LandSearch™
LANDMARK INFORMATION®

Development Site Screening Report

Landmark Information Group, 98, Queens Road, BRIGHTON, Brighton & Hove, BN1 3XF

26 July 2019

Report prepared for:
Property Test Company 1

Client Reference:
LandSearch Sample_LDS

Report Reference:
212601201

National Grid Reference
530980 104690

searchcode

The Property Ombudsman
Consumer Redress

Landmark
INFORMATION

Report Summary

1. Land Use

Have any of the following local plan designation classifications been identified at the site?

Housing and Community	No	Transport Infrastructure	No
Business and Economy	Yes	Heritage and Open Environment	No
Resources and Waste	Yes	Other Sites and Boundaries	Yes

2. Planning

How many planning applications have been identified at the site in the past 6 months?	0
Have any applications within 25m of my site been refused in the last 12 months?	Yes

3. Ownership

How many registered titles are within the site boundary?	11

4. Development Constraints

Have any features been identified to suggest the below constraints require further consideration?

Land Contamination	Yes	Radon	Yes
Flood	No	Ecological Areas	No
Ground Stability	Yes	Heritage Sites	No

5. Local Information

How many schools have been identified within 1km of my site?	10
How many surgeries or hospitals have been identified within 1km of my site?	11

6. Local Market Analysis

What is the majority employment type in the vicinity of the site?	Professionals
What is the majority housing type in the vicinity of the site?	Terraced
What is the majority home ownership in the vicinity of the site?	Mortgage

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Explore full findings online with our unique online viewer

Here at Landmark, having undertaken extensive research, we have designed LandSearch; developed to provide you with a review of the site risks and local neighbourhood. All of this data is simple to view, easy to understand and accessible via our new and unique online viewer. Now you can fully understand information and risks that may impact on your development, or indeed its value and saleability, at the touch of a button.

Wherever you see this icon, more information is available online. Just click on it to open your interactive map.

Land Use

01

Section 1a: Aerial Map

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Section 1b: Land Use Designations

Summary of Development Plans in your Area

The tables below provide an overview of the development plan documents that are relevant to your area. The documents within the first table have been considered to produce the report. We have also outlined additional documents in the following table that we have not considered. You may wish to investigate these independently.

Which Development Plans have we Searched?

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. We will report information taken from maps within these documents if policies and designations are found within the site boundary.

Plan Name	Local Authority	Plan Status	Date
Shoreham Harbour Joint Area Action Plan	Brighton & Hove City Council	Submission Draft	31 May 2018
Waste and Minerals Plan	Brighton & Hove City Council	Adopted	19 Feb 2013
City Plan	Brighton & Hove City Council	Adopted	24 Mar 2016
Proposal Map	Brighton & Hove City Council	Adopted	24 Mar 2016
Brighton & Hove Local Plan	Brighton & Hove City Council	Adopted	21 Jul 2005

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 may 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. A neighbourhood plan may also be in preparation in your area which you may wish to research separately.

If a document appears on this list it does not necessarily mean that the site is directly affected by the plan, but that the site 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	Date
South East Regional Waste Management Strategy	South East Regional Assembly	Approved	2006
Brighton & Hove - City Plan Part 2	Brighton & Hove City Council	Under Preparation	Not Supplied
Brighton & Hove - Local Development Scheme	Brighton & Hove City Council	Adopted	2017
Brighton & Hove - Statement of Community Involvement	Brighton & Hove City Council	Adopted	2015

Where can you Find these Plans?

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.

Land Use

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Local Authority	Planning Policy Website
Brighton & Hove City Council	https://www.brighton-hove.gov.uk/content/planning/planning-policy

Summary of Designations on Site

The tables below provides information about the policies and designations within the site boundary, separated by plan. To see these designations on a map, and for further details please see the LandSearch viewer.

Recent Plans with Designations Identified on Site

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

Plan	City Plan (24 Mar 2016) Adopted		
Classification	**Description**	**Policy Detail**	**Source Map**
Economy	Hotel Core Zone	Visitor Accommodation	Policies Map Central
Retail and Town Centres	Outside Prime Retail Frontage	Retail Provision	Policies Map Central
Other	Special Area Boundary	No associated policies	SA2 Central Brighton
Retail and Town Centres	Regional Shopping Centre	Retail Provision	Policies Map Central
Other	Sustainable Neighbourhoods	No associated policies	City Plan Part One Key Diagram

Plan	Proposal Map (24 Mar 2016) Adopted		
Classification	**Description**	**Policy Detail**	**Source Map**
Other	Central Brighton	No associated policies	Policies Map Central
Boundaries	Coverage of City Plan	No associated policies	Policies Map East
Boundaries	Built-up Area boundary	No associated policies	Policies Map Central

Plan	Waste and Minerals Plan (19 Feb 2013) Adopted		
Classification	**Description**	**Policy Detail**	**Source Map**
Resources and Waste	Areas of Focus (for Strategic Waste Recycling and Recover Facilities)	No associated policies	Waste Key Diagram

Land Use

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Older Plans with Designations Identified on Site

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 within the site boundary.

