

Search Details

Prepared for: Setfords Solicitors
Matter: C7117/19
Client address: 74 North Street, Guildford, GU1 4AW

Property:
260 Coombe Lane, London, SW20 0RW

Local Authority:
Groundsure
Sovereign House, Church Street, Brighton, BN1 1UJ

Date Returned: 15/03/2023	Property type: Residential
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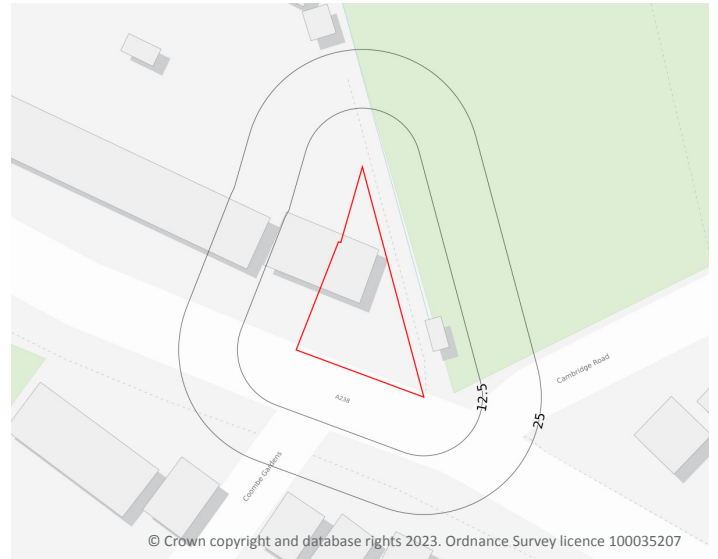
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260, Coombe Lane, London, SW20 0RW

Total planning applications







7 In the last
10 years

Site plan



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Planning summary

	Large Projects 0 searched to 250m	
	Small Projects 4 searched to 75m	page 3
	House Extensions 3 searched to 50m	page 4
	Radon Passed	
	Planning Constraints Identified	page 5
	Local Information Yes	page 7

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.

0

Large Developments

searched to 250m

4

Small Developments

searched to 75m

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

3

House extensions or new builds

searched to 50m

Please see **page 4** 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.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on **page 13**.



Planning constraints

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

Please see **page 5** for details of the identified issues.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Identified



Telecoms

There are mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Please see **page 4** for details of the identified issues.

Mobile phone masts

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
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

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Small projects searched to 75m

4 small developments within 75m 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: 1 Distance: 31 m Direction: SE	Application reference: 23/P0215 Application date: 26/01/2023 Council: Merton Accuracy: Proximity	Address: Street Works, Coombe Lane, Raynes Park, Merton, London, SW20 0QA Project: Telecommunications Last known status: Planning approval is not required.	Link

ID	Details	Description	Online record
ID: 3 Distance: 51 m Direction: N	Application reference: 15/P2082 Application date: 26/06/2015 Council: Merton Accuracy: Proximity	Address: 258 Coombe Lane, Merton, London, SW20 ORW Project: 6 Houses Last known status: The application for detail approval has been refused.	Link
ID: 4 Distance: 60 m Direction: SE	Application reference: 18/P4027 Application date: 29/10/2018 Council: Merton Accuracy: Proximity	Address: 163 Coombe Lane, Merton, London, SW20 0QX Project: Luxury House Last known status: The application for detail approval has been refused.	Link
ID: 5 Distance: 74 m Direction: SE	Application reference: 22/P0308 Application date: 23/02/2022 Council: Merton Accuracy: Proximity	Address: Old Wimbledonians Sports Groun, 143 Coombe Lane, Merton, London, SW20 0QX Project: Sports Field Last known status: Detailed plans have been granted.	Link

House extensions and small new builds searched to 50m

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

ID	Details	Description	Online record
ID: A Distance: 40 m Direction: S	Application reference: 19/P2766 Application date: 25/07/2019 Council: Merton Accuracy: Exact	Address: 171 Coombe Lane, Raynes Park, Merton, London, SW20 0QX Project: Single Storey Rear Extension Last known status: Detailed plans have been granted.	Link
ID: A Distance: 40 m Direction: S	Application reference: 19/P0753 Application date: 20/02/2019 Council: Merton Accuracy: Exact	Address: 171 Coombe Lane, Raynes Park, Merton, London, SW20 0QX Project: Single Storey Side/Rear Extension Last known status: Detailed plans have been granted.	Link
ID: 2 Distance: 41 m Direction: S	Application reference: 22/P1953 Application date: 24/06/2022 Council: Merton Accuracy: Exact	Address: 173 Coombe Lane, Merton, London, SW20 0QX Project: House (Extension) Last known status: Detailed plans have been granted.	Link

