

## ▶ Report Details

**Address:**

Sample, Sample

**Requested by:**

Sample

**Grid Reference:**

E: 123456 | N: 123456

**Date:**

01/10/2019

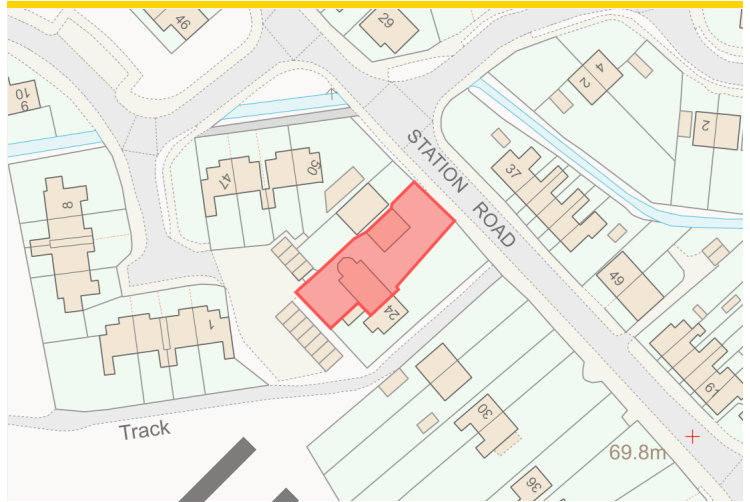
**Report Reference:**

Sample

**Report ID:**







115138

## ▶ Subject Site



Air Quality Index: **Now available in FCI Premium searches**

## ▶ Planning Summary

 <b>Extensions and New Builds</b>	<b>7</b> within 100 metres	see section 1.03
 <b>Developments</b>	<b>11</b> within 750 metres	see section 1.04
 <b>Change of Use</b>	<b>0</b> within 100 metres	-
 <b>Lawful Development Certificates</b>	<b>0</b> within 100 metres	-
 <b>Telecoms</b>	<b>1</b> within 250 metres	see section 1.07
 <b>Uncategorised</b>	<b>2</b> within 100 metres	see section 1.08
 <b>Planning Restrictions</b>	<b>Identified</b> within 250 metres	see section 1.09



**Assessed by:**

*FCI Risk Team*

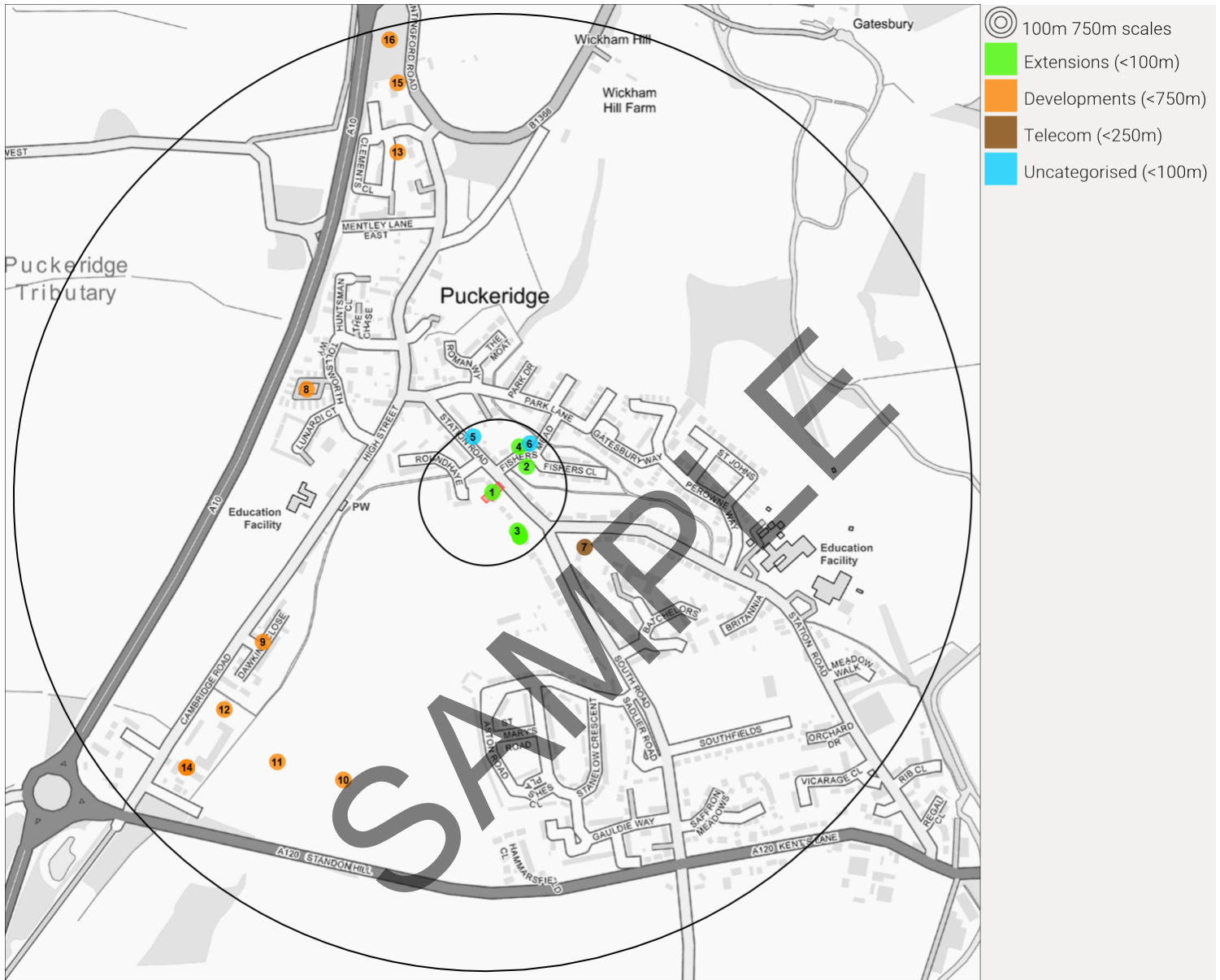
[www.futureclimateinfo.com/team](http://www.futureclimateinfo.com/team)



