

Sample Site, Sample Street, Anytown, UK

Reference:
Sample_Planview

Grid reference:
123456 123456

Your reference:
Sample

Date:
29 October 2025

Consultant's guidance and recommendations inside.



Customer Support

info@groundsure.com

Planning applications overview

Total planning applications
in the last 7 years

31

Home improvement
searched to 250m

0

Page 2 →

Small residential
searched to 250m

0

Page 2 →

Medium residential
searched to 500m

0

Page 2 →

Large residential
searched to 750m

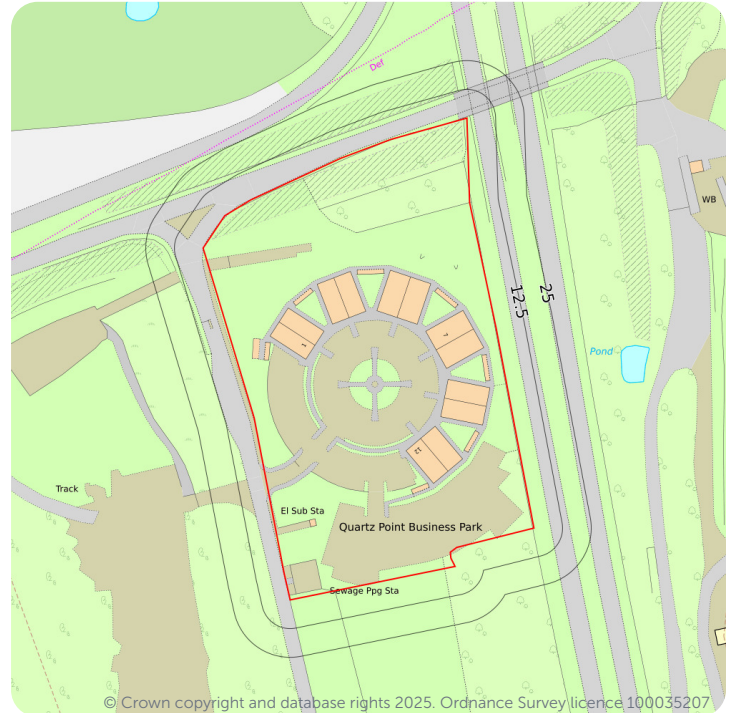
0

Page 2 →

Mixed and commercial
searched to 750m

31

Page 3 →



Search results

Planning constraints

Identified

Page 9 →

Radon

Passed

Page 11 →

Air quality

Not identified

Page 12 →

Designed for commercial properties.

At Groundsure, we tailor our reports to ensure they align with the intended end use of the site.



✓ Your planning search is covered!

Need answers on other potential risks to the property?

Groundsure Review brings all our assessments together into a single, expert-led report.

[Learn more about Review](#)

Have questions? Our experts are on hand to help you interpret the findings. [Contact us](#)



Planning ?

Identified

Planning applications have been identified at or in proximity of the property. Protected areas have been identified within 250 metres of the property.

Section links

[Planning applications](#)[Planning constraints](#)

Planning applications

Using Local Authority planning information supplied and processed by Serac Tech dating back 7 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**Home improvement**

searched to 250m

0**Small residential**

searched to 250m

0**Medium residential**

searched to 500m

0**Large residential**

searched to 750m

31**Mixed and commercial**

searched to 750m →

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 250 metres of the property.

Environmental designations**Visual and cultural designations****Identified****Not identified**

Next steps

Environmental designations

The property lies within 250m of an environmentally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development



Planning

Planning applications ?