Plan	Brighton & Hove Local Plan (21 Jul 2005) Adopted		
Classification	**Description**	**Policy Detail**	**Source Map**
Retail and Town Centres	Outside Prime Retail Frontage	Regional Shopping Centre	Proposals Map Central
Boundaries	Boundary of the Built-up Area	No associated policies	Proposals Map Central
Economy	Hotel Core Area	New Hotel And Guest Accommodation	Proposals Map Central
Economy	Hotel Core Area	Protection Of Hotels / Guest Houses	Proposals Map Central
Retail and Town Centres	Regional Shopping Centre	Regional Shopping Centre	Proposals Map Central

Planning Applications

02

Section 2a: Residential Planning Applications within 1km

The table below outlines the number of residential planning applications identified within the set buffers within the past 7 years, according to application type. For further details of the applications, please see the LandSearch viewer.

Application Type	On Site	1-50m	51-250m	251-500m	501-1000m
Alterations and Minor New Builds	0	8	296	591	2215
New Build: Up to 10 Dwellings	0	0	9	44	161
New Build: 10 to 50 Dwellings	0	0	3	4	9
New Build: Over 50 Dwellings	0	0	0	5	4
Unclassified	0	1	11	26	78

Section 2b: Non-Residential Planning Applications within 1km

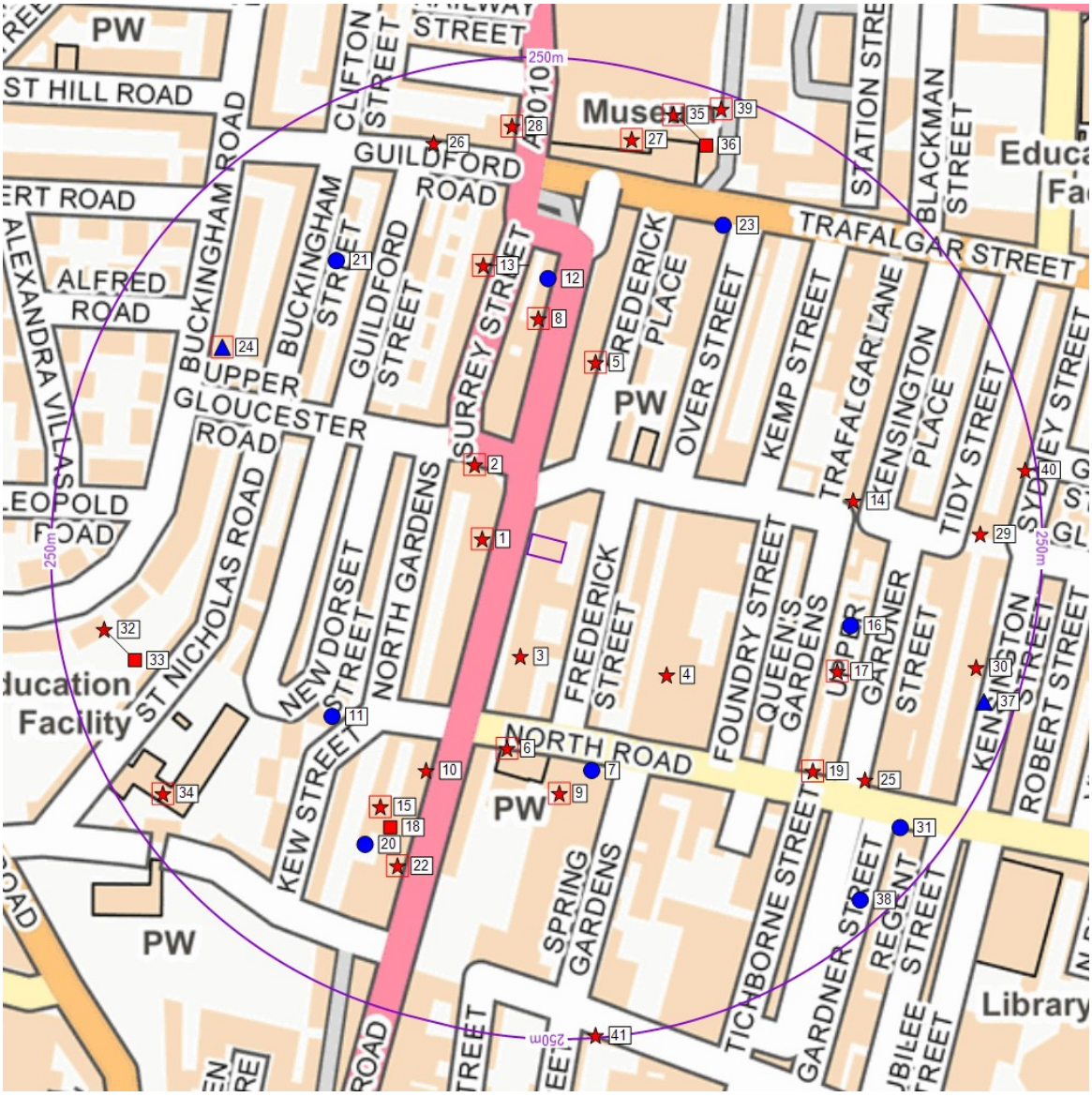
The table below outlines the number of non-residential planning applications identified within the set buffers within the past 7 years, according to application type. For further details of the applications, please see the LandSearch viewer.

Application Type	On Site	1-50m	51-250m	251-500m	501-1000m
Small	0	11	95	385	663
Medium	0	5	53	183	442
Large	0	0	3	12	13
Unclassified	0	0	0	0	0

Planning Applications

Section 2c: Planning Application Map

The map below shows the location of new build residential developments and medium to large non-residential developments, identified from planning applications logged within 250m in the past 7 years. Details of these applications are listed in the tables that follow.



