






SiteSolutions Highways



Section 1: Roads

	Section 1A: Privately Maintained Roads	IDENTIFIED
	Section 1A: Privately Maintained Footpaths	IDENTIFIED
	Section 1A: Privately Maintained Verges	NOT IDENTIFIED
	Section 1B: Traffic Schemes and Orders	IDENTIFIED

Section 2: Roadworks

	Section 2A: Traffic Alerts	IDENTIFIED
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Section 3: Rights of Access

	Section 3A: Existing Rights of Way	
	Section 3B: Proposed or Amended Rights of Way	IDENTIFIED

The Responsible Authorities for the site are:

Brighton & Hove City Council

This report is issued for the site described as:

Sample Site

Report Reference
236016298_1_1

National Grid Reference
531030 104200

Customer Reference
Sample_HWS

Report Date
26 February 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



Understanding This Report

This report identifies matters relating to roads, footpaths and public rights of way within and abutting the site boundary. However, where all immediate areas are privately maintained we will indicate the extent of the nearest adopted highway.

Section 1: Roads

Section 1a: Roads, Footpaths and Verges

Identifies road, footpath and verge orders in the vicinity of the site; states their adoption status and details who is responsible for their maintenance. The reply to this enquiry is restricted to highways maintainable at the public expense as defined by s.36 of the Highways Act 1980. This will include relevant details of trunk roads maintained by the Highways Agency.

Section 1b: Traffic Schemes and Orders

Identifies any road improvement schemes or traffic regulation orders in the vicinity of the site.

Please note that in some circumstances road closure orders can be obtained by third parties from Magistrates Courts or can be made by the Secretary of State without involving the local authority.

Section 2: Roadworks

Section 2a: Traffic Alerts

Identifies temporary road works in the vicinity of the site and describes the anticipated impact.

Section 3: Rights of Access

Section 3a: Existing Rights of Way

There is a statutory duty for certain local authorities known as surveying authorities to maintain a Definitive Map and statement which records all public rights of way in their surveying area. Not all paths which are open for use by the public are rights of way or maintainable at public expense. Anyone can walk on a public right of way, but there may be restrictions on accessing such paths using other forms of transport.

Section 3b: Proposed or Amended Rights of Way

Details any amendments or proposals to amend Public Rights of Way.

Next Steps:

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

If you would like any further information regarding adoption status or Rights of Access amendments please contact the relevant responsible authority. The authority's contact details can be found in the Useful Contacts section of this report.



Section 1a: Roads, Footpaths and Verges

The following section shows the extent of publicly maintainable roads, footpaths and verges in and about the site.



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Site Boundary	Private Road has not been adopted as a highway maintainable at public expense. <i>Members of the public may still have the right to use the road in their vehicles or on foot but the responsibility for and cost of maintenance is held privately.</i>	PMH/S38 Prospectively Maintainable Highway - Road is not currently adopted as a highway maintainable at public expense but the relevant authority has indicated through proposals, bonds, bond waivers or other means that they may adopt the road for maintenance at a future date.	Highways Agency This road is managed and maintained by the Highways Agency.
Public Highway maintainable at public expense as defined under S36 of the Highways Act.	Other Maintainable Where identified please refer to the Notes box on the next page.		

Roads investigated are shown coloured on the plan and listed by status in the table. Uncoloured roads have not been checked.

Section 1a: Roads, Footpaths and Verges

Road Name	Road Maintenance Status	Footway Maintenance Status	Verge Maintenance Status
Clarence Yard, Brighton	Private	None	None
Meeting House Lane, Brighton	Public	Public	None
Ship Street Court, Brighton	None	Private	None
Ship Street, Brighton	Public	Public	None