Identified

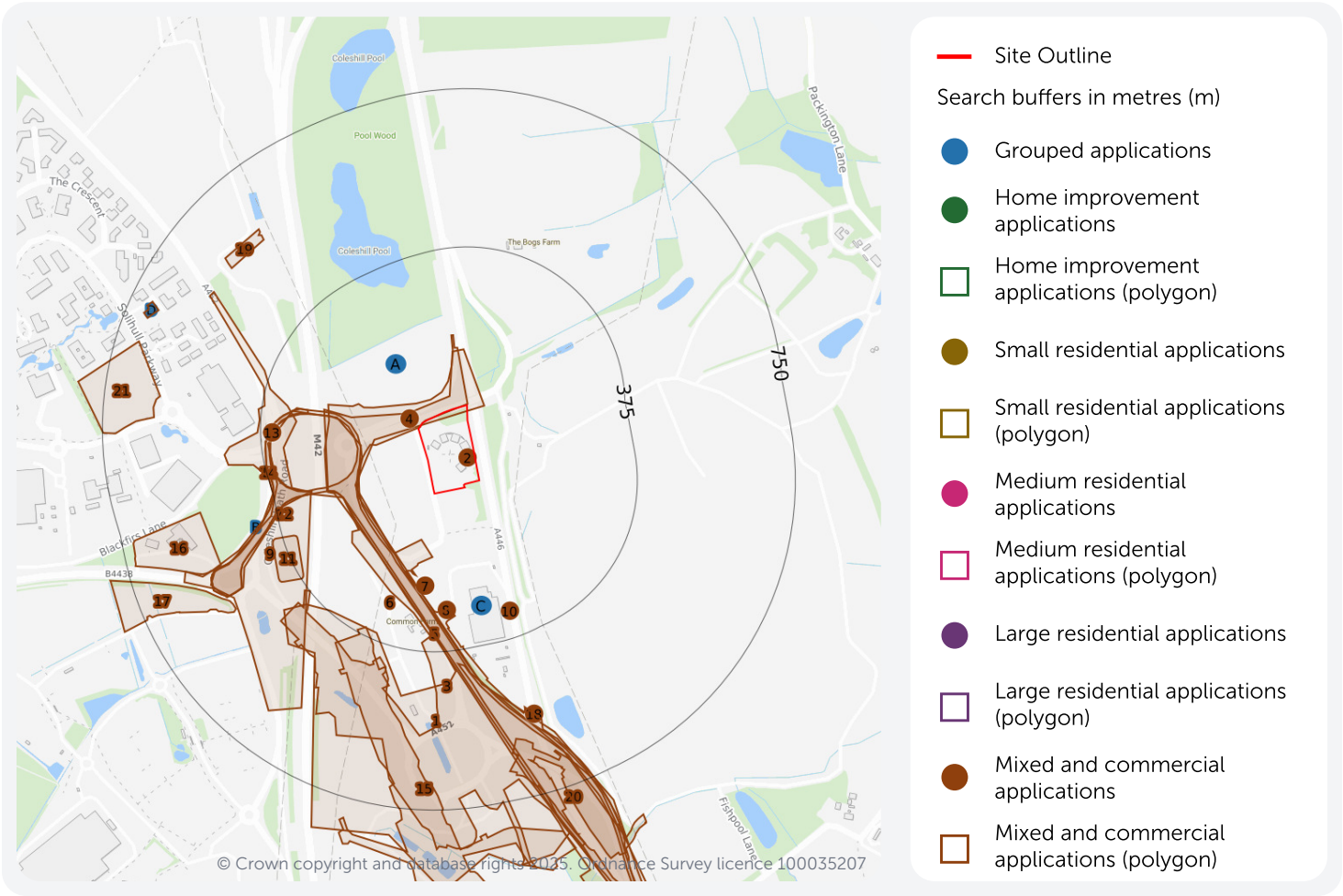
Planning applications have been identified at or in proximity of the property.

Section links

Back to section summary →

Planning applications →

Planning constraints →



Mixed and commercial applications searched to 750m

31 mixed and commercial developments within 750m from the property have been submitted for planning permission during the last seven years. Mixed and commercial developments are considered to be any other development that can be mixed use of commercial and residential development or purely commercial. This section also includes any planning applications that do not have a classification and these could be residential, commercial or a mixture of both. Please see below for details of the proposed developments.



