

Specimen Address, Specimen Town

## Total planning applications

10

In the last 10 years


Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please read all the information in this report carefully.



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It is important to be fully informed of all risks associated with a property before completing your purchase. Please read all the information in this report carefully.

## Planning summary

	<b>Large Projects</b> searched to 500m	2	page 3
	<b>Small Projects</b> searched to 125m	5	page 4
	<b>House Extensions</b> searched to 50m	3	page 5
	<b>Radon</b>	<b>Passed</b>	
	<b>Planning Constraints</b>	Identified	page 6
	<b>Local Information</b>	Yes	page 8

Full assessments for other environmental risks are available in other Groundsure searches including Groundsure Avista, which offers seven key environmental risk searches. Contact Groundsure or your search provider for further details.

## Planning summary



### Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

<b>2</b>	<b>Large Developments</b> searched to 500m	Please see <b>page 3</b> for details of the proposed developments.
<b>5</b>	<b>Small Developments</b> searched to 125m	Please see <b>page 4</b> for details of the proposed developments.
<b>3</b>	<b>House extensions or new builds</b> searched to 50m	Please see <b>page 5</b> for details of the proposed developments.

Large developments: 10 or more houses (or 1-9 houses if value is greater than £1m) and all other projects with a value greater than £250,000. Small developments: 3-9 houses or other developments with project value of less than £250,000.

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

### Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see **page 6** for further details of the identified issues.

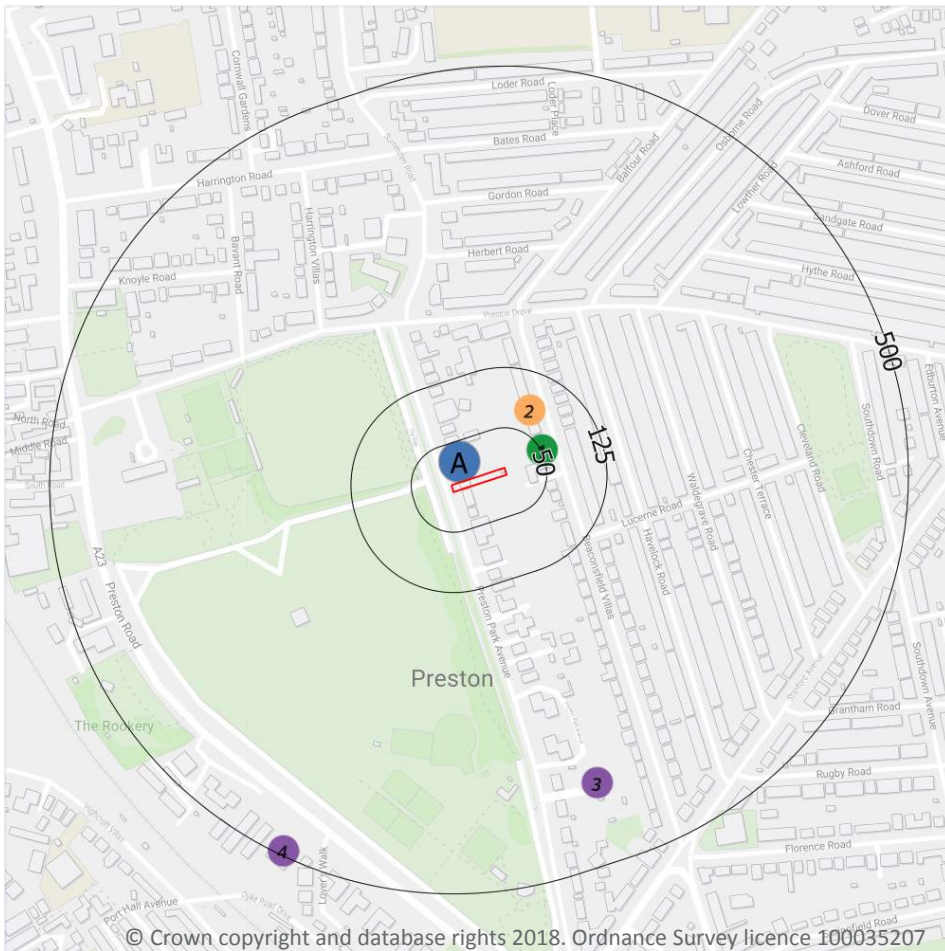
<b>Environmental Protected Areas</b>	<b>None</b>
<b>Visual and Cultural Protected Areas</b>	<b>Identified</b>

### Telecoms

There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 500 metres of the property.

