

**PLANNING STATEMENT**  
Outline Residential Development  
102 East Road  
West Mersea

---

Appendix V  
Environmental Site Check

## Sitecheck Data

**108, East Road, West Mersea, COLCHESTER, CO5 8SA**

**Prepared for:**

**Ms S Mclellan  
Johnson Dennehy Planning Partnership  
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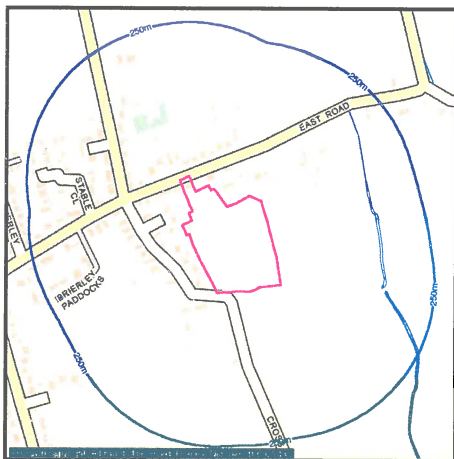
**Report Reference: SCD\_214097761\_1\_1**

**Report Date: 09-AUG-2019**

**Customer Reference: PRJ/SM/2069**

**National Grid Reference: 602560 213400**

**Site Area: 18936 m<sup>2</sup>**



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

**Telephone: 0844 844 9966**  
**Fax: 0844 844 9980**  
**Email: [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)**  
**Website: [www.sitecheck.co.uk](http://www.sitecheck.co.uk)**

Report Sections and Details	Page
<b>Summary of Site</b>	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
<b>Aerial Photo</b>	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
<b>Location Map</b>	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
<b>Summary Table</b>	3
This section comprises of a summary table of the information found on site and in its vicinity.	
<b>Current Land Use</b>	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
<b>Historical Land Use</b>	10
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
<b>Sensitivity</b>	13
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
<b>Other Factors</b>	16
This section contains information on other factors which may affect the site and its vicinity.	
<b>Useful Information</b>	17
This section contains information which may be of use when interpreting the report.	
<b>Useful Contacts</b>	18
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

<b>Sensitivity</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Environmentally Sensitive Receptors</b>		
<b>Environmentally Sensitive Areas</b>		
Essex Coast (decommissioned), Designation Date: 31st December 1994, Total Area: 16653030.43(m2), Contact Ref: 2	15	1

<b>Other Factors</b>	<b>Page No.</b>	<b>Reference Number (Map ID)</b>
<b>Geological</b>		
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level), Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	16	-
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	16	-
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	16	-
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	16	-
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Moderate, Contact Ref: 3	16	-
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	16	-



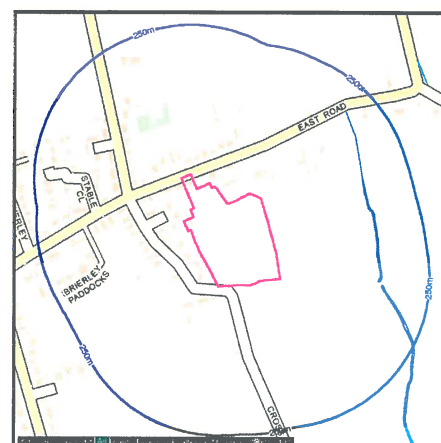
**Site**  
108, East Road, West Mersea, COLCHESTER, CO5 8SA

**Grid Reference**  
602560, 213400

**Report Reference**  
SCD\_214097761\_1\_1

**Customer Reference**  
PRJ/SM/2069

**Size of Site**  
18936 m<sup>2</sup>





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18936 m<sup>2</sup>



Current Land Use	On Site	0-250m
<b>Contaminants</b>	<b>0</b>	<b>7</b>
<b>Waste / Landfill Sites</b>		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
<b>Statutory Authorisations</b>		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
<b>Discharge Consents</b>		
Discharge Consents	0	4
Water Industry Act Referrals	0	0
<b>Industrial Processes</b>		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
<b>Storage of Hazardous Substances</b>		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
<b>Contraventions</b>		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	1

