










Section 1: Residential Planning Applications

	Alterations single dwelling	1 application within 50m
	New Build up to 10 dwellings	0 applications within 100m
	New Build 10 to 50 dwellings	1 application within 250m
	Unclassified	3 applications within 250m
	New Build over 50 dwellings	1 application within 750m

Section 1: Non-residential Planning Applications

	Small	2 applications within 250m
	Unclassified	0 applications within 250m
	Medium	4 applications within 500m
	Large	1 application within 750m

Land Use Designations **See Section 2**

Your Neighbourhood **See Section 3**

The report is issued for the property described as:
Sample Site

Report Reference:
68236839_1_1

National Grid Reference:
491040 106950

Customer Reference:
Sample_PSP

Report Date:
1 October 2015

CONTACT DETAILS

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

0844 844 9966

or by email at:
helpdesk@landmark.co.uk



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Site Location



Aerial Photograph

The photograph below shows the location of this report.





Understanding This Section

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. In Section 1 of this report, we have collected the planning applications in your local area to inform you of current or future developments that could influence your enjoyment and use of the property. This report is an overview of the area, and you should further investigate any applications that could affect you.

Interpreting the Planning Application Table

1	2	3	4	5	6
ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	7	8	9	10	11
		12			

1 The ID number shows the application on the map.

2 This is the application number and should be quoted when contacting your local planning department. If this shows 'Potential Development' instead it is indicating a tender or contract. This records potential development that has not yet resulted in, or required, a planning application.

3 This gives you a bearing to find the application on the map quickly.

4 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.

5 This is an indication of the development size.

6 This is the contact reference of the local authority. See Next Steps.

7 This is the address of proposed development.

8 This indicates the intended use of the property. A list of all 'Use Classes' can be found to the rear of section 1. Note that 'Sui Generis' refers to 'Other Uses', i.e. applications where no use class can be defined.

9 This indicates the type of work associated with the application, for example 'New Build', 'Refurbishment or Repair' or 'Demolition' etc.

10 This is the date the application was submitted to the local authority. Records may take around 6 weeks from this date to appear in the report.

11 This is the last known decision as made by the planning authority.

12 This provides a description of any extra information about the planning application.

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.

Next Steps

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. The authority's details can be found by cross referencing the Contact ID in the application details with the 'Useful Contacts' section at the back of the report.

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



Useful Information

A planning permission is an approval from your local authority allowing you to carry out some form of development or change to property or land. You apply to your local authority to obtain this 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.

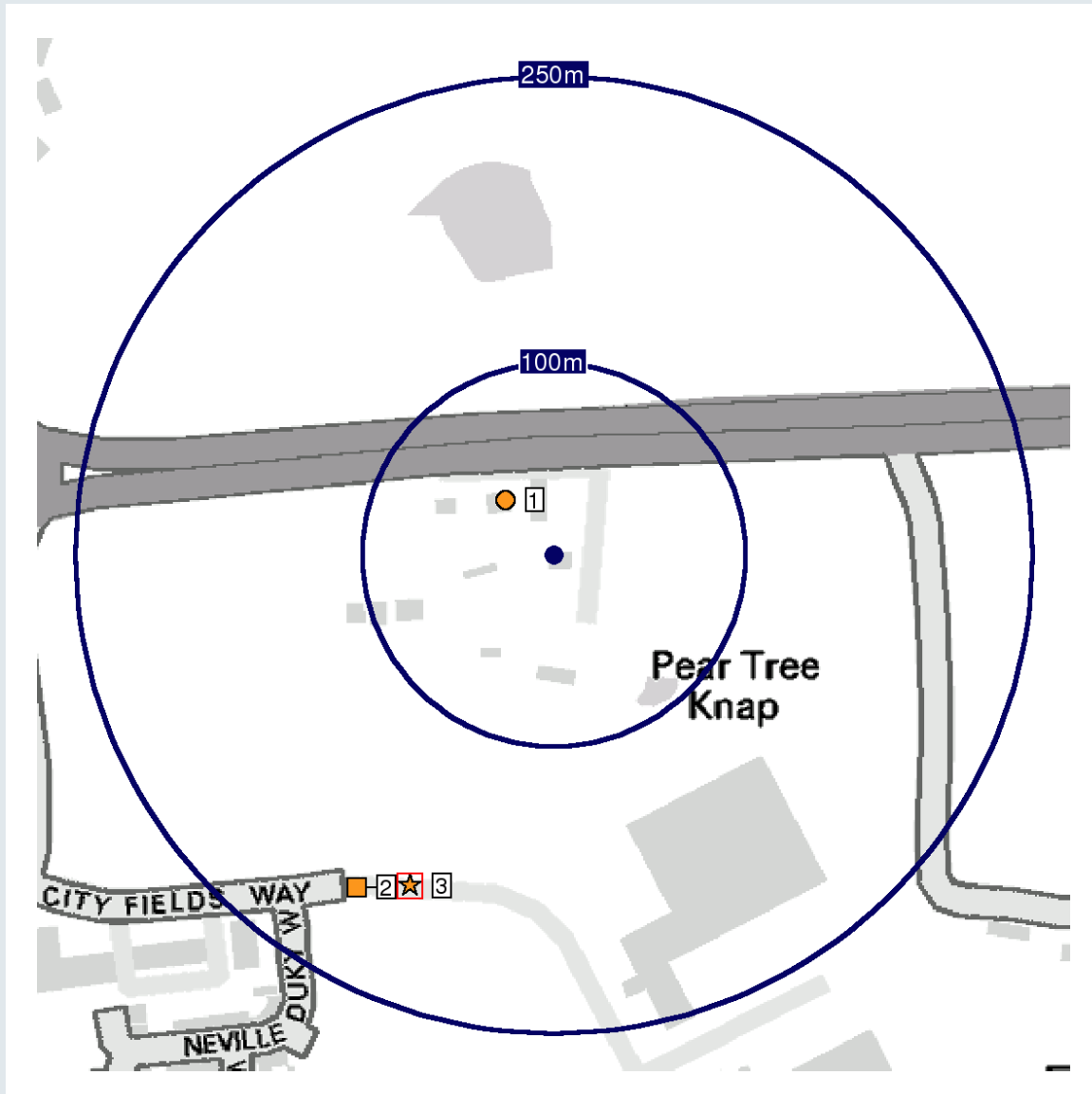
Helpful Resources

<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.



Section 1a : Planning Applications Map

The map below shows the location of alterations, new build developments up to 50 dwellings and unclassified applications. Details of these applications are listed in the tables that follow.



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- | | |
|---------------------------|--|
| Centre of Search | Residential Alterations |
| Search Radii | Residential New Build (up to 10 dwellings) |
| Map ID | Residential New Build (10 to 50 dwellings) |
| Multiple Features Present | Residential Unclassified |



Alterations to Single Dwellings (within 50m)

The table below shows applications for alterations to single dwellings such as extensions, barn conversions, and tree works.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Type	Submission Date	Decision
	Description				
1	12/03411/DOM	38m NW	Good	Not Supplied	1
	The Yews, Arundel Road Tangmere, Chichester West Sussex, PO18 0JZ	C3	New Build	28th August 2012	Unknown
	Single storey ancillary family accommodation, utilising existing utility of store/outhouse.				



