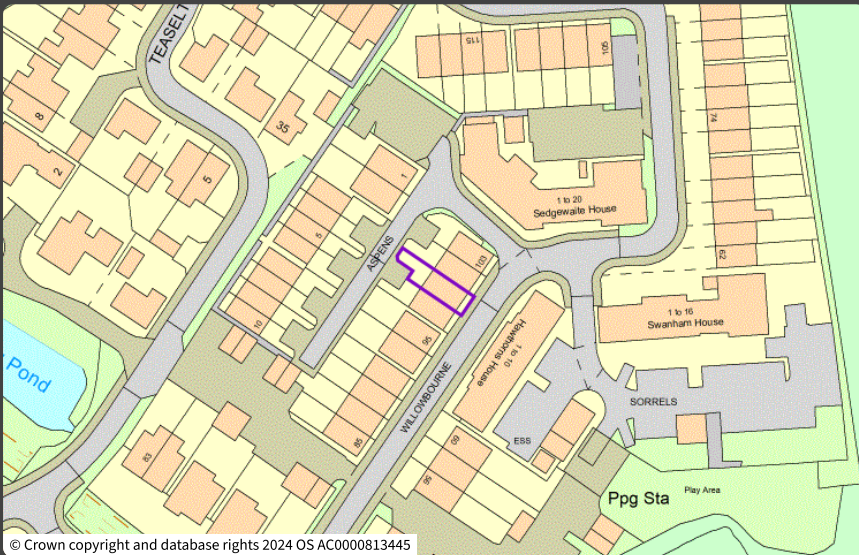


Property Address

# Sample Street, Sample Town, XX1 1XX, England



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### Homebuyer advice

This report is designed to help you understand current and future developments that could impact your property. Planning applications tell you what has already been submitted for approval in your area and Local Development Plans indicate the Local Authority's strategic vision for future development. Together this gives a picture of how your local area may change.

## 🏠 Planning applications

[Page 2](#)

18

submitted in last 7 years

### Planning Applications

🏠 Large	5 within 750m
🏠 Medium	0 within 250m
🏠 Small	5 within 250m
🏠 Unclassified	0 within 250m
🏠 Alterations and minor new builds	8 within 75m

### Planning constraints and strategies

📍 Local authority planning strategies	<a href="#">Page 3</a>	Identified
🚫 Planning constraints	<a href="#">Page 4</a>	Not Identified

# 🏠 Planning Applications

18 Applications found

## Planning applications

We have identified planning application records at or near the property.

## Recommendations

- 1 Information about each identified planning application, along with a link to the full application on the Local Authority website, can be found in the Data Section.
- 2 If nearby planning applications are of particular importance to you, we always recommend visiting the local authority planning portal, so you can see all the applications in your area.

### Important note

This report is an overview of the area, and you should further investigate any applications that could affect you or your enjoyment of the property. We do not guarantee that all applications will be shown in this report.

## Why we search this

The potential impact of planning applications is subjective. The aim of this report is to flag what types of applications are present in the surrounding area so you can decide whether you need to follow up on the detail and its potential effect on your property.



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Risk	Search radius	Result
Large	750m	5
Medium	250m	0
Small	250m	5
Unclassified	250m	0
Alterations and minor new builds	75m	8

# Local authority planning strategies

Identified 

## Recommendation

- 1 You can find further information about a policy or designation within the associated development plan. These can be accessed through your Local Planning Authority, and are usually available on their website.

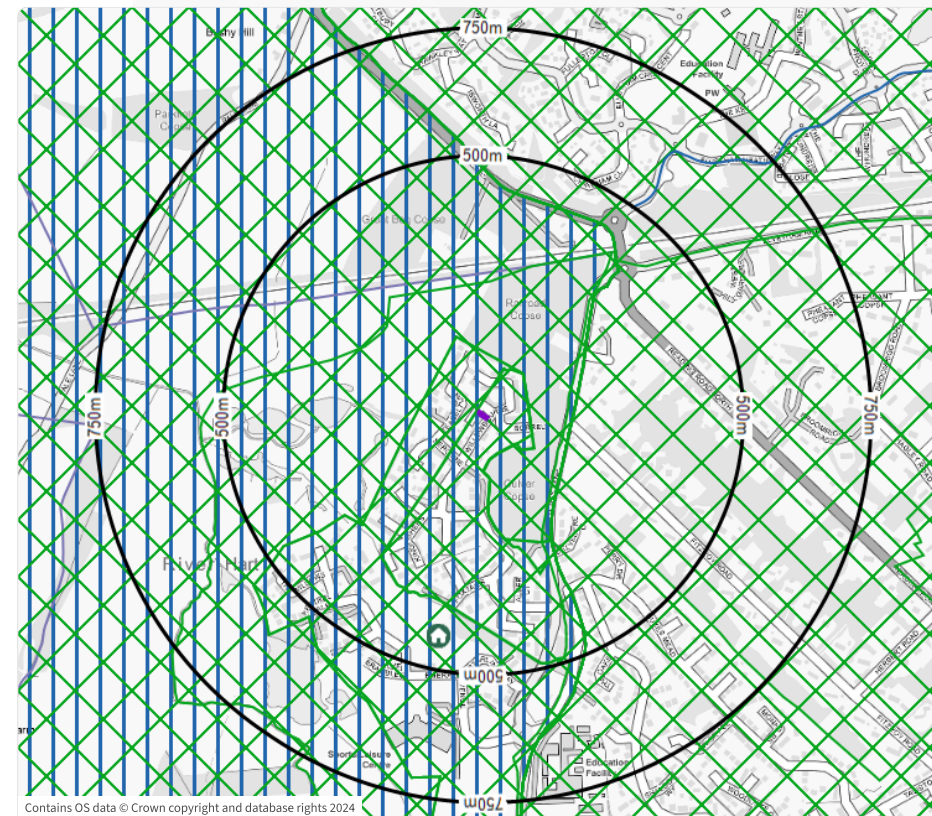
### Important note

Land use designations mean the Local Authority would be more receptive to planning applications of this nature, not that there are specific developments already planned.

## Why we search this

Local authorities must produce a series of development plans, which outline their desired approach to land use and development for the area. These strategic plans provide an indication of what types of development the local authority might encourage or restrict in the future.

Understanding the development plans for your area can help show how it may change over time. We have provide details of these plans in Understanding local development plans in the Data Appendix.



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Risk	Search radius	Result
Housing & Community	750m	Identified (1)
Business & Economy	750m	Not Identified
Resources & Waste	750m	Not Identified
Transport Infrastructure	750m	Identified (2)
Heritage & Open Environment	750m	Identified (4)
Other	750m	Identified (10)

# ⊘ Planning constraints

Not Identified ✓

## Summary

We have not identified any records of environmental designations, pylons or masts within 250m of the property.