Current Land Use	On Site	0-250m
<b>Contaminants</b>	<b>0</b>	<b>7</b>
<b>Potentially Contaminative Uses</b>		
Contemporary Trade Directory Entries	0	2
Fuel Station Entries	0	0
<b>Miscellaneous</b>		
BGS Recorded Mineral Sites	0	0

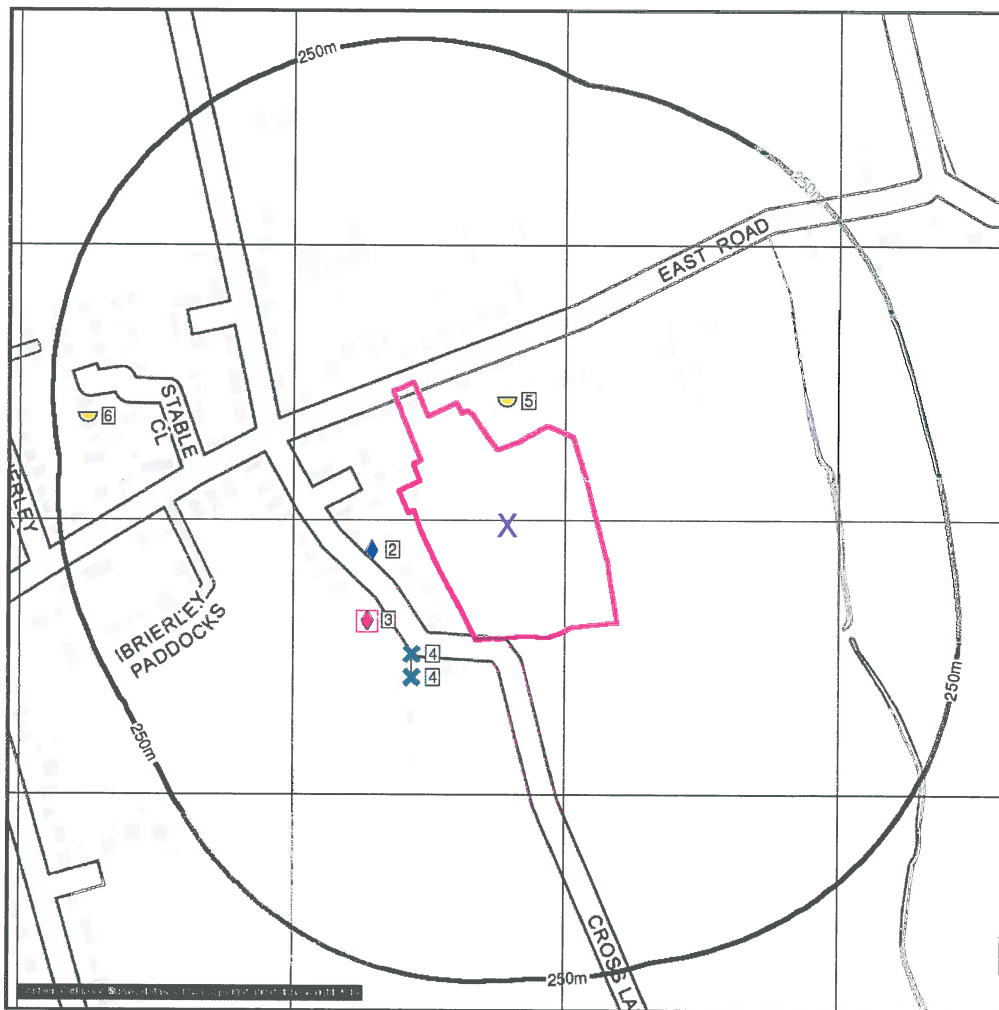
Historical Land Use	On Site	0-250m
<b>Contaminants</b>	<b>0</b>	<b>2</b>
<b>Potentially Contaminative Uses</b>		
Historical Tanks And Energy Facilities	0	2
Potentially Contaminative Industrial Uses (Past Land Use)	0	0
<b>Potentially Infilled Land</b>		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	0	0

