, Leicester Road, Lewes, East Sussex, BN7 1SU
B13	371	N	Cash Machines	Cash Machine (YCASH), Baxter Road, Lewes, East Sussex, BN7 2SP
E26	493	N	Cash Machines	Cash Machine (Paypoint Ltd), 34, Lee Road, Lewes, East Sussex, BN7 2SG

## Nightclubs

Database searched and no data found within 500m.

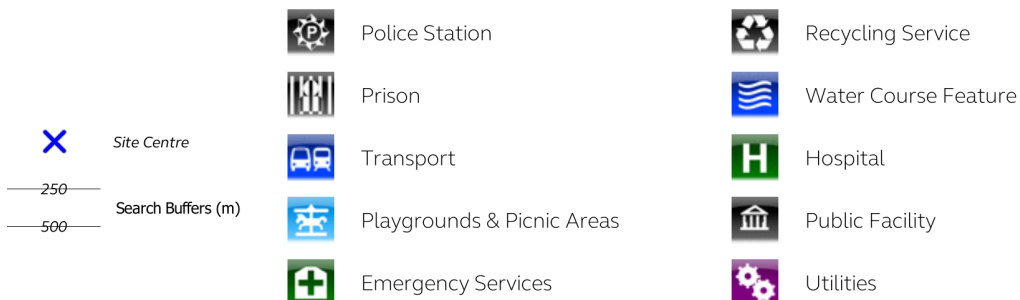
# Local Infrastructure

## Local Infrastructure Map



Local Infrastructure Map

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## Emergency Services

Database searched and no data found within 500m.

## Playgrounds and Picnic Areas

The following records within 500m have been found within this search. Any information found is represented as points on the Local Infrastructure map.

ID	Distance (m)	Direction	Class	Address
6	220	SE	Playgrounds	Playground, East Sussex, BN7

## Transport

The following records within 500m have been found within this search of transport related features. Any information found is represented as points on the Local Infrastructure map

ID	Distance (m)	Direction	Class	Address
7	256	NE	Driving and Motorcycle Schools	Anytime Cpc Courses, 32, Newton Road, Lewes, East Sussex, BN7 2SH
8	270	N	Bus Stops	Newton Road, East Sussex, BN7
9	273	SW	Bus Stops	The Gallops, East Sussex, BN7
11	295	N	Bus Stops	Kingsley Road, East Sussex, BN7
14	300	SW	Bus Stops	The Gallops, East Sussex, BN7
16	319	S	Bus Stops	Black Horse, East Sussex, BN7
19	335	SW	Bus Stops	Black Horse, East Sussex, BN7
21	340	NE	Bus Stops	Stansfield Road, East Sussex, BN7
23	362	N	Bus Stops	Baxter Road, East Sussex, BN7
B27	377	NW	Bus Stops	Nevill Crescent, East Sussex, BN7
B29	387	NW	Bus Stops	Nevill Crescent, East Sussex, BN7
32	395	N	Bus Stops	Lee Road, East Sussex, BN7
33	402	N	Bus Stops	Meridian Road, East Sussex, BN7
34	406	E	Bus Stops	Prince Edward's Road, East Sussex, BN7
35	410	E	Bus Stops	Prince Edward's Road, East Sussex, BN7
42	452	NW	Bus Stops	Recreation Ground, East Sussex, BN7
C41	452	SW	Bus Stops	Hm Prison, East Sussex, BN7
C44	461	SW	Bus Stops	Hm Prison, East Sussex, BN7
45	474	NW	Bus Stops	Nevill Estate, East Sussex, BN7
46	481	SE	Bus Stops	Pelham Arms, East Sussex, BN7
48	486	SE	Bus Stops	Pelham Arms, East Sussex, BN7

## Prisons

The following records within 500m have been found within this search. Any information found is represented as points on the Local Infrastructure map

ID	Distance (m)	Direction	Class	Address
43	460	SW	Prisons	HMP Lewes, 1, Brighton Road, Lewes, East Sussex, BN7 1EA

## Utilities

The following records of Electrical Features, Sewage & Refuse Disposal Facilities and Water Pumping Stations have been identified within 500m of the centre of this search. Any information found is represented as points on the Local Infrastructure map.

ID	Distance (m)	Direction	Class	Name
1	145	NE	Electrical Features	Electricity Sub Station, East Sussex, BN7
5	189	S	Electrical Features	Electricity Sub Station, East Sussex, BN7
13	300	N	Electrical Features	Electricity Sub Station, East Sussex, BN7
15	312	NW	Electrical Features	Electricity Sub Station, East Sussex, BN7
18	332	N	Electrical Features	Electricity Sub Station, East Sussex, BN7
A22	354	SW	Gas Features	Gas Governor Station, East Sussex, BN7
A25	368	SW	Electrical Features	Electricity Sub Station, East Sussex, BN7
26	375	SW	Electrical Features	Electricity Sub Station, East Sussex, BN7
36	421	N	Electrical Features	Electricity Sub Station, East Sussex, BN7
40	442	NW	Electrical Features	Electricity Sub Station, East Sussex, BN7
39	442	E	Electrical Features	Electricity Sub Station, East Sussex, BN7

## Public Facilities

The following records of Allotments, Cemeteries and Crematoria, Community Centres, Libraries, Public Toilets and Post Offices have been identified within 500m of the centre of this search. Any information found is represented as points on the Local Infrastructure map.

ID	Distance (m)	Direction	Class	Address
2	177	NE	Letter Boxes	Letter Box, East Sussex, BN7
3	183	SW	Letter Boxes	Letter Box, East Sussex, BN7
4	186	S	Letter Boxes	Letter Box, East Sussex, BN7
12	297	NW	Letter Boxes	Letter Box, East Sussex, BN7
17	322	SW	Letter Boxes	Letter Box, East Sussex, BN7
20	338	NE	Letter Boxes	Letter Box, East Sussex, BN7
24	362	SE	Letter Boxes	Letter Box, East Sussex, BN7

31	390	SE	Public Toilets	Pcs, East Sussex, BN7
38	436	SW	Letter Boxes	Letter Box, East Sussex, BN7
47	483	N	Letter Boxes	Letter Box, East Sussex, BN7
49	487	E	Letter Boxes	Letter Box, East Sussex, BN7

## Hospitals

The following records of Hospitals exist within 500m of the search location. Any information found is represented as points on the Local Infrastructure map.

ID	Distance (m)	Direction	Class	Address
10	288	W	Hospitals	Lewes Victoria Hospital, Nevill Road, Lewes, East Sussex, BN7 1PE

## Watercourse Features

The following records of Moorings, Locks, Weirs, Sluices and Dams have been identified within 500m of the centre of this search. Any information found is represented as points on the Local Infrastructure map.

ID	Distance (m)	Direction	Class	Address
28	380	SE	Reservoirs	Reservoir (Covered), East Sussex, BN7
30	387	SE	Ponds	Pond, East Sussex, BN7

## Recycling Services

The following records within 500m have been found within this search. Any information found is represented as points on the Local Infrastructure map.

ID	Distance	Direction	Class	Address
37	431	N	Scrap Metal Merchants	L W Vehicle Recycling, 4, Evelyn Road, Lewes, East Sussex, BN7 2SR

## Council Tax Bands

The following Council Tax band information is available for the Local Authority

All figures are in £										
Local Authority	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Census Code	Year
Lewes District	£1,135	£1,324	£1,513	£1,702	£2,080	£2,459	£2,837	£3,404	21UF	2015-2016
National Average	£1,007	£1,175	£1,343	£1,510	£1,846	£2,182	£2,517	£3,021		

## Police Force

The following local policing information is available for your search area:

Police Force: Sussex Police

Community Safety Partnership: Lewes

Further Information relating to your local police force and their contact details can be found here: <http://www.sussex.police.uk>

## Police Stations

The nearest police station to the property is shown below.

ID	Distance (m)	Direction	Class	Address
Not shown	1160	NE	Police Stations	Sussex Police Headquarters, Malling House, Malling, Lewes, East Sussex, BN7 2DZ

# Crime

Crime information is sourced from data published by the Home Office, who in turn receive data from the 43 geographic police forces in England and Wales, the British Transport Police, and the Ministry of Justice.

All crime rates are based on population estimates taken from the 2011 UK Census.

Caution needs to be taken when considering crime rates of city centre areas, due to the very small population and household levels in these areas. The very high reported crime rates in city centres are partly due to the relatively small resident population in relation to the 'transient population' that migrates into these areas on a daily basis, either for work or leisure.

Further information on local crime statistics can be viewed at: [www.police.uk](http://www.police.uk)

## Overview

The total number of crimes reported in this area per 1000 people in each quarter of 2013 was 11.74

This figure is **48.87% lower than** the national average of 22.96

## Crime by Type

A breakdown of the types of reported crime in this area during 2013:

*NB: A negative value in the 'Difference' column signifies a lower than average prevalence of that crime type in your area (and vice versa).*

Crime Type	Percentage of Crime in Your Area	Counts per 1000 people		
		Your Area	National Average	Difference
Anti-social behaviour	47.83	5.62	9.42	-40.34%
Bicycle theft	1.45	0.17	0.31	-45.16%
Burglary	11.59	1.36	1.97	-30.96%
Criminal damage and arson	13.04	1.53	2.24	-31.70%
Drugs	2.90	0.34	0.83	-59.04%
Other crime	0.00	0.00	0.29	n/a*
Other theft	8.70	1.02	2.43	-58.02%
Possession of weapons	0.00	0.00	0.06	n/a*
Public order	1.45	0.17	0.39	-56.41%
Robbery	0.00	0.00	0.25	n/a*
Shoplifting	0.00	0.00	1.37	n/a*
Theft from the person	0.00	0.00	0.28	n/a*
Vehicle crime	5.80	0.68	1.65	-58.79%
Violence and sexual offences	7.25	0.85	1.50	-43.33%

\* n/a is displayed where the local average is equal to zero; any comparisons with a value of zero will produce a potentially misleading value of 100%.

The figures above are given for the Lower Super Output Area (LSOA) in which the search area lies. LSOAs are statistical geographies determined by the Office for National Statistics to improve the reporting of small area statistics. These areas have an average of roughly 1,500 residents and 650 households. Measures of proximity (to give a reasonably compact shape) and social homogeneity (to encourage areas of similar social background) are also included in their design.



# Education

## Education Information

The state education system in the UK incorporates a 'Key Stage' system. Each Key Stage corresponds to the level of educational knowledge expected of students at various ages.

The Key Stages are shown below:

Key Stage	Child Age	Educational Year	Additional Notes
Key Stage 0	3-5 years old	Reception years	Nursery School. Also called "Foundation Stage"
Key Stage 1	5-7 years old	Years 1 to 2	Infant School
Key Stage 2	7-11 years old	Years 3 to 6	Junior School
Key Stage 3	11-14 years old	Years 7 to 9	Lower Senior School
Key Stage 4	14-16 years old	Years 10 to 11	Upper Senior School. Typically GCSE examination level
Key Stage 5	16-18 years old	Years 12 to 13	Sixth Form School/College. Typically A-Level, AS-Level, NVQ or HND examination level.

Key Stage educational achievement targets for the various subjects studied at each level are set out in the 'National Curriculum' syllabus.

The Department for Education and Skills is responsible for the UK education system. More information on the department and their services can be viewed here: [www.dfes.gov.uk](http://www.dfes.gov.uk)

You can contact the Department via [info@dfes.gsi.gov.uk](mailto:info@dfes.gsi.gov.uk), call 0370 000 2288, fax to 0161 600 1332 or write to: Ministerial and Public Communications Division, Department for Education, Piccadilly Gate, Store Street, Manchester, M1 2WD.

## Nursery Schools - Key Stage 0

No Institution performance data is available for Key Stage 0.

Distance (m)	Name and Address
364.0	Cottage Pre-school, Christie Road, Lewes, East Sussex, BN7 1PL
379.0	The Old School House Montessori Nursery, The Old School House, De Montfort Road, Lewes, East Sussex, BN7 1SP
412.0	Pippas Group, Landport Road, Lewes, East Sussex, BN7 2SU
594.0	Jigsaw Nursery, Westgate Street, Lewes, East Sussex, BN7 1YR
812.0	Lewes Nursery School Ltd, Southover Grange, Southover High Street, Lewes, East Sussex, BN7 1TP

## Infant Schools - Key Stage 1

No Institution performance data is available for Key Stage 1.