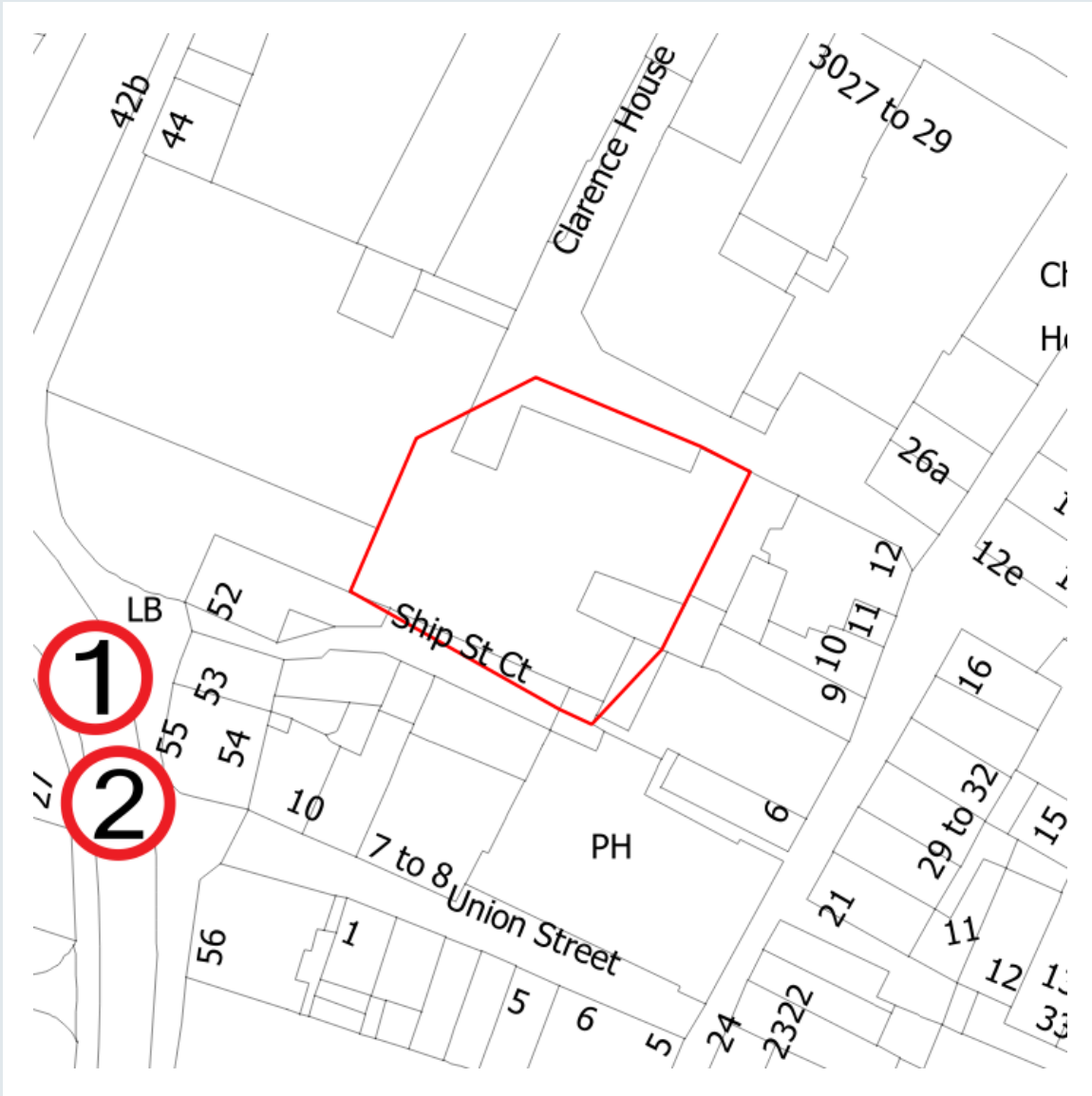
Notes

It should be noted that this information relates to the party responsible for maintenance, and makes no statement regarding ownership.



Section 1b: Traffic Schemes and Orders

The following section shows improvement schemes and records listed in local authority and Highways Agency records which affect roads in the vicinity of the site.



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 Site Boundary

 ID - Schemes in the vicinity

 ID - Schemes at this location

In some circumstances road closure orders can be obtained by third parties from Magistrates Courts or can be made by the Secretary of State without involving the local authority.