New Build Developments (10 to 50 Dwellings within 250m)

The record below shows applications for new residential developments between 10 and 50 dwellings, recorded within a single application.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Type	Submission Date	Decision
	Description				
2	TG/08/03584/FUL	198m SW	Approx	23000m ²	1
	West Sussex Fire Brigade City Fields Way, Tangmere Chichester, West Sussex, PO20 2FY	C3	New Build	8th October 2008	Unknown
	47 Houses/50 Flats				



Unclassified Developments (within 250m)

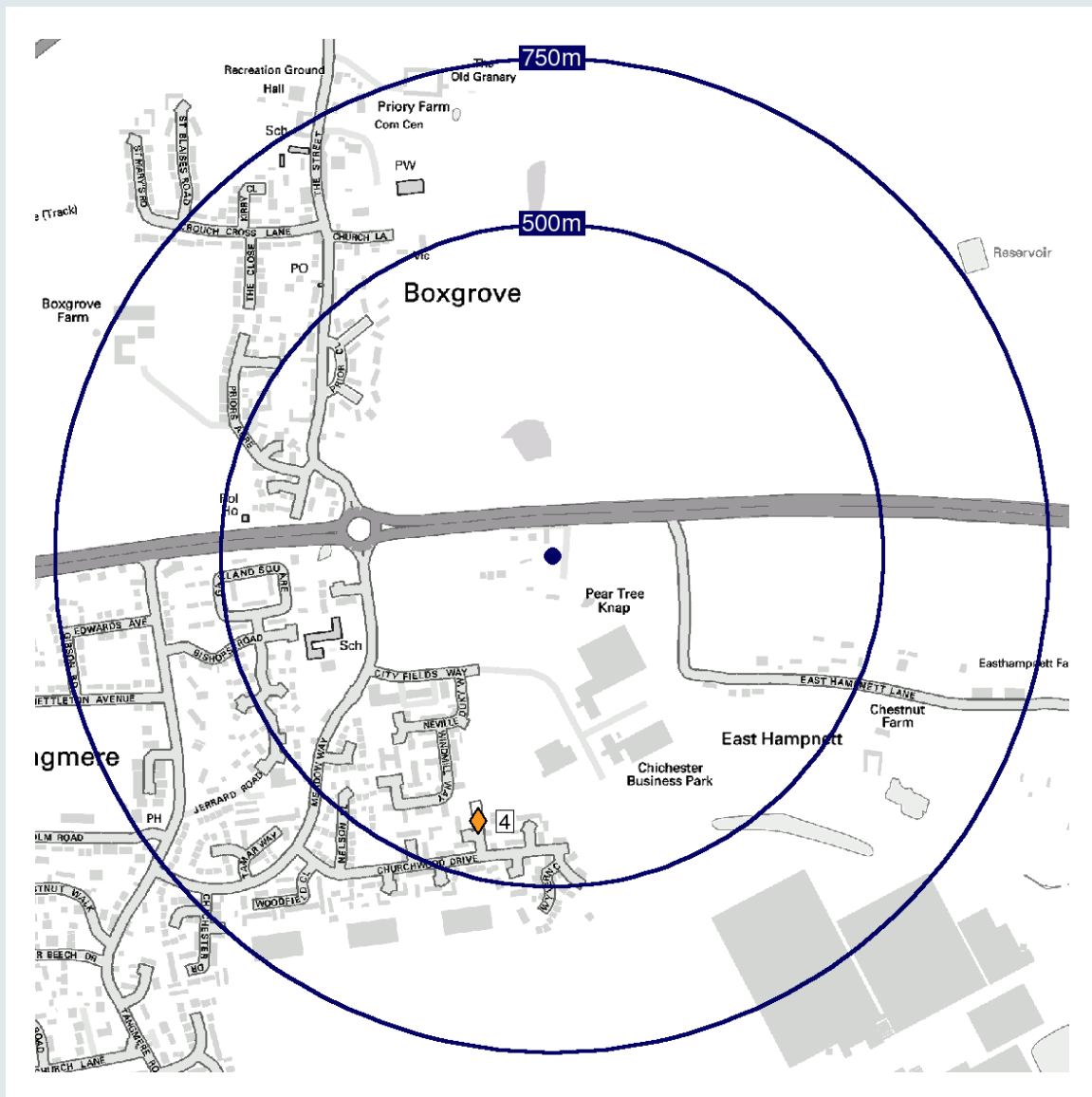
The records below relate to applications for residential projects where the scale of the application has not been determined.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Type	Submission Date	Decision
	Description				
3	12/02825/DOC	184m S	Approx	Not Supplied	1
	West Sussex Fire Brigade City Fields Way, Tangmere, Chichester West Sussex, PO20 2FY	C3	New Build	24th July 2012	Unknown
	Discharge of condition no. 29 from planning permission TG/07/04577/FUL.				
3	TG/10/01500/FUL	189m SW	Wider Area	Not Supplied	1
	West Sussex Fire Brigade City Fields Way, Tangmere, Chichester West Sussex, PO20 2FY	C3	New Build	9th April 2010	Unknown
	Dwellings/Roof Works/Parking/Landscaping				
3	10/01500/FUL	189m SW	Wider Area	Not Supplied	1
	West Sussex Fire Brigade City Fields Way, Tangmere, Chichester West Sussex, PO20 2FY	C3	New Build	8th April 2010	Unknown
	Houses/Roof/Parking/Landscaping				



Section 1b : Planning Applications Map

The map below shows the location of new build developments over 50 dwellings within 750m. Details of these applications are listed in the tables that follow.



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- Centre of Search
- Search Radii
- 4 Map ID
- Multiple Features Present
- ◆ Residential New Build (over 50 dwellings)



New Build Developments (over 50 Dwellings within 750m)

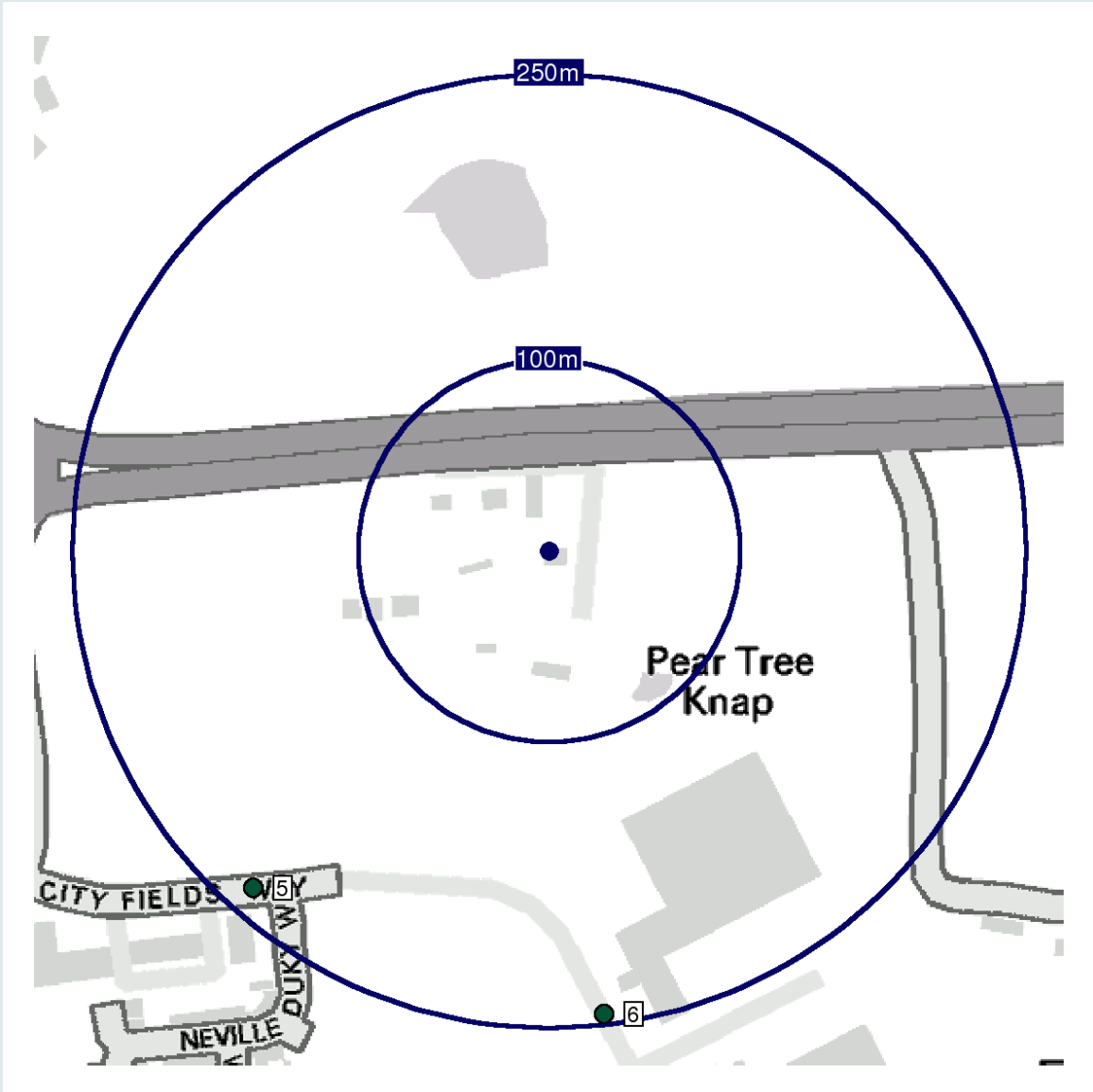
The records below show applications for new residential developments over 50 dwellings, recorded within a single application.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Type	Submission Date	Decision
	Description				
4	15/00918/REM	416m S	Approx	Not Supplied	1
	E/O Meadow Way Tangmere, Chichester West Sussex, PO18	C3	New Build	15th April 2015	Unknown
	Development of the site comprising 59 residential units, associated public open space, landscaping, access and car parking. Application for approval of reserved matters following outline planning permission TG/12/01739/OUT in respect of appearance, landscaping layout and scale.				



