



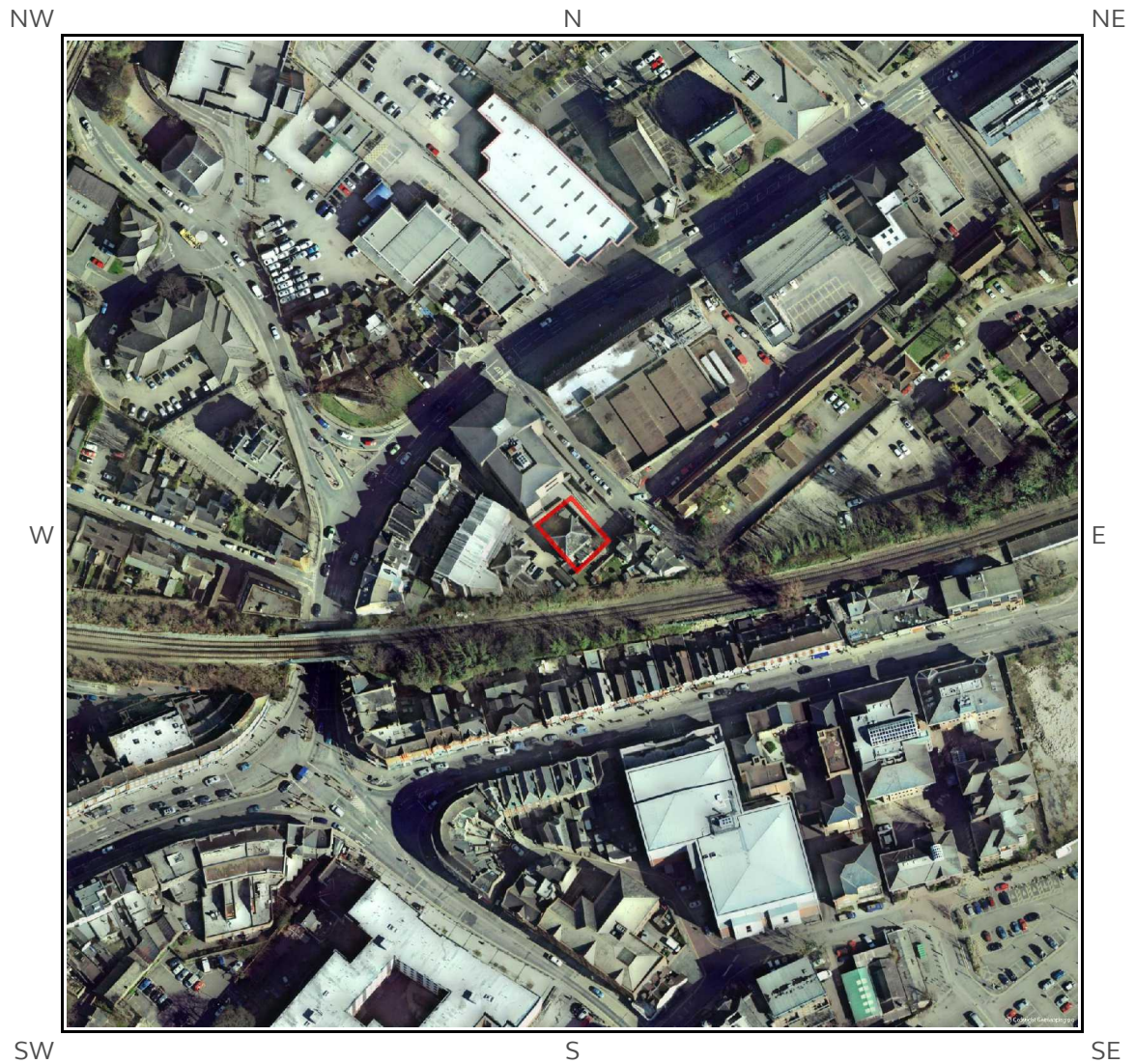
Groundsure Planview

Address: Specimen Address

Date: Report Date

Reference: Planview

Client: Client



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2. Overview of Findings

Detail	On-site	0-25m	25-250m	250-500m
Planning Applications (house extensions)	0	0	0	n/a
Planning Applications (projects)	0	0	0	0
Mobile Masts Data	0	0	16	9
Designated Environmentally Sensitive Sites	0	0	0	0
Designated Visually and Culturally Sensitive Sites	0	3	11	44
HS2 and Crossrail 1 Information	0	0	0	0

Detail	Highest Risk Rating
Radon	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

3. Detailed Findings

Notes on data content

Planning Information: The Planning Applications section of this report contains data provided under licence from Glenigan. Glenigan is the largest provider of planning data in the UK. The company has been collecting and processing planning application data since 1973. Glenigan tracks applications from initial planning and tender through to contracts awarded. This Planning Report contains the most up to date commercially available information on planning applications made in the vicinity of the subject property over the last 10 years.

Please note that 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. If any refused applications are identified within this report which would have a bearing on a purchaser's decision if they were to have been granted, you are advised to seek further clarification from the Local Authority on the application's status.

Whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to ensure that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. If the existence or absence of a planning application, consent or similar may 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.

Planning applications for house extensions searches up to 250m and is displayed as points on the Planning Applications and Mobile Masts Map. Project planning applications searches up to 500m. Those within and around a 250m buffer are represented as points on the Planning Applications and Mobile Masts Map.

Ofcom Sitefinder Mobile Phone Mast records: This information is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations.

Mobile Phone Mast Planning records: This data is taken from Glenigan's archive of planning applications relating to mobile phone masts.

Designated Environmentally Sensitive Sites: This section of this report comprises Sites of Special Scientific Interest, National Nature Reserves, Ramsar sites, Special Protection Areas, Special Areas of Conservation, Local Nature Reserves and Scheduled Ancient Woodland. The presence of these sites can result in restrictions upon certain types of development that may impact the sensitive environmental receptors identified.

Designated Visually and Culturally Sensitive Sites: This section of the report comprises Conservation Areas, Scheduled Ancient Monuments, Protected Parks and Gardens, Listed Buildings (and certificates of Immunity from Listing), National Parks, Areas of Outstanding Natural Beauty and World Heritage Sites. The presence of these sites can result in restrictions on certain types of development that may impact the aesthetic and cultural receptors identified.

English Heritage: © English Heritage 2013. Contains Ordnance Survey data © Crown copyright and database right 2013. The English Heritage GIS Data contained in this material was obtained on 01/07/2013. The most publicly available up to date English Heritage GIS Data can be obtained from <http://www.english-heritage.org.uk>.

Cadw: Contains public sector information licensed under the Open Government Licence v1.0

Historic Scotland: Contains public sector information and Ordnance Survey data © Crown copyright and database right 2013.

Rail Infrastructure: This dataset shows the presence of either the Highspeed 2 (HS2) rail link or Crossrail 1 infrastructure. It does not detail any smaller scale or existing rail networks. The information contained within these sections is taken from HS2 Ltd and publicly available maps of the Crossrail 1 development digitised by Groundsure. As the Crossrail 1 project is ongoing, the locations of boring machines and completed sections of tunnel is subject to change.

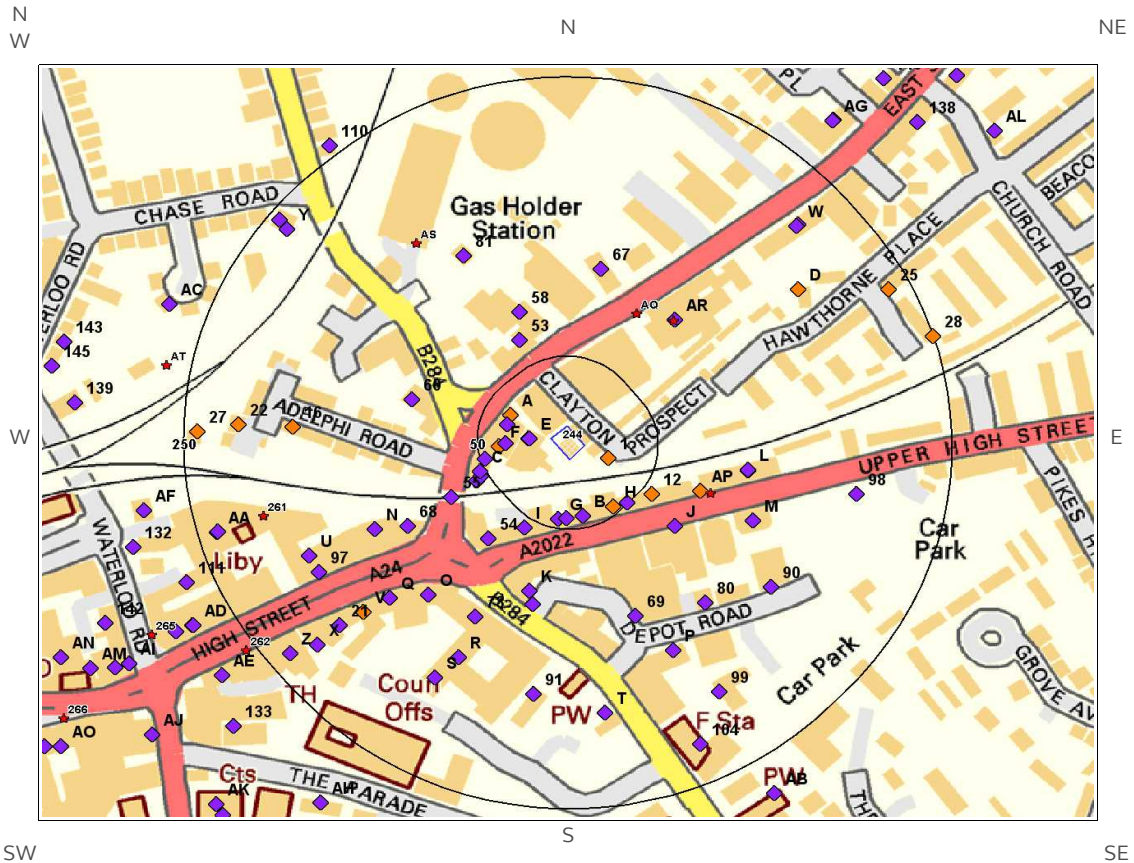
Natural Ground Subsidence: This dataset is obtained through the evaluation of six natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS). These datasets indicate the hazard posed by the occurrence of: Swell-Shrink Clay, Landslide, Compressible Ground, Collapsible Ground, Dissolution of Soluble Rocks and Running Sand. Where significant natural ground instability is indicated, its level of significance is expressed on a scale of A to E ('low' to 'high'), relating to its potential to cause subsidence damage in buildings that may not have been constructed to appropriate standards.

Radon: This dataset is taken from a joint database produced by the British Geological Survey (BGS) and the Public Health England (PHE – formerly the Health Protection Agency (HPA)). This data is considered to be accurate to approximately 50m. Radon is a radioactive gaseous element emitted naturally from rocks and minerals where radioactive elements are present. Under Building Regulation 211 (2007), radon protective measures are required for some new dwellings and extensions to existing dwellings that are built in radon affected areas. In areas where less than 3% of properties are affected, no radon protection measures are required under building regulations. In areas where between 3-10% of properties are affected, basic radon protection measures are required, and in areas where over 10% of properties are affected then full radon protection measures will be required. A property is considered to be radon affected if a reading of over 200 becquerels per cubic metre is measured. A target level of 100 becquerels per cubic metre is considered the ideal outcome for protection measures in new buildings.

Report Reference: Planview

Client Reference: Planview

4. Planning Applications and Mobile Masts Map



Planning Applications and Mobile Masts Legend

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-  Site Centre
-  House Extension Planning Application
-  Mobile Mast Planning Records
-  Project Planning Application
-  Ofcom Sitefinder Mobile Masts
-  50 Search Buffers (m)
-  250 Search Buffers (m)