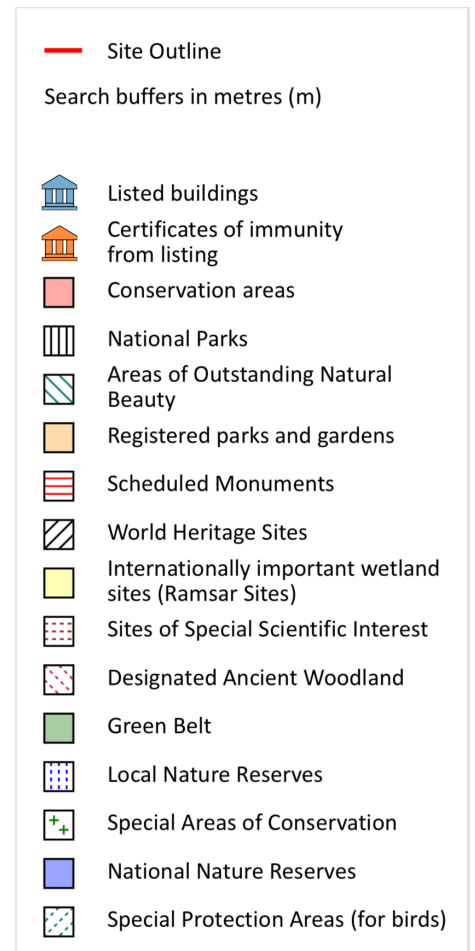
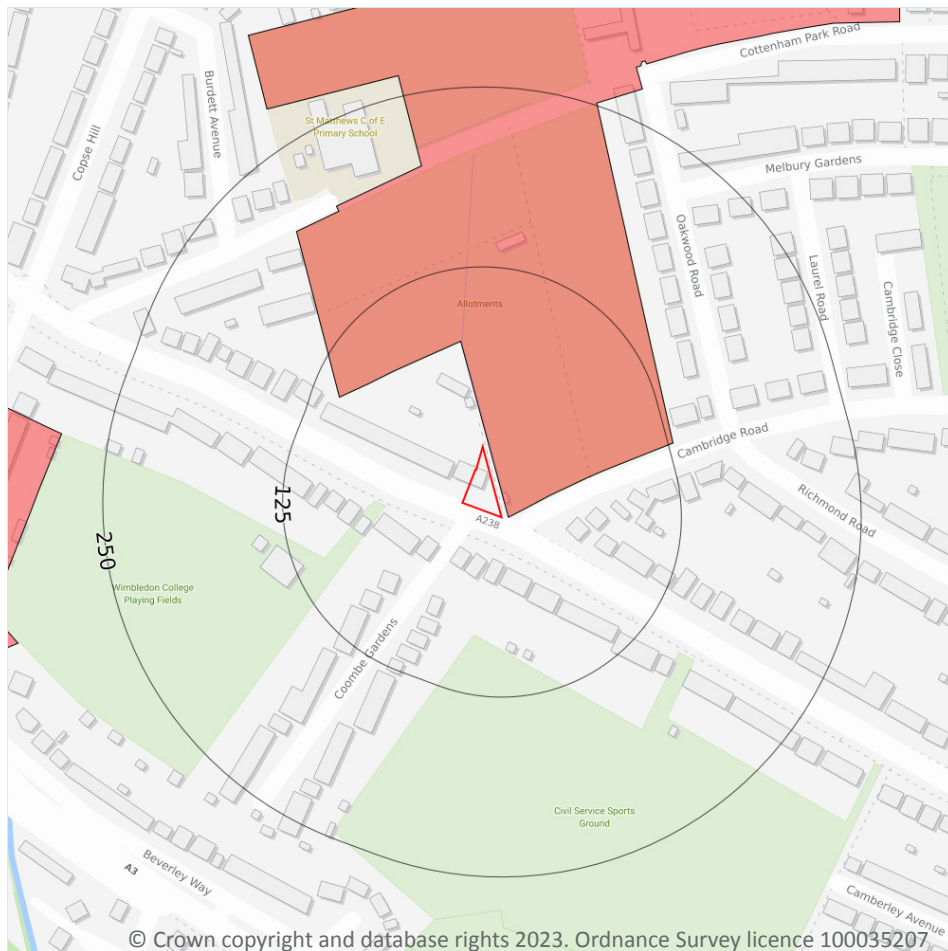
Mobile phone masts planning records

Planning permission has been sought for a new mobile phone mast within 103m of the property.

As this information is normally updated quarterly, the mast could already have been built or may be in the planning stages. Further details on the progress of the application should be available on the Local Authority's planning website.

ID	Distance	Direction	Applicant Detail	Details
6	103 m	E	No Details 08/08/2017 Hutchison 3G UK Ltd	Scheme comprises telecom licence notification for the installation of 1 x 11 metre high monopole incorporating 1 x tri-sector antenna, 4 x equipment cabinets and 1 x meter cabinet.
7	105 m	E	No Details 14/11/2020 -	Scheme comprises application to determine whether prior approval is required for the construction of a 15 metre high monopole with 1 x built-in cabinet at base, 3 x free-standing cabinets and ancillary works on pavement in cambridge road.

Planning constraints



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
4 m	N	Copse Hill	Merton

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

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	44 m	SE	Cambridge Road (SW20), Cottenham Park
Chemist	462 m	NW	Haria Pharmacy, 356-358, Coombe Lane, Raynes Park, London, Greater London, SW20 0RJ
Cinema	2.73 km	E	HMV Curzon, 23, The Broadway, London, Greater London, SW19 1PS
Dentist	434 m	NW	S P Orthodontics Ltd, 2a, Barham Road, West Wimbledon, London, Greater London, SW20 0EU
Doctors	858 m	E	Lambton Road Medical Practice, 1, Lambton Road, London, Greater London, SW20 0LW
Grocery store	428 m	NW	Tonys, 348, Coombe Lane, Raynes Park, London, Greater London, SW20 0RJ
Hospital	871 m	W	The New Victoria Hospital, 182-184, Coombe Lane West, Kingston-upon-Thames, Greater London, KT2 7EG
Household waste site	3.3 km	S	Garth Road Civic Amenity Site, Garth Road C A Site, 63-69, Amenity Way, Garth Road, Morden, Surrey, SM4 4AX
Nightclub	2.98 km	E	The Pod Bar, 105-109, The Broadway, London, Greater London, SW19 1QG
Post Office	792 m	E	Post Office (Raynes Park), Durham House 1b, Amity Grove, Raynes Park, London, Greater London, SW20 0LQ
Pub	661 m	SE	The Cavern, Pub the Cavern Public House 100-102, Coombe Lane, Raynes Park, London, Greater London, SW20 0AY
Restaurant	645 m	SE	Kapak Restaurant, 106, Coombe Lane, Raynes Park, London, Greater London, SW20 0AY
Supermarket	722 m	SE	Waitrose Raynes Park, Coombe Lane, Raynes Park, London, SW20 0BS
Theatre	2.28 km	SW	Studio D, Unit 241 Kingspark Business Centre 152-178, Kingston Road, New Malden, Greater London, KT3 3ST
Train station	929 m	E	Raynes Park Rail Station, Raynes Park

Police

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

Police Force: Metropolitan Police

Community Safety Partnership: Wimbledon 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

Class	Distance	Direction	Address
Police Stations	2.88 km	E	Wimbledon Police Station, Police Station 15-23, Queen's Road, Wimbledon, London, Greater London, SW19 8NN

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
Merton London Boro	£1,188	£1,386	£1,583	£1,781	£2,177	£2,573	£2,969	£3,563	2022-2023
National Average	£1,283	£1,497	£1,711	£1,925	£2,363	£2,802	£3,242	£3,903	

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

Class	Distance	Direction	Address	Type
Nursery school	478 m	NE	Modern Montessori International, The Pavillion, Melbury Gardens, London, Greater London, SW20 0DH	-
Nursery school	563 m	E	Bright Horizons Raynes Park Day Nursery & Preschool, 3, Spencer Road, West Wimbledon, London, Greater London, SW20 0QN	-
Nursery school	563 m	E	Raynes Park Day Nursery & Preschool, Spencer Road, Raynes Park, London, Greater London, SW20 0QN	-
Infant school	231 m	NW	St Matthew's C of E Primary School, St Matthews Primary School 164, Cottenham Park Road, West Wimbledon, London, Greater London, SW20 0SX	-
Infant school	851 m	E	Hollymount School, Hollymount School, Cambridge Road, West Wimbledon, London, Greater London, SW20 0SQ	-
Infant school	856 m	SE	West Wimbledon Primary School, Bodnant Gardens, Raynes Park, London, Greater London, SW20 0BZ	-
Junior school	248 m	N	St Matthew's CofE Primary School, Cottenham Park Road, London, SW20 0SX	Voluntary aided school

Planning

260, Coombe Lane, London, SW20
ORW

Ref: IT-36926461
Your ref: IT-36926461
Grid ref: 522308 169639

Class	Distance	Direction	Address	Type
Junior school	735 m	N	The Rowans School, 19 Drax Avenue, Wimbledon, London, SW20 0EG	Other independent school
Junior school	850 m	E	Hollymount School, Cambridge Road, Raynes Park, London, SW20 0SQ	Community school
Secondary school	1.04 km	S	Raynes Park High School, Bushey Road, London, SW20 0JL	Community school
Secondary school	1.24 km	E	Norwegian School in London, 28 Arterberry Rd, Wimbledon, London, SW20 8AH	Other independent school
Secondary school	1.4 km	E	Ursuline High School Wimbledon, Crescent Road, Wimbledon, London, SW20 8HA	Voluntary aided school
Sixth form/college	1.04 km	S	Raynes Park High School, Bushey Road, London, SW20 0JL	Community school
Sixth form/college	1.4 km	E	Ursuline High School Wimbledon, Crescent Road, Wimbledon, London, SW20 8HA	Voluntary aided school
Sixth form/college	1.44 km	W	Coombe Girls' School, Clarence Avenue, New Malden, KT3 3TU	Academy - Converter mainstream

Air Quality

Air quality management area

The property is within an Air Quality Management Area.

Guidance: Since December 1997 each Local Authority in the UK has been carrying out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years. The aim of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. These objectives have been put in place to protect people's health and the environment.

If a Local Authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there. This area could be just one or two streets, or it could be much bigger. Then the Local Authority will put together a plan to improve the air quality - a Local Air Quality Action Plan.

Modelled Air Quality Readings

Defra publishes Background Concentration Maps of airborne pollutants, nitrous oxides (NO₂ and NO_x) and particulate matter (PM₁₀ and PM_{2.5}), 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 2018. 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 _x	26 µg/m ³	30 µg/m ³	N/A
NO ₂	19 µg/m ³	40 µg/m ³	200 µg/m ³ (per hour - not be exceeded more than 18 times a year)
PM ₁₀	14 µg/m ³	40 µg/m ³	50 µg/m ³ (per 24hr period - not be exceeded more than 35 times a year)
PM _{2.5}	8 µg/m ³	25 µg/m ³	N/A

Notes

Pollutant	Details
NO _x	NO ₂ and NO are both oxides of nitrogen and together are referred to as nitrogen oxides (NO _x)

Pollutant	Details
NO ₂	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 ₃) to nitrogen dioxide (NO ₂) which can be harmful to health.
PM ₁₀	Particulate Matter less than 10µm in aerodynamic diameter. Particles less than or equal to 10 micrometers in diameter are so small that they can get into the lungs potentially causing serious health problems. Ten micrometers is less than the width of a single human hair.
PM _{2.5}	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 250m	Not identified
Small projects searched to 75m	Identified
House extensions and small new builds searched to 50m	Identified
Mobile phone masts	Not identified
Mobile phone masts planning records	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	Not identified
Neighbourhood	
Air quality management area	Identified
Air Quality	Identified

Planning data limitations

The planning applications section of this report contains data provided under licence from Glenigan, who are widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and due to the volumes and the automated processes involved it is not possible to undertake additional checks to confirm its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure does not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for house extensions and small new builds, small developments and points or polygons for large developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has since been downgraded. The location of applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the property. 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, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure has 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 has distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:

- Mega urban: 250m for large developments, 75m for small developments and 50m for house extensions and small new builds
- Urban: 500m for large developments, 125m for small developments and 50m for house extensions and small new builds
- Rural: 750m for large development, 500m for small development and 250m for house extensions and small new builds

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 are 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 has 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 does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, 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.

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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. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.

Conveyancing Information Executive and our terms & conditions

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- 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.

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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, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: 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 We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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