Distance (m)	Name and Address
267.0	St Pancras Catholic Primary School, De Montfort Road, Lewes, East Sussex, BN7 1SR
412.0	Pells Church of England Primary School, Landport Road, Lewes, East Sussex, BN7 2SU
452.0	Wallands Community Primary School, Gundreda Road, Lewes, East Sussex, BN7 1PU
770.0	Western Road Community Primary School, Southover High Street, Lewes, East Sussex, BN7 1JB

Distance (m)	Name and Address
795.0	Southover C of E Primary School, Potters Lane, Lewes, East Sussex, BN7 1JP

## Junior Schools - Key Stage 2

					Percentage of pupils achieving Level 4 or above including English and Maths			
Distance (m)	Name and Address	School Type	Inspection Rating	No of Eligible Pupils	2014	2013	2012	2011
267.0	St Pancras Catholic Primary School, De Montfort Road, Lewes, BN7 1SR	Voluntary Aided School	Good	18	94%	80%	75%	60%
413.0	Pells Church of England Primary School, Landport Road, Lewes, BN7 2SU	Voluntary Controlled School	Requires Improvement	13	77%	44%	50%	25%
452.0	Wallands Community Primary School, Gundreda Road, Lewes, BN7 1PU	Community School	Good	62	84%	80%	85%	75%
600.0	Lewes Old Grammar School, 140 High Street, Lewes, BN7 1XS	Other Independent School	No Data Available	N/A	N/A	N/A	N/A	N/A
676.0	Lewes New School, Talbot Terrace, Lewes, BN7 2DS	Other Independent School	Good	N/A	N/A	N/A	N/A	N/A

## Secondary Schools - Key Stage 4

No results data is published for Scotland and Wales.

					Percentage of pupils achieving 5 A*-C grade GCSEs (or equivalent) incl. English & Maths GCSEs, by year.			
Distance (m)	Name and Address	School Type	Inspection Rating	No of Eligible Pupils	2014	2013	2012	2011

					Percentage of pupils achieving 5 A*-C grade GCSEs (or equivalent) incl. English & Maths GCSEs, by year.			
Distance (m)	Name and Address	School Type	Inspection Rating	No of Eligible Pupils	2014	2013	2012	2011
600.0	Lewes Old Grammar School, 140 High Street, Lewes, BN7 1XS	Other Independent School	No Data Available	68	87%	92%	91%	88%
1433.0	Priory School, Mountfield Road, Lewes, BN7 2XN	Foundation School	Good	232	57%	75%	72%	77%
5263.0	Ringmer Community College, Lewes Road, Ringmer, Lewes, BN8 5RB	Academy Converter	Requires Improvement	136	32%	56%	50%	54%
6867.0	Brighton Aldridge Community Academy, Lewes Road, Brighton, BN1 9PW	Academy Sponsor Led	Requires Improvement	124	29%	46%	40%	37%
7270.0	Chailey School, Mill Lane, South Chailey, Lewes, BN8 4PU	Community School	Good	134	72%	65%	64%	69%

## Secondary Schools - Key Stage 5

No results data is published for Scotland and Wales.

						Average UCAS points per pupil			
Distance (m)	Name and Address	School Type	Inspection Rating	No of Eligible Pupils	% achieving 3 or more A levels or equivalent	2014	2013	2012	2011
600.0	Lewes Old Grammar School, 140 High Street, Lewes, BN7 1XS	Other Independent School	No Data Available	26	88%	217	223.3	219.1	236.1

5263.0	Ringmer Community College, Lewes Road, Ringmer, Lewes, BN8 5RB	Academy Converter	Requires Improvement	9	29%	168	171.1	193.8	192.9
5739.0	Plumpton College, Ditchling Road, Plumpton, Lewes, BN7 3AE	Further Education	No Data Available	191	N/A	N/A	N/A	210.4	213.3
6867.0	Brighton Aldridge Community Academy, Lewes Road, Brighton, BN1 9PW	Academy Sponsor Led	Requires Improvement	8	N/A	N/A	N/A	N/A	N/A
9239.0	Roedean School, Roedean Way, Brighton, BN2 5RQ	Other Independent School	No Data Available	79	97%	246.8	250.8	250.1	249.1

## Universities and Colleges - Locations

This database is searched to 2000m and returns the five nearest records within that search distance.

Distance (km)	Name and Address
1.31	Sussex Downs College, Mountfield Road, Lewes, East Sussex, BN7 2XH

# Additional Resources

As part of your investigations and enquiries into your search property you may wish to consider investigating the following additional resources to further inform your assessment:

## Development Plans

The term 'Development Plan' describes the various planning policy documents which provide planning guidance. This can be at a Regional, County, District/Borough or Unitary Authority level. These documents outline the Councils adopted land use policies and proposals and contain explanatory text and detailed maps of an area, showing the various allocations or restrictions upon the land.

<http://www.planningportal.gov.uk/planning/applications/decisionmaking/devplan>

## Conservation Areas

In the UK the term Conservation Area applies to an area considered worthy of preservation or enhancement due to its special architectural or historic interest. Properties within a conservation area will be subject to certain development controls and restrictions as defined under the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70).

<https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>

## Listed Buildings

A listed building is a building or structures officially designated as being of special architectural, historical or cultural significance. It may not be demolished, extended or altered without special permission being granted by the local planning authority. Owners of listed buildings may be duty bound to repair and maintain the building. For more information and to find out about listed buildings in your area visit this website:

<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

## Tree Preservation Orders (TPOs)

TPOs protect important trees which have amenity value, prohibiting the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the consent of the Local Authority. The maximum penalty for carrying out works to TPO trees without consent is £20,000. For a guide to the law and best practice on Tree Preservation Orders visit this website:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/tree-preservation-orders-general/>

## Open Access Land

The Countryside and Rights of Way Act of 2000 gives people new rights to freely walk on areas of open country and registered common land. For details of open access land in your area visit this website:

<https://www.gov.uk/right-of-way-open-access-land/use-your-right-to-roam>

## Rights of Way

Public Footpaths, Bridleways and Rights of Way often cross private land. Rights of way have the same status in law as any other highway, and so should be kept open and usable. To find the location of rights of way in your area, please contact your local authority.

<https://www.gov.uk/guidance/public-rights-of-way-local-authority-responsibilities>

## The Land Registry/Registers of Scotland

The Land Registry register titles to land in England and Wales. In Scotland this is undertaken by the Registers of Scotland. Their role is to record all dealings with registered land such as sales, mortgages, and legal proceedings. If you wish to request or download copies of title information related to your property for a small fee visit these websites:

[https://eservices.landregistry.gov.uk/www/wps/myportal/My\\_Home](https://eservices.landregistry.gov.uk/www/wps/myportal/My_Home) [www.ros.gov.uk](http://www.ros.gov.uk)

## Property Price Information

Nethouseprices provide access to UK house prices in England, Scotland and Wales, as recorded by the Land Registry (since April 2000) and the Registers of Scotland (since May 2000). To view the prices of properties sold in your area visit this website:

[www.nethouseprices.com](http://www.nethouseprices.com)

## Broadband Internet Access

Broadband is a high data-transmission rate internet connection. The standard technology in most areas is DSL, followed by cable modem. In some areas, particularly remote areas of low population density, Broadband may not be available. To check Broadband availability in your area visit this website: [www.broadbandchecker.co.uk](http://www.broadbandchecker.co.uk)



## Contact Details

**Groundsure Limited**

Sovereign House, Church St, Brighton, BN1 1UJ  
info@groundsure.com  
08444 159 000

**Glenigan**

41-47 Seabourne Road, Bournemouth BH5 2HU  
Tel: 01202 432121

**Ordnance Survey**

Adanac Drive, Southampton, SO16 0AS  
Tel: 08456 050505

**Public Health England**

Public information access office, Public Health England, Wellington House, 133-155 Waterloo Road, London, SE1 8UG  
Email: enquiries@phe.gov.uk  
Main switchboard: 020 7654 8000  
www.gov.uk/phe

**Getmapping PLC**

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW  
Tel: 01252 845444

**CoPSO**

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN  
www.copso.org.uk  
Tel: 0871 4237191



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# Search Code

## IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@groundsure.com](mailto:info@groundsure.com) which 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
  - 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 compensation of up to £5,000 to you if they find that you have suffered actual loss 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

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@groundsure.com](mailto:info@groundsure.com)

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, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

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

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

- (i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and
- (ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotation

- 2.1 Groundsure agrees to provide the Services in accordance with the Contract.
- 2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.
- 2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.
- 2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.
- 2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.
- 2.6 Groundsure’s quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure’s acceptance of an Order shall be binding only when made in writing and signed by Groundsure’s authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1The Client shall comply with the terms of this Contract and

- (i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and
  - (ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.
  - 3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.
  - 3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.
  - 3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.
  - 3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.
  - 3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website
- 4 Reliance
- 4.1The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.
- 4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;
- (i) the Beneficiary,
  - (ii)the Beneficiary’s professional advisers,
  - (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
  - (iv)the first purchaser or first tenant of the Site, and
  - (v)the professional advisers and lenders of the first purchaser or tenant of the Site.
- 4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.
- 4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.
- 5 Fees and Disbursements
- 5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together “Fees”).
- 5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure’s invoice or such other period as may be agreed in writing between Groundsure and the Client (“Payment Date”). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.
- 5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure’s management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.
- 6 Intellectual Property and Confidentiality
- 6.1 Subject to
- (i) full payment of all relevant Fees and
  - (ii) compliance with this Contract,
- the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.
- 6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure’s licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.
- 6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.
- 6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:
- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
  - (ii)tuse the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
  - (iii)t not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
  - (iv)tnot combine the Services with or incorporate such Services into any other information data or service;
  - (v)tnot reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing

advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

## **7. Liability: Particular Attention Should Be Paid To This Clause**

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

## **8 Groundsure's right to suspend or terminate**

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

- (i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

## **9 Client's Right to Terminate and Suspend**

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

- (i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and
- (ii) the Reports and/or Mapping provided under this Contract are
  - (a) supplied to the Client's specification(s) and in any event
  - (b) by their nature cannot be returned.

## **10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination of the Contract:

- (i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and
- (ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

## **11 Anti-Bribery**

11.1 The Client warrants that it shall:

- (i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;
- (ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and
- (iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

## **12 General**

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control. In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner. In the event you are not satisfied with Groundsure's complaints handling process or you are unable to resolve the complaint, at your discretion you may refer the complaint to The Property Ombudsman Scheme at the following URL/email: website [www.tpos.co.uk](http://www.tpos.co.uk) or email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not

- (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and
- (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law

## **© Groundsure Limited June 2013**



Date of Report: 22/09/2017

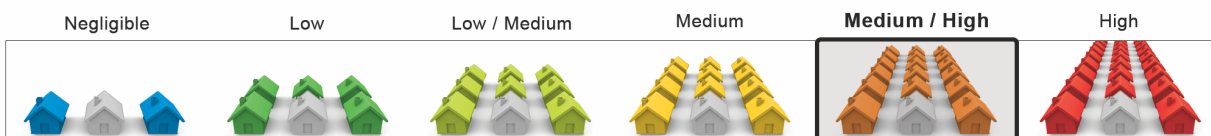
Your Reference: Sample Report 17

Order Number: DA Sample Sept 17

Our Reference: DA25482

Property: **Sample Address in Breckland**

The risk of development within a 75m radius taken from the centre of the structure in this location is:



## SUMMARY

Are there major development proposals of concern to the subject property?	YES
Are any important views that the subject property enjoys going to change?	YES
Is the immediate area currently under threat from development?	NO

Is there a potential risk to a lender?	YES
--	-----

If the answer is 'yes' to any of the above questions it will be expanded upon further within this report.

### Data Provider

The DevAssist product range of DevAssess, DevAssess Premium, DevCheck, DevProbate, and DevCity are services provided by DevAssist. Reports are compiled by DevAssist Ltd. Registered with the Property Codes Compliance Board.

### Search Details

This search is subject to DevAssist's standard terms and conditions which can be sent on request or viewed on our website [www.devassist.co.uk](http://www.devassist.co.uk).

DevAssist is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code, further details of which can be found at [www.pccb.org.uk](http://www.pccb.org.uk)

Data Provided by:

**Landmark®**  
INFORMATION



### KEY FINDINGS

There is a development risk in the vicinity of the property address given. The likelihood of this site being developed is medium / high. Development of site 1 may impact the subject property. We believe that any lender involved in this transaction should be notified of the potential for development.

Please note: Sites identified as suitable for development may not be under current planning policy. As planning policies evolve or change, further development opportunities or risks may arise. They may also remove sites from being vulnerable to development.

This report is a prediction of where development may take place, but it cannot be guaranteed what will or will not occur in the future.

#### Searches undertaken to compile this report:

1. Professional analysis of Ordnance Survey to identify development opportunities
2. A desk top inspection of the aerial maps over the identified area
3. Birdseye rotational inspection of the surrounding area (where available)
4. Inspection of the Local Plan / LDF
5. Study of attached planning report to establish which major applications may affect the searched property.

#### The choices this report presents

This report seeks to establish the development opportunities that exist within a 75m radius of the property you propose to purchase. You can use this information to decide whether to buy the property, conscious of what may happen in the future. Your property may sit within a conservation area and, as such, any development may not be favourably looked upon. It may sit next to green belt that is vulnerable to rezoning for development. It may be next to some large gardens that have development potential. Perhaps the property you propose to buy could itself have an involvement in a development with great financial benefit to you. It may of course have none of the above and you have bought some peace of mind that your home and the surrounding area are unlikely to change in the near future.