Sensitivity	On Site	0-250m
<b>Pathways and Receptors</b>	<b>1</b>	<b>1</b>
<b>Pathways</b>		
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0
Flooding from Rivers or Sea without Defences	0	0
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0



<b>Sensitivity</b>	<b>On Site</b>	<b>0-250m</b>
<b>Pathways and Receptors</b>	<b>1</b>	<b>1</b>
<b>Environmentally Sensitive Receptors</b>		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	1	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	0	1
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	0
<b>Protected Countryside Areas</b>		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

Other Factors	On Site	0-250m
<b>Geological</b>	<b>8</b>	<b>0</b>
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	0	0
Man-Made Mining Cavities	0	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	0
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	0
Potential for Ground Dissolution Stability Hazards	1	0
Potential for Landslide Ground Stability Hazards	1	0
Potential for Running Sand Ground Stability Hazards	1	0
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0
Non Coal Mining Areas of Great Britain	0	0



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
<ul style="list-style-type: none"> <li>Site Boundary</li> <li>Search Buffer</li> <li>Bearing Reference Point</li> <li>Reference Number</li> </ul>	<ul style="list-style-type: none"> <li>BGS Recorded Landfill Site</li> <li>Licensed Waste Management Facilities (Landfill)</li> <li>Local Authority Recorded Landfill Site</li> <li>Registered Waste Transfer Site</li> <li>Registered Waste Treatment or Disposal Site</li> <li>Registered Landfill Site</li> <li>Point Location of Registered Landfill Site</li> </ul>	<ul style="list-style-type: none"> <li>BGS Recorded Landfill Site (Point)</li> <li>Licensed Waste Management Facilities (Location)</li> <li>Local Authority Recorded Landfill Site (Point)</li> <li>Registered Waste Transfer Site (Point)</li> <li>Registered Waste Treatment or Disposal Site (Point)</li> <li>Registered Landfill Site Potential Landfill Buffer</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control Enforcement</li> <li>Planning Hazardous Substance Enforcement</li> <li>Prosecution Relating to Authorised Processes</li> <li>Enforcement and Prohibition Notice</li> <li>Substantiated Pollution Incident Register</li> <li>Prosecution Relating to Controlled Waters</li> </ul>	<ul style="list-style-type: none"> <li>COMAH</li> <li>Planning Hazardous Substance Consent</li> <li>Explosive Site</li> <li>NHHS</li> </ul>
<ul style="list-style-type: none"> <li>Miscellaneous</li> <li>BGS Recorded Mineral Site</li> <li>Potentially Contaminative Use</li> <li>Potentially Contaminative Use</li> </ul>	<ul style="list-style-type: none"> <li>Registered Waste Transfer Site</li> <li>Registered Waste Treatment or Disposal Site</li> <li>Registered Landfill Site</li> <li>Registered Landfill Site</li> </ul>	<ul style="list-style-type: none"> <li>Enforcement and Prohibition Notice</li> <li>Substantiated Pollution Incident Register</li> <li>Prosecution Relating to Controlled Waters</li> </ul>	<ul style="list-style-type: none"> <li>Industrial Processes</li> <li>Integrated Pollution Control</li> <li>Integrated Pollution Prevention Control</li> <li>Integrated Pollution Control Registered Waste Site</li> <li>Local Authority Integrated Pollution Prevention and Control</li> </ul>	<ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control</li> <li>Contaminated Land Register Entry or Notice (Point)</li> <li>Contaminated Land Register Entry or Notice</li> <li>Registered Radioactive Substance</li> <li>Discharge Consents</li> <li>Discharge Consent</li> <li>Water Industry Act Referral</li> </ul>