<b>Mobile phone masts</b>	<b>None</b>
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## Planning



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- Site Centre
- Site Outline
- Search buffers in metres (m)
- Grouped applications and/or mobile mast records
- Mobile Mast Planning Records
- OFCOM Sitefinder Mobile Masts
- Large Project Planning Application
- Small Project Planning Application
- House Extension Planning Application

### Large projects searched to 500m

2 large developments within 500m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 3 Distance: 401 m Direction: S	Application reference: BH2013/04085 Application date: 14/01/2014 Council: Brighton & Hove Accuracy: Exact	Address: 11a Preston Park Avenue, Brighton, East Sussex, BN1 6HJ Project: Three, two storey detached dwellings with basements Last known status: Detailed plans have been granted.	<a href="#">Link</a>

ID	Details	Description	Online record
ID: 4 Distance: 496 m Direction: SW	Application reference: BH2015/00250 Application date: 26/01/2015 Council: Brighton & Hove Accuracy: Exact	Address: Prestamex House, 171 - 173 Preston Road, Brighton, East Sussex, BN1 6BN Project: 63 Flats (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>

## Small projects searched to 125m

5 small developments within 125m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

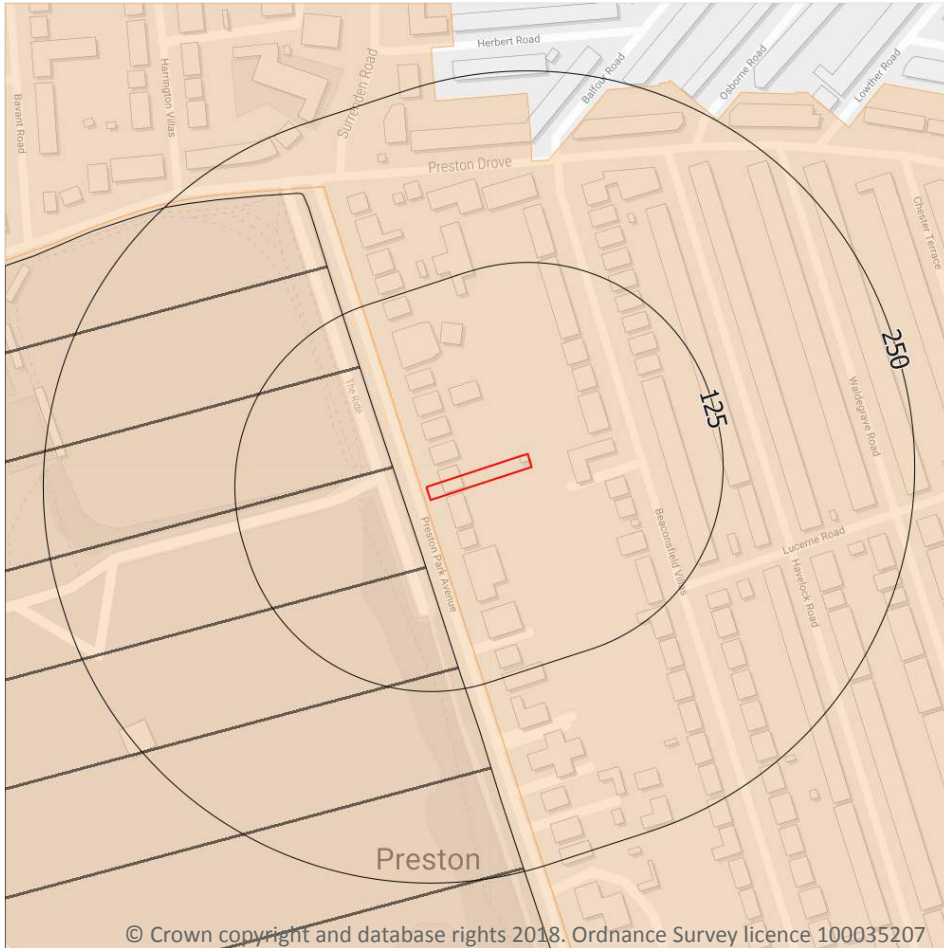
ID	Details	Description	Online record
ID: A Distance: 16 m Direction: N	Application reference: BH2016/00584 Application date: 03/03/2016 Council: Brighton & Hove Accuracy: Exact	Address: 34 Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: 5 Flats (Conversion/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 35 m Direction: N	Application reference: BH2014/02254 Application date: 04/08/2014 Council: Brighton & Hove Accuracy: Exact	Address: 35 Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: Office (Conversion) Last known status: The application for detail approval has been refused.	<a href="#">Link</a>
ID: A Distance: 68 m Direction: N	Application reference: BH2016/01883 Application date: 24/05/2016 Council: Brighton & Hove Accuracy: Exact	Address: 39 Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: Office (Alterations) Last known status: The application for detail approval has been refused.	<a href="#">Link</a>
ID: 2 Distance: 77 m Direction: NE	Application reference: BH2017/03751 Application date: 13/11/2017 Council: Brighton & Hove Accuracy: Exact	Address: 83 Beaconsfield Villas, Brighton, East Sussex, BN1 6HF Project: Care Home (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 86 m Direction: N	Application reference: BH2017/00018 Application date: 04/01/2017 Council: Brighton & Hove Accuracy: Exact	Address: 39a Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: Offices (New/Alterations) Last known status: The application for detail approval has been refused.	<a href="#">Link</a>