4.Planning Applications and Mobile Masts

4.1 Planning Applications: House Extensions

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ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
1	18.0	SE	12 Clayton Road, Epsom, Surrey, KT17 1HZ	07/01547/FUL	27/02/2008	House (Extension)	House Extn (Exact)	Detailed Planning Granted
2A	33.0	NW	16A East Street, Epsom, Surrey, KT17 1HH	12/00902/FUL	20/11/2012	Flats (Conversion)	House Extn (Exact)	Detailed Planning Refused
3A	33.0	NW	Los Amigos, 16 East Street, Epsom, Surrey, KT17 1HH	09/00218/FUL	27/05/2009	Single Storey Rear Extension	House Extn (Exact)	Detailed Planning Granted
4A	33.0	NW	16a East Street, Epsom, Surrey, KT17 1HH	13/00930/COU	17/10/2013	Flats (Conversion)	House Extn (Exact)	Detailed Planning Granted
5A	33.0	NW	16A East Street, Epsom, Surrey, KT17 1HH	13/00160/COU	10/05/2013	Flats (Conversion)	House Extn (Exact)	Detailed Planning Withdrawn
6F	36.0	W	2b East Street, Epsom, Surrey, KT17 1HH	12/00439/FUL	08/11/2012	Flats (Conversion)	House Extn (Exact)	Detailed Planning Refused
7B	42.0	S	17A Upper High Street, Epsom, Surrey, KT17 4QY	08/00094/FUL	15/04/2008	House (Extension)	House Extn (Exact)	Detailed Planning Granted
8B	42.0	S	17A Upper High Street, Epsom, Surrey, KT17 4QY	07/01356/FUL	17/01/2008	House (Extension)	House Extn (Exact)	Detailed Planning Refused
9G	44.0	S	Lime, 11 - 13 Upper High Street, Epsom, Surrey, KT17 4QY	08/00153/FUL	25/04/2008	Single Storey Rear Extension	House Extn (Exact)	Detailed Planning Granted
10H	45.0	SE	25A Upper High Street, Epsom, Surrey, KT17 4QY	08/00594/FUL	17/07/2008	House (Extension)	House Extn (Exact)	Detailed Planning Submitted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
11C	54.0	SW	Barbers, 2 East Street, Epsom, Surrey, KT17 1HH	11/00576/FUL	25/08/2011	1 Flat	House Extn (Proximity)	Detailed Planning Withdrawn
12	57.0	SE	35a Upper High Street, Epsom, Surrey, KT17 4RA	11/00385/FUL	12/07/2011	Flats (Conversion)	House Extn (Exact)	Detailed Planning Granted
13C	59.0	SW	2b East Street, Epsom, Surrey, KT17 1HH	12/01358/FUL	02/03/2013	Flats (Conversion)	House Extn (Exact)	Detailed Planning Refused
14AP	85.0	SE	47 Upper High Street, Epsom, Surrey, KT17 4RA	12/01258/FUL	25/04/2013	House (Conversion)	House Extn (Exact)	Detailed Planning Granted
15L	112.0	E	Pickard House, 57a Upper High Street, Epsom, Surrey, KT17 4RA	08/00089/FUL	11/04/2008	2 Storey Rear Extension	House Extn (Exact)	Detailed Planning Granted
16	176.0	W	34 Adelphi Road, Epsom, Surrey, KT17 1JB	15/00141/FUL	15/05/2015	House (Extension)	House Extn (Proximity)	Detailed Planning Withdrawn
17V	178.0	SW	19 High Street, Epsom, Surrey, KT19 8DD	08/01388/FUL	02/03/2009	House (Extension)	House Extn (Exact)	Detailed Planning Granted
18T	183.0	S	Flat 5 Hope Lodge, 10 Church Street, Epsom, Surrey, KT17 4NY	13/00440/LBA	03/07/2013	House (Alterations)	House Extn (Exact)	Detailed Planning Granted
19D	183.0	NE	42 Hawthorne Place, Epsom, Surrey, KT17 4AA	08/00691/FUL	07/08/2008	Domestic Conservatory	House Extn (Exact)	Detailed Planning Granted
20D	183.0	NE	42 Hawthorne Place, Epsom, Surrey, KT17 4AA	08/00111/FUL	15/04/2008	Single Storey Side Extension	House Extn (Exact)	Detailed Planning Granted
21	196.0	SW	25 High Street, Epsom, Surrey, KT19 8DD	06/01472/FUL	23/03/2007	House (Extension)	House Extn (Exact)	Detailed Planning Granted
22	213.0	W	42 Adelphi Road, Epsom, Surrey, KT17 1JB	14/00693/FUL	19/08/2014	Single Storey Side/Rear Extension	House Extn (Proximity)	Detailed Planning Withdrawn
23X	217.0	SW	31a High Street, Epsom, Surrey, KT19 8DD	13/00530/FUL	26/07/2013	Flats (Conversion)	House Extn (Exact)	Detailed Planning Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
24Y	234.0	NW	1A Chase Road, Epsom, Surrey, KT19 8TL	08/00248/C OU	30/05/2008	1 Flat	House Extn (Exact)	Detailed Planning Granted
25	235.0	NE	24 Hawthorne Place, Epsom, Surrey, KT17 4AA	12/00936/F LH	14/11/2012	House (Extension)	House Extn (Exact)	Detailed Planning Granted
26A A	237.0	W	Jimmy Spices, 1 The Derby Square, Epsom, Surrey, KT19 8AG	14/01755/F UL	22/03/2015	House (Extension)	House Extn (Proximity)	Detailed Planning Granted
27	241.0	W	36A - 36B Adelphi Road, Epsom, Surrey, KT17 1JB	08/00077/F UL	04/04/2008	2 Storey Rear Extension	House Extn (Proximity)	Detailed Planning Granted
28	249.0	E	47 Delaporte Close, Epsom, Surrey, KT17 4AF	08/00393/F UL	11/06/2008	Domestic Conservatory	House Extn (Exact)	Detailed Planning Granted

4.2 Planning Applications: Projects

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ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
29E	15.0	W	Laine Theatre Arts Rear Of, 10 - 16 East Street, Epsom, Surrey, KT17 1HH	14/01725/F UL	20/02/2015	Dance Studio (Extension)	Projects (Proximity)	Detailed Planning Granted
30E	15.0	W	The Studios, East Street, Laine Theatre Arts, Epsom, Surrey, KT17 1HH	06/01029/F UL	08/12/2006	Storage/Timber Shed (New/Conversion)	Projects (Exact)	Detailed Planning Granted
31E	15.0	W	Laine Theatre Arts, East Street, Epsom, Surrey, KT17 1HH	05/01290/C OU	10/03/2006	Storage (Conversion)	Projects (Exact)	Detailed Planning Refused
32F	31.0	W	10C East Street, Epsom, Surrey, KT17 1HH	08/00113/C OU	11/04/2008	Health Centre (Conversion)	Projects (Exact)	Detailed Planning Granted
33A	32.0	W	14 East Street, Epsom, Surrey, KT17 1HH	11/00674/F UL	19/09/2011	Shopfront	Projects (Exact)	Detailed Planning Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
34B	42.0	S	17A Upper High Street, Epsom, Surrey, KT17 4QY	08/00178/FUL	09/05/2008	Shopfront	Projects (Exact)	Detailed Planning Granted
35B	42.0	S	17 Upper High Street, Epsom, Surrey, KT17 4QY	06/01066/FUL	19/01/2007	CCTV	Projects (Exact)	Detailed Planning Granted
36B	42.0	S	17 Upper High Street, Epsom, Surrey, KT17 4QY	12/00005/F LH	03/04/2012	2 Flats & Shopfront	Projects (Exact)	Detailed Planning Granted
37G	42.0	S	40 - 52 Upper High Street, Epsom, Surrey, KT17 4QY	08/01324/R EN	05/02/2008	Residential/ Commercial Units	Projects (Proximity)	Detailed Planning Refused
38G	42.0	S	Public Car Park, 40 - 52 Upper High Street, Epsom, Surrey, KT17 4QY	08/01246/R EN	30/01/2009	Residential/ Commercial Units	Projects (Proximity)	Detailed Planning Refused
39G	42.0	S	40 - 52 Upper High Street, Epsom, Surrey, KT17 4QY	09/00164/R EN	11/05/2009	Residential/ Commercial Units	Projects (Proximity)	Detailed Planning Refused
40G	44.0	S	11 - 13 Upper High Street, Epsom, Surrey, KT17 4QY	07/01286/FUL	11/01/2008	4 Flats (Conversion/ Extension)	Projects (Exact)	Detailed Planning Granted
41G	44.0	S	11 - 13 Upper High Street, Epsom, Surrey, KT17 4QY	14/01027/FUL	11/11/2014	Restaurant (Extension/Alterations)	Projects (Proximity)	Detailed Planning Granted
42G	44.0	S	Lime, 11 - 13 Upper High Street, Epsom, Surrey, KT17 4QY	10/01064/FUL	07/02/2011	Takeaway (Conversion/ Extension)	Projects (Exact)	Detailed Planning Withdrawn
43C	47.0	W	6 - 8 East Street, Epsom, Surrey, KT17 1HH	06/00615/FUL	25/08/2006	5 Flats (Conversion)	Projects (Exact)	Detailed Planning Granted
44H	50.0	SE	Shama Restaurant, 29 Upper High Street, Epsom, Surrey, KT17 4QY	08/00508/FUL	27/06/2008	Restaurant (Alterations)	Projects (Exact)	Detailed Planning Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
45H	50.0	SE	Shama Restaurant, 29 Upper High Street, Epsom, Surrey, KT17 4QY	08/00083/F UL	04/07/2008	Shopfront	Projects (Exact)	Detailed Planning Granted
46C	54.0	SW	Barbers, 2 East Street, Epsom, Surrey, KT17 1HH	11/00361/F UL	29/06/2011	Shopfront	Projects (Proximity)	Detailed Planning Granted
47C	54.0	SW	Barbers, 2 East Street, Epsom, Surrey, KT17 1HH	10/01291/F UL	03/03/2011	5 Flats (Conversion/Extension)	Projects (Proximity)	Detailed Planning Granted
48C	55.0	SW	2 - 2A East Street, Epsom, Surrey, KT17 1HH	09/00117/F UL	29/04/2009	5 Flats (Conversion/Extension)	Projects (Proximity)	Detailed Planning Granted
49I	58.0	SW	9 Upper High Street, Epsom, Surrey, KT17 4QY	08/00648/F UL	28/07/2008	Air Conditioning Unit	Projects (Proximity)	Detailed Planning Granted
50I	58.0	SW	Co-Op, 9 Upper High Street, Epsom, Surrey, KT17 4QY	13/00185/F UL	14/05/2013	Mechanical Plant	Projects (Exact)	Detailed Planning Granted
51I	58.0	SW	Co-Op, 9 Upper High Street, Epsom, Surrey, KT17 4QY	13/00169/F UL	14/05/2013	Shopfront	Projects (Exact)	Detailed Planning Granted
52C	59.0	SW	2b East Street, Epsom, Surrey, KT17 1HH	14/00084/F UL	23/04/2014	Office (Conversion)	Projects (Proximity)	Detailed Planning Granted
53	69.0	NW	The Plough And Harrow Public H, 27 East Street, Epsom, Surrey, KT17 1BD	07/01258/L BA	19/12/2007	Restaurant (Conversion/Alterations)	Projects (Exact)	Listed Building Consent Granted
54	80.0	SW	Ormonde House, 2 High Street, Epsom, Surrey, KT19 8AD	07/00163/C OU	18/05/2007	4 Flats (Conversion)	Projects (Exact)	Detailed Planning Granted
55	80.0	SW	Railway Bridge, East Street, Epsom, Surrey, KT17 1	10/00017/P AP	08/04/2010	Bridge Works	Projects (Exact)	Detailed Planning Granted
56J	84.0	SE	2, 22 Upper High Street, Epsom, Surrey, KT17 4QJ	06/01258/F UL	09/02/2007	Shopfront	Projects (Exact)	Detailed Planning Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
57J	84.0	SE	26 Upper High Street, Epsom, Surrey, KT17 4QJ	05/01424/FUL	07/04/2006	Office (Conversion)	Projects (Proximity)	Detailed Planning Granted
58	88.0	N	29 East Street, Epsom, Surrey, KT17 1BD	06/00063/FUL	21/04/2006	Meeting Room (Extension)	Projects (Exact)	Detailed Planning Granted
59K	98.0	S	6 - 7 The Quadrant, Upper High Street, Epsom, Surrey, KT17 4RH	09/00910/COU	21/12/2009	Beauty Salon (Conversion)	Projects (Proximity)	Detailed Planning Granted
60	99.0	W	Seeability House, 1A Hook Road, Epsom, Surrey, KT19 8TH	13/00867/FUL	17/10/2013	Offices & Day Nursery (Conversion)	Projects (Proximity)	Detailed Planning Refused
61AR	105.0	NE	20 - 40 East Street, Epsom, Surrey, KT17 1HQ	14/01794/FUL	12/03/2015	Non Food Retail Unit	Projects (Proximity)	Detailed Planning Granted
62K	107.0	S	Glyn House, 15 Church Street, Ewell, Epsom, Surrey, KT17 4PF	06/00023/FUL	21/04/2006	Play Area	Projects (Proximity)	Detailed Planning Withdrawn
63K	107.0	S	Nelson House, 1a Church Street, Epsom, Surrey, KT17 4PF	08/00034/COU	11/04/2008	Osteopath Practice (Conversion)	Projects (Exact)	Detailed Planning Granted
64K	107.0	S	Nelson House, 1a Church Street, Epsom, Surrey, KT17 4PF	10/00240/FUL	08/06/2010	Laboratory (Conversion)	Projects (Exact)	Detailed Planning Granted
65L	112.0	E	Pickard House, 57a Upper High Street, Epsom, Surrey, KT17 4RA	13/00305/FUL	07/06/2013	11 Flats & 1 Office/Shop (Extension/Alteration)	Projects (Exact)	Detailed Planning Granted
66L	112.0	E	57a Upper High Street, Epsom, Surrey, KT17 4RA	14/00080/COU	14/04/2014	Fitness Centre (Conversion)	Projects (Proximity)	Detailed Planning Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
67	114.0	N	Crossways House & Bradford Hou, 39 - 39A East Street, Epsom, Surrey, KT17 1BL	14/00606/FUL	20/08/2014	5 Student Accommodation/Flats & Offices	Projects (Exact)	Detailed Planning Granted
68	116.0	SW	14 High Street, Epsom, Surrey, KT19 8AH	10/00841/FUL	01/11/2010	Beauty Salon (Conversion)	Projects (Exact)	Detailed Planning Granted
69	121.0	S	Depot Road, Corner Of Church Street, Epsom, Surrey, KT17 4RJ	07/00329/FUL	08/06/2007	CCTV	Projects (Proximity)	Detailed Planning Granted
70M	127.0	SE	38 Upper High Street, Epsom, Surrey, KT17 4QJ	07/01352/FUL	25/01/2008	Financial & Professional Services	Projects (Exact)	Detailed Planning Refused
71M	127.0	SE	Renaissance House, 32 Upper High Street, Epsom, Surrey, KT17 4QJ	10/01131/FUL	17/01/2011	Air Conditioning Units	Projects (Exact)	Detailed Planning Granted
72M	127.0	SE	38 Upper High Street, Epsom, Surrey, KT17 4QJ	06/00720/FUL	15/09/2006	Office (Conversion)	Projects (Exact)	Detailed Planning Granted
73	130.0	SW	4C Church Street, Epsom, Surrey, KT17 4NY	13/00890/FUL	09/10/2013	Office (Conversion)	Projects (Proximity)	Detailed Planning Granted
74N	136.0	SW	Specsavers, 24 High Street, Epsom, Surrey, KT19 8AH	14/01463/FUL	27/01/2015	Air Conditioning Unit	Projects (Proximity)	Detailed Planning Granted
75N	136.0	SW	Bella Italia, 22 High Street, Epsom, Surrey, KT19 8AH	12/00494/FUL	10/08/2012	Shopfront	Projects (Proximity)	Detailed Planning Granted
76N	136.0	SW	St Andrews House, 22 - 28 High Street, Epsom, Surrey, KT19 8AH	06/00948/FUL	10/11/2006	14 Flats (Conversion/ Extn)	Projects (Exact)	Detailed Planning Granted
77O	137.0	SW	5 - 11 High Street, Epsom, Surrey, KT19 8DA	14/01006/FUL	09/10/2014	Restaurants & Cafes (Conversion)	Projects (Proximity)	Detailed Planning Submitted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
78O	137.0	SW	11 High Street, Epsom, Surrey, KT19 8DA	14/01486/FUL	19/01/2015	Shopfront	Projects (Proximity)	Detailed Planning Granted
79O	137.0	SW	5 - 11 High Street, Epsom, Surrey, KT19 8DA	14/01006/COU	09/10/2014	Restaurants & Cafes (Conversion)	Projects (Proximity)	Detailed Planning Granted
80	138.0	SE	Phoenix Club, 9 Depot Road, Epsom, Surrey, KT17 4RJ	12/01318/COU	06/03/2013	Training/Leisure Centre (Refurbishment)	Projects (Exact)	Detailed Planning Granted
81	141.0	NW	First Floor 29, East Street, Epsom, Surrey, KT17 1BD	11/00711/FUL	27/09/2011	Learning Centre (Conversion)	Projects (Proximity)	Detailed Planning Granted
82P	154.0	SE	Kilmuir House, 1 Depot Road, Epsom, Surrey, KT17 4RJ	06/00484/FUL	21/07/2006	15 Flats & Retail Unit (Ext/Refurb)	Projects (Exact)	Detailed Planning Granted
83P	154.0	SE	Kilmuir House, 1 Depot Road, Epsom, Surrey, KT17 4RJ	08/00028/FUL	11/04/2008	Health Centre	Projects (Exact)	Detailed Planning Granted
84Q	158.0	SW	15 High Street, Ewell, Epsom, Surrey, KT19 8DA	06/00420/FUL	07/07/2006	3 Flats & 1 Retail Unit	Projects (Exact)	Detailed Planning Granted
85Q	158.0	SW	13 - 15 High Street, Epsom, Surrey, KT19 8DA	13/00021/FUL	12/04/2013	8 Flats (Conversion/Extension)	Projects (Exact)	Detailed Planning Granted
86Q	158.0	SW	13 - 15 High Street, Epsom, Surrey, KT19 8DA	12/00924/FUL	27/11/2012	11 Flats (Conversion/Extension)	Projects (Exact)	Detailed Planning Appeal
87R	161.0	SW	Capitol Square, 4 - 6 Church Street, Epsom, Surrey, KT17 4NY	06/01249/COU	09/02/2007	Office (Conversion)	Projects (Proximity)	Detailed Planning Granted
88R	161.0	SW	Flat 3, Capitol Square, 4 - 6 Church Street, Epsom, Surrey, KT17 4NP	11/01035/COU	07/12/2011	Office (Conversion)	Projects (Exact)	Detailed Planning Granted
89R	161.0	SW	3, Capitol Square, 4 - 6 Church Street, Epsom, Surrey, KT17 4NP	07/01274/COU	04/01/2008	Office (Conversion)	Projects (Exact)	Detailed Planning Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
90	162.0	SE	Bella Sposa, 24 Upper High Street, Epsom, Surrey, KT17 4QJ	12/00988/F UL	13/12/2012	Gymnasium & Health Centre (Conversion)	Projects (Exact)	Detailed Planning Granted
91	170.0	S	Baptist Church, Church Street, Epsom, Surrey, KT17 4NY	07/00530/F UL	28/09/2007	41 Residential Units/1 Church	Projects (Exact)	Detailed Planning Submitted
92S	182.0	SW	Suite 1B, 1 Church Street, Epsom, Surrey, KT17 4PF	10/00536/C OU	11/08/2010	Design Studio (Conversion)	Projects (Proximity)	Detailed Planning Granted
93S	182.0	SW	Epsom Adult & Community Learni, 1 Church Street, Epsom, Surrey, KT17 4PF	09/00045/F UL	08/04/2009	Air Conditioning Units	Projects (Proximity)	Detailed Planning Granted
94T	183.0	S	Hope Lodge Car Park, Church Street, Epsom, Surrey, KT17 4NY	06/01065/F UL	19/01/2007	CCTV	Projects (Exact)	Detailed Planning Granted
95U	185.0	SW	36 High Street, Ewell, Epsom, Surrey, KT19 8AH	06/00140/C OU	02/05/2006	Retail (Conversion)	Projects (Exact)	Detailed Planning Granted
96U	185.0	SW	36 - 40 High Street, Epsom, Surrey, KT19 8AH	07/00015/F UL	13/04/2007	Shopfront (Alterations)	Projects (Exact)	Detailed Planning Granted
97	185.0	SW	McDonalds, 36 - 40 High Street, Epsom, Surrey, KT19 8AH	15/00301/F UL	05/06/2015	Shopfront	Projects (Proximity)	Detailed Planning Granted
98	188.0	E	Car Dealership, 40 - 58 Upper High Street, Epsom, Surrey, KT17 4RQ	09/00650/F UL	30/09/2009	19 Residential/Commercial Units	Projects (Proximity)	Detailed Planning Withdrawn
99	195.0	SE	Phoenix Ct & Huggle Tree, Depot Road, Epsom, Surrey, KT17 4RN	06/00127	27/04/2006	28 Flats	Projects (Proximity)	Detailed Planning Withdrawn
100V	196.0	SW	25 - 25A High Street, Epsom, Surrey, KT19 8DD	06/01012/F UL	15/12/2006	5 Flats (Conversion/Extension)	Projects (Proximity)	Detailed Planning Refused