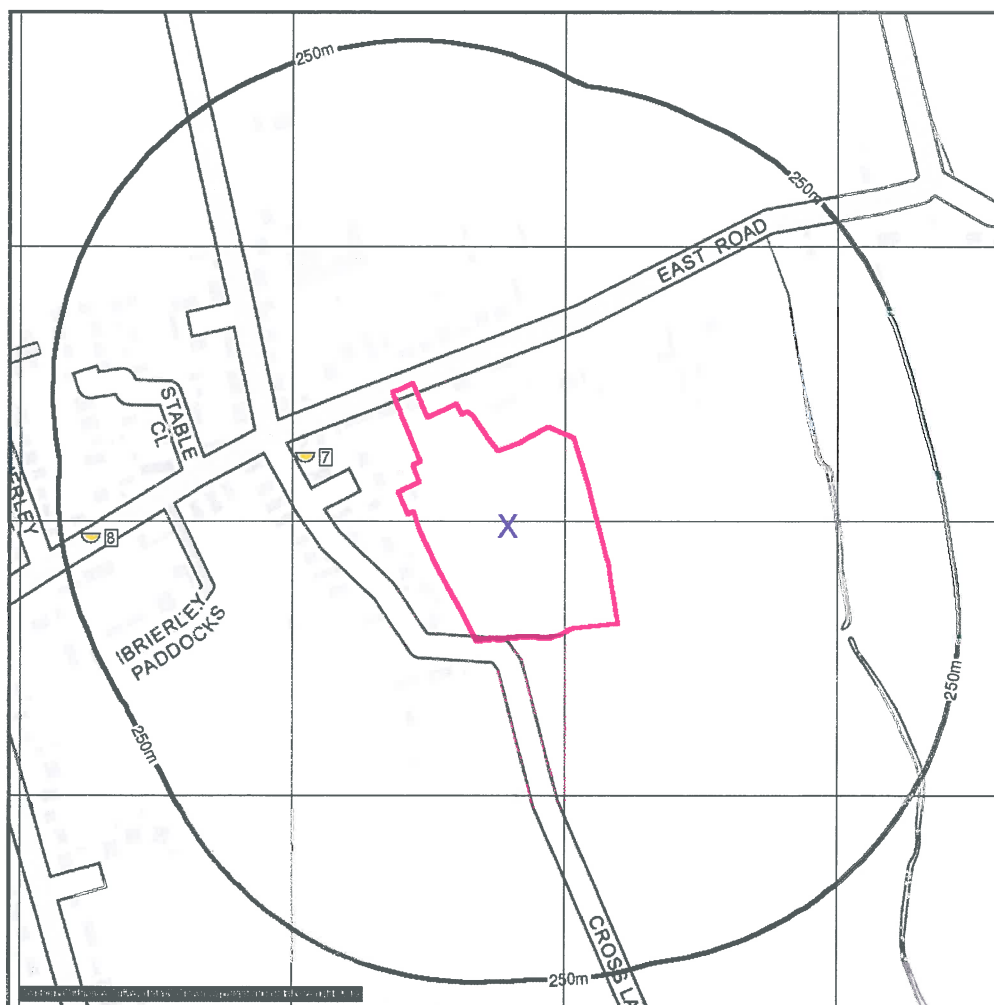
Contaminants	Ref No.	Search Buffer	Direction
<b>Waste / Landfill Sites</b>			
<b>Local Authority Landfill Coverage</b>			
Name: Colchester Borough Council, - Has no landfill data to supply, Contact Ref: 4	-	On Site	NW
Name: Essex County Council, - Has supplied landfill data, Contact Ref: 5	-	On Site	NW

