

48, Jade Gardens, Colchester, CO4 5FG

## Total planning applications

**11** In the last  
10 years

## Site plan



## Planning summary



### Large Projects

**11** searched to 500m

page 3



### Small Projects

**0** searched to 125m



### House Extensions

**0** searched to 50m



### Radon

**Passed**



### Planning Constraints

**Not identified**



### Local Information

**Yes**

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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.

11

#### **Large Developments**

searched to 500m

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

0

#### **Small Developments**

searched to 125m

0

#### **House extensions or new builds**

searched to 50m

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

No protected areas have been identified within 50 metres of the property. Protected areas include nature reserves and other conservation areas.

<b>Environmental Protected Areas</b>	<b>Not identified</b>
<b>Visual and Cultural Protected Areas</b>	<b>Not identified</b>



### Telecoms

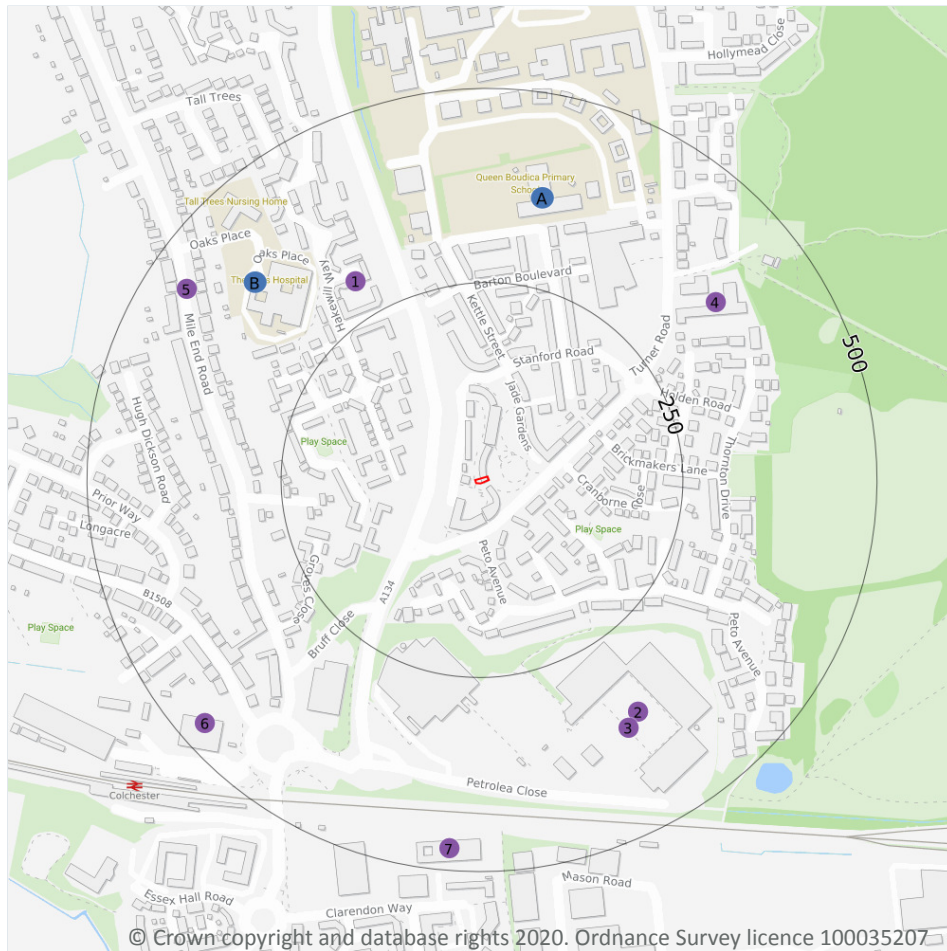
There are no mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

**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

11 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: 1 Distance: 299 m Direction: NW	Application reference: 146500 Application date: 11/12/2014 Council: Colchester Accuracy: Proximity	Address: Former Severalls Hospital, Northern Approach Road, Colchester, Essex, CO4 5HQ Project: School Last known status: Detailed plans have been granted.	<a href="#">Link</a>