Please note that identified sites may not be developed because the landowners will not sell, or for any other reason that could make the development unviable. Some policies change more frequently than governments. All you can do is make an informed decision by assessing the risk and this report will help, by informing you which areas of the locality may change in the future.

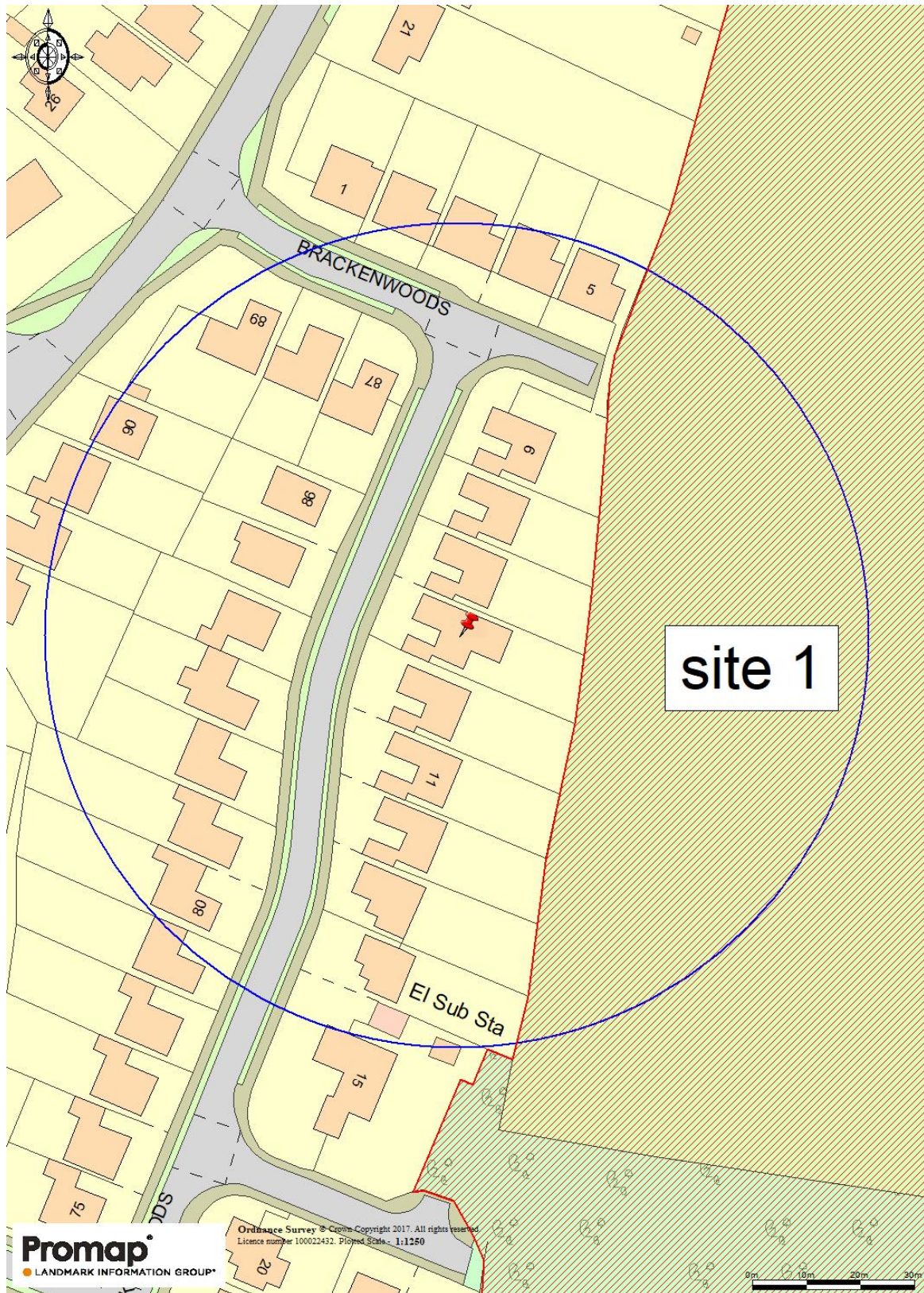
Finally, please note that we cannot identify single dwellings that are replaced with a more substantial dwelling than the existing. These one for one replacements are generally not economic. When there is a buyer with a special interest, however, the economics are sometimes not considered relevant. Equally, some properties may be converted into flats, which again is almost impossible to predict.

Planning is a subject where you can never say 'never'! There may always be situations when planning permission is considered acceptable.

#### Next Steps

You may wish to discuss the findings of this report with your legal adviser.

If you have any development or valuation questions arising from this report, or would like to investigate any aspect in greater depth, specialist advice is available on request. Detailed reports are also available on planning and neighbourhood information, valuation of development land, impact and risk. Contact DevAssist on 01342 890010 or email [info@devassist.co.uk](mailto:info@devassist.co.uk) for further information including pricing.



Legend

Do not scale



Search Property



75m Search Radius



Potential Development Sites

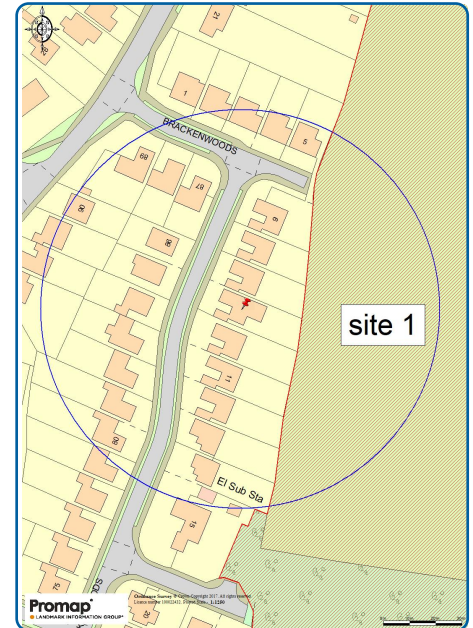




### Identified Development Opportunities

Site	Size (acres)	Capacity (houses)	Capacity (Flats)	Development Risk	Impact if Developed
1	21	155		Medium / High	Negative

The table above provides minimum density guidance only.  
Please note, densities can be greater or lower on some sites. City centre locations will demand higher densities. The above is designed to guide you in how many dwellings may be built on those identified sites that do not yet have planning history.



### Local Planning Policy

The land is zoned within the settlement/urban area of Breckland District Council. Development is presumed acceptable when within the settlement, subject to it conforming to development control policies and standards.

### Development Potential of the Subject Property

The subject property has no development potential. Householder improvements and extensions may still be permitted.

### Planning Applications in the Immediate Area

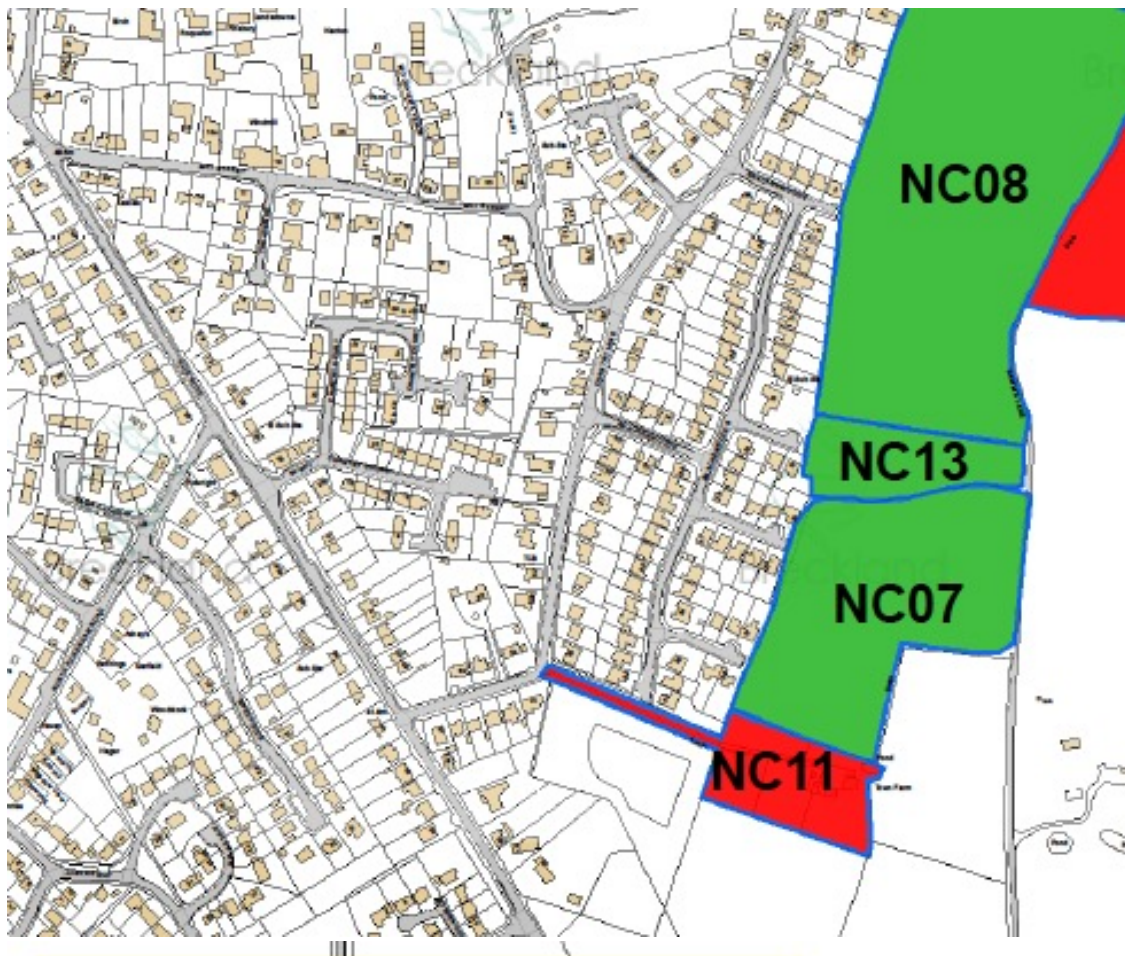
The attached planning report shows no major planning applications that will affect the searched property. The risk of householder extensions and improvements will always be present.

### Summary of Immediate Area

Site 1 has been assessed through the Strategic Housing Land Availability Assessment (SHLAA) process as a potential location for development. The site was found to be suitable for development. This indicates that planning permission could be granted in the future. The site can be considered a medium / high risk of development. If developed the site may have a negative impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of any site. It is our belief that development on this site could impact the value, or future marketability, of the subject property. If the property is to be purchased with a mortgage we strongly recommend that this is referred to the valuer.



Site 1



## Legend



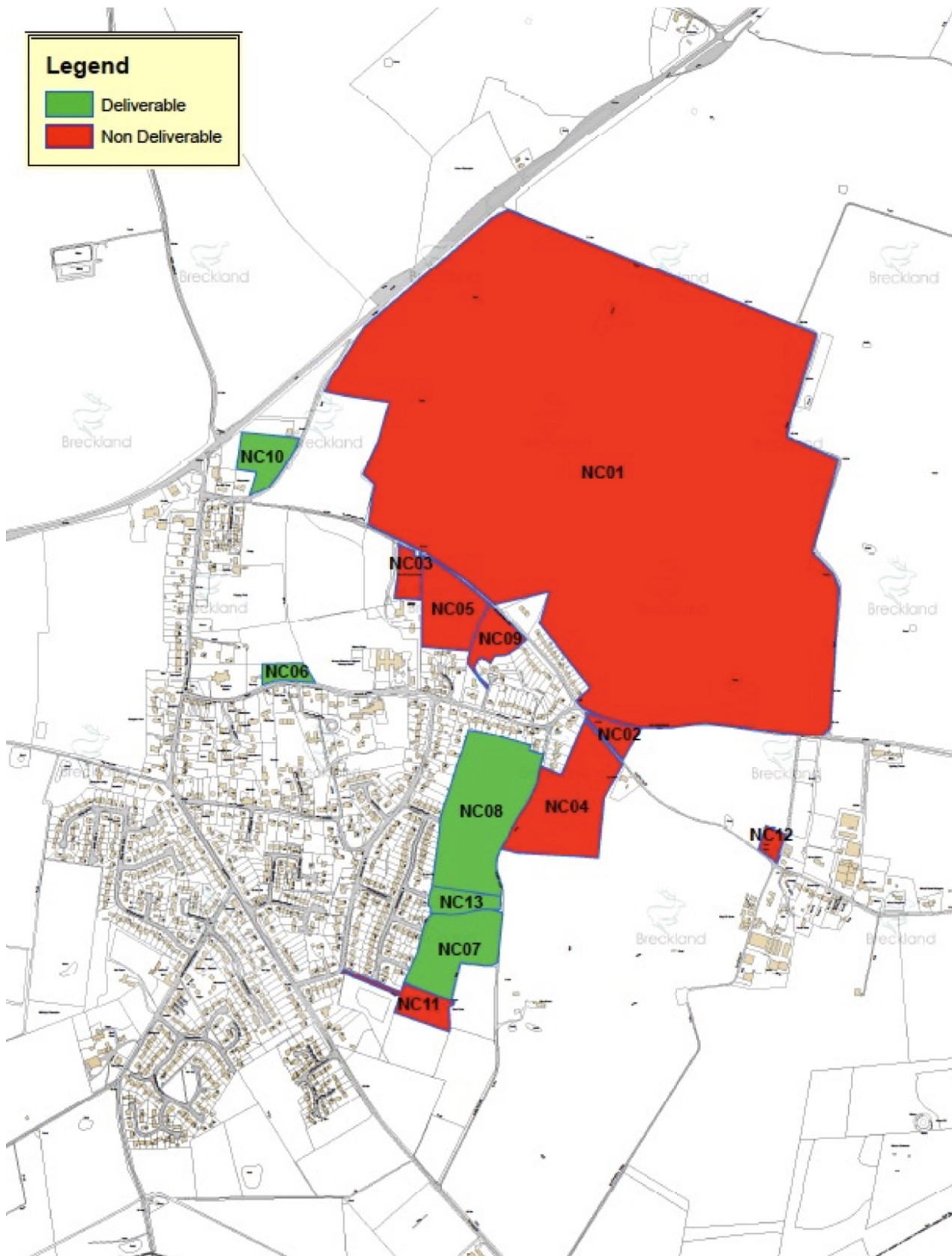
Deliverable



Non Deliverable



Site 1



## Site 1

Sum of Constrained Capacity	Delivery Timescale			
SHLAA ref	2014 to 2019	2019 to 2024	Post 2024	Grand Total
NC06	6	0	0	6
NC07	47	0	0	47
NC08	98	0	0	98
NC10	19	0	0	19
NC13	10	0	0	10
Grand Total	180	0	0	180