## House extensions and small new builds searched to 50m

3 house extensions and small new builds within 50m from the property have been submitted for planning permission during the last ten years.

ID	Details	Description	Online record
ID: A Distance: 32 m Direction: S	Application reference: BH2009/02505 Application date: 14/10/2009 Council: Brighton & Hove Accuracy: Exact	Address: 29a Preston Park Avenue, Brighton, East Sussex, South East, BN1 6HG Project: Loft Conversion Last known status: The application for detail approval has been refused.	N/A
ID: A Distance: 32 m Direction: S	Application reference: BH2010/00315 Application date: 05/02/2010 Council: Brighton & Hove Accuracy: Exact	Address: 29A Preston Park Avenue, Brighton, East Sussex, South East, BN1 6HG Project: Loft Conversion Last known status: Detailed plans have been granted.	N/A
ID: 1 Distance: 50 m Direction: NE	Application reference: BH2009/03042 Application date: 05/02/2010 Council: Brighton & Hove Accuracy: Exact	Address: 83 Beaconsfield Villas, Brighton, East Sussex, South East, BN1 6HF Project: Porch Last known status: Detailed plans have been granted.	N/A

## Planning constraints



✕ Site Centre     — Site Outline  
125 Search buffers in metres (m)  
250

Registered Parks and Gardens  
 Conservation Areas

## Visual and Cultural Designations

### Conservation Areas

The property is in or within 50m of a Conservation Area. Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
0	on site	Preston Park, The City of Brighton and Hove	The City of Brighton and Hove
4 m	W	Preston Village, The City of Brighton and Hove	The City of Brighton and Hove

This data is sourced from the Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

## Registered Parks and Gardens

The property contains, or is in close proximity to a registered park or garden, which is a designed landscape considered of historic interest.

Although the inclusion of a historic park or garden on the register in itself brings no additional statutory controls, local authorities are required by central government to consider registration material in planning terms, so local planning authorities must take into account the historic interest of the site when determining whether or not to grant planning permission.

Distance	Direction	Name	Grade
17 m	W	PRESTON MANOR AND PRESTON PARK	II

This data is sourced from Historic England. For more information please see: <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/pag-faqs>

## Local Information



This section provides information on local amenities and services which may be of interest in your area.

### Amenities, Infrastructure and Entertainment

The following information shows the nearest feature found in the categories below. All distances quoted are straight line distances.

