



# Development Site Screening Report

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

9 December 2020

Report prepared for:  
Property Test Company 1

Report Reference:  
270328481

Client Reference:  
Sample Report\_LDS

National Grid Reference  
530970 104670

# 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	Yes
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? No

## 3. Ownership

How many registered titles are within the site boundary? 30

## 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? 10

## 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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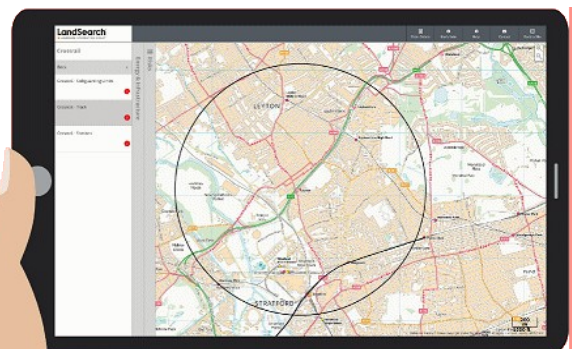
National Grid Reference:  
**530970 104670**

## 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.





## 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
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
Waste and Minerals Plan	Brighton & Hove City Council	Adopted	19 Feb 2013
Shoreham Harbour Joint Area Action Plan	Brighton & Hove City Council	Submission Draft	31 May 2018

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
Brighton & Hove - Joint Waste & Minerals Plan Revision	Brighton & Hove City Council	Under Preparation	Not Supplied
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.

Local Authority	Planning Policy Website
Brighton & Hove City Council	<a href="https://www.brighton-hove.gov.uk/content/planning/planning-policy">https://www.brighton-hove.gov.uk/content/planning/planning-policy</a>

## 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
Heritage Environment	Conservation areas	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

## 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
Heritage Environment	Conservation Areas	Advertisements And Signs Within Conservation Areas And On, Or In The Vicinity Of A Listed Building	Proposals Map Central
Heritage Environment	Conservation Areas	Development Within Or Affecting The Setting Of Conservation Areas	Proposals Map Central
Heritage Environment	Conservation Areas	Demolition In Conservation Areas	Proposals Map Central
Retail and Town Centres	Regional Shopping Centre	Regional Shopping Centre	Proposals Map Central

## 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	1	10	326	612	2272
New Build: Up to 10 Dwellings	0	1	8	60	147
New Build: 10 to 50 Dwellings	0	0	3	3	10
New Build: Over 50 Dwellings	0	0	0	3	3
Unclassified	0	0	3	8	27