ID	Details	Description	Online record
ID: 1 Distance: 0 Direction: S	Application reference: PL/2021/03159/HS2DIS Application date: 02/12/2021 Council: Solihull	Address: Land Between The A452 Chester Road/A446 Stonebridge Road Intersection, The A452 Chester Road Adjacent To Melbick's Garden Centre And Land To The East Of A452/A446 Roundabout Over The M42 Including The A446 Approach. Project: High Speed Rail Fencing & Guardrail Works Last known status: Approved Decision date: 20/01/2022	Link 
ID: 3 Distance: 0 Direction: S	Application reference: PL/2020/02061/HS2DIS Application date: 09/09/2020 Council: Solihull	Address: Between The A452 And A446 Chester Road And Stonebridge Road Intersection, The A452 Chester Road Adjacent To Melbicks Garden Centre, And Land To The East Of The A452/A446 Roundabout Over The M42 Including A446 Approach Project: Highway Infrastructure Works for HS2 Connectivity Last known status: Approved Decision date: 23/10/2020	Link 
ID: 2 Distance: 0 Direction: on site	Application reference: PAP/2019/0578 Application date: 25/10/2019 Council: North Warwickshire	Address: Eden House Units 5 & 6 , Quartz PointStonebridge RoadColeshillB46 3JL Project: Condensing Unit Installation Last known status: Approved Decision date: 03/12/2019	Link 
ID: 4 Distance: 31 m Direction: NW	Application reference: HS2/2021/0006 Application date: 10/09/2021 Council: North Warwickshire	Address: Hs2 Phase One Enabling Works Area North Birmingham Interchange Station Area BStonebridge Road ColeshillWarwickshire Project: Interchange Station Highways Area B Lighting Installation Last known status: Approved Decision date: 13/01/2022	Link 
ID: A Distance: 142 m Direction: NW	Application reference: HS2/2023/0001 Application date: 06/01/2023 Council: North Warwickshire	Address: Hs2 Phase One Enabling Works Area North Bickfield Farm ColeshillWarwickshire Project: HS2 Bat Mitigation Minor Amendment Last known status: Approved Decision date: 13/06/2023	Link 
ID: 5 Distance: 142 m Direction: S	Application reference: PL/2021/02429/HS2DIS Application date: 24/08/2021 Council: Solihull	Address: A452 Compound Solihull B46 3HX Project: Construction Vehicle Access Plan Last known status: Approved Decision date: 17/11/2021	Link 
ID: 6 Distance: 144 m Direction: S	Application reference: PL/2019/00691/HS2DIS Application date: 06/03/2019 Council: Solihull	Address: A452 & B4438 Bickenhill Solihull Project: High Speed Rail Enabling Works Approval Last known status: Approved Decision date: 01/05/2019	Link 