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	Residential	Non-Residential
Site	Up to 10 Dwellings	Medium
Search Radii	10 to 50 Dwellings	Large
Map ID	Over 50 Dwellings	
Multiple Features Present		

Planning Applications

02

Section 2d: Planning Application Details

We endeavour to display decisions for all planning applications submitted after February 2016. If the planning application was submitted before that time and if we do not hold the decision, we recommend searching the Local Authority planning website using the link below and the application reference.

Local Authority	Link
Brighton & Hove City Council	https://www.brighton-hove.gov.uk/content/planning/planning-applications

Residential Planning Applications – Up to 10 Dwellings (within 250m)

The table below shows applications for new residential developments up to 10 dwellings, recorded within a single application in the past 7 years.

ID	Application Ref	Date	Description	Decision
7	BH2017/01118	8 May 2017	44 North Road, Brighton - Tower Point Restaurant And 4 Penthouse Apartments	Application granted
11	BH2014/03214	6 Oct 2014	Kew Street, Brighton - 2 Flats	Application refused
12	BH2012/03766	8 Jan 2013	3 Flats And Roof Extension	Decision Not Supplied
16	BH2018/03836	14 Dec 2018	Upper Gardner Street - 4 Houses	Application refused
20	BH2012/02601	4 Sep 2012	3 Houses	Application refused
21	BH2014/04314	6 Jan 2015	Buckingham Street, Brighton - 3 Flats	Application refused
23	BH2017/02927	18 Sep 2017	Trafalgar Street - 3 Houses And 3 Flats	Decision Not Supplied
31	BH2014/03166	19 Sep 2014	3 Flats	Application Withdrawn
38	BH2013/03327	3 Oct 2013	19 Regent Street - 4 Maisonettes & Commercial Unit	Application granted

Residential Planning Applications – 10 to 50 Dwellings (within 250m)

The table below shows applications for new residential developments between 10 and 50 dwellings, recorded within a single application within the past 7 years.

ID	Application Ref	Date	Description	Decision
24	BH2016/01766	7 Jun 2016	76-79 And 80 Buckingham Road, Brighton - 24 Flats/Community Unit	Application granted
24	BH2018/01137	23 Apr 2018	76-79 And 80 Buckingham Road, Brighton - 34 Flats	Application granted
37	BH2016/01020	17 May 2016	Flint Close - 9 Flats/3 Houses	Application granted

Non-Residential Planning Applications – Medium (within 250m)

The records below relate to medium non-residential applications within the past 7 years, for example, offices, retail units and leisure facilities. These applications generally have a total floor area between 250m^2 and 1500m^2.

ID	Application Ref	Date	Description	Decision
1	BH2013/04290	17 Dec 2013	Shop/Doors	Decision Not Supplied
1	BH2015/00580	25 Mar 2015	Lyndean House - Retail	Application granted

Planning Applications

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ID	Application Ref	Date	Description	Decision
2	BH2012/03250	31 Oct 2012	Language School	Application granted
2	BH2013/00595	25 Feb 2013	Language School	Decision Not Supplied
2	BH2013/03741	6 Nov 2013	Retail	Decision Not Supplied
3	BH2014/02218	10 Jul 2014	Shopfront/Signs	Decision Not Supplied
4	Potential Development	31 Mar 2015	Brighton Delivery Office - Refurbishment	Decision Not Supplied
5	BH2012/02342	7 Aug 2012	Hotel/Fenestration/Demolition	Decision Not Supplied
5	BH2013/01643	23 May 2013	Hotel/Fenestration/Demolition	Decision Not Supplied
6	BH2012/02707	3 Sep 2012	Cafe/Garden/Training Room/Gates / Railings/Landscaping	Decision Not Supplied
6	BH2012/03668	20 Dec 2012	Brighthelm Church And Community Centre/Entrance/Railing/Gate/Vehicle Access	Decision Not Supplied
6	BH2015/03942	13 Nov 2015	Community Base/Windows/Cladding	Decision Not Supplied
8	BH2017/00612	1 Mar 2017	Cafe/Window/Door	Application granted
8	BH2018/03841	20 Dec 2018	Shop/Window	Application Withdrawn
9	Potential Development	31 Jan 2015	Tower Point Car Park - Refurbishment	Decision Not Supplied
9	BH2015/02720	24 Jul 2015	Shop/Clinic/Gymnasium/Cafe/Car Park	Decision Not Supplied
9	BH2019/01197	3 May 2019	Towerpoint, 10th Floor - Office	Decision Not Supplied
10	BH2017/00024	4 Jan 2017	Retail	Application granted
13	BH2017/02423	17 Jul 2017	Shop/Signs	Application Withdrawn
13	BH2017/03085	13 Sep 2017	Shop/Signs	Application refused
14	BH2014/04355	5 Jan 2015	Shop	Decision Not Supplied
15	BH2017/01346	18 Apr 2017	Provincial Grand Lodge Of Sussex Masonic Centre - External Refurbishment	Application granted
15	BH2017/01345	18 Apr 2017	Masonic Centre/Roof Works	Application granted
17	BH2018/00641	23 Apr 2018	Office - 38a Upper Gardner Street, Brighton	Decision Not Supplied
17	BH2018/03780	7 Dec 2018	Warehouses/Wall/Demolition	Application granted
19	BH2014/00603	26 Feb 2014	Offices	Application refused
19	BH2014/01423	6 May 2014	Shopfront	Decision Not Supplied
19	BH2015/00445	10 Feb 2015	Diplocks Yard, 73 North Road - Offices	Application refused
19	BH2016/01879	27 May 2016	Diplocks Yard - New Offices	Application granted
22	BH2014/03476	23 Oct 2014	Shop/Gates	Decision Not Supplied
22	BH2019/01337	21 May 2019	Fit Out - 25 Queens Road, Brighton	Decision Not Supplied
22	BH2019/01339	24 May 2019	Hall/Toilet	Decision Not Supplied
25	BH2014/03383	7 Nov 2014	Retail	Decision Not Supplied
26	Potential Development	31 Jul 2019	Battle Of Trafalgar Public House - Refurbishment	Application not yet submitted