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



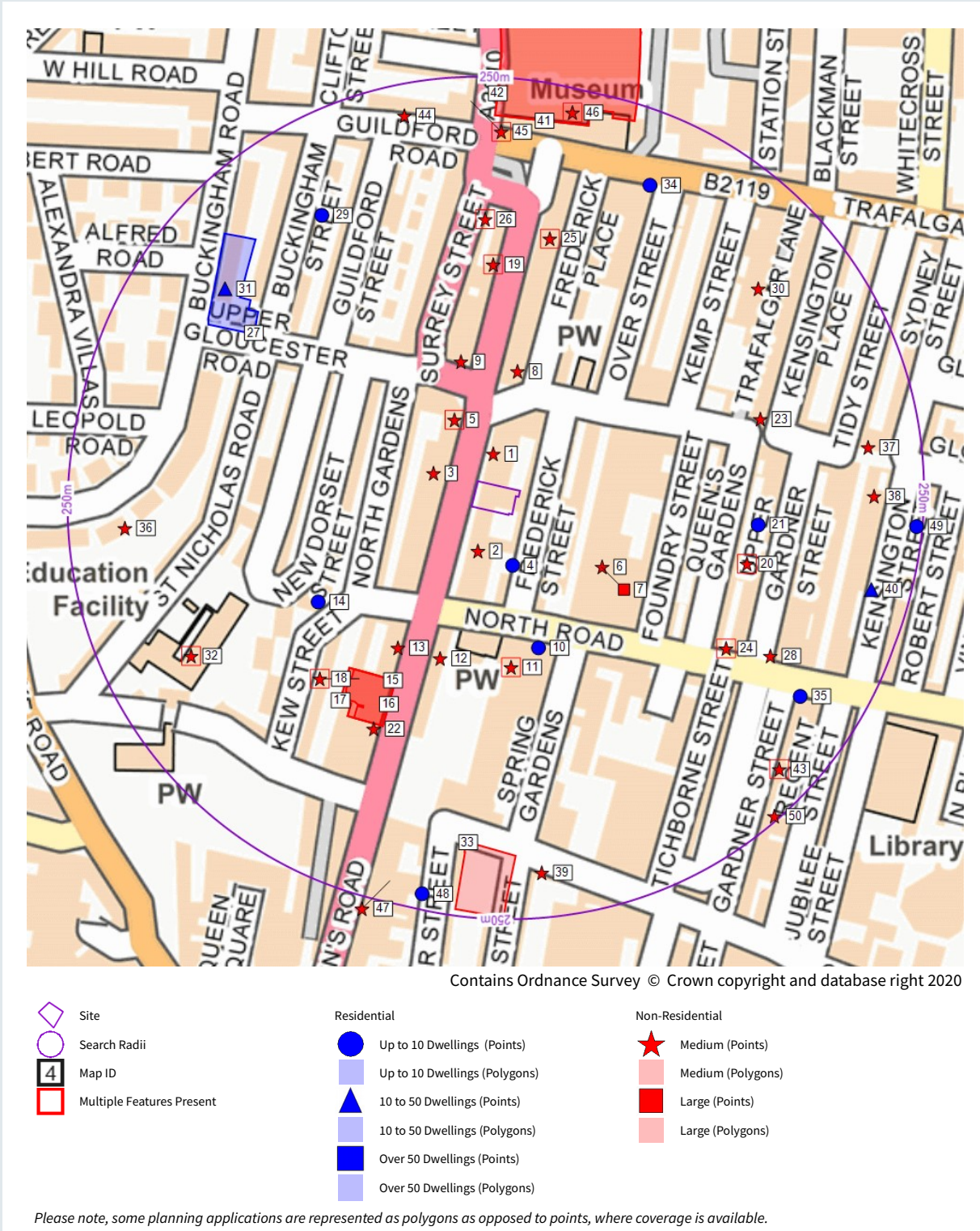
The table below outlines the number of non-residential planning applications identified within the set buffers within the past 7 years, according to application type. For further details of the applications, please see the LandSearch viewer.

Application Type	On Site	1-50m	51-250m	251-500m	501-1000m
Small	0	12	83	354	593
Medium	0	6	49	192	426
Large	0	0	3	14	13
Unclassified	0	0	0	0	0



## 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.





## 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	<a href="https://www.brighton-hove.gov.uk/content/planning/planning-applications">https://www.brighton-hove.gov.uk/content/planning/planning-applications</a>

### 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
4	BH2019/03377	15 Nov 2019	Frederick Street - 4 Flats	Application granted
10	BH2017/01118	8 May 2017	44 North Road - Tower Point Restaurant And 4 Penthouse Apartments	Application granted
14	BH2014/03214	6 Oct 2014	Kew Street, Brighton - 2 Flats	Application refused
21	BH2018/03836	14 Dec 2018	Upper Gardner Street - 4 Houses	Application refused
29	BH2014/04314	6 Jan 2015	Buckingham Street, Brighton - 3 Flats	Application refused
34	BH2017/02927	18 Sep 2017	Trafalgar Street - 3 Houses And 3 Flats	Decision Not Supplied
35	BH2014/03166	19 Sep 2014	3 Flats	Application Withdrawn
48	BH2017/03843	23 Nov 2017	Windsor Street - 8 Flats	Application refused
49	Potential Development	30 Sep 2015	Argus Lofts, Insurance Reinstatement	Decision Not Supplied

### 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
27	BH2018/01137	23 Apr 2018	76-79 And 80 Buckingham Road, Brighton - 34 Flats	Application granted
31	BH2016/01766	7 Jun 2016	76-79 And 80 Buckingham Road, Brighton - 24 Flats/Community Unit	Application granted
40	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<sup>2</sup> and 1500m<sup>2</sup>.

ID	Application Ref	Date	Description	Decision
1	BH2019/02116	24 Jul 2019	Greggs/Signs	Application granted
2	BH2014/02218	10 Jul 2014	Shopfront/Signs	Decision Not Supplied