ID	Details	Description	Online record
ID: A Distance: 153 m Direction: NW	Application reference: HS2/2021/0002 Application date: 23/04/2021 Council: North Warwickshire	Address: Hs2 Phase One Enabling Works Area North Bickfield Farm ColeshillWarwickshire Project: Bat Mitigation for HS2 Development Last known status: Approved Decision date: 02/07/2021	Link 
ID: 7 Distance: 221 m Direction: S	Application reference: PAP/2023/0218 Application date: 24/05/2023 Council: North Warwickshire	Address: Melbicks Garden Centre Chester Road B46 3HY Project: Ultra-Rapid Charging Hubs Installation Last known status: Approved Decision date: 17/07/2023	Link 
ID: B Distance: 265 m Direction: W	Application reference: PL/2019/01573/HS2DIS Application date: 03/06/2019 Council: Solihull	Address: M42 West Compound, Off B4438 Marston Green Solihull Project: Lorry Route Approval for HS2 Works Last known status: Approved Decision date: 08/08/2019	Link 
ID: 8 Distance: 278 m Direction: S	Application reference: HS2/2020/0004 Application date: 09/09/2020 Council: North Warwickshire	Address: Hs2 Phase One Enabling Works Area North Birmingham Interchange Station Area BStonebridge Road ColeshillWarwickshire Project: Highways Works for HS2 Interchange Station (Revised Scheme) Last known status: Approved Decision date: 19/11/2020	Link 
ID: C Distance: 282 m Direction: S	Application reference: PL/2020/02767/HS2DIS Application date: 23/11/2020 Council: Solihull	Address: Northern Part Of Land Known As Interchange Triangle Site (land North Of Middle Bickenhill Lane - Bounded By M42 & A452/A446), Land Between A452 & A446 Chester Road & Stonebridge Road Intersection, A452 Chester Road Adjacent To Melbicks Project: High-Speed Rail Infrastructure Approval Last known status: Withdrawn Decision date: 26/01/2021	Link 
ID: C Distance: 282 m Direction: S	Application reference: HS2/2025/0008 Application date: 21/08/2025 Council: North Warwickshire	Address: Melbicks Garden Centre Land Parcel 1 & Parcel 2 Chester RoadColeshill Project: Invalid Proposal Last known status: Approved Decision date: 17/09/2025	Link 



ID	Details	Description	Online record
ID: C Distance: 282 m Direction: S	Application reference: CON/2020/0013 Application date: 14/09/2020 Council: North Warwickshire	Address: Land between A452 & A446 Chester Road & Stonebridge Road Intersection, A452 Chester Road adjacent Melbicks Garden Centre, & land east of A452/A446 roundabout over M42, including A446 Approach Project: High Speed Rail Consultation (Schedule 17 Submission) Last known status: Approved Decision date: 06/10/2020	Link 
ID: B Distance: 285 m Direction: SW	Application reference: PL/2019/02763/HS2DIS Application date: 24/10/2019 Council: Solihull	Address: Northern Part Of Land Known As Interchange Triangle Site (land North Of Middle Bickenhill Lane - Bounded By M42 & A452/A446), Land Between A452 & A446 Chester Road & Stonebridge Road Intersection, A452 Chester Road Adjacent To Melbick Project: Highway Realignment & Attenuation Basin Development Last known status: Approved Decision date: 20/12/2019	Link 
ID: 9 Distance: 287 m Direction: SW	Application reference: PL/2022/00485/HS2DIS Application date: 04/03/2022 Council: Solihull	Address: Land Between The A452 Chester Road/A446 Stonebridge Road Intersection, The A452 Chester Road Adjacent To Melbick's Garden Centre And Land To The East Of The A452/A446 Roundabout Over The M42 Including The A446 Approach Project: Fencing and Guardrails for Interchange Station Works Last known status: Approved Decision date: 27/04/2022	Link 
ID: B Distance: 291 m Direction: SW	Application reference: PL/2022/02196/HS2DIS Application date: 14/10/2022 Council: Solihull	Address: Northern Part Of Land Known As The Interchange Triangle Site (land North Of Middle Bickenhill Lane - Bounded By M42 And A452/A446), Land Between The A452 And A446 Chester Road And Stonebridge Road Intersection, The A452 Chester Road Adjacent Project: Road Diversion and Realignment Works for HS2 Project Last known status: Approved Decision date: 21/07/2023	Link 
ID: 10 Distance: 312 m Direction: S	Application reference: HS2/2021/0007 Application date: 02/12/2021 Council: North Warwickshire	Address: Hs2 Phase One Enabling Works Area North Birmingham Interchange Station Area BStonebridge Road ColeshillWarwickshire Project: Birmingham Interchange Station Fencing Scheme Last known status: Approved Decision date: 01/02/2022	Link 