Planning Applications

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ID	Application Ref	Date	Description	Decision
27	BH2017/02542	26 Jul 2017	Cards Galore/Signs	Application granted
27	BH2017/03485	1 Dec 2017	Cards Galore/Signs	Application granted
28	BH2015/03260	21 Sep 2015	Restaurant/Hot Food Takeaway	Decision Not Supplied
28	BH2015/03372	14 Sep 2015	Cafe/Windows	Decision Not Supplied
28	BH2018/00017	3 Jan 2018	M&S Simply Food - Brighton Railway Station	Application Withdrawn
29	BH2019/00396	12 Feb 2019	Shop/Signs	Application granted
30	BH2013/03548	4 Dec 2013	Shopfront/Doors	Decision Not Supplied
32	BH2017/00492	10 Feb 2017	Preston Barracks Site - Central Research Laboratory (Crl)	Application granted
34	BH2015/01076	17 Apr 2015	St Pauls Ce Primary School/Canopies	Decision Not Supplied
34	BH2018/02459	2 Aug 2018	St Pauls Ce Primary School/Canopy	Application granted
35	BH2012/03989	14 Dec 2012	Brighton Railway Station/Retail Units/Travel Centre/Booking Hall/Demolition	Decision Not Supplied
35	BH2013/00028	7 Jan 2013	Brighton Railway Station/Retail/Waiting Room/Travel Centre/Booking Hall/Control Room/Entrances	Decision Not Supplied
35	BH2013/00166	25 Jan 2013	Brighton Station/Gate/Retails/Entrance/Demolition	Decision Not Supplied
35	BH2013/00864	19 Mar 2013	Brighton Railway Station/Retail Units/Entrances/ Demolition	Decision Not Supplied
35	BH2013/00638	27 Feb 2013	Brighton Railway Station/Retails Units/Travel Centtre/Booking Hall/Entrance	Decision Not Supplied
35	BH2018/02162	31 Jul 2018	Fcb Coffee/Sign	Application granted
35	BH2018/01903	12 Jun 2018	Fcb Coffee/Sign	Application granted
39	BH2017/01396	27 Apr 2017	Pret A Manger/Signs/Canvas Barriers	Application granted
39	BH2017/01394	27 Apr 2017	Pret A Manger/Seating Area	Application granted
39	BH2017/01396	24 Apr 2017	Pret A Manger - New Outlet	Application granted
39	BH2017/02659	4 Aug 2017	Pret A Manger - New Outlet	Application granted
39	BH2018/02046	18 Jul 2018	Office Fit Out/Mechanical Upgrade - Invicta House, Brighton	Application granted
40	BH2012/03171	17 Oct 2012	Shop	Decision Not Supplied
41	BH2016/00541	12 Feb 2016	Tattoo Studio	Decision Not Supplied

Non-Residential Planning Applications – Large (within 250m)

The records below relate to large non-residential applications within the past 7 years, for example, schools, large offices and retail developments. These applications generally have a total floor area of over 1500m^2.

ID	Application Ref	Date	Description	Decision
18	BH2019/01336	30 May 2019	Fit Out - 25 Queens Road, Brighton	Decision Not Supplied

Planning Applications

02

ID	Application Ref	Date	Description	Decision
33	BH2017/00492	10 Feb 2017	University Of Brighton - Moulsecoomb Campus - Multi Storey Car Park	Outline application granted
36	BH2014/01649	3 Jun 2014	Brighton Railway Station	Application granted