# Planning Applications

02

ID	Application Ref	Date	Description	Decision
3	BH2015/00580	25 Mar 2015	Lyndean House - Retail	Application granted
5	BH2019/03845	16 Jan 2020	Shops/Signs	Application granted
5	BH2019/03844	16 Jan 2020	Shops/Signs/Lighting	Application granted
5	BH2013/04290	17 Dec 2013	Shop/Doors	Decision Not Supplied
6	Potential Development	31 Mar 2015	Brighton Delivery Office - Refurbishment	Decision Not Supplied
8	BH2019/03815	12 Feb 2020	Clermont House - External Refurbishment	Application granted
9	BH2020/00447	19 Feb 2020	Shop/Signs	Application granted
11	Potential Development	31 Jan 2015	Tower Point Car Park - Refurbishment	Decision Not Supplied
11	BH2019/01197	3 May 2019	Towerpoint, 10th Floor - Office	Application refused
11	BH2015/02720	24 Jul 2015	Shop/Clinic/Gymnasium/Cafe/Car Park	Decision Not Supplied
12	BH2015/03942	13 Nov 2015	Community Base/Windows/Cladding	Decision Not Supplied
13	BH2017/00024	4 Jan 2017	Retail	Application granted
15	BH2017/01346	18 Apr 2017	Provincial Grand Lodge Of Sussex Masonic Centre - External Refurbishment	Application granted
16	BH2019/01337	21 May 2019	Fit Out - 25 Queens Road, Brighton	Decision Not Supplied
18	BH2017/01345	18 Apr 2017	Masonic Centre/Roof Works	Application granted
18	BH2019/01339	24 May 2019	Hall/Toilet	Application granted
19	BH2017/00612	1 Mar 2017	Cafe/Window/Door	Application granted
19	BH2018/03841	20 Dec 2018	Shop/Window	Application Withdrawn
19	BH2020/00096	22 Jan 2020	Shop/Shop Front	Application granted
20	BH2018/03780	7 Dec 2018	Warehouses/Wall/Demolition	Application granted
20	Potential Development	30 Sep 2019	Upper Gardner Street, North Laines - 640 East Restaurant/Bar	Application not yet submitted
20	BH2018/00641	23 Apr 2018	Office - 38a Upper Gardner Street, Brighton	Decision Not Supplied
22	BH2014/03476	23 Oct 2014	Shop/Gates	Decision Not Supplied
23	BH2014/04355	5 Jan 2015	Shop	Decision Not Supplied
24	BH2014/00603	26 Feb 2014	Offices	Application refused
24	BH2015/00445	10 Feb 2015	Diplocks Yard, 73 North Road - Offices	Application refused
24	BH2016/01879	27 May 2016	Diplocks Yard - New Offices	Application granted
24	BH2014/01423	6 May 2014	Shopfront	Decision Not Supplied
25	BH2020/00608	25 Feb 2020	82-83 Queens Road - Retail, Restaurant & Offices	Application Withdrawn
25	BH2020/02764	5 Oct 2020	82 - 83 Queens Road - External Refurbishment	Decision Not Supplied
26	BH2017/03085	13 Sep 2017	Shop/Signs	Application refused
26	BH2019/02325	21 Aug 2019	Retail/Signs	Application granted
26	BH2017/02423	17 Jul 2017	Shop/Signs	Application Withdrawn

ID	Application Ref	Date	Description	Decision
28	BH2014/03383	7 Nov 2014	Retail	Decision Not Supplied
30	BH2019/03075	30 Oct 2019	Travis Perkins/Fence/Gates	Application refused
32	BH2018/02459	2 Aug 2018	St Pauls Ce Primary School/Canopy	Application granted
32	BH2015/01076	17 Apr 2015	St Pauls Ce Primary School/Canopies	Decision Not Supplied
36	BH2020/00190	21 Jan 2020	University Of Brighton/Business School/Walkway/Landscape/Lighting/Multi Storey Car Park	Decision Not Supplied
37	BH2019/00396	12 Feb 2019	Shop/Signs	Application granted
38	BH2019/03029	14 Oct 2019	Shop	Application granted
39	BH2016/00541	12 Feb 2016	Tattoo Studio	Decision Not Supplied
41	BH2017/01396	24 Apr 2017	Pret A Manger - New Outlet	Application granted
42	BH2018/00017	3 Jan 2018	M&S Simply Food - Brighton Railway Station	Application Withdrawn
43	BH2020/02675	22 Sep 2020	Retail	Application granted
43	BH2020/02674	22 Sep 2020	Retail/Shopfront/Doors	Application granted
43	BH2019/03276	12 Nov 2019	Retail/Conservatory	Application granted
44	Potential Development	31 Jul 2019	Battle Of Trafalgar Public House - Refurbishment	Application not yet submitted
45	BH2015/03260	21 Sep 2015	Restaurant/Hot Food Takeaway	Decision Not Supplied
45	BH2015/03372	14 Sep 2015	Cafe/Windows	Decision Not Supplied
46	BH2017/03485	1 Dec 2017	Cards Galore/Signs	Application granted
46	BH2017/02542	26 Jul 2017	Cards Galore/Signs	Application granted
47	BH2019/02932	23 Oct 2019	Shop Front	Application granted
50	BH2018/03181	17 Oct 2018	Shop/Signs	Application granted