### **What is DevAssess?**

DevAssess is a unique report that contains information about current and historic planning applications together with a professional opinion about future development opportunities within a 75m radius of a property address, and other local neighbourhood information. It is of particular help in urban areas or where you want to know or are concerned about the risk of any potential future development nearby that could materially affect the enjoyment, view from or value of your intended purchase.

### **How is the professional opinion reached?**

It is reached following an Ordnance Survey desk top search and by using land identification techniques and skills that developers use to identify development opportunities. DevAssess is produced by a team of residential property consultants who are all land buyers with extensive experience identifying where developers will want to prospect. They are trained in land assembly and the planning system, which gives them a tremendous insight into what can and can't be developed.

### **Is this just guesswork?**

No. The consultants diagnose where the risk of development exists. Their experience in the house building industry and extensive knowledge of the planning system gives them the skills to assess what land developers will want to buy.

### **How accurate is this report?**

Whilst every care has been taken in the formation of this report the accuracy of it must be taken in the spirit that it has been written. It is a prediction of where development may take place. We cannot guarantee what will or will not occur in the future. As planning policies and density standards change this may remove or create further areas of development that could not have been foreseen at the time this report was commissioned. It has been written in good faith to provide better information to buyers who would not otherwise understand the planning system or where development may take place. We cannot of course know which land owners will sell to developers, or if at all. This report is based on our professional opinion of development opportunities within the vicinity of the property. Please note though that it is a prediction of where development may take place and does not, in any way, guarantee what will or will not occur in the future. Please refer to the 'Useful Information' section for details of other data sources used to produce this report.

### **Hasn't all the land been developed in urban areas?**

No. This is a myth. On average 50-60% of housing land comes from windfall developments within existing urban areas. There are still huge areas of land yet to be developed and, due to a chronic housing shortage, the need to identify land for development is expected to increase further over the next few years. It is inevitable that urban areas will continue to shoulder the vast majority of that burden.

### **What will this report show that can't be found in a local authority search?**

Apart from road and rail information, a local authority search is restricted to past planning and building regulation history of the property itself. DevAssess considers current and historic planning applications within the boundaries of the property and in the wider area. It is the only report that also identifies where future development may take place.

### **What will this report show that can't be found in a planning report?**

Whilst a planning report considers current and historic planning information, DevAssess is the only report that considers the future, ie, identifies potential opportunities that a developer would also be looking for that do not yet have relevant planning history.

### **What will not be shown in the report?**

The report will not identify large buildings that, due to their condition or scale, may be suitable for conversion or replaced with another structure that is made up of flats or split vertically. It will not identify one for one replacements, extensions or home improvements. The report does not forecast when developments will take place; it identifies where they might.

### **How likely is it that development will occur that wasn't identified in the report?**

Planning policies do change. When this happens, some areas of development will be opened up that were not previously accessible. Generally this only happens over a 5 year period. As such, a DevAssess report is useful for the average stay in a property.

### **Why don't all planning applications appear on the map?**

If there are several planning applications within close proximity of each other, the plan may show these as a single point of reference within a red polygon.

### **Are there any other benefits in obtaining a DevAssess Search?**

Yes. It could indicate some hidden value in an intended purchase, although further advice may be required to provide a better understanding of any value that may exist in the property or any covenants it may benefit from.

### Important Note on Planning Data

The following comprehensive list of applications is harvested planning data that is supplied by either  
Landmark Information Group or Groundsure.

DevAssist use this information as part of their investigations.






The data is purchased upon your behalf so that DevAssist consultants can investigate the area surrounding the subject property.  
As this information is provided by a third party DevAssist cannot guarantee its accuracy or its completeness.

If you aware of a particular planning application that may be missing from the data please contact the DevAssist helpdesk on  
01342 890010 or by email at [helpdesk@devassist.co.uk](mailto:helpdesk@devassist.co.uk).







## Plansearch Plus

### Section 1: Residential Planning Applications

	<b>Alterations and Minor New Builds</b>	0 applications within 50m
	<b>New Build</b> up to 10 dwellings	2 applications within 250m
	<b>New Build</b> 10 to 50 dwellings	0 applications within 250m
	<b>Unclassified</b>	3 applications within 250m
	<b>New Build</b> over 50 dwellings	0 applications within 750m

### Section 1: Non-residential Planning Applications

	<b>Small</b>	0 applications within 100m
	<b>Unclassified</b>	0 applications within 250m
	<b>Medium</b>	0 applications within 250m
	<b>Large</b>	1 application within 750m

Land Use Designations **See Section 2**

Your Neighbourhood **See Section 3**

The report is issued for the property described as:

Report Reference:  
**136859587\_1\_1**

National Grid Reference:

Report Date:  
**22 August 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](mailto:helpdesk@landmark.co.uk)

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New Build (10-50 dwellings)	None Found
New Build (unclassified)	07

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Medium	None Found
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Section 2a Map	15
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### Section 2b - Business and Economy

Business and Economy Map	None Found
Business and Economy	17

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Resources and Waste Map	18
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### Section 2d - Transport Infrastructure

Transport Infrastructure Map	None Found
------------------------------	------------

Transport and Infrastructure	None Found
------------------------------	------------

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# Site Location



## Aerial Photograph

The photograph below shows the location of this report.





### Understanding This Section

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

#### Interpreting the Planning Application Table

1 ID	2 Application No.	3 Distance & Direction	4 Location Accuracy	5 Site Area	6 Contact ID
	7 Address	8 Use Class	9 Submission Date	10 Type	
		11 Decision			
		12 Description			

- 1 The ID number shows the application on the map.
- 2 This is the application number and should be quoted when contacting your local planning department. If this shows 'Potential Development' instead it is indicating a tender or contract. This records potential development that has not yet resulted in, or required, a planning application.
- 3 This gives you a bearing to find the application on the map quickly.
- 4 This shows how confidently we have been able to plot the location on a map using the application details. 'Good' means the application has sufficient detail to identify the exact site of the application. 'Fair' means we have been able to identify an adjacent site e.g. the application address may be 'Land adjacent to No.1'. 'Approx' means the address details only identify the road of the application. 'Wider Area' means only the general vicinity of the site can be identified. 'Multiple Sites' refers to development on more than one site.
- 5 This is an indication of the development size.
- 6 This is the contact reference of the local authority. See Next Steps.
- 7 This is the address of proposed development.
- 8 This indicates the intended use of the property. A list of all 'Use Classes' can be found to the rear of section 1. Note that 'Sui Generis' refers to 'Other Uses', i.e. applications where no use class can be defined.
- 9 This is the date the application was submitted to the local authority. Records may take around 6 weeks from this date to appear in the report.
- 10 This indicates the type of work associated with the application, for example 'New Build', 'Refurbishment or Repair' or 'Demolition' etc.
- 11 This is the last known decision as made by the planning authority.
- 12 This provides a description of any extra information about the planning application.

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

#### Next Steps

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

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



# Residential Planning Applications

## Section 1a



### New Build Developments (up to 10 Dwellings within 250m)

The table below shows applications for new residential developments up to 10 dwellings, recorded within a single application.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
1	3PL/2016/1011/O	247m W	Good	Not Supplied	1
	18 Mill Street	C3	7th September 2016	New Build	
	Outline application refused				
	Erect 3 two storey dwellings and 1 detached bungalow, re-position existing private access road.				
1	3TL/2011/0010/TL	250m W	Fair	Not Supplied	1
	Adj 18 Mill Street	C3	28th February 2011	New Build	
	Outline application granted				
	3 Houses				

# Residential Planning Applications

## Section 1a



### Unclassified Developments (within 250m)

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

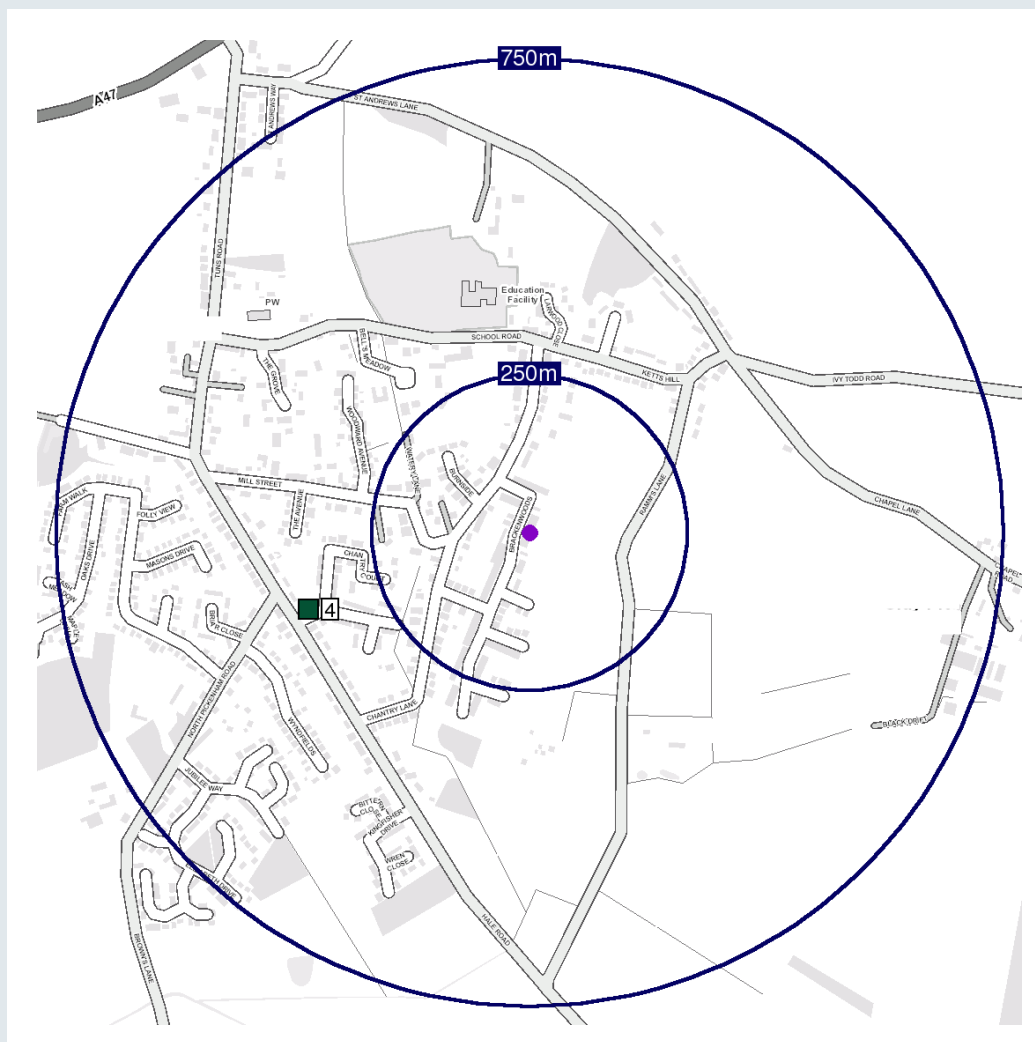
ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
2	3PL/2013/0371/F	246m SW	Good	Not Supplied	1
	48 Chantry Lane	C3	29th April 2013	New Build	
	Application submitted (decision unknown)				
	Demolish conservatory and erect side cloakroom and rear sun-lounge/kitchen extension				
3	3DC/2013/0008/DOC	250m W	Good	Not Supplied	1
	18 Mill Street	C3	31st January 2013	New Build	
	Application submitted (decision unknown)				
	Discharge of conditions 4, 6 and 7 on pp 3TL/2011/0010/TL, Residential Development comprising 3No. Dwellings				
3	3PL/2011/0910/D	250m W	Good	Not Supplied	1
	18 Mill Street	C3	15th August 2011	New Build	
	Application submitted (decision unknown)				
	House/Garage				