ID	Details	Description	Online record
ID: 11 Distance: 342 m Direction: SW	Application reference: PL/2024/01875/HS2DIS Application date: 20/09/2024 Council: Solihull	Address: BBV M42 West Box Junction Compound South Marston Green Birmingham B40 1QA (closest Postcode) Project: HS2 M42 West Box Junction Construction Traffic Management Plan Last known status: Approved Decision date: 20/12/2024	Link 
ID: 12 Distance: 348 m Direction: W	Application reference: PL/2021/00605/PPFL Application date: 04/03/2021 Council: Solihull	Address: Telecommunications Mast Northway Island Bickenhill Solihull Solihull Project: Telecommunication Mast Upgrade Last known status: Approved Decision date: 27/04/2021	Link 
ID: 13 Distance: 349 m Direction: W	Application reference: PL/2023/00488/HS2DIS Application date: 06/03/2023 Council: Solihull	Address: Land East Of A452 Kenilworth Road, Between Mercote Hall Lane And Bradnocks Marsh Lane Roundabout Project: Engineering Earthworks & Ancillary Works for HS2 Project Last known status: Approved Decision date: 16/10/2023	Link 
ID: 14 Distance: 355 m Direction: W	Application reference: PL/2020/00275/MAROT Application date: 13/02/2020 Council: Solihull	Address: Land And Buildings At The Interchange Triangle Bounded By The M42 Motorway The A452 Chester Road And The A45 Coventry Road Bickenhill Solihull Project: Car Parking Facilities for High Speed Rail Interchange Station Last known status: Approved Decision date: 27/04/2021	Link 
ID: 15 Distance: 356 m Direction: S	Application reference: PL/2023/01491/HS2DIS Application date: 10/07/2023 Council: Solihull	Address: Site Within The Triangle Formed By The A45, A452 And M42 (Birmingham Interchange Triangle), Intersecting Middle Bickenhill Lane Project: Railway Infrastructure Works (Earthworks & Ancillary) Last known status: Approved Decision date: 20/12/2023	Link 
ID: 16 Distance: 534 m Direction: W	Application reference: PL/2020/00351/CLEUD Application date: 13/02/2020 Council: Solihull	Address: Holiday Inn Express Bickenhill Parkway Marston Green Solihull B40 1QA Project: Lawful Development Certificate for Hotel and Office Use Last known status: Withdrawn Decision date: 07/10/2020	Link 
ID: 17 Distance: 544 m Direction: SW	Application reference: PL/2019/03022/COU Application date: 02/12/2019 Council: Solihull	Address: North Car Parks 8B/9B Baulk Lane Berkswell Solihull Project: Temporary Storage (Pallets) on Disused Car Park Last known status: Approved Decision date: 03/01/2020	Link 

ID	Details	Description	Online record
ID: 18 Distance: 561 m Direction: S	Application reference: HS2/2019/0001 Application date: 10/05/2019 Council: North Warwickshire	Address: Hs2 Phase One Enabling Works Area North Birmingham Interchange Station Area B Stonebridge Road Coleshill Project: Highways Development for HS2 Interchange Station Last known status: Approved Decision date: 18/07/2019	Link 
ID: 19 Distance: 575 m Direction: NW	Application reference: PL/2024/02636/HS2DIS Application date: 31/10/2024 Council: Solihull	Address: Land Between The M42 And A452 Chester Road Project: Engineering Works for Pool Wood Culvert Last known status: Approved Decision date: 10/04/2025	Link 
ID: 20 Distance: 608 m Direction: S	Application reference: PL/2022/00717/HS2DIS Application date: 01/04/2022 Council: Solihull	Address: Land At The A452 Chester Road/A446 Stonebridge Road Intersection Project: Highway Works Earthworks (HS2 Project) Last known status: Approved Decision date: 27/05/2022	Link 
ID: 21 Distance: 618 m Direction: W	Application reference: PL/2022/01386/PPFL Application date: 23/06/2022 Council: Solihull	Address: Plot 6700 Solihull Parkway Marston Green Solihull Project: Warehousing Development (2 Units) Last known status: Approved Decision date: 06/02/2023	Link 
ID: D Distance: 678 m Direction: NW	Application reference: PL/2019/01639/PPFL Application date: 25/06/2019 Council: Solihull	Address: 6210 Solihull Parkway Marston Green Solihull B37 7YB Project: Louvre Grilles Installation Last known status: Approved Decision date: 15/08/2019	Link 
ID: D Distance: 695 m Direction: NW	Application reference: PL/2025/01751/HS2DIS Application date: 15/09/2025 Council: Solihull	Address: Land Between The M42, A452 Chester Road, And Coleshill Heath Road. Closest Postcode B37 7YB Project: High-Speed Rail Earthworks and Ancillary Works Last known status: Validated Decision date: Not supplied	Link 

