

Specimen Address, Specimen Town







## Total planning applications

**15** In the last  
10 years

## Site plan



## Planning summary

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

Full assessments for other environmental risks are available in additional Groundsure searches including the Groundsure Avista 7 in 1 report. Contact Groundsure or your search provider for further details.

## Planning summary



### Planning Applications

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



#### Large Developments

searched to 500m

Please see **page 3** for details of the proposed developments.



#### Small Developments

searched to 125m

Please see **page 4** for details of the proposed developments.



#### House extensions or new builds

searched to 50m

Please see **page 5** for details of the proposed developments.

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



### Planning constraints

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

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

**Environmental Protected Areas** Not identified  
**Visual and Cultural Protected Areas** Identified



### Telecoms

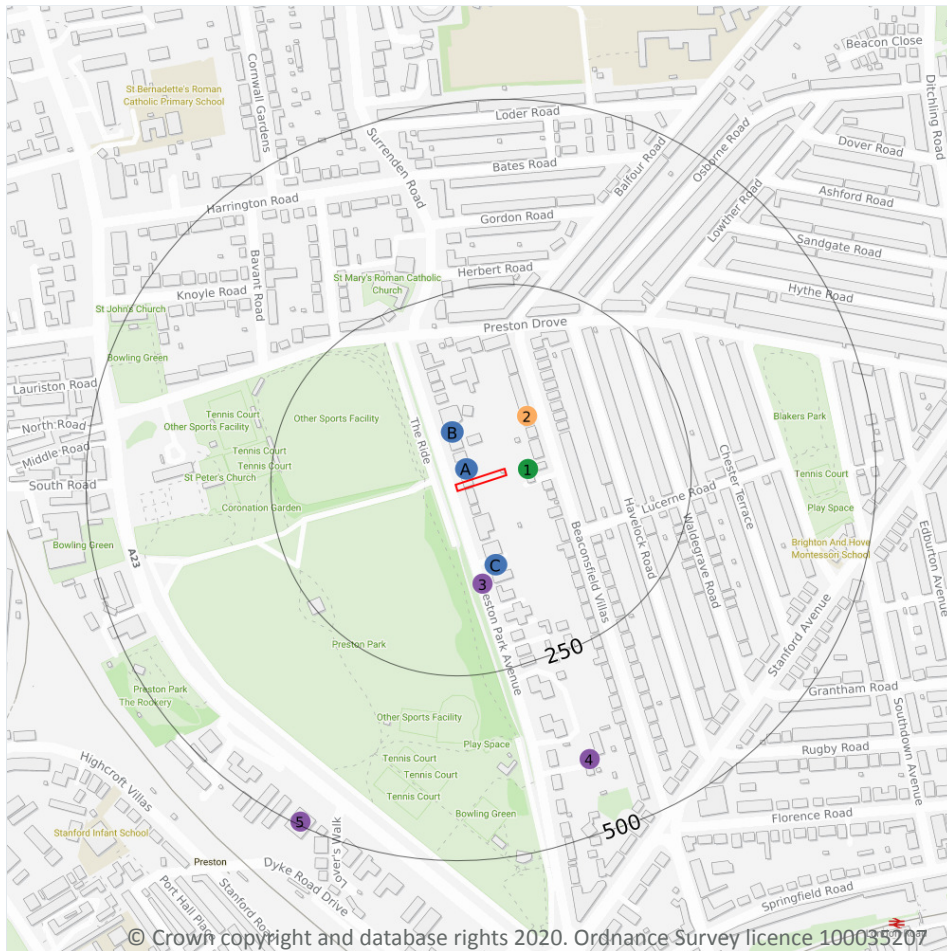
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

**Mobile phone masts**

Not identified



## Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Small Project planning application
- House Extension planning application

### Large projects searched to 500m

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

ID	Details	Description	Online record
ID: 3 Distance: 131 m Direction: S	Application reference: BH2020/02187 Application date: 06/08/2020 Council: Brighton & Hove Accuracy: Exact	Address: Bocks E And F, 1 - 40 London Road, Brighton, East Sussex, BN1 6UW Project: 18 Flats (Extension) Last known status: An application has been submitted for detailed approval.	<a href="#">Link</a>

ID	Details	Description	Online record
ID: 4 Distance: 401 m Direction: S	Application reference: BH2013/04085 Application date: 14/01/2014 Council: Brighton & Hove Accuracy: Exact	Address: 11a Preston Park Avenue, Brighton, East Sussex, BN1 6HJ Project: Three, two storey detached dwellings with basements Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 5 Distance: 496 m Direction: SW	Application reference: BH2015/00250 Application date: 26/01/2015 Council: Brighton & Hove Accuracy: Exact	Address: Prestamex House, 171 - 173 Preston Road, Brighton, East Sussex, BN1 6BN Project: 63 Flats (Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>

## Small projects searched to 125m

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

ID	Details	Description	Online record
ID: A Distance: 16 m Direction: NW	Application reference: BH2019/02007 Application date: 05/07/2019 Council: Brighton & Hove Accuracy: Exact	Address: 34 Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: 6 Flats (Conversion/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 16 m Direction: NW	Application reference: BH2016/00584 Application date: 03/03/2016 Council: Brighton & Hove Accuracy: Exact	Address: 34 Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: 5 Flats (Conversion/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 35 m Direction: NW	Application reference: BH2014/02254 Application date: 04/08/2014 Council: Brighton & Hove Accuracy: Exact	Address: 35 Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: Office (Conversion) Last known status: The application for detail approval has been refused.	<a href="#">Link</a>
ID: B Distance: 68 m Direction: NW	Application reference: BH2016/01883 Application date: 24/05/2016 Council: Brighton & Hove Accuracy: Exact	Address: 39 Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: Office (Alterations) Last known status: The application for detail approval has been refused.	<a href="#">Link</a>
ID: 2 Distance: 77 m Direction: NE	Application reference: BH2017/03751 Application date: 13/11/2017 Council: Brighton & Hove Accuracy: Exact	Address: 83 Beaconsfield Villas, Brighton, East Sussex, BN1 6HF Project: Care Home (Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link</a>

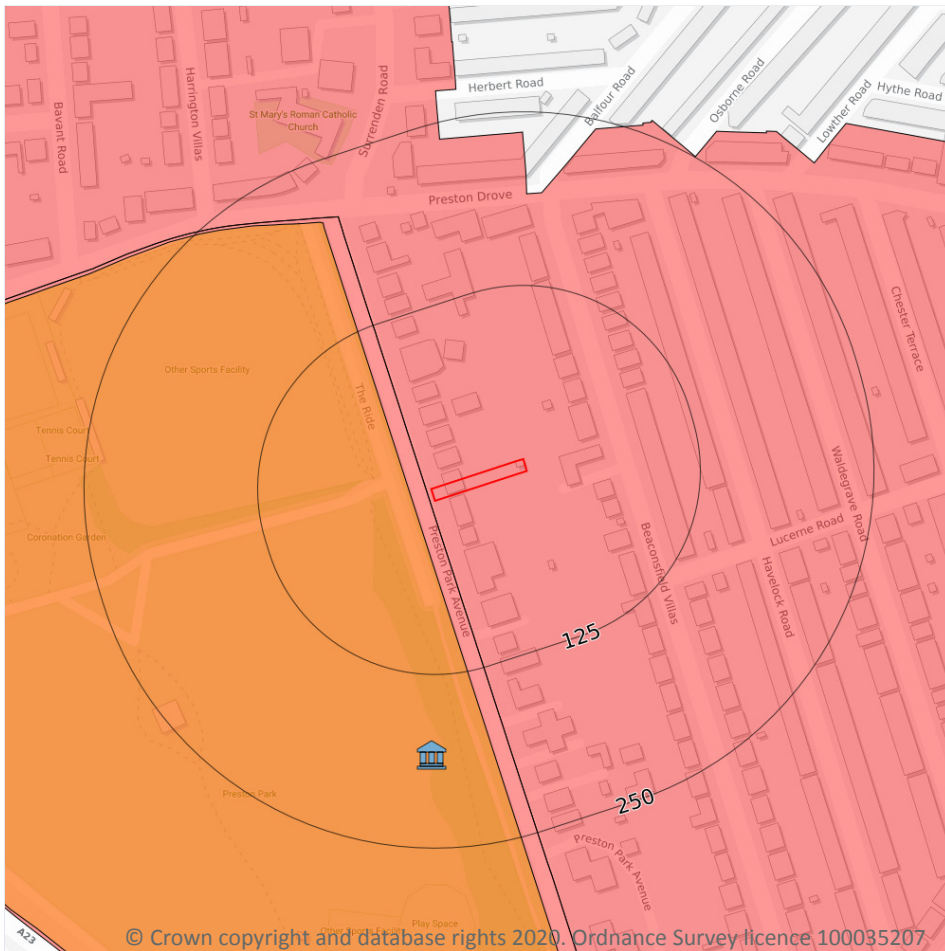
ID	Details	Description	Online record
ID: B Distance: 86 m Direction: NW	Application reference: BH2017/00018 Application date: 04/01/2017 Council: Brighton & Hove Accuracy: Exact	Address: 39a Preston Park Avenue, Brighton, East Sussex, BN1 6HG Project: Offices (New/Alterations) Last known status: The application for detail approval has been refused.	<a href="#">Link</a>
ID: C Distance: 111 m Direction: S	Application reference: BH2019/00993 Application date: 05/04/2019 Council: Brighton & Hove Accuracy: Exact	Address: 25 Preston Park Avenue, Brighton, East Sussex, BN1 6HL Project: 6 Flats/2 Houses Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: C Distance: 111 m Direction: S	Application reference: BH2018/02536 Application date: 28/08/2018 Council: Brighton & Hove Accuracy: Exact	Address: 25 Preston Park Avenue, Brighton, East Sussex, BN1 6HL Project: 6 Flats & 2 Houses (New/Conversion) Last known status: Detailed plans have been granted.	<a href="#">Link</a>

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

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

ID	Details	Description	Online record
ID: A Distance: 4 m Direction: W	Application reference: BH2017/03493 Application date: 18/10/2017 Council: Brighton & Hove Accuracy: Exact	Address: 33 Preston Park Avenue, Brighton, East Sussex, South East, BN1 6HG Project: House (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 16 m Direction: NW	Application reference: BH2020/01832 Application date: 13/07/2020 Council: Brighton & Hove Accuracy: Exact	Address: 34 Preston Park Avenue, Brighton, East Sussex, South East, BN1 6HG Project: 2 Houses Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 16 m Direction: NW	Application reference: BH2019/02275 Application date: 31/07/2019 Council: Brighton & Hove Accuracy: Exact	Address: 34 Preston Park Avenue, Brighton, East Sussex, South East, BN1 6HG Project: House Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 1 Distance: 29 m Direction: E	Application reference: BH2017/01541 Application date: 05/05/2017 Council: Brighton & Hove Accuracy: Exact	Address: Flat 15 Beaconsfield Court, 81 Beaconsfield Villas, Brighton, East Sussex, South East, BN1 6HF Project: House (Alterations) Last known status: The application for detail approval has been refused.	<a href="#">Link</a>

## Planning Constraints



**Site Outline**

**Search buffers in metres (m)**

- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Sites of Special Scientific Interest
- Designated Ancient Woodland
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

## Visual and Cultural Designations

### Conservation Areas

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

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

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

## Registered Parks and Gardens

Registered parks or gardens are a designed landscape considered of historic interest.

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

Distance	Direction	Name	Grade
15 m	W	Preston Manor And Preston Park	II

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

## Local Information



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

### Amenities, Infrastructure and Entertainment

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

Class	Distance	Direction	Address
Bus stop	75 m	E	Lucerne Road, Brighton
Train station	814 m	SE	London Road (Brighton) Rail Station
Supermarket	633 m	E	Co-op Ditchling Road, 269 Preston Drove, Five Ways, Brighton, BN1 6FL
Grocery store	185 m	E	Highlife Food Market, 101, Havelock Road, Brighton, East Sussex, BN1 6GL
Post Office	603 m	E	Post Office (Hollingbury), Hollingbury Post Office 148, Preston Drove, Brighton, East Sussex, BN1 6FJ
Doctors	90 m	NE	The Haven Practice, 100, Beaconsfield Villas, Brighton, East Sussex, BN1 6HE
Dentist	428 m	N	Surrenden Dental Practice, 38, Surrenden Road, Brighton, East Sussex, BN1 6PP
Chemist	175 m	N	Kamsons Pharmacy, 94, Preston Drove, Brighton, East Sussex, BN1 6LB
Theatre	630 m	W	Bite-size Place, Maria House, 35 Millers Road, Brighton, East Sussex, BN1 5NP
Cinema	1.01 km	SE	Duke of York's Picturehouse, Preston Circus, Brighton, East Sussex, BN1 4NA
Restaurant	209 m	N	Harley's Pizza, 97, Preston Drove, Brighton, East Sussex, BN1 6LD
Pub	200 m	E	Preston Park Tavern, 88, Havelock Road, Brighton, East Sussex, BN1 6GF
Nightclub	2.12 km	S	Grace of Brighton, 51-52, North Street, Brighton, East Sussex, BN1 1RH
Hospital	1.39 km	SW	The Montefiore Hospital, 2, Montefiore Road, Hove, East Sussex, BN3 1RD
Household waste site	2.63 km	W	Hove H W S & Transfer Station, Leighton Road Depot, Off Old Shoreham Road, Hove, East Sussex, BN3 7ES

### Police

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

Police Force: Sussex Police

Community Safety Partnership: Brighton John Street Police Station

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

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



## Council Tax Bands

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

Local Authority	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Year
The City of Brighton and Hove (B)	£1,304	£1,521	£1,738	£1,955	£2,390	£2,824	£3,259	£3,911	2020-2021
National Average	£1,225	£1,430	£1,634	£1,838	£2,247	£2,655	£3,064	£3,676	

## Education

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

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

Class	Distance	Direction	Address	Type
Nursery school	177 m	N	Growing Up Green, 138, Beaconsfield Villas, Brighton, East Sussex, BN1 6HE	-
Nursery school	292 m	NW	Pumpkin Patch Nursery, 37, Preston Drove, Brighton, East Sussex, BN1 6LA	-
Nursery school	379 m	NW	Hopscotch, 14, Bavant Road, Brighton, East Sussex, BN1 6RD	-
Infant school	636 m	NW	St Bernadette's Catholic Primary School, London Road, Brighton, East Sussex, BN1 6UT	-
Infant school	679 m	SW	Stanford Infant School, Highcroft Villas, Brighton, East Sussex, BN1 5PS	-
Infant school	699 m	NE	Balfour Primary School, Balfour Road, Brighton, East Sussex, BN1 6NE	-
Junior school	458 m	E	Brighton and Hove Montessori School, 67 Stanford Avenue, Brighton, BN1 6FB	Other independent school
Junior school	636 m	NW	St Bernadette's Catholic Primary School, Preston Road, Withdean, Brighton, BN1 6UT	Voluntary aided school
Junior school	680 m	SW	Stanford Infant School, Highcroft Villas, Brighton, BN1 5PS	Community school
Secondary school	725 m	N	Dorothy Stringer School, Loder Road, Brighton, BN1 6PZ	Community school
Secondary school	993 m	NE	Varndean School, Balfour Road, Brighton, BN1 6NP	Community school
Secondary school	1.08 km	W	Lancing College Preparatory School At Hove, The Droveaway, Hove, BN3 6LU	Other independent school
Sixth form/college	1.01 km	SW	Brighton Hove and Sussex Sixth Form College, 205 Dyke Road, Hove, BN3 6EG	General further education college

Class	Distance	Direction	Address	Type
Sixth form/college	1.02 km	N	Varndean College, Surrenden Road, Brighton, BN1 6WQ	General further education college
Sixth form/college	1.09 km	SW	Cardinal Newman Catholic School, The Upper Drive, Hove, BN3 6ND	Voluntary aided school

## Air Quality

### Modelled Air Quality Readings

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

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

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

Pollutant	Local modelled reading (annual average)	UK Air Quality Objective (annual average)	UK Air Quality Objective (variable)
NO <sub>x</sub>	20 µg/m <sup>3</sup>	30 µg/m <sup>3</sup>	N/A
NO <sub>2</sub>	15 µg/m <sup>3</sup>	40 µg/m <sup>3</sup>	200 µg/m <sup>3</sup> (per hour - not be exceeded more than 18 times a year)
PM <sub>10</sub>	16 µg/m <sup>3</sup>	40 µg/m <sup>3</sup>	50 µg/m <sup>3</sup> (per 24hr period - not be exceeded more than 35 times a year)
PM <sub>2.5</sub>	11 µg/m <sup>3</sup>	25 µg/m <sup>3</sup>	N/A

### Notes

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

Pollutant	Details
PM <sub>2.5</sub>	Particulate Matter less than 2.5µm in aerodynamic diameter. Particles less than or equal to 10 micrometers in diameter are so small that they can get into the lungs potentially causing serious health problems. Particles of this size can only be seen with an electron microscope.

## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

### Planning

Large projects searched to 500m **Identified**

Small projects searched to 125m **Identified**

House extensions and small new builds searched to 50m **Identified**

Mobile phone masts Not identified

Mobile phone masts planning records Not identified

### Radon

Radon Not identified

### Planning constraints

Sites of Special Scientific Interest Not identified

Internationally important wetland sites (Ramsar Sites) Not identified

Special Areas of Conservation Not identified

Special Protection Areas (for birds) Not identified

National Nature Reserves Not identified

Local Nature Reserves Not identified

Designated Ancient Woodland Not identified

Green Belt Not identified

World Heritage Sites Not identified

Areas of Outstanding Natural Beauty Not identified

National Parks Not identified

**Conservation Areas Identified**

Listed Buildings Not identified

Certificates of Immunity from Listing Not identified

### Planning constraints

Scheduled Monuments Not identified

**Registered Parks and Gardens Identified**

### Neighbourhood

Air quality management area Not identified

**Air Quality Identified**

## Planning data limitations

The Planning Applications section of this report contains data provided under licence from Glenigan, who are the largest provider of planning data in the UK. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The location of applications are represented in this report as single points and are derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. This single point may not represent the nearest border of the development and may fall outside of the development boundary. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development and how this may impact the subject property.

Groundsure have incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure have distilled these into three core categories. These categories are large urban, urban and rural and the following search distances apply:

- Large urban: 250m for large projects, 50m for small projects and house extensions
- Urban: 500m for large projects, 250m for small projects and 50m for house extensions
- Rural: 750m for large projects, 500m for small projects and 125m for house extensions

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications be identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure have excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report also excludes information on Lawful Development Certificates, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee 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.

## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

## Conveyancing Information Executive and our terms & conditions

### 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@groundsure.com](mailto:info@groundsure.com). Groundsure adheres to the Conveyancing Information Executive Standards.

#### The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

#### Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

#### 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
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@groundsure.com](mailto:info@groundsure.com) If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>

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## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Planning report. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.