## Recommendations

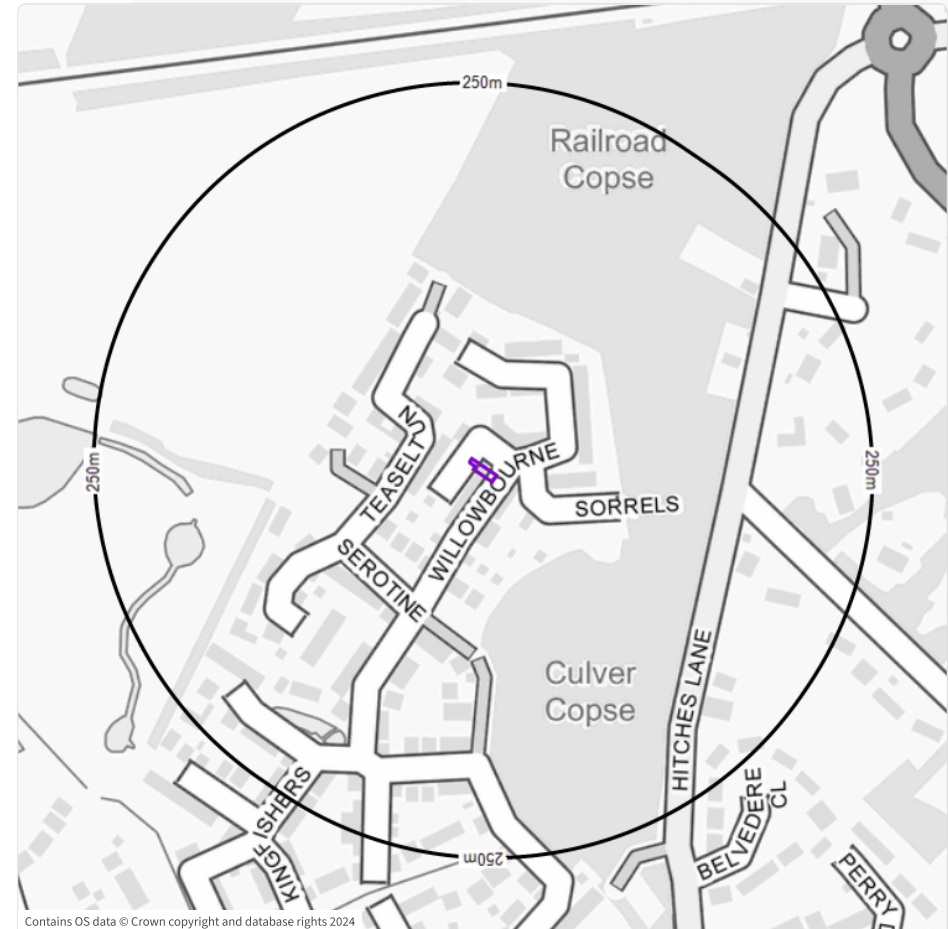
- 1 If you are considering carrying out development on this property, it would be prudent to contact your Local Planning Authority to see if there would be anything impacting this.
- 2 Visit the property to ensure there are no other features which would be of concern.

**Important note**

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities, and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

## Why we search this

Some additional factors could have an influence over the property or surrounding area. This includes overhead power lines, or environmental designations such as areas of outstanding natural beauty. Whilst these can generally be considered a positive, they can affect the ability to carry out any development at the property.



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Risk	Search radius	Result
✓ Environmental Designations	250m	Not Identified
⚠ Pylons and Masts	250m	Not Identified

# Data appendix

This section outlines the data used to inform our assessment outcomes and opinions. There is no need to refer to it unless you are after the detail of a particular dataset used.

**We will only show maps and detail where a risk has been identified.**

How to use this report	7
Understanding the data	8
Understanding local development plans	10
<b>Planning Applications</b>	
Large	13
Medium	Not identified
Small	15
Unclassified	Not identified
Alterations and minor new builds	17
<b>Local authority planning strategies</b>	
Housing and Community	19
Business and Economy	Not identified
Resources & Waste	Not identified

## Local authority planning strategies

Transport Infrastructure [20](#)

Heritage & Open Environment [22](#)

Other Sites and Boundaries [27](#)

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Planning constraints [Not identified](#)

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## How to use your report

We have designed this report for homeowners, or those buying a home. It is intended to be run on a boundary representing the property title. Any features which are present within this boundary are considered to be 'on-site'.

We have split planning information into three sections; Planning applications, Planning constraints and Land use designations. Each of these sections represents a different view of planning and its implications.

We check each project or development against your property boundary. If we find something on-site or nearby, we will display "Identified" on the front page. If we don't find anything we will display "Not identified". We will only describe issues relevant to the property in this report.

There will be maps and data for each individual development or project that has been identified, and based on the data that is relevant to your property, we have provided recommendations using our sophisticated risk models.

Categories where we have found no applications will not be shown in the data section of this report.

Where possible, we will represent larger planning applications as a polygon. Our ability to do this 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. Small applications will be represented by a point, although a limited number may be presented as a polygon.

### Location accuracy


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.

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.

### Interpreting the planning application table

Each planning application is made up of useful information to help understand what it is for. We include this information in the same layout each time, as below:

<b>Edenbrook Hitches Lane, Fleet Hampshire, GU13</b>	<b>1</b>
<b>2</b> <b>3</b> 04/12/2013 <b>3</b> 113m NW (Wider Area) <b>4</b> <b>New Build</b> <b>5</b> <a href="#">13/02513/MAJOR</a> 	<b>6</b>
<b>7</b> Outline application granted (473200m2)	
<b>8</b> Outline application for the erection of 193 dwellings, including 50 extra care flats, leisure centre and sportspitches, extension to Hitches Lane Country Park, plus associated parking, access, highways, infrastructure and landscaping works.	

- 1** The address of the proposed development
- 2** The ID number shows the application on the map.
- 3** The submission date
- 4** The location in relation to the property and the the location accuracy.
- 5** This indicates the type of work associated with the application, for example 'New Build', 'Refurbishment or Repair' or 'Demolition' etc.
- 6** This is the application number and should be quoted when contacting your local planning department.
- 7** This is the last known decision as made by the planning authority and the site area.
- 8** This provides a description of any extra information about the planning application.