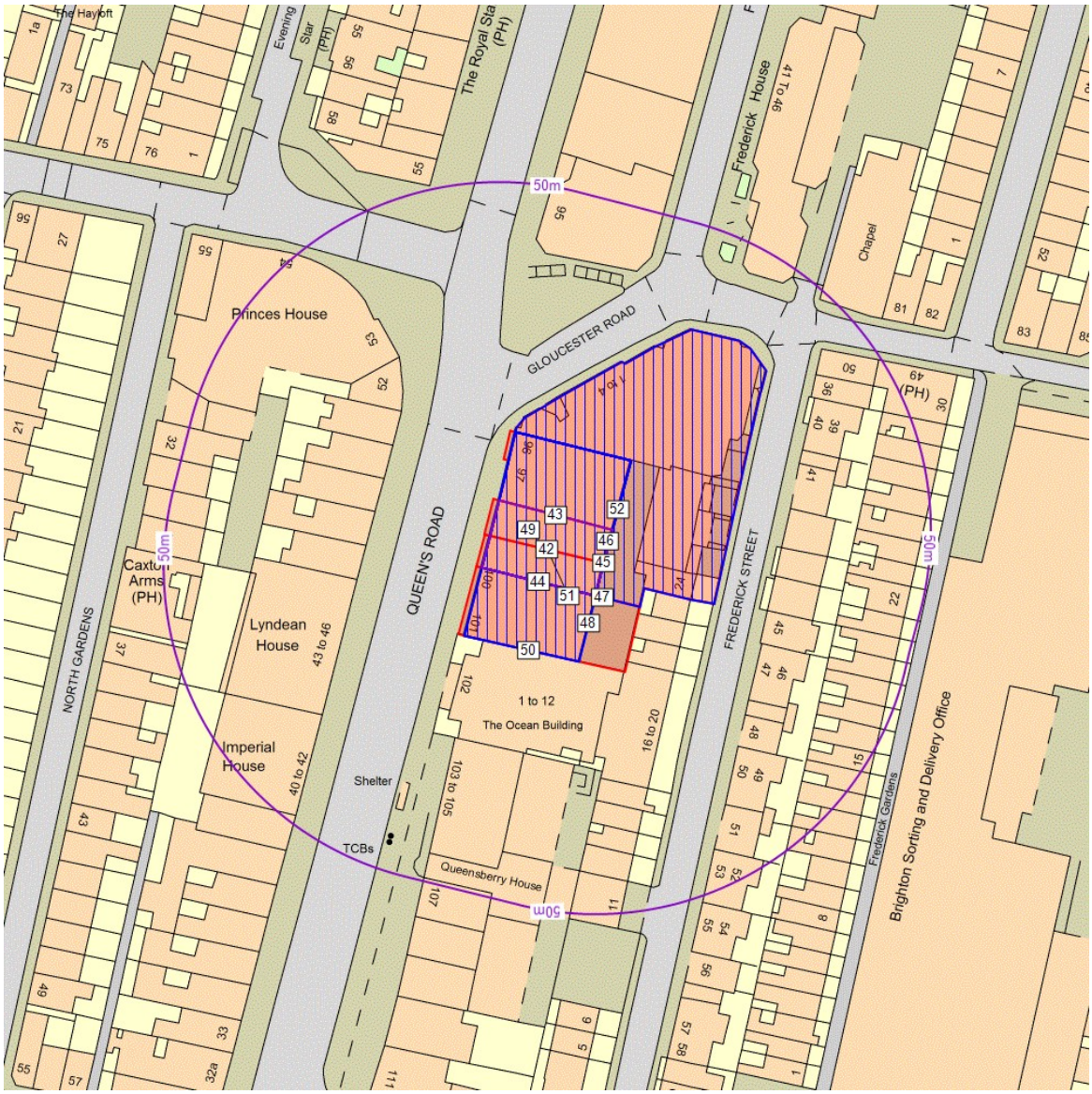
For further details of the features identified above, or to view features identified between 250m-1km, please see the LandSearch viewer.

Ownership

03

Section 3a: Land Registry Titles Map

The map below displays the title polygons identified on site. Where ownership details are available, these have been listed in the table that follows with corresponding map IDs. If any areas within the site boundary appear blank and are not displaying a Land Registry title, this may indicate the land is unregistered.



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Site | 4 Map ID | Freehold | Leasehold | Other

Section 3b: Title Details and Ownership Details

How many freehold titles have been identified within the site boundary?	5
How many leasehold titles have been identified within the site boundary?	6
How many other titles have been identified within the site boundary?	0

Ownership

03

Ownership Details

The table below provides further details of the Land Registry titles present on site where ownership details have been identified. Please note that where the owner is a private individual, ownership details are not available and these titles have been listed in the tables that follow.

ID	Title Number	Leasehold/Freehold	Ownership Name and Address	Company Registration Number of Owner
42	SX151196	Absolute Freehold Title	PORTFIELD ESTATE COMPANY LIMITED, Kingston Manor, Kingston Lane, Kingston Gorse, East Preston, Littlehampton BN16 1RR	1034905
43	SX154950	Absolute Freehold Title	PORTFIELD ESTATE COMPANY LIMITED, Kingston Manor, Kingston Lane, Kingston Gorse, East Preston, Littlehampton BN16 1RR	1034905
44	SX157543	Absolute Freehold Title	PORTFIELD ESTATE COMPANY LIMITED, Kingston Manor, Kingston Lane, Kingston Gorse, East Preston, Littlehampton BN16 1RR	1034905
45	ESX113134	Absolute Freehold Title	PORTFIELD ESTATE COMPANY LIMITED, Kingston Manor, Kingston Lane, Kingston Gorse, East Preston, Littlehampton BN16 1RR	1034905
46	SX152434	Absolute Freehold Title	PORTFIELD ESTATE COMPANY LIMITED, Brookfield, Lyminster Road, Lyminster, W. Sussex	Not Supplied
47	ESX352089	Absolute Leasehold Title	QRQ LIMITED, Brookfield, Lyminster Road, Lyminster, Littlehampton BN17 7QN	7895640
48	ESX363672	Absolute Leasehold Title	FDM GROUP LIMITED, 2nd Floor, Lanchester House, Trafalgar Place, Brighton BN1 4FU	0254980
49	ESX361224	Absolute Leasehold Title	SEARCH CONSULTANCY LIMITED, 198 West George Street, Glasgow G2 2NR	SC105640
50	ESX356106	Absolute Leasehold Title	THE ROYAL BRITISH LEGION, 199 Borough High Street, London SE1 1AA	Not Supplied
51	ESX366999	Absolute Leasehold Title	NCSOFT EUROPE LIMITED, 30 City Road, London EC1Y 2AB	05165702
52	ESX361021	Absolute Leasehold Title	ROBINSON LOW FRANCIS LLP, Marylebone House, 52-54 St. John Street, London EC1M 4HF	OC309255

Where more than one address has been supplied for the owner, we have only listed one. Please refer to the LandSearch Viewer for further address details.