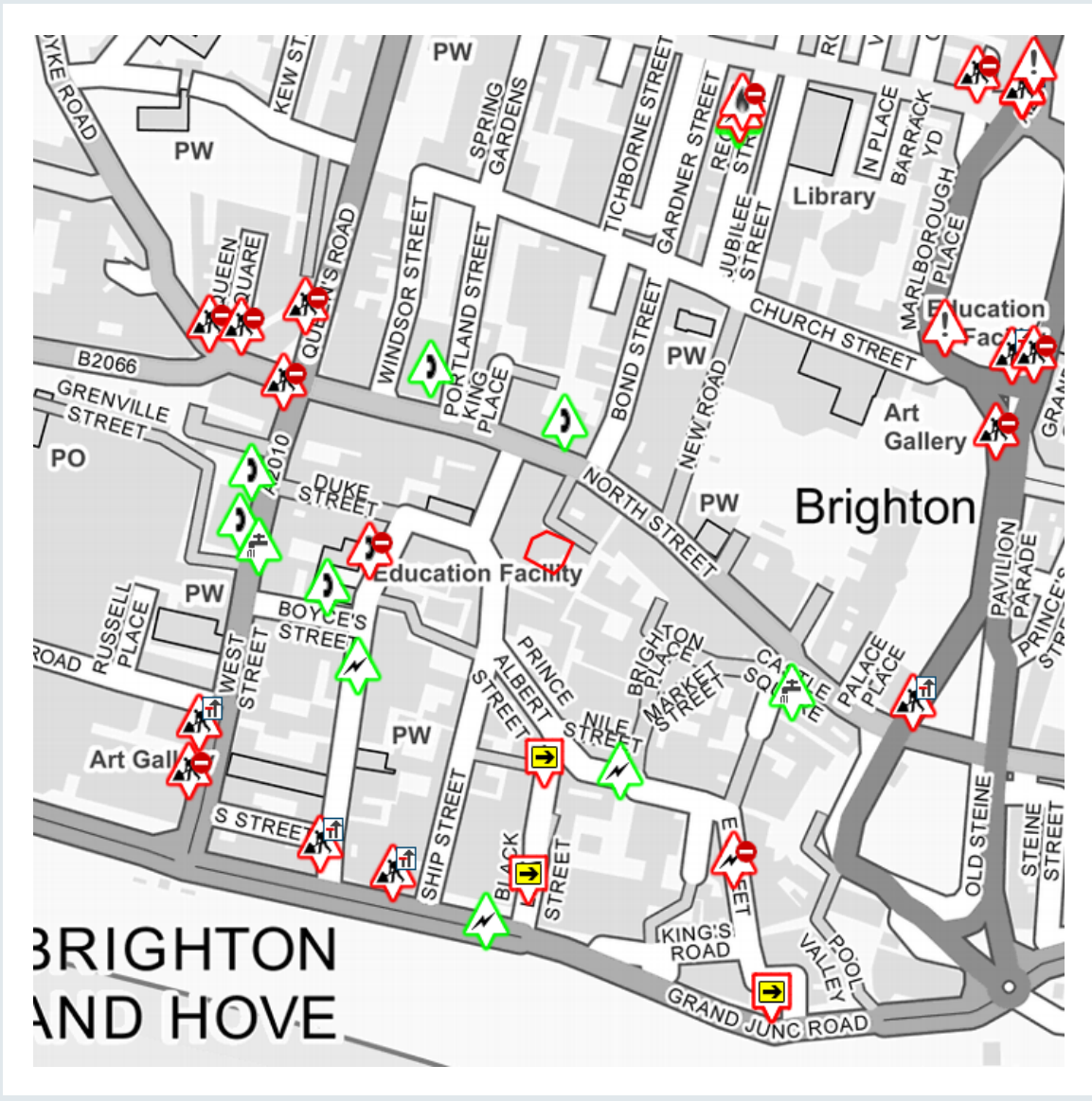
Section 1b: Traffic Schemes and Orders

ID	Source	Scheme Name	Scheme Type	Proposal	Status	Date
1	Brighton & Hove City Council	Brighton and Hove (Various Controlled Parking Zones) Consolidation Order 2015 Amendment Order No. 18 2017 (TRO 23a 2017)	Residents parking controls	Amendments to residents parking controls.	Made	06/10/2017
2	Brighton & Hove City Council	Brighton and Hove (Various Controlled Parking Zones) Consolidation Order 2018 (Amendment Order No 6 2019 (TRO 24a 2019)	Residents parking controls	Parking restrictions	Made	25/10/2019



Section 2a: Traffic Alerts

The following section shows roadworks scheduled to take place in the next six months. It shows the types of work planned, the traffic management plan and the potential severity of the delay.