# Understanding the data

## Planning

We have included planning applications captured by Informa Markets (UK) Ltd within the last 7 years to inform you of current or future developments that could influence your enjoyment and use of the property. We use different search buffers based on the size of the potential development project.

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. Once a planning application request has been submitted and published, it can take up to 6 weeks for us to receive and use in our reports.

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.

## Planning constraints

Overhead Transmission Lines are extracted from Ordnance Survey Landline data in MasterMap and only show significant lines; if the pylons and lines are not shown on the mapping then they will not be reported.

We also show the location of any Environmental Constraints that are from datasets recognised as being relevant to Part 2A of the Environmental Protection Act 1990.

## Local authority planning strategies

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.

We have used data obtained from Local Planning Authorities and 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.

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.

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.

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.

Key themes	
Theme	Description
Section a: Housing and Community	For example, policies relating to Housing, Recreation and Education.
Section b: Business and Economy	For example, policies relating to Industry, Tourism and Retail.
Section c: Resources and Waste	For example, policies relating to Water, Energy and Minerals.
Section d: Transport Infrastructure	For example, policies relating to Roads, Rail and Public Transport
Section e: Heritage and Open Environment	For example, policies relating to Green Belt, Conservation and Historic Sites.
Section f: Other Sites	For example, policies relating to Mixed Usage Sites and Military Installations.



# Understanding the data

## Datasets searched

Nature Improvement Areas

## Planning applications

Post 1997 Planning Applications

## Local authority planning strategies

Development Plans

Local Development Plans

Local Development Plan Tracker

Local Government Planning Websites

## Planning constraints

Pylon or Mast

Areas of Outstanding Natural Beauty

National Nature Reserves

Local Nature Reserves

Marine Nature Reserves

Sites of Special Scientific Interest

Forest Parks

National Parks

Areas of Unadopted Green Belt

Ramsar Sites

Special Areas of Conservation

Special Protection Areas

Areas of Adopted Green Belt

Environmentally Sensitive Areas

Listed Buildings

World Heritage Sites

Scheduled Monuments

Ancient Woodland

Country Parks

# Understanding local development plans

## Why are we including this information?

Every local authority must publish their development strategies for an area in their local development plans. There will always be a local development plan for your area, even if none of the strategies affect the location of your property. Local planning strategies may affect the type of planning applications that will be approved.

This section provides an overview of your local development plan documents. Any planning strategies that affect your property are detailed separately in the Local authority planning strategies section. If no strategies are detailed, it means that none currently apply to your site.

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	Status	Date
Local Plan: Strategy and Sites	Hart District Council	Submission Draft	2018-06-18
Hart District Local Plan (Replacement) 1996-2006	Hart District Council	Adopted	2002-04-23
Hart District Local Plan (Replacement) 1996-2006	Hart District Council	Adopted	2002-04-23
Local Plan: Strategy and Sites	Hart District Council	Submission Draft	2018-06-18

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	Status	Date
Neighbourhood Plan - Crookham	Hart District Council	Adopted	N/A
Neighbourhood Plan - Hook	Hart District Council	Adopted	N/A
Neighbourhood Plan - Hartley Wintney	Hart District Council	Adopted	N/A
Community Infrastructure Levy (CIL)	Hart District Council	Under Preparation	N/A
Neighbourhood Plan - Crondall	Hart District Council	Adopted	N/A
Neighbourhood Plan - Blackwater and Hawley	Hart District Council	Under Preparation	N/A
Neighbourhood Plan - Odiham	Hart District Council	Adopted	N/A

## Understanding local development plans

Plan name	Local authority	Status	Date
Neighbourhood Plan - Yateley	Hart District Council	Adopted	N/A
Neighbourhood Plan - Winchfield	Hart District Council	Adopted	N/A
Neighbourhood Plan - Fleet	Hart District Council	Adopted	N/A
Hart - Local Plan 2032 : Strategy and Sites	Hart District Council	Adopted	N/A
Neighbourhood Plan - Rotherwick	Hart District Council	Adopted	N/A
Neighbourhood Plan - Winchfield Review	Hart District Council	Adopted	N/A
Neighbourhood Plan - Dogmersfield	Hart District Council	Adopted	N/A
Hart - Local Development Scheme	Hart District Council	Adopted	N/A
Hart - Local Plan Review	Hart District Council	Preparation Planned	N/A
Hart - Local Plan (Replacement 1996 - 2006)	Hart District Council	Adopted	N/A
Hampshire - Minerals and Waste Plan Partial Review	Hampshire County Council	Under Preparation	N/A
Hampshire - Minerals & Waste Development Scheme	Hampshire County Council	Adopted	N/A

Plan name	Local authority	Status	Date
Hampshire - Minerals and Waste Plan	Hampshire County Council	Adopted	N/A
Community Infrastructure Levy (CIL)	Hart District Council	Under Preparation	N/A
Neighbourhood Plan - Winchfield Review	Hart District Council	Adopted	N/A
Neighbourhood Plan - Rotherwick	Hart District Council	Adopted	N/A
Neighbourhood Plan - Crookham	Hart District Council	Adopted	N/A
Hart - Local Plan (Replacement 1996 - 2006)	Hart District Council	Adopted	N/A
Neighbourhood Plan - Winchfield	Hart District Council	Adopted	N/A
Neighbourhood Plan - Odiham	Hart District Council	Adopted	N/A
Neighbourhood Plan - Hartley Wintney	Hart District Council	Adopted	N/A
Neighbourhood Plan - Fleet	Hart District Council	Adopted	N/A
Neighbourhood Plan - Dogmersfield	Hart District Council	Adopted	N/A
Neighbourhood Plan - Blackwater and Hawley	Hart District Council	Under Preparation	N/A

## Understanding local development plans

Plan name	Local authority	Status	Date
Neighbourhood Plan - Hook	Hart District Council	Adopted	N/A
Neighbourhood Plan - Yateley	Hart District Council	Adopted	N/A
Neighbourhood Plan - Crondall	Hart District Council	Adopted	N/A
Hart - Local Development Scheme	Hart District Council	Adopted	N/A
Hart - Local Plan 2032 : Strategy and Sites	Hart District Council	Adopted	N/A
Hart - Local Plan Review	Hart District Council	Preparation Planned	N/A

### 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	Local Authority Website
Environment Agency	
South East Regional Assembly	
Department for Levelling Up, Housing & Communities	

### Recent and Older plans

We will categorise any plans found as 'recent' or older'.

Recent plans are considered to be documents published since an update to planning legislation in 2004, which meant local authorities changed the way they prepare development plans.

Older plans are 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.

# Large applications



The records below show applications within 750m for new residential developments of over 50 dwellings recorded within a single application, and non-residential planning applications larger than 1500sqm.