Section 1c : Planning Applications Map

The map below shows the location of small and unclassified non-residential planning applications within 250m of the property. Details of these applications are listed in the tables that follow.



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- | | |
|---------------------------|------------------------------|
| Centre of Search | Non-residential Small |
| Search Radii | Non-residential Unclassified |
| Map ID | |
| Multiple Features Present | |



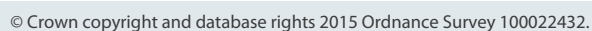
Small Non-residential Developments (within 250m)

The records below relate to small non-residential applications for example, alterations, small offices and shops. These applications generally have a total floor area of less than 250m². Minor non-residential applications, such as signs and flagpoles, are also shown if within 50m.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Type	Submission Date	Decision
	Description				
5	15/00148/LBC	236m SW	Approx	Not Supplied	1
	116 City Fields Way Tangmere, Chichester West Sussex, PO20	B1	Alteration or Conversion	26th January 2015	Unknown
	Amendments to floor plan layout at ground and first floor levels.				
6	14/01093/EIA	245m S	Approx	Not Supplied	1
	Unit 7 Chichester Business Park City Fields Way, Tangmere, Chichester West Sussex, PO20 2FT	B1	Alteration or Conversion	31st March 2014	Unknown
	Make ready centre for the use of SECamb.				



The map below shows the location of medium non-residential planning applications within 500m and large non-residential planning applications within 750m of the property. Details of these applications are listed in the tables that follow.



- Centre of Search
 - Search Radii
 - Map ID
 - Multiple Features Present
- Non-residential Medium
 - Non-residential Large



Medium Non-residential Developments (within 500m)

The records below relate to medium non-residential applications for example, offices, retail units and leisure facilities. These applications generally have a total floor area between 250m² and 1500m².

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Type	Submission Date	Decision
	Description				
7	14/04151/FUL	212m S	Wider Area	Not Supplied	1
	Chichester Business Park City Fields Way, Tangmere, Chichester West Sussex, PO20 2FT	D1	New Build	5th December 2014	Unknown
	Erection of a two storey building for use as a Make Ready Centre for South East Coast Ambulance Service, together with landscaping, associated car parking and access. Variation of condition 20 and 21 of extant planning permission TG/14/01413/FUL.				
8	15/01330/EXT	381m W	Good	Not Supplied	1
	Bishop Road Tangmere, CHICHESTER West Sussex, PO20 2JB	D1	Alteration or Conversion	27th April 2015	Unknown
	Extension of time of planning permission TG/10/01375/CPO. The continued siting and use of 1 no. temporary classroom unit.				
8	10/01375/CPO	381m W	Good	Not Supplied	1
	Bishop Road Tangmere, Chichester West Sussex, PO20 2JB	D1	Alteration or Conversion	29th March 2010	Unknown
	Classroom Unit				
9	Potential Development	495m SE	Wider Area	Not Supplied	1
	Easthampnett Tangmere, Chichester West Sussex, PO18 0JY	Sui Generis	Refurbishment or Repair	Not Supplied	Unknown
	Caravan Park				



Large Non-residential Developments (within 750m)

The records below relate to large non-residential applications for example, schools, large offices and retail developments. These applications generally have a total floor area of over 1500m².

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact
	Address	Use Class	Type	Submission Date	Decision
	Description				
10	14/01413/FUL	197m SW	Wider Area	7700m ²	1
	Unit 7 Chichester Business Park	B1	New Build	13th June 2014	Unknown
	City Fields Way, Tangmere Chichester, West Sussex, PO20 2FT	Erection of a two storey building for use as a Make Ready Centre for South East Coast Ambulance Service, together with landscaping, associated car parking and access.			



Use Class Table

The following table shows the Use Class codes used in Section 1: Planning Applications.

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)
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 a 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.



Understanding This Section

Each local authority will produce a series of development plans which outline the desired approach to land use and development for the area. These plans provide an indication of what types of development the local authority might encourage or restrict in the future. In Section 2 we have considered the maps included in development plans and summarised the key designations that apply to your area. You should consider how these could affect you and your property.

Section Overview

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.

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.



Section 2a: Housing and Community

For example, policies relating to Housing, Recreation and Education.



Section 2b: Business and Economy

For example, policies relating to Industry, Tourism and Retail.



Section 2c: Resources and Waste

For example, policies relating to Water, Energy and Minerals.



Section 2d: Transport Infrastructure

For example, policies relating to Roads, Rail and Public Transport



Section 2e: Heritage and Open Environment

For example, policies relating to Green Belt, Conservation and Historic Sites.



Section 2f: Other Sites

For example, policies relating to Mixed Usage Sites and Military Installations.

Next Steps

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.

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



Useful Information

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). More recently, 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 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.



Summary of Development Plans in Your Area

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	Plan Status	Date
Chichester District Local Plan - First Review	Chichester District Council	Adopted	30th April 1999

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	Plan Status	Adopted Date
Chichester LDF - Statement of Community Involvement	Chichester District Council	Adopted	2013
Chichester LDF - Chichester City Area Action Plan	Chichester District Council	Under Preparation	Not Supplied
West Sussex Structure Plan 2001 - 2016	West Sussex County Council	Adopted	2004
West Sussex Minerals Local Plan	West Sussex County Council	Adopted	2003
West Sussex Minerals & Waste LDF - Minerals & Waste Development Scheme	West Sussex County Council	Approved	2014
Chichester LDF - Local Plan	Chichester District Council	Under Preparation	Not Supplied
Chichester LDF - Site Allocations	Chichester District Council	Under Preparation	Not Supplied
Chichester LDF - Local Development Scheme	Chichester District Council	Approved	2014
West Sussex Minerals & Waste LDF - Waste Plan	West Sussex County Council	Adopted	2014
South East Regional Waste Management Strategy	South East Regional Assembly, Planning	Approved	2006
West Sussex Minerals & Waste LDF - Shoreham Harbour Joint Area Action Plan	West Sussex County Council	Under Preparation	Not Supplied
West Sussex Minerals & Waste LDF - Statement of Community Involvement - Second Review	West Sussex County Council	Adopted	2012



Plan Name	Local Authority	Plan Status	Adopted Date
Chichester LDF - Gypsy and Travelling Show People Site Allocations	Chichester District Council	Under Preparation	Not Supplied
West Sussex Minerals & Waste LDF - Minerals Plan	West Sussex County Council	Under Preparation	Not Supplied

Where can you find these plans?