ID	Details	Description	Online record
ID: 2 Distance: 356 m Direction: SE	Application reference: 130005 Application date: 08/01/2013 Council: Colchester Accuracy: Exact	Address: Unit 4, Turner Rise Retail Park, Petrolea Close, Colchester, Essex, CO4 5TU Project: Supermarket (Conversion/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 365 m Direction: N	Application reference: 121710 Application date: 21/09/2012 Council: Colchester Accuracy: Exact	Address: Queen Boudica Primary School, Cowper Crescent, Colchester, Essex, CO4 5XT Project: School (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: A Distance: 365 m Direction: N	Application reference: N/A Application date: 28/05/2012 Council: Colchester Accuracy: Proximity	Address: Queen Boudica Primary School, Cowper Crescent, Colchester, Essex, CO4 5XT Project: School (Extension) Last known status: Detailed plans have been granted.	N/A
ID: 3 Distance: 366 m Direction: SE	Application reference: 144667 Application date: 26/04/2014 Council: Colchester Accuracy: Exact	Address: Petrolea Close, Colchester, Essex, CO4 5TU Project: 2 Retail Units/2 Food & Drink Units Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 4 Distance: 369 m Direction: NE	Application reference: 131287 Application date: 08/07/2013 Council: Colchester Accuracy: Exact	Address: Longview, 216 Turner Road, Colchester, Essex, CO4 5JR Project: Care Home Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: B Distance: 381 m Direction: NW	Application reference: 180719 Application date: 15/03/2018 Council: Colchester Accuracy: Exact	Address: 120 Mile End Road, Colchester, Essex, CO4 5XR Project: Hospital (Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: B Distance: 381 m Direction: NW	Application reference: 201379 Application date: 01/07/2020 Council: Colchester Accuracy: Exact	Address: Oaks Place, Mile End Road, Colchester, Essex, CO4 5XR Project: Hospital (Extension/Alterations) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 5 Distance: 446 m Direction: NW	Application reference: 191521 Application date: 10/06/2019 Council: Colchester Accuracy: Exact	Address: Land West of Mile End Rd, Mile End Road, North Colchester Urban Ext, Colchester, Essex, CO4 5 Project: Pumping Station Last known status: Approval has been granted for reserved matters.	<a href="#">Link</a>
ID: 6 Distance: 467 m Direction: SW	Application reference: 162607 Application date: 18/10/2016 Council: Colchester Accuracy: Exact	Address: Equity House, Bergholt Road, Colchester, Essex, CO4 5EY Project: 67 Flats (Conversion/Extension) Last known status: Detailed plans have been granted.	<a href="#">Link</a>
ID: 7 Distance: 473 m Direction: S	Application reference: 145356 Application date: 14/07/2014 Council: Colchester Accuracy: Exact	Address: Land To The South Of Childspla, Clarendon Way, Colchester, Essex, CO1 1XF Project: 19 Flats Last known status: Detailed plans have been granted.	<a href="#">Link</a>

## 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	113 m	E	Turner Rise, Colchester
Chemist	304 m	S	Asda Pharmacy, Petrolea Close, Colchester, Essex, CO4 5TU
Cinema	1.7 km	S	Curzon Colchester, Roman House 19-23, Queen Street, Colchester, Essex, CO1 2PQ
Dentist	992 m	NW	Mile End Dental Clinic, 13a, Nayland Road, Mile End, Colchester, Essex, CO4 5EG
Doctors	325 m	NE	Turner Road Surgery, Turner Road, Colchester, Essex, CO4 5JR
Grocery store	638 m	W	Spar Store, Esso Service Station, 124, Bergholt Road, Town Centre, Colchester, Essex, CO4 5AJ
Hospital	381 m	NW	The Oaks Hospital, Oaks Place, Mile End Road, Colchester, Essex, CO4 5XR
Household waste site	4.61 km	SW	Shrub End Civic Amenity Site, Shrub End Civic Amenity Site, Maldon Road, Shrub End, Colchester, Essex, CO3 4RN
Nightclub	1.52 km	S	Atik, 131, High Street, Colchester, Essex, CO1 1SP
Post Office	1.53 km	NE	Post Office (Highwoods), Highwoods Post Office, Highwoods Square, Highwoods, Colchester, Essex, CO4 9BB
Pub	376 m	SW	The Bricklayers Arms, 27, Bergholt Road, Colchester, Essex, CO4 5AA
Restaurant	724 m	S	The Albert, Cowdray Avenue, Colchester, Essex, CO1 1UT
Supermarket	263 m	S	Asda Colchester Superstore, Turner Rise, Colchester, CO4 5TU
Theatre	1.64 km	S	Mercury Theatre, Mercury Theatre, Balcerne Gate, Colchester, Essex, CO1 1PT
Train station	564 m	SW	Colchester Rail Station