### Section 1d : Planning Applications Map

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



Contains Ordnance Survey data © Crown copyright and database rights 2017

- |  |                           |  |                        |
|--|---------------------------|--|------------------------|
|  | Property                  |  | Non-residential Medium |
|  | Search Radii              |  | Non-residential Large  |
|  | Map ID                    |  |                        |
|  | Multiple Features Present |  |                        |

# Non-residential Planning Applications

## Section 1d



### 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 1500m<sup>2</sup>.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact
	Address	Use Class	Submission Date	Type	
		Decision			
		Description			
4	Potential Development	371m W	Good	Not Supplied	1
	Chantry Court	A1	31st May 2015	Refurbishment or Repair	
		Unknown			
		Premier Stores - Alterations/Refurbishment			



### Use Class Table

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

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



### Understanding This Section

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

#### Section Overview

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

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

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



#### Section 2a: Housing and Community

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



#### Section 2d: Transport Infrastructure

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



#### Section 2b: Business and Economy

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



#### Section 2e: Heritage and Open Environment

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



#### Section 2c: Resources and Waste

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



#### 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](mailto:helpdesk@landmark.co.uk)



### Useful Information

#### What are Development Plans?

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

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

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

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

#### What are Local Plans and Local Development Frameworks?

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

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

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

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

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

#### Neighbourhood Planning

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

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



### Summary of Development Plans in Your Area

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

#### Which Development Plans have we searched?

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

Plan Name	Local Authority	Plan Status	Date
Site Specific Policies & Allocations DPD	Breckland District Council	Adopted	19th January 2012
Thetford Area Action Plan	Breckland District Council	Adopted	5th July 2012
Breckland District Local Plan	Breckland District Council	Adopted	30th September 1999
Core Strategy and Development Control Policies Document	Breckland District Council	Adopted	17th December 2009
Proposals Map	Breckland District Council	Adopted	19th January 2012

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

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

#### Other Documents in your Area

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

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

Plan Name	Local Authority	Plan Status	Adopted Date
Community Infrastructure Levy (CIL)	Breckland District Council	On Hold	Not Supplied
Neighbourhood Plan - Attleborough	Breckland District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Croxton, Brettenham and Kilverstone	Breckland District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Kenninghall	Breckland District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Mattishall	Breckland District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Swanton Morley	Breckland District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Rocklands	Breckland District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Dereham	Breckland District Council	Under Preparation	Not Supplied



# Land Use Designations

## Section 2

Plan Name	Local Authority	Plan Status	Adopted Date
Neighbourhood Plan - Yaxham	Breckland District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Saham Toney	Breckland District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Swaffham	Breckland District Council	Under Preparation	Not Supplied
Norfolk Minerals & Waste LDF - Minerals Site Allocations : Single Issue Silica Sand Review	Norfolk County Council, Planning & Transportation - Minerals & Waste	Under Preparation	Not Supplied
Norfolk Minerals & Waste LDF - Local Plan	Norfolk County Council, Planning & Transportation - Minerals & Waste	Under Preparation	Not Supplied
Neighbourhood Plan - New Buckenham	Breckland District Council	Under Preparation	Not Supplied
Norfolk Minerals & Waste LDF - Statement of Community Involvement - Revision	Norfolk County Council, Planning & Transportation - Minerals & Waste	Adopted	2012
Norfolk Minerals & Waste LDF - Minerals & Waste Development Scheme	Norfolk County Council, Planning & Transportation - Minerals & Waste	Approved	2017
Norfolk Minerals & Waste LDF - Core Strategy	Norfolk County Council, Planning & Transportation - Minerals & Waste	Adopted	2011
Norfolk Minerals & Waste LDF - Waste Site Allocations	Norfolk County Council, Planning & Transportation - Minerals & Waste	Adopted	2013
Norfolk Minerals & Waste LDF - Minerals Site Allocations	Norfolk County Council, Planning & Transportation - Minerals & Waste	Adopted	2013
Breckland LDF - Local Plan	Breckland District Council	Under Preparation	Not Supplied
Breckland LDF - Local Development Scheme	Breckland District Council	Approved	2017
Breckland LDF - Statement of Community Involvement	Breckland District Council	Adopted	2013
East Of England Regional Waste Management Strategy	East of England Regional Assembly, Planning	Approved	2003

### Where can you find these plans?

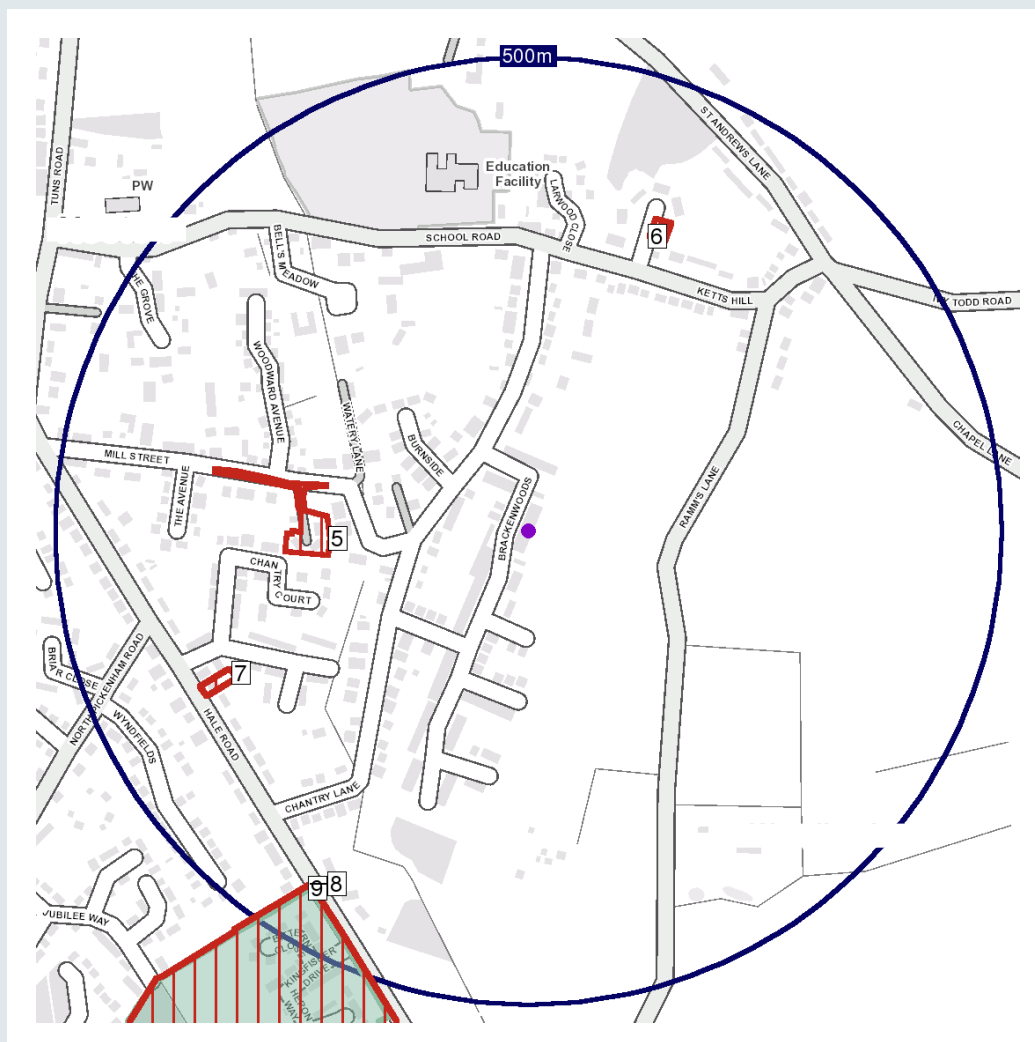
A local authority will usually publish development plans on their website. The planning policy sections of the relevant local authority websites are listed below. If a plan is not available here you may be able to obtain a copy by contacting the relevant local authority.

Local Authority	Planning Policy Website
Breckland District Council	<a href="http://www.breckland.gov.uk/planningpolicy">http://www.breckland.gov.uk/planningpolicy</a>
East of England Regional Assembly, Planning	Not Supplied
Department for Communities and Local Government (formerly ODPM)	Not Supplied
Environment Agency, Head Office	Not Supplied



### Section 2a: Housing and Community Map

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.



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- |  |              |  |              |
|--|--------------|--|--------------|
|  | Property     |  | Recent Plans |
|  | Search Radii |  | Older Plans  |
|  | Map ID       |  |              |



### Section 2a: Housing and Community

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

#### Recent Plans

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

Plan	Proposals Map (19th January 2012) Adopted		
ID	Description	Policy Detail	Source Map
5, 6, 7, 8	Sites with Planning Permission for Housing	No associated policies	Necton

#### Older Plans

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

Plan	Breckland District Local Plan (30th September 1999) Adopted		
ID	Description	Policy Detail	Source Map
9	Site with Planning Permission for Residential Development of 0.4 Hectares or Over	No associated policies	Necton



### 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

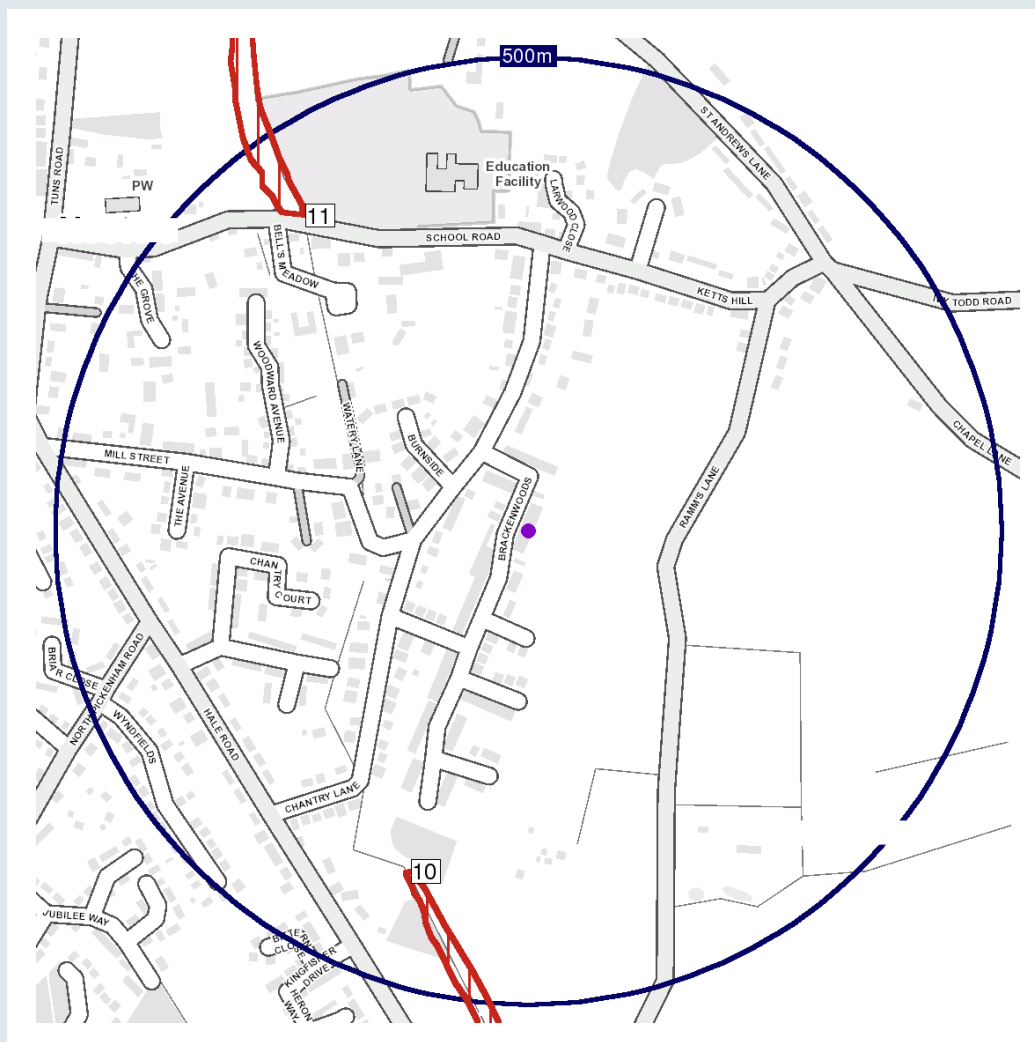
The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Plan	Core Strategy and Development Control Policies Document (17th December 2009) Adopted		
ID	Description	Policy Detail	Source Map
Not Mapped - (Due to Quality of Source Mapping)	Local Service Centres	No associated policies	Key Diagram



### Section 2c: Resources and Waste Map

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



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- |  |              |  |              |
|--|--------------|--|--------------|
|  | Property     |  | Recent Plans |
|  | Search Radii |  | Older Plans  |
|  | Map ID       |  |              |



### Section 2c: Resources and Waste

The tables below provide information about the policies and designations within your area that relate to Resources and Waste. For example, this could include energy production and waste disposal.