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<p> Site boundary</p>	<p>Traffic alerts:</p> <p>△ Delays Likely</p> <p>△ Delays Possible</p> <p>△ Delays Unlikely</p> <p>△ Details not supplied</p> <p> Works Planned</p>
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The information is from a live feed and is correct as of the date of publication. The visible mapping area has been searched.

Section 2a: Traffic Alerts

Alerts listed by distance from the centre of the site.

Alert	Description	Impact	Status	Start Date	End Date
	B2066 North Street, Brighton, Brighton & Hove	delays unlikely	Planned works	16 Mar 2020	18 Mar 2020
	Middle Street, Brighton, Brighton & Hove	delays likely	Planned works	28 Apr 2020	29 Apr 2020
	B2066 North Street, Brighton, Brighton & Hove	delays unlikely	Planned works	04 Mar 2020	04 Mar 2020
	Boyces Street, Brighton, Brighton & Hove	delays unlikely	Planned works	09 Mar 2020	11 Mar 2020
	Black Lion Street	delays likely	-	10 Mar 08:00 2020	10 Mar 16:00 2020
	Middle Street, Brighton, Brighton & Hove	delays unlikely	Planned works	03 Mar 2020	06 Mar 2020
	Bartholomew Square, Brighton, Brighton & Hove	delays unlikely	Planned works	09 Mar 2020	09 Mar 2020
	A2010 West Street, Brighton, Brighton & Hove	delays unlikely	Current works	26 Feb 2020	28 Feb 2020
	Steine Lane, Brighton, Brighton & Hove	delays unlikely	Planned works	02 Mar 2020	04 Mar 2020
	A2010 West Street, Brighton, Brighton & Hove	delays likely	Planned works	08 Mar 2020	09 Mar 2020
	A2010 West Street, Brighton, Brighton & Hove	delays unlikely	Planned works	04 Mar 2020	04 Mar 2020
	A2010 West Street, Brighton, Brighton & Hove	delays unlikely	Planned works	23 Mar 2020	25 Mar 2020
	A2010 Queens Road, Brighton, Brighton & Hove	delays likely	Planned works	08 Mar 2020	09 Mar 2020
	Black Lion Street	delays likely	-	03 Mar 06:00 2020	03 Mar 22:00 2020
	B2066 North Street, Brighton, Brighton & Hove	delays likely	Planned works	08 Mar 2020	09 Mar 2020
	A259 Kings Road, Brighton, Brighton & Hove	delays likely	Current works	26 Feb 2020	26 Feb 2020
	East Street, Brighton, Brighton & Hove	delays likely	Current works	26 Feb 2020	27 Feb 2020
	B2066 Western Road, Brighton, Brighton & Hove	delays likely	Planned works	08 Mar 2020	09 Mar 2020
	A259 Kings Road, Brighton, Brighton & Hove	delays likely	Planned works	09 Mar 2020	15 May 2020
	A2010 West Street, Brighton, Brighton & Hove	delays likely	Current works	26 Feb 2020	26 Feb 2020
	Kings Road Arches, Brighton, Brighton & Hove	delays unlikely	Current works	21 Feb 17:30 2020	28 Feb 2020
	A23 Old Steine, Brighton, Brighton & Hove	delays likely	Planned works	16 Mar 2020	18 Mar 2020
	A2010 West Street, Brighton, Brighton & Hove	delays likely	Planned works	10 Mar 2020	15 May 2020
	A23 Marlborough Place	delays likely	Current works	03 Jan 2020	31 Mar 23:59 2020
	Regent Street, Brighton, Brighton & Hove	delays unlikely	Planned works	16 Mar 2020	20 Mar 2020
	Regent Street, Brighton, Brighton & Hove	delays unlikely	Planned works	30 Mar 2020	01 Apr 2020
	Regent Street, Brighton, Brighton & Hove	delays likely	Planned works	23 Mar 2020	27 Mar 2020
	A23 Marlborough Place, Brighton, Brighton & Hove	delays likely	Planned works	02 Mar 2020	06 Mar 2020
	Regent Street, Brighton, Brighton & Hove	delays likely	Planned works	16 Mar 2020	20 Mar 2020
	A23 Marlborough Place, Brighton, Brighton & Hove	delays likely	Current works	02 Sep 2019	31 Mar 2020
	A23 Marlborough Place, Brighton, Brighton & Hove	delays likely	Current works	04 Mar 2019	30 Apr 2020
	A259 Kings Road	delays likely	-	03 Mar 11:00 2020	03 Mar 13:00 2020
	A259 Kings Road	delays likely	-	07 Apr 11:00 2020	07 Apr 13:00 2020