## 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<sup>2</sup>.

ID	Application Ref	Date	Description	Decision
7	Potential Development	30 Sep 2020	Royal Mail Delivery Office - Re-Roofing	Decision Not Supplied
17	BH2019/01336	30 May 2019	Fit Out - 25 Queens Road, Brighton	Application granted
33	BH2020/02801	12 Oct 2020	27 - 31 Church Street - Office	Decision Not Supplied

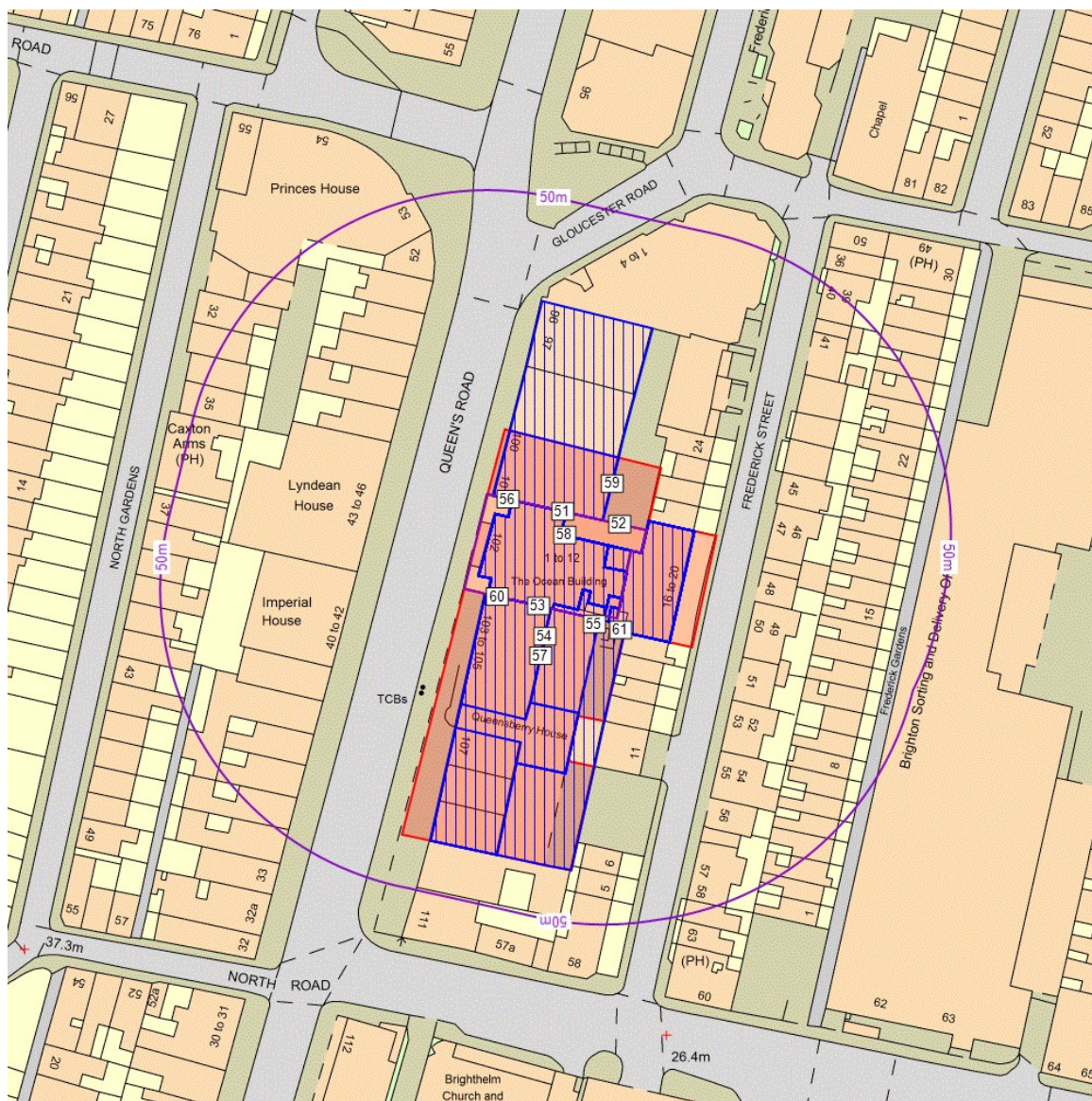
For further details of the features identified above, or to view features identified between 250m-1km, please see the LandSearch viewer.





