










# Plansearch Plus

## Section 1: Residential Planning Applications

	<b>Alterations and Minor New Builds</b>	2 applications within 50m
	<b>New Build</b> up to 10 dwellings	1 application within 250m
	<b>New Build</b> 10 to 50 dwellings	0 applications within 250m
	<b>Unclassified</b>	4 applications within 250m
	<b>New Build</b> over 50 dwellings	4 applications within 750m

## Section 1: Non-residential Planning Applications

	<b>Small</b>	0 applications within 100m
	<b>Unclassified</b>	0 applications within 250m
	<b>Medium</b>	10 applications within 250m
	<b>Large</b>	0 applications within 750m

Land Use Designations

**See Section 2**

Your Neighbourhood

**See Section 3**

The report is issued for the property described as:

**Barry L Hawkins**  
**15, Lynn Road**  
**DOWNHAM MARKET**  
**Norfolk**  
**PE38 9NL**

Report Reference:  
**152094036\_1\_1**

National Grid Reference:  
**561130 302900**

Customer Reference:  
**116949\_1\_PSP**

Report Date:  
**8 January 2018**

## CONTACT DETAILS

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

**0844 844 9966**

or by email at:  
[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

# Contents

Aerial Photograph	02
-------------------	----

## Section 1 - Planning Applications

Understanding this section	03
----------------------------	----

Useful Information	04
--------------------	----

### Section 1a - Residential Planning Applications

Section 1a Map	05
----------------	----

Alterations and Minor New Builds	06
----------------------------------	----

New Build (up to 10 dwellings)	07
--------------------------------	----

New Build (10-50 dwellings)	None Found
-----------------------------	------------

New Build (unclassified)	08
--------------------------	----

### Section 1b - Residential Planning Applications Map

Section 1b Map	09
----------------	----

New Build (Over 50 dwellings)	10
-------------------------------	----

### Section 1d - Non-residential Planning Applications

Section 1d Map	11
----------------	----

Medium	13
--------	----

Large	None Found
-------	------------

## Section 2 - Land Use Designations

Understanding This Section	15
----------------------------	----

Useful Information	16
--------------------	----

### Section 2a - Housing and Community

Section 2a Map	20
----------------	----

Housing and Communities	21
-------------------------	----

### Section 2b - Business and Economy

Business and Economy Map	22
--------------------------	----

Business and Economy	23
----------------------	----

### Section 2c - Resources and Waste

Resources and Waste Map	None Found
-------------------------	------------

Minerals and Waste	None Found
--------------------	------------

### Section 2d - Transport Infrastructure

Transport Infrastructure Map	24
------------------------------	----

Transport and Infrastructure	25
------------------------------	----

### Section 2e - Heritage and Open Environment

Section 2e Map	None Found
----------------	------------

Heritage and Open Environment	None Found
-------------------------------	------------

### Section 2f - Other Sites

Section 2f Map	26
----------------	----

Other Sites	27
-------------	----

## Section 3 - Your Neighbourhood

### Understanding This Section

Section 3a - Rights of Way	29
----------------------------	----

Section 3b - Housing	30
----------------------	----

Section 3c - Population	31
-------------------------	----

### Section 3d - Education

Education Map England	32
-----------------------	----

Educational Institutions	33
--------------------------	----

### Section 3e - Amenities

Where is the nearest...?	34
--------------------------	----

Facilities In The Local Area	34
------------------------------	----

### Useful Information and Contacts

Search Code	39
-------------	----

# 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 included planning applications submitted within the last 7 years 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 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.

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

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](mailto: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

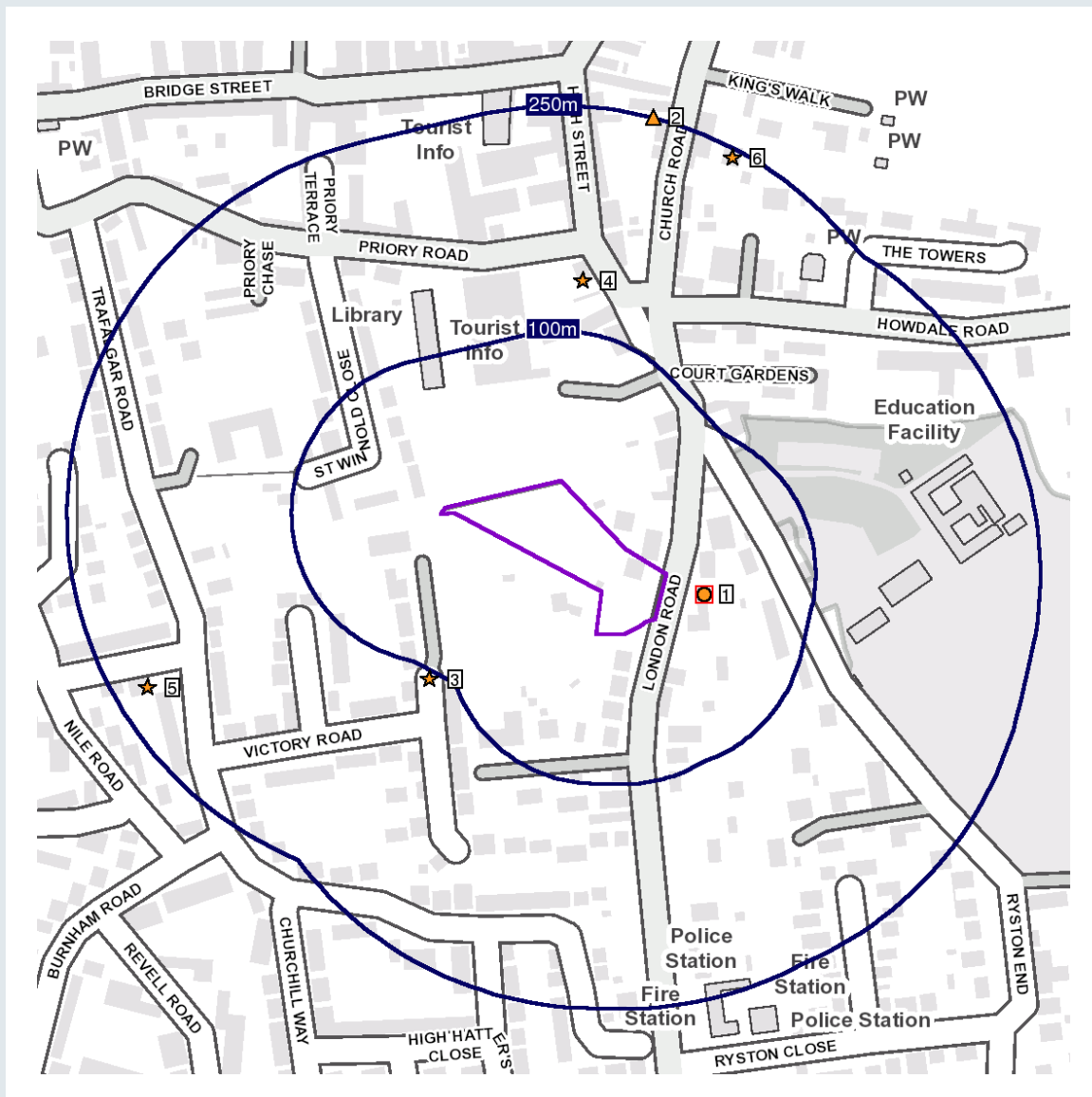
<http://www.planningportal.gov.uk> - The Planning Portal is the governmental planning information website. You can access guides about the planning system and also submit applications through this website.