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101 W	212.0	NE	Premium Credit, 60 East Street, Epsom, Surrey, KT17 1HB	10/01212/F UL	09/02/2011	Office (Alterations)	Projects (Exact)	Detailed Planning Granted
102 W	213.0	NE	Premium Credit, 60 East Street, Epsom, Surrey, KT17 1HB	15/00843/F UL	04/09/2015	10 Flats (Alterations)	Projects (Proximity)	Detailed Planning Submitted
103X	217.0	SW	31 High Street, Epsom, Surrey, KT19 8DD	13/00380/F UL	16/07/2013	3 Flats (Conversion/Extension)	Projects (Exact)	Detailed Planning Granted
104	222.0	SE	Church House, Church Street, Epsom, Surrey, KT17 4PX	06/00801/L BA	06/10/2006	Church (Alterations)	Projects (Proximity)	Listed Building Consent Granted
105Y	234.0	NW	1 Chase Road, Epsom, Surrey, KT19 8TL	06/01364/C OU	02/03/2007	Car Wash (Conversion)	Projects (Exact)	Detailed Planning Withdrawn
106Z	235.0	SW	3, 55 High Street, Epsom, Surrey, KT19 8DH	12/00429/C OU	18/07/2012	Yoga Studio (Conversion)	Projects (Exact)	Detailed Planning Granted
107Z	235.0	SW	3, 55 High Street, Epsom, Surrey, KT19 8DH	12/00429/F UL	18/07/2012	Yoga Studio (Conversion)	Projects (Exact)	Detailed Planning Submitted
108A A	237.0	W	4 The Derby Square, Epsom, Surrey, KT19 8AG	15/00854/F UL	04/09/2015	Shop Front	Projects (Proximity)	Detailed Planning Submitted
109Y	242.0	NW	1 - 3 Chase Road, Epsom, Surrey, KT19 8TL	07/00983/C OU	26/10/2007	Car Hire & Sales (Conversion)	Projects (Exact)	Detailed Planning Granted
110	258.0	NW	22 Hook Road, Epsom, Surrey, KT19 8TR	05/00851/F UL	18/11/2005	4 Flats (Extension)	Projects (Exact)	Detailed Planning Granted
111	269.0	SW	Nandos, 40 The Oaks Square, Waterloo Road, Epsom, Surrey, KT19 8AS	13/01226/F UL	23/12/2013	Restaurant (Alterations)	Projects (Proximity)	Detailed Planning Granted
112A B	276.0	SE	United Reformed Church, Church Street, Epsom, Surrey, KT17 4PW	09/00958/F UL	20/01/2010	Chapel	Projects (Exact)	Detailed Planning Granted

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113A B	276.0	SE	United Reformed Church, Church Street, Epsom, Surrey, KT17 4PW	08/01081/F UL	13/11/2008	Commercial Unit & Student Accommodation	Projects (Exact)	Detailed Planning Withdrawn
114A C	277.0	W	7 Chase End, Epsom, Surrey, KT19 8TN	13/00705/O UT	27/08/2013	2 Flats & 2 Bungalows (New/Alterations)	Projects (Exact)	Outline Planning Refused
115A C	277.0	W	7 Chase End, Epsom, Surrey, KT19 8TN	10/00920/O UT	16/11/2010	4 Residential Units	Projects (Exact)	Outline Planning Refused
116A C	277.0	W	7 Chase End, Epsom, Surrey, KT19 8TN	12/00599/O UT	20/08/2012	4 Houses & 1 Flat (New/Conversion)	Projects (Exact)	Outline Planning Refused
117A C	277.0	W	7 Chase End, Epsom, Surrey, KT19 8TN	12/00906/O UT	06/11/2012	2 Chalet Bungalows & 1 Flat	Projects (Exact)	Outline Planning Refused
118A C	277.0	W	7 Chase End, Epsom, Surrey, KT19 8TN	12/00598/O UT	20/08/2012	4 Houses & 1 Flat (New/Conversion)	Projects (Exact)	Outline Planning Refused
119A D	278.0	SW	Zig Zag, 58 High Street, Epsom, Surrey, KT19 8AJ	12/00778/C OU	05/10/2012	Estate Agent & Financial Service	Projects (Exact)	Detailed Planning Granted
120A D	278.0	SW	British Broadcasting Corporati, 58 High Street, Epsom, Surrey, KT19 8AJ	05/01238/C OU	09/02/2006	Retail Shop (Conversion)	Projects (Exact)	Detailed Planning Granted
121A D	278.0	SW	First And Second Floor Offices, 58-62 High Street, Epsom, Surrey, KT19 8AJ	12/00944/F UL	16/11/2012	Student Accommodation (Conversion)	Projects (Exact)	Detailed Planning Granted
122A D	278.0	SW	Zig Zag, 58 High Street, Epsom, Surrey, KT19 8AJ	11/01473/C OU	27/03/2012	Nail Bar (Conversion)	Projects (Exact)	Detailed Planning Refused
123A D	278.0	SW	First And Second Floor Offices, 58 - 62 High Street, Epsom, Surrey, KT19 8AJ	12/00945/F UL	29/11/2012	Shopfront	Projects (Proximity)	Detailed Planning Granted

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124A E	281.0	SW	Cancer UK, 75 - 77 High Street, Epsom, Surrey, KT19 8DN	11/00492/F UL	29/07/201 1	Air Conditioning Units	Projects (Exact)	Detailed Planning Granted
125A E	281.0	SW	The Ashley Centre, High Street, Epsom, Surrey, KT19 8	07/00768/F UL	05/10/200 7	Commercial Unit (Alterations)	Projects (Proximity)	Detailed Planning Granted
126A E	281.0	SW	The Ashley Centre, High Street, Epsom, Surrey, KT19 8	07/01101/F UL	23/11/200 7	2 Storage Units	Projects (Proximity)	Detailed Planning Granted
127A F	282.0	W	28 Waterloo Road, Epsom, Surrey, KT19 8AX	07/00670/L BA	07/09/200 7	Offices	Projects (Exact)	Listed Building Consent Granted
128A F	282.0	W	28 Waterloo Road, Epsom, Surrey, KT19 8AX	07/01300/F UL	11/01/200 8	Health Centre (New/Conve rsion)	Projects (Exact)	Detailed Planning Granted
129A G	284.0	NE	Hewitt Bacon & Woodrow, 55 East Street, Rosebery House, Epsom, Surrey, KT17 1BP	13/01245/F UL	10/01/201 4	Shop (Conversion/ Alterations)	Projects (Exact)	Detailed Planning Withdrawn
130A G	284.0	NE	Hewitt Bacon & Woodrow, 55 East Street, Rosebery House, Epsom, Surrey, KT17 1BP	14/01034/F UL	01/11/201 4	30 Flats & 1 Office (Conversion/ Extension)	Projects (Proximity)	Detailed Planning Appeal
131A D	291.0	SW	First & Second Floor Offices, 58 - 62 High Street, Epsom, Surrey, KT19 8AJ	11/01276/F UL	10/02/201 2	Student Accommoda tion (Conversion)	Projects (Proximity)	Detailed Planning Granted
132	295.0	W	Bridge House, 26 Waterloo Road, Epsom, Surrey, KT19 8EX	14/01392/F UL	17/12/201 4	Offices (Alterations)	Projects (Proximity)	Detailed Planning Granted
133	298.0	SW	The Comrades Club, The Parade, Epsom, Surrey, KT18 5BT	11/00353/F UL	24/06/201 1	Hotel	Projects (Proximity)	Detailed Planning Refused after appeal
134A H	299.0	SW	The Pines, 2 The Parade, Epsom, Surrey, KT18 5DH	11/00394/F UL	06/07/201 1	Office	Projects (Exact)	Detailed Planning Withdrawn