### Regulated by RICS

## 1. PLANNING

### 1.01 Planning Map



### 1.02 Planning Guidance

#### NOTE

FCI's Local Authority planning data is supplied by LandInsight and displays records from the preceding 10 years. The purpose of this section is to provide you with information on the types of development which have taken place in the surrounding area, and highlight possible development constraints which may be of relevance. Please note, a record of planning approval does not necessarily mean that the development was progressed. We recommend that you use the information contained within this section alongside a physical inspection of the property, and where necessary seek advice from a local expert. It would also be prudent to request that the vendor supplies any neighbour notifications of proposed development which they have received.

### 1.03 Extension and Small New Builds

#### NOTE

Data provided by LandInsight indicates that one or more extension, conversion or new build planning applications have been submitted within 100 metres of the property within the last 10 years.

In this section we intend to capture applications which would typically be considered by the average property purchaser as being minor when considering the possible scale of development. As such this section will mostly include applications for property extensions, or the construction of only small number (1-2) of new build units.

ID	Planning Ref	App Date	Address	Description	Distance
1	3/17/0522/HH	01/03/2017	The Old School 22 Station Road Puckeridge Ware Hertfordshire SG11 1TE	Part conversion of garage to annexe with dormer window and alterations to fenestration ( <b>Status: Consent not required</b> )	0 m
2	3/12/0607/FP	10/04/2012	4, Fishers Mead, Puckeridge, Ware, Herts SG11 1SP	Conversion of garage to residential use involving raising of the existing garage roof and replacement of garage door with bow window. ( <b>Status: Approved With Conditions</b> )	49 m NE
3	3/18/2218/HH	08/10/2018	38 Station Road Puckeridge Ware Hertfordshire SG11 1TE	Single storey front and side extension ( <b>Status: Approved With Conditions</b> )	62 m SE
4	3/11/0714/FP	21/04/2011	7, Fishers Mead, Puckeridge, Ware, Herts, SG11 1SP	2 storey side & rear extensions and single storey rear extension ( <b>Status: Approved With Conditions</b> )	66 m NE
3	3/18/1064/FUL	09/05/2018	38 And 40 Station Road Puckeridge Ware Hertfordshire SG11 1TE	Proposed single storey front extensions to 38 and 40 Station Road, Puckeridge. ( <b>Status: Approved With Conditions</b> )	67 m SE
3	3/18/0330/HH	14/02/2018	Homelea 40 Station Road Puckeridge Ware Hertfordshire SG11 1TE	Single storey front extension ( <b>Status: Withdrawn</b> )	72 m SE
3	3/19/0792/HH	12/04/2019	Homelea 40 Station Road Puckeridge Ware Hertfordshire SG11 1TE	Construction of single storey front extension. ( <b>Status: Approved With Conditions</b> )	72 m SE

## 1.04 Developments

## NOTE

Data provided by LandInsight indicates that one or more development plannings applications have been submitted within 750 metres of the property within the last 10 years.

In this section we intend to capture planning applications relating to commercial or residential development which would reasonably be considered by the average property purchaser as being moderate or major in scale. Therefore, this section will mostly comprise development applications relating to three or more units, but extending up to large national housebuilder projects or major commercial developments.