### 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.



Contains Ordnance Survey data © Crown copyright and database rights 2018

- |  |                           |  |  |
|--|---------------------------|--|--|
|  | Property                  |  | 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 and Minor New Builds (within 50m)

The table below shows applications for alterations to single dwellings such as extensions, barn conversions, and tree works. It will also include minor new build developments.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
1	12/01025/NMA_1	22m SE	Good	Not Supplied	1
	37 London Road DOWNHAM MARKET Norfolk, PE38 9AT	C3	3rd March 2014	Extension	
	Application submitted (decision unknown)				
	Non material amendment to planning consent 12/01025/F: alterations, porch and single storey extension				
1	12/01025/F	28m E	Good	Not Supplied	1
	37a London Road Downham Market Norfolk, PE38 9AT	C3	22nd June 2012	Extension	
	Application submitted (decision unknown)				
	Alterations, porch and single storey extension				



### New Build Developments (up to 10 Dwellings within 250m)

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

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
2	15/01442/F	249m N	Good	Not Supplied	1
	Church Road Downham Market Norfolk, PE38 9HP	C3	15th September 2015	New Build	
	Application granted				
	Construction of five houses, car parking provision and associated works				





### Unclassified Developments (within 250m)

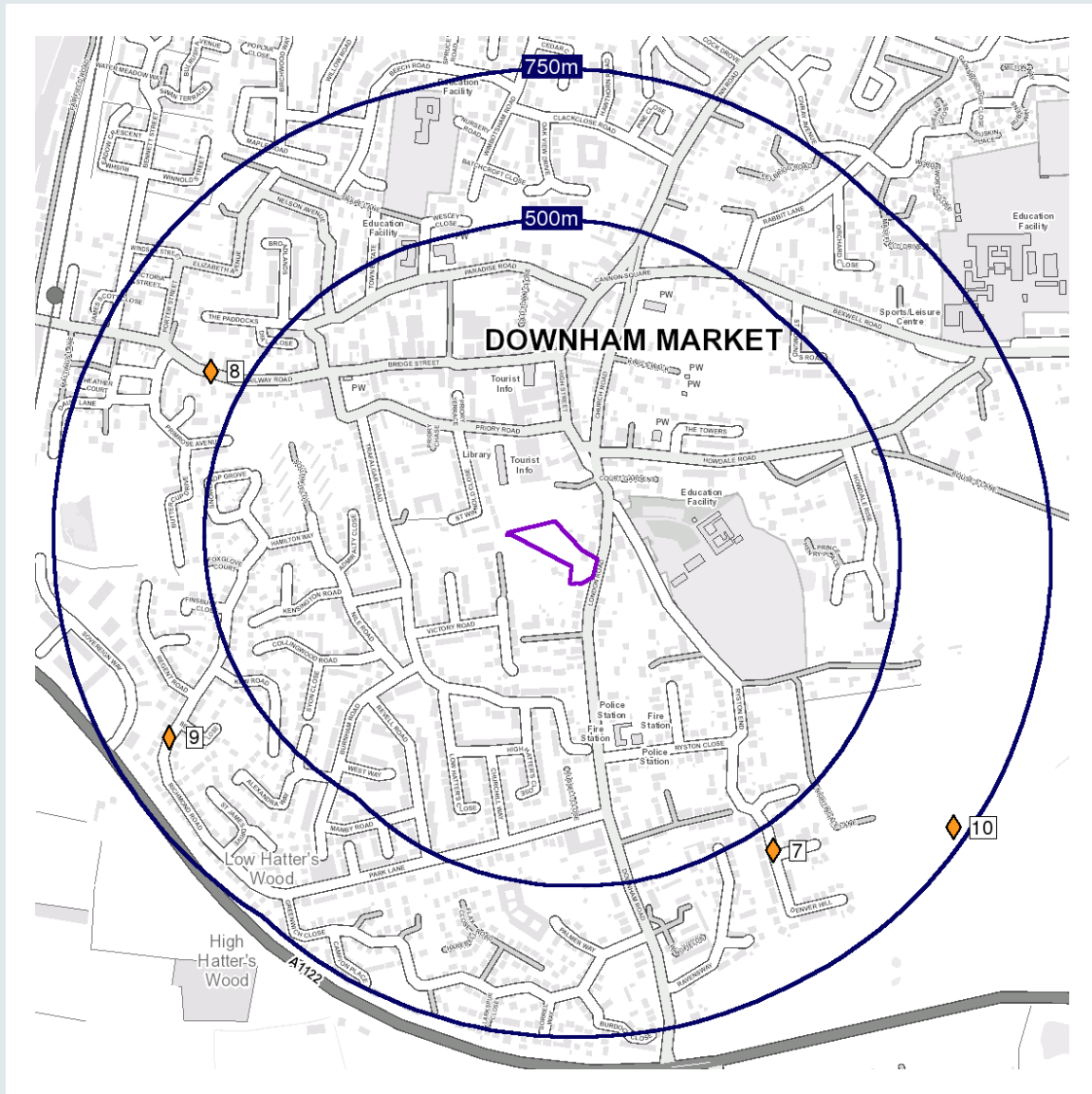
The records below relate to applications for residential projects where the scale of the application has not been determined.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
3	<b>12/01988/RM</b>	106m SW	Approx	Not Supplied	1
	Plot 5, The Rowans Victory Road Downham Market Norfolk, PE38 9RU	C3	10th December 2012	New Build	
	Application submitted (decision unknown)				
	Reserved matters applications: extension of time for the implementation of a planning permission reference 07/00263/O: construction of dwelling				
4	<b>12/00506/LB</b>	135m N	Good	Not Supplied	1
	4 London Road Downham Market Norfolk, PE38 9BZ	C3	3rd April 2012	New Build	
	Application submitted (decision unknown)				
	Listed building application: install a staircase as shown on plan to link ground floor to first floor flat, remove existing staircase and create opening for ensuite shower room, seal existing entrance door to old staircase, remove and rebuild stud partition walls and ensure new staircase and joists are properly supported				
5	<b>11/02100/F</b>	228m W	Good	Not Supplied	1
	1 Nile Road Downham Market Norfolk, PE38 9SA	C3	8th December 2011	New Build	
	Application submitted (decision unknown)				
	Proposed dwelling				
6	<b>12/00965/O</b>	245m N	Good	Not Supplied	1
	High House, Kings Walk Downham Market Norfolk, PE38 9LF	C3	20th June 2012	New Build	
	Outline Application submitted (decision unknown)				
	Outline Application: construction of detached house and garage following demolition of a row of garage units				



### 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.



Contains Ordnance Survey data © Crown copyright and database rights 2018

- Property
- Search Radii
- Map ID
- Multiple Features Present

- Residential New Build (over 50 dwellings)