Discharge Consents	Ref No.	Search Buffer	Direction
<b>Discharge Consents</b>			
Mark A Skinner, Cross Lane West Mersea, Colchester, Essex, Essex, Co5 8hn, Sewage Discharge, Reference: Prenf19344, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	2	0-250m	W
Timothy Jeffery, 24 Cross Lane, West Mersea, Colchester, Essex, Co5 8hn, Sewage Discharge, Reference: Eprxp3921gk, Version: 1, Status: New issued under EPR 2010, Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	3	0-250m	SW
Micahel S Martin, Cross Lane No 14 Cross Lane, West Mersea, Colchester, Essex, Co5 8hn, Sewage Discharge, Reference: Prenf19223, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	3	0-250m	SW
Francesca Jeffrey, Cross Lane No 24 West Mersea, Colchester, Essex, Essex, Co5 8hn, Sewage Discharge, Reference: Prenf16089, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	3	0-250m	SW

Contraventions	Ref No.	Search Buffer	Direction
<b>Substantiated Pollution Incident Register</b>			
Authority: Environment Agency - Anglian Region, Central Area, Incident Date: 5th November 2002, Incident Reference: 118843, Water Impact: Category 2 - Significant Incident, Air Impact: Category 3 - Minor Incident, Land Impact: Category 2 - Significant Incident, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1 Pollutant: Oils And Fuel: Kerosene And Aviation Fuel,	4	0-250m	SW

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
<b>Contemporary Trade Directory Entries</b>			
J E Spalding, 112, East Road, West Mersea, Colchester, CO5 8SA, Gunsmiths, Status: Inactive, Positional Accuracy: Automatically positioned to the address	5	0-250m	N

Contaminants	Ref No.	Search Buffer	Direction
<b>Potentially Contaminative Uses</b>			
<b>Contemporary Trade Directory Entries</b>			
Layer Products Ltd, 9, Stable Mews, West Mersea, Colchester, CO5 8HR, Blinds, Awnings & Canopies, Status: Inactive, Positional Accuracy: Automatically positioned to the address	6	0-250m	W



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number		

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
<b>Historical Tanks And Energy Facilities</b>			
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	7	0-250m	W
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971	8	0-250m	W

### Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

1:2,500	Mapsheet	Published
Ordnance Survey Plan	TM0213	1961
Ordnance Survey Plan	TM0213	1971