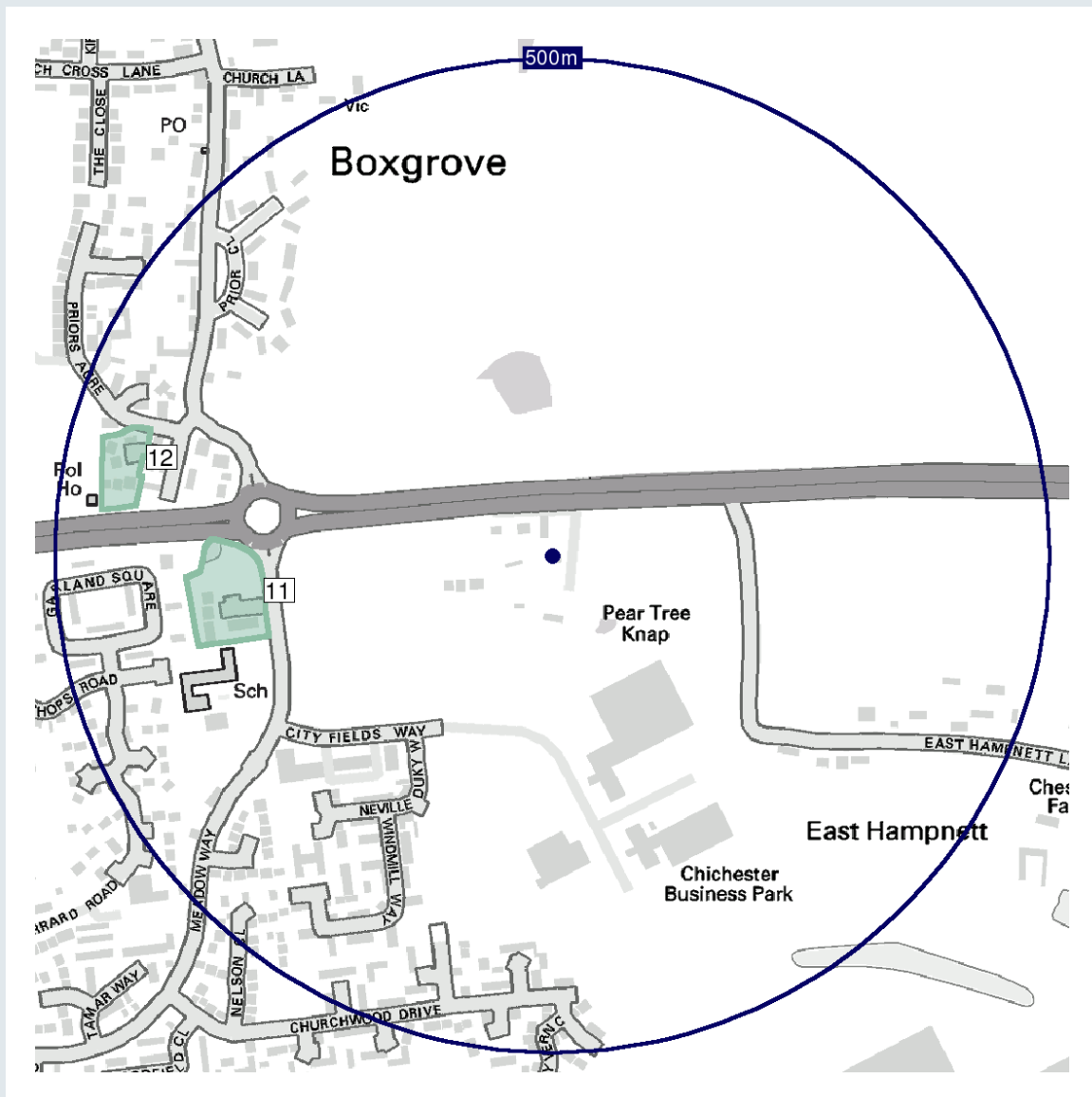
A local authority will usually publish development plans on their website. The planning policy sections of the relevant local authority websites are listed below. If a plan is not available here you may be able to obtain a copy by contacting the relevant local authority.

Local Authority	Planning Policy Website
Chichester District Council	http://www.chichester.gov.uk/planningpolicy
South East Regional Assembly, Planning	Not Supplied
Department for Communities and Local Government (formerly ODPM)	Not Supplied
Environment Agency, Head Office	Not Supplied



Section 2a: Housing and Community Map

The map below shows policies and designations relating to Housing and Community Facilities in your local area. Further information is provided in the tables that follow.



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- | | |
|--------------------|--------------------|
| ● Centre of Search | ■ — ■ Recent Plans |
| ○ Search Radii | ■ — ■ Older Plans |
| 4 Map ID | |



Section 2a: 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.

Older Plans

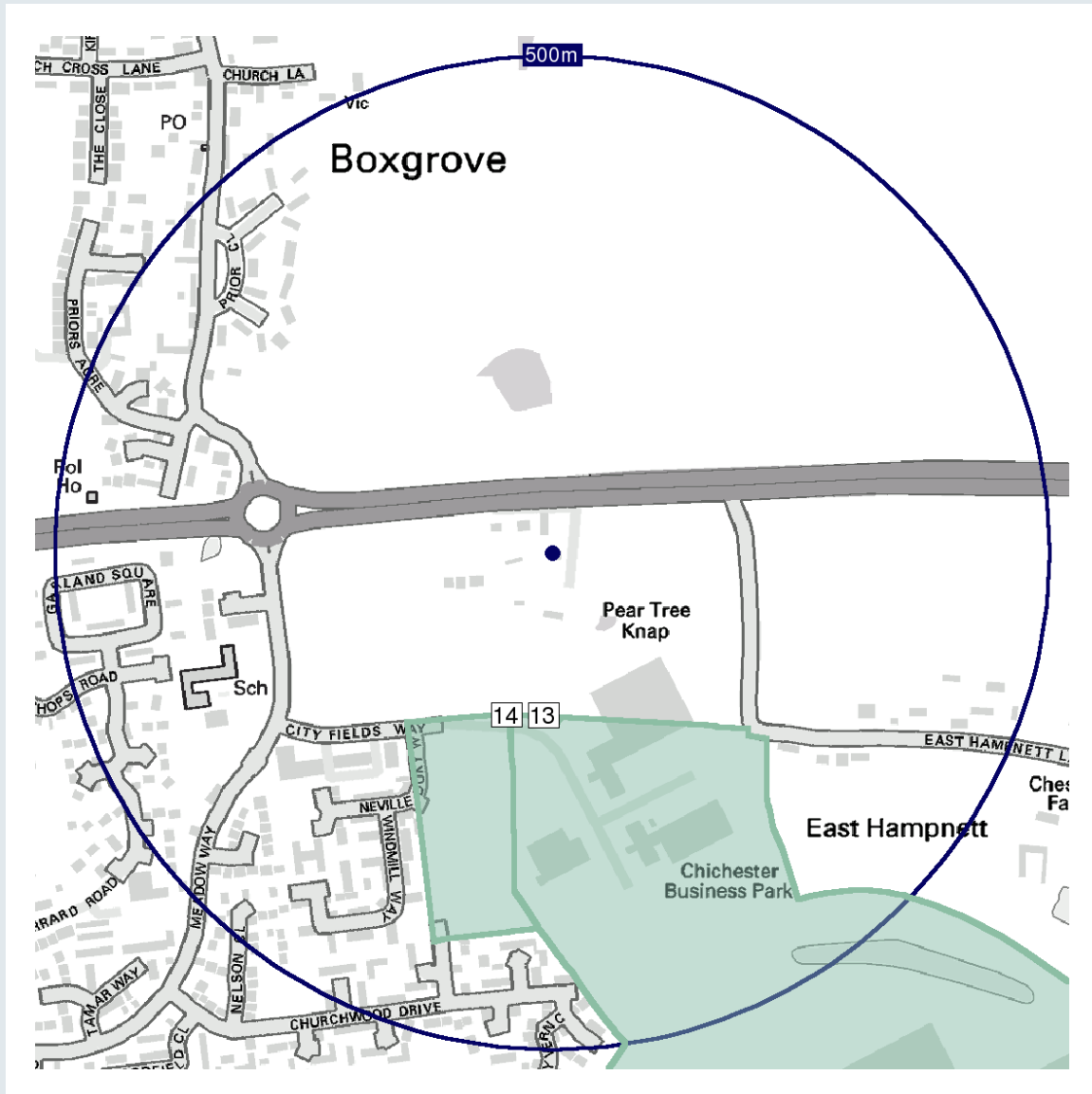
The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from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