### New Build Developments (over 50 Dwellings within 750m)

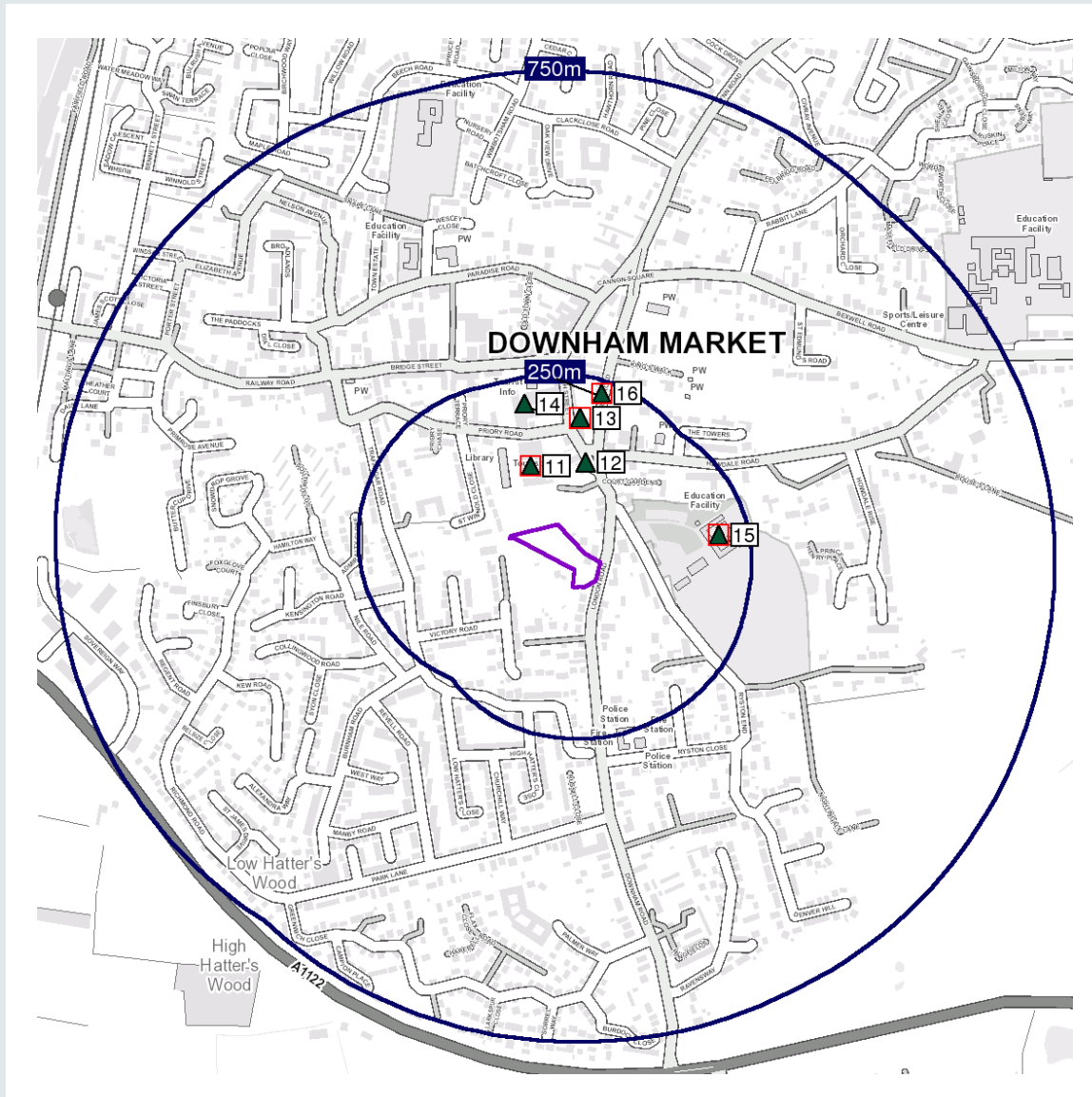
The records below show applications for new residential developments over 50 dwellings, recorded within a single application.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
7	<b>15/00135/OM</b>	541m SE	Approx	136000m <sup>2</sup>	1
	Denver Hill Downham Market Norfolk, PE38 9BE	C3	30th January 2015	New Build	
	Outline Application submitted (decision unknown)				
	Outline application for up to 170 dwellings, all matters reserved apart from access				
8	<b>11/01609/FM</b>	560m NW	Approx	42000m <sup>2</sup>	1
	s/o Railway Road Downham Market Norfolk, PE38	C3	11th October 2011	New Build	
	Application granted				
	115 Houses/2 Flats				
9	<b>13/01164/FM</b>	651m SW	Multiple Sites	33700m <sup>2</sup>	1
	Btw Railway Road Richmond Road, Downham Market Norfolk, PE38	C3	9th September 2013	New Build	
	Application granted				
	Residential Development of 97 dwellings with public open spaces				
10	<b>16/01322/OM</b>	725m SE	Good	243700m <sup>2</sup>	1
	Nightingale Lane Downham Market Norfolk, PE38 9FD	C3	13th July 2016	New Build	
	Outline application refused				
	Outline Application: up to 500 dwellings with a local centre and associated infrastructure and access				



### Section 1d : Planning Applications Map

The map below shows the location of medium non-residential planning applications within 250m and large non-residential planning applications within 750m of the property. Details of these applications are listed in the tables that follow.



Contains Ordnance Survey data © Crown copyright and database rights 2018

- |  |                           |  |                        |
|--|---------------------------|--|------------------------|
|  | Property                  |  | Non-residential Medium |
|  | Search Radii              |  | Non-residential Large  |
|  | Map ID                    |  |                        |
|  | Multiple Features Present |  |                        |



### Medium Non-residential Developments (within 250m)

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 250m<sup>2</sup> and 1500m<sup>2</sup>.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
11	<b>12/00326/F</b>	101m N	Good	Not Supplied	1
	London Road Downham Market Norfolk, PE38 9AW	A1	16th March 2012	Alteration or Conversion	
	Application submitted (decision unknown)				
	A proposed larch timber signage structure surrounding signage, a larch timber external facade welcome wall feature, and replacement of existing covered trolley bays with new timber covered trolley bay				
11	<b>12/00326/FM</b>	101m N	Good	Not Supplied	1
	London Road Downham Market Norfolk, PE38 9AW	A1	16th March 2012	Alteration or Conversion	
	Application submitted (decision unknown)				
	A proposed larch timber signage structure surrounding signage, a larch timber external facade welcome wall feature, and replacement of existing covered trolley bays with new timber covered trolley bays				
12	<b>17/01482/F</b>	103m N	Good	Not Supplied	1
	14 London Road Downham Market Norfolk, PE38 9AW	A1/A3/A4/A5	1st August 2017	Alteration or Conversion	
	Detail application withdrawn				
	Proposed change of use from Estate Agency (Class A2) to Fish and chip takeaway (Class A5), associated internal fit out and installation of extract duct to the rear of property				
13	<b>17/00783/CU</b>	173m N	Good	Not Supplied	1
	Vacant 1, High Street Downham Market Norfolk, PE38 9DA	A1/A3/A4/A5	27th April 2017	Alteration or Conversion	
	Detail application granted				
	Change of use to trade as a hair salon as the primary use and secondly to sell teas and coffees and light beverages to the general public				
13	<b>12/02010/CU</b>	176m N	Good	Not Supplied	1
	1 High Street Downham Market Norfolk, PE38 9DA	A1	17th December 2012	Alteration or Conversion	
	Application submitted (decision unknown)				
	Change of use from A1 retail to tattoo parlour				
14	<b>17/02048/A</b>	194m N	Good	Not Supplied	1
	9 Wales Court Downham Market Norfolk, PE38 9JZ	A1	2nd November 2017	New Build	
	Detail application granted				
	Advertisement application for 1 x internally illuminated fascia sign				

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
15	<b>16/00226/F</b>	200m E	Good	Not Supplied	1
	Ryston End DOWNHAM MARKET Norfolk, PE38 9AY	D1	18th February 2016	New Build	
	Detail application withdrawn				
	2. 0m high fencing installed to perimeter of the sixth form college site to secure this site. Removal of damaged fencing and installation of palisade fencing to prevent intruders (Retrospective)				
15	<b>17/01259/F</b>	200m E	Good	Not Supplied	1
	Downham Market High School Ryston End, Downham Market Norfolk, PE38 9AY	D1	21st July 2017	Alteration or Conversion	
	Detail application granted				
	92m length of 1. 8m green weld mesh fence to be installed along the boundary of ryston house for security reasons. raising the height of entrance gates to provide added security plus removal of small wall and brick pillars replacing with metal posts, raised railings and an additional pedestrian access gate. All fence and gates to be manufactured to match the original.				
16	<b>Potential Development</b>	237m N	Good	Not Supplied	2
	13 Bridge Street Downham Market Norfolk, PE38 9DR	B1	30th April 2012	Refurbishment or Repair	
	Unknown				
	Barclays Downham Market				
16	<b>11/01880/F</b>	241m N	Good	Not Supplied	1
	20 High Street Downham Market Norfolk, PE38 9DB	A1	18th November 2011	Alteration or Conversion	
	Application submitted (decision unknown)				
	Windows/Air Source Heat Pump				





### 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](mailto: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
Site Allocations and Development Management Plan	Kings Lynn And West Norfolk Borough Council	Adopted	29th September 2016
Proposal Map	Kings Lynn And West Norfolk Borough Council	Adopted	29th September 2016
Core Strategy	Kings Lynn And West Norfolk Borough Council	Adopted	28th July 2011