Non-Residential				
<b>Park &amp; Ride Roundabout Elvetham Heath Way Fleet Hampshire GU51 1HG 12896</b>				
1	2022-09-30	12896	New Build	<a href="#">22/01876/FUL</a>
	Detail Planning Lidl Uk, Elvetham Heath Way			
2	2022-09-30	12896	New Build	<a href="#">22/01876/FUL</a>
	Withdrawn Lidl Uk, Elvetham Heath Way			
<b>Park And Ride Elvetham Heath Way Fleet Hampshire GU51 1HG 10423</b>				
3	2024-06-11	10423	New Build	<a href="#">24/00611/FUL</a>
	Detail Planning Lidl Food Store - Elvetham Heath, Fleet			
<b>Park And Ride Elvetham Heath Way Fleet Hampshire GU51 1HG 12896</b>				
3	2024-06-11	12896	New Build	<a href="#">24/00611/FUL</a>
	Detail Planning Lidl Uk, Elvetham Heath Way			
<b>MORRISONS ELVETHAM HEATH WAY FLEET HAMPSHIRE GU51 1GY 18000</b>				

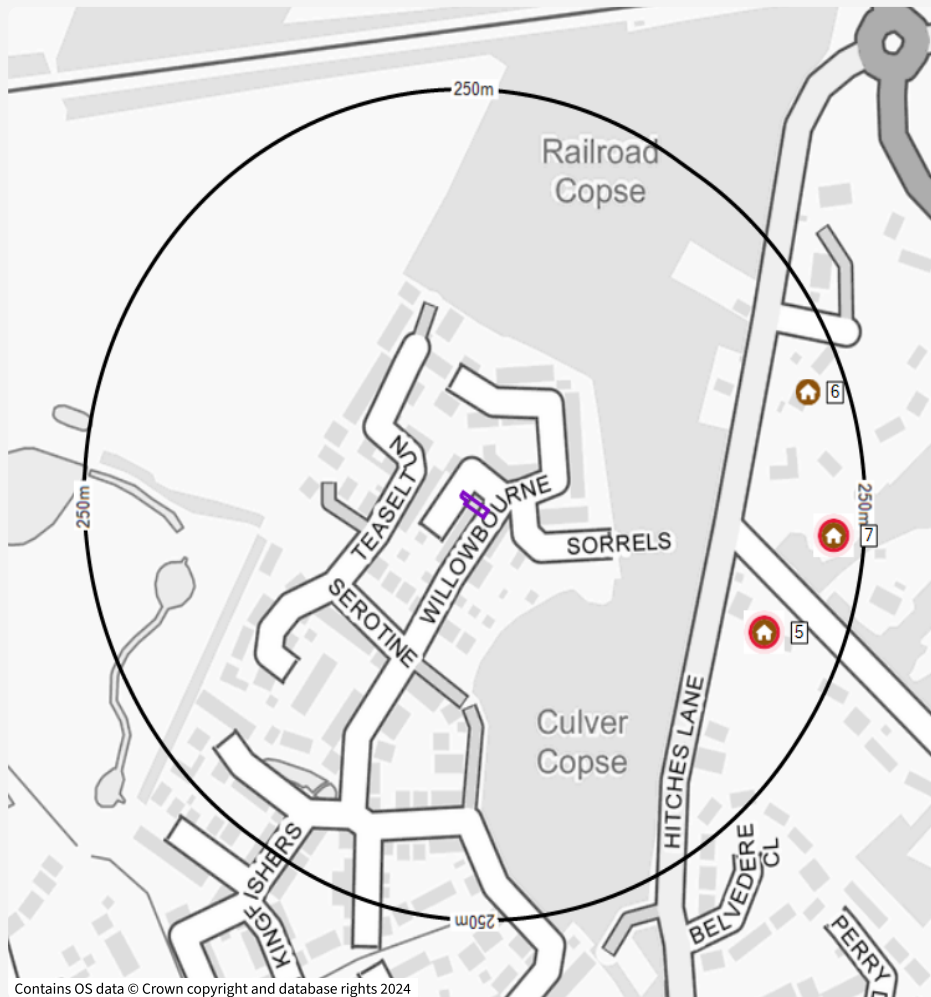
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## Large applications

Non-Residential				
4	2017-12-15	18000	Extension	<a href="#">17/02919/FUL</a> 
Detail Approval Morrisons Supermarket - Fleet - Extensions And Refurbishment				

# Small applications



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Small

The records below show applications within 100m for new residential developments of up to 10 dwellings recorded within a single application, and non-residential planning applications either less than 250sqm in size or classified as minor development.

Non-Residential			
<b>2 Fitzroy Road Fleet Hampshire GU51 4JH</b>			
5	2020-03-16	Extension	20/00629/HOU
	Minor New Build Single Storey Rear/Garage/Demolition		
<b>2 FITZROY ROAD FLEET HAMPSHIRE GU51 4JH</b>			
5	2024-05-31	New Build	24/01013/HOU
	Minor New Build Outbuilding/Demolition		
<b>TAREYTON HITCHES LANE FLEET HAMPSHIRE GU51 5HX</b>			
6	2022-05-27	Extension	22/00937/HOU
	Minor New Build Two Storey Front/Boundary Works/Demolition		
<b>Wychwood Lodge Fitzroy Road Fleet Hampshire GU51 4JH</b>			
7	2019-06-20	Extension	19/01310/HOU
	Minor New Build Garage/Car Port/Demolition		