Plan	Chichester District Local Plan - First Review (30th April 1999) Adopted		
ID	Description	Policy Detail	Source Map
11	Housing	H1: Dwelling Requirement	Inset 35 - Tangmere
12	Housing	H1: Dwelling Requirement	Inset 7 - Boxgrove



Section 2b: Business and Economy Map

The map below shows policies and designations relating to Business and Economy in your local area. Further information is provided in the tables that follow.



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- | | |
|--------------------|--------------------|
| ● Centre of Search | ■ — ■ Recent Plans |
| ○ Search Radii | ■ — ■ Older Plans |
| 4 Map ID | |



Section 2b: Business and Economy

The tables below provide information about the policies and designations within your area that relate to Business and Economy. For example, this could include tourism, entertainment facilities and retail centres.

Older Plans

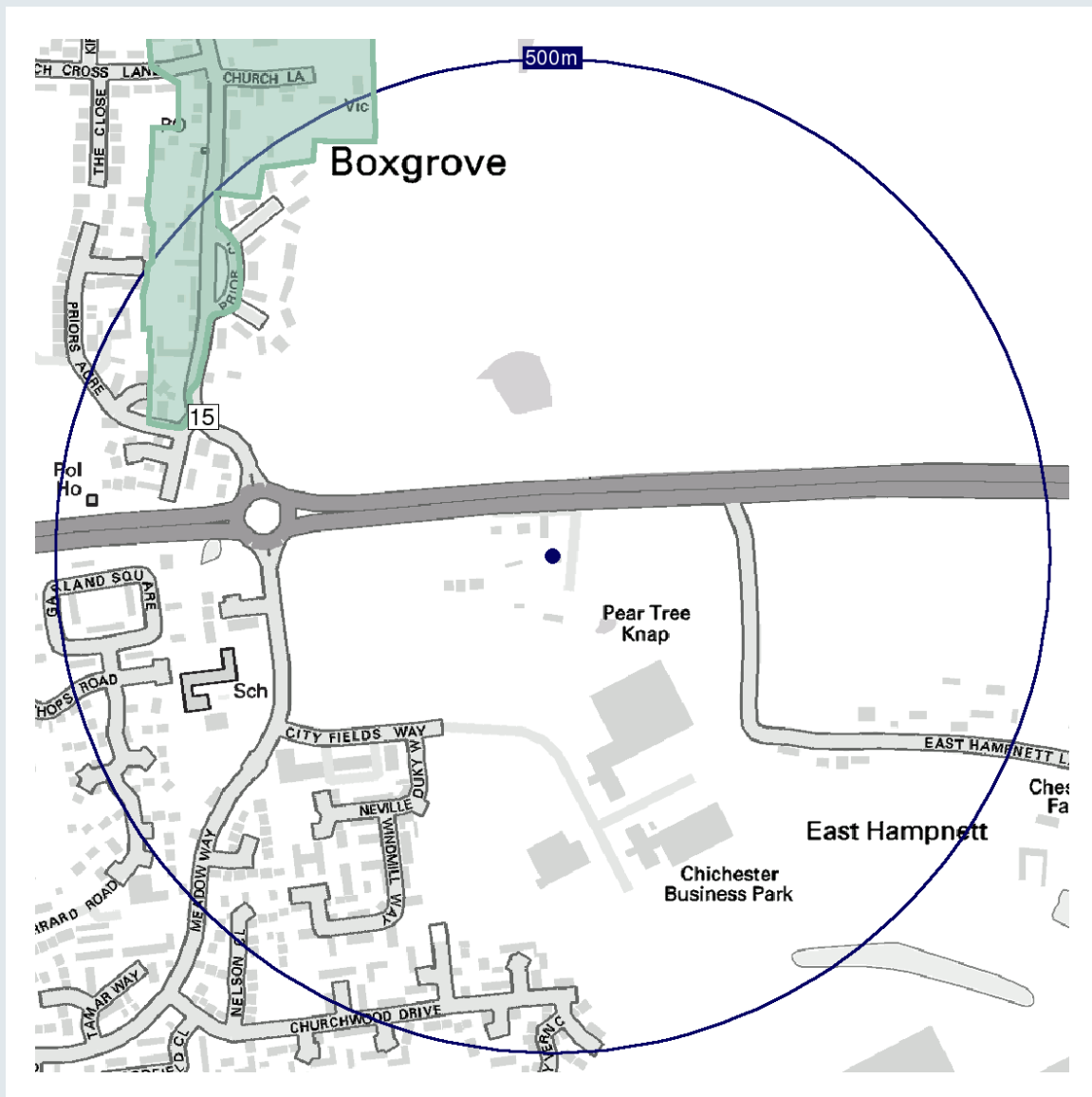
The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from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

Plan	Chichester District Local Plan - First Review (30th April 1999) Adopted		
ID	Description	Policy Detail	Source Map
14	Business	B1: Floorspace Provision	Inset 35 - Tangmere
13	Area of Horticultural Development	RE11A: Horticultural Development Areas For Horticultural Development	Inset 73 - Tangmere Area For Horticultural Development



Section 2e: Heritage and Open Environment Map

The map below shows policies and designations relating to Heritage and the Open environment in your local area. Further information is provided in the tables that follow.



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- | | |
|--------------------|--------------------|
| ● Centre of Search | ■ — ■ Recent Plans |
| ○ Search Radii | ■ — ■ Older Plans |
| 4 Map ID | |



Section 2e: 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 polices, 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.