Section 2a: Traffic Alerts

Alerts listed by distance from the centre of the site.

Alert	Description	Impact	Status	Start Date	End Date
	North Road, Brighton, Brighton & Hove	delays likely	Planned works	03 Mar 2020	06 Mar 2020
	A23 Gloucester Place, Brighton, Brighton & Hove	delays likely	Current works	02 Sep 2019	31 Mar 2020
	A23 Gloucester Place, Brighton, Brighton & Hove	delays likely	Planned works	03 Mar 2020	06 Mar 2020
	A23 Gloucester Place	delays likely	Current works	03 Jan 2020	31 Mar 23:59 2020

Types of work

Electricity Works	Gas Works	Local Authority Works	Telecoms Works	Water/Sewage Works	Alert / Live Incident
Skip	No Works Information	Parking Suspended	Mobile Display Board	Building Materials	Diversion
Scaffolding	Alert / Live Incident	Road Closure	Network Rail Work	Tram Works	

Traffic Management

Planned Work	Road Closure	Lane Closure	Traffic Lights	Stop/Go Boards	Give and Take	Priority Works	Contra-flow



Section 3a: Existing Rights of Way

The following section shows the existing public footpaths, bridleways and byways identified on Ordnance Survey 1:25,000 scale Mapping. Any subsequent amendments to these rights of way will be highlighted in Section 3b.