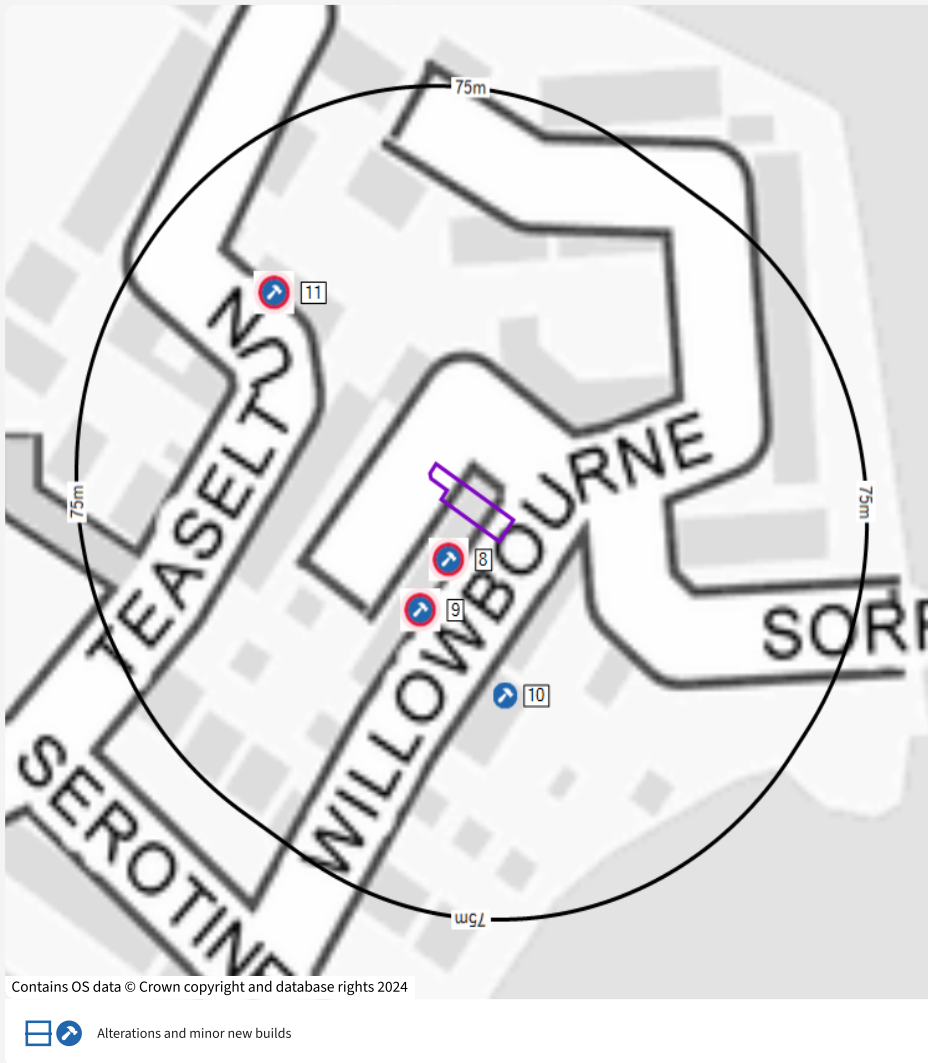
## Small applications

### Non-Residential

7	2019-02-13	Extension	19/00276/HOU
	Minor New Build Garage/Car Port/Demolition		







## Alterations and minor new builds



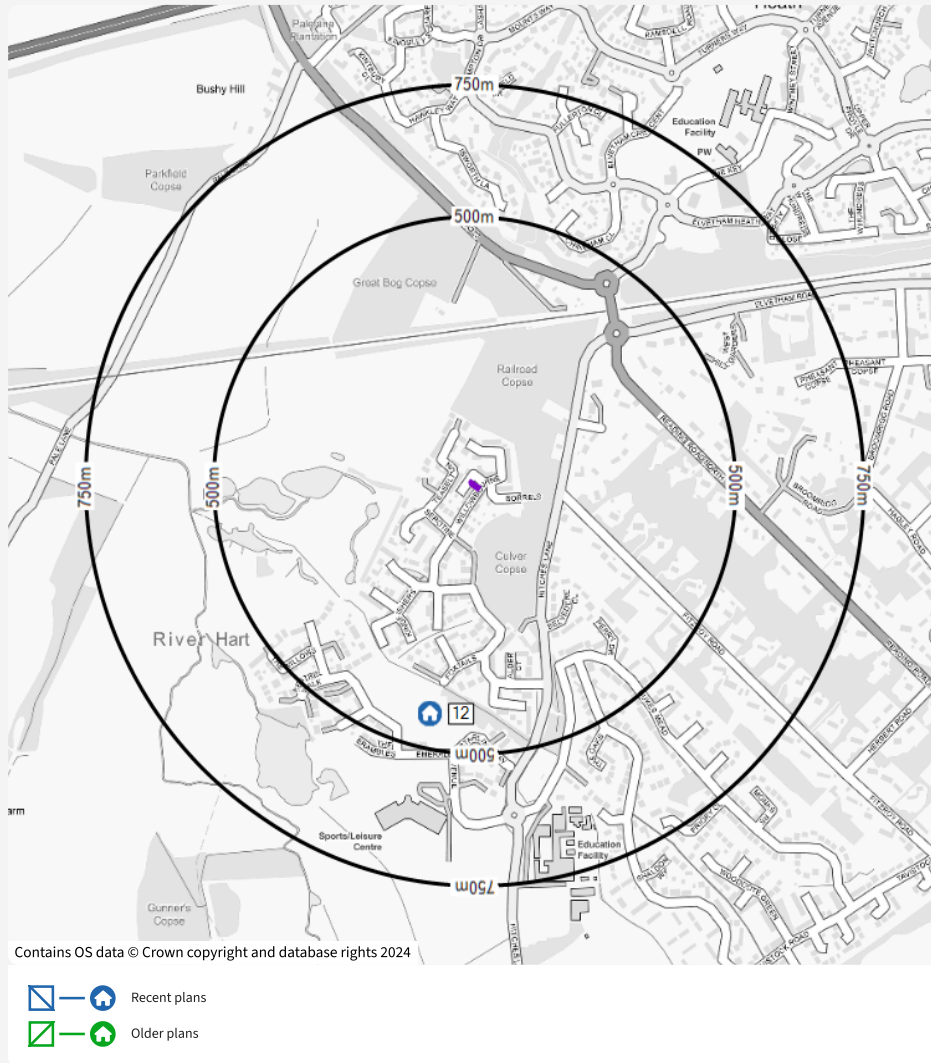
The records below show applications within 75m for residential alterations and minor new builds.

Residential			
<b>34 Teaseltun Fleet Hampshire GU51 5BY</b>			
11	2020-04-08 Detail Approval Dormer/Windows	Extension	<a href="#">20/00842/LDC</a>
Non-Residential			
<b>95 WILLOWBOURNE FLEET HAMPSHIRE GU51 5BP</b>			
8	2022-01-07 Detail Approval Dormer/Loft Conversion	Extension	<a href="#">22/00003/LDC</a>
<b>93 WILLOWBOURNE FLEET HAMPSHIRE GU51 5BP</b>			
8	2021-11-01 Detail Approval Dormer	Extension	<a href="#">21/02767/LDC</a>
<b>91 WILLOWBOURNE FLEET HAMPSHIRE GU51 5BP</b>			
9	2021-08-24 Detail Approval Single Storey Rear	Extension	<a href="#">21/01901/HOU</a>
<b>60 WILLOWBOURNE FLEET HAMPSHIRE GU51 5BN</b>			

