










Plansearch Plus

Section 1: Residential Planning Applications

| | | |
|---|---|----------------------------|
|  | Alterations and Minor New Builds | 2 applications within 50m |
|  | New Build up to 10 dwellings | 0 applications within 250m |
|  | New Build 10 to 50 dwellings | 0 applications within 250m |
|  | Unclassified | 1 application within 250m |
|  | New Build over 50 dwellings | 1 application within 750m |

Section 1: Non-residential Planning Applications

| | | |
|---|---------------------|----------------------------|
|  | Small | 0 applications within 100m |
|  | Unclassified | 0 applications within 250m |
|  | Medium | 1 application within 250m |
|  | Large | 2 applications within 750m |

| | |
|-----------------------|----------------------|
| Land Use Designations | See Section 2 |
| Your Neighbourhood | See Section 3 |

The report is issued for the property described as:
Sample Site

Report Reference:
126743936_1_1

National Grid Reference:
491040 106950

Customer Reference:
Sample_PSP

Report Date:
31 May 2017

CONTACT DETAILS

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

0844 844 9966

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

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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

| | | | | | | |
|----|-----------------|----------------------|-------------------|-----------|------------|---|
| ID | 1 | 2 | 3 | 4 | 5 | 6 |
| | Application No. | Distance & Direction | Location Accuracy | Site Area | Contact ID | |
| | Address | 7 | 8 | 9 | 10 | |
| | | Decision | 11 | | | |
| | Description | 12 | | | | |

1 The ID number shows the application on the map.

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

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

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

5 This is an indication of the development size.

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

7 This is the address of proposed development.

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

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

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

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

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

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

Next Steps

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

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



Useful Information

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

Is Planning Permission needed?

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

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

Applying for Permission

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

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

Planning Decisions

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

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

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

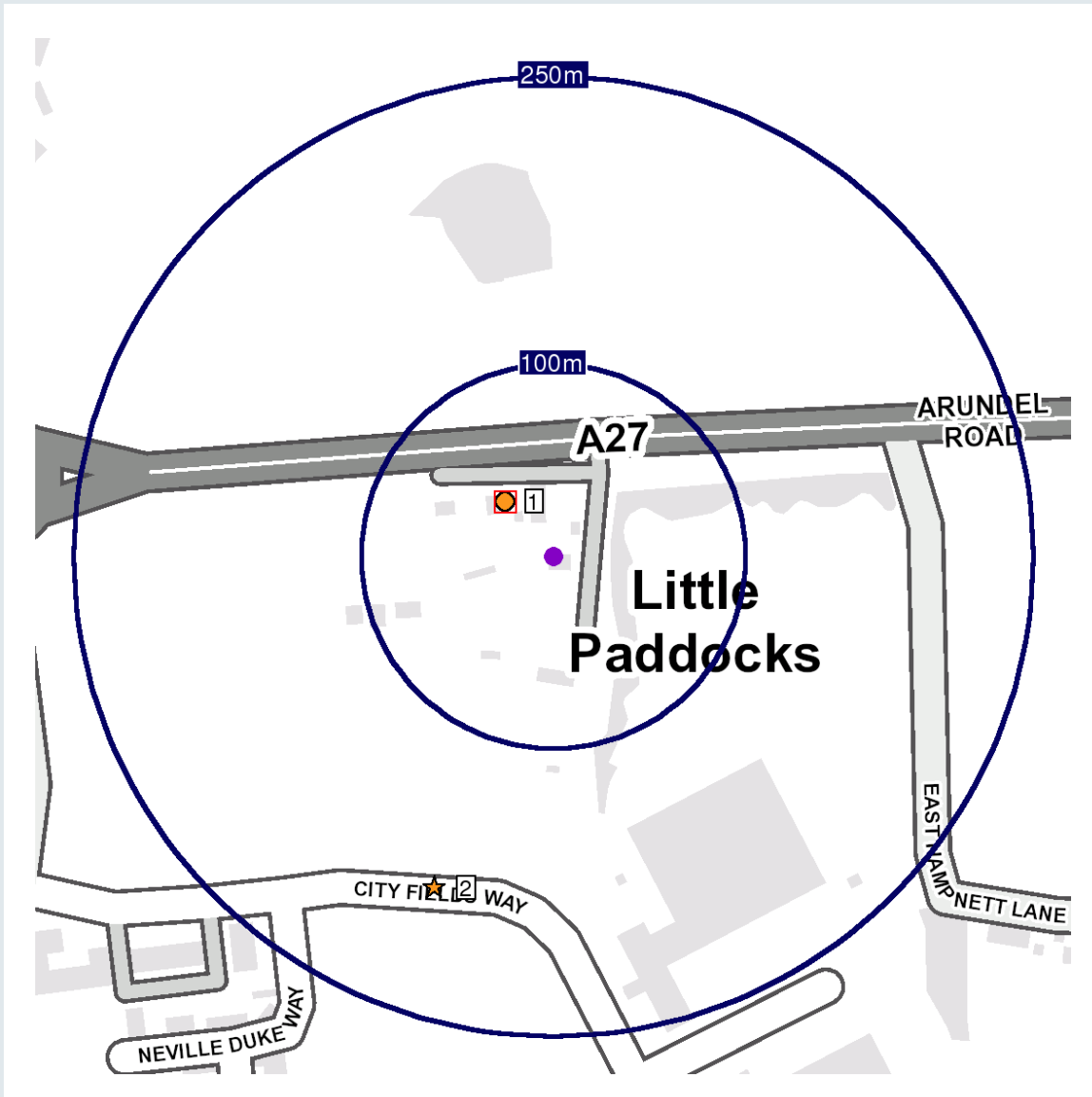
Helpful Resources

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



Section 1a : Planning Applications Map

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



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- | | | | |
|--|---------------------------|--|--|
| | Property | | Residential Alterations |
| | Search Radii | | Residential New Build (up to 10 dwellings) |
| | Map ID | | Residential New Build (10 to 50 dwellings) |
| | Multiple Features Present | | Residential Unclassified |



Alterations and Minor New Builds (within 50m)

The table below shows applications for alterations to single dwellings such as extensions, barn conversions, and tree works. It will also include minor new build developments.

| ID | Application No. | Distance & Direction | Location Accuracy | Site Area | Contact ID |
|----|---|----------------------|-------------------|--------------|------------|
| | Address | Use Class | Submission Date | Type | |
| | Decision | | | | |
| | Description | | | | |
| 1 | 12/03411/DOM | 38m NW | Good | Not Supplied | 1 |
| | The Yews, Arundel Road Tangmere, Chichester West Sussex, PO18 0JZ | C3 | 28th August 2012 | New Build | |
| | Application submitted (decision unknown) | | | | |
| | Single storey ancillary family accommodation, utilising existing utility of store/outhouse. | | | | |
| 1 | 15/01770/DOM | 38m NW | Good | Not Supplied | 1 |
| | The Yews, Arundel Road Tangmere, CHICHESTER West Sussex, PO18 0JZ | C3 | 5th June 2015 | Extension | |
| | Application submitted (decision unknown) | | | | |
| | To erect a conservatory to the rear of the property. | | | | |



Unclassified Developments (within 250m)