Constraints

04

Section 4a: Land Contamination

For further details of the features found below, or to view features identified outside of the search buffers, please see the LandSearch viewer.

Have any contemporary potentially contaminative land uses been identified at the site or within 100m?	Yes

Dataset Name	On Site	1 - 50m	51 - 100m
Contemporary Trade Directory Entries	0	6	8
Registered Waste Treatment or Disposal Sites	0	0	1

Have any historical potentially contaminative land uses been identified at the site or within 100m?	Yes

Dataset Name	On Site	1 - 50m	51 - 100m
Electrical Sub Station Facilities	0	0	1

Have any contemporary landfill records been identified at the site or within 250m?	No
Have any historical landfill records been identified at the site or within 250m?	No

Section 4b: Flood

The table below outlines flood hazards identified within the site boundary. We have reported the worst case scenario identified at the site. For further details of all flood risks present, please see the LandSearch viewer.

Type	Hazard Details
River and Coastal*	The site does not lie within the relevant agency defined Flood Zone. According to the Risk of Flooding from Rivers and Sea dataset provided by the relevant agency, the site is not at risk of river or coastal flooding.
Surface Water*	According to the relevant agency, the site is not at risk of surface water flooding.
Groundwater	According to GeoSmart Information Ltd, a negligible risk of ground water flooding has been identified on site.
Historic Events*	The relevant agency data has not revealed any historic flood events on site.

*Data within this section has been provided by the Environment Agency if the site is located in England, or Natural Resources Wales if located in Wales.

Section 4c: Slope

The table below identifies the minimum and maximum site elevations, derived from Ordnance Survey Terrain 5 mapping. To view the topography map, please see the LandSearch viewer.

Minimum elevation on site	28.99m above sea level
Maximum elevation on site	33.11m above sea level

Section 4d: Ground Stability

For further details of the features identified below, or to view features identified outside of the search buffers, please see the LandSearch viewer.

Naturally Occurring Instability

Have any naturally occurring features been identified at the site that may affect ground stability?	Yes

Risk of naturally occurring instability caused by the nature and formation of the ground:
Very Low Potential for Collapsibility
Very Low Potential for Solution

Salt Mining

Is the property within an area where Salt Mining may cause ground instability?	No

Mining Activity

Have any areas of past mining activity been identified at the site that may affect ground stability?	Yes

Filled Ground

Have any landfill or filled ground records been identified at the site?	No

Section 4e: Radon

To see the coverage of identified radon affected areas, please see the LandSearch viewer.

Does the site lie within a radon affected area?	Yes
The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level).	
What level of radon protection measures are required?	None

Section 4f: Ecological Areas

Are any designated ecological areas identified within 1km of the site?	No

Section 4g: Heritage

Are any designated heritage features identified within 25m of the site?	No

Section 5a: Education and Transport Map

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Site	Motorway	Transport Links
Search Radii	Primary Road	Primary Education
Map ID	Main (A) Road	Secondary Education
Multiple Features Present	Secondary (B) Road	Further Education
	Minor Road	Other Schools / Education Centres

Local Information

05

Section 5a: Education and Transport

Transport Links

The table below provides further details of transport within 2km of the site. To view these in more detail, please see the LandSearch viewer.

ID	Name	Distance	Bearing
54	Brighton Rail Station	357m	N
67	London Road (Brighton) Rail Station	1.2km	N

Bus Stops

	On Site	1-250m	251-500m	501-1000m	1-2km
Bus Stops	0	12	32	77	208

Education

The table below provides further details of schools within 2km of the site. To view these in more detail, please see the LandSearch viewer.

Primary Education

ID	Name and Postcode	School Type	Inspection Result	Inspection Date
53	St Paul's CofE Primary School and Nursery, BN1 3LP	Voluntary aided school	Good	July 2013
56	St Bartholomew's CofE Primary School, BN1 4GP	Voluntary aided school	Good	September 2018
57	Middle Street Primary School, BN1 1AL	Community school	Good	March 2015
61	St Mary Magdalen Catholic Primary School, BN1 3EF	Voluntary aided school	Good	May 2016
63	Carlton Hill Primary School, BN2 9HS	Community school	Good	March 2014
65	Stanford Junior School, BN1 5PR	Community school	Good	May 2014
66	Queen's Park Primary School, BN2 0BN	Community school	Good	May 2014
68	Somerhill Junior School, BN3 1RP	Community school	Good	June 2018
68	Davigdor Infant School, BN3 1RG	Community school	Outstanding	July 2008
70	Elm Grove Primary School, BN2 3ES	Community school	Good	September 2017
71	Downs Infant School, BN1 6JA	Community school	Outstanding	June 2013
72	Stanford Infant School, BN1 5PS	Community school	Outstanding	February 2007
73	St Luke's Primary School, BN2 9ZF	Community school	Outstanding	October 2013
74	Downs Junior School, BN1 6ED	Community school	Outstanding	March 2011
75	Fairlight Primary School, BN2 3AJ	Community school	Good	December 2014
75	St Martin's CofE Primary School, BN2 3LJ	Voluntary aided school	Good	September 2017