The data is sourced from Serac Tech

Planning constraints ?

Identified

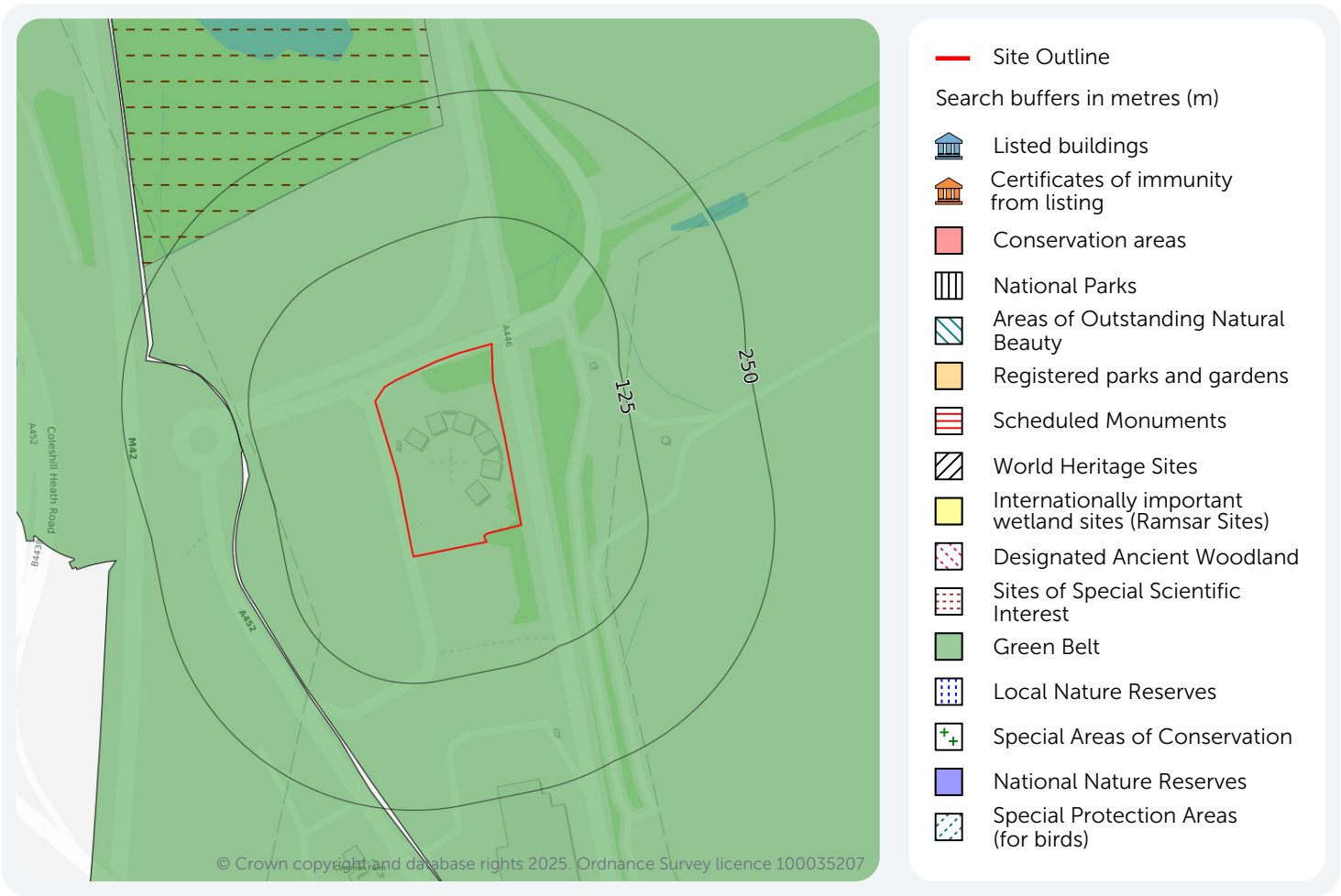
Protected areas have been identified within 250 metres of the property.