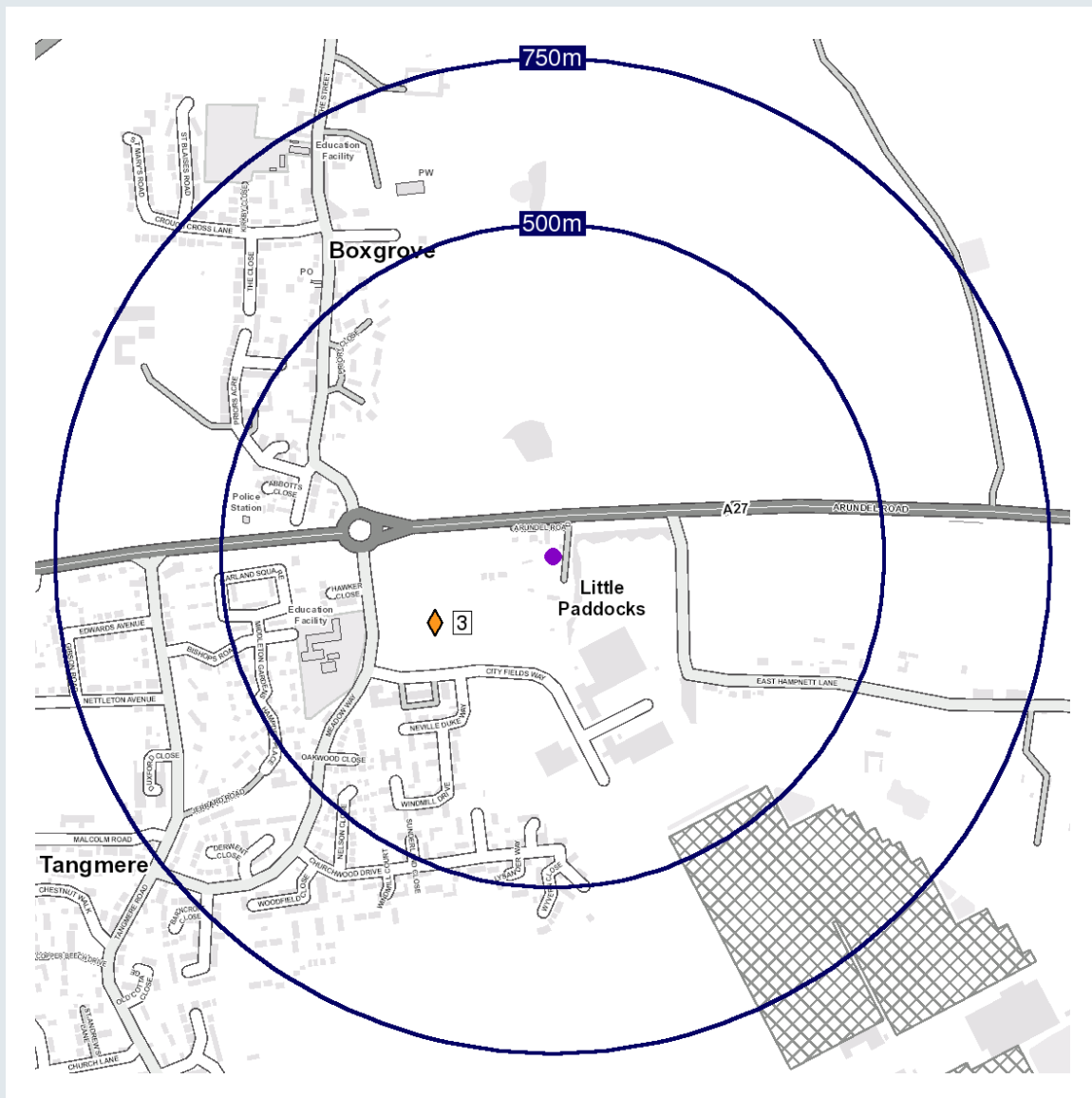
The records below relate to applications for residential projects where the scale of the application has not been determined.

| ID | Application No. | Distance & Direction | Location Accuracy | Site Area | Contact ID |
|----|---|----------------------|-------------------|--------------|------------|
| | Address | Use Class | Submission Date | Type | |
| | Decision | | | | |
| | Description | | | | |
| 2 | 12/02825/DOC | 184m S | Approx | Not Supplied | 1 |
| | West Sussex Fire Brigade City Fields Way, Tangmere, Chichester West Sussex, PO20 2FY | C3 | 24th July 2012 | New Build | |
| | Application submitted (decision unknown) | | | | |
| | Discharge of condition no. 29 from planning permission TG/07/04577/FUL. | | | | |



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 | | |
| | Map ID | | |
| | Multiple Features Present | | |



New Build Developments (over 50 Dwellings within 750m)

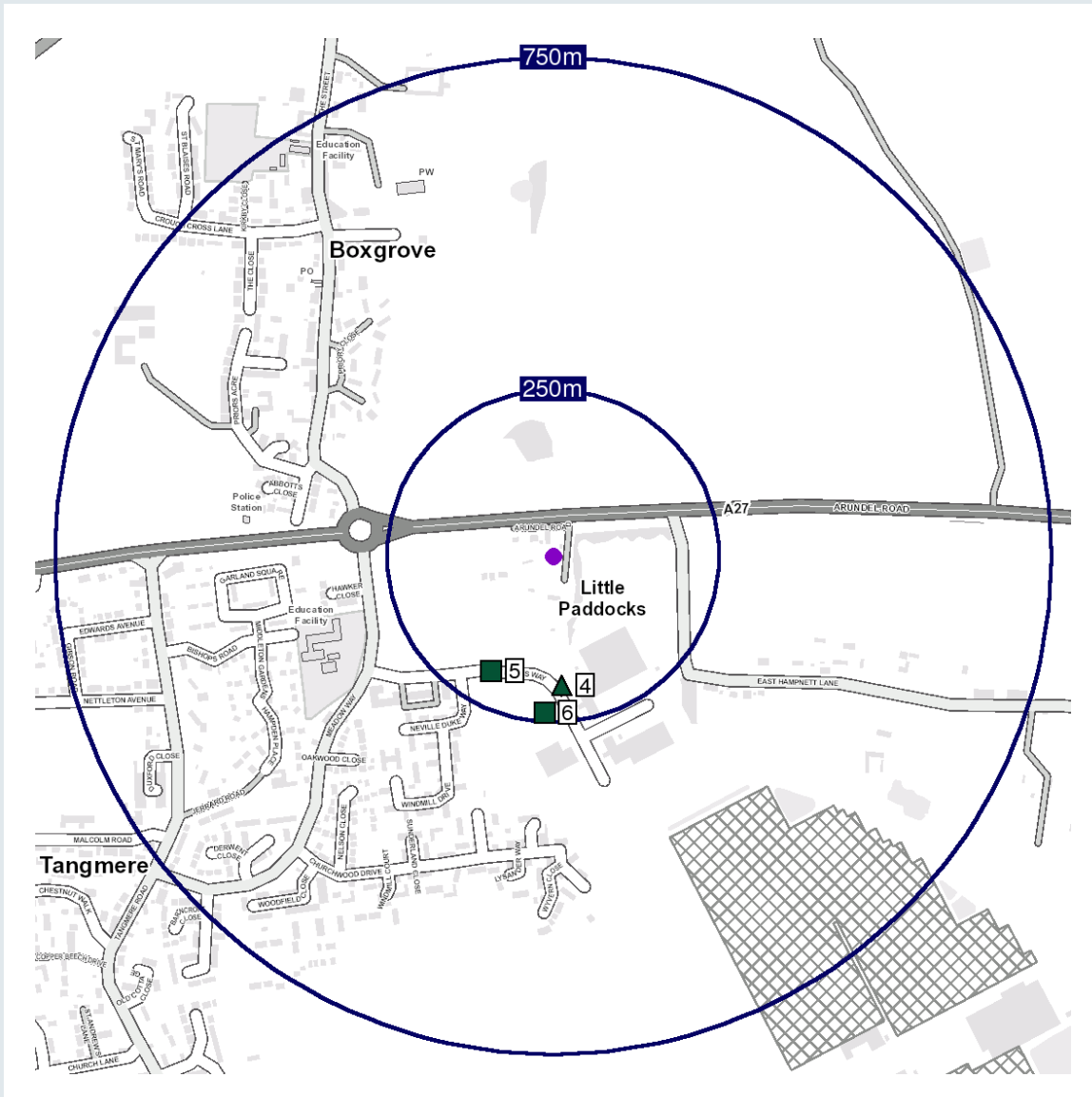
The records below show applications for new residential developments over 50 dwellings, recorded within a single application.

| ID | Application No. | Distance & Direction | Location Accuracy | Site Area | Contact ID |
|--|---|----------------------|-------------------|--------------|------------|
| | Address | Use Class | Submission Date | Type | |
| | Decision | | | | |
| | Description | | | | |
| 3 | 15/00918/REM | 204m SW | Wider Area | Not Supplied | 1 |
| | E/O Meadow Way Tangmere, Chichester West Sussex, PO18 | C3 | 15th April 2015 | New Build | |
| | Application submitted (decision unknown) | | | | |
| Development of the site comprising 59 residential units, associated public open space, landscaping, access and car parking. Application for approval of reserved matters following outline planning permission TG/12/01739/OUT in respect of appearance, landscaping layout and scale. | | | | | |



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 | | |
| | Multiple Features Present | | |



Medium Non-residential Developments (within 250m)

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

| ID | Application No. | Distance & Direction | Location Accuracy | Site Area | Contact ID | |
|----|---|--|-------------------|--------------|------------|--|
| | Address | Use Class | Submission Date | Type | | |
| | Decision | | | | | |
| | Description | | | | | |
| 4 | 14/04151/FUL | 212m S | Wider Area | Not Supplied | 1 | |
| | Chichester Business Park City Fields Way, Tangmere, Chichester West Sussex, PO20 2FT | D1 | 5th December 2014 | New Build | | |
| | | Application submitted (decision unknown) | | | | |
| | | Erection of a two storey building for use as a Make Ready Centre for South East Coast Ambulance Service, together with landscaping, associated car parking and access. Variation of condition 20 and 21 of extant planning permission TG/14/01413/FUL. | | | | |