Class	Distance	Direction	Address
Bus stop	76 m	E	Lucerne Road, Beaconsfield Villas , Brighton
Train station	814 m	SE	London Road (Brighton) Rail Station
Supermarket	635 m	E	The Co-operative Food, Ditchling Road, 269 Preston Drove, Five Ways, Brighton BN1 6FL
Grocery store	200 m	NE	Preston Foods, 108, Preston Drove, Brighton, East Sussex, BN1 6EW
Post Office	603 m	E	Post Office (Hollingbury), Hollingbury Post Office 148, Preston Drove, Brighton, East Sussex, BN1 6FJ
Doctors	90 m	NE	The Haven Practice, 100 Beaconsfield Villas, BRIGHTON, East Sussex, BN1 6HE
Dentist	377 m	N	Surrenden Dental Practice, 38 Surrenden Road, BRIGHTON, East Sussex, BN1 6PP
Chemist	175 m	N	Kamsons Pharmacy, 94 Preston, Drove, BRIGHTON, East Sussex, BN1 6LB
Theatre	1.15 km	SE	Emporium, 88 London Road, Brighton, East Sussex, BN1 4JF
Cinema	1.01 km	SE	Duke Of York's Cinema, Preston Circus, BRIGHTON, East Sussex, BN1 4NA
Restaurant	797 m	S	Pizza 500, 83 Preston Road, BRIGHTON, East Sussex, BN1 4QG
Pub	209 m	N	The Park View, 71 Preston Drove, Brighton, East Sussex, BN1 6LD
Nightclub	1.94 km	SW	Mitch Matthews, Flat 3 44, Wilbury Road, Hove, East Sussex, BN3 3PA
Hospital	1.38 km	SW	The Montefiore Hospital, 2, Montefiore Road, Hove, East Sussex, BN3 1RD
Household waste site	2.63 km	W	Hove H W S & Transfer Station, Leighton Road Depot, Off Old Shoreham Road, Hove, East Sussex, BN3 7ES

### Police

The following local policing information is available for your search area:

Police Force: Sussex Police

Community Safety Partnership: Brighton John Street Police Station

Further information relating to your local police station can be found below. Additional information on local crime statistics can be viewed at: [www.police.uk](http://www.police.uk)



Class	Distance	Direction	Address
Police Stations	2.19 km	S	Brighton John Street Police Station, John Street, Brighton, East Sussex, BN2 0LA

## Council Tax Bands

The following Council Tax band information is available for the Local Authority.

Local Authority	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Year
The City of Brighton and Hove (B)	£1,086	£1,267	£1,448	£1,628	£1,990	£2,352	£2,714	£3,257	2016-2017
National Average	£1,040	£1,213	£1,386	£1,559	£1,906	£2,252	£2,599	£3,119	

## Education

The following information includes the nearest educational establishments. Further information on an individual school's performance can be obtained from the Department of Education and Skills

[www.dfes.gov.uk](http://www.dfes.gov.uk)

Class	Distance	Direction	Address	Type
Nursery school	177 m	N	Growing Up Green, 138, Beaconsfield Villas, Brighton, East Sussex, BN1 6HE	-
Nursery school	292 m	NW	Pumpkin Patch Nursery, 37, Preston Drove, Brighton, East Sussex, BN1 6LA	-
Nursery school	379 m	NW	Hopscotch, 14, Bavant Road, Brighton, East Sussex, BN1 6RD	-
Infant school	636 m	NW	St Bernadette's Catholic Primary School, London Road, Brighton, East Sussex, BN1 6UT	-
Infant school	679 m	SW	Stanford Infant School, Highcroft Villas, Brighton, East Sussex, BN1 5PS	-
Infant school	699 m	NE	Balfour Primary School, Balfour Road, Brighton, East Sussex, BN1 6NE	-
Junior school	458 m	E	Brighton and Hove Montessori School, 67 Stanford Avenue, Brighton, BN1 6FB	Other Independent School
Junior school	636 m	NW	St Bernadette's Catholic Primary School, Preston Road, Withdean, Brighton, BN1 6UT	Voluntary Aided School
Junior school	680 m	SW	Stanford Infant School, Highcroft Villas, Brighton, BN1 5PS	Community School
Secondary school	726 m	N	Dorothy Stringer School, Loder Road, Brighton, BN1 6PZ	Community School
Secondary school	993 m	NE	Varndean School, Balfour Road, Brighton, BN1 6NP	Community School