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135A H	299.0	SW	Land Adjoining, The Pines, The Parade, Epsom, Surrey, KT18 5DH	12/00194/F UL	31/05/2012	Office Unit	Projects (Exact)	Detailed Planning Withdrawn
136A H	299.0	SW	The Pines, 2 The Parade, Epsom, Surrey, KT18 5DH	10/00728/C OU	04/10/2010	Medical Clinic (Conversion)	Projects (Exact)	Detailed Planning Granted
137A H	299.0	SW	The Pines, 2 The Parade, Epsom, Surrey, KT18 5DH	10/00318/F UL	30/06/2010	Air Conditioning Units	Projects (Exact)	Detailed Planning Granted
138	322.0	NE	84 - 90 East Street, Epsom, Surrey, KT17 1HF	06/00937/F UL	24/11/2006	Law Court/Office Space	Projects (Exact)	Detailed Planning Granted
139	325.0	W	32a Waterloo Road, Epsom, Surrey, KT19 8EX	13/01680/F UL	17/03/2014	Taxi Office (Conversion)	Projects (Proximity)	Detailed Planning Submitted
140	329.0	NE	Thompkins And May Derby House, 73 - 77 East Street, Epsom, Surrey, KT17 1BP	12/00722/C OU	24/09/2012	Non Residential Institution (Conversion)	Projects (Exact)	Detailed Planning Granted
141A I	329.0	SW	66 High Street, Epsom, Surrey, KT19 8BA	07/01586/L BA	06/03/2008	Estate Agents (Alterations)	Projects (Exact)	Listed Building Consent Granted
142	331.0	SW	Harringtons, 5 Waterloo Road, Epsom, Surrey, KT19 8AY	13/00691/F UL	23/08/2013	Shop/Taxi Office (Conversion)	Projects (Exact)	Detailed Planning Granted
143	339.0	W	36 - 42 Waterloo Road, Epsom, Surrey, KT19 8EX	11/00614/F UL	07/09/2011	32 Retirement Flats	Projects (Proximity)	Detailed Planning Granted
144A I	339.0	SW	Flat, 68 High Street, Epsom, Surrey, KT19 8BA	10/00164/F UL	04/06/2010	3 Flats (Conversion)	Projects (Exact)	Detailed Planning Withdrawn
145	344.0	W	32a Waterloo Road, Epsom, Surrey, KT19 8EX	05/01402/F UL	21/04/2006	Taxi Office (Conversion)	Projects (Exact)	Detailed Planning Granted
146A J	345.0	SW	91 - 91A High Street, Epsom, Surrey, KT19 8DR	11/01225/F UL	26/01/2012	Shopfront	Projects (Proximity)	Detailed Planning Withdrawn

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147A J	345.0	SW	Card Warehouse, 91 High Street, Epsom, Surrey, KT19 8DR	12/00299/F UL	15/06/2012	Office (Alterations)	Projects (Proximity)	Detailed Planning Refused
148A J	345.0	SW	91 - 91a High Street, Epsom, Surrey, KT19 8DR	12/01424/F UL	14/03/2013	Bank (Alterations)	Projects (Proximity)	Detailed Planning Granted
149A J	345.0	SW	91 - 91A High Street, Epsom, Surrey, KT19 8DR	11/01224/F UL	26/01/2012	Financial & Professional Services	Projects (Proximity)	Detailed Planning Submitted
150A J	345.0	SW	91 - 91a High Street, Epsom, Surrey, KT19 8DR	11/01224/C OU	27/01/2012	Financial Services (Conversion)	Projects (Proximity)	Detailed Planning Granted
151A K	345.0	SW	The Combined Courts, Ashley Road, Epsom, Surrey, KT18 5AQ	14/01410/F UL	29/12/2014	8 Flats (Conversion)	Projects (Proximity)	Detailed Planning Withdrawn
152A K	348.0	SW	7 - 7a Ashley Road, Epsom, Surrey, KT18 5AQ	05/01422	21/03/2006	14 Apartments & 1 Shop	Projects (Proximity)	Detailed Planning Granted
153A K	348.0	SW	9A Ashley Road, Epsom, Surrey, KT18 5AQ	12/01255/F UL	13/03/2013	8 Flats (Conversion)	Projects (Proximity)	Detailed Planning Submitted
154A M	354.0	SW	Agora Amusements, 70 - 72 High Street, Epsom, Surrey, KT19 8BA	05/00841/F UL	18/11/2005	Amusement Arcade (Alterations)	Projects (Exact)	Detailed Planning Granted
-	358.0	W	3, Jubilee House, Station Approach, Epsom, Surrey, KT19 8EU	12/00683/F UL	18/09/2012	Supermarket (Alterations)	Projects (Proximity)	Detailed Planning Granted
-	358.0	SW	Epsom Methodist Church, Ashley Road, Epsom, Surrey, KT18 5AQ	08/00046/F UL	11/04/2008	Storage Tanks	Projects (Exact)	Detailed Planning Granted
-	358.0	SW	Epsom Methodist Church, Ashley Road, Epsom, Surrey, KT18 5AQ	06/01475/F UL	23/03/2007	Church (Alterations)	Projects (Exact)	Detailed Planning Granted

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-	358.0	SW	Epsom Methodist Church, Ashley Road, Epsom, Surrey, KT18 5AQ	09/00257/FUL	16/06/2009	Storage Containers	Projects (Exact)	Detailed Planning Granted
-	358.0	W	Epsom Station, Station Approach, Epsom, Surrey, KT19 8EU	09/00824/FUL	12/11/2009	119 Retail, Hotel & Residential Development	Projects (Exact)	Detailed Planning Granted
160A L	359.0	NE	1A Church Road, Epsom, Surrey, KT17 4AB	05/01434/O UT	07/04/2006	4 Flats	Projects (Proximity)	Outline Planning Granted
161A L	359.0	NE	1A Church Road, Epsom, Surrey, KT17 4AB	05/01047/O UT	06/01/2006	4 Flats	Projects (Proximity)	Outline Planning Refused
162A L	359.0	NE	1A Church Road, Epsom, Surrey, KT17 4AB	07/00733/R ES	21/09/2007	4 Flats	Projects (Proximity)	Approval of Reserved Matters Granted
-	362.0	NE	81 East Street, Epsom, Surrey, KT17 1DT	07/00320/C OU	05/06/2007	Music Studio	Projects (Exact)	Detailed Planning Granted
-	364.0	S	The Cedars, 14 Church Street, Epsom, Surrey, KT17 4QB	07/00151/F UL	18/05/2007	7 Flats & 3 Houses (New/Conversion)	Projects (Exact)	Detailed Planning Granted
165	365.0	NE	Felix House, 83 - 85 East Street, Epsom, Surrey, KT17 1EB	15/00494/P DCOU	30/06/2015	16 Flats (Conversion)	Projects (Proximity)	Detailed Planning Granted
-	369.0	SE	51 - 55 Church Street, Epsom, Surrey, KT17 4PU	06/01222/F UL	01/03/2007	14 Flats	Projects (Exact)	Detailed Planning Refused
-	369.0	SE	51 - 55 Church Street, Epsom, Surrey, KT17 4PU	06/01223/C AC	09/02/2007	Demolition	Projects (Exact)	Detailed Planning Refused
168A M	369.0	SW	Epsom Post Office, 74 High Street, Epsom, Surrey, KT19 8BE	07/00332/F UL	06/07/2007	4 Flats & 1 Post Office	Projects (Exact)	Detailed Planning Refused
169A N	369.0	SW	Epsom Post Office, 74 High Street, Epsom, Surrey, KT19 8BE	07/01141/F UL	14/12/2007	4 Flats	Projects (Exact)	Detailed Planning Granted

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170A N	369.0	SW	Epsom Post Office, 74 High Street, Epsom, Surrey, KT19 8BE	07/01139/C AC	21/12/2007	4 Flats	Projects (Exact)	Detailed Planning Granted
171A N	369.0	SW	Epsom Post Office, 74 High Street, Epsom, Surrey, KT19 8BE	07/01337/L BA	25/01/2008	4 Flats	Projects (Exact)	Listed Building Consent Granted
-	374.0	W	Launderclean, 33 Waterloo Road, Epsom, Surrey, KT19 8EX	13/01313/F UL	24/01/2014	Shopfront	Projects (Exact)	Detailed Planning Granted
-	374.0	W	Epsom Conservatories, 17 Waterloo Road, Epsom, Surrey, KT19 8EX	12/00719/C OU	24/09/2012	Tanning Shop (Conversion)	Projects (Exact)	Detailed Planning Granted
-	382.0	SW	Toni And Guy, 76 High Street, Epsom, Surrey, KT19 8BA	13/00403/F UL	01/07/2013	3 Flats (Conversion)	Projects (Exact)	Detailed Planning Submitted
-	382.0	SW	Wilkinson Store, 78 - 80 High Street, Epsom, Surrey, KT19 8BA	09/00074/F UL	22/04/2009	Shopfront (Alterations)	Projects (Exact)	Detailed Planning Withdrawn
-	386.0	N	The Lintons Centre, Lintons Lane, Epsom, Surrey, KT17 1DE	13/00250/F UL	24/05/2013	47 Flats & 38 Houses	Projects (Proximity)	Detailed Planning Granted
-	386.0	N	The Lintons Centre, Lintons Lane, Epsom, Surrey, KT17 1DD	07/00379/F UL	13/07/2007	53 Student Flats (Conversion)	Projects (Exact)	Detailed Planning Granted
-	389.0	E	The Railway Guard Public House, 48 Church Road, Epsom, Surrey, KT17 4DZ	07/00547/F UL	10/08/2007	Public House (Alterations)	Projects (Exact)	Detailed Planning Granted
-	391.0	NE	Stephen Greenfield Studios, 24 Lintons Lane, Epsom, Surrey, KT17 1DD	05/01017/F UL	06/01/2006	Workshop (Extension)	Projects (Exact)	Detailed Planning Granted

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-	391.0	NE	Stephen Greenfield Studios, 24 Lintons Lane, Epsom, Surrey, KT17 1DD	05/00746/F UL	07/10/2005	Workshop	Projects (Exact)	Detailed Planning Granted
-	399.0	SW	53 - 53a Ashley Road, Epsom, Surrey, KT18 5AB	14/00972/F UL	17/10/2014	Luxury House	Projects (Proximity)	Detailed Planning Withdrawn
-	399.0	SW	Ashley House, Ashley Road, Epsom, Surrey, KT18 5AZ	06/01274/F UL	16/02/2007	Office (New/Extension)	Projects (Exact)	Detailed Planning Granted
-	399.0	SW	Ashley Road, Epsom, Surrey, KT18 5AB	10/01251/F UL	24/06/2011	Storage (New/Conversion)	Projects (Exact)	Detailed Planning Withdrawn
-	400.0	SW	82 - 84 High Street, Epsom, Surrey, KT19 8BA	06/01346/C OU	02/03/2007	Residential (Conversion)	Projects (Exact)	Detailed Planning Granted
-	400.0	SW	Barclays Bank Ltd, 82 - 84 High Street, Epsom, Surrey, KT19 8BA	07/01403/F UL	29/02/2008	4 Flats (Conversion)	Projects (Exact)	Detailed Planning Granted
-	400.0	SW	Barclays Bank Ltd, 82 - 84 High Street, Epsom, Surrey, KT19 8BA	14/00571/F UL	23/07/2014	Air Conditioning Units	Projects (Proximity)	Detailed Planning Granted
187A O	400.0	SW	115 High Street, Epsom, Surrey, KT19 8DX	06/00636/F UL	22/09/2006	Condenser Units	Projects (Exact)	Detailed Planning Granted
-	401.0	SW	Magistrates Court &, Ashley Road, County Court, The Parade, Epsom, Surrey, KT18 5A	10/00071/F UL	23/04/2010	46 Flats & 1 Commercial Unit	Projects (Proximity)	Detailed Planning Granted after appeal
-	408.0	SW	Finachem House, 2 Ashley Road, Epsom, Surrey, KT18 5FP	05/01453	29/03/2006	11 Flats (Conversion)	Projects (Proximity)	Detailed Planning Granted
190A O	409.0	SW	117 High Street, Epsom, Surrey, KT19 8DY	06/00214/F UL	02/06/2006	Air Conditioning Units	Projects (Exact)	Detailed Planning Granted
191A O	409.0	SW	117 High Street, Epsom, Surrey, KT19 8DY	05/01261/F UL	15/02/2006	Shopfront (Alterations)	Projects (Exact)	Detailed Planning Granted