Large Non-residential Developments (within 750m)

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

| ID | Application No. | Distance & Direction | Location Accuracy | Site Area | Contact |
|----|--|----------------------|-------------------|---------------------|---------|
| | Address | Use Class | Submission Date | Type | |
| | Decision | | | | |
| | Description | | | | |
| 5 | 14/01413/FUL | 197m SW | Wider Area | 7700m ² | 1 |
| | Unit 7 Chichester Business Park City Fields Way, Tangmere Chichester, West Sussex, PO20 2FT | B1 | 13th June 2014 | New Build | |
| | Detail application granted Erection of a two storey building for use as a Make Ready Centre for South East Coast Ambulance Service, together with landscaping, associated car parking and access. | | | | |
| 6 | 16/02035/FUL | 237m S | Good | 10000m ² | 1 |
| | Chichester Business Park City Fields Way Tangmere, West Sussex, PO20 2FT | B2/B8 | 20th June 2016 | New Build | |
| | Detail application granted Development of currently vacant plot 10 to provide new accommodation of flexible use B8 (warehouse) and B1(c) (light industrial) with ancillary B1(a) (offices), together with associated parking and landscaping. | | | | |



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 |
|---|-----------------------------|-------------|-----------------|
| Chichester Local Plan - Core Strategy | Chichester District Council | Adopted | 14th July 2015 |
| Chichester District Local Plan - First Review | Chichester District Council | Adopted | 30th April 1999 |

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 |
|---|-----------------------------|-------------------|--------------|
| Chichester LDF - Statement of Community Involvement | Chichester District Council | Adopted | 2013 |
| Neighbourhood Plan - Fishbourne | Chichester District Council | Adopted | 2016 |
| Neighbourhood Plan - Tangmere | Chichester District Council | Adopted | 2016 |
| Neighbourhood Plan - East Wittering and Bracklesham | Chichester District Council | On Hold | Not Supplied |
| Neighbourhood Plan - Chidham and Hambrook | Chichester District Council | Adopted | 2016 |
| Neighbourhood Plan - Westbourne | Chichester District Council | Under Preparation | Not Supplied |
| Neighbourhood Plan - Hunston | Chichester District Council | Under Preparation | Not Supplied |
| Neighbourhood Plan - Plaistow and Ifold | Chichester District Council | Under Preparation | Not Supplied |
| Neighbourhood Plan - Wisborough Green | Chichester District Council | Adopted | 2016 |
| Neighbourhood Plan - Kirdford | Chichester District Council | Adopted | 2014 |
| Neighbourhood Plan - Boxgrove | Chichester District Council | Under Preparation | Not Supplied |
| Neighbourhood Plan - Selsey | Chichester District Council | Under Preparation | Not Supplied |

| Plan Name | Local Authority | Plan Status | Adopted Date |
|---|--|-------------------|--------------|
| Neighbourhood Plan - Lynchmere | Chichester District Council | On Hold | Not Supplied |
| Neighbourhood Plan - Bosham | Chichester District Council | Adopted | 2016 |
| Neighbourhood Plan - Westhampnett | Chichester District Council | Under Preparation | Not Supplied |
| Neighbourhood Plan - West Wittering | Chichester District Council | Under Preparation | Not Supplied |
| Neighbourhood Plan - Birdham | Chichester District Council | Adopted | 2016 |
| Neighbourhood Plan - Southbourne | Chichester District Council | Adopted | 2015 |
| Neighbourhood Plan - Lavant | Chichester District Council | Under Preparation | Not Supplied |
| Community Infrastructure Levy (CIL) | Chichester District Council | Adopted | 2016 |
| Neighbourhood Plan - Loxwood | Chichester District Council | Adopted | 2015 |
| West Sussex Structure Plan 2001 - 2016 | West Sussex County Council | Adopted | 2004 |
| West Sussex Minerals Local Plan | West Sussex County Council | Adopted | 2003 |
| West Sussex Minerals & Waste LDF - Minerals & Waste Development Scheme | West Sussex County Council | Approved | 2016 |
| Chichester LDF - Site Allocations | Chichester District Council | Under Preparation | Not Supplied |
| Chichester LDF - Local Development Scheme | Chichester District Council | Approved | 2016 |
| West Sussex Minerals & Waste LDF - Waste Plan | West Sussex County Council | Adopted | 2014 |
| South East Regional Waste Management Strategy | South East Regional Assembly, Planning | Approved | 2006 |
| West Sussex Minerals & Waste LDF - Shoreham Harbour Joint Area Action Plan | West Sussex County Council | Under Preparation | Not Supplied |
| West Sussex Minerals & Waste LDF - Statement of Community Involvement - Second Review | West Sussex County Council | Adopted | 2012 |
| Chichester LDF - Gypsy and Travelling Show People Site Allocations | Chichester District Council | On Hold | Not Supplied |
| West Sussex Minerals & Waste LDF - Minerals Plan | West Sussex County Council | Under Preparation | Not Supplied |

Where can you find these plans?

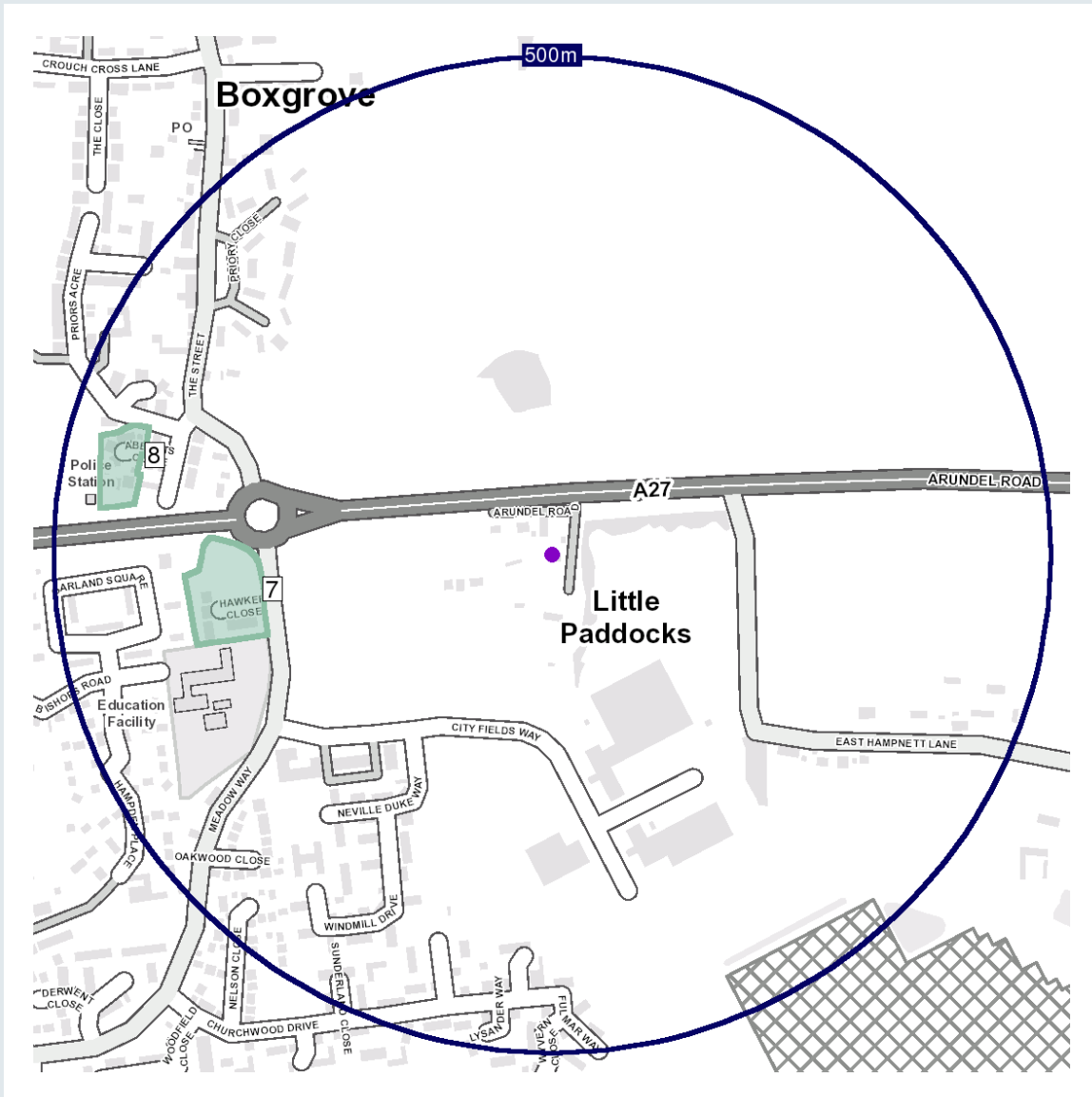
A local authority will usually publish development plans on their website. The planning policy sections of the relevant local authority websites are listed below. If a plan is not available here you may be able to obtain a copy by contacting the relevant local authority.