Older Plans

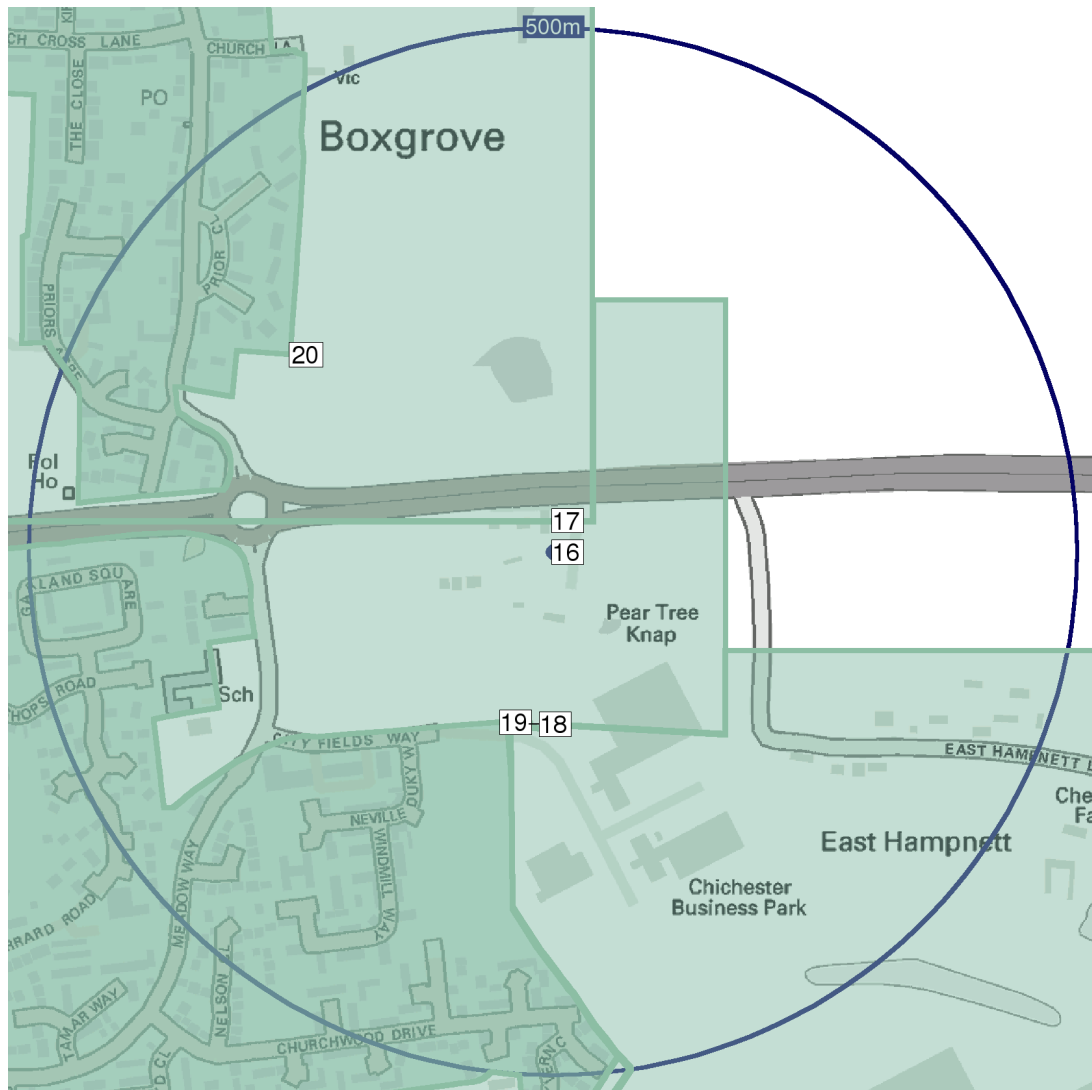
The following documents are plans that were published prior to 2004, or were prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations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

Plan	Chichester District Local Plan - First Review (30th April 1999) Adopted		
ID	Description	Policy Detail	Source Map
15	Conservation Area	BE6: Conservation Areas	Inset 7 - Boxgrove



Section 2f: Other Sites Map

The map below shows policies and designations relating to 'Other Sites' in your local area. Further information is provided in the tables that follow.



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- | | |
|--------------------|--------------------|
| ● Centre of Search | ■ — ■ Recent Plans |
| ○ Search Radii | ■ — ■ Older Plans |
| 4 Map ID | |



Section 2f: Other Sites and Boundaries

The tables below provide information about the policies and designations within your area that relate to 'Other Sites'. This includes areas that have been identified for mixed use, or for more general development and regeneration.

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

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.

Plan	Chichester District Local Plan - First Review (30th April 1999) Adopted		
ID	Description	Policy Detail	Source Map
19	Settlement Policy Area	BE1: Settlement Policy Areas	Inset 35 - Tangmere
16	Inset Boundary	No associated policies	Inset 35 - Tangmere
17	Inset Boundary	No associated policies	Inset 7 - Boxgrove
18	Inset Boundary	No associated policies	Inset 73 - Tangmere Area For Horticultural Development
20	Settlement Policy Area	BE1: Settlement Policy Areas	Inset 7 - Boxgrove



Understanding This Section

In this section we have summarised some information about the local area to give you an overview of your neighbourhood. This includes information about the type of housing and people you might find in your vicinity. We also provide information about the key services and facilities nearby that may be useful to you when you move into your new home.

Section Overview



Section 3a: Rights of Way

The Ordnance Survey map in this section shows rights of way in your area. A 'right of way' is the legal right to use a specified route through grounds, or across property, that belongs to someone else.



Section 3b: Housing

This section provides general information about the ownership, type and average prices of property in your neighbourhood. This section will also show the Council Tax bands for your area.



Section 3c: Population

This section shows the age, education and occupation profiles of people within your local community.



Section 3d: Education

This section identifies educational establishments in your area. A map will show the school locations and further details are included in tables that follow.



Section 3e: Amenities

This section identifies the nearest useful facilities and services in your neighbourhood. This includes a wide range of amenities from doctors to supermarkets.