## 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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4 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?	3
How many leasehold titles have been identified within the site boundary?	27
How many other titles have been identified within the site boundary?	0

## 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
51	SX157543	Absolute Freehold Title	PORTFIELD ESTATE COMPANY LIMITED, Kingston Manor, Kingston Lane, Kingston Gorse, East Preston, Littlehampton BN16 1RR	1034905
52	ESX221983	Absolute Freehold Title	OCEAN BUILDING (FREEHOLD) LIMITED, Stoneham House, 17 Scarbrook Road, Croydon CR0 1SQ	4097122
53	ESX365750	Absolute Leasehold Title	ORACLE CORPORATION UK LIMITED, Oracle Parkway, Reading RG6 1RA	1782505
54	ESX334643	Absolute Leasehold Title	LOCKTON COMPANIES INTERNATIONAL LIMITED, St. Botolph Building, 138 Houndsditch, London EC3A 7AG	01211673
55	ESX325493	Absolute Leasehold Title	TESCO STORES LIMITED, Tesco House, Delamare Road, Cheshunt, Hertfordshire EN8 9SL	519500
56	ESX363672	Absolute Leasehold Title	FDM GROUP LIMITED, 2nd Floor, Lanchester House, Trafalgar Place, Brighton BN1 4FU	0254980
57	ESX297232	Absolute Leasehold Title	SOUTH EASTERN POWER NETWORKS PLC, Newington House, 237 Southwark Bridge Road, London SE1 6NP	3043097
58	ESX244256	Absolute Leasehold Title	SANCTUARY HOUSING ASSOCIATION, Sanctuary House, Chamber Court, Castle Street, Worcester WR1 3ZQ	IP19059R
59	ESX356106	Absolute Leasehold Title	THE ROYAL BRITISH LEGION, 199 Borough High Street, London SE1 1AA	Not Supplied
60	ESX244255	Absolute Leasehold Title	SANCTUARY HOUSING ASSOCIATION, Sanctuary House, Chamber Court, Castle Street, Worcester WR1 3ZQ	IP19059R
61	ESX330190	Absolute Leasehold Title	BRIGHTON BUSINESS CENTRE LIMITED, 3000 Hillswood Drive, Chertsey, Surrey KT16 0RS	7226401

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.



## Additional Titles

The tables below list additional titles that have been identified within the site boundary where no ownership details have been provided.

### Freehold

SX133715

Leasehold

ESX237963	ESX237733	ESX237963	ESX243201
ESX237961	ESX237641	ESX237961	ESX238301
ESX246572	ESX238133	ESX246572	ESX239012
ESX239266	ESX237357	ESX239266	ESX237908
ESX239730	ESX239552	ESX239730	



## 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	5	11
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
Potential Tanks	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, a low risk of surface water flooding has been identified on site.
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.



<b>Minimum elevation on site</b>	28.37m above sea level
<b>Maximum elevation on site</b>	30.26m 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

<b>Have any naturally occurring features been identified at the site that may affect ground stability?</b>	Yes
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<b>Risk of naturally occurring instability caused by the nature and formation of the ground:</b>
Very Low Potential for Collapsibility
Very Low Potential for Solution

### Salt Mining

<b>Is the property within an area where Salt Mining may cause ground instability?</b>	No
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### Mining Activity

<b>Have any areas of past mining activity been identified at the site that may affect ground stability?</b>	Yes
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### Filled Ground

<b>Have any landfill or filled ground records been identified at the site?</b>	No
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## Section 4e: Radon

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



<b>Does the site lie within a radon affected area?</b>	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).	
<b>What level of radon protection measures are required?</b>	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

## 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
63	Brighton Rail Station	378m	N
76	London Road (Brighton) Rail Station	1.2km	N