## Alterations and minor new builds

Non-Residential			
10	2024-03-18	Alteration or Conversion	<a href="#">24/00570/LDC</a> 
Detail Approval Roof Works/Loft Conversion/Windows			
<b>87 WILLOWBOURNE FLEET HAMPSHIRE GU51 5BP</b>			
9	2022-06-06	Extension	<a href="#">22/01127/LDC</a> 
Detail Refusal Single Storey Rear			
9	2022-07-21	Extension	<a href="#">22/01597/LDC</a> 
Detail Approval Single Storey Rear			
<b>34 TEASELTUN FLEET HAMPSHIRE GU51 5BY</b>			
11	2022-01-04	Extension	<a href="#">22/00016/HOU</a> 
Detail Approval Single Storey Rear			

# 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

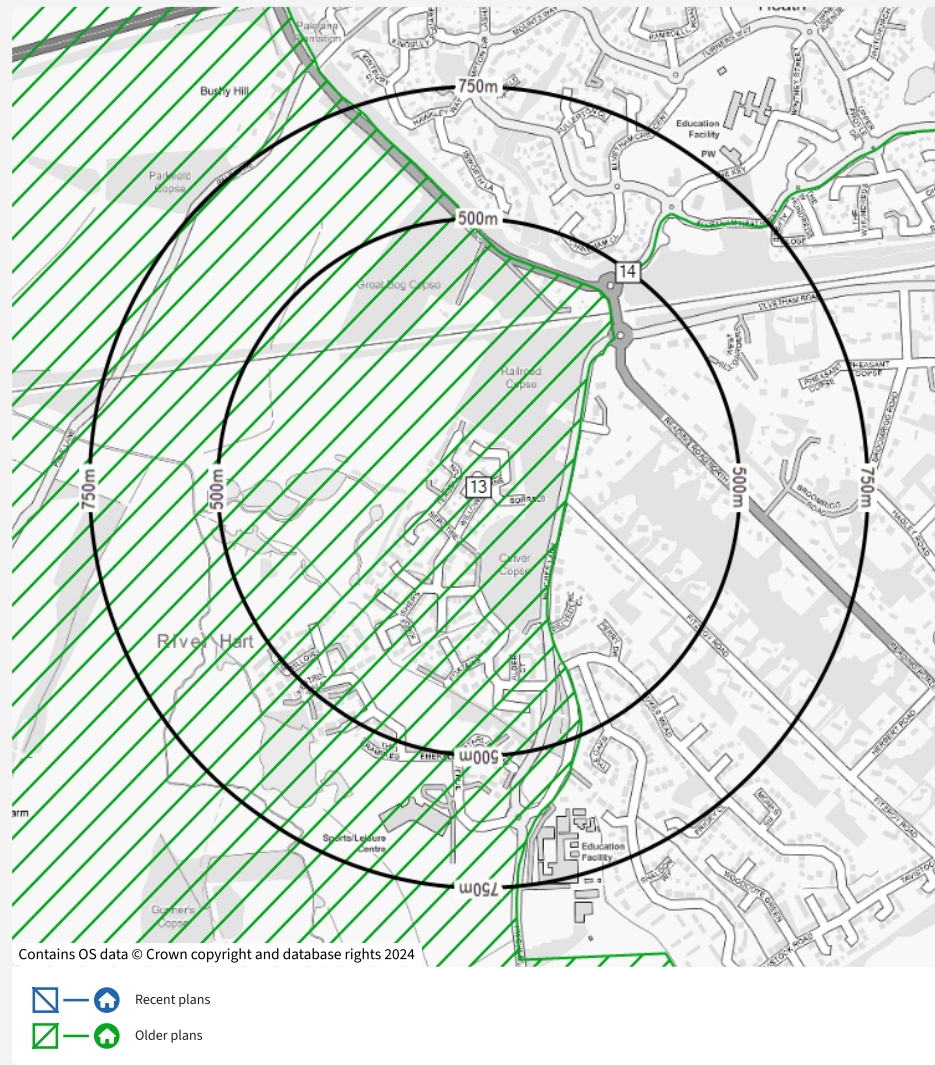
The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Recent plans		
ID	Policy detail	Source map
<b>Local Plan: Strategy and Sites (2018-06-18) Submission Draft</b>		
12	Reference: No associated policies Title: Name: Local Plan: Strategy and Sites Status: Submission Draft	Figure 3 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.

# 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 roads, rail and public transport.

## 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.

## Older plans

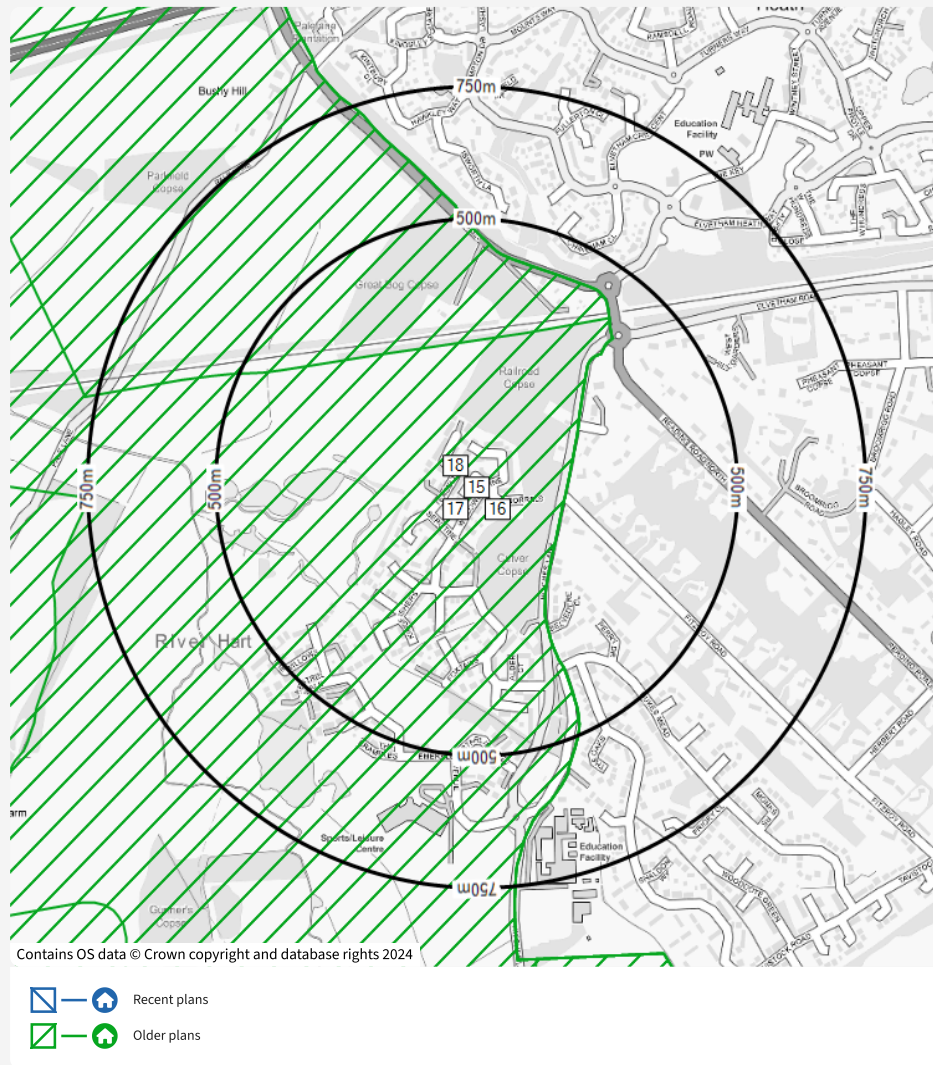
The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from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