#### Recent Plans

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

Plan	Proposals Map (19th January 2012) Adopted		
ID	Description	Policy Detail	Source Map
Not Mapped - (Due to Quality of Source Mapping)	Flood Zone 2	No associated policies	Proposals Map
10, 11	Flood Zone 3a	No associated policies	Necton

#### Next Steps

If there are policies that indicate the area could be affected by flood risk, you may wish to investigate this further. In order to gain more detailed information on the 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 are interested in the potential impact of Energy Production, Wind Farms or Solar Farms 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.

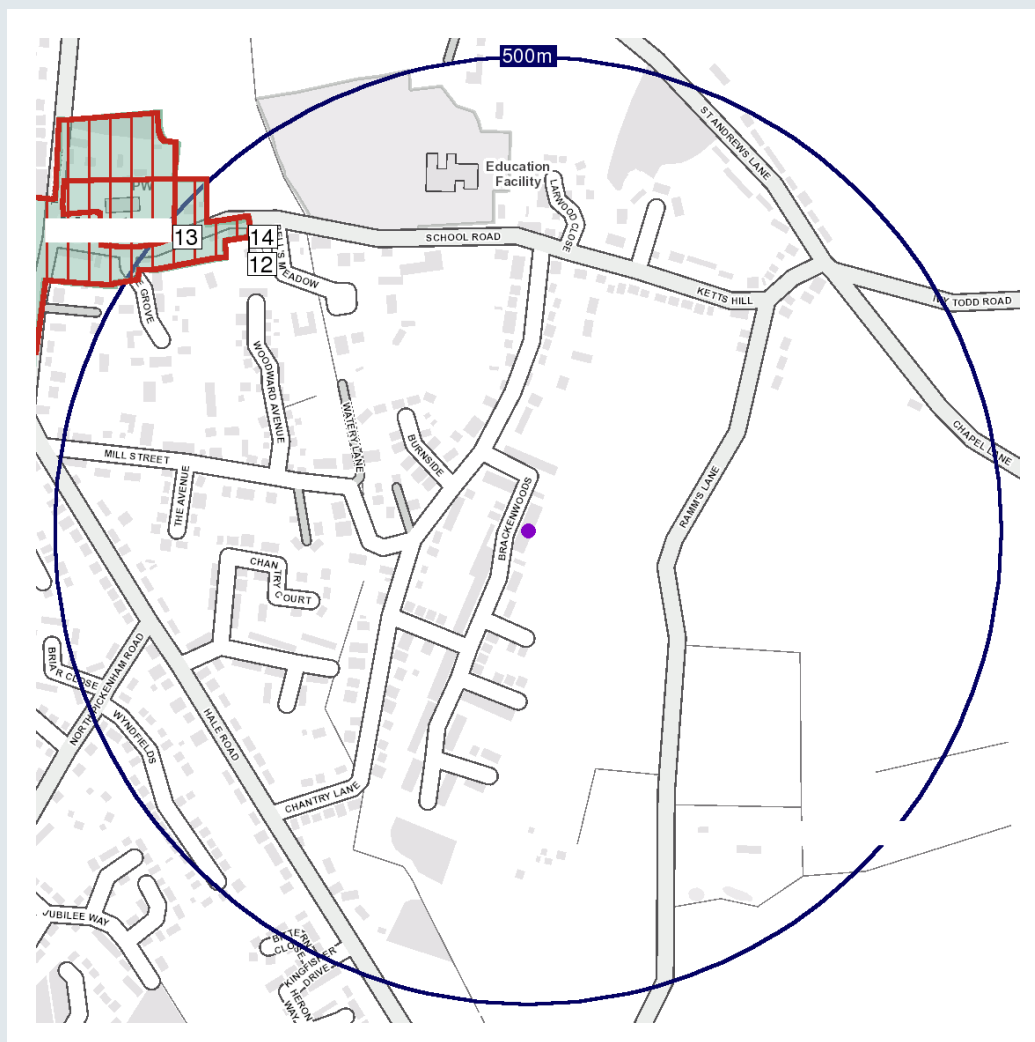
If you would like more information please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk).





### Section 2e: Heritage and Open Environment Map

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



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- |  |              |  |  |  |              |
|--|--------------|--|--|--|--------------|
|  | Property     |  |  |  | Recent Plans |
|  | Search Radii |  |  |  | Older Plans  |
|  | Map ID       |  |  |  |              |



### 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.

Plan	Proposals Map (19th January 2012) Adopted		
ID	Description	Policy Detail	Source Map
12	Conservation Area	No associated policies	Necton
13	Open Space	No associated policies	Necton

#### Older Plans

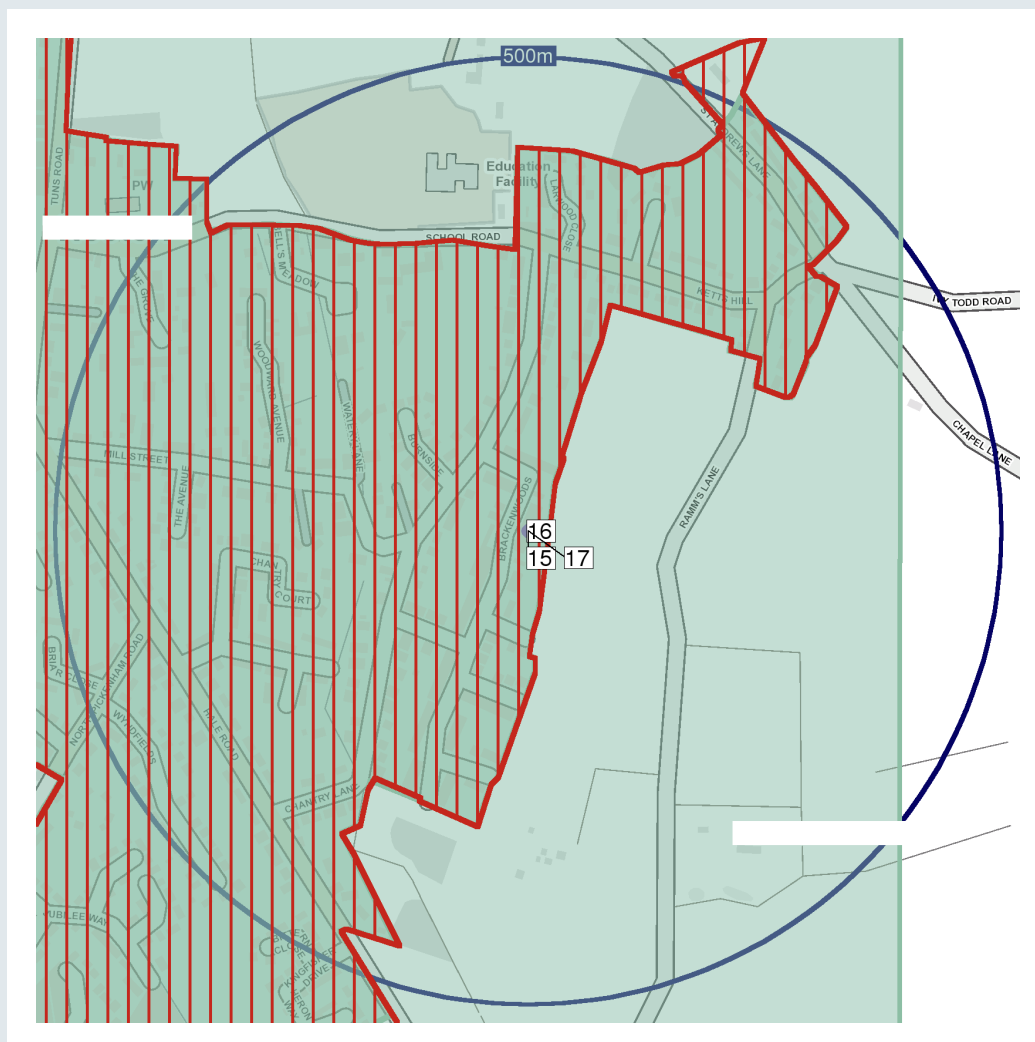
The following documents are plans that were published prior to 2004, or were prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations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

Plan	Breckland District Local Plan (30th September 1999) Adopted		
ID	Description	Policy Detail	Source Map
14	Conservation Area	No associated policies	Necton



### Section 2f: Other Sites Map

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



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- |  |              |  |  |              |
|--|--------------|--|--|--------------|
|  | Property     |  |  | Recent Plans |
|  | Search Radii |  |  | Older Plans  |
|  | Map ID       |  |  |              |



### Section 2f: Other Sites and Boundaries

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

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

#### Recent Plans

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

Plan	Proposals Map (19th January 2012) Adopted		
ID	Description	Policy Detail	Source Map
15	Settlement Boundary	No associated policies	Necton

#### Older Plans

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

Plan	Breckland District Local Plan (30th September 1999) Adopted		
ID	Description	Policy Detail	Source Map
16	Inset Boundary	No associated policies	Necton
17	Settlement Boundary	No associated policies	Necton



### Understanding This Section

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

#### Section Overview



##### Section 3a: Rights of Way

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



##### Section 3b: Housing

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



##### Section 3c: Population

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



##### Section 3d: Education

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



##### Section 3e: Amenities

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

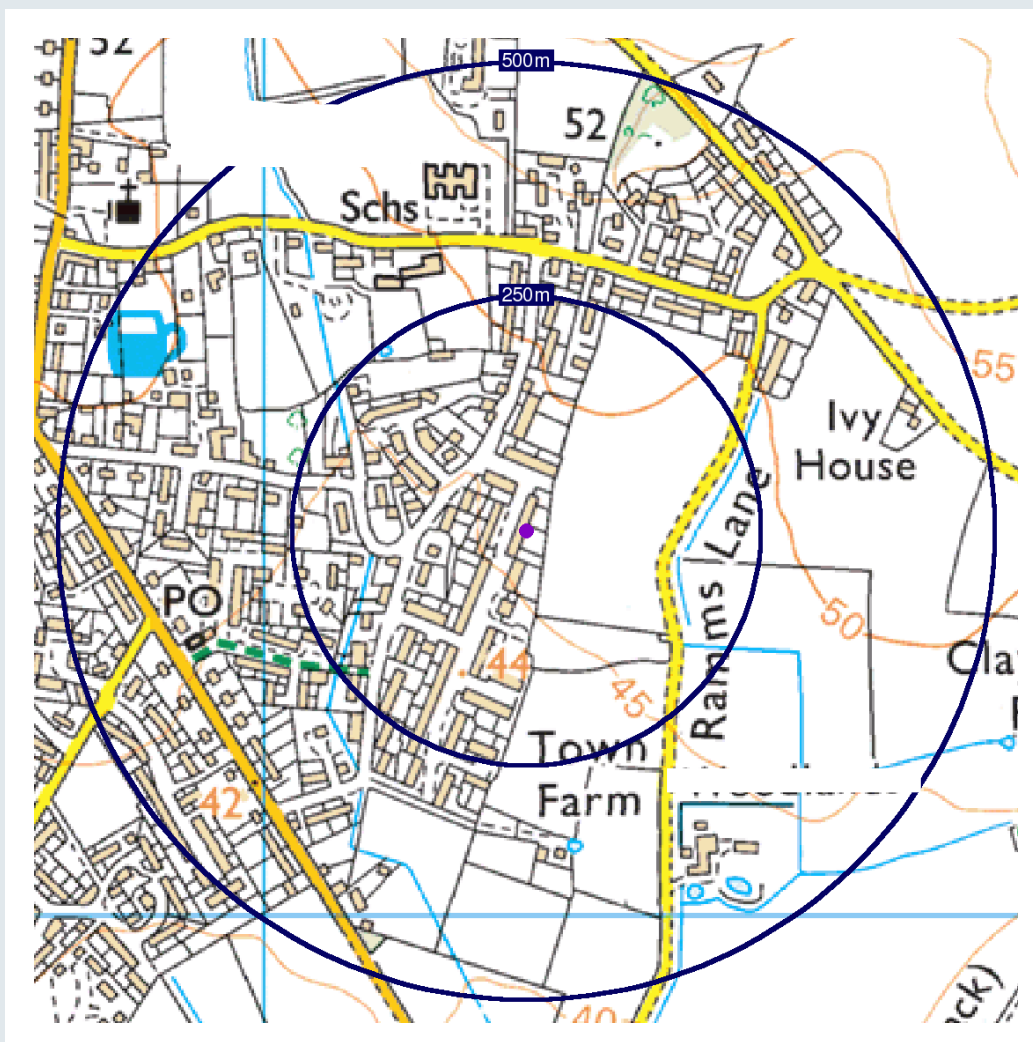
#### Next Steps

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



## Section 3a: Rights of Way Map

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



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-  Property
-  Search Radii


### Public Rights of way

(Rights of way are not shown on maps of Scotland)

-  Footpath
-  Byway open to all traffic
-  Bridleway
-  Road used as a public path

The representation on this map of any other road, track or path is no evidence of the existence of a right of way. Full list of symbols is shown in the User Guide.