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-	417.0	SW	Nell Gwynne House, 119 - 121 High Street, Epsom, Surrey, KT19 8DT	08/00901/C OU	26/09/2008	Health Centre (Conversion)	Projects (Proximity)	Detailed Planning Granted
-	421.0	S	The Rising Sun Public House, 14 Heathcote Road, Epsom, Surrey, KT18 5DX	07/00896/F UL	12/10/2007	Public House (Alterations)	Projects (Exact)	Detailed Planning Granted
-	422.0	SW	2, The Clock Tower, 165 - 167 High Street, Epsom, Surrey, KT19 8BA	08/00697/C OU	29/08/2008	Retail Unit (Conversion)	Projects (Exact)	Detailed Planning Granted
-	422.0	SW	4 Ashley Road, Epsom, Surrey, KT18 5AX	10/00138/F UL	10/05/2010	Chiropractor's Unit (Conversion)	Projects (Exact)	Detailed Planning Granted
-	423.0	W	Clocktower Dental Clinic First, 88 High Street, Epsom, Surrey, KT19 8BJ	14/00351/F UL	26/06/2014	Dental Clinic (Alterations)	Projects (Proximity)	Detailed Planning Granted
-	423.0	W	88 High Street, Epsom, Surrey, KT19 8BJ	11/01016/C OU	01/12/2011	Restaurant/ Retail	Projects (Exact)	Detailed Planning Refused
-	427.0	SW	Love Jenkin Suite 1, 123 - 125 High Street, Kings Shade Walk, Epsom, Surrey, KT19 8AU	13/01381/F UL	05/02/2014	Financial & Professional Services (Conversion)	Projects (Proximity)	Detailed Planning Granted
-	428.0	SW	Kings Shade Walk, High Street, Epsom, Surrey, KT19 8EB	05/01113/F UL	20/01/2006	Shopfronts	Projects (Exact)	Detailed Planning Granted
-	428.0	SW	Moss Bros, 2 Kings Shade Walk, High Street, Epsom, Surrey, KT19 8EB	06/00721/F UL	15/09/2006	Shopfront	Projects (Exact)	Detailed Planning Granted
-	428.0	SW	The Ashley Centre, High Street, Kings Shade Walk, Epsom, Surrey, KT19 8EB	05/00644/F UL	07/10/2005	Shopping Centre/Office (Alterations)	Projects (Exact)	Detailed Planning Granted

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-	430.0	NE	New Development At, 87 East Street, Epsom, Surrey, KT17 1DT	12/01066/F UL	18/12/2012	45 Living Units & 1 Office Unit	Projects (Exact)	Detailed Planning Granted
-	431.0	W	Jubilee House, Station Approach, Epsom, Surrey, KT19 8EU	14/00996/F UL	20/10/2014	Shopfront	Projects (Proximity)	Detailed Planning Granted
-	444.0	SW	John McCann And Co, 94 High Street, Epsom, Surrey, KT19 8BJ	08/00221/L BA	13/05/2008	Estate Agents (Alterations)	Projects (Exact)	Listed Building Consent Granted
-	445.0	E	3 Alexandra Road, Epsom, Surrey, KT17 4BH	13/00564/F UL	16/08/2013	7 Flats	Projects (Exact)	Detailed Planning Refused
-	445.0	E	3 Alexandra Road, Epsom, Surrey, KT17 4BH	12/00892/F UL	21/11/2012	7 Flats	Projects (Exact)	Detailed Planning Withdrawn
-	445.0	E	3a Alexandra Road, Epsom, Surrey, KT17 4BH	14/01579/F UL	06/02/2015	5 Flats	Projects (Proximity)	Detailed Planning Granted
-	445.0	E	3 Alexandra Road, Epsom, Surrey, KT17 4BH	14/00993/F UL	09/10/2014	4 Flats	Projects (Proximity)	Detailed Planning Granted
-	445.0	E	Fairholme, 2 Mill Road, Epsom, Surrey, KT17 4AH	07/01400/F UL	29/01/2008	4 Flats (Conversion)	Projects (Exact)	Detailed Planning Granted
-	446.0	W	94b High Street, Epsom, Surrey, KT19 8BJ	06/01488/L BA	23/03/2007	Offices (Alterations)	Projects (Exact)	Listed Building Consent Granted
-	450.0	SW	LLoyds Chemist, 127 High Street, Epsom, Surrey, KT19 8EF	10/01173/F UL	09/02/2011	Air Conditioning Units	Projects (Exact)	Detailed Planning Granted
-	450.0	SW	LLoyds Pharmacy, 127 High Street, Epsom, Surrey, KT19 8EF	14/00925/F UL	31/10/2014	Pharmacy (Alterations)	Projects (Proximity)	Detailed Planning Withdrawn
-	450.0	SW	LLoyds Chemist, 127 High Street, Epsom, Surrey, KT19 8EF	11/00004/L BA	06/07/2011	Air Conditioning Unit	Projects (Exact)	Listed Building Consent Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
-	455.0	SW	13 Ashley Road, Epsom, Surrey, KT18 5AQ	13/00109/F UL	04/06/2013	9 Flats	Projects (Proximity)	Detailed Planning Refused
-	456.0	SW	Marks & Spencer, 133 - 135 High Street, Epsom, Surrey, KT19 8EF	07/00727/F UL	21/09/2007	Air Conditioning Units	Projects (Proximity)	Detailed Planning Granted
-	456.0	NE	Haddad House, 91 East Street, Epsom, Surrey, KT17 1DT	15/00043/O UT	10/04/2015	5 Flats	Projects (Proximity)	Outline Planning Submitted
-	458.0	S	Barchester Nursing Care Centre, 20 - 22 Church Street, Epsom, Surrey, KT17 4QB	13/01400/F UL	13/03/2014	Care Home (Extension)	Projects (Proximity)	Detailed Planning Granted
-	458.0	S	Epsom Beaumont, 20-22 Church Street, Epsom, Surrey, KT17 4QB	10/01065/L BA	22/12/2010	Nursing Home (Extension)	Projects (Exact)	Listed Building Consent Granted
-	458.0	S	Epsom Beaumont, 20-22 Church Street, Epsom, Surrey, KT17 4QB	10/00663/L BA	16/09/2010	Care Home (Extension/Alterations)	Projects (Exact)	Listed Building Consent Withdrawn
-	458.0	S	Epsom Beaumont, 20 - 22 Church Street, Epsom, Surrey, KT17 4QB	10/01097/F UL	10/01/2011	Carehome (Extension)	Projects (Exact)	Detailed Planning Granted
-	461.0	S	Presbytery, 17 - 23 Heathcote Road, Epsom, Surrey, KT18 5DX	05/00905/F UL	25/11/2005	Care Home (Extension)	Projects (Exact)	Detailed Planning Granted
-	461.0	SW	Epsom Newsagents, 131 High Street, Epsom, Surrey, KT19 8EF	09/00975/F UL	29/01/2010	Drop in Centre (Conversion)	Projects (Exact)	Detailed Planning Granted
-	461.0	SW	Marks & Spencer, 131 - 135 High Street, Epsom, Surrey, KT19 8EF	07/00473/F UL	27/07/2007	Shopfront	Projects (Exact)	Detailed Planning Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
-	467.0	E	11 Alexandra Road, Epsom, Surrey, KT17 4BH	06/01171/F UL	19/01/2007	4 Houses	Projects (Proximity)	Detailed Planning Granted
-	467.0	E	11 Alexandra Road, Epsom, Surrey, KT17 4BH	06/00611/O UT	25/08/2006	6 Houses	Projects (Proximity)	Outline Planning Withdrawn
-	467.0	E	11 Alexandra Road, Epsom, Surrey, KT17 4BH	06/00612/O UT	25/08/2006	10 Flats	Projects (Proximity)	Outline Planning Withdrawn
-	467.0	E	11 Alexandra Road, Epsom, Surrey, KT17 4BH	06/00809/O UT	06/10/2006	4 Houses	Projects (Proximity)	Outline Planning Refused
-	467.0	E	11 Alexandra Road, Epsom, Surrey, KT17 4BH	07/00031/F UL	04/04/2007	4 Houses	Projects (Proximity)	Detailed Planning Granted
-	468.0	SW	Cafe Rouge, 96 - 98 High Street, Epsom, Surrey, KT19 8BJ	15/00254/L BA	20/05/2015	Restaurant (Alterations)	Projects (Proximity)	Listed Building Consent Granted
-	472.0	S	Trevi, 33 Heathcote Road, Epsom, Surrey, KT18 5DX	08/01209/F UL	19/12/2008	6 Flats	Projects (Exact)	Detailed Planning Refused
-	473.0	SE	Park Place House, 24 - 26 Church Street, The Olde Kings Head, Epsom, Surrey, KT17 4QB	07/00077/F UL	11/05/2007	Public House (Alterations)	Projects (Exact)	Detailed Planning Refused
-	483.0	NE	Haddad House, 91 East Street, Epsom, Surrey, KT17 1DT	13/00562/O UT	15/08/2013	6 Flats	Projects (Proximity)	Outline Planning Refused
-	483.0	NE	Haddad House, 91 East Street, Epsom, Surrey, KT17 1DT	15/00043/F UL	10/04/2015	5 Flats	Projects (Proximity)	Outline Planning Submitted
-	483.0	NE	Haddad House, 91 East Street, Epsom, Surrey, KT17 1DT	12/00998/O UT	11/12/2012	6 Flats	Projects (Exact)	Outline Planning Refused
-	483.0	NE	Haddad House, 91 East Street, Epsom, Surrey, KT17 1DT	14/01503/O UT	15/01/2015	6 Flats	Projects (Proximity)	Outline Planning Withdrawn

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
-	483.0	NE	Haddad House, 91 East Street, Epsom, Surrey, KT17 1DT	13/00382/O UT	21/06/2013	8 Flats	Projects (Exact)	Outline Planning Refused
-	483.0	NE	Haddad House, 91 East Street, Epsom, Surrey, KT17 1DT	13/00382/F UL	21/06/2013	8 Flats	Projects (Exact)	Outline Planning Submitted
-	483.0	NE	Haddad House, 91 East Street, Epsom, Surrey, KT17 1DT	14/00651/O UT	31/07/2014	6 Flats	Projects (Proximity)	Outline Planning Withdrawn
-	483.0	SW	Finachem House, 2 Ashley Road, Epsom, Surrey, KT18 5AZ	07/00030/F UL	13/04/2007	Training Centre	Projects (Exact)	Detailed Planning Granted
-	486.0	SE	St. Martin Church, Church Street, Epsom, Surrey, KT17 4PX	05/01085/T 56	21/12/2005	Telecommunications	Projects (Exact)	Detailed Planning Granted
-	494.0	SW	Bramshot House, 137A - 139 High Street, Epsom, Surrey, KT19 8EH	13/01673/F UL	14/03/2014	Medical Clinic (Conversion)	Projects (Proximity)	Detailed Planning Submitted
-	494.0	SW	Bramshot House, 137 - 139 High Street, Epsom, Surrey, KT19 8EH	14/00876/F UL	26/09/2014	Air Conditioning Unit	Projects (Proximity)	Detailed Planning Granted
-	494.0	SW	Bramshot House, 137A - 139 High Street, Epsom, Surrey, KT19 8EH	13/01673/C OU	14/03/2014	Medical Clinic (Conversion)	Projects (Proximity)	Detailed Planning Granted

4.2.1 Additional Information: Projects

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ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
29 E	15.0	W	14/01725/F UL	Scheme comprises formation of second floor extension and reconfigured flat roof to provide additional dance studio space and new glazed atrium structure.	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 14/01725/FUL

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
30 E	15.0	W	06/01029/FUL	Scheme comprises change of use from car parking area (sui generis) to storage area (B8) to enable the construction of a timber shed.	An application (ref: 06/01029/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
31 E	15.0	W	05/01290/COU	Scheme comprises change of use from car parking area (sui generis) to storage area (B8).	An application (ref: 05/01290/COU) for Detailed Planning permission was refused by Epsom & Ewell B.C. on 26th April 2006.
32 F	31.0	W	08/00113/COU	Scheme comprises change of use from B1 (office) to D1 (counselling/consulting rooms).	An application (ref: 08/00113/COU) for detailed planning permission was granted by Epsom & Ewell B.C.
33 A	32.0	W	11/00674/FUL	Scheme comprises replacement of shopfront.	An application (ref: 11/00674/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
34 B	42.0	S	08/00178/FUL	Scheme comprises installation of new shopfront to include folding doors.	An application (ref: 08/00178/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
35 B	42.0	S	06/01066/FUL	Scheme comprises installation of a CCTV camera on 6m high column.	An application (ref: 06/01066/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
36 B	42.0	S	12/00005/FLH	Scheme comprises conversion of 2 bedroom flat into 2 one bedroom flats, first and second floor rear extensions, creation of new shopfront and separate entrance for flats and retention of A1 (retail) use on ground and lower ground floor.	An application (ref: 12/00005/FLH) for detailed planning permission was granted by Epsom & Ewell B.C.
37 G	42.0	S	08/01324/REN	Scheme comprises renewal of planning permission (03/00748/FUL): mixed use redevelopment of site at 40-52 Upper High Street to provide 73 residential units, associated car parking, A1 (retail) units, A3 (restaurant) unit and car dealership.	An application (ref: 08/01324/REN) for detailed planning permission was refused by Epsom & Ewell B.C.