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
Community Infrastructure Levy (CIL)	Kings Lynn And West Norfolk Borough Council	Adopted	2017
Neighbourhood Plan - South Wootton	Kings Lynn And West Norfolk Borough Council	Adopted	2015
Neighbourhood Plan - Hunstanton	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Neighbourhood Plan - West Winch and North Runcton	Kings Lynn And West Norfolk Borough Council	Adopted	2017
Neighbourhood Plan - Bircham	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Neighbourhood Plan - Brancaster	Kings Lynn And West Norfolk Borough Council	Adopted	2015
Neighbourhood Plan - Walpole Cross Keys	Kings Lynn And West Norfolk Borough Council	Adopted	2017
Neighbourhood Plan - Upwell	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied

Plan Name	Local Authority	Plan Status	Adopted Date
Neighbourhood Plan - Downham Market	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Neighbourhood Plan - Snettisham	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Neighbourhood Plan - Tilney All Saints	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Neighbourhood Plan - Holme-next-the Sea	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Neighbourhood Plan - Sedgeford	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Norfolk Minerals & Waste LDF - Minerals Site Allocations : Single Issue Silica Sand Review	Norfolk County Council, Planning & Transportation - Minerals & Waste	Under Preparation	Not Supplied
Norfolk Minerals & Waste LDF - Local Plan	Norfolk County Council, Planning & Transportation - Minerals & Waste	Under Preparation	Not Supplied
King's Lynn and West Norfolk LDF - Local Plan Review	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Neighbourhood Plan - Castle Acre	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Neighbourhood Plan - Terrington St John	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Norfolk Minerals & Waste LDF - Norfolk Strategic Framework	Norfolk County Council, Planning & Transportation - Minerals & Waste	Under Preparation	Not Supplied
King's Lynn and West Norfolk LDF - Norfolk Strategic Framework	Kings Lynn And West Norfolk Borough Council	Under Preparation	Not Supplied
Neighbourhood Plan - Grimston, Congham and Roydon	Kings Lynn And West Norfolk Borough Council	Preparation Planned	Not Supplied
King's Lynn and West Norfolk LDF - Statement of Community Involvement	Kings Lynn And West Norfolk Borough Council	Adopted	2017
Norfolk Minerals & Waste LDF - Statement of Community Involvement	Norfolk County Council, Planning & Transportation - Minerals & Waste	Adopted	2017
Norfolk Minerals & Waste LDF - Minerals & Waste Development Scheme	Norfolk County Council, Planning & Transportation - Minerals & Waste	Approved	2017
Norfolk Minerals & Waste LDF - Core Strategy	Norfolk County Council, Planning & Transportation - Minerals & Waste	Adopted	2011
Norfolk Minerals & Waste LDF - Waste Site Allocations	Norfolk County Council, Planning & Transportation - Minerals & Waste	Adopted	2013
Norfolk Minerals & Waste LDF - Minerals Site Allocations	Norfolk County Council, Planning & Transportation - Minerals & Waste	Adopted	2013
King's Lynn and West Norfolk LDF - Local Development Scheme	Kings Lynn And West Norfolk Borough Council	Approved	2017
East Of England Regional Waste Management Strategy	East of England Regional Assembly, Planning	Approved	2003

### 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
Kings Lynn And West Norfolk Borough Council	<a href="http://www.west-norfolk.gov.uk/default.aspx?page=26543">http://www.west-norfolk.gov.uk/default.aspx?page=26543</a>
East of England Regional Assembly, Planning	Not Supplied

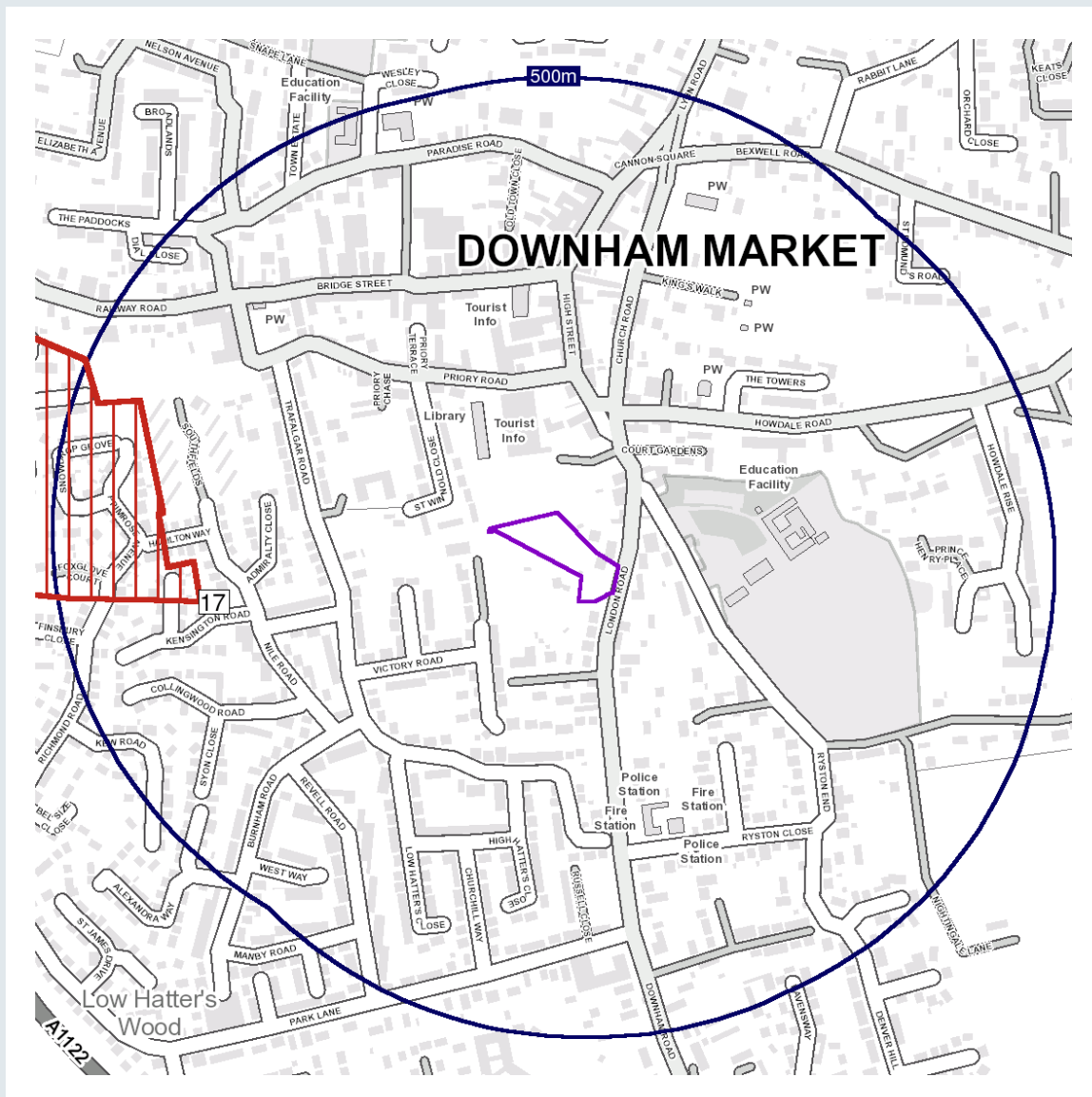
Local Authority	Planning Policy Website
Department for Communities and Local Government (formerly ODPM)	Not Supplied
Environment Agency, Head Office	Not Supplied





## 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.



Contains Ordnance Survey data © Crown copyright and database rights 2018

- |  |              |  |  |  |              |
|--|--------------|--|--|--|--------------|
|  | Property     |  |  |  | Recent Plans |
|  | Search Radii |  |  |  | Older Plans  |
|  | 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.