### Other Public Access

-  Other routes with public access

The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.

-  National trail or Recreational path

-  Permitted Bridleway

-  Permitted Footpath

Paths and bridleways along which landowners have permitted public use but which are not rights of way. The agreements may be withdrawn.

-  Permitted Bridleway coincident with a right of way.

-  Selected cycle route off and on road.





## Section 3b: Housing

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

### Council Tax

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

Local Authority: Breckland District Council

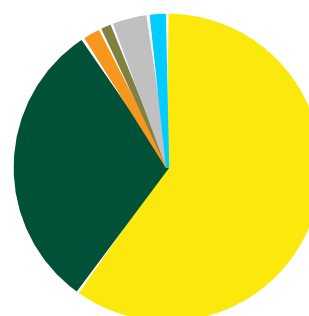
Tax Band	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Local Cost	£1086	£1267	£1448	£1630	£1992	£2354	£2716	£3259

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### Housing Market

The pie chart below provides an indication of the types of home ownership likely in PE37 8EU.

- Owned Outright
- Mortgaged
- Rented (Council)
- Rented (Housing Trust)
- Rented (Private)
- Other Tenure

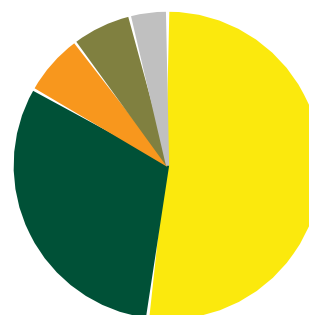


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### Housing Type

The pie chart below provides an indication of the types of housing likely in PE37 8EU.

- Detached
- Semi-Detached
- Terraced
- Flats
- Others



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### Average Property Price

The average property price in PE37 8EU is :

**£149,362 - £161,783**

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



### Section 3c: Population

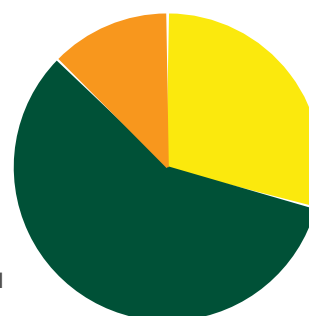
The information below provides an overview of the local community.

#### Qualifications

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

- No Qualifications
- Lower level Qualifications
- Higher Level Qualifications

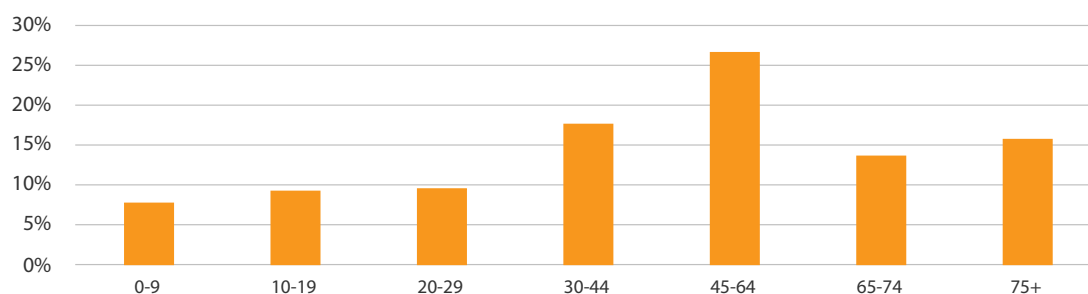
No Qualifications includes people with an education level below GCSE  
 Lower Level Qualifications includes people educated to at least a GCSE level  
 Higher Level Qualifications defines people educated to at least a University level



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#### Age

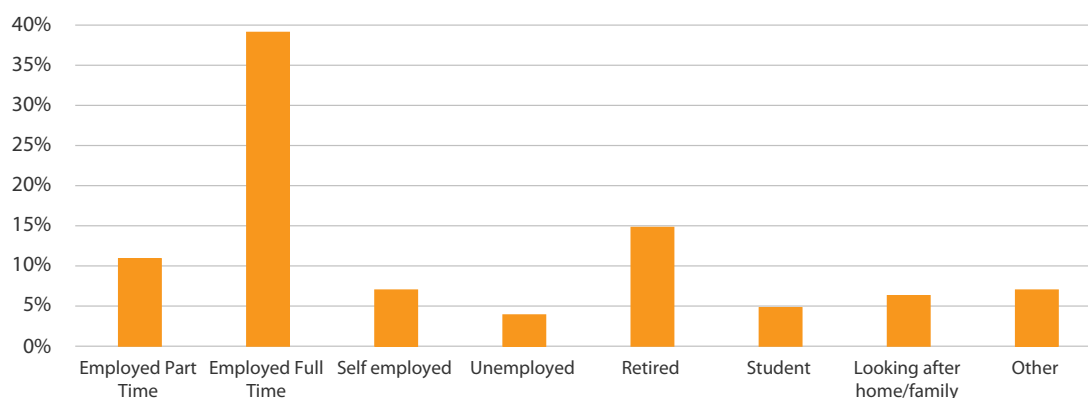
The graph below provides an indication of the age profile likely in PE37 8EU.



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#### Occupation

The graph below provides an indication of the occupation profile likely in PE37 8EU.

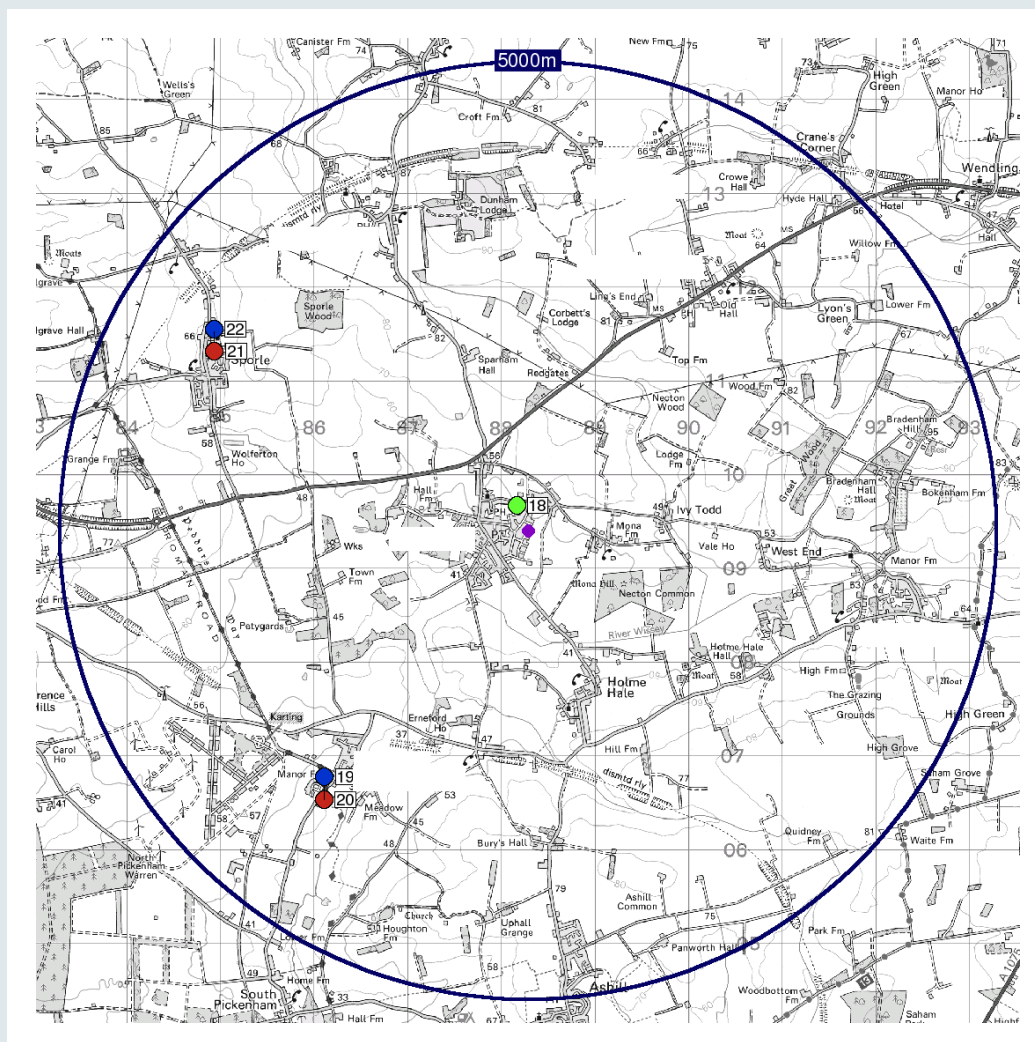


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## Section 3d: Education Map

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



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



### Section 3d: Education

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

#### Primary Education

ID	Name and Address	School Type	Inspection Result
18	Necton VA Primary School, PE37 8HT	Voluntary aided school	Good
19	St Andrew's Church of England Primary Academy, PE37 8DA	Academies	Not Available
20	St Andrew's Church of England Primary School, PE37 8DA	Voluntary aided school	Inadequate
21	Sporle Voluntary Controlled Primary School, PE32 2DR	Voluntary controlled school	Inadequate
22	Sporle Church of England Primary Academy, PE32 2DR	Academies	Not Available

#### Secondary Education

No schools found

#### Further Education

No schools found

#### Other Schools and Education Centres

No schools found

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

We do not currently hold inspection results for establishments in Scotland, but these are available at [www.educationscotland.gov.uk](http://www.educationscotland.gov.uk).

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



### Section 3e: Amenities

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

#### Where Is The Nearest...?

Post Box		313m NE
Post Office		375m W
Hospital	Swaffham Community Hospital -	6.2km W
Cash Machine	Cash Machine (Omnicash Ltd) - Three Ways Store 30, The Street	3.8km NW
Convenience Store	Threeway Stores - Three Ways Store 30,	3.8km NW
PayPoint	Necton Stores - 25, Hale Road	374m W
Library	Swaffham Library - Swaffham Library, The High Street, Swaffham, Norfolk	6.3km W
Cinema	Hollywood Cinemas - Market Place, Dereham,	11.3km E
Recycling Centre	Recycling Centre -	19.1km N
Petrol Station	Swaffham Service Station -	3.9km W
Bus Stop	Mini-Market - PE37	396m W
Railway Station	Attleborough Rail Station -	22.2km SE

#### Facilities In The Local Area

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

##### Healthcare

###### Doctors

Name	Address
Oak Farm Surgery	
Plowright Surgery	

###### Dentists

No results found.

###### Chemists

No results found.

###### Veterinary Clinics

No results found.

# Your Neighbourhood

## Section 3e

### Eating and Drinking

#### Restaurants

No results found.

#### Pubs Bars and Inns

Name	Address
Windmill Inn	100, The Green, Swaffham, Norfolk, PE33 9JL
The Canary & Linnet	100, The Green, Swaffham, Norfolk, PE33 9JL
The Peddars Inn	100, The Green, Swaffham, Norfolk, PE33 9JL

#### Cafés and Snack Bars

Name	Address
Hatters Tea Rooms & Farm Shop	100, The Green, Swaffham, Norfolk, PE33 9JL

#### Fast Food Outlets

Name	Address
McDonald's Restaurant	100, The Green, Swaffham, Norfolk, PE33 9JL

### Retail Outlets

#### Convenience and General Stores

Name	Address
Threeway Stores	100, The Green, Swaffham, Norfolk, PE33 9JL
Mrh Swaffham	100, The Green, Swaffham, Norfolk, PE33 9JL
Ash Hill News & Food	100, The Green, Swaffham, Norfolk, PE33 9JL

#### Supermarkets

No results found.

#### Shopping Centres & Retail Parks

No results found.

#### DIY Stores

Name	Address
Flyscreen Queen	100, The Green, Swaffham, Norfolk, PE33 9JL
Tufts Building Materials	100, The Green, Swaffham, Norfolk, PE33 9JL

#### Garden Centres

No results found.



# Your Neighbourhood

## Section 3e

### Sports and Leisure Facilities

#### Golf Ranges, Courses, Clubs and Professionals

No results found.

#### Gyms, Sports Halls and Leisure Centres

No results found.

### Sports Grounds, Stadia and Pitches

Name	Address
Playing Field	
Playing Field	
Recreation Ground	

### Playgrounds

No results found.