| Local Authority | Planning Policy Website |
|---|---|
| Chichester District Council | http://www.chichester.gov.uk/planningpolicy |
| South East Regional Assembly, Planning | Not Supplied |
| Department for Communities and Local Government (formerly ODPM) | Not Supplied |
| Environment Agency, Head Office | Not Supplied |

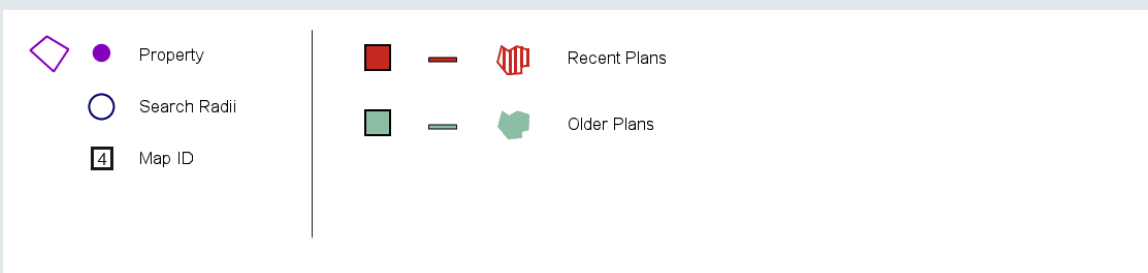


Section 2a: Housing and Community Map

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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Section 2a: Housing and Community

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

Older Plans

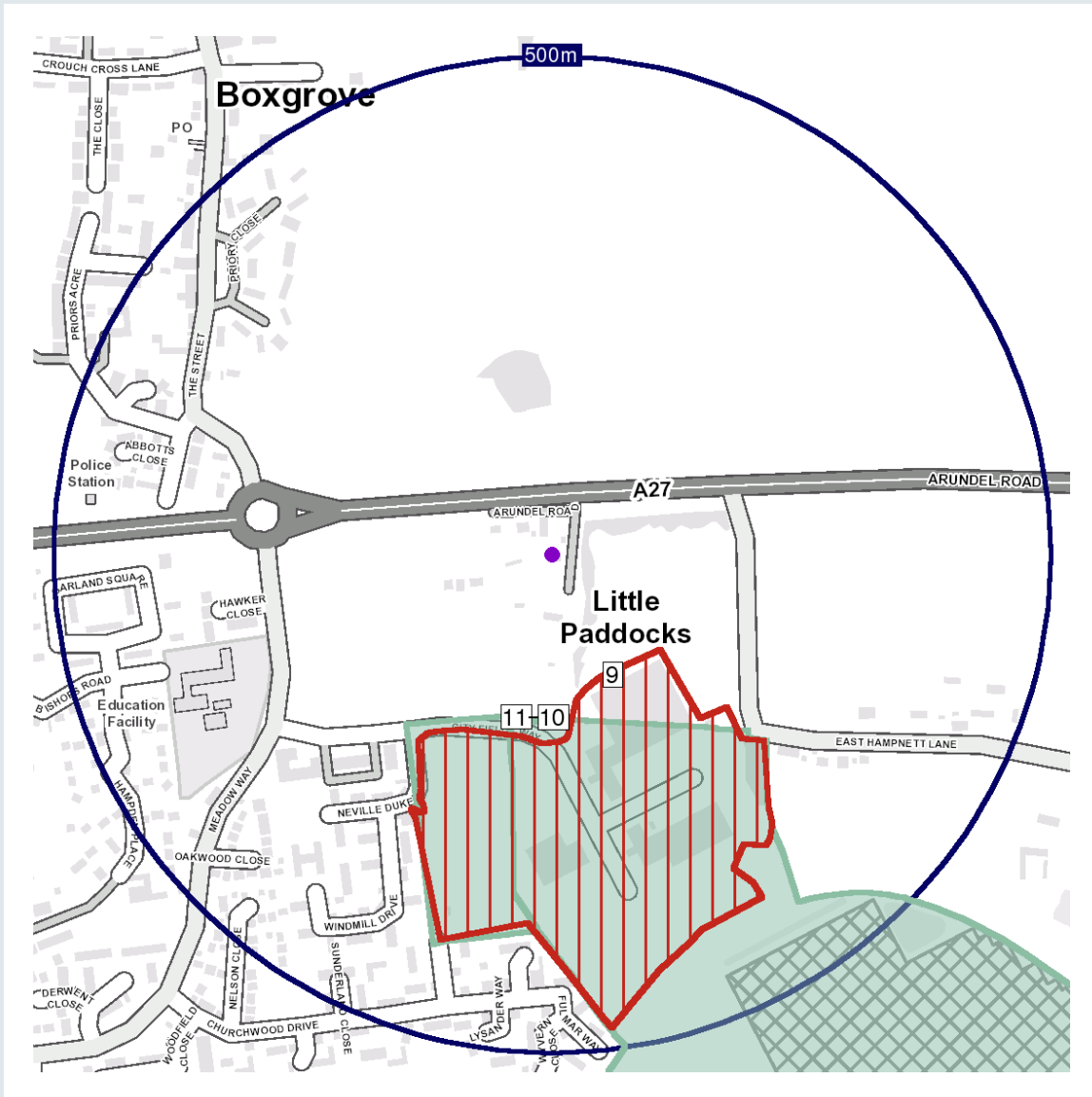
The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from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

| Plan | Chichester District Local Plan - First Review (30th April 1999) Adopted | | |
|------|---|--------------------------|---------------------|
| ID | Description | Policy Detail | Source Map |
| 7 | Housing | H1: Dwelling Requirement | Inset 35 - Tangmere |
| 8 | Housing | H1: Dwelling Requirement | Inset 7 - Boxgrove |

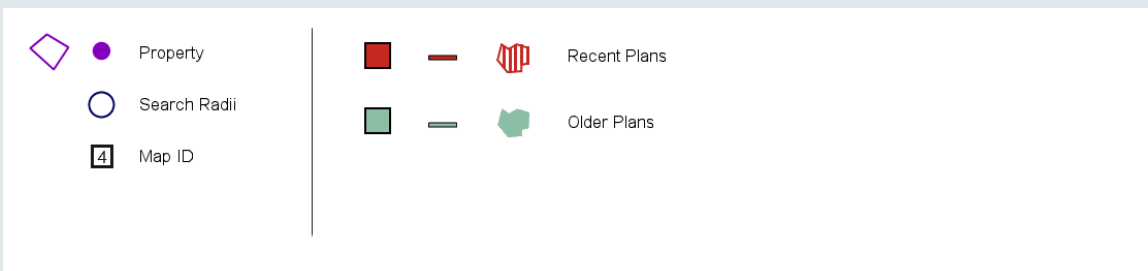


Section 2b: Business and Economy Map

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



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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 | Chichester Local Plan - Core Strategy (14th July 2015) Adopted | | |
|------|--|------------------------|---|
| ID | Description | Policy Detail | Source Map |
| 9 | Tangmere Strategic Employment | No associated policies | Map 12.9 Tangmere strategic employment land |

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 | Chichester District Local Plan - First Review (30th April 1999) Adopted | | |
|------|---|--|--|
| ID | Description | Policy Detail | Source Map |
| 11 | Business | B1: Floorspace Provision | Inset 35 - Tangmere |
| 10 | Area of Horticultural Development | RE11A: Horticultural Development Areas For Horticultural Development | Inset 73 - Tangmere Area For Horticultural Development |



Section 2d: Transport Infrastructure

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

Recent Plans

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

| Plan | Chichester Local Plan - Core Strategy (14th July 2015) Adopted | | |
|---|--|------------------------|---|
| ID | Description | Policy Detail | Source Map |
| Not Mapped - (Due to Quality of Source Mapping) | Cycle Network - Existing | No associated policies | Map 12.3 Chichester City Transport Strategy - Emerging Infrastructure Package |