### Police

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

Police Force: Essex Police

Community Safety Partnership: Colchester 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	1.96 km	S	Colchester Police Station, 10, Southway, Colchester, Essex, CO3 3BU

## 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
Colchester District (B)	£1,215	£1,417	£1,620	£1,822	£2,227	£2,632	£3,037	£3,644	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	419 m	NE	Nanna's Day Nurseries, Villa 1 Turner Village, Turner Road, Colchester, Essex, CO4 5JP	-
Nursery school	473 m	S	Childsplay Day Nursery, Clarendon Way, Colchester, Essex, CO1 1XF	-
Nursery school	872 m	NW	Myland Pre School C I C, Mile End Road, Colchester, Essex, CO4 5DY	-
Infant school	364 m	N	Queen Boudica Primary School, Cowper Crescent, Colchester, Essex, CO4 5XT	-
Infant school	954 m	S	North Primary School and Nursery, John Harper Street, Colchester, Essex, CO1 1RP	-
Infant school	1.08 km	NW	Myland Community Primary School, Mill Road, Mile End, Colchester, Essex, CO4 5LD	-
Junior school	297 m	N	Queen Boudica Primary School, Cowper Crescent, Colchester, CO4 5XT	Community school
Junior school	953 m	S	North Primary School and Nursery, John Harper Street, Colchester, CO1 1RP	Community school
Junior school	1.08 km	NW	Myland Community Primary School, Mill Road, Mile End, Colchester, CO4 5LD	Community school
Secondary school	1.21 km	SW	St Helena School, Sheepen Road, Colchester, CO3 3LE	Academy - Converter mainstream
Secondary school	1.81 km	NE	The Gilbert School, Brinkley Lane, Colchester, CO4 9PU	Academy - Converter mainstream

# Planning

48, Jade Gardens, Colchester, CO4 5FG

Ref: Index-2214569-2079

Your ref: JC/G01790-1 GOEL

Grid ref: 599532 226791

Class	Distance	Direction	Address	Type
Secondary school	2.01 km	S	Colchester High School, Wellesley Road, Colchester, CO3 3HD	Other independent school
Sixth form/college	1.36 km	SW	Colchester Institute, Sheepen Road, Colchester, CO3 3LL	General further education college
Sixth form/college	1.47 km	S	The Sixth Form College Colchester, North Hill, Colchester, CO1 1SN	General further education college
Sixth form/college	2.01 km	S	Colchester High School, Wellesley Road, Colchester, CO3 3HD	Other independent 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>	21 µg/m <sup>3</sup>	30 µg/m <sup>3</sup>	N/A
NO <sub>2</sub>	16 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.
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		Planning constraints	
Large projects searched to 500m	Identified	Scheduled Monuments	Not identified
Small projects searched to 125m	Not identified	Registered Parks and Gardens	Not identified
House extensions and small new builds searched to 50m	Not identified	Neighbourhood	
Mobile phone masts	Not identified	Air quality management area	Not identified
Mobile phone masts planning records	Not identified	Air Quality	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	Not identified		
Listed Buildings	Not identified		
Certificates of Immunity from Listing	Not 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.

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## 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.



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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.

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- 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

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