#### Recent Plans

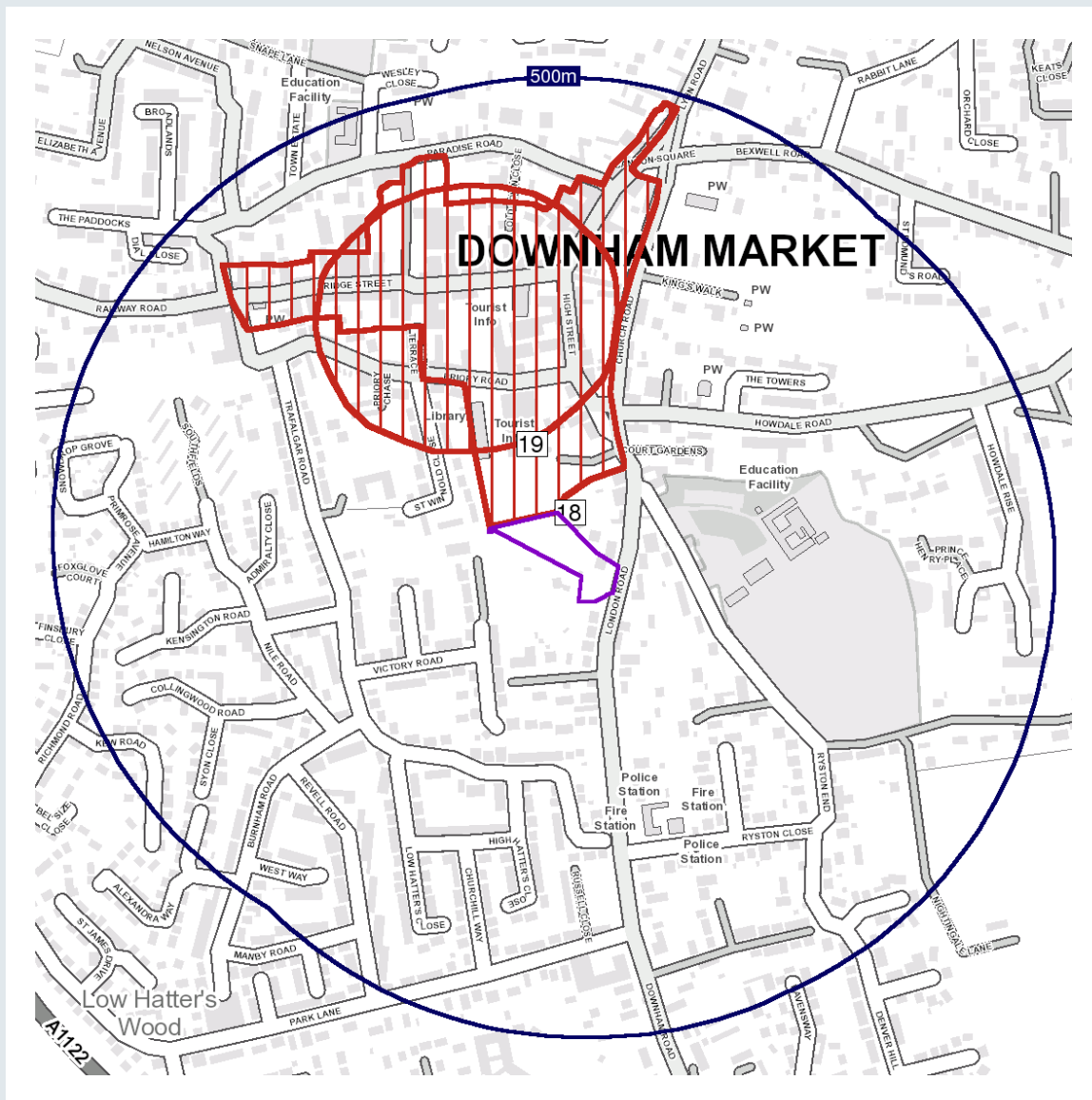
The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Plan	Core Strategy (28th July 2011) Adopted		
ID	Description	Policy Detail	Source Map
17	Permitted Housing	No associated policies	Downham Market



## 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.



Contains Ordnance Survey data © Crown copyright and database rights 2018

- |  |              |  |  |  |              |
|--|--------------|--|--|--|--------------|
|  | Property     |  |  |  | Recent Plans |
|  | Search Radii |  |  |  | Older Plans  |
|  | 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.

### Recent Plans

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

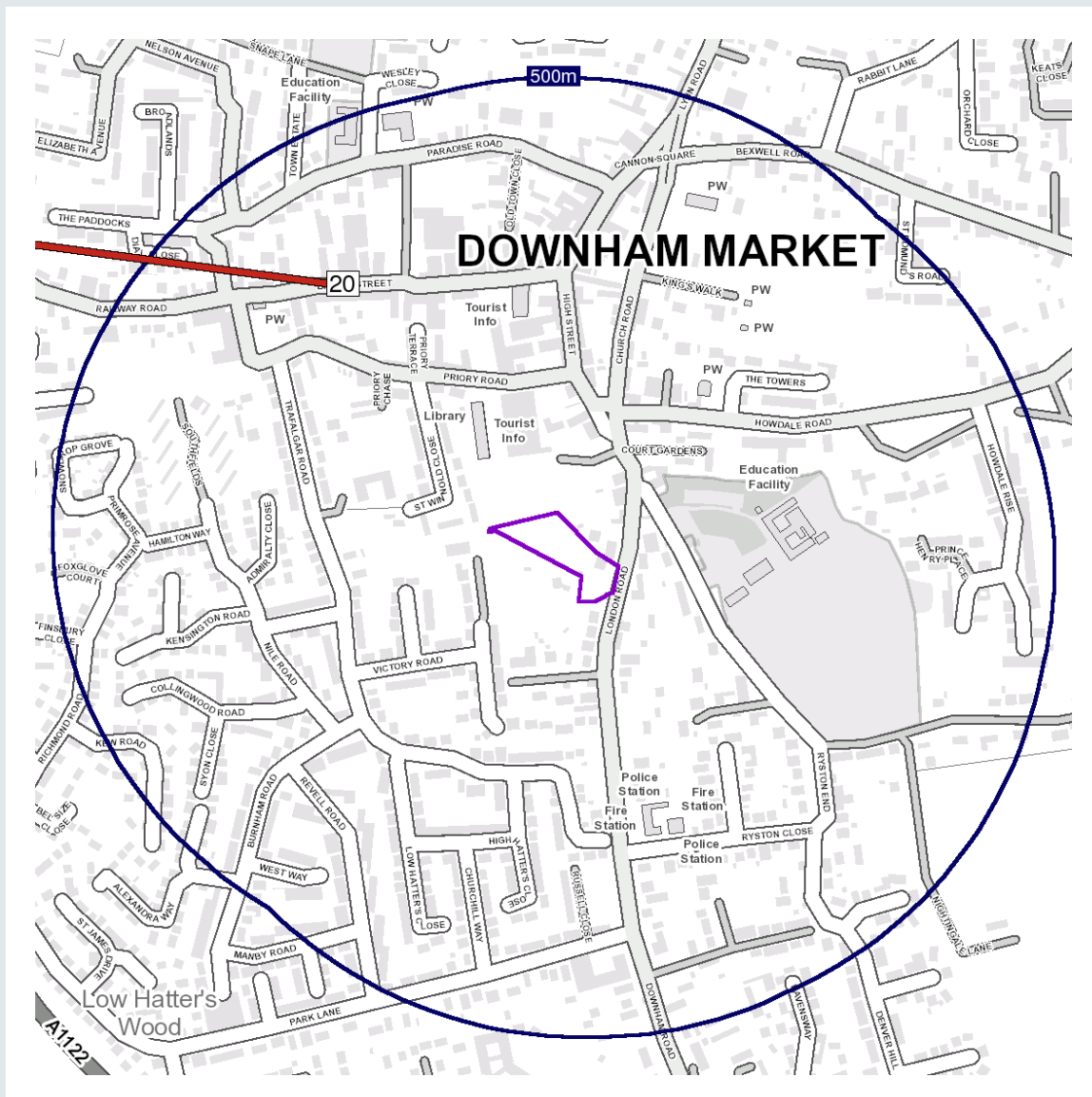
Plan	Site Allocations and Development Management Plan (29th September 2016) Adopted		
ID	Description	Policy Detail	Source Map
18	Town Centre Area	F1.1: Downham Market Town Centre Area And Retailing	Downham Market Town Centre Area

Plan	Core Strategy (28th July 2011) Adopted		
ID	Description	Policy Detail	Source Map
19	Town Centre	No associated policies	Downham Market



## Section 2d: Transport Infrastructure Map

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



Contains Ordnance Survey data © Crown copyright and database rights 2018

- |  |              |  |  |  |              |
|--|--------------|--|--|--|--------------|
|  | Property     |  |  |  | Recent Plans |
|  | Search Radii |  |  |  | Older Plans  |
|  | Map ID       |  |  |  |              |



### Section 2d: Transport Infrastructure

The tables below provide information about the policies and designations within your area that relate to Transport Infrastructure. For example, this could include public transport, cycling routes and traffic management schemes.