### Bus Stops

	On Site	1-250m	251-500m	501-1000m	1-2km
Bus Stops	1	12	33	77	207

### 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
62	St Paul's CofE Primary School and Nursery, BN1 3LP	Voluntary aided school	Good	July 2013
65	Middle Street Primary School, BN1 1AL	Community school	Good	March 2015
66	St Bartholomew's CofE Primary School, BN1 4GP	Voluntary aided school	Good	September 2018
67	St Mary Magdalen Catholic Primary School, BN1 3EF	Voluntary aided school	Good	November 2019
72	Carlton Hill Primary School, BN2 9HS	Community school	Good	March 2014
74	Stanford Junior School, BN1 5PR	Community school	Good	May 2014
75	Queen's Park Primary School, BN2 0BN	Community school	Good	May 2014
77	Somerhill Junior School, BN3 1RP	Community school	Good	June 2018
77	Davigdor Infant School, BN3 1RG	Community school	Outstanding	July 2008
77	Brunswick Primary School, BN3 1RP	Community school	Good	June 2018
79	Elm Grove Primary School, BN2 3ES	Community school	Good	September 2017
80	St Luke's Primary School, BN2 9ZF	Community school	Outstanding	October 2013
81	Downs Infant School, BN1 6JA	Community school	Outstanding	June 2013
82	Stanford Infant School, BN1 5PS	Community school	Outstanding	February 2007
83	Downs Junior School, BN1 6ED	Community school	Outstanding	March 2011
84	Fairlight Primary School, BN2 3AJ	Community school	Good	December 2014

84	St Martin's CofE Primary School, BN2 3LJ	Voluntary aided school	Good	September 2017
92	Cottesmore St Mary's Catholic Primary School, BN3 6NB	Voluntary aided school	Good	December 2012
95	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
86	Cardinal Newman Catholic School, BN3 6ND	Voluntary aided school	Good	January 2018

## Further Education

ID	Name and Postcode	School Type	Inspection Result	Inspection Date
64	City College Brighton and Hove, BN1 4FA	General Further Education College	Good	June 2011
68	Bellerbys College Brighton, BN1 4LF	Independent	Good	Not Known
70	Kings Brighton, BN1 4SB	Independent	Good	June 2018
73	Brighton Hove and Sussex Sixth Form College, BN3 6EG	Sixth Form College	Outstanding	October 2012
87	Cardinal Newman Catholic School, BN3 6ND	Voluntary aided school	Good	January 2018
90	Hamilton Lodge School and College for Deaf Children, BN2 0LS	Non-Maintained Special School	Good	July 2012
90	Hamilton Lodge School for Deaf Children, BN2 0LS	Non-Maintained Special School	Good	July 2012
93	St John's College, BN2 0AF	General Further Education College (Special)	Good	October 2018
94	Brighton & Hove City Council	Not Applicable	Not Supplied	Not Known

## Other Schools and Education Centres

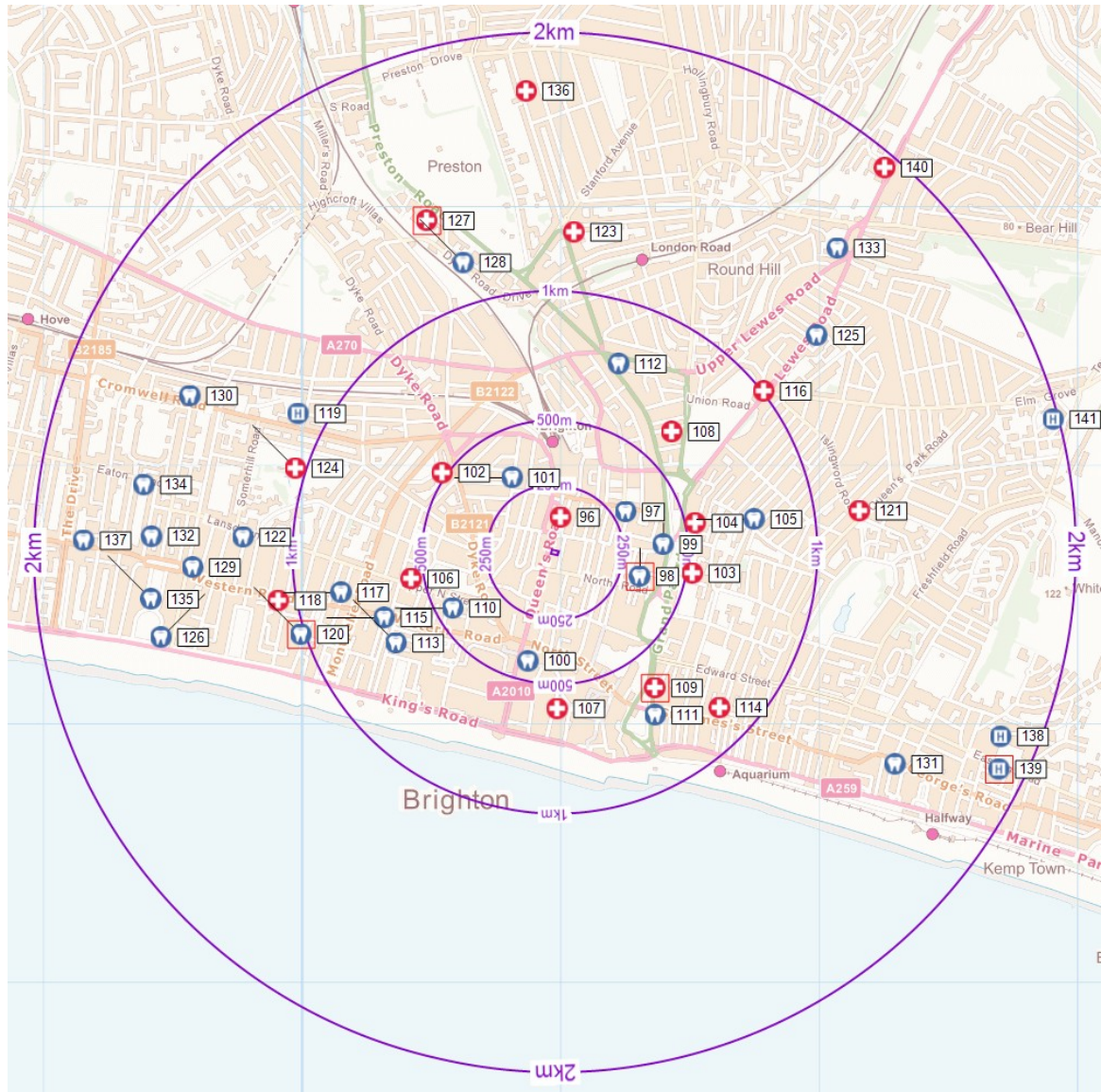
These are other educational facilities with OFSTED ratings. This could include some independents schools and special schools.