# Planning

Specimen Address, Specimen Town

Grid reference: 530754 106395

Reference: GSTEST-12345678

Your reference: GS-TEST

Class	Distance	Direction	Address	Type
Secondary school	1.09 km	SW	Cardinal Newman Catholic School, The Upper Drive, Hove, BN3 6ND	Voluntary Aided School
Sixth form/college	1.01 km	SW	Brighton Hove and Sussex Sixth Form College, 205 Dyke Road, Hove, BN3 6EG	Further Education
Sixth form/college	1.02 km	N	Varndean College, Surrenden Road, Brighton, BN1 6WQ	Further Education
Sixth form/college	1.09 km	SW	Cardinal Newman Catholic School, The Upper Drive, Hove, BN3 6ND	Voluntary Aided School

## Air Quality

### Modelled Air Quality Readings

Defra publishes Background Concentration Maps of airborne pollutants, nitrous oxides (NO<sub>2</sub> and NO<sub>x</sub>) and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), for each year for Local Air Quality Management (LAQM) purposes.

The map for each year is modelled based on air quality monitoring and meteorological data gathered in a reference year. The current reference year is 2015. The maps divide the country into sectors. The concentrations for each sector account for pollution emitted within the sector itself and pollution that arrives from elsewhere, for example blown in by the wind.

The data presented here is the total estimated concentration of each pollutant in the sector that the site resides in, and the air quality objectives for each pollutant, which are taken from Defra's LAQM Technical Guidance document.

Pollutant	Local modelled reading (annual average)	UK Air Quality Objective (annual average)	UK Air Quality Objective (variable)
NO <sub>x</sub>	19 µg/m <sup>3</sup>	30 µg/m <sup>3</sup>	N/A
NO <sub>2</sub>	14 µg/m <sup>3</sup>	40 µg/m <sup>3</sup>	200 µg/m <sup>3</sup> (per hour - not be exceeded more than 18 times a year)
PM <sub>10</sub>	15 µg/m <sup>3</sup>	40 µg/m <sup>3</sup>	50 µg/m <sup>3</sup> (per 24hr period - not be exceeded more than 35 times a year)
PM <sub>2.5</sub>	10 µg/m <sup>3</sup>	25 µg/m <sup>3</sup>	N/A

### Notes

Pollutant	Details
NO <sub>x</sub>	NO <sub>2</sub> and NO are both oxides of nitrogen and together are referred to as nitrogen oxides (NO <sub>x</sub> )
NO <sub>2</sub>	Nitric oxide (NO) is mainly derived from road transport emissions and other combustion processes such as the electricity supply industry. NO is not considered to be harmful to health. However once released to the atmosphere NO is usually very rapidly oxidized mainly by ozone (O <sub>3</sub> ) to nitrogen dioxide (NO <sub>2</sub> ) which can be harmful to health.
PM <sub>10</sub>	Particulate Matter less than 10µm in aerodynamic diameter. Particles less than or equal to 10 micrometers in diameter are so small that they can get into the lungs potentially causing serious health problems. Ten micrometers is less than the width of a single human hair.
PM <sub>2.5</sub>	Particulate Matter less than 2.5µm in aerodynamic diameter. Particles less than or equal to 10 micrometers in diameter are so small that they can get into the lungs potentially causing serious health problems. Particles of this size can only be seen with an electron microscope.

## Additional searches that are not of concern or relevant to this location

The searches listed below were run against the property and found not to be of concern or represent a risk.

### Planning

Mobile phone masts  
Mobile phone masts planning records

Radon

### Planning constraints

Sites of Special Scientific Interest  
Internationally important wetland sites (Ramsar sites)  
Special Area of Conservation  
Special Protection Areas (for birds)  
National Nature Reserves  
Local Nature Reserves  
Designated Ancient Woodland  
Green Belt  
World Heritage Sites  
Areas of Outstanding Natural Beauty  
National Parks  
Listed Buildings  
Certificates of Immunity from Listing  
Scheduled Monuments

### Neighbourhood

Air quality management area

## Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are the largest provider of planning data in the UK. As with any dataset of this size and complexity there are limitations, which are highlighted below. The location of applications as “exact” relates to a point within or close to the development, but does not represent the nearest border. Locations marked “proximity” are estimated from the site address details or similar and should not be considered as an accurate representation of the project's location. Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications be identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the local authority. Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually.

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- 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.

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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 Advice

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 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.

### TPO's 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](mailto:admin@tpos.co.uk) Web: <https://www.tpos.co.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:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

[info@groundsure.com](mailto:info@groundsure.com) 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, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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