#### Recent Plans

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

Plan	Core Strategy (28th July 2011) Adopted		
ID	Description	Policy Detail	Source Map
20	Connections	No associated policies	Downham Market

#### Next Steps

If you are interested in the potential impact of the HS2 or Crossrail routes on your property we recommend that you purchase an [Argyll Energy & Infrastructure Report](#). This report has been produced to specifically consider the impacts of these types of development.

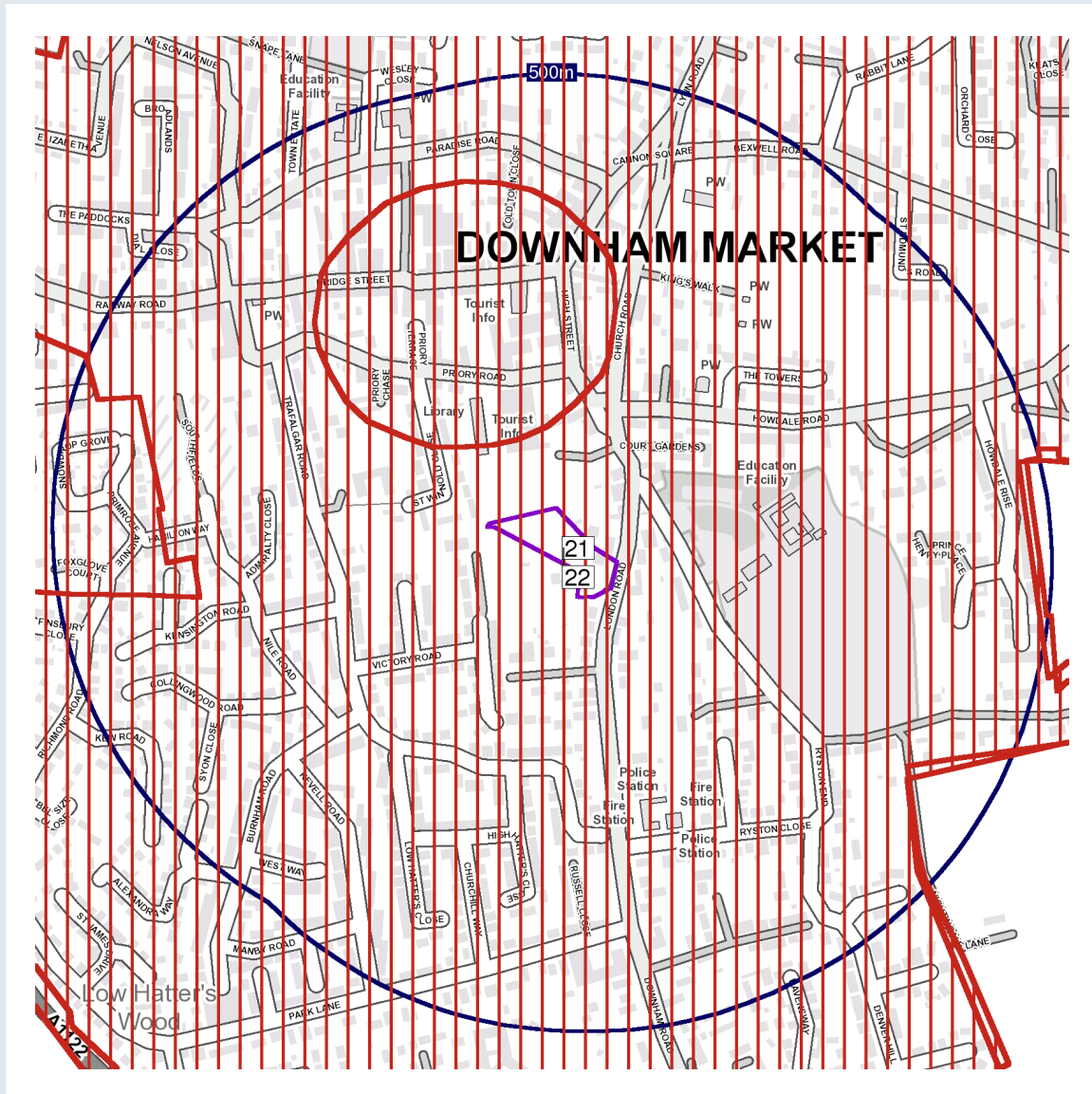
If you would like more information please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk).





### 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.



Contains Ordnance Survey data © Crown copyright and database rights 2018

- |  |              |  |  |  |              |
|--|--------------|--|--|--|--------------|
|  | Property     |  |  |  | Recent Plans |
|  | Search Radii |  |  |  | Older Plans  |
|  | 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.

### Recent Plans

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

Plan	Proposal Map (29th September 2016) Adopted		
ID	Description	Policy Detail	Source Map
21	Development Boundary	No associated policies	Inset F1 Downham Market

Plan	Core Strategy (28th July 2011) Adopted		
ID	Description	Policy Detail	Source Map
22	Existing Town	No associated policies	Downham Market
Not Mapped - (Due to Quality of Source Mapping)	Main Towns	No associated policies	Core Strategy Diagram