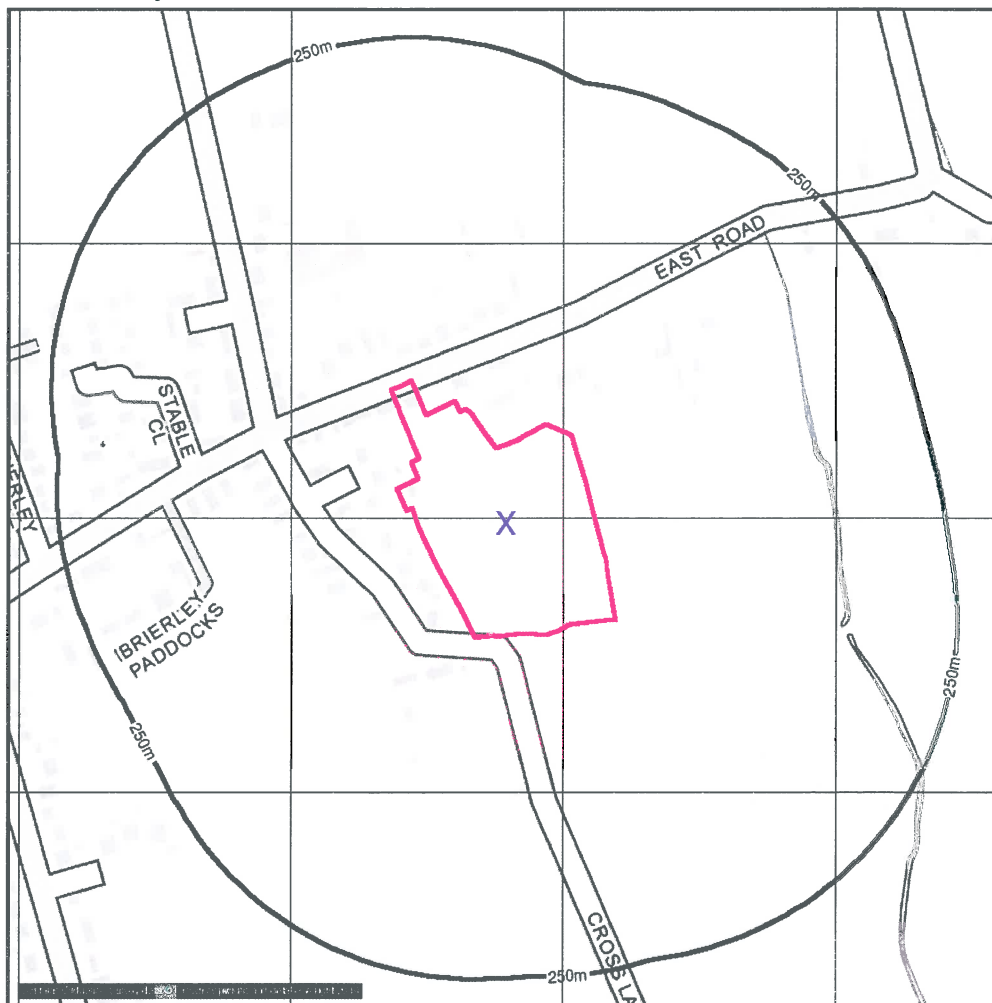
The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	TM01SW	1979

1:10,560	Mapsheet	Published
Essex	047_00	1880
Essex	047_NW	1898
Essex	047_SE	1925
Essex	047_SE	1938
Ordnance Survey Plan	TM01SW	1958