Next Steps

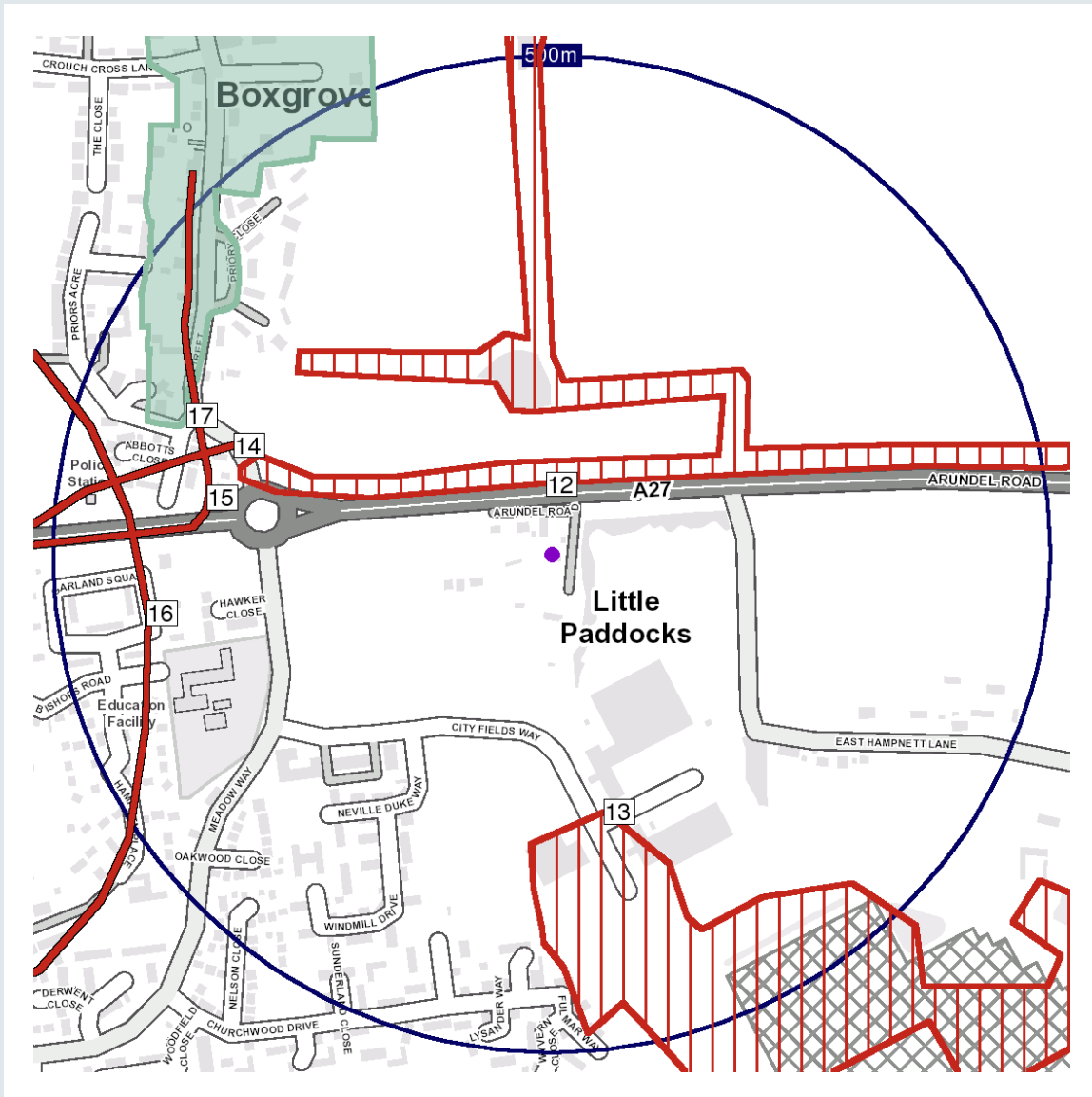
If you are interested in the potential impact of the HS2 or Crossrail routes on your property we recommend that you purchase an [Argyll Energy & Infrastructure Report](#). This report has been produced to specifically consider the impacts of these types of development.

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.

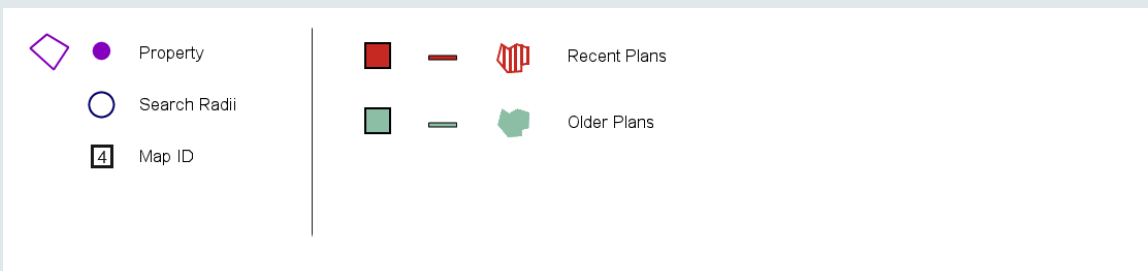


Section 2e: Heritage and Open Environment Map

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.

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 | Chichester Local Plan - Core Strategy (14th July 2015) Adopted | | |
|------|--|------------------------|--|
| ID | Description | Policy Detail | Source Map |
| 13 | Barn Owl Habitat | No associated policies | Map A.2 Tangmere wider ecological network |
| 12 | Bat Network | No associated policies | Map A.2 Tangmere wider ecological network |
| 14 | Indication of desired ecological connectivity | No associated policies | Map A.2 Tangmere wider ecological network |
| 15 | Indication of desired ecological connectivity | No associated policies | Map A.9 Connectivity between the strategic development locations |
| 16 | Indication of desired ecological connectivity | No associated policies | Map A.8 Connectivity to Tangmere |

Older Plans

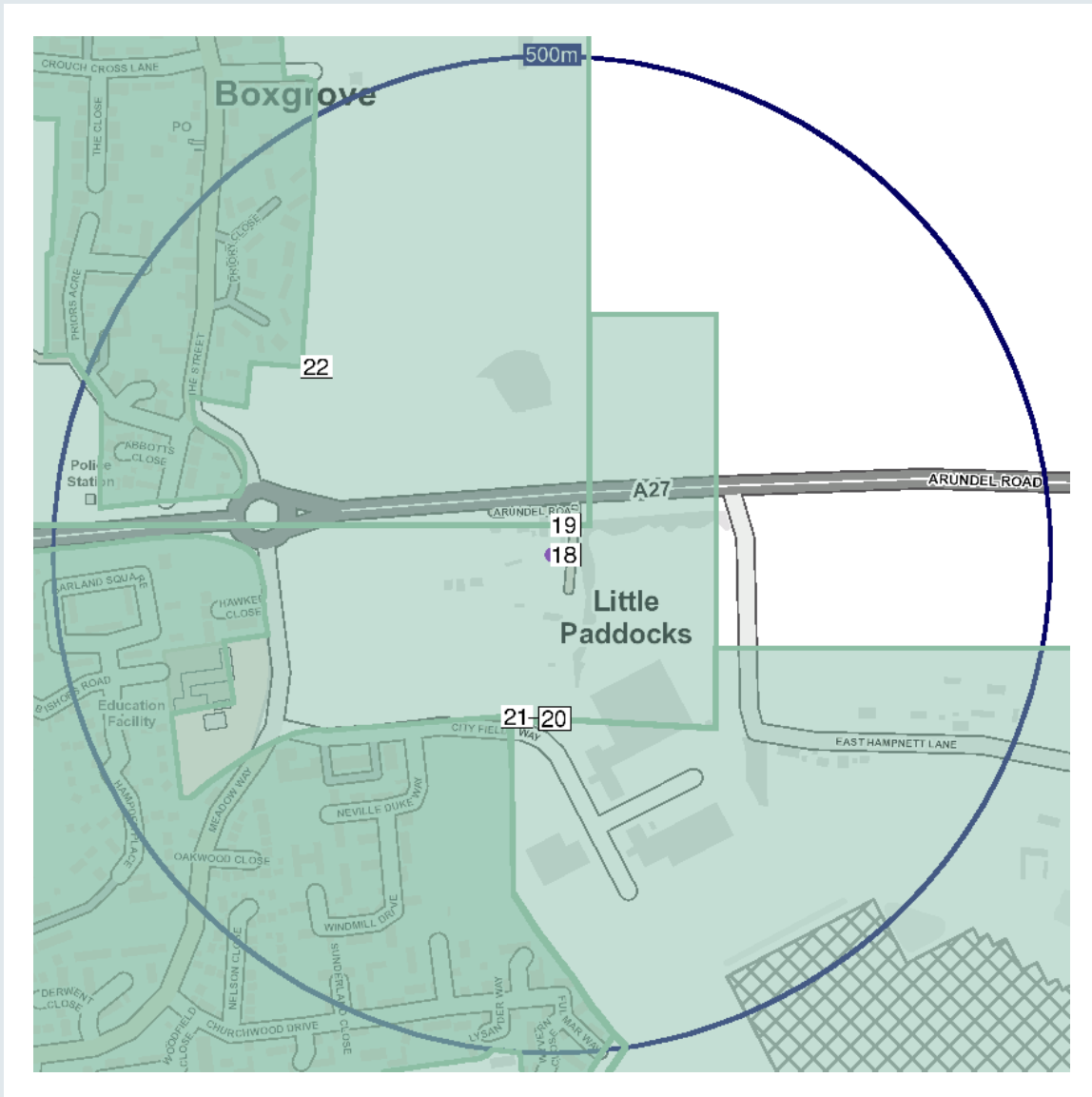
The following documents are plans that were published prior to 2004, or were prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations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