### 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.

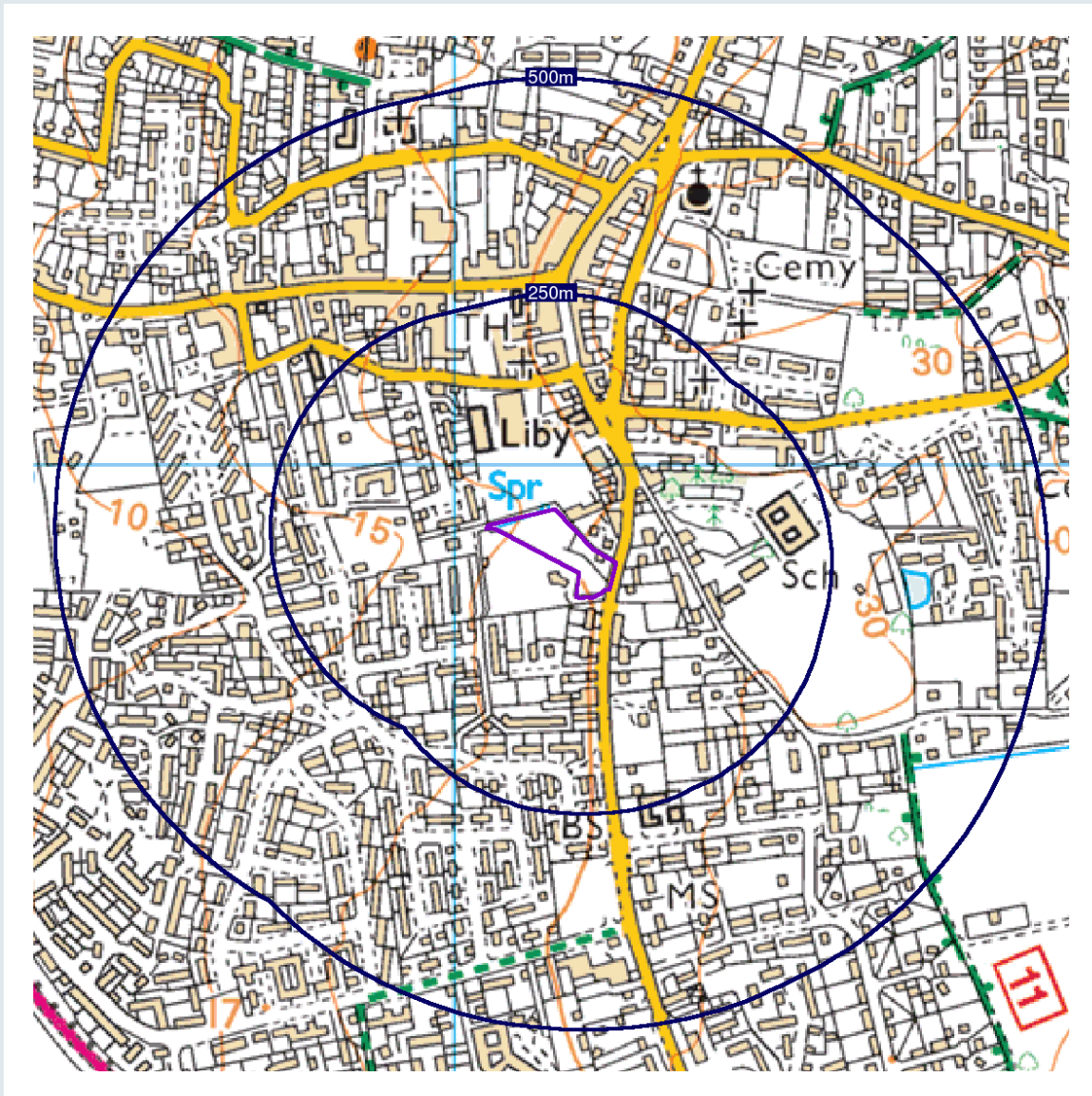
#### Next Steps

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](mailto: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.



© Crown copyright and database rights 2018 Ordnance Survey 100022432.



Property



Search Radii

### Public Rights of way

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

--- Footpath

+++ Byway open to all traffic

— Bridleway

++ 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](http://www.voa.gov.uk) to establish the council tax band of your property.

Local Authority: Kings Lynn And West Norfolk Borough Council

Tax Band	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Local Cost	£1093	£1275	£1457	£1639	£2003	£2367	£2731	£3278

© Crown Copyright material is reproduced with the permission of the Controller of HMSO and Queen's Printer for Scotland

### Housing Market

We have not found a home ownership profile for your postcode. This is usually because the postcode is relatively new and data is not available yet.

### Housing Type

We have not found a housing type profile for your postcode. This is usually because the postcode is relatively new and data is not available yet.

### Average Property Price

We have not found average house price information for your postcode. This is usually because the postcode is relatively new and data is not available yet.



### Section 3c: Population

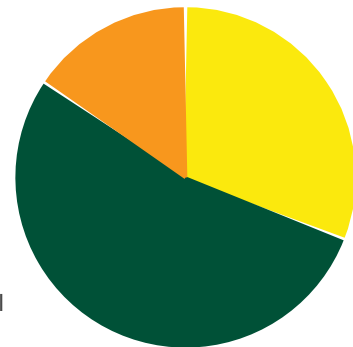
The information below provides an overview of the local community.

#### 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



Contains public sector information licensed under the Open Government Licence v3.0

#### Age

We have not found an age profile for your postcode. This is usually because the postcode is relatively new and data is not available yet.

#### Occupation

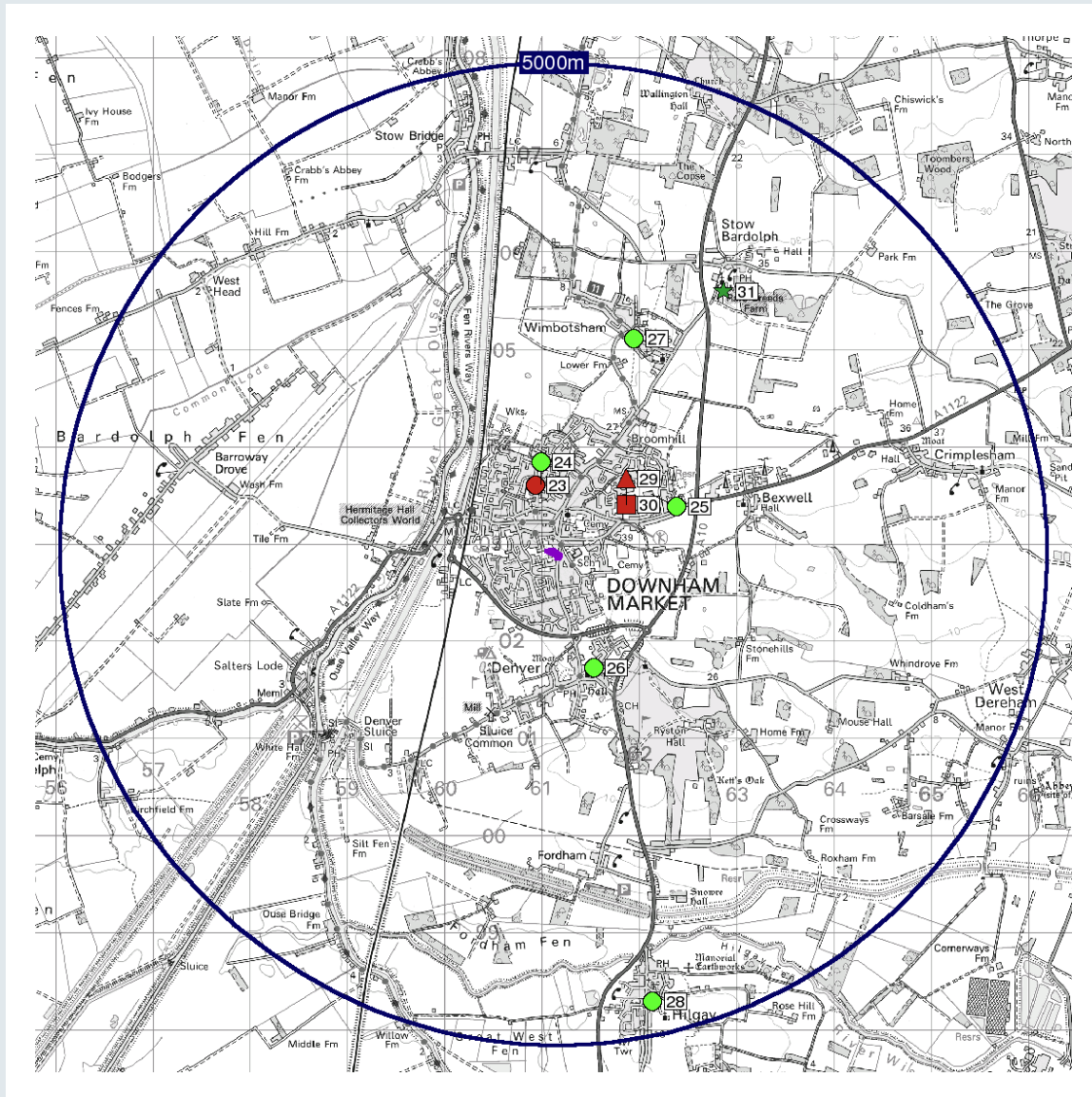
We have not found an occupation profile for your postcode. This is usually because the postcode is relatively new and data is not available yet.