ID	Name and Postcode	School Type	Inspection Result	Inspection Date
69	Bellerbys College Brighton, BN1 4LF	Independent	Good	Not Known
71	Kings Brighton, BN1 4SB	Independent	Good	June 2018
78	Windlesham School Trust Limited, BN1 5AA	Independent	Good	June 2014
85	Springboard Education Junior, BN2 3PS	Independent	Requires Improvement	Not Known








88	Brighton and Hove Montessori School, BN1 6FB	Independent	Good	June 2018
89	The Montessori Place, BN3 3ER	Independent	Outstanding	September 2017
91	Hamilton Lodge School and College for Deaf Children, BN2 0LS	Non-Maintained Special School	Good	July 2012
91	Hamilton Lodge School for Deaf Children, BN2 0LS	Non-Maintained Special School	Good	July 2012

## Section 5b: Healthcare Map



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

## 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
119	The Montefiore Hospital	1.1km	NW
139	Royal Sussex County Hospital	1.8km	SE
138	Royal Alexandra Children's Hospital	1.9km	SE
139	Sussex Eye Hospital	1.9km	SE
141	Brighton General Hospital	2km	E

### Doctors

ID	Name	Distance	Bearing
96	Brighton Station Health Centre	129m	N
102	The Seven Dials Medical Centre	517m	NW
103	Arch Healthcare	526m	E
104	Albion Street Surgery	541m	E
106	Montpelier Surgery	549m	W
107	Ship Street Surgery	596m	S
108	St Peters Medical Centre	637m	NE
109	Pavilion Surgery	639m	SE
109	Regency Surgery	647m	SE
114	Ardingly Court Surgery	863m	SE
116	Park Crescent Health Centre	1km	NE
118	Brighton Health & Wellbeing Centre	1.1km	W
121	The Surgery	1.2km	E
123	Preston Park Surgery	1.2km	N
124	Charter Medical Centre	1.3km	NW
127	Beaconsfield Medical Practice	1.4km	N
127	Stanford Medical Centre	1.4km	N
136	The Haven Practice	1.8km	N
140	Church Surgery	1.9km	NE

### Dentists

ID	Name	Distance	Bearing
98	Brighton Dental Care	252m	E
97	Trafalgar Street Dental Practice	302m	NE