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
38 G	42.0	S	08/01246/R EN	Scheme comprises renewal of extant planning permission (03/00748/FUL): mixed use redevelopment of site at 40-52 upper high street to provide 73 residential units, associated car parking, A1 (retail) units, A3 (restaurant) unit and car dealership. (08/01246/REN).Scheme comprises renewal of extant planning permission (03/00748/FUL): mixed use redevelopment of site at 40-52 Upper High Street to provide 73 residential units, associated car parking, A1 units, A3 unit and car dealership. (08/01324/REN).	An application (ref: 08/01246/REN) for detailed planning permission was refused by Epsom & Ewell B.C.
39 G	42.0	S	09/00164/R EN	Scheme comprises renewal of planning permission (03/00748/FUL): mixed use redevelopment of site at 40-52 Upper High Street to provide 73 residential units, associated car parking, A1 (retail) units, A3 (restaurant) unit and car dealership.	An application (ref: 09/00164/REN) for detailed planning permission was refused by Epsom & Ewell B.C.
40 G	44.0	S	07/01286/F UL	Scheme comprises change of use of bed and breakfast to form 4 one-bedroom flats with new two-storey rear extension.	An application (ref: 07/01286/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
41 G	44.0	S	14/01027/F UL	Scheme comprises construction of single-storey rear extension, installation of extract flue and alterations to shopfront (part retrospective).	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 14/01027/FUL
42 G	44.0	S	10/01064/F UL	Scheme comprises construction of single-story rear extension, new shop-front and partial change of use to allow for A5 (take-away) use.	An application (ref: 10/01064/FUL) for detailed planning permission was withdrawn from Epsom & Ewell B.C.
43 C	47.0	W	06/00615/F UL	Scheme comprises proposed conversion of first, second and third floor office space to form 5 self contained flats, served by a new pedestrian access from east street.	An application (ref: 06/00615/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
44 H	50.0	SE	08/00508/F UL	Scheme comprises formation of rear fire escape.	An application (ref: 08/00508/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
45 H	50.0	SE	08/00083/F UL	Scheme comprises installation of new wooden shopfront and sign.	An application (ref: 08/00083/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
46 C	54.0	SW	11/00361/F UL	Scheme comprises replacement shop front.	An application (ref: 11/00361/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
47 C	54.0	SW	10/01291/F UL	Scheme comprises construction of a 4 storey rear and second and third floor side extensions and conversion into 5 flats (revised resubmission of 09/00117/FUL).	An application (ref: 10/01291/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
48 C	55.0	SW	09/00117/F UL	Scheme comprises construction of a three-storey rear and first and second-floor extension and conversion into 5 flats.	An application (ref: 09/00117/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
49I	58.0	SW	08/00648/F UL	Scheme comprises installation of air conditioning unit.	An application (ref: 08/00648/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
50I	58.0	SW	13/00185/F UL	Scheme comprises installation of additional mechanical plant to the side elevation of the property.	An application (ref: 13/00185/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
51I	58.0	SW	13/00169/F UL	Scheme comprises installation of new shopfront.	An application (ref: 13/00169/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
52 C	59.0	SW	14/00084/F UL	Scheme comprises conversion of basement to 1 self contained office.	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 14/00084/FUL
53	69.0	NW	07/01258/L BA	Scheme comprises internal alterations to listed building as part of conversion to restaurant.	An application (ref: 07/01258/LBA) for listed building consent permission was granted by Epsom & Ewell B.C.
54	80.0	SW	07/00163/C OU	Scheme comprises change of use of first and second floors to 4 self contained 3 bedroom flats.	An application (ref: 07/00163/COU) for detailed planning permission was granted by Epsom & Ewell B.C.

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
55	80.0	SW	10/00017/P AP	Scheme comprises bridge replacement (Prior Approval).	An application (ref: 10/00017/PAP) for detailed planning permission was granted by Epsom & Ewell B.C.
56J	84.0	SE	06/01258/F UL	Scheme comprises installation of new shopfront to unit 2.	An application (ref: 06/01258/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
57J	84.0	SE	05/01424/F UL	Scheme comprises change of use from retail class A1 to financial and professional services class A2.	An application (ref: 05/01424/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
58	88.0	N	06/00063/F UL	Scheme comprises extension to modular offices, to provide a meeting room.	An application (ref: 06/00063/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
59 K	98.0	S	09/00910/C OU	Scheme comprises change of use from A2 (financial & professional services) to tanning & nail salon (sui generis).	An application (ref: 09/00910/COU) for detailed planning permission was granted by Epsom & Ewell B.C.
60	99.0	W	13/00867/F UL	Scheme comprises change of use of the building from office (B1) to day nursery (D1) at ground and first floor, use of second floor as offices in connection with the nursery and construction of a detached buggy store.	The application for detail approval has been refused. Epsom & Ewell B.C. Ref: 13/00867/FUL
61 AR	105.0	NE	14/01794/F UL	Scheme comprises Redevelopment of ground floor showroom to create a new Class A1 retail (non-food) unit with glazed shop front, rear access and 22 on site car park spaces at the rear. The associated works include sewer systems, landscaping, infrastructure and enabling works.	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 14/01794/FUL
62 K	107.0	S	06/00023/F UL	-	An application (ref: 06/00023/FUL) for detailed planning permission was withdrawn from Epsom & Ewell B.C.

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
63 K	107.0	S	08/00034/C OU	Scheme comprises change of use from offices (B1) to osteopath practice.	An application (ref: 08/00034/COU) for detailed planning permission was granted by Epsom & Ewell B.C.
64 K	107.0	S	10/00240/F UL	Scheme comprises change of use of 1 room (unit 1a, on the first floor, 43.3 square metres) from D1 to B1 class II(b).	An application (ref: 10/00240/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
65 L	112.0	E	13/00305/F UL	Scheme comprises extension and alterations to building to form a four-storey building comprising 9 two-bedroom flats and 3 two-bedroom flats (total of 11 flats) and an office/shop on the ground-floor. The associated works include enabling, infrastructure, landscaping and sewer systems.	An application (ref: 13/00305/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
66 L	112.0	E	14/00080/C OU	Scheme comprises change of use from A1shop, A2 office and B1aindustry to use as a personal training and health and fitness premise.	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 14/00080/COU
67	114.0	N	14/00606/F UL	Scheme comprises change of Use from offices (cse class B1a), extension and external alterations to Crossways House to provide offices and a Hall of Residence (Use Class C1) comprising 97 student bedrooms. change of use from offices (B1a), part demolition and external alterations to Bradford House to provide offices and 4 flats (C3) and associated landscaping and parking. The associated works include sewer systems, landscaping, infrastructure and enabling works.	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 14/00606/FUL
68	116.0	SW	10/00841/F UL	Scheme comprises change of usage from A1 to beauty salon usage to carry out facials, massages and general beauty treatments, insertion of two stud walls to create 1 small therapy room on first floor.	An application (ref: 10/00841/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
69	121.0	S	07/00329/F UL	Scheme comprises repositioning of cctv on a 6m high column on depot road to a position at junction of depot road and church street.	An application (ref: 07/00329/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
70 M	127.0	SE	07/01352/F UL	Scheme comprises change of use of premises from A1 (retail) to A2(financial and professional services) use.	An application (ref: 07/01352/FUL) for detailed planning permission was refused by Epsom & Ewell B.C.

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
71 M	127.0	SE	10/01131/F UL	Scheme comprises installation of two air conditioning condenser units to the roof of the third floor plant enclosure.	An application (ref: 10/01131/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
72 M	127.0	SE	06/00720/F UL	Scheme comprises change of use from A1 (shops) to A2 use (financial and professional services).	An application (ref: 06/00720/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
73	130.0	SW	13/00890/F UL	Scheme comprises change of use from A1 (retail) to B1 (office).	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 13/00890/FUL
74 N	136.0	SW	14/01463/F UL	Scheme comprises installation of 2 air conditioning condenser units on flat roof to rear of premises.	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 14/01463/FUL
75 N	136.0	SW	12/00494/F UL	Scheme comprises construction of new shop frontage.	An application (ref: 12/00494/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
76 N	136.0	SW	06/00948/F UL	Scheme comprises construction of a 2nd and 3rd floor extension and conversion of ground and 1st floors to form 7 one and 7 two-bedroom flats.	An application (ref: 06/00948/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
77 O	137.0	SW	14/01006/F UL	Scheme comprises change of use from A1 (shops) to A3 (restaurants and cafes) at 11 High Street, Epsom.	An application has been submitted for detailed approval. Epsom & Ewell B.C. Ref: 14/01006/FUL
78 O	137.0	SW	14/01486/F UL	Scheme comprises installation of new shopfront, use of first floor flat roof as terrace with 2m high boundary fencing, extract ventilation system and air conditioning units.	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 14/01486/FUL
79 O	137.0	SW	14/01006/C OU	Scheme comprises change of use from A1 (shops) to A3 (restaurants and cafes) at 11 High Street, Epsom.	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 14/01006/COU
80	138.0	SE	12/01318/C OU	Scheme comprises change of use of the premises from D2 (members club) with self-contained flat to a flexible use encompassing D1 (non-residential institution) and D2 (assembly and leisure) with retained self-contained flat.	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 12/01318/COU

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
81	141.0	NW	11/00711/F UL	Scheme comprises change of use of first-floor office (B1) to additional teaching space (D1) including dance studios, tutorial rooms, office, changing rooms and wardrobe store.	An application (ref: 11/00711/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
82 P	154.0	SE	06/00484/F UL	Scheme comprises addition of a fifth floor to 4 storey office block and conversion to provide 15 one and two-bedroom apartments with retail use on ground floor together with timber deck to first floor at rear. Works will also include sewer systems, access road, infrastructure, enabling works and landscaping.	An application (ref: 06/00484/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
83 P	154.0	SE	08/00028/F UL	Scheme comprises use of part of ground floor as a health centre.	An application (ref: 08/00028/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
84 Q	158.0	SW	06/00420/F UL	Scheme comprises refurbishment and conversion of premises to form lock up retail unit and 3 self contained residential units.	An application (ref: 06/00420/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
85 Q	158.0	SW	13/00021/F UL	Scheme comprises conversion of first and second floor offices including rear extension to provide 6, one bedroom flats and 2 studio flats.	An application (ref: 13/00021/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
86 Q	158.0	SW	12/00924/F UL	Scheme comprises conversion of first and second floor offices including rear extension and roof extension to provide 11 self contained flat units. The associated works include enabling works, sewer systems and infrastructure.	The application for detail approval has been refused. Epsom & Ewell B.C. Ref: 12/00924/FUL
87 R	161.0	SW	06/01249/C OU	Scheme comprises change of use from Class A1 (shops) to Class A2 financial and professional services.	An application (ref: 06/01249/COU) for detailed planning permission was granted by Epsom & Ewell B.C.
88 R	161.0	SW	11/01035/C OU	Scheme comprises change of use (temporary for 2 years approx) from A1 (retail) to B1(a) (office).	An application (ref: 11/01035/COU) for detailed planning permission was granted by Epsom & Ewell B.C.

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
89 R	161.0	SW	07/01274/C OU	Scheme comprises temporary change of use (for a period of 3 years) of premises from A1 (retail) to B1 (business) use.	An application (ref: 07/01274/COU) for detailed planning permission was granted by Epsom & Ewell B.C.
90	162.0	SE	12/00988/F UL	Scheme comprises change of use from A1 (shop) to D2 use as a gym and health centre.	An application (ref: 12/00988/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
91	170.0	S	07/00530/F UL	Scheme comprises demolition of buildings and construction of a 4 storey building comprising new church, meeting rooms and associated facilities, 31 sheltered apartments and 10 affordable homes. Works include infrastructure, sewer systems, enabling and landscaping.	An application (ref: 07/00530/FUL) for detailed planning permission was submitted to Epsom & Ewell B.C.
92 S	182.0	SW	10/00536/C OU	Scheme comprises change of use from Class D1 (education and training centre) to Class B1 (design studio).	An application (ref: 10/00536/COU) for detailed planning permission was granted by Epsom & Ewell B.C.
93 S	182.0	SW	09/00045/F UL	Scheme comprises installation of 6 air/con condenser units within yard.	An application (ref: 09/00045/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
94 T	183.0	S	06/01065/F UL	Scheme comprises installation of CCTV camera on 6m high column.	An application (ref: 06/01065/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
95 U	185.0	SW	06/00140/C OU	Scheme comprises change of use of ground floor from A1 (retail) to part A1 (retail) and part 3 (cafe).	An application (ref: 06/00140/COU) for Detailed Planning permission was granted by Epsom & Ewell B.C. on 12th July 2006.
96 U	185.0	SW	07/00015/F UL	Scheme comprises alterations to shop front.	An application (ref: 07/00015/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
97	185.0	SW	15/00301/F UL	Scheme comprises refurbishment of shop front to include the removal of the timber window slats, replacement aluminium fascia box and panelling to the columns. stall riser to be refaced with dark grey tiles and a new entrance door to be fitted.	Detailed plans have been granted. Epsom & Ewell B.C. Ref: 15/00301/FUL
98	188.0	E	09/00650/F UL	Scheme comprises demolition of 58 Upper High Street and redevelopment of site (40 -58 Upper High Street) to provide a mixed use development comprising a food retail store (Use Class A1) with a net sales area of 4410 sq m) , ancillary retail unit (UseClass A1-A5) with a net sales area of 60 sq m, in store cafe, 15 one-bedroom and 3 two-bedroom flat units and 503 associated car parking spaces.The associated works include access roads, sewer systems, infrastructure, enabling and landscaping.	The application for detail approval has been withdrawn. Epsom & Ewell B.C. Ref: 09/00650/FUL
99	195.0	SE	06/00127	Scheme comprises demolition of buildings totalling 793 sqm and construction of 2 four-storey blocks totalling 1,895 sqm to form 28 one and two-bedroom flats. Scheme includes 2 passenger lifts, 30 cycle spaces, 7 surface parking spaces, access roads,infrastructure, sewer systems, landscaping and enabling works.	An application (ref: 06/00127) for detailed planning permission was withdrawn from Epsom & Ewell B.C.
10 0V	196.0	SW	06/01012/F UL	Scheme comprises construction of new roof storey and two storey rear extension with conversion of second and third floors to 3 two-bedroom and 2 one-bedroom self contained flats.	An application (ref: 06/01012/FUL) for detailed planning permission was refused by Epsom & Ewell B.C.
10 1W	212.0	NE	10/01212/F UL	Scheme comprises replacement of water chiller with new heat pump/recovery units within roof plant area.	An application (ref: 10/01212/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.
10 2W	213.0	NE	15/00843/F UL	Scheme comprises construction of a linking corridor on the 1st and 2nd floors, between buildings 60 & 70 East Street.	An application has been submitted for detailed approval. Epsom & Ewell B.C. Ref: 15/00843/FUL
10 3X	217.0	SW	13/00380/F UL	Scheme comprises change of use of first floor and the construction of two-storey (second and third floor) extension to create 3 flats.	An application (ref: 13/00380/FUL) for detailed planning permission was granted by Epsom & Ewell B.C.