83	Cottesmore St Mary's Catholic Primary School, BN3 6NB	Voluntary aided school	Good	December 2012
86	St John the Baptist Catholic Primary School, BN2 0AH	Voluntary aided school	Good	September 2011

Secondary Education

ID	Name and Postcode	School Type	Inspection Result	Inspection Date
77	Cardinal Newman Catholic School, BN3 6ND	Voluntary aided school	Good	January 2018

Further Education

ID	Name and Postcode	School Type	Inspection Result	Inspection Date
55	City College Brighton and Hove, BN1 4FA	General Further Education College	Good	June 2011
58	Friends Centre	Community school	Good	January 2017
59	Bellerbys College Brighton, BN1 4LF	Independent	Good	Not Known
64	Brighton Hove and Sussex Sixth Form College, BN3 6EG	Sixth Form College	Outstanding	October 2012
78	Cardinal Newman Catholic School, BN3 6ND	Voluntary aided school	Good	January 2018
81	Hamilton Lodge School for Deaf Children, BN2 0LS	Non-Maintained Special School	Good	July 2012
84	St John's College, BN2 0AF	General Further Education College (Special)	Good	October 2018
85	Brighton & Hove City Council	Not Applicable	Good	February 2010

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 Postcode	School Type	Inspection Result	Inspection Date
60	Bellerbys College Brighton, BN1 4LF	Independent	Good	Not Known
62	Kings Brighton	Independent	Good	June 2018
69	Windlesham School Trust Limited, BN1 5AA	Independent	Good	June 2014
76	Springboard Education Junior, BN2 3PS	Independent	Requires Improvement	November 2017
79	Brighton and Hove Montessori School, BN1 6FB	Independent	Good	June 2018
80	The Montessori Place, BN3 3ER	Independent	Outstanding	September 2017

82	Hamilton Lodge School for Deaf Children, BN2 0LS	Non-Maintained Special School	Good	July 2012

Section 5b: Healthcare Map

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- Site
- Search Radii
- Map ID
- Multiple Features Present
- Hospital
- Doctors
- Dentists

Section 5b: Healthcare

The tables below provides further details of healthcare facilities within 2km of the site. To view these in more detail, please see the LandSearch viewer.

Hospitals

ID	Name	Distance	Bearing
111	The Montefiore Hospital	1.1km	NW
131	Royal Sussex County Hospital	1.8km	SE
129	Royal Alexandra Children's Hospital	1.9km	SE
131	Sussex Eye Hospital	1.9km	SE
133	Brighton General Hospital	2km	E

Doctors

ID	Name	Distance	Bearing
87	Brighton Station Health Centre	107m	N
94	Dr Meade & Partners	511m	NW
95	Arch Health Care	532m	E
96	Albion Street Surgery	539m	E
98	Montpelier Surgery	561m	W
99	St Peters Medical Centre	622m	NE
100	Ship Street Surgery	623m	S
102	Pavilion Surgery	661m	SE
102	Regency Surgery	668m	SE
106	Ardingly Court Surgery	882m	SE
108	Park Crescent Health Centre	995m	NE
110	Brighton Health & Wellbeing Centre	1.1km	W
113	The Surgery	1.2km	E
115	Preston Park Surgery	1.2km	N
116	Charter Medical Centre	1.3km	W
118	Beaconsfield Medical Practice	1.3km	N
118	Dr Bhermi & Partners	1.3km	N
127	The Haven Practice	1.8km	N
132	Church Surgery	1.9km	NE

Dentists

ID	Name	Distance	Bearing
88	Dental Health Spa	243m	SW
90	Brighton Dental Care	253m	E

ID	Name	Distance	Bearing
89	Trafalgar Street Dental Practice	293m	NE
90	The Clinic - Brighton	317m	E
91	Mr Mayall's Dental Surgery	417m	E
92	Duke Street Dental Centre	453m	S
93	Brighton Dental Centre	462m	NW
97	Albion Dental	545m	E
101	Brighton White Dental Studio	655m	W
103	Preston Circus Dental Surgery	741m	N
104	Brighton Dental Clinic	750m	SE
105	Montpelier Dental Practice	800m	W
107	Norfolk Square Dental Practice	918m	W
109	Brunswick Road Dental Practice	1.1km	W
112	Brunswick Court Dental Practice	1.2km	W
112	Brunswick Square Dental Practice	1.2km	W
114	Somerhill Dental Practice	1.2km	W
117	ABC Dental Surgery	1.3km	NE
119	Preston Park Dental Care	1.4km	NW
120	Total Orthodontics	1.4km	W
121	The Implant Centre	1.4km	W
122	Goodwood Court Dental Surgery	1.5km	W
123	St George Dental Practice	1.6km	SE
124	Centre for Dentistry Brighton	1.6km	NE
125	Eaton Road Dental Practice	1.6km	W
126	Brighton Implant Clinic	1.7km	W
128	Church Road Dental Practice	1.8km	W
130	BUPA Dental Care Brighton	1.9km	N

Section 5c: Amenities

The table below provides the location and distance to nearest key facilities to the site. To view additional locations in the surrounding area, please see the LandSearch viewer.