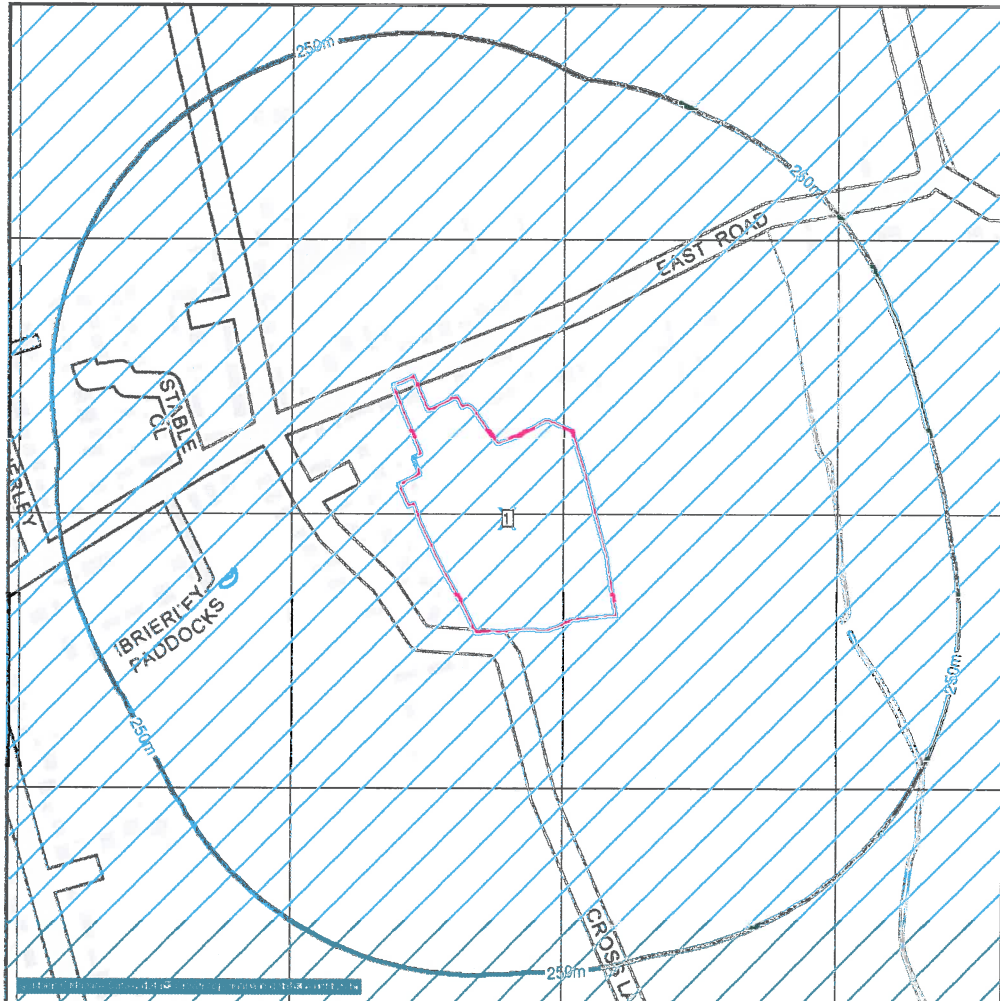


## Flood Map



General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	Flooding from Rivers or Sea without Defences (Zone 3)
Search Buffer	Flood Water Storage Areas	Flood Defences	
Bearing Reference Point			
Reference Number			

## Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
<ul style="list-style-type: none"> <li>Site Boundary</li> <li>Search Buffer</li> <li>Bearing Reference Point</li> <li>Reference Number</li> </ul>	<ul style="list-style-type: none"> <li>Area of Outstanding Natural Beauty</li> <li>Environmentally Sensitive Area</li> <li>Local Nature Reserve</li> <li>Marine Nature Reserve</li> <li>National Nature Reserve</li> <li>Ramsar Site</li> </ul>	<ul style="list-style-type: none"> <li>Site of Special Scientific Interest</li> <li>Special Area of Conservation</li> <li>Special Protection Area</li> <li>Nearest Surface Water Feature</li> <li>Water Abstractions</li> <li>Forest Park</li> <li>National Park</li> <li>National Scenic Area</li> </ul>

Pathways and Receptors	Ref No.	Search Buffer	Direction
<b>Environmentally Sensitive Receptors</b>			
<b>Environmentally Sensitive Areas</b>			
Essex Coast (decommissioned), Designation Date: 31st December 1994, Total Area: 16653030.43(m2), Contact Ref: 2	1	On Site	NW
<b>Nearest Surface Water Feature</b>			
Distance: 135m	-	0-250m	W

Other Factors	Search Buffer	Direction
<b>Geological</b>		
<b>Brine Compensation Area</b>		
No		-
<b>Coal Mining Affected Areas</b>		
In an area which may not be affected by Coal Mining		-
<b>Non Coal Mining Areas of Great Britain</b>		
No Hazard		-
<b>Radon Potential - Radon Affected Areas</b>		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NW
<b>Radon Potential - Radon Protection Measures</b>		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NW
<b>Potential for Collapsible Ground Stability Hazards</b>		
Hazard Potential: Very Low Contact Ref: 3	On Site	NW
<b>Potential for Compressible Ground Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NW
<b>Potential for Ground Dissolution Stability Hazards</b>		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NW
<b>Potential for Landslide Ground Stability Hazards</b>		
Hazard Potential: Very Low, Contact Ref: 3	On Site	NW
<b>Potential for Running Sand Ground Stability Hazards</b>		
Hazard Potential: Very Low Contact Ref: 3	On Site	NW
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>		
Hazard Potential: Moderate Contact Ref: 3	On Site	NW

### Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

### Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

### Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

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The Sitecheck Data User guide is available free of charge from our website [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

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