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
104	222.0	SE	06/00801/LBA	Scheme comprises proposed internal and external alterations.	An application (ref: 06/00801/LBA) for listed building consent permission was granted by Epsom & Ewell B.C.
105Y	234.0	NW	06/01364/COU	Scheme comprises change of use from car dealership to manual car wash, temporary use for two years.	An application (ref: 06/01364/COU) for detailed planning permission was withdrawn from Epsom & Ewell B.C.
106Z	235.0	SW	12/00429/COU	Scheme comprises change of use from offices to D2 leisure for a bikram yoga studio.	An application (ref: 12/00429/COU) for detailed planning permission was granted by Epsom & Ewell B.C.
107Z	235.0	SW	12/00429/FUL	Scheme comprises change of use from offices to D2 leisure for a bikram yoga studio.	An application (ref: 12/00429/FUL) for detailed planning permission was submitted to Epsom & Ewell B.C.
108AA	237.0	W	15/00854/FUL	Scheme comprises replacement shopfront and awning.	An application has been submitted for detailed approval. Epsom & Ewell B.C. Ref: 15/00854/FUL
109Y	242.0	NW	07/00983/COU	Scheme comprises change of use from car sales (sui generis) to car hire and sales (sui generis).	An application (ref: 07/00983/COU) for detailed planning permission was granted by Epsom & Ewell B.C.

4.3 Planning Authority Statistics:

ID	Planning Authority	% applications decided in 8 weeks or fewer	% of Applications Decided in 8 Weeks or more.	Total Number of Appeals	% of Appeals Dismissed	% of Appeals Allowed
244	Surrey	No Details	No Details	1	0	100
245	Epsom and Ewell District	86	14	29	28	72

4.4 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site? **Yes**

The following records within 250m have been found within this search:

ID	Distance	Direction	Operator	Type	Antenna Height (m)	Band	Power (dBW)
3	92.0	E	Vodafone	GSM	3.5	900.0	7.5
4A	94.0	NE	Orange	GSM	20.3	1800.0	30.4
5A	94.0	NE	Orange	UMTS	20.3	2100.0	29.9
6B	105.0	NE	T-Mobile	GSM	18.5	1800.0	29.0
7B	105.0	NE	T-Mobile	GSM	18.5	1800.0	28.0
8B	105.0	NE	T-Mobile	UMTS	18.5	2100.0	18.0
9B	105.0	NE	T-Mobile	UMTS	18.5	2100.0	19.0
10B	105.0	NE	T-Mobile	UMTS	18.5	2100.0	17.0
11B	105.0	NE	Three	UMTS	18.5	2100.0	25.75
12C	167.0	NW	Vodafone	UMTS	11.36	2100.0	24.8
13C	167.0	NW	Vodafone	UMTS	15.96	2100.0	27.1
14C	167.0	NW	Vodafone	UMTS	15.96	2100.0	27.5
15C	167.0	NW	Vodafone	GSM	11.36	900.0	24.5
16C	167.0	NW	O2	UMTS	16.7	2100.0	27.5
17C	167.0	NW	Vodafone	GSM	15.96	900.0	25.6
18	204.0	W	Airwave	TETRA	20.6	400.0	17.0

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

4.5 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 250m of the study site?

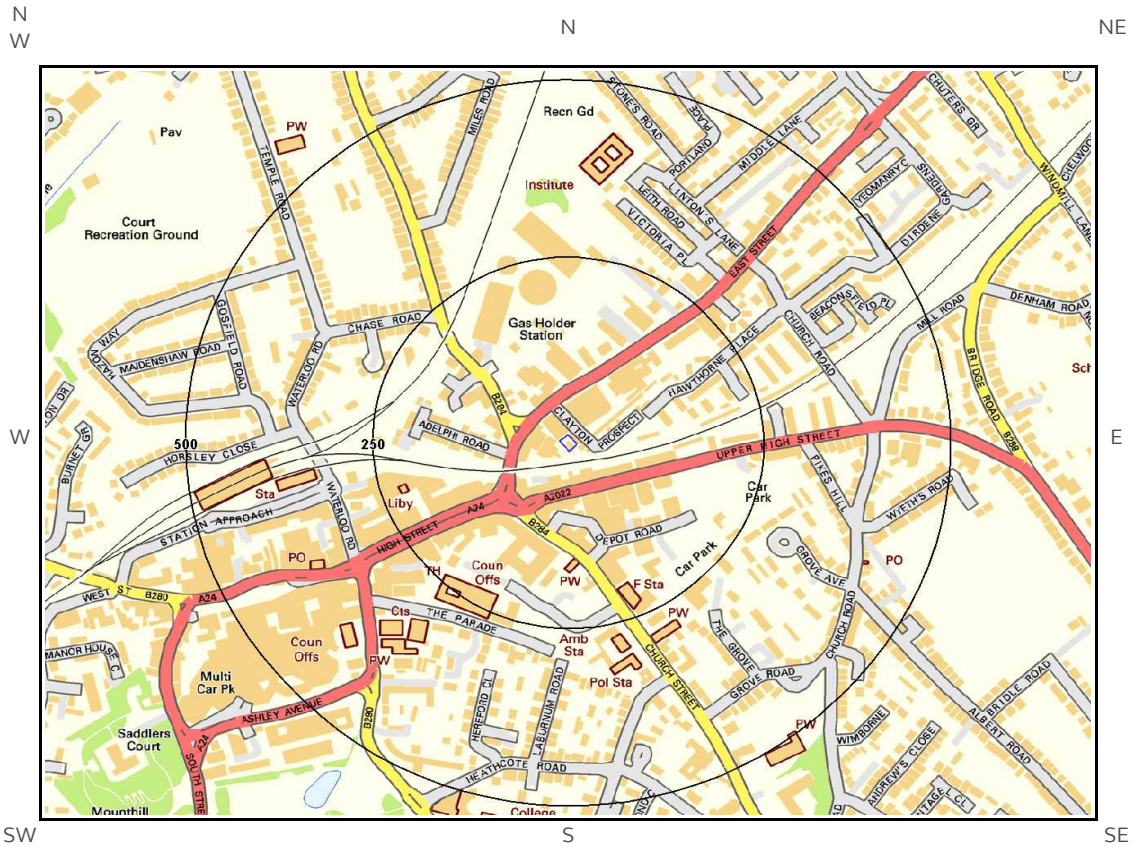
No

Database searched and no data found.

The following records within 250m have been found within this search:

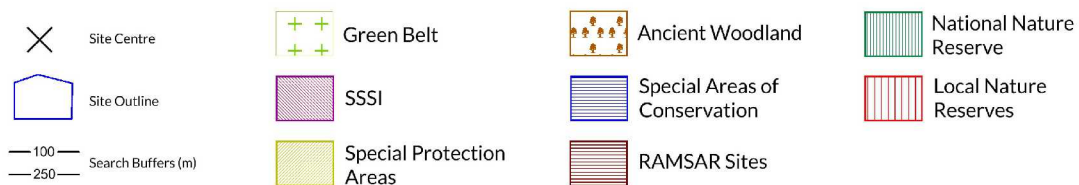
This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

5. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map

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5. Designated Environmentally Sensitive Sites.

5.1 Presence of Designated Environmentally Sensitive Sites within 2000m of the Study Site: **Yes**

5.2 Records of Sites of Special Scientific Interest within 2000m of the study site: **2**

ID	Distance	Direction	SSSI Name	Data Source
-	527.0	N	Stones Road Pond	Natural England
-	1529.0	SW	Epsom and Ashted Commons	Natural England

5.3 Records of National Nature Reserves within 2000m of the study site: **0**

Database searched and no data found.

5.4 Records of Special Areas of Conservation within 2000m of the study site: **0**

Database searched and no data found.

5.5 Records of Special Protection Areas within 2000m of the study site: **0**

Database searched and no data found.

5.6 Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

5.7 Records of Local Nature Reserves within 2000m of the study site: **1**

ID	Distance	Direction	LNR Name	Data Source
-	1211.0	W	Epsom Common	Natural England

5.8 Records of Ancient Woodland Areas within 2000m of the study site: **1**

ID	Distance	Direction	Ancient Woodland Name	Type
-	1573.0	S	UNKNOWN	Ancient Replanted Woodland

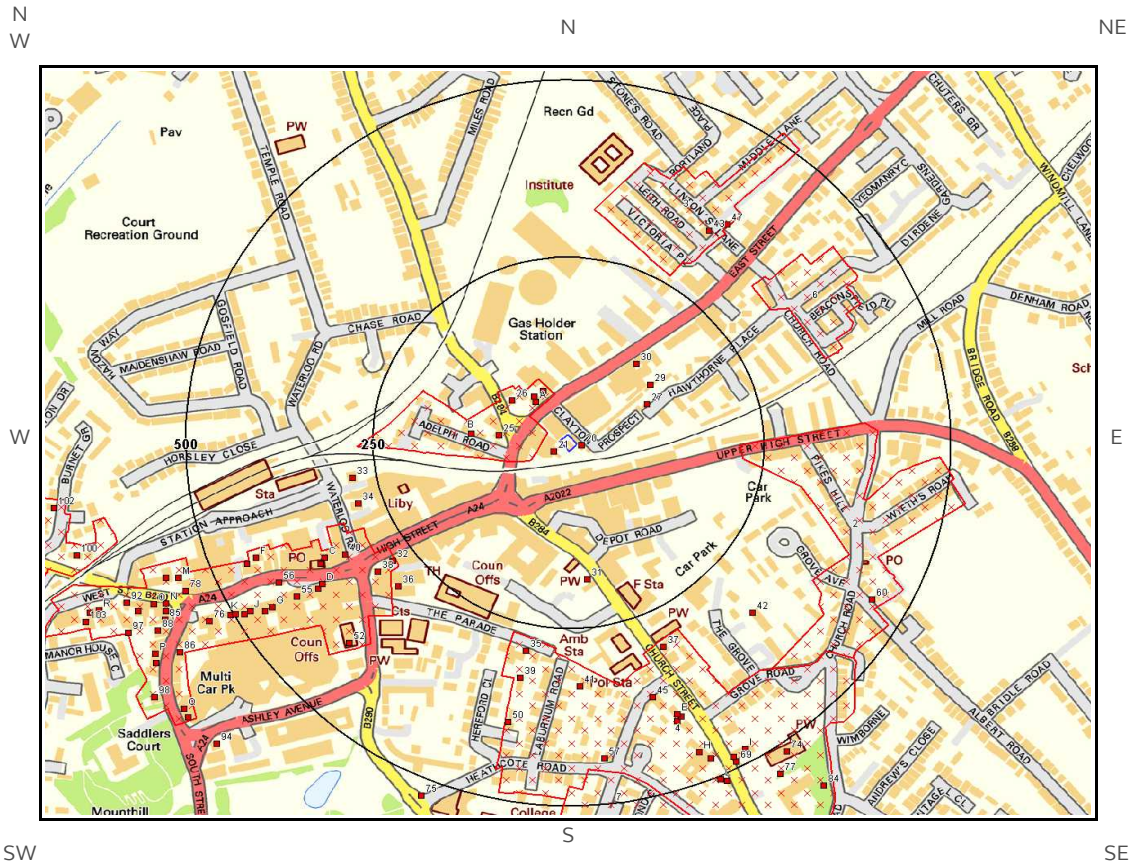
5.9 Records of Green Belt land within 2000m of the study site:

1

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

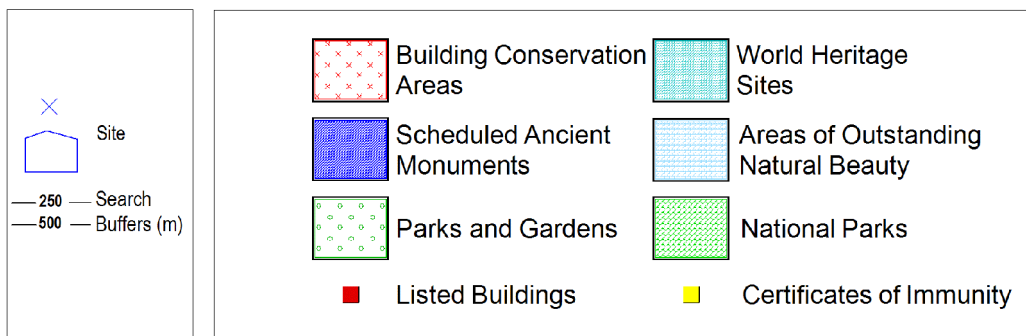
ID	Distance	Direction	Green Belt Name	Local Authority Name
Not shown	891.0	S	London Area Greenbelt	Epsom and Ewell District (B)

6. Designated Visually and Culturally Sensitive Sites



Designated Visually and Culturally Sensitive Sites Legend

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6. Designated Visually and Culturally Sensitive Sites

6.1 Presence of Designated Visually and Culturally Sensitive Sites within 500m of study site: **Yes**

6.2 Records of Conservation Areas within 500m of study site: **7**

ID	Distance	Direction	Conservation Area Name	District
1B	19.0	NW	Adelphi Road, Epsom and Ewell	Epsom and Ewell
2	218.0	E	Pikes Hill, Epsom and Ewell	Epsom and Ewell
3	262.0	NE	Lintons Lane, Epsom and Ewell	Epsom and Ewell
4	265.0	S	Church Street, Epsom, Epsom and Ewell	Epsom and Ewell
5K	274.0	SW	Epsom Town Centre, Epsom and Ewell	Epsom and Ewell
6	321.0	NE	Providence Place, Epsom and Ewell	Epsom and Ewell
7	450.0	S	Worple Road, Epsom and Ewell	Epsom and Ewell