Section links

Back to section summary →

Planning applications →

Planning constraints →



Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
212 m	NW	Coleshill and Bannerly Pools SSSI	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest>

Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

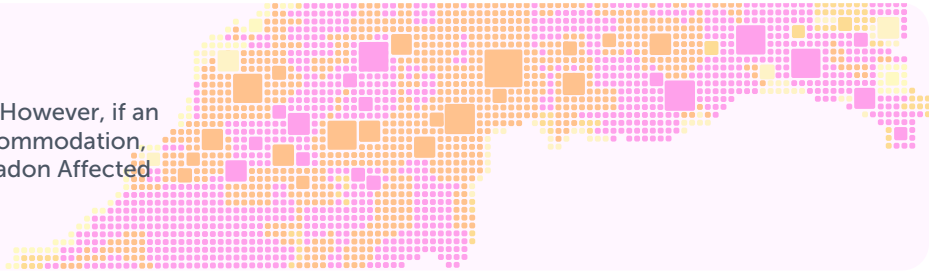
Distance	Direction	Green Belt Name	Data Source
0	on site	Birmingham Green Belt	North Warwickshire
139 m	W	Birmingham Green Belt	Solihull

This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey data © Crown copyright and database right 2025). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land> 

Radon

Passed

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.



Next steps

Radon

The property is in an area where less than 1% of properties have elevated radon levels.

- Whilst the property is not in a radon affected area, if it has a basement or cellar which is occupied for more than 1 hour per week it should be monitored for radon levels. We recommend checking your requirements here <https://www.ukradon.org/information/workplace> .
- Further information is available here <https://knowledge.groundsure.com/searches-radon> .

Air quality

Not identified

The property is not in an area indicated to be impacted by air quality issues.

Section links

[Air quality](#) →

Next steps

Air quality
None required.

Air quality

Air quality ?

Not identified

The property is not in an area indicated to be impacted by air quality issues.

Section links

Back to section summary →

Air quality →

Modelled air quality readings

Defra periodically publishes Background Concentration Maps of specific airborne pollutants, nitrous oxides (NO₂ and NO_x) and particulate matter (PM₁₀ and PM_{2.5}), for Local Air Quality Management (LAQM) purposes.

Our assessment of the data checks whether local modelled readings exceed any of the Government Air Quality Objectives. If anything is unclear, our team can help answer questions. For more information [click here](#).

Pollutant	Local modelled reading (annual average)	UK Air Quality Objective (annual average)	UK Air Quality Objective (variable)
NO _x	21 µg/m ³	30 µg/m ³	N/A
NO ₂	15 µg/m ³	40 µg/m ³	200 µg/m ³ (per hour - not be exceeded more than 18 times a year)
PM ₁₀	15 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

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 Applications	
Home improvement applications searched to 250m	Not identified
Small residential applications searched to 250m	Not identified
Medium residential applications searched to 500m	Not identified
Large residential applications searched to 750m	Not identified
Mixed and commercial applications searched to 750m	Identified
Planning constraints	
Sites of Special Scientific Interest	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	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
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified
Radon	
Radon	Not identified
Air quality	
Air quality	Identified
Air quality management area	Not identified

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations .

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

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, 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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