ID	Name	Distance	Bearing
98	The Clinic - Brighton	315m	E
99	Mr Mayall's Dental Surgery	421m	E
100	Duke Street Dental Centre	426m	S
101	Brighton Dental Centre	468m	NW
105	Albion Dental Brighton	548m	E
110	Brighton White Dental Studio	639m	W
111	Brighton Dental Clinic	727m	SE
112	Preston Circus Dental Surgery	761m	N
113	Montpelier Dental Practice	787m	W
115	Norfolk Square Dental Practice	903m	W
117	Brunswick Road Dental Practice	1km	W
120	Brunswick Court Dental Practice	1.2km	W
120	Brunswick Square Dental Practice	1.2km	W
122	Somerhill Dental Practice	1.2km	W
125	ABC Dental Surgery	1.3km	NE
126	Total Orthodontics	1.3km	W
128	Preston Park Dental Care	1.4km	N
129	The Implant Centre	1.4km	W
130	Goodwood Court Dental Surgery	1.5km	NW
131	St George Dental Practice	1.5km	SE
132	Hove Dental Clinic	1.5km	W
133	Centre for Dentistry Brighton	1.6km	NE
134	Eaton Road Dental Practice	1.6km	W
135	Brighton Implant Clinic	1.7km	W
137	Church Road Dental Practice	1.8km	W

## 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	32m	S
Chemists	Boots, 129, North Street, Brighton, BN1 2BE	329m	S
Cinema	Odeon Cinemas, West Street, Brighton, BN1 2RE	668m	S
Convenience and General Stores	Roylms Newsagents, 57a, North Road, Brighton, BN1 1YD	55m	S



# Local Information

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Local Amenity	Address	Distance	Bearing
Library	Jubilee Library, The Jubilee Library, Jubilee Street, Brighton, BN1 1GE	293m	SE
PayPoint	Rolyns Newsagents, 57a, North Road, Brighton, BN1 1YD	56m	S
Petrol Station	BP Service Station, Ditchling Road, Brighton, BN1 4SG	1.3km	NE
Playgrounds	Playground, St Nicholas Road, BN1	250m	W
Post Box	Letter Box, Buckingham Road, BN1	256m	NW
Post Office	Post Office (Brighton), Unit 2, Churchill Square, Brighton, BN1 2TA	456m	SW
Supermarkets	The Co-operative, 147-148, North Street, Brighton, BN1 1RE	375m	S
Veterinary Clinics	St Francis Veterinary Surgery, 40, Norfolk Square, Brighton, BN1 2PE	903m	W

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

### Occupation

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

Occupation Type	BN1 4UJ	BN1 3ZA
Full Time	42%	42%
Part Time	14%	14%
Self Employed	12%	12%
Unemployed	3%	3%
Retired	16%	16%
Student	4%	4%
Home Caring	3%	3%
Long Term Sick	2%	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 4UJ	BN1 3ZA
Managers	16%	16%
Professionals	31%	31%
Technical	18%	18%
Secretarial	11%	11%
Skilled Trades	6%	6%
Care	6%	6%
Sales	5%	5%
Machine Operatives	2%	2%
Low Skill	5%	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 4UJ	BN1 3ZA
Owns	18%	18%
Mortgage	25%	25%
Shared Ownership	1%	1%
Council Rented	17%	17%
Social Rented	13%	13%
Private Rented	23%	23%
Other Private Rented	2%	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	BN1 4UJ
Detached	5%	5%
Semi-Detached	15%	15%
Terraced	49%	49%
Flats	31%	31%

### 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	£1304	£1521	£1955	£1955	£2390	£2824	£3259	£3911



# 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: <a href="http://www.brighton-hove.gov.uk">www.brighton-hove.gov.uk</a>
Adur District Council	Civic Centre Ham Road Shoreham By Sea West Sussex BN43 6PR	T:01273 263000 E: <a href="mailto:info@adur.gov.uk">info@adur.gov.uk</a> W: <a href="http://www.adur.gov.uk">www.adur.gov.uk</a>
Leicester City Council, Environment and Development	Block A New Walk Centre Welford Place Leicester Leicestershire LE1 6ZG	T:0116 254 9922 W: <a href="http://www.leicester.gov.uk">www.leicester.gov.uk</a>
South Downs National Park	Hatton House Bepton Road Midhurst West Sussex GU29 9LU	T:0300 303 1053 W: <a href="http://www.southdowns.gov.uk">www.southdowns.gov.uk</a>

## 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.

# Useful Contacts and Next Steps

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](mailto:info@argyllenviro.com)** where one of our experts will be happy to help.

# Useful Information

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This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD.

Tel: 0844 844 9966

Fax: 0844 844 9980

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

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
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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 TPOs.

## 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](http://www.tpos.co.uk)

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



## Landmark 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 Relationships Manager  
Landmark Information  
Imperium  
Imperial Way  
Reading  
RG2 0TD

Tel: 0844 844 9966

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

Fax: 0844 844 9980

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

Tel: 01722 333306

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

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