| Plan | Chichester District Local Plan - First Review (30th April 1999) Adopted | | |
|------|---|-------------------------|--------------------|
| ID | Description | Policy Detail | Source Map |
| 17 | Conservation Area | BE6: Conservation Areas | Inset 7 - Boxgrove |

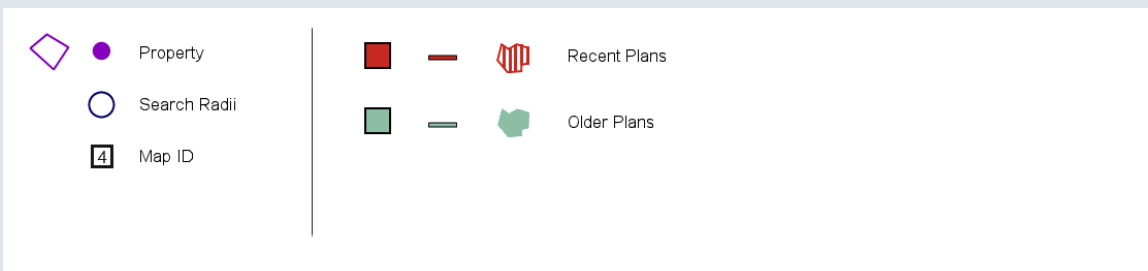


Section 2f: Other Sites Map

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 | Chichester Local Plan - Core Strategy (14th July 2015) Adopted | | |
|---|--|------------------------|---------------------|
| ID | Description | Policy Detail | Source Map |
| Not Mapped - (Due to Quality of Source Mapping) | Service Villages | No associated policies | Map 4.1 Key Diagram |

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 | Chichester District Local Plan - First Review (30th April 1999) Adopted | | |
|------|---|------------------------------|--|
| ID | Description | Policy Detail | Source Map |
| 21 | Settlement Policy Area | BE1: Settlement Policy Areas | Inset 35 - Tangmere |
| 18 | Inset Boundary | No associated policies | Inset 35 - Tangmere |
| 19 | Inset Boundary | No associated policies | Inset 7 - Boxgrove |
| 20 | Inset Boundary | No associated policies | Inset 73 - Tangmere Area For Horticultural Development |
| 22 | Settlement Policy Area | BE1: Settlement Policy Areas | Inset 7 - Boxgrove |



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.

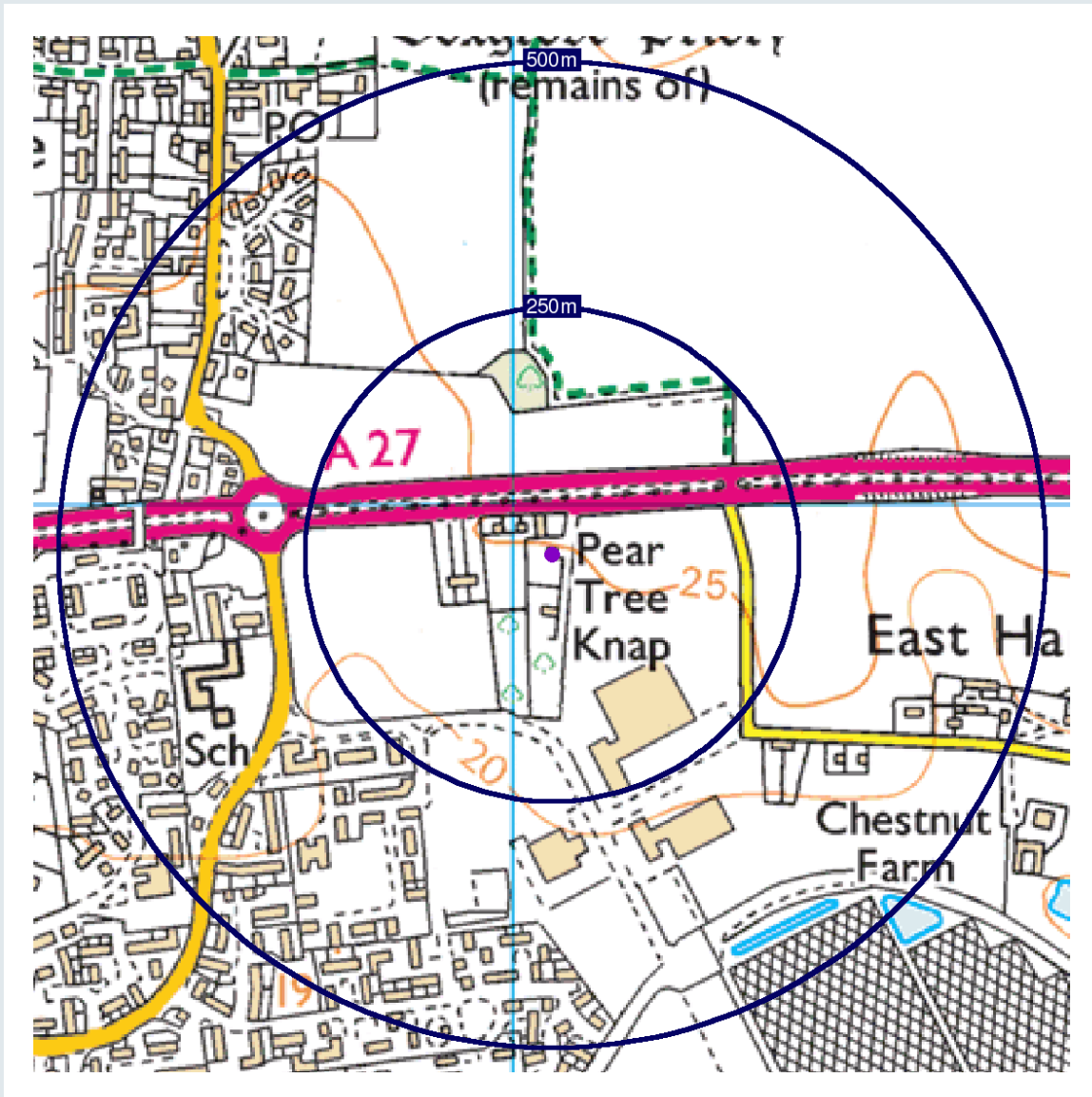
Next Steps

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.

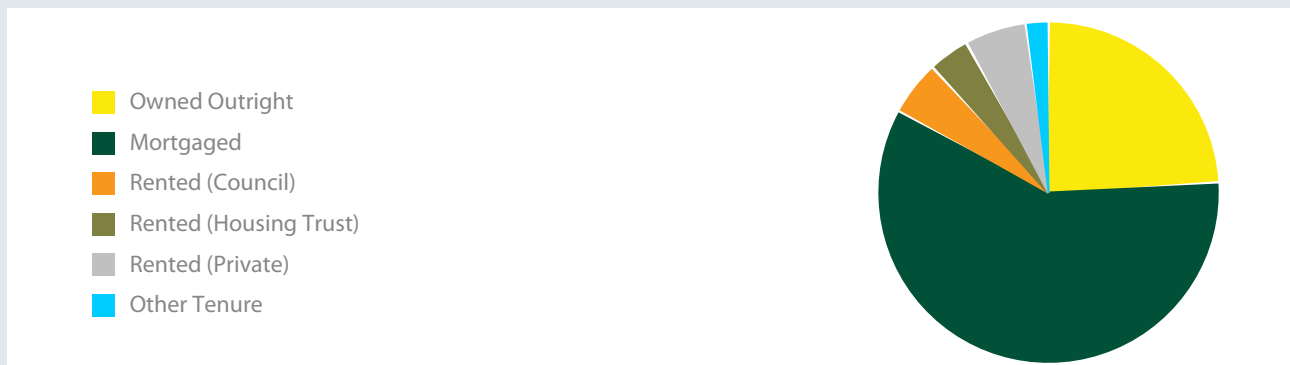
Local Authority: Chichester District Council

| Tax Band | Band A | Band B | Band C | Band D | Band E | Band F | Band G | Band H |
|------------|--------|--------|--------|--------|--------|--------|--------|--------|
| Local Cost | £1078 | £1258 | £1437 | £1617 | £1976 | £2336 | £2695 | £3234 |