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
13	Reference: T15 Title: Development Requiring New Or Improved Access Name: Hart District Local Plan (Replacement) 1996-2006 Status: Adopted	Proposals Map
13	Reference: T1 Title: Integrated Transport Network Name: Hart District Local Plan (Replacement) 1996-2006 Status: Adopted	Proposals Map
13	Reference: T5 Title: Highways Network Name: Hart District Local Plan (Replacement) 1996-2006 Status: Adopted	Proposals Map

# Transport Infrastructure

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
13	Reference:: T14 Title:: Transport And Development Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
13	Reference:: T2 Title:: Public Transport: General Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
14	Reference:: T9 Title:: Road And Junction Improvements Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Inset Map 10 : Fleet

# Heritage and open environment



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

## Recent plans

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

## 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.

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
15	Reference: CON7 Title: Riverine Environments Name: Hart District Local Plan (Replacement) 1996-2006 Status: Adopted	Proposals Map
16	Reference: CON13 Title: Conservation Areas: General Policy Name: Hart District Local Plan (Replacement) 1996-2006 Status: Adopted	Proposals Map

# Heritage and open environment

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
16	Reference:: CON9 Title:: Agricultural Land Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
16	Reference:: CON8 Title:: Trees, Woodlands And Hedgerows: Amenity Value Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
16	Reference:: CON4 Title:: Nature Conservation: Replacement And Habitats Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
16	Reference:: CON5 Title:: Nature Conservation: Species Protected By Law Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
16	Reference:: CON6 Title:: Heathlands Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
16	Reference:: CON7 Title:: Riverine Environments Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
17	Reference:: RUR35 Title:: Social Infrastructure And Services (Permissive) Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR7 Title:: New Buildings In The Grounds Of Large House Conversions Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR36 Title:: Motor Sports: Exceptions Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR5 Title:: Re-Use Of Rural Buildings: Residential Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR30 Title:: Informal Recreation Facilities Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR2 Title:: Development In Open Countryside: General Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map

# Heritage and open environment

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
17	Reference:: RUR11 Title:: Agricultural Development Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR38 Title:: Specified Sites Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR8 Title:: Advertisements In The Countryside Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR20 Title:: Housing In Rural Settlements Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR15 Title:: Expansion Of Existing Lawful Employment Uses Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR26 Title:: New Dwellings For Agricultural Occupation Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
17	Reference:: RUR34 Title:: Horse Related Development Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR6 Title:: Large Houses In The Countryside: Conversions Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR33 Title:: Camping And Caravanning Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR24 Title:: Renovation And Extension Of Existing Dwellings Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR27 Title:: New Dwellings For Agricultural Retail Outlets Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR13 Title:: Business In Open Countryside (Exceptions) Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map



# Heritage and open environment

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
17	Reference:: RUR14 Title:: Business On Edge Of Settlements (Local Needs Exceptions) Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR32 Title:: Basingstoke Canal Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR12 Title:: Business In Rural Settlements Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR21 Title:: Affordable Housing: Proportion Of New Development Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR9 Title:: Roadside Facilities Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR4 Title:: Re-Use Of Rural Buildings: General Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map

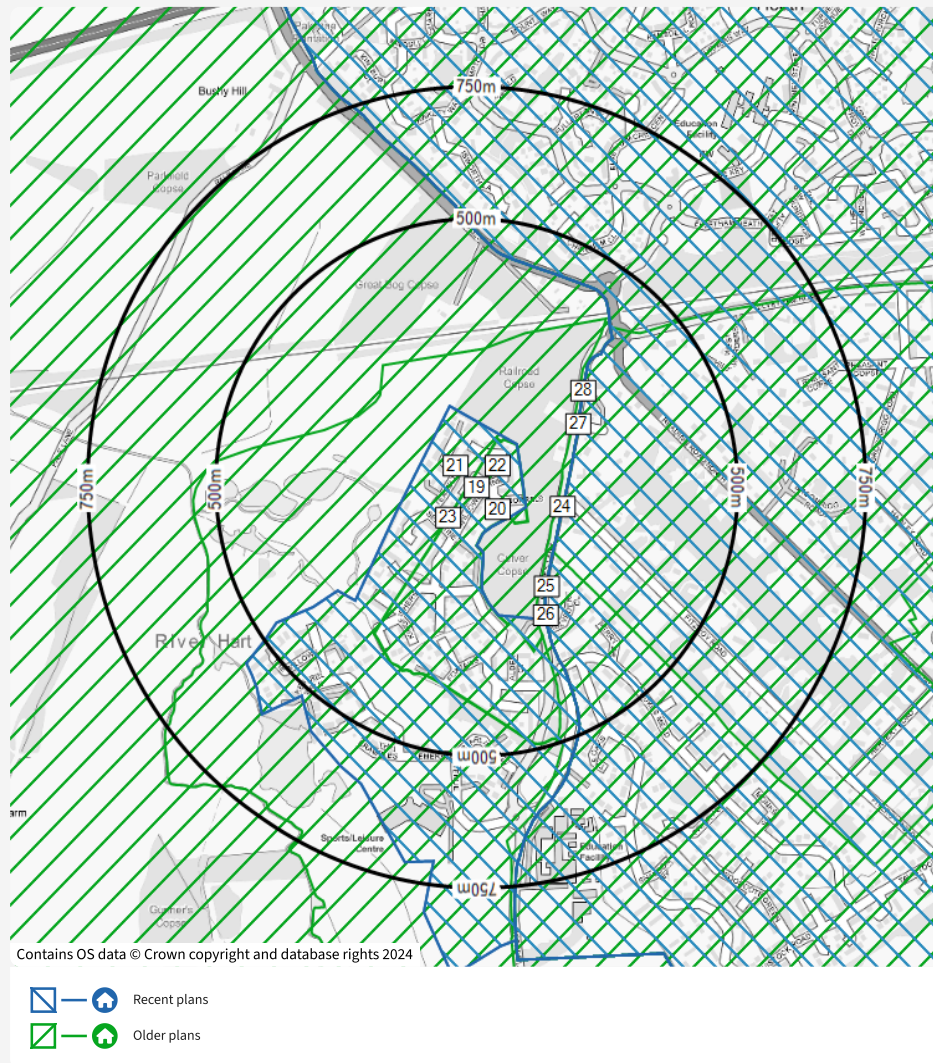
Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
17	Reference:: RUR10 Title:: Telecommunications Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR31 Title:: Blackwater Valley Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR19 Title:: Garden Centres And Farm Shops Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR23 Title:: Replacement Of Existing Dwellings Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR28 Title:: New Dwellings For Horse Related Developments Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR18 Title:: Small-Scale Shopping Development Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map

