

Executive Summary

Does the SiteSolutions Highways Report provide answers to the core Highways questions and requirements posed by the LPSLG and APSL?

1. Mark the boundaries of the publicly maintainable highways including any verges in and about the property on the enclosed plan or, alternatively, supply a plan showing the boundaries of these highways in relation to the property.

YES: Section 1A identifies roads, 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 Section 36 of the Highways Act 1980. This will include relevant details of trunk roads maintained by Highways England. Details of Section 38 Agreements will also be included in cases where this information is revealed by the Local Authority Highways Department. In cases where the Local Authority disclose this information in the Land Charge Register, further enquiries must be made to the Local Land Charge Department.

2. Advise whether any part of the property is affected by any road improvement or widening scheme's and in particular, please supply us with copies of any road closure orders affecting any roads in and around the property.

YES: This is covered in Section 1B 'Traffic Schemes & Orders' section of the report. This will cover issues such as Stopping up Orders, Changes to Loading & Unloading times, Compulsory Purchase orders etc. This information is held on Landmark's database, which is enhanced through proactive research (including monitoring and receiving updates from a variety of key information sources) and from Local Authority searches.

3. Confirm that there are no public footpaths on or over the property and no rights of way, whether pedestrian or vehicular (including deemed rights of way).

YES: This is covered in the Section 3: Rights of Access. This information is held on Landmark's database. Our database of amendments to ROW is sourced through proactive research (including monitoring and receiving updates from a variety of key information sources) and from Local Authority searches.

4. Confirm that no part of the property is subject to any actual or deemed dedication as highway land.

YES: The Adoption status of Roads, Paths and Verges and their extents in relation to the subject Sites is provided in Section 1 of the report.

5. Let us have such additional information as may be available as to any further improvements or developments which may affect, regulate or restrict the flow of traffic in and around the streets surrounding the property.

YES: Information on road works that may temporarily impact operations at a site will be covered in Section 2, Roadworks.

Key Report & Service Benefits

1. **Quality:** Robust process for obtaining and delivering Local Authority Highways information.
2. **Speed:** If the highway is adopted and within our unique database, report will be provided within 10 working days.
3. **Consistency:** Highways information is provided in a consistent, easy to understand format, clearly showing the extent of the public highway.
4. **Clarity:** Landmark will query with the Local Authority before providing the search if the adoption status data is initially unclear, significantly reducing the amount of queries the lawyer may have.
5. **Flexible:** You can request specific Highways beyond those immediately abutting the property.
6. **Consistent Fee:** Standard report rate for single title plans up to 15ha.

Argyll
Environmental

Landmark
Information

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

helpdesk@landmark.co.uk | landmark.co.uk