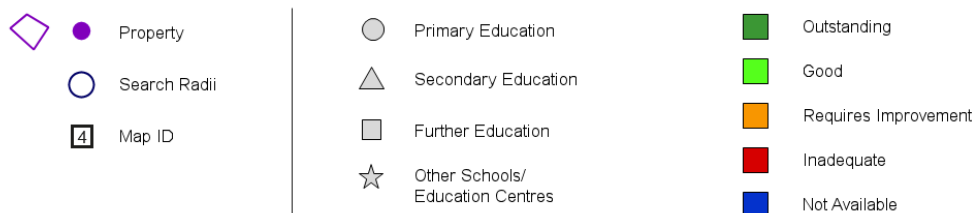


## Section 3d: Education Map

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



© Crown copyright and database rights 2018 Ordnance Survey 100022432





## 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
23	Clackclose Community Primary School, Downham Market, PE38 9PF	Community school	Inadequate
24	Nelson Academy, PE38 9PF	Academies	Good
25	Downham Market, Hillcrest Primary School, PE38 9ND	Community school	Good
26	Denver Voluntary Controlled Primary School, PE38 0DP	Voluntary controlled school	Good
27	Wimbotsham and Stow Community School, PE34 3QH	Community school	Good
28	Hilgay Village Voluntary Controlled Primary School, PE38 0JL	Voluntary controlled school	Good

### Secondary Education

ID	Name and Address	School Type	Inspection Result
29	Downham Market Academy, PE38 9LL	Academies	Inadequate

### Further Education

ID	Name and Address	School Type	Inspection Result
30	Downham Market Academy, PE38 9LL	Academies	Inadequate

### 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
31	Downham Preparatory School and Montessori Nursery, PE34 3HT	Independent	Outstanding

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](http://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](http://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](http://www.ofsted.gov.uk) (England), [www.estyn.gov.uk](http://www.estyn.gov.uk) (Wales) or [www.educationscotland.gov.uk](http://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 - Trafalgar Road, PE38	251m SW
Post Office	Post Office (Downham Market) - Price Right Shoes 31, High Street, Downham Market, PE38 9HF	293m N
Hospital	North Cambridgeshire Hospital - The Park, Wisbech, PE13 3AB	16.1km NW
Cash Machine	Cash Machine (TESCO) - London Road, Downham Market, PE38 9AW	100m N
Convenience Store	K P Stores - 66, Bridge Street, Downham Market, PE38 9DJ	375m NW
PayPoint	Martin's - 10, Bridge Street, Downham Market, PE38 9DH	303m N
Library	Downham Market Library - Priory Centre, Priory Road, Downham Market, PE38 9JS	92m NW
Cinema	The Luxe Cinema - Alexandra, Road, Wibeck, PE13 1HQ	16.3km NW
Recycling Centre	Recycling Centre - Nr High Road, PE34	14.1km N
Petrol Station	Stonecross Service Station - Stonecross Industrial Estate, Downham Market, PE38 0AD	1.3km E
Bus Stop	Bus Stop (Tesco Superstore) - PE38	148m N
Railway Station	Downham Market Rail Station - PE38	841m NW

#### 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
Howdale Surgery	48, Howdale Road, Downham Market, PE38 9AF
Bridge Street Surgery	30, Bridge Street, Downham Market, PE38 9DP
The Hollies Surgery	Paradise Road, Downham Market, PE38 9JE

### Dentists

Name	Address
Priory Dental	Priory Dental Care 5, Priory Road, Downham Market, PE38 9JU
Downham Dental Care	39, High Street, Downham Market, PE38 9HF

### Chemists

Name	Address
Boots	11-13, Wales Court, Downham Market, PE38 9JZ

### Veterinary Clinics

Name	Address
Hollies Veterinary Clinic	Paradise Road, Downham Market, PE38 9JE
The Crossings Veterinary Centre	8-10, St. Johns Way, St. Johns Business Estate, Downham Market, PE38 0QQ
Norfolk Equine Veterinary Services	41, The Drove, Barroway Drove, Downham Market, PE38 0AJ

## Eating and Drinking

### Restaurants

Name	Address
Titash	28, High Street, Downham Market, PE38 9HH
Dang Thai Restaurant	51, Bridge Street, Downham Market, PE38 9DW
Downham Tandoori	56, High Street, Downham Market, PE38 9HH

### Pubs Bars and Inns

Name	Address
Swan Hotel	29, High Street, Downham Market, PE38 9HF
The Cock Tavern	43-45, Lynn Road, Downham Market, PE38 9NP
The Bell Inn	2, Ely Road, Denver, Downham Market, PE38 0DW

### Cafés and Snack Bars

Name	Address
Sunshine Cafe	20, Wales Court, Downham Market, PE38 9JZ
Downham Cafe	13, Market Place, Downham Market, PE38 9DF
Fenland Express	Railway, Station, Downham Market, PE38 9EN

### Fast Food Outlets

Name	Address
Terracotta House	16, London Road, Downham Market, PE38 9AW
Spice Hut	1c, High Street, Downham Market, PE38 9DA
My Canteen	17A, High Street, Downham Market, PE38 9DA

## Retail Outlets

### Convenience and General Stores

Name	Address
K P Stores	66, Bridge Street, Downham Market, PE38 9DJ
Lynn Road Stores	47, Lynn Road, Downham Market, PE38 9NP
Mrh Stone Cross	A10, Bexwell, Downham Market, PE38 9ET

### Shopping Centres & Retail Parks

No results found.

### Garden Centres

Name	Address
Downham Garden Centre	14, Railway Road, Downham Market, PE38 9EB
Downham Home & Garden	Stonecross Industrial Estate, Downham Market, PE38 0AD
Chris Bowers & Sons Within Whispering Trees Nursery	Whispering Trees Nurseries, West Way, Wimbotsham, King's Lynn, PE34 3QB

## Sports and Leisure Facilities

### Golf Ranges, Courses, Clubs and Professionals

Name	Address
Denver Golf Club	128, Sluice Road, Denver, Downham Market, PE38 0EG
Ryston Park Golf Club	Ely Road, Denver, Downham Market, PE38 0HH

### Sports Grounds, Stadia and Pitches

Name	Address
Playing Field	Howdale Road, PE38
Playing Field	Downham Road, PE38
Playing Field	Sandringham Drive, PE38

### Supermarkets

Name	Address
Tesco	London Road, Downham Market, PE38 9AW
W M Morrisons Plc	Maltings Mall, Bridge Street, Downham Market, PE38 9DH

### DIY Stores

Name	Address
Knots Timber Merchants	38, High Street, Downham Market, PE38 9HH
Barkers D B S	Railway Road, Downham Market, PE38 9DY
Dorplan	Bexwell House 5 Karoo Close, Bexwell Business Park, Bexwell, Downham Market, PE38 9GA

### Gyms, Sports Halls and Leisure Centres

Name	Address
Alive Downham Leisure	Bexwell, Road, Downham Market, PE38 9LL

### Playgrounds

Name	Address
Playground	St Edmund'S Road, PE38
Playground	The Paddocks, PE38
Playground	Winnold Street, PE38

PointX © Database Right/Copyright

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

Contact	Name	Address	Contact Details
1	<b>Kings Lynn And West Norfolk Borough Council</b>	Kings Court Chapel Street King's Lynn Norfolk PE30 1EX	<b>T:</b> 01553 616200 <b>F:</b> 01553 691663 <b>W:</b> <a href="http://www.west-norfolk.gov.uk">www.west-norfolk.gov.uk</a>
2	<b>The Broads Authority</b>	Thomas Harvey House 18 Colegate Norwich Norfolk NR3 1BQ	<b>T:</b> 01603 610734 <b>F:</b> 01603 765710
3	<b>North Norfolk District Council</b>	Council Offices Holt Road Cromer Norfolk NR27 9EA	<b>T:</b> 01263 513811 <b>F:</b> 01263 515042 <b>W:</b> <a href="http://www.north-norfolk.gov.uk">www.north-norfolk.gov.uk</a>
4	<b>Forest Heath District Council</b>	District Offices College Heath Road Bury St Edmunds Suffolk IP28 7EY	<b>T:</b> 01638 719000 <b>F:</b> 01638 716493 <b>W:</b> <a href="http://www.forest-heath.gov.uk">www.forest-heath.gov.uk</a>

## Landmark Standard Terms and Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/515>

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

© Landmark Information Group and/or its Data Suppliers 2018

Landmark works in association with:



**Barbour ABI**



**COPSO**



## Important Consumer Protection Information

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)

Landmark Information Group Ltd is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

## 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 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

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

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

You can get more information about the PCCB from [www.propertycodes.org.uk](http://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](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.