6.3 Records of Listed Buildings within 500m of study site: **51**

ID	Distance	Direction	Listed Building Name	Grade
20	6.0	E	6 AND 8, CLAYTON ROAD	II
21	16.0	SW	FLINT COTTAGE	II
22A	63.0	NW	19 AND 21, EAST STREET	II
23A	70.0	NW	THE PLOUGH AND HARROW PUBLIC HOUSE	II
24A	70.0	NW	23 AND 25, EAST STREET	II
25	82.0	W	HOOK ROAD SCHOOL	II
26	86.0	NW	10 AND 12, HOOK ROAD	II
27	110.0	NE	SYNAGOGUE	II
28B	119.0	W	3 AND 5, ADELPHI ROAD	II
29	129.0	NE	23 AND 24, PROSPECT PLACE	II
30	135.0	NE	42 AND 44, EAST STREET	II
31	182.0	S	HOPE LODGE	II
32	280.0	SW	75 AND 77, HIGH STREET	II
33	282.0	W	28 AND 30, WATERLOO ROAD	II
34	284.0	W	16, WATERLOO ROAD	II

ID	Distance	Direction	Listed Building Name	Grade
35	287.0	S	ROSEBERRY COTTAGE	II
36	298.0	SW	THE OLD PINES	II
37	303.0	SE	THE HERMITAGE	II
38	305.0	SW	THE SPREAD EAGLE HOTEL AND NO. 89	II
39	326.0	S	18, THE PARADE	II
40	329.0	SW	66, HIGH STREET	II
41	331.0	S	ASHLEY COTTAGES	II
42	333.0	SE	THE GROVE HOUSE	II
43	343.0	NE	1 AND 3, LINTON'S LANE	II
44C	355.0	SW	THE WELLINGTON PUBLIC HOUSE	II
45	364.0	S	THE CEDARS	II*
46C	364.0	SW	EPSOM SCHOOL OF ART EXTENSION THE POST OFFICE	II
47	364.0	NE	10 AND 12, LINTON'S LANE	II
48D	377.0	SW	107, HIGH STREET	II
49D	385.0	SW	109-113, HIGH STREET	II
50	390.0	S	MELROSE COTTAGE	II
51E	398.0	S	CEDARS COTTAGE	II
52	399.0	SW	ASHLEY HOUSE	II*
53E	402.0	S	OUTHOUSE TO NORTH OF NO 18	II
54E	407.0	S	18, CHURCH STREET	II
55	415.0	SW	119 AND 121, HIGH STREET	II
56	425.0	SW	CLOCK TOWER	II
57	435.0	S	2, HEATHCOTE ROAD	II
58F	438.0	W	92B AND 92A, HIGH STREET (See details for further address information)	II
59G	450.0	SW	127 AND 129, HIGH STREET	II*
60	451.0	SE	SANDERINGHAM COTTAGE	II
61F	453.0	SW	94-98, HIGH STREET	II
62H	458.0	S	RICHMOND HOUSE	II
63G	461.0	SW	131, HIGH STREET	II
64H	472.0	SE	PARKHURST	II
65J	478.0	SW	133 AND 135, HIGH STREET	II
66I	481.0	SE	CHURCH HOUSE	II
67I	483.0	SE	STONE HOUSE	II
68J	487.0	SW	137A AND 139, HIGH STREET	II
69	491.0	SE	59, CHURCH STREET	II
70K	498.0	SW	141, HIGH STREET	II

6.4 Records of Scheduled Ancient Monuments within 500m of study site: 0

Database searched and no data found.

6.5 Records of Protected Parks and Gardens within 500m of study site: 0

Database searched and no data found.

6.6 Records of Certificates of Immunity from Listing: 0

Database searched and no data found.

6.7 Records of World Heritage Sites within 500m of study site: 0

Database searched and no data found.

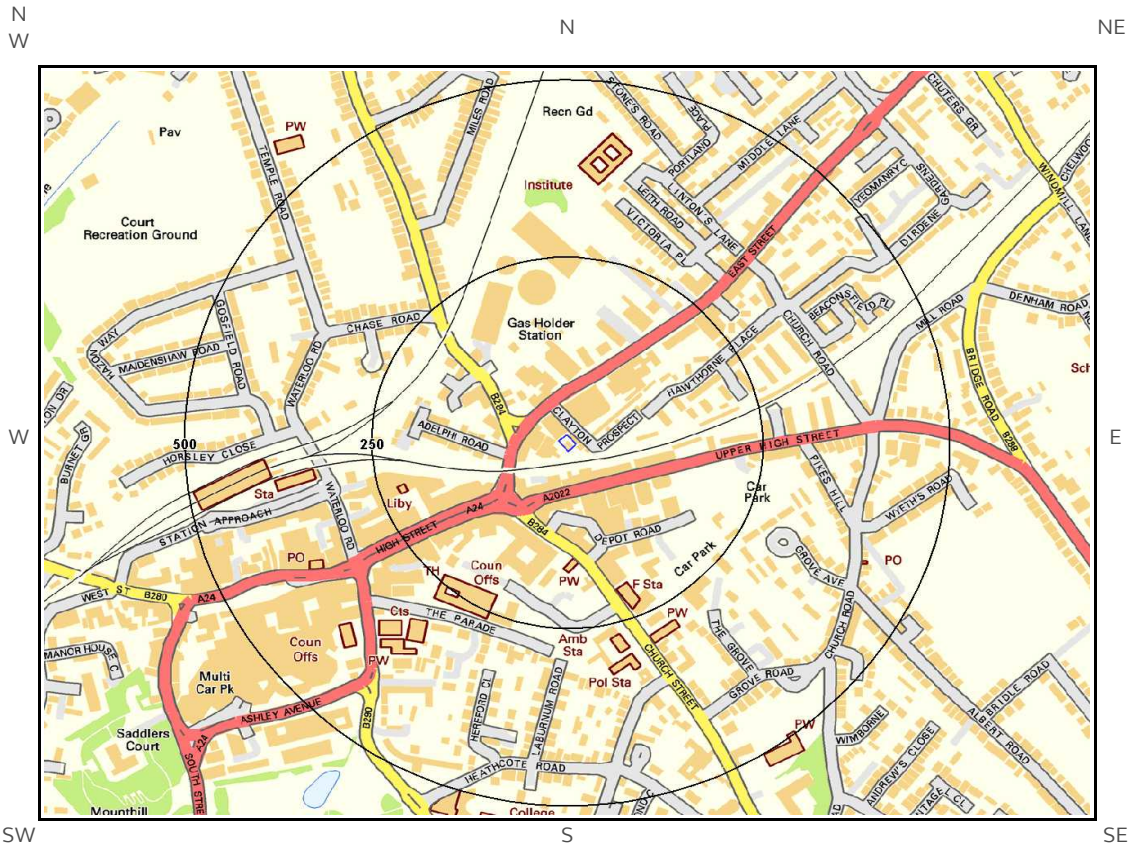
6.8 Records of Areas of Outstanding Natural Beauty within 500m of study site: 0

Database searched and no data found.

6.9 Records of National Parks within 500m of study site: 0

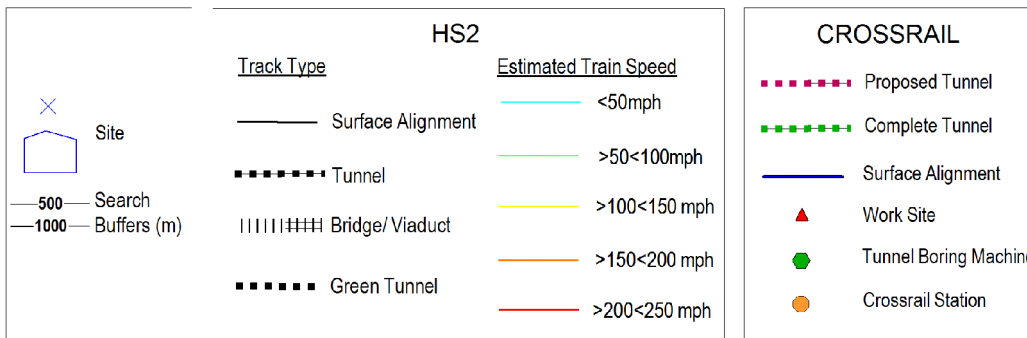
Database searched and no data found.

7. HS2 and Crossrail 1 Information Map



HS2 and Crossrail 1 Information Map.

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7. HS2 and Crossrail 1 information

7.1 Records of HS2 route within 5km of the study site:

Nearest centre point of track on HS2 route:

Database searched and no data found.

Nearest centre point of overground track on HS2 route:

7.2 Records of Crossrail 1 route within 5km of the study site:

Nearest Crossrail 1 construction site:

Database searched and no data found.

Nearest Crossrail 1 worksite (within 1km):

Database searched and no data found.

Nearest Crossrail 1 Stations (within 5km):

Database searched and no data found.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

8. Radon data.

8.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the action level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

8.2 Is the property in an area where Radon Protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment¹?

No radon protective measures are necessary

¹ Scivyer, Chris – “Radon: Guidance on protective measures for new buildings”; BR211, BRE Press (2007). Available from BRE press direct at <http://www.brebookshop.com/>

9. Additional Resources

As part of your investigations and enquiries into your search property you may wish to consider investigating the following additional resources to further inform your assessment:

Development Plans

The term 'Development Plan' describes the various planning policy documents which provide planning guidance. This can be at a Regional, County, District/Borough or Unitary Authority level. These documents outline the Councils adopted land use policies and proposals and contain explanatory text and detailed maps of an area, showing the various allocations or restrictions upon the land.

Conservation Areas

In the UK the term Conservation Area applies to an area considered worthy of preservation or enhancement due to its special architectural or historic interest. Properties within a conservation area will be subject to certain development controls and restrictions as defined under the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70).

Listed Buildings

A listed building is a building or structures officially designated as being of special architectural, historical or cultural significance. It may not be demolished, extended or altered without special permission being granted by the local planning authority. Owners of listed buildings may be duty bound to repair and maintain the building. For more information and to find out about listed buildings in your area visit this website: www.english-heritage.org.uk

Tree Preservation Orders (TPOs)

TPOs protect important trees which have amenity value, prohibiting the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the consent of the Local Authority. The maximum penalty for carrying out works to TPO trees without consent is £20,000. For a guide to the law and best practice on Tree Preservation Orders visit this website: www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/trees

Open Access Land

The Countryside and Rights of Way Act of 2000 gives people new rights to freely walk on areas of open country and registered common land. For details of open access land in your area visit this website: www.openaccess.gov.uk/S4/html/default.htm

Rights of Way

Public Footpaths, Bridleways and Rights of Way often cross private land. Rights of way have the same status in law as any other highway, and so should be kept open and usable. To find the location of Rights of Way in your area visit this website: www.ordnancesurvey.co.uk/oswebsite

The Land Registry/Registers of Scotland

The Land Registry register titles to land in England and Wales. In Scotland this is undertaken by the Registers of Scotland. Their role is to record all dealings with registered land such as sales, mortgages, and legal proceedings. If you wish to request or download copies of title information related to your property for a small fee visit these websites:

www.landreg.gov.uk **www.ros.gov.uk**

Property Price Information

Nethouseprices provide access to UK house prices in England, Scotland and Wales, as recorded by the Land Registry (since April 2000) and the Registers of Scotland (since May 2000). To view the prices of properties sold in your area visit this website: **www.nethouseprices.com**

Broadband Internet Access

Broadband is a high data-transmission rate internet connection. The standard technology in most areas is DSL, followed by cable modem. In some areas, particularly remote areas of low population density, Broadband may not be available. To check Broadband availability in your area visit this website:

www.broadbandchecker.co.uk

10.Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

Glenigan

41-47 Seabourne Road
Bournemouth BH5 2HU
Tel: 01202 432121

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622
www.hpa.org.uk/radiation

Local Authority details

Authority: Epsom and Ewell Borough Council
Phone: 01372 732 000
<http://www.epsom-ewell.gov.uk/>
Address: Town Hall, The Parade, Epsom, Surrey, KT18 5BY

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444

CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
www.copso.org.uk



Groundsure

LOCATION INTELLIGENCE



Public Health England



This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4c.groundsure.com which 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 compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@4C.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.

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

11. Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

"Beneficiary" means the person or entity for whose benefit the Client has obtained the Services.

"Client" means the party or parties entering into a Contract with Groundsure.

"Commercial" means any building or property which is not Residential.

"Confidential Information" means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

"Support Services" means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

"Third Party Data Provider" means any third party providing Third Party Content to Groundsure.

"Data Reports" means reports comprising factual data with no accompanying interpretation.

"Fees" has the meaning set out in clause 5.1.

"Groundsure" means Groundsure Limited, a company registered in England and Wales under number 03421028.

"Groundsure Materials" means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

"Mapping" means a map, map data or a combination of historical maps of various ages, time periods and scales.

"Order" means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

"Ordnance Survey" means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

"Order Website" means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

"Report" means a Risk Screening Report or Data Report for Commercial or Residential property.

"Residential" means any building or property used as or intended to be used as a single dwelling.

"Risk Screening Report" means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

"Services" means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

"Site" means the area of land in respect of which the Client has requested Groundsure to provide the Services.

"Third Party Content" means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

"User Guide" means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the

terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
(iv) the first purchaser or first tenant of the Site, and
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable

endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law.