Local Amenity	Address	Distance	Bearing
Cash Machine	Cash Machine (Royal Bank of Scotland), 108, Queen Road, Brighton, BN1 3XF	59m	S
Chemists	Boots, 129, North Street, Brighton, BN1 2BE	356m	S
Cinema	Odeon Cinemas, West Street, Brighton, BN1 2RE	695m	S

Local Information

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Local Amenity	Address	Distance	Bearing
Convenience and General Stores	Tesco Express, 104, Queens Road, Brighton, BN1 3XF	34m	S
Library	Jubilee Library, The Jubilee Library, Jubilee Street, Brighton, BN1 1GE	309m	SE
PayPoint	Rolyns Newsagents, 57a, North Road, Brighton, BN1 1YD	82m	S
Petrol Station	BP Service Station, Ditchling Road, Brighton, BN1 4SG	1.3km	NE
Playgrounds	Playground, St Nicholas Road, BN1	265m	W
Post Box	Letter Box, Queen'S Road, BN1	170m	SW
Post Office	Post Office (Brighton), Unit 2, Churchill Square, Brighton, BN1 2TA	481m	SW
Supermarkets	Sainsbury's, 43-46, Queens Road, Brighton, BN1 3XB	32m	W
Veterinary Clinics	St Francis Veterinary Surgery, 40, Norfolk Square, Brighton, BN1 2PE	918m	W

Local Market

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Section 6a: Local Market Profiles

Age

The table below provides an indication of the age profile likely in the postcode areas covered by the site.

Age Band	BN1 3ZA
0-14	21%
15-24	16%
25-29	9%
30-44	24%
45-59	18%
60-64	4%
64-74	5%
75+	4%

Occupation

The table below provides an indication of the occupation profile likely in the postcode areas covered by the site.

Occupation Type	BN1 3ZA
Full Time	42%
Part Time	14%
Self Employed	12%
Unemployed	3%
Retired	16%
Student	4%
Home Caring	3%
Long Term Sick	2%

Employment Type

The table below provides an indication of the types of employment likely in the postcode areas covered by the site.

Employment Type	BN1 3ZA
Managers	16%
Professionals	31%
Technical	18%
Secretarial	11%
Skilled Trades	6%
Care	6%
Sales	5%
Machine Operatives	2%
Low Skill	5%

Section 6b: Housing Information

Home Ownership

The table below provides an indication of the types of home ownership likely in the postcode areas covered by the site.

Housing Market Type	BN1 3ZA
Owns	18%
Mortgage	25%
Shared Ownership	1%
Council Rented	17%
Social Rented	13%
Private Rented	23%
Other Private Rented	2%

Housing Type

The table below provides an indication of the housing likely in the postcode areas covered by the site.

Housing Type	BN1 3ZA
Detached	5%
Semi-Detached	15%
Terraced	49%
Flats	31%

Local Market

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Council Tax

The table below shows you the Council Tax Bands for your Local Authority. You can visit https://www.gov.uk/government/organisations/valuation-office-agency to establish the council tax band of a property.

Local Authority	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Brighton & Hove City Council	£1205	£1405	£1807	£1807	£2208	£2610	£3011	£3614

Useful Contacts and Next Steps

Please see below the contact details of all those referred to within this report. For all other queries please contact:

Landmark Information Group
Imperium
Imperium Way
Reading
RG2 0TD

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

0844 844 9960

or by email at:
customerservice@promap.co.uk

Name	Address	Contact Details
Brighton & Hove City Council	Hove Town Hall Norton Road Hove East Sussex BN3 3BQ	T:01273 290000 W: www.brighton-hove.gov.uk
Adur District Council	Civic Centre Ham Road Shoreham By Sea West Sussex BN43 6PR	T:01273 263000 E: info@adur.gov.uk W: www.adur.gov.uk
South Downs National Park	Hatton House Bepton Road Midhurst West Sussex GU29 9LU	T:0300 303 1053 W: www.southdowns.gov.uk

Preparing for Development

If you already own this site and intend to pursue this development opportunity, we recommend early engagement to quantify and manage the identified land constraints. We can help you to quantify, refine and reduce these constraints to give you a clearer understanding of the development viability and build these into your overall development plan.

If you are yet to acquire this land, we recommend undertaking appropriate Environmental Due Diligence (EDD) to ensure you are fully aware of any land-related liabilities and development constraints. This should include an independent evaluation of existing environmental information on file, and completing supplementary reports and services to ensure you are fully informed prior to acquisition.

Our in house consultancy team, Argyll Environmental, has extensive experience in advising clients on environmental risks at development sites. Part of this experience involves close interaction with regulatory authorities throughout the development cycle, which has allowed us to gain acute understanding of the approach regulators take to development sign off and approvals. This allows us to offer pragmatic advice and consultancy services to ensure your proposals are approved by regulatory authorities.

For further advice, or if you would like assistance with the next steps of your development, please contact our consultancy team on 0845 458 5250 or info@argyllenviro.com where one of our experts will be happy to help.

Useful Information

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Important Consumer Protection Information

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- 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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- Handle complaints speedily and fairly.
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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 Code.

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

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

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

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE