

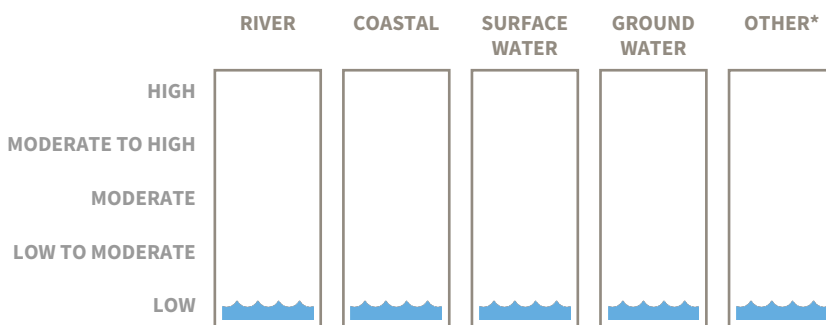
RiskView Residential

 **Contaminated Land** **PASSED**

We believe there is no significant risk of contaminated land at or close to the property. Please turn the page for further information.

 **Flood** **PASSED**

The property is considered to be at minimal or no risk of flooding. However, you should ask the seller if the property has flooded in the past. The home buyer may wish to visit the online viewer to explore the surrounding area.



*Includes historical flood events, proximity to surface water features and elevation above sea level

 **Energy & Infrastructure** **IDENTIFIED**
 CLICK TO VIEW ONLINE VIEWER

We have identified one or more Energy & Infrastructure factors at or close to the property. Please turn the page for further information and recommendations.

 **Coal Mining** **NONE IDENTIFIED**

Our search indicates that the property is not within an area where a full coal mining report should be obtained.

 **Ground Hazards** **IDENTIFIED**
 CLICK TO VIEW ONLINE VIEWER

We have identified Ground Hazards that could affect the property. Please turn the page for further information and recommendations.

 **Planning Applications** **IDENTIFIED**
 CLICK TO VIEW ONLINE VIEWER

We have identified Planning Applications that could have an impact on the property. Please turn the page for further information and recommendations.


This report is issued for the property described as:
99, Willowbourne, FLEET, GU51 5BP

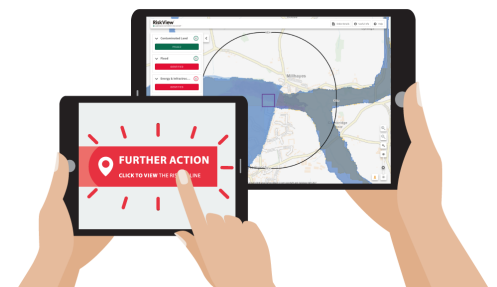
Report Reference
296012008

National Grid Reference
479280 154630

Customer Reference
LHSample_RVR

Report date
25 May 2022

 Click here to view the **online viewer**



CONTACT DETAILS

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

0844 844 9966

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

Professional Opinion and Recommendations

Please see below our recommendations and next steps with regards to the property. These may be copied into your Report on Title if you wish. This information is relevant to a residential property and should not be relied upon in a commercial transaction. No physical site inspection has been carried out or is proposed. This report highlights only the information which we have determined should be drawn to your attention however, other risks may be present. To review the complete information and for a full list of the data used for this report, please see the Useful Information section on the web viewer.



Contaminated Land

PASSED

Professional Opinion

Landmark Information Group consider it unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990. Therefore, there should be no adverse effect on the security of the property for normal lending purposes. Please note that no physical site inspection or survey has been carried out or is proposed. To understand more about contaminated land and the various sources they have reviewed, please refer to the Contaminated Land section in the viewer. For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.

Landmark Contribution

By purchasing this report, the recipient may be eligible for remediation contribution of up to £250,000 if served with a Remediation Notice by the local authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.



Flood

PASSED

Professional Opinion

Landmark Information Group have identified the property to be within an area that is at minimal or no risk of flooding.

Flood Defences

River/coastal flood defences have been identified and considered as part of Landmark's overall risk of flooding. However, please be aware that if the defences fail, are absent or over-topped the risk of river/coastal flooding to the property would remain a very low risk.

Recommendations

1. Ask the seller and other nearby residents if flooding has historically occurred in the area. If it has, why did it occur, what was the impact and what areas were affected.
2. As flood defences benefitting the property have been identified, you may wish to understand the protection level that these defences provide to the property. In this case, we recommend you purchase a Flood Solutions Consult report.

Insurance

Buildings and contents insurance should be available and affordable. However, we recommend you obtain buildings and contents insurance terms before exchange of contracts to confirm this.

Flood Risk

Flood risk is based on probability; to understand more about flood and the information reviewed, including flood protection measures, please explore the flood section of this report or visit the 'Know Your Flood Risk' website at: www.knowyourfloodrisk.co.uk.

Professional Opinion and Recommendations



Energy & Infrastructure



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

Professional Opinion

We have identified projects that may affect the Site or nearby area. These projects could result in visual impact or noise to the neighborhood. They could also affect nearby property values; this could be a negative affect or a positive one. For instance, being near a new rail link may boost values in the local area.

Recommendations

The Site is within 2km of an operational or planned solar farm.

As such, you may wish to find out further information regarding the potential operations, and understand any possible effect on the Site. You could contact the Local Authority to find out if there are any planning applications to carry out any associated activities in the local area, or contact the operating company using the information within the data section provided below.

The search is limited to: High Speed 2 (HS2), Crossrail 1 and 2, Above and Below Ground Railways, Wind Farms and Turbines, Solar Farms, Other Renewable Power Plants, Areas Licensed for Exploration of Oil and Gas, Oil and Gas Drilling Wells, and the Southampton to London Pipeline. There may be other forms of energy or infrastructure developments planned in your area - contact your Local Authority for further information.



Coal Mining

NONE IDENTIFIED

Professional Opinion

Our search indicates that the property is not within an area where a full coal mining report should be obtained.



Ground Hazards



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

Professional Opinion

Landmark Information Group have identified the following factors that may indicate ground stability issues at or close to the property or indicate that the property is located within a radon affected area:

Natural Ground Stability Hazards

Information provided by the BGS indicates that land in the area could be prone to compressibility and uneven settlement hazards. There is a moderate potential that problems could occur in the area.

Recommendations

Natural Ground Stability Hazards

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

For further information or help, please contact your professional advisor or Landmark Customer Services on 0844 844 9966.

Professional Opinion and Recommendations



Planning Applications



IDENTIFIED

[CLICK TO VIEW ONLINE VIEWER](#)

Professional Opinion

Landmark information Group have identified planning applications close to the property.

Whether an application is likely to impact the property is subjective, therefore you should see the information presented in the viewer or Landmark recommend carrying out a follow on 'Landmark Planning' report. The Landmark Planning report will also include further detail about land use designations and neighbourhood information.

Residential Applications:

Alterations within 50m: **5**

New build up to 10 dwellings within 250m: **1**

New build 10 to 50 dwellings within 250m: **0**

New build over 50 dwellings within 750m: **3**

Unclassified Dwellings within 250m: **0**

Non-Residential Applications:

Small Developments within 100m: **0**

Medium Developments within 250m: **0**

Large Developments within 750m: **3**

Unclassified Developments within 250m: **0**

Next Steps

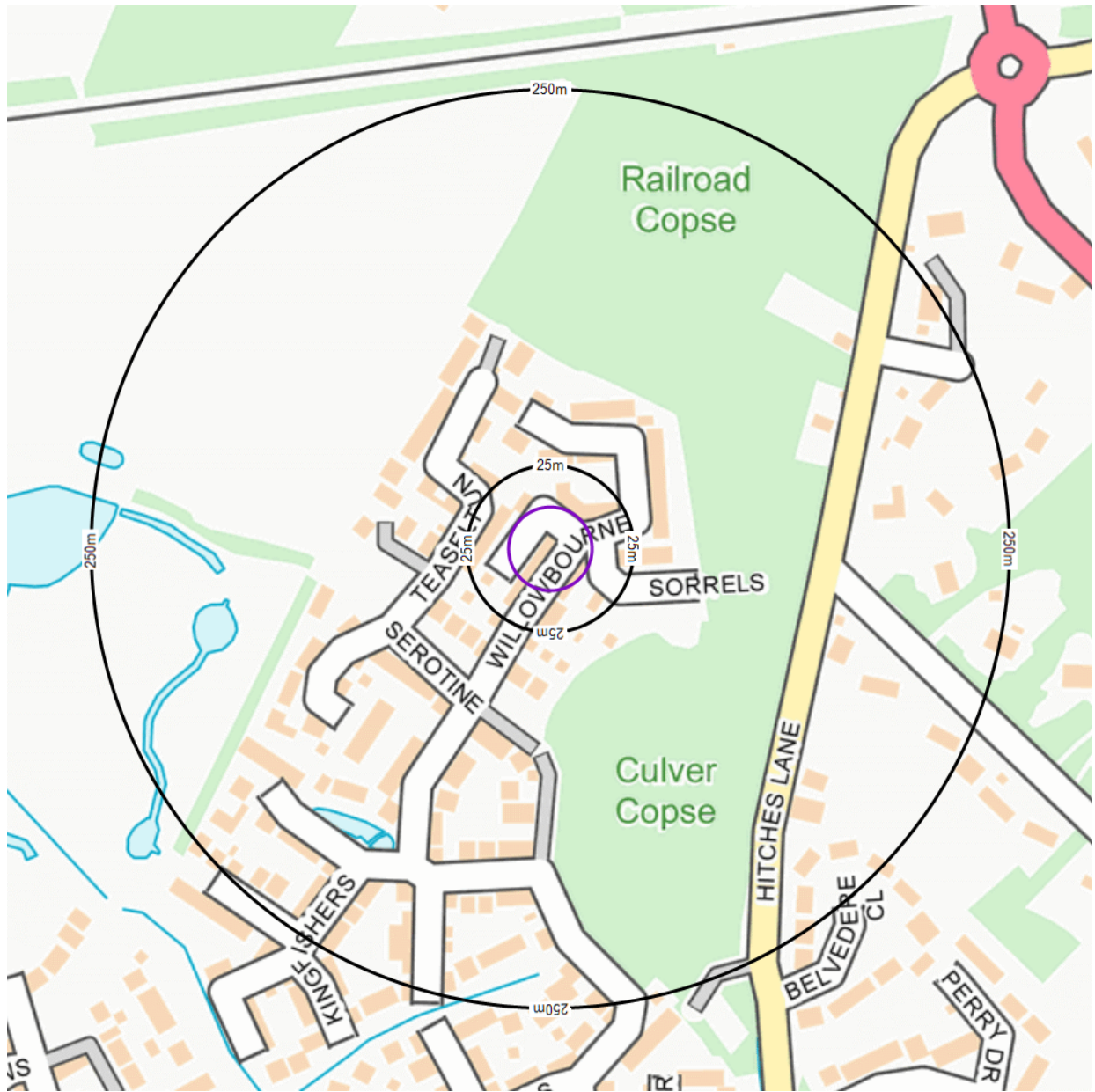
If you require any assistance, please contact our customer service team on:
0844 844 9966 or helpdesk@landmark.co.uk

Property Location





Location Plan

The map below shows the location of the property.



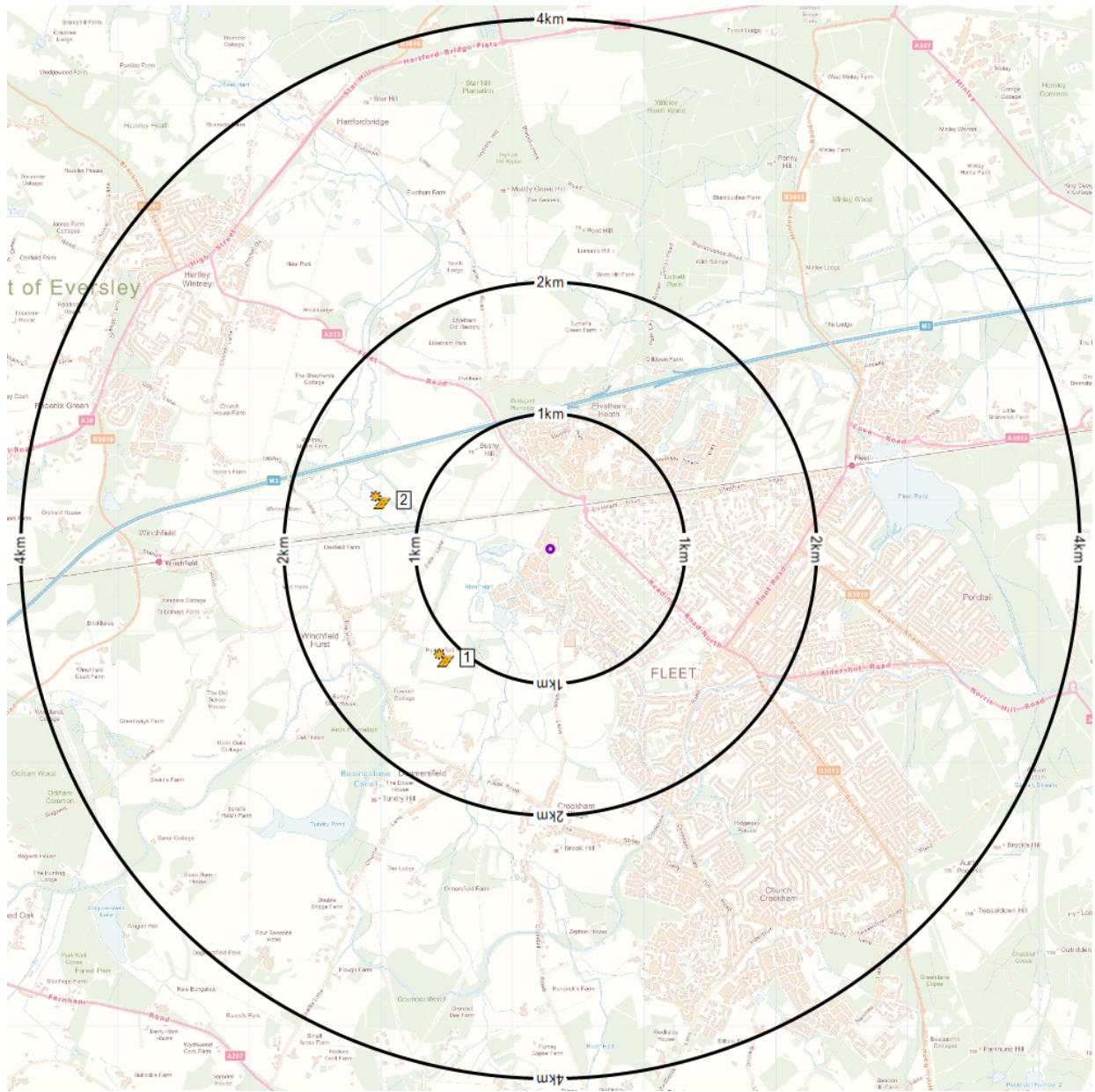
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-  Property
-  Search Radii

Energy & Infrastructure



The map below shows the location of Energy & Infrastructure projects that have the potential to affect the property. We detail the projects we believe require further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these projects and the surrounding area further, please visit the online viewer.



- | | | | | | |
|--|--|--|--|--|-----------------------------------|
| | OGA Licensed Exploration Blocks | | Track | | Underground Track |
| | OGA Offered Exploration Blocks | | HS2 - Station | | Railway - Station |
| | Drilling Locations | | HS2 - Safeguarding Limits | | Crossrail 1 - Station |
| | Wind Farms | | HS2 - Homeowner Payment Zone 1 | | Crossrail 2 - Station |
| | Wind Turbines | | HS2 - Homeowner Payment Zone 2 | | Crossrail 2 - Safeguarding Limits |
| | Planning Apps - Wind Energy | | HS2 - Homeowner Payment Zone 3 | | Pipeline |
| | Planning Apps - Solar Farms | | HS2 - Rural Support Zone | | |
| | Planning Apps - Other Renewable Energy | | HS2 - Extended Homeowner Protection Zone | | |

Energy & Infrastructure

We have highlighted below the Energy & Infrastructure projects at or around the property. Please see the Professional Opinion and Recommendations page for further information.



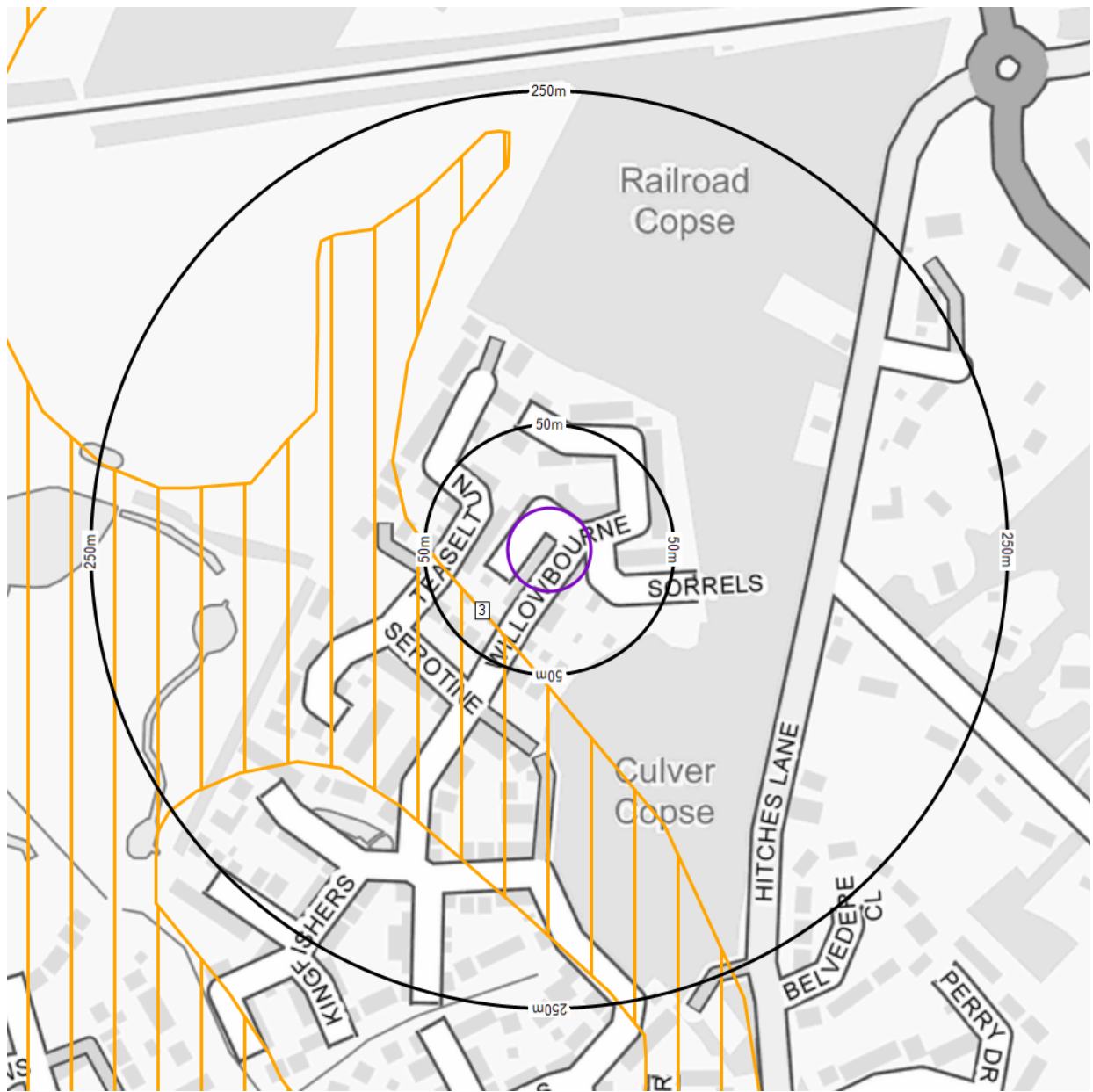
Solar Farms

| Map ID | Reference | Details | Distance | Contact |
|------------------------------|----------------------------------|---|----------|---------|
| Planning Applications | | | | |
| 1 | Reference: 15/01777/FUL | <p>Name: Hungerford Farm</p> <p>Operator: Solstice Renewables</p> <p>Onshore/Offshore: Solar Photovoltaics</p> <p>Turbine Capacity (MW): n/a</p> <p>Total Installed Capacity (MW): 5.00</p> <p>Local Planning Authority: Hart District Council</p> <p>Address: Hungerford Farm, Pale Lane, Winchfield, Hook, Hampshire</p> <p>Planning Application Submitted: 24 July 2015</p> <p>Operational Date: 22 August 2016</p> <p>Planning Permission Granted: 13 October 2015</p> <p>Construction Date: 22 June 2016</p> <p>Permission Expired Date: 13 October 2018</p> | 1133m | 1 |
| 2 | Reference: 14/00998/MAJOR | <p>Name: Taplins Farm solar park</p> <p>Operator: PS Renewables</p> <p>Onshore/Offshore: Solar Photovoltaics</p> <p>Turbine Capacity (MW): n/a</p> <p>Total Installed Capacity (MW): 5.90</p> <p>Local Planning Authority: Hart District Council</p> <p>Address: Land East Of Taplins Farm Lane Winchfield Hook Hampshire</p> <p>Planning Application Submitted: 30 May 2014</p> <p>Operational Date: 15 June 2016</p> <p>Planning Permission Granted: 20 October 2014</p> <p>Construction Date: 01 May 2016</p> <p>Permission Expired Date: 20 October 2017</p> | 1319m | 1 |

Ground Hazards



The map below shows the location of potential ground hazards that may affect the property. We detail the features we believe require further attention in the table on the following page and also on the Professional Opinion and Recommendations page. If you wish to explore these features and the surrounding area further, please visit the online viewer.



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| | | | | |
|--|--------------------------------|--|--|---|
| | Coalfield Consultation Area | | | Infilled Land |
| | Mining from Historical Maps | | | Landfills |
| | Mining Cavities | | | Natural Cavities |
| | Other Mining | | | Potential for Ground Stability Hazards - High |
| | CBSCB Compensation District | | | Potential for Ground Stability Hazards - Moderate |
| | Brine Pumping Related Features | | | |
| | Brine Subsidence Solution Area | | | |
| | Salt Mining Related Features | | | |

Ground Hazards

We have highlighted below potential ground hazards at or around the property. Please see the Professional Opinion and Recommendations page for further information and next steps guidance.



Natural Ground Stability Hazards

| Map ID | Details | Distance | Contact |
|--|--|----------|---------|
| Potential for Compressible Ground Stability Hazards | | | |
| 3 | <p>Hazard Potential: Moderate</p> <p>Hazard Description: Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.</p> <p>Hazard Guidance: Avoid large differential loadings of ground. Do not drain or dewater ground near the property without technical advice.</p> | 30m | 2 |

Useful Contacts

Please see below the contact details of the suppliers 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 | Landmark Information Group Limited | Imperium Imperial Way Reading Berkshire RG2 0TD | T: 0844 844 9966 E: helpdesk@landmark.co.uk W: www.landmark.co.uk |
| 2 | British Geological Survey, Enquiry Service | British Geological Survey Environmental Science Centre Keyworth Nottingham Nottinghamshire NG12 5GG | T: 0115 936 3143 E: enquiries@bgs.ac.uk W: www.bgs.ac.uk |
| | Argyll Environmental Ltd | 1st Floor 98 – 99 Queens Road Brighton BN1 3XF | T: 0845 458 5250 F: 0845 458 5260 E: info@argyllenviro.com W: www.argyllenvironmental.com |

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

Useful Information

Guidance for Purchasers of the Property

This report examines whether the property is at risk from any of a specified range of environmental issues, that could affect detrimentally your use or enjoyment of the property; expose you to future liability and expense (for example, cleaning up any contamination on the property) and/or reduce the value of the property. It also details any risk of flooding to an extent or frequency that might affect adversely your ability to obtain suitable insurance cover, your use and enjoyment of the property or its future saleability. Ground instability issues as well as a specified range of major existing or planned energy or infrastructure projects (e.g fracking, HS2, wind & solar farms) that may need further investigation are also detailed where they may impact the property.

More detailed information about risks and projects affecting the property can be viewed on our web viewer. Please click on the image on the front page of this report to access the viewer or visit <https://landmarkriskview.co.uk/3d7782f9-f9ca-4d8a-8c80-2af2c9079651>. If you are planning to make changes to the property which will require planning permission, then this is not the correct type of report. You need a SiteSolutions Residence report instead, as it considers additional risks. Please liaise with your professional adviser over how to request such a report. If you require further assistance, please call the Landmark Customer Services team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Information for Professional Advisers

This report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

More information about the issues is available to you and your client via the web viewer. This gives access to maps showing the location and types of data we have identified, an explanation of that data and details about the data providers, together with other information that may be of interest to your client. Please click on the image on the front page of this report to access the viewer or visit <https://landmarkriskview.co.uk/3d7782f9-f9ca-4d8a-8c80-2af2c9079651>.

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Crossrail 2 Data sourced from consultation documents as published by the Department of Transport.

Useful Information

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

The brine subsidence data relating to the Droitwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

Landmark works in association with:



Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

Landmark adheres to the Conveyancing Information Executive (CIE) standards.

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- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

Complaints

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

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

TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Web site: www.tpos.co.uk

Email: admin@tpos.co.uk

Landmark Complaints Procedure

If you want to make a complaint to Landmark, we will:

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

Complaints should be sent to:

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

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





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

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





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

Landmark Planning

Section 1: Residential Planning Applications

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

Section 1: Non-residential Planning Applications

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

Land Use Designations **See Section 2**

Your Neighbourhood **See Section 3**

The report is issued for the property described as:

**99, Willowbourne
 FLEET
 GU51 5BP**

Report Reference:
250830734_1_1

National Grid Reference:
479280 154630

Customer Reference:
Planning with polygons

Report Date:
24 December 2020

CONTACT DETAILS

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

0844 844 9966

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

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Section 1d - Non-residential Planning Applications

Section 1d Map 09

Medium None Found

Large 10

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Section 2a Map None Found

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Business and Economy None Found

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Minerals and Waste 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.

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

Interpreting the Planning Application Table

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

1 The ID number shows the application on the map.

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

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

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

5 This is an indication of the development size.

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

7 This is the address of proposed development.

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

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

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

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

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

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

Next Steps

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

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



Useful Information

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

Is Planning Permission needed?

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

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

Applying for Permission

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

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

Planning Decisions

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

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

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

Helpful Resources

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









Section 1b : Planning Applications Map

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



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

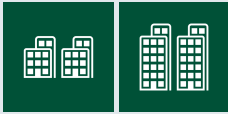


New Build Developments (over 50 Dwellings within 750m)

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

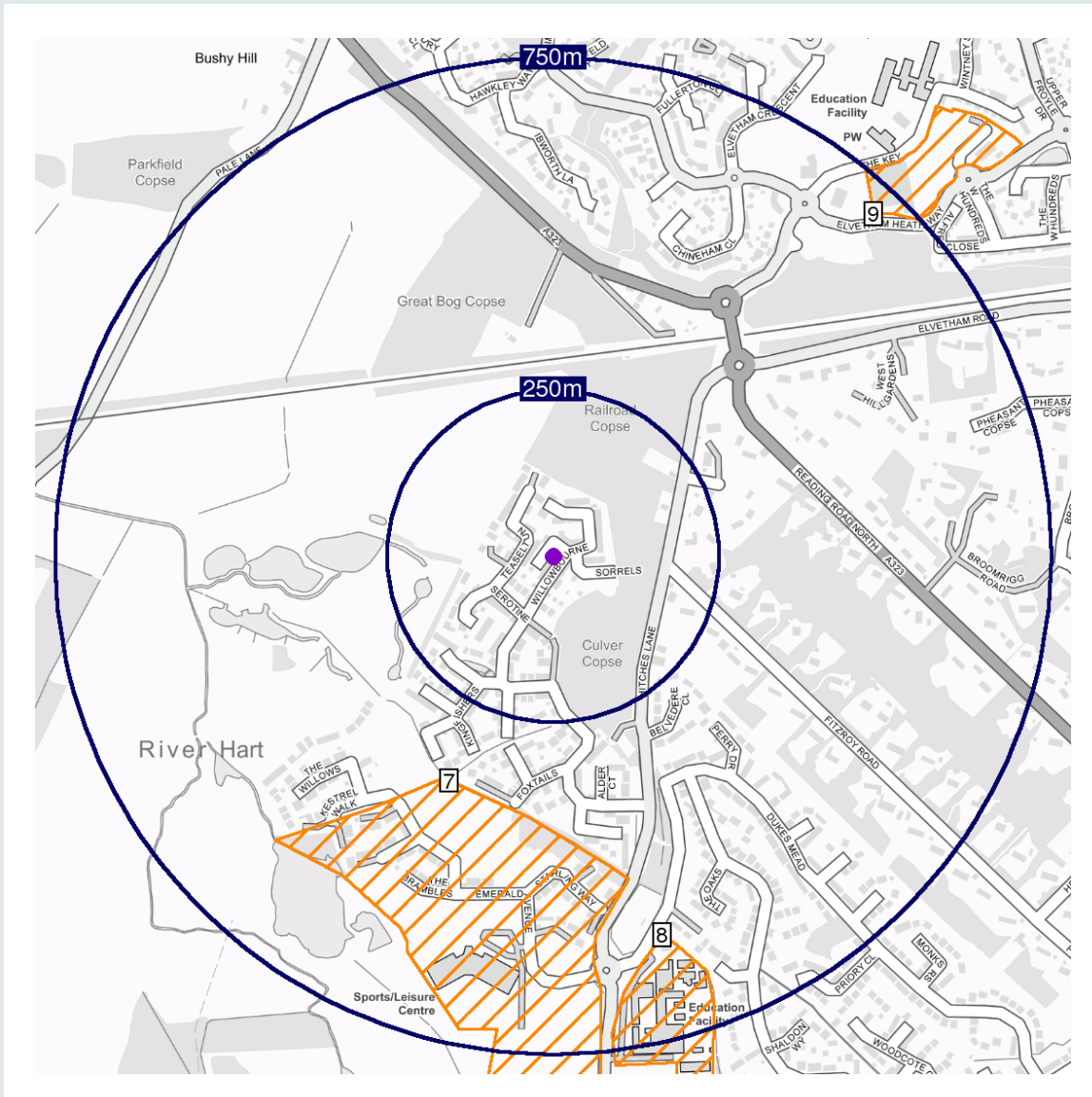
| ID | Application No. | Distance & Direction | Location Accuracy | Site Area | Contact ID |
|----|--|----------------------|--------------------|----------------------|------------|
| | Address | Use Class | Submission Date | Type | |
| | Decision | | | | |
| | Description | | | | |
| 1 | 13/02513/MAJOR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

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



Section 1d : Planning Applications Map

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



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



Large Non-residential Developments (within 750m)

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

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



Use Class Table

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

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



Understanding This Section

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

Section Overview

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

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

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



Section 2a: Housing and Community

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



Section 2b: Business and Economy

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



Section 2c: Resources and Waste

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



Section 2d: Transport Infrastructure

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



Section 2e: Heritage and Open Environment

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



Section 2f: Other Sites

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

Next Steps

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

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

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



Useful Information

What are Development Plans?

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

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

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

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

What are Local Plans and Local Development Frameworks?

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

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

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

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

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

Neighbourhood Planning

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

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



Summary of Development Plans in Your Area

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

Which Development Plans have we searched?

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

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

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

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

Other Documents in your Area

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

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

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

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

Where can you find these plans?

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

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



Section 2a: Housing and Community

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

Recent Plans

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

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



Section 2d: Transport Infrastructure Map

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



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Section 2d: Transport Infrastructure

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

Older Plans

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

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

Next Steps

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

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

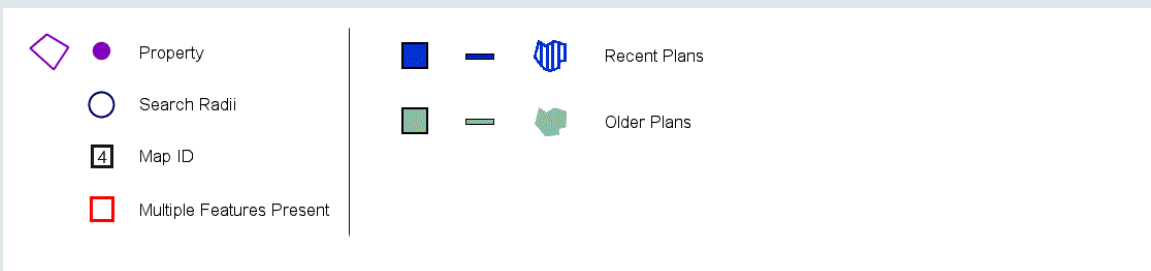


Section 2e: Heritage and Open Environment Map

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



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Section 2e: Heritage and Open Environment

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

Older Plans

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

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

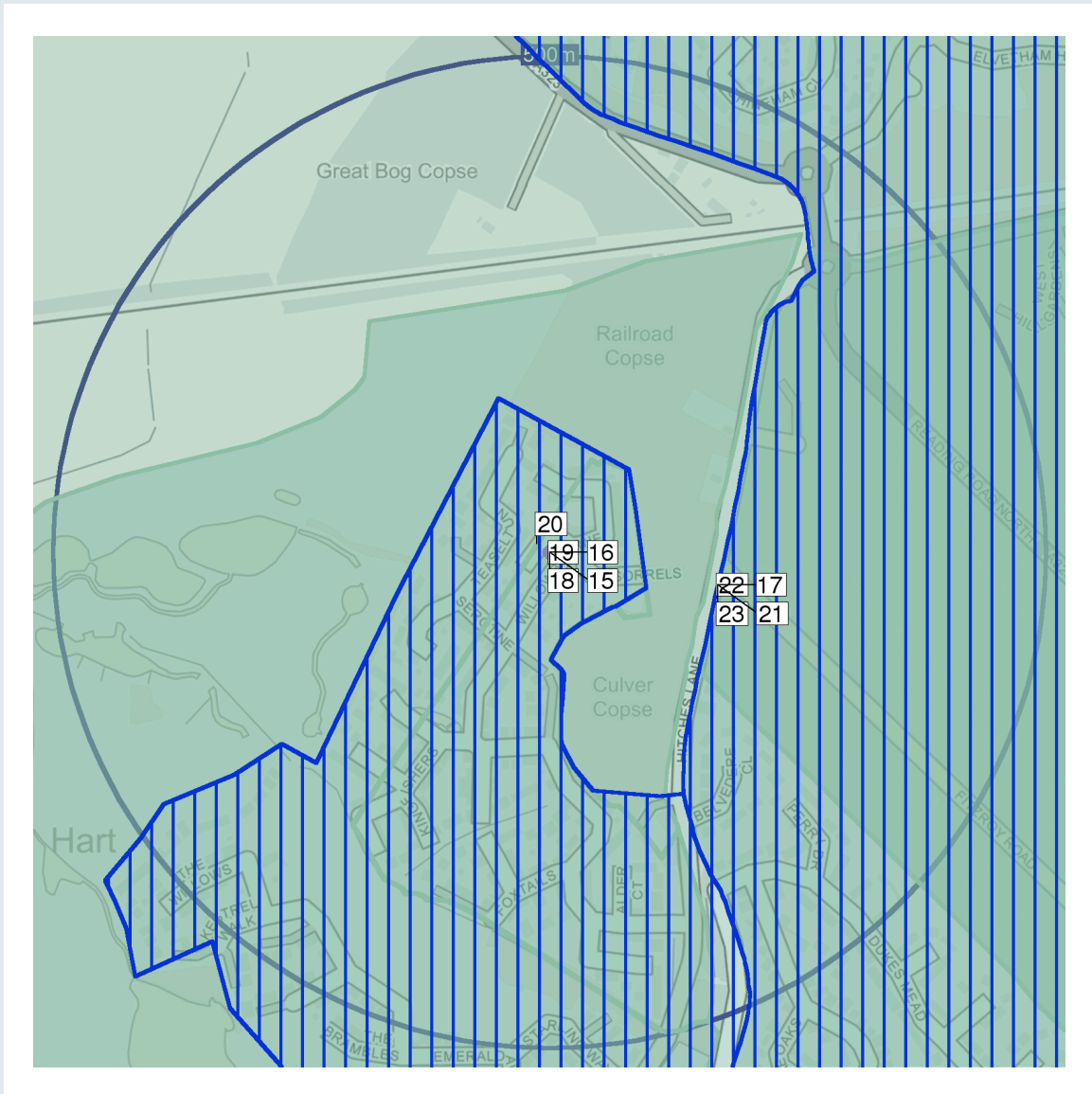
| ID | Description | Policy Detail | Source Map |
|----|---|--|---------------|
| 11 | Outside Settlement Boundaries : Rural Economy | RUR22: Affordable Housing: Exceptions Policy | Proposals Map |
| 11 | Outside Settlement Boundaries : Rural Economy | RUR23: Replacement Of Existing Dwellings | Proposals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

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

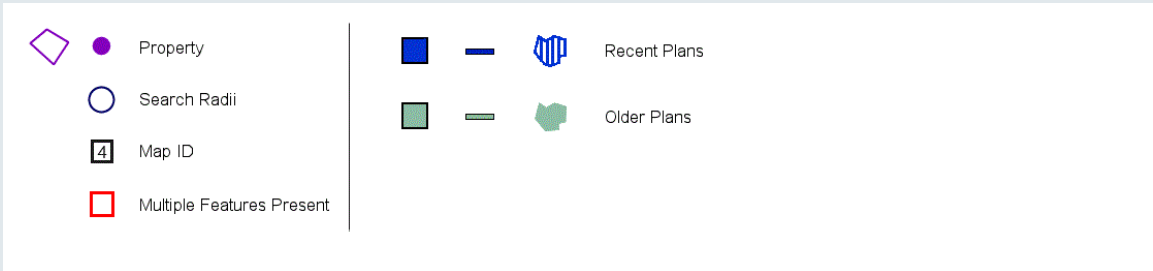


Section 2f: Other Sites Map

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



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Section 2f: Other Sites and Boundaries

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

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

Recent Plans

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

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

Older Plans

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

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

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



Understanding This Section

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

Section Overview



Section 3a: Rights of Way

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



Section 3b: Housing

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



Section 3c: Population

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



Section 3d: Education

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



Section 3e: Amenities

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

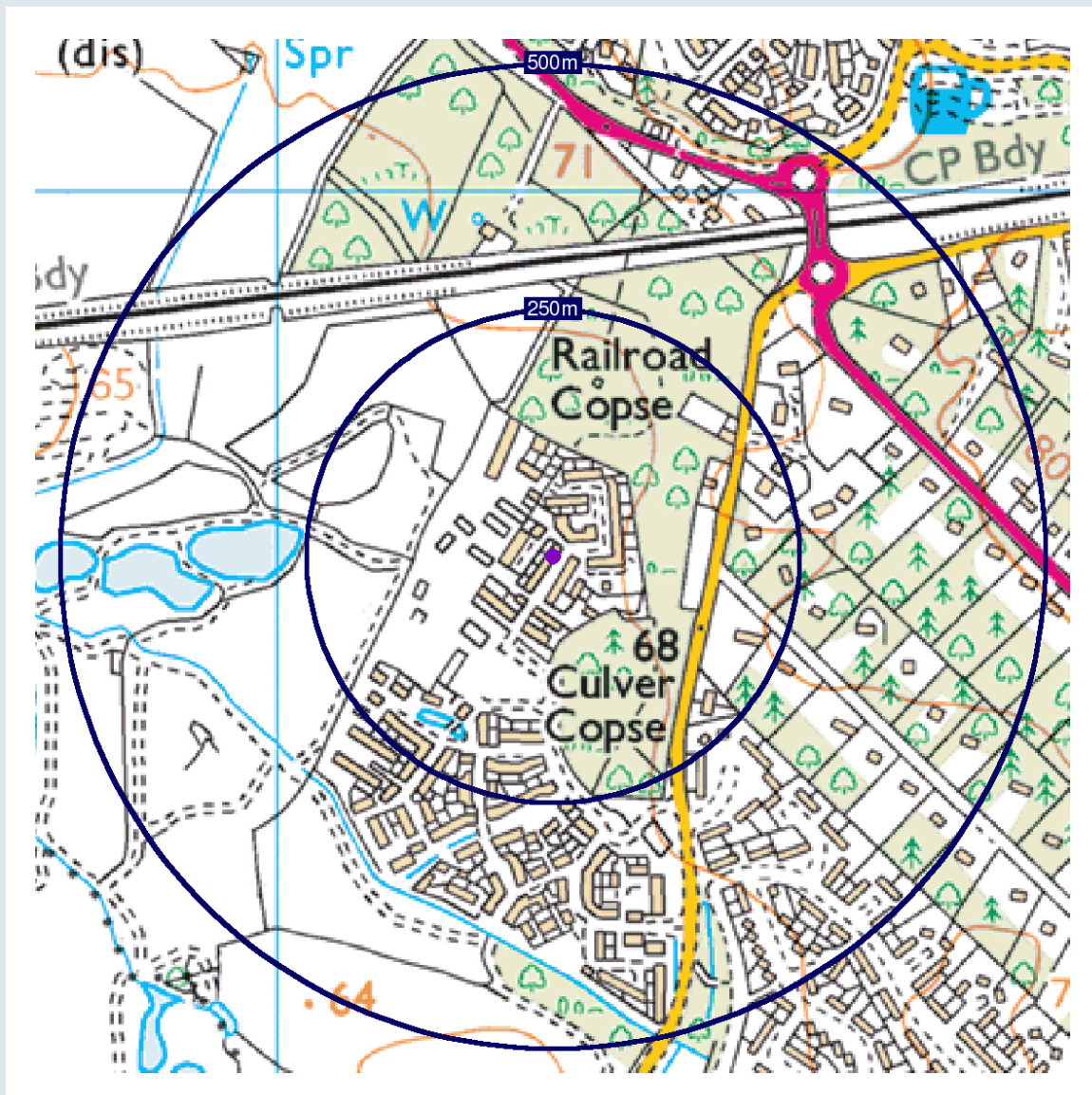
Next Steps

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



Section 3a: Rights of Way Map

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



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



Section 3b: Housing

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

Council Tax

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

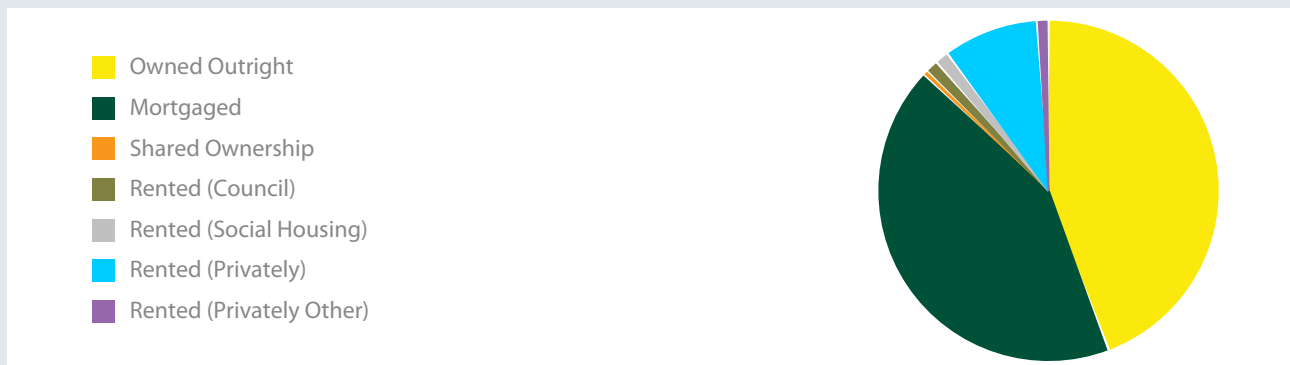
Local Authority: Hart District Council

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

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Housing Market

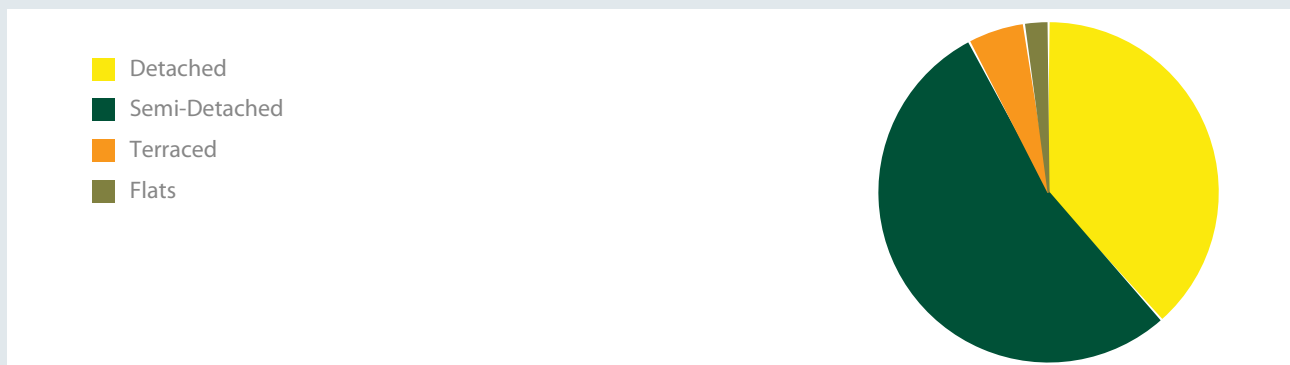
The pie chart below provides an indication of the types of home ownership likely in GU51 5BP.



© CallCredit Marketing Limited

Housing Type

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



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Average Property Price

The average property price in GU51 5BP is :

£353207 - £402607

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



Section 3c: Population

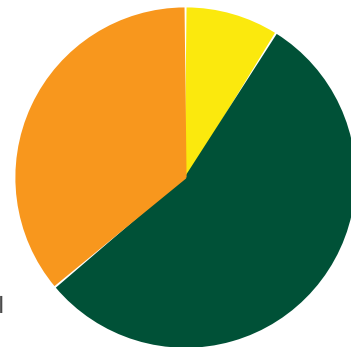
The information below provides an overview of the local community.

Qualifications

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

- No Qualifications
- Lower level Qualifications
- Higher Level Qualifications

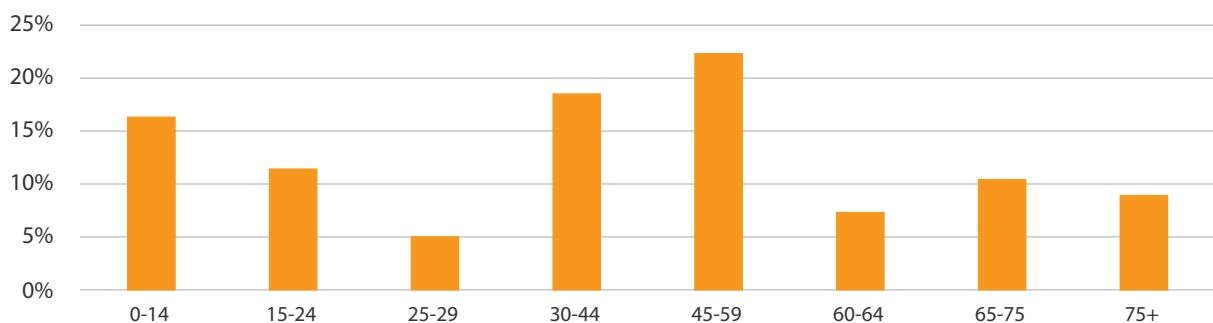
No Qualifications includes people with an education level below GCSE
 Lower Level Qualifications includes people educated to at least a GCSE level
 Higher Level Qualifications defines people educated to at least a University level



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Age

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



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Occupation

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

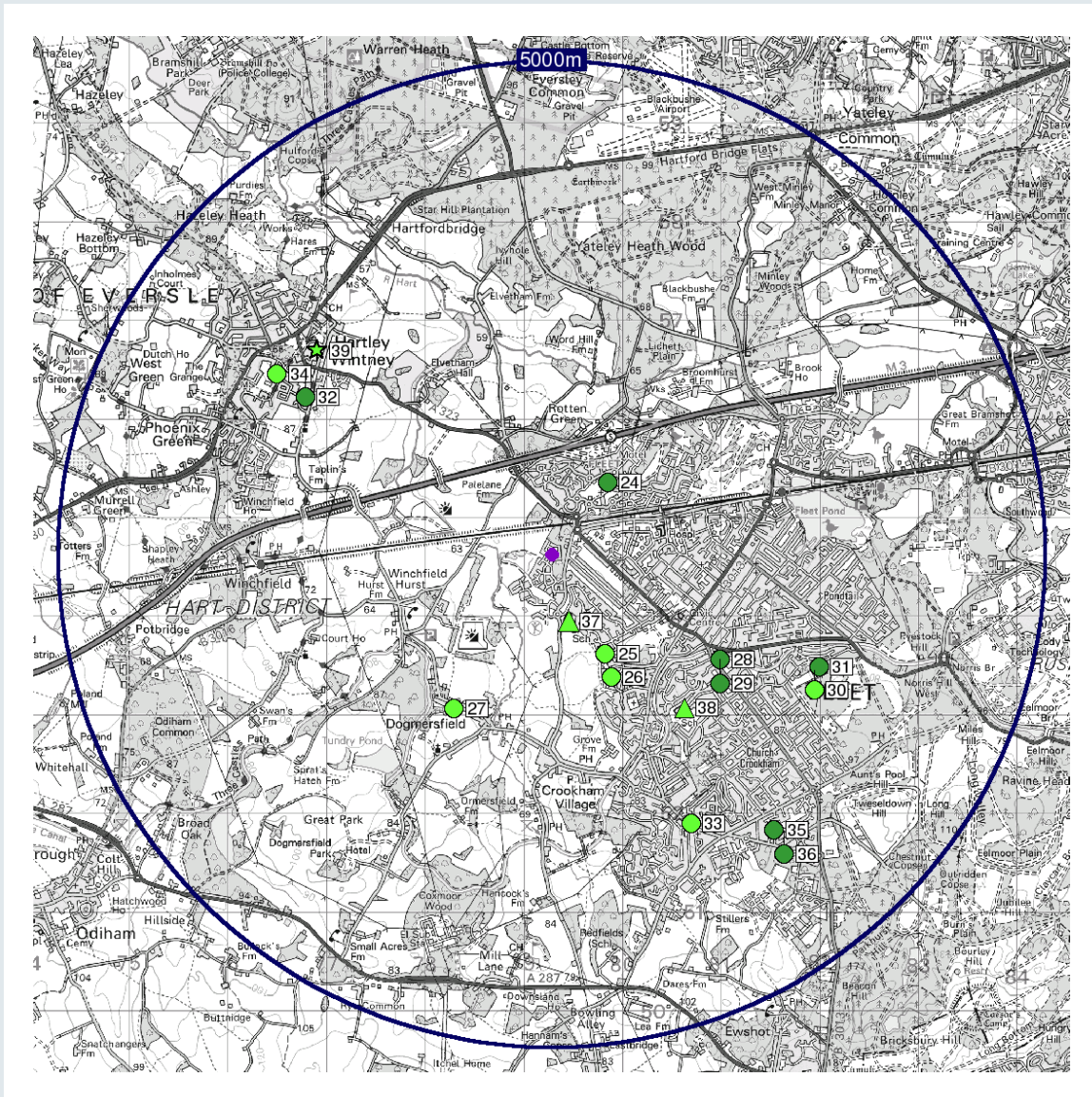


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Section 3d: Education Map

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



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



Section 3d: Education

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

Primary Education

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

Secondary Education

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

Further Education

No schools found

Other Schools and Education Centres

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

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

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

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

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



Section 3e: Amenities

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

Where Is The Nearest...?

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

Facilities In The Local Area

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

Healthcare

Doctors

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

Dentists

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

Chemists

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

Veterinary Clinics

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

Eating and Drinking

Restaurants

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

Pubs Bars and Inns

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

Cafés and Snack Bars

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

Fast Food Outlets

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

Retail Outlets

Convenience and General Stores

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

Supermarkets

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

Shopping Centres & Retail Parks

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

DIY Stores

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

Garden Centres

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

Sports and Leisure Facilities

Golf Ranges, Courses, Clubs and Professionals

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

Gyms, Sports Halls and Leisure Centres

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

Sports Grounds, Stadia and Pitches

| Name | Address |
|-----------------|---------|
| Playing Field | GU51 |
| Cricket Ground | GU51 |
| Football Ground | GU51 |

Playgrounds

| Name | Address |
|------------|---------|
| Play Area | GU51 |
| Playground | GU51 |
| Playground | GU51 |

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Useful Information and Contacts

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

For all other queries please contact:

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

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Email: helpdesk@landmark.co.uk

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

TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Complaints Procedure

If you want to make a complaint, we will:

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

Complaints should be sent to:

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

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

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

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

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