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## Useful Information and Contacts

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

For all other queries please contact:

### 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

Contact	Name	Address	Contact Details
1	<b>Breckland District Council</b>	Elizabeth House Walpole Loke Dereham Norfolk NR19 1EE	<b>T:</b> 01362 695333 <b>F:</b> 01362 692582 <b>W:</b> www.breckland.gov.uk
2	<b>Planning &amp; Transportation - Minerals &amp; Waste</b> <b>Norfolk County Council</b>	County Hall Martineau Lane Norwich Norfolk NR1 2DH	<b>E:</b> information@norfolk.gov.uk <b>T:</b> 0844 800 8020 <b>F:</b> 0844 800 8012 <b>W:</b> www.norfolk.gov.uk

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Fax: 0844 844 9980

Email: [helpdesk@landmark.co.uk](mailto: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](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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](mailto: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](mailto:admin@tpos.co.uk)

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

This search has been produced by DevAssist Ltd of Crown House, High Street, East Grinstead, West Sussex, RH19 3AF tel: 01342 890010 email [info@devassist.co.uk](mailto:info@devassist.co.uk) which 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 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 all search services comply with the law, registration rules and standards.
- 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 compensation of up to £5,000 to you if he finds that you have suffered actual loss 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  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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

**DevAssist Complaints Procedure :** DevAssist is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. 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 fully informed by telephone, letter or email, as you prefer, if we need more time. Provide a final response, in writing, at the latest within 40 working days of receipt. Liase, at your request, with anyone acting formally on your behalf. 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, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to: Customer Services at DevAssist Ltd, Crown House, High Street, East Grinstead, West Sussex, RH19 3AF. Telephone number: 01342 890010 E-mail address: [info@devassist.co.uk](mailto:info@devassist.co.uk)

## Terms and Conditions for DevAssist products.

### 1. Definitions

In these Terms the following words shall have the following meanings:

1.1 'Client' means the seller, buyer, potential buyer, owner or lender in respect of the Property who is the intended recipient of the Report notified in writing to us.

1.2 "Company" means a company registered at Companies House in respect of which DevAssist has been instructed to provide a Service.

1.3 "Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right, or other data right, moral right or know how or any other intellectual property right.

1.4 "Literature" means DevAssist brochures, price lists and advertisements in any type of media, including the content of the Website.

1.5 "Order" means the request for Services by You.

1.6 "Property" means an address or location for which DevAssist provides a Service.

1.7 "Report" means the report prepared by DevAssist in respect of the Property.

1.8 "Service(s)" means the supply of services by DevAssist to You including but not limited to property searches, reports and photographs, and other services from time to time and includes our instructions to a Supplier, on your behalf and the dissemination of the information subsequently provided by the Suppliers.

1.9 "Supplier" means any organisation or third party who provides data or information of any form to DevAssist for the purposes of providing the Services.

1.10 "Terms" means these terms and conditions of business.

1.11 "Website" means our websites located at [www.devassist.co.uk](http://www.devassist.co.uk)

1.12 "We", "Us", "Our", DevCheck, DevAssess, DevHelp, DevAssist are references to DevAssist Ltd a company incorporated in England and Wales with registered number 07915521 England and whose registered office is situated at 73 Church Rd, Hove, East Sussex, BN3 2BB.

1.13 "You" and "Your" are references to the individual, company, partnership or organisation who accesses the Website or places an Order.

### 2. Agreement

2.1 The agreement between You and DevAssist shall come into existence when DevAssist accepts your completed Order.

2.2 These Terms, as maybe varied from time to time, shall govern the agreement between You and DevAssist to the exclusion of all other terms and conditions.

2.3 By submitting an Order, you shall be deemed to have accepted these Terms and You agree to be bound by these Terms when You place any Order. Your continued use of the Services shall amount to your acceptance of any variations to these Terms.

2.4 These Terms together with the Literature and Order comprise the whole agreement relating to the supply of the Services to You by DevAssist You have not relied upon any representations save insofar as the same have been expressly incorporated in these Terms and You agree that you shall have no remedy in respect of any misrepresentation (other than fraudulent misrepresentation) which has not become a term of these Terms.

### 3. Services

3.1 DevAssist shall use reasonable care and skill in providing the Services to You and shall use only established and trusted suppliers where obtaining information or data from third parties. Where Suppliers require or provide their own conditions for use to which you are required to be a party you agree to enter into the relevant contract with the Supplier.

3.2 We reserve the right to make any changes to the Services described in our Literature to conform with any applicable statutory requirements or which we deem appropriate in our sole discretion.

3.3 Our Services are provided solely for Your use, or the use of Your Clients on whose behalf You have commissioned the Services, and shall not be used or relied upon by any other party, without Our written consent.

3.4 In providing search reports and services DevAssist will comply with the Search Code

3.5 DevAssist assumes that the value of the property does not exceed £2 million and that it is the responsibility of the customer to advise the firm at the time of requesting the search where the value of the property exceeds £2 million

### 4. Price and Payment

4.1 The price payable for the Services shall be in pounds sterling. The price for the Services shall be exclusive of any value added tax or other similar taxes or levies, which You shall be additionally liable to pay to DevAssist.

4.2 Payment is due in full from You within 30 days of the date of Our invoice (or as contracted) without deduction, counterclaim or set off.

4.3 DevAssist reserves the right to amend its prices from time to time and the Services will be charged at the price applicable at the date on which an Order is submitted.

4.4 If You fail to pay Our invoice on or before the due date, DevAssist may charge You interest on the late payment at the prevailing statutory rate pursuant to the Late Payment of Commercial Debts (Interest) Act 1998 until the outstanding payment is made in full.

### 5. Cancellation of Services

5.1 If You want to cancel an Order submitted to Us then You must notify Us in writing as soon as reasonably practicable after the Order has been submitted. Unless otherwise agreed by Us in writing, You shall remain liable for any expenses or disbursements We may have incurred prior to receiving your notice of cancellation. All expenses or disbursement must be paid in accordance with Term 4.2.

### 6. Termination

6.1 DevAssist may suspend or terminate any agreement with You without any liability to You with immediate effect if at any time:

(i) You fail to make any payment due in accordance with Term 4;

(ii) If You repeatedly breach or commit or cause to be committed a material breach of these Terms; or

(iii) You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so.

6.2 If the agreement is terminated under this Term 6 and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us having regard to the value of Services already provided to You.

### 7. Events Beyond Our Control

7.1 We reserve the right without notice or liability to You, to defer the date of performance or to cancel the provision of the Services (as set out in a particular Order) or reduce the volume of the Services ordered by You if we are prevented from or delayed in the carrying on of Our business due to circumstances beyond Our reasonable control provided that, if the event in question continues for a continuous period in excess of [60] days, You shall be entitled to give notice in writing to us to terminate the Order.

### 8. Warranties and Limitation of Liability

8.1 We provide warranties and accept liability only to the extent stated in this Term 8.

8.2 Unless otherwise indicated on the front page of the Report, We confirm that any individuals within Our business who conducted any searches has not knowingly had any personal or business relationship with any individual involved in the sale of or dealings with the Property.

8.3 In providing the Services you acknowledge and accept that:-

(i) DevAssist's only obligation is to exercise reasonable care and skill in providing the Services.

(ii) DevAssist shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event,

action or default by DevAssist.

(iii) The Services do not include any information relating to the value or worth of the Property or the Company.

(iv) The Services have not been prepared to meet Your or anyone else's individual requirements and You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same.

(v) DevAssist cannot warrant or guarantee that the Website or any website linked to or from the Website will be uninterrupted or error free or free of viruses or other harmful components and furthermore DevAssist cannot warrant the performance of any linked internet service not operated by DevAssist. Accordingly DevAssist shall not be liable for any damage or loss whatsoever caused: by any virus, including damage to Your computer equipment, software, data or other property resulting from Your access to, use of or browsing of the Website; or as a result of downloading any material, data, text, images, video or audio from the Website; or by the contents of or Your access to, any website linked to the Website; or for inaccuracies or typographical errors of information or on the Website.

(vi) Time shall not be of the essence with respect to the provision of the Services.

(vii) Any services other than our Services, which are advertised in the Literature are for information only, and We are not responsible for any such services which You may use as a result of our recommendation or otherwise. Any such third party services may be subject to the terms and conditions of the relevant third party service provider.

8.4 In connection with the Report You undertake to make a reasonable inspection of any results set out therein to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify Us in writing of such defect as soon as possible after its discovery and acknowledge that DevAssist shall not be liable for any defect, failure or omission relating to the Services that is not notified to DevAssist within three months of the date of the issue becoming apparent and in any event within two years of the date of the Service.

8.5 We use only established and trusted data search providers as Suppliers but where information contained in the Services and/or the Report is obtained by us from these Suppliers DevAssist cannot control the accuracy or completeness of the information provided by the Suppliers, nor is it within the scope of AC's Services to check the information provided by its Suppliers. Accordingly, you hereby acknowledge and accept, notwithstanding any other legal remedy available to you in this Term 8 or otherwise, that DevAssist shall not be liable for any faults, errors, omissions or inaccuracies of whatever nature in the information contained in the Reports and/or Services which is due to or caused by the Supplier EXCEPT WHERE such fault, omission, error or inaccuracy is caused by DevAssist's negligence and including negligent or incorrect entry of data by DevAssist in the records searched, any negligence or incorrect interpretation by DevAssist of the records searched and any negligent or incorrect recording of that interpretation by DevAssist in the Report and/or Services provided by DevAssist.

8.6 Where our Suppliers may be in breach of their own terms of business with us and as a result of that breach the information contained in the Services or the Report is inaccurate or incomplete we undertake to use our reasonable endeavours to assist you with any complaint or claim you choose to bring against the Supplier in your capacity as the end-user of the service provided by the Supplier or as agent for the Client. This undertaking is strictly subject to the following conditions:-

(i) Any such claim is of a material nature and arises solely and directly out of the inaccuracies, errors or omissions of the data provided by the Supplier.

(ii) The terms and conditions of the Supplier provide for the course of action you have chosen to follow.

(iii) You have used all reasonable endeavours to mitigate any loss or damage you have suffered as a result of the inaccuracies errors or omissions of the data provided by the Supplier.

(iv) You agree to pay our reasonable costs if you require our input in this action beyond what we deem to be reasonable. In certain circumstances we may bring a claim against our Supplier on your behalf (and in consultation with you) provided you have given us full particulars of the claim and written

confirmation that you authorise us to (i) decide what action if any to take; (ii) that we shall have exclusive control over, and conduct of, all claims and proceedings; (iii) that you shall provide us with all assistance that we may reasonably require in the conduct of any claims or proceedings; and (iv) that you shall bear the cost of any proceedings on the basis that you shall be entitled to retain all sums recovered in any action for your own account.

8.7 In any event, and notwithstanding anything contained in these Terms, DevAssist's total liability in contract, tort or otherwise shall not exceed £2m in respect of any single claim, event, or series of related claims or events and, save as set out herein, all warranties, conditions and other terms implied by statute or common law are excluded, to the fullest extent permitted by law.

### 9. Independent dispute resolution

9.1 If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website [www.tpos.co.uk](http://www.tpos.co.uk), email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)). We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

### 10. Intellectual Property Rights

10.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either DevAssist or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

10.2 You agree that You will treat and will procure that Your clients on whose behalf You have commissioned the Services will treat as strictly private and confidential the Services and all information which they obtain from the Services.

10.3 You agree that You will procure that Your clients on whose behalf You have commissioned the Services will not, except as permitted herein or by separate agreement with DevAssist change, amend, remove, alter or modify the Service or any trademark or proprietary marking in the Service.

10.4 You agree to indemnify Us and keep us indemnified from and hold us on demand, harmless from and against all costs, claims, demands, actions, proceedings, liabilities, expenses, damages or losses (including without limitation, consequential losses and loss of profit, and all interest and penalties and legal and other professional costs and expenses) arising out of or in connection with a breach of this Term 9.

### 11. General

11.1 You shall not be entitled to assign Your agreement with Us or any part of it without Our prior written consent.

11.2 We may assign the agreement or any part of it to any person, firm or company.

11.3 The parties to these Terms do not intend that any term of Our agreement shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to these Terms or a permitted assignee.

11.4 Failure or delay by Us in enforcing or partially enforcing any provision of the agreement will not be construed as a waiver of any of Our rights under the agreement.

11.5 Any waiver by Us of any breach of, or any default under, any provision of the agreement by You will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of the agreement.

11.6 If any provision or part of a provision is held to be invalid or unenforceable by any court or other body of competent jurisdiction, that provision or part of that provision shall be deemed severable and the other provisions or the remainder of the relevant provision will continue in full force and effect.

11.7 Unless otherwise stated in these Terms, all notices from You to DevAssist or vice versa must be in writing and sent to DevAssist's registered office address as stipulated in Term 1.12 or Your address as stipulated in the Order.

11.8 The Agreement shall be governed by and construed in accordance with English law and shall be subject to the non-exclusive jurisdiction of the English Courts.