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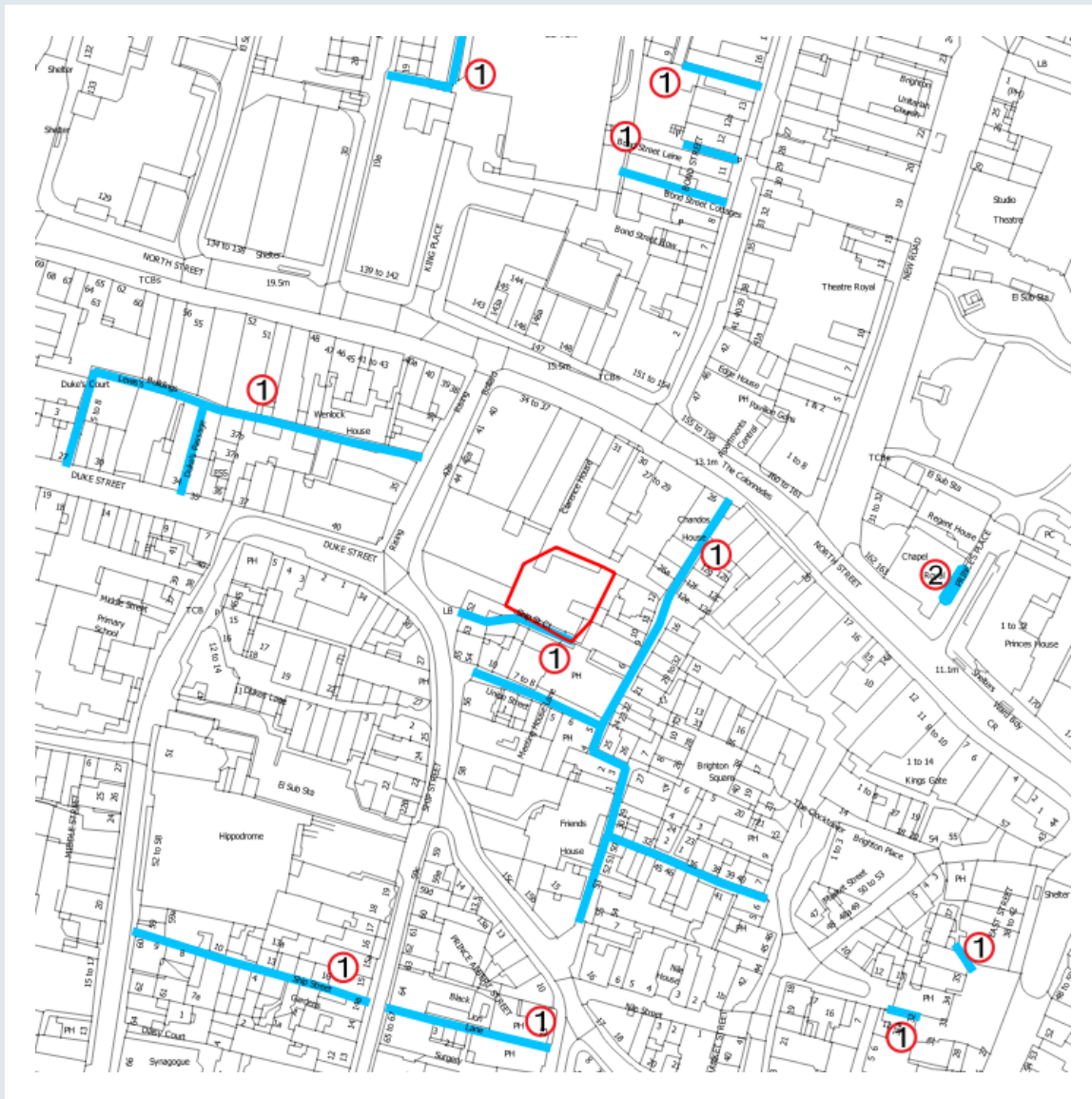
<ul style="list-style-type: none"> ■ Site Boundary Search Buffer 	<p>Public Rights of way (Rights of way are not shown on maps of Scotland)</p> <ul style="list-style-type: none"> --- Footpath --- Bridleway +++ Byway open to all traffic + + + Road used as a public path <p>The representation on this map 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"> U U Permitted Bridleway coincident with a right of way. ● ● Selected cycle route off and on road.
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It should be noted that while a route may not show on the Definitive Map, it is not conclusive evidence that a right of way does not exist.



Section 3b: Proposed or Amended Rights of Way

The following section reveals any amendments or proposals to amend Public Rights of Way, including (but not limited to) public path orders, map modification orders, diversions, extinguishments or deemed dedications as highway land.



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 Site Boundary

 ID - Schemes in the vicinity

 Route

 Area

Section 3b: Proposed or Amended Rights of Way

ID	Section	Act	Status	Proposal	Date
1	Modification of the definitive map and statement of public paths and byways. (2.3)	Wildlife and Countryside Act	Made	Brighton and Hove City Council - Brighton (Downland) Definitive Map and Statement Brighton & Hove (Brighton, Hove and Portslade Twittens) Legal Event Modification Order 2017	03/04/2017
2	-	Permanent stopping up or diversion	Made	Department for Transport - The Stopping Up of Highway (South East) (No 15) Order 2015	14/05/2015

Useful 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
Berkshire
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	Address	Contact Details
	Room 217 Hove Town Hall Norton Road Hove BN3 3BQ	E: HighwayBasicMaintenance@brighton-hove.gov.uk T: 01273 292929

Useful Information

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Argyll Environmental Ltd:

<http://www.landmarkinfo.co.uk/Terms/Show/490>

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

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Tel: 0845 458 5250

Email: orders@argyllenviro.com

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- 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>

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

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

TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Complaints Procedure

If you want to make a complaint, we will:

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

Complaints should be sent to:

Legal Director
Argyll Environmental Ltd
1st Floor
98 - 99 Queens Road
Brighton
BN1 3XF

Tel: 0845 458 5250
Email: orders@argyllenviro.com

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

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

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