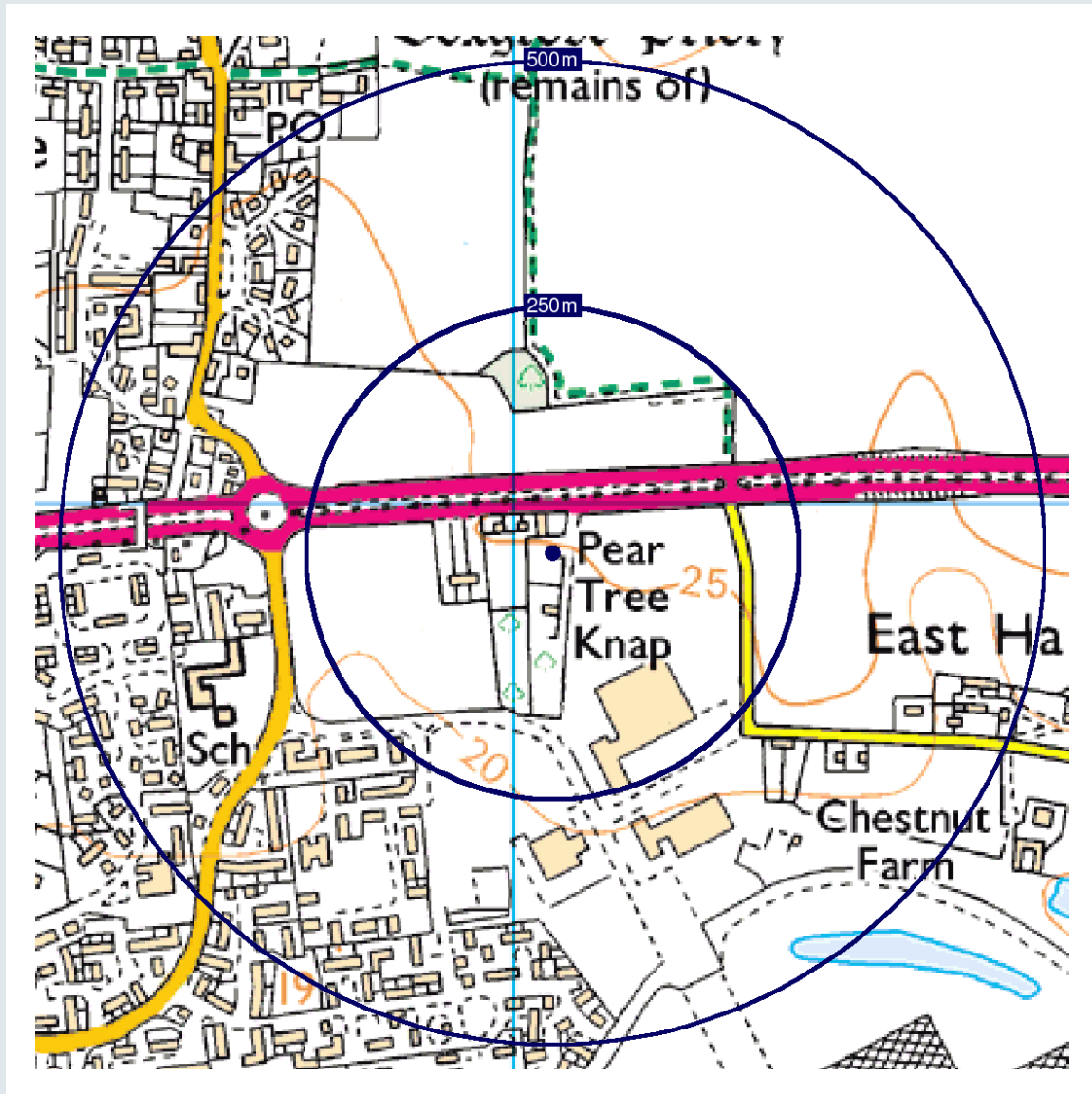
Next Steps

For further information you can visit the web links provided throughout this section. For help with the report contact our customer service team on 0844 844 9966 or helpdesk@landmark.co.uk



Section 3a: Rights of Way Map

The map below shows the existing public footpaths, bridleways and byways identified on Ordnance Survey 1:25000 mapping.



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- Centre of Search
- Search Radii

Public Rights of way

(Rights of way are not shown on maps of Scotland)

- Footpath
 - Bridleway
 - +++ Byway open to all traffic
 - +++ Road used as a public path
- The representation on this map of any other road, track or path is no evidence of the existence of a right of way. Full list of symbols is shown in the User Guide.

Other Public Access

- Other routes with public access
- The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.

- ◆ National trail or Recreational path
- Permitted Bridleway
- Permitted Footpath

Paths and bridleways along which landowners have permitted public use but which are not rights of way. The agreements may be withdrawn.

- U U Permitted Bridleway coincident with a right of way.
- Selected cycle route off and on road.



Section 3b: Housing

The information below provides an overview of housing statistics for the nearby area.

Council Tax

The table below shows you the Council Tax Bands for your Local Authority. You can visit www.voa.gov.uk to establish the council tax band of your property.

Local Authority: Chichester District Council

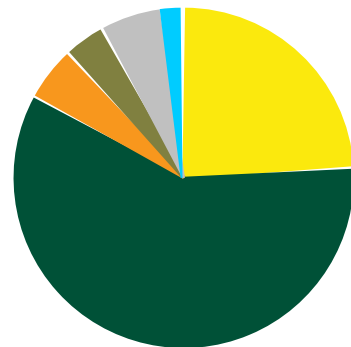
Tax Band	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Local Cost	£997	£1163	£1329	£1495	£1828	£2160	£2492	£2991

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Housing Market

The pie chart below provides an indication of the types of home ownership likely in PO18 0JZ.

- Owned Outright
- Mortgaged
- Rented (Council)
- Rented (Housing Trust)
- Rented (Private)
- Other Tenure

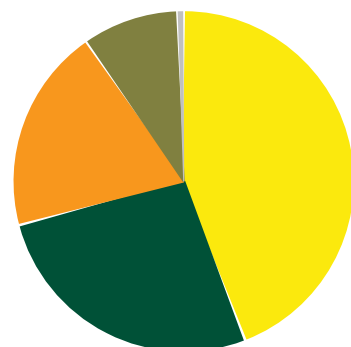


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Housing Type

The pie chart below provides an indication of the types of housing likely in PO18 0JZ.

- Detached
- Semi-Detached
- Terraced
- Flats
- Others



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Average Property Price

The average property price in PO18 0JZ is :

£190,219 - £207,408

The average price bands are calculated by EuroDirect using the latest available data from Her Majesty's Land Registry. They represent a snapshot in time as at the most recent date. Please note, where a postcode comprises less than 16 addresses the information is derived from the wider postcode sector.



Section 3c: Population

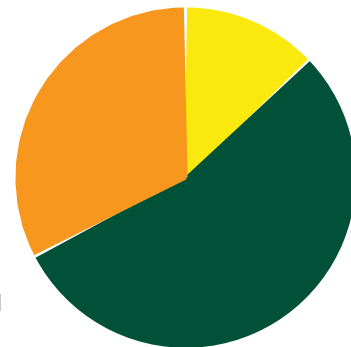
The information below provides an overview of the local community.

Qualifications

The pie chart below shows the level of qualification attained by people in your area.

- No Qualifications
- Lower level Qualifications
- Higher Level Qualifications

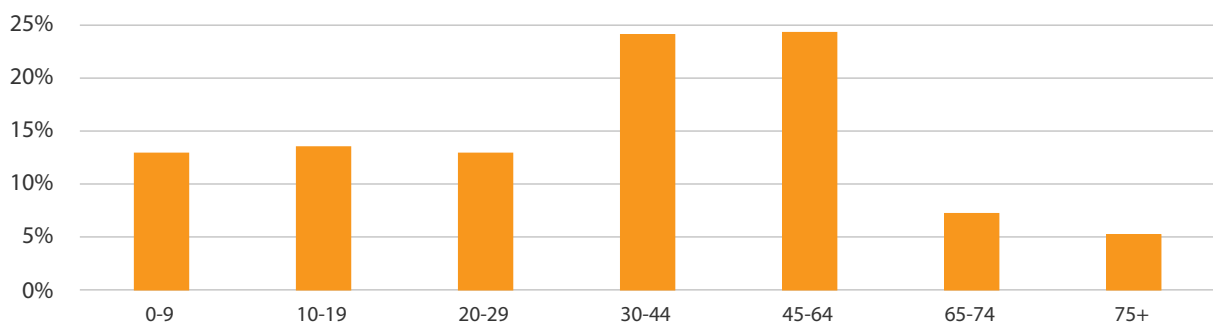
No Qualifications includes people with an education level below GCSE
Lower Level Qualifications includes people educated to at least a GCSE level
Higher Level Qualifications defines people educated to at least a University level



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Age

The graph below provides an indication of the age profile likely in PO18 0JZ.



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Occupation

The graph below provides an indication of the occupation profile likely in PO18 0JZ.



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Section 3d: Education Map

The map below shows schools up to 5 km from the property. Details of the schools are listed in the tables that follow.



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● Centre of Search	○ Primary Education	■ Outstanding
○ Search Radii	△ Secondary Education	■ Good
■ Map ID	■ Further Education	■ Requires Improvement
★ Other Schools/ Education Centres	■ Inadequate	■ Not Available



Section 3d: Education

The table below provides further details of schools within 5 km of the property.