## Heritage and open environment

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
17	Reference:: RUR29 Title:: Formal Recreation Facilities Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR3 Title:: Development In Open Countryside: Control Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR16 Title:: Loss Of Employment Uses Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR25 Title:: Staff Dwellings Associated With Institutions Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR17 Title:: Protection Of Rural Shops And Post Offices Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
17	Reference:: RUR22 Title:: Affordable Housing: Exceptions Policy Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
17	Reference:: RUR37 Title:: Use Of Dwellings For Business Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
18	Reference:: GEN3 Title:: General Policy For Landscape Character Areas Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map

## Other sites and Boundaries



The tables below provide information about the policies and designations within your area that relate to 'Other' sites. For example, this could include mixed usage sites and military installations.

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, e.g. policies could reference that development within a settlement boundary may be preferred over development outside a settlement boundary.

### Recent 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.

Recent plans		
ID	Policy detail	Source map
<b>Local Plan: Strategy and Sites (2018-06-18) Submission Draft</b>		
21	Reference: No associated policies Title: Name: Local Plan: Strategy and Sites Status: Submission Draft	Fleet Settlement Policy Boundary
22	Reference: No associated policies Title: Name: Local Plan: Strategy and Sites Status: Submission Draft	Fleet Settlement Policy Boundary
27	Reference: No associated policies Title: Name: Local Plan: Strategy and Sites Status: Submission Draft	Fleet Settlement Policy Boundary

## Other sites and Boundaries

Recent plans		
ID	Policy detail	Source map
<b>Local Plan: Strategy and Sites (2018-06-18) Submission Draft</b>		
28	Reference:: No associated policies Title: Name:: Local Plan: Strategy and Sites Status:: Submission Draft	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.

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
19	Reference:: DEV23 Title:: West Of Hitches Lane: Reserve Site (Housing) Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
20	Reference:: GEN4 Title:: General Design Policy Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
20	Reference:: GEN12 Title:: Design Against Crime Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
20	Reference:: GEN3 Title:: General Policy For Landscape Character Areas Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
20	Reference:: GEN2 Title:: General Policy For Changes Of Use Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
20	Reference:: GEN6 Title:: Policy For Noisy/Un-Neighbourly Developments Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
20	Reference:: GEN9 Title:: Contaminated Land Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
20	Reference:: GEN7 Title:: Policy For Noise-Sensitive Developments Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
20	Reference:: GEN8 Title:: Pollution Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map

## Other sites and Boundaries

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
20	Reference:: GEN5 Title:: Proposals For Provision Of Infrastructure Or Utilities Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
20	Reference:: GEN11 Title:: Areas Affected By Flooding Or Poor Drainage Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
20	Reference:: GEN1 Title:: General Policy For Development Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
20	Reference:: GEN10 Title:: Renewable Energy Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
23	Reference:: DEV5 Title:: Hitches Lane, Fleet: Leisure Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Proposals Map
24	Reference:: URB18 Title:: North Fleet Conservation Area Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Inset Map 10 : Fleet

Older Plans		
ID	Policy detail	Source map
<b>Hart District Local Plan (Replacement) 1996-2006 (2002-04-23) Adopted</b>		
25	Reference:: No associated policies Title:: Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Inset Map 10 : Fleet
26	Reference:: No associated policies Title:: Name:: Hart District Local Plan (Replacement) 1996-2006 Status:: Adopted	Inset Map 10 : Fleet

# Appendices

Useful contacts	<a href="#">31</a>
Useful information	<a href="#">32</a>
Important consumer protection information	<a href="#">35</a>
Landmark standard terms and conditions	<a href="#">36</a>
Copyright and partners	<a href="#">36</a>




## Useful contacts

### 1 Ordnance Survey

Adanac Drive

 [www.ordnancesurvey.gov.uk](http://www.ordnancesurvey.gov.uk)

 [customerservices@ordnancesurvey.co.uk](mailto:customerservices@ordnancesurvey.co.uk)


 03456 05 05 05

### 2 Hart District Council, Environmental Services

Civic Offices

 [www.hart.gov.uk](http://www.hart.gov.uk)


Harlington Way

 01252 622122

### 3 Hampshire County Council

The Castle

 [www.hants.gov.uk](http://www.hants.gov.uk)

 01962 841841


### 4 Landmark Information Group Limited

Imperium

 [www.landmark.co.uk](http://www.landmark.co.uk)

Imperial Way

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

 0844 844 9966

## Useful information

### What is a planning application?

A planning application is a request for approval from your local authority for you to carry out some form of development or change to property or land. You apply to your local authority to obtain this permission, known as Planning 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.

### 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). 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



## Useful information

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.

### 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.

### Use Class Table

Use class codes are used to describe the permitted use of a property.

Use Classes		
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

Use Classes		
Use Class	Category Description	Notes
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 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.

### Report limitations

This report has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction.

## Useful information

Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. Please note that each risk area within the report uses different data sources and as such, it should be read as a whole considering the risks overall.

If you are a private individual using this report, Landmark recommends that you discuss its contents in full with your professional advisor.

## Important consumer protection information



This search has been produced by:

### Landmark Information Group Limited

Imperium  
Imperial Way  
Berkshire  
RG2 0TD

✉ [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

☎ 0330 036 6619

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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>

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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

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

🌐 [www.tpos.co.uk](http://www.tpos.co.uk)

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

☎ 01722 333306

### 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 Services Manager

Landmark Information  
Imperium  
Imperial Way  
Reading  
RG2 0TD

✉ [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

☎ 0330 036 6619

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

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