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Housing Market

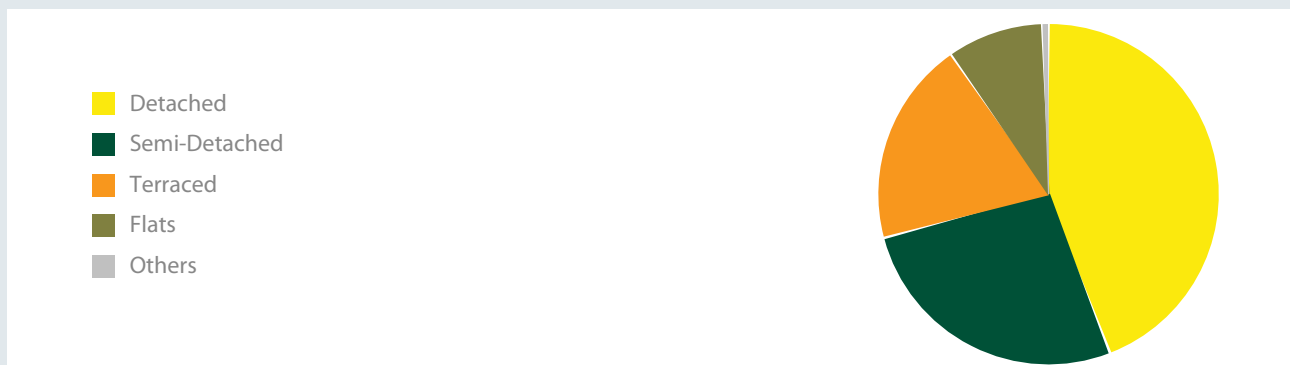
The pie chart below provides an indication of the types of home ownership likely in PO18 0JZ.



© CallCredit Marketing Limited

Housing Type

The pie chart below provides an indication of the types of housing likely in PO18 0JZ.



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Average Property Price

The average property price in PO18 0JZ is :

£190,219 - £207,408

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

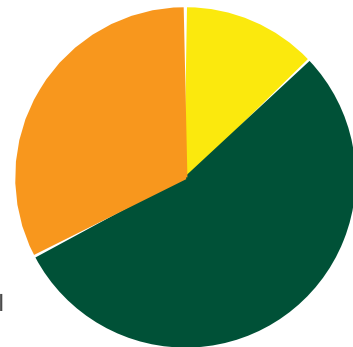
The information below provides an overview of the local community.

Qualifications

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

- No Qualifications
- Lower level Qualifications
- Higher Level Qualifications

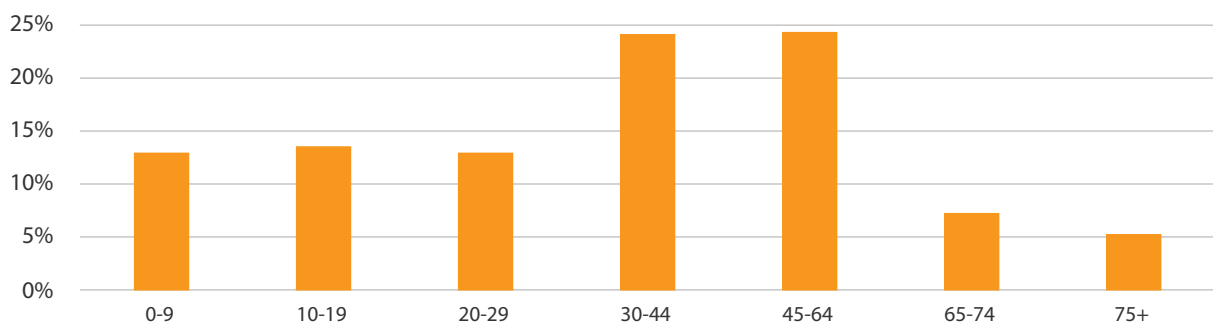
No Qualifications includes people with an education level below GCSE
 Lower Level Qualifications includes people educated to at least a GCSE level
 Higher Level Qualifications defines people educated to at least a University level



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Age

The graph below provides an indication of the age profile likely in PO18 0JZ.



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Occupation

The graph below provides an indication of the occupation profile likely in PO18 0JZ.

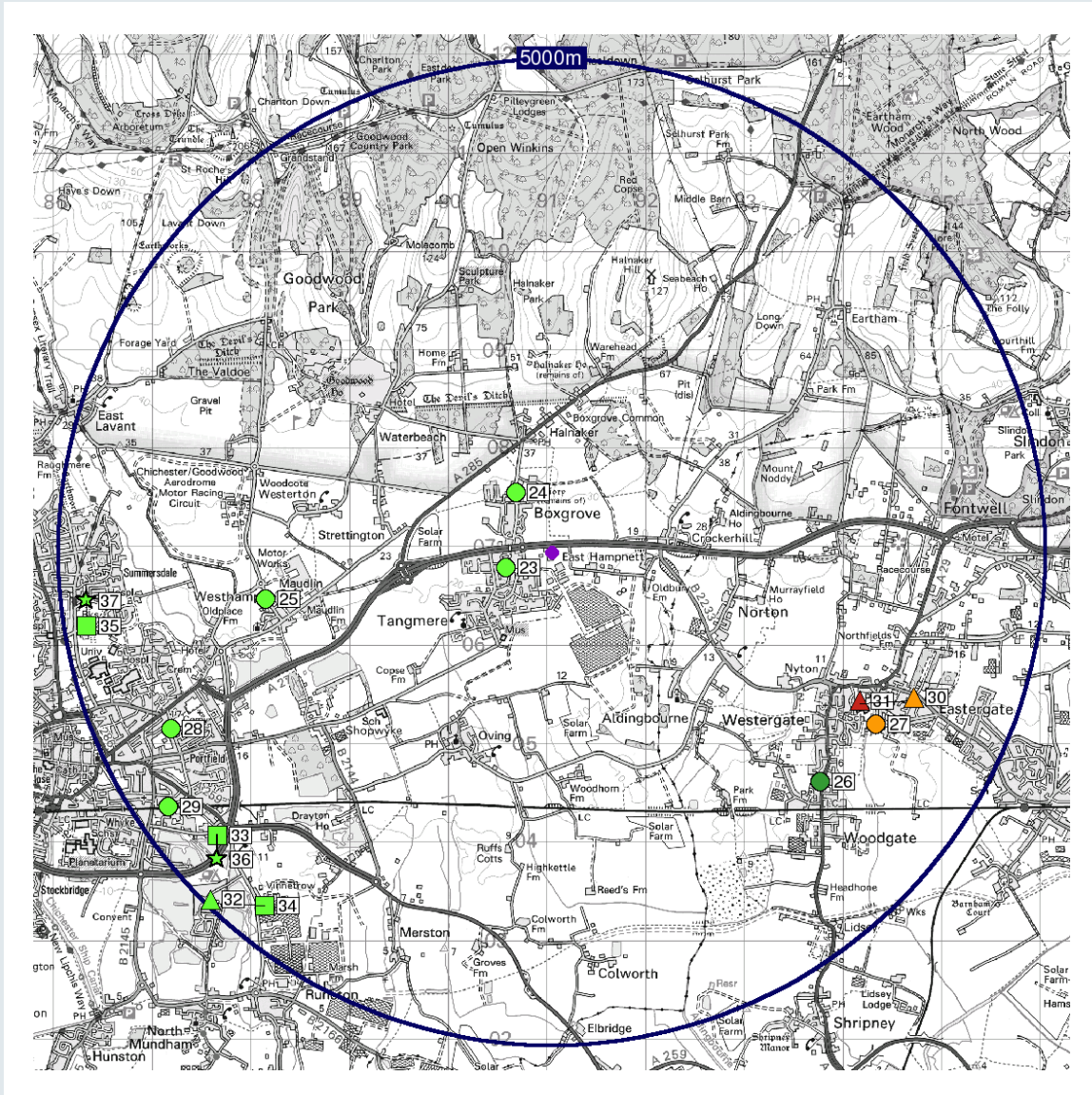


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Section 3d: Education Map

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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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 |
|----|---|-----------------------------|----------------------|
| 23 | Tangmere Primary Academy, PO20 2JB | Academies | Good |
| 24 | Boxgrove CoFE Primary School, PO18 0EE | Voluntary controlled school | Good |
| 25 | March CoFE Primary School,the, PO18 0NU | Voluntary aided school | Good |
| 26 | Aldingbourne Primary School, PO20 3QR | Community school | Outstanding |
| 27 | Eastergate CoFE Primary School, PO20 3UT | Voluntary controlled school | Requires Improvement |
| 28 | Portfield Primary Academy, PO19 7HA | Academies | Good |
| 29 | Rumboldswyke CoFE Infants' School, PO19 7UA | Voluntary controlled school | Good |