Primary Education

ID	Name and Address	School Type	Inspection Result
21	Boxgrove CoFE Primary School, PO18 0EE	Voluntary controlled school	Good
22	March CoFE Primary School,the, PO18 0NU	Voluntary aided school	Good
23	Aldingbourne Primary School, PO20 3QR	Community school	Outstanding
24	Eastergate CoFE Primary School, PO20 3UT	Voluntary controlled school	Good
25	Rumboldswyke CoFE Infants' School, PO19 7UA	Voluntary controlled school	Good

Secondary Education

ID	Name and Address	School Type	Inspection Result
26	Westergate Community School, PO20 3UE	Community school	Requires Improvement

Further Education

ID	Name and Address	School Type	Inspection Result
27	Arabesque School of Performing Arts, PO19 8NY	Independent	Requires Improvement
28	Fordwater School, Chichester, PO19 6PP	Community special school	Good

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 Address	School Type	Inspection Result
29	Arabesque School of Performing Arts, PO19 8NY	Independent	Requires Improvement
30	Fordwater School, Chichester, PO19 6PP	Community special school	Good

The school admission process can vary depending on the individual school or Local Authority. For general information about selecting and applying for school places please visit www.gov.uk/schools-admissions. Your local council will also be able to provide further advice about the process in your area.

We do not currently hold inspection results for establishments in Scotland, but these are available at www.educationscotland.gov.uk.

Most schools are only inspected every few years. If you would like to investigate ratings and read the full inspection reports these are available at www.ofsted.gov.uk (England), www.estyn.gov.uk (Wales) or www.educationscotland.gov.uk (Scotland).



Section 3e: Amenities

This section provides the location of key facilities near to your property.

Where Is The Nearest...?

Post Box	Letter Box - East Hampnett Lane, PO18	497m SE
Post Office	Post Office (Eastergate) - Nyton Road, Eastergate, Chichester, PO20 3UP	3.6km SE
Hospital	St Richards Hospital - St. Richards Hospital, Spitalfield Lane, Chichester, PO19 6SE	4.4km W
Cash Machine	Cash Machine (YCASH) - Arundel Road, Tangmere, Chichester, PO18 0DU	581m W
Convenience Store	Boxgrove Stores - The Street, Boxgrove, Chichester, PO18 0DX	533m NW
PayPoint	Boxgrove Village Stores - The Street, Boxgrove, Chichester, PO18 0DX	533m NW
Library	Chichester Library - County Library, Tower Street, Chichester, PO19 1QJ	5.5km W
Cinema	Chichester Cinema at New Park - New Park Centre, New Park Road, Chichester, PO19 7XY	5km SW
Recycling Centre	Recycling Depot - Bedford Road, GU32	23.5km NW
Petrol Station	Esso - Arundel Road, Tangmere, Chichester, PO18 0DU	581m W
Bus Stop	Hawker Close - PO20	293m W
Railway Station	Barnham Rail Station - Barnham Road, PO22	5.5km SE

Facilities In The Local Area

The tables below show useful facilities within 5km of your property. Up to 3 features will be listed for each category.

Healthcare

Doctors

Name	Address
Tangmere Medical Centre	Malcolm Road, Tangmere, Chichester, PO20 2HS
The Croft Surgery	Barnham Road, Eastergate, Chichester, PO20 3RP

Dentists

Name	Address
Sussex Community NHS Trust	The Jubilee Dental Unit, Spitalfield Lane, Chichester, PO19 6SE
Chantry House Dental Practice	1, Downview Road, Barnham, Bognor Regis, PO22 0EE
The Dental Practice	26b, The Hornet, Chichester, PO19 7JG

Chemists

Name	Address
Sainsbury's Pharmacy	Westhampnett Road, Chichester, PO19 7YR

Veterinary Clinics

Name	Address
Mark Elliott & Associates	Unit E Madam Green Business Centre, High Street, Oving, Chichester, PO20 2DD



Eating and Drinking

Restaurants

Name	Address
Cassons Restaurant	Arundel Road, Tangmere, Chichester, PO18 0DU
Basmati Indian Restaurant	83 Nyton Road, Westergate, Chichester, PO20 3UG
India Gate	Bognor Road, Merston, Chichester, PO20 1EH

Cafés and Snack Bars

No results found.

Pubs Bars and Inns

Name	Address
The Bader Arms	Tangmere Badgers Arms, Malcolm Road, Tangmere, West Sussex, PO20 2HS
Winterton Arms	Crockerhill, Chichester, PO18 0LH
The Anglesey Arms	Halnaker, Chichester, PO18 0NQ

Fast Food Outlets

Name	Address
Pizza Hut	Portfield Way, Chichester, PO19 7WT
McDonald's Restaurant	Portfield Way, Chichester, PO19 7WT
Burger King Ltd	Arundel Road, Fontwell, Arundel, BN18 0SB

Retail Outlets

Convenience and General Stores

Name	Address
Boxgrove Stores	The Street, Boxgrove, Chichester, PO18 0DX
Tangmere Service Station	Arundel Road, Tangmere, Chichester, PO18 0DU
One Stop	Tangmere Road, Tangmere, Chichester, PO20 2HW

Supermarkets

Name	Address
The Co-operative	Malcolm Road, Tangmere, Chichester, PO20 2HS
Sainsbury's	Westhampnett Road, Chichester, PO19 7YR
Lidl UK GmbH	Portfield Way, Chichester, PO19 7YH

Shopping Centres & Retail Parks

Name	Address
Portfield Retail Park	Nr Portfield Way, PO19
Portfield Trade Centre	Chichester By-Pass, PO19

DIY Stores

Name	Address
Cemex UK	Rutland Way, Chichester, PO19 7RT
Jewson Ltd	Stane Street, Westhampnett, Chichester, PO18 0NS
Lafarge Tarmac	Uma House, Shopwhyke Road, Chichester, PO20 2AD

Garden Centres

Name	Address
Tangmere Airfield Nurseries	The Old Airfield, City Fields Way, Tangmere, Chichester, PO20 2FT
Greenwood Group	Aldingbourne Nurseries, Church Road, Aldingbourne, Chichester, PO20 3TU
Shopwhyke Garden Centre	Tangmere Road, Shopwhyke, Chichester, PO20 2BL



Sports and Leisure Facilities

Golf Ranges, Courses, Clubs and Professionals

No results found.

Gyms, Sports Halls and Leisure Centres

Name	Address
Freedom Leisure	Lime Avenue, Westergate, Chichester, PO20 3UE
Six Villages Sports Centre	Nr Church Lane, PO20
Leisure Centre	Vinnetrow Road, PO20

Sports Grounds, Stadia and Pitches

Name	Address
Playing Field	Nr The Street, PO18
Playing Fields	Tangmere Road, PO20
Recreation Ground	Nr Highfield Lane, PO20

Playgrounds

Name	Address
Playground	Garland Square, PO20
Playground	Jerrard Road, PO20
Playground	St Blaises Road, PO18

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Useful Information and Contacts

Please see below the contact details of all those referred to within this report.

For all other queries please contact:

Landmark Information Group

Imperium
Imperial Way
Reading
RG2 0TD

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

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact Details
1	Chichester District Council	8 North Pallant Chichester West Sussex PO19 1TA	T: 01243 785166 F: 01243 534563 W: www.chichester.gov.uk
2	Technical Support Unit Arun District Council	Civic Centre Maltravers Road Littlehampton Sussex BN17 5LF	T: 01903 737500 F: 01903 730442 W: www.arun.gov.uk

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Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

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The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- 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.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Search Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints

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 compensation of up to £5,000 to you if he finds that you have suffered actual loss 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

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

Complaints Procedure

If you want to make a complaint, we will:

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

Complaints should be sent to:

Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966
Email: 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

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