Secondary Education

| ID | Name and Address | School Type | Inspection Result |
|----|---|------------------|----------------------|
| 30 | Westergate Community School, PO20 3UE | Community school | Requires Improvement |
| 31 | Ormiston Six Villages Academy, PO20 3UE | Academies | Inadequate |
| 32 | Chichester Free School, PO20 1QH | Free School | Good |

Further Education

| ID | Name and Address | School Type | Inspection Result |
|----|---|--------------------------|-------------------|
| 33 | Arabesque School of Performing Arts, PO19 8NY | Independent | Good |
| 34 | Chichester Free School, PO20 1QH | Free School | Good |
| 35 | Fordwater School, Chichester, PO19 6PP | Community special school | Good |

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 |
|----|---|--------------------------|-------------------|
| 36 | Arabesque School of Performing Arts, PO19 8NY | Independent | Good |
| 37 | Fordwater School, Chichester, PO19 6PP | Community special school | 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 - East Hampnett Lane, PO18 | 497m SE |
| Post Office | Post Office (Eastergate) - Nyton Road, Eastergate, Chichester, PO20 3UP | 3.6km SE |
| Hospital | ENT Outpatient Services - St. Richards Hospital, Spitalfield Lane, Chichester, PO19 6SE | 4.4km W |
| Cash Machine | Cash Machine (TRM Corporation) - Arundel Road, Tangmere, Chichester, PO18 0DU | 581m W |
| Convenience Store | Boxgrove Stores - The Street, Boxgrove, Chichester, PO18 0DX | 533m NW |
| PayPoint | Boxgrove Village Stores - The Street, Boxgrove, Chichester, PO18 0DX | 533m NW |
| Library | Chichester Library - County Library, Tower Street, Chichester, PO19 1QJ | 5.5km W |
| Cinema | Chichester Cinema at New Park - New Park Centre, New Park Road, Chichester, PO19 7XY | 5km SW |
| Recycling Centre | Recycling Depot - Bedford Road, GU32 | 23.5km NW |
| Petrol Station | Esso - Arundel Road, Tangmere, Chichester, PO18 0DU | 581m W |
| Bus Stop | Hawker Close - PO20 | 300m W |
| Railway Station | Barnham Rail Station - Barnham Road, PO22 | 5.5km 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 |
|-------------------------|--|
| Tangmere Medical Centre | Malcolm Road, Tangmere, Chichester, PO20 2HS |
| The Croft Surgery | Barnham Road, Eastergate, Chichester, PO20 3RP |

Dentists

| Name | Address |
|-------------------------------|---|
| Sussex Community NHS Trust | The Jubilee Dental Unit, Spitalfield Lane, Chichester, PO19 6SE |
| Chantry House Dental Practice | 1, Downview Road, Barnham, Bognor Regis, PO22 0EE |
| The Dental Practice | 26b, The Hornet, Chichester, PO19 7JG |

Chemists

| Name | Address |
|-----------------|---|
| Lloyds Pharmacy | Westhampnett Road, Chichester, PO19 7YR |

Veterinary Clinics

| Name | Address |
|----------------|--|
| Payless 4 Vets | Unit E Madam Green Business Centre, High Street, Oving, Chichester, PO20 2DD |
| Vets4Pets Ltd | Unit 2b, Portfield Way, Chichester, PO19 7YH |

Eating and Drinking

Restaurants

| Name | Address |
|---------------------------|---|
| Cassons Restaurant | Arundel Road, Tangmere, Chichester, PO18 0DU |
| Basmati Indian Restaurant | 83 Nyton Road, Westergate, Chichester, PO20 3UG |
| Harvester | Barnfield, Drive, Chichester, PO19 7AG |

Cafés and Snack Bars

| Name | Address |
|----------------|---|
| Aero Club Cafe | Goodwood Airfield, Goodwood, Chichester, PO18 0PH |

Pubs Bars and Inns

| Name | Address |
|-------------------|---|
| The Bader Arms | Tangmere Baders Arms, Malcolm Road, Tangmere, West Sussex, PO20 2HS |
| The Anglesey Arms | Halnaker, Chichester, PO18 0NQ |
| Gibble Inn | Oving, Chichester, PO20 2BP |

Fast Food Outlets

| Name | Address |
|-----------------------|---|
| Pizza Hut | Portfield Way, Chichester, PO19 7WT |
| McDonald's Restaurant | Portfield Way, Chichester, PO19 7WT |
| Burger King Ltd | Arundel Road, Fontwell, Arundel, BN18 0SB |

Retail Outlets

Convenience and General Stores

| Name | Address |
|--------------------------|---|
| Boxgrove Stores | The Street, Boxgrove, Chichester, PO18 0DX |
| Tangmere Service Station | Arundel Road, Tangmere, Chichester, PO18 0DU |
| One Stop | Tangmere Road, Tangmere, Chichester, PO20 2HW |

Supermarkets

| Name | Address |
|------------------|--|
| The Co-operative | Malcolm Road, Tangmere, Chichester, PO20 2HS |
| Sainsbury's | Westhampnett Road, Chichester, PO19 7YR |
| Lidl UK GmbH | Portfield Way, Chichester, PO19 7YH |

Shopping Centres & Retail Parks

| Name | Address |
|------------------------|--------------------------|
| Portfield Retail Park | Nr Portfield Way, PO19 |
| Portfield Trade Centre | Chichester By-Pass, PO19 |

DIY Stores

| Name | Address |
|-------------------|---|
| Warm Edge Windows | Allens Yard, Nyton Road, Aldingbourne, Chichester, PO20 3UA |
| Cemex UK | Rutland Way, Chichester, PO19 7RT |
| Jewson Ltd | Stane Street, Westhampnett, Chichester, PO18 0NS |

Garden Centres

| Name | Address |
|-----------------------------|---|
| Tangmere Airfield Nurseries | The Old Airfield, City Fields Way, Tangmere, Chichester, PO20 2FT |
| Greenwood Group | Aldingbourne Nurseries, Church Road, Aldingbourne, Chichester, PO20 3TU |
| Shopwhyke Garden Centre | Tangmere Road, Shopwhyke, Chichester, PO20 2BL |

Sports and Leisure Facilities

Golf Ranges, Courses, Clubs and Professionals

| Name | Address |
|------------------|---|
| Golf at Goodwood | Kennel Hill, Goodwood, Chichester, PO18 0PN |

Gyms, Sports Halls and Leisure Centres

| Name | Address |
|----------------------------|---|
| Freedom Leisure | Lime Avenue, Westergate, Chichester, PO20 3UE |
| Six Villages Sports Centre | Nr Church Lane, PO20 |
| Leisure Centre | Vinnetrow Road, PO20 |

Sports Grounds, Stadia and Pitches

| Name | Address |
|-------------------|-------------------------|
| Playing Field | Nr The Street, PO18 |
| Playing Fields | Tangmere Road, PO20 |
| Recreation Ground | Nr Highfield Lane, PO20 |

Playgrounds

| Name | Address |
|------------|-----------------------|
| Playground | Garland Square, PO20 |
| Playground | Jerrard Road, PO20 |
| Playground | St Blaises Road, PO18 |

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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 | Chichester District Council | 8 North Pallant Chichester West Sussex PO19 1TA | T: 01243 785166 F: 01243 534563 W: www.chichester.gov.uk |
| 2 | Technical Support Unit Arun District Council | Civic Centre Maltravers Road Littlehampton Sussex BN17 5LF | T: 01903 737500 F: 01903 730442 W: www.arun.gov.uk |

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Email: helpdesk@landmark.co.uk

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- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

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TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Web site: www.tpos.co.uk

Email: admin@tpos.co.uk

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

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If you want to make a complaint, we will:

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

Complaints should be sent to:

Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

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

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

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

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