ID	Planning Ref	App Date	Address	Description	Distance
8	3/11/0924/FP	26/05/2011	Tollsworth Way Caravan Site, Tollsworth Way, Puckeridge, Herts, SG11 1TL	Erection of 25 residential units and associated car parking, access, amenity space and landscaping ( <b>Status: Withdrawn</b> )	330 m NW
9	3/14/1627/OP	05/09/2014	Land East Of Cambridge Road Puckeridge Hertfordshire	Outline application for approximately 24 houses (40% affordable) & provision of public open space, landscaping, parking and associated works. All matters reserved except for access. ( <b>Status: Refused</b> )	420 m SW
10	3/15/2081/OUT	15/10/2015	Land Off Standon Hill Puckeridge Hertfordshire	Outline planning for up to 160 houses with all matters reserved except access. ( <b>Status: Refused</b> )	499 m SW
11	3/17/1055/OUT	04/05/2017	Western Part Of Cafe Field Old Standon Hill Puckeridge	Outline application for up to 93 dwellings and associated public open space, with all matters reserved except for access. ( <b>Status: Approved With Conditions</b> )	533 m SW

12	3/17/1705/FUL	20/07/2017	Shenley Cambridge Road Puckeridge Ware Hertfordshire SG11 1SA	Demolition of bungalow and outbuildings and the erection of 1 no. 2-bed dwelling and 8 no. 3-bed dwellings (1 detached dwelling with double car port). <b>(Status: Approved With Conditions)</b>	534 m SW
13	3/10/1522/FP	20/08/2010	Wallace Land, Buntingford Road, Puckeridge, Herts	Erection of 58 residential units, associated car parking, access, amenity space and landscaping <b>(Status: Approved With Conditions)</b>	553 m N
14	3/14/1892/FP	23/10/2014	Vintage Court Cambridge Road Puckeridge Ware Hertfordshire SG11 1SA	Demolition of existing retail unit and erection of a three storey extension consisting of 2no. retail units at ground floor, 2no. 2 bed and 4no. 1 bed residential units at first and second floor and 1no. 2 bed residential unit within the roof space <b>(Status: Withdrawn)</b>	640 m SW
14	3/13/1889/FP	24/10/2013	Vintage Court Cambridge Road Puckeridge Ware Hertfordshire SG11 1SA	Demolition of existing retail unit and erection of a three storey extension consisting of 2 no. retail units at ground floor, 2 x two bed & 4 x one bed residential units at first and second floor and 1 no. two bed residential unit within the roof space. <b>(Status: Withdrawn)</b>	640 m SW
14	3/16/0438/FUL	23/02/2016	Vintage Court Cambridge Road Puckeridge Ware Hertfordshire SG11 1SA	Demolition of existing retail unit and erection of a three storey extension consisting of two retail units at ground floor, 2no. two bed and 4no. one bed residential units at first and second floor level and a two bed residential unit within the roof space <b>(Status: Refused)</b>	641 m SW
15	3/17/2962/FUL	22/12/2017	47 Buntingford Road Puckeridge Ware Hertfordshire SG11 1RT	Erection of 4 Bedroom detached house within the residential curtilage of 47 Buntingford Road and the creation of a separate access to serve 47 Buntingford Road. <b>(Status: Approved With Conditions)</b>	660 m N
16	3/16/0589/OUT	11/03/2016	Land Adjacent To Buntingford Road/A10 And Clements Close Puckeridge Hertfordshire	Outline application for 7 dwellings. All matters reserved except for access. <b>(Status: Approved With Conditions)</b>	730 m N

## 1.05 Change of Use

### NOTE

Data provided by LandInsight indicates that there are no change of use (unspecified) applications within 100 metres of the property which have submitted within the last 10 years.

Land and buildings are put into various categories known as 'use classes' which are defined within the Town and Country (Use Classes) Order 1987 (as amended). A change of this use class use will often require a planning application. This section is intended to identify and draw out those applications which, based on the data, relate to a Change of Use scenario.

## 1.06 Lawful Development Certificates

### NOTE

Data provided by LandInsight indicates that there are no Lawful Development Certificate planning applications within 100 metres of the property which have been submitted within the last 10 years.

Lawful Development Certificates (or Certificates of Lawfulness) are issued by Local Planning Authorities to certify that an existing or proposed development (or the use of the land/property) is lawful. 'Lawful Development' is considered to be development or use which is not in breach of any planning enforcement or condition notice, and against which the Local

Planning Authority cannot take any enforcement action. This section is intended to identify and capture applications which, based on the data, relate to an attempt to obtain a Lawful Development Certificate.

## 1.07 Telecoms

### NOTE

Data provided by LandInsight indicates that one or more telecommunication applications have been submitted within 250 metres of the property within the last 10 years.

In this section we intend to capture those applications which make reference to the development of telecommunications equipment such as radio and mobile phone masts.

ID	Planning Ref	App Date	Address	Description	Distance
7	3/12/0684/PT	19/04/2012	R/O 46-70 Millacres, Station Road, Ware, SG12 9PU	Installation of dark green DSLAM cabinet (PCP 28) (Status: Prior Approval Required and Refused)	160 m SE

## 1.08 Uncategorized

### NOTE

Data provided by LandInsight indicates that one or more uncategorised planning applications have been submitted within 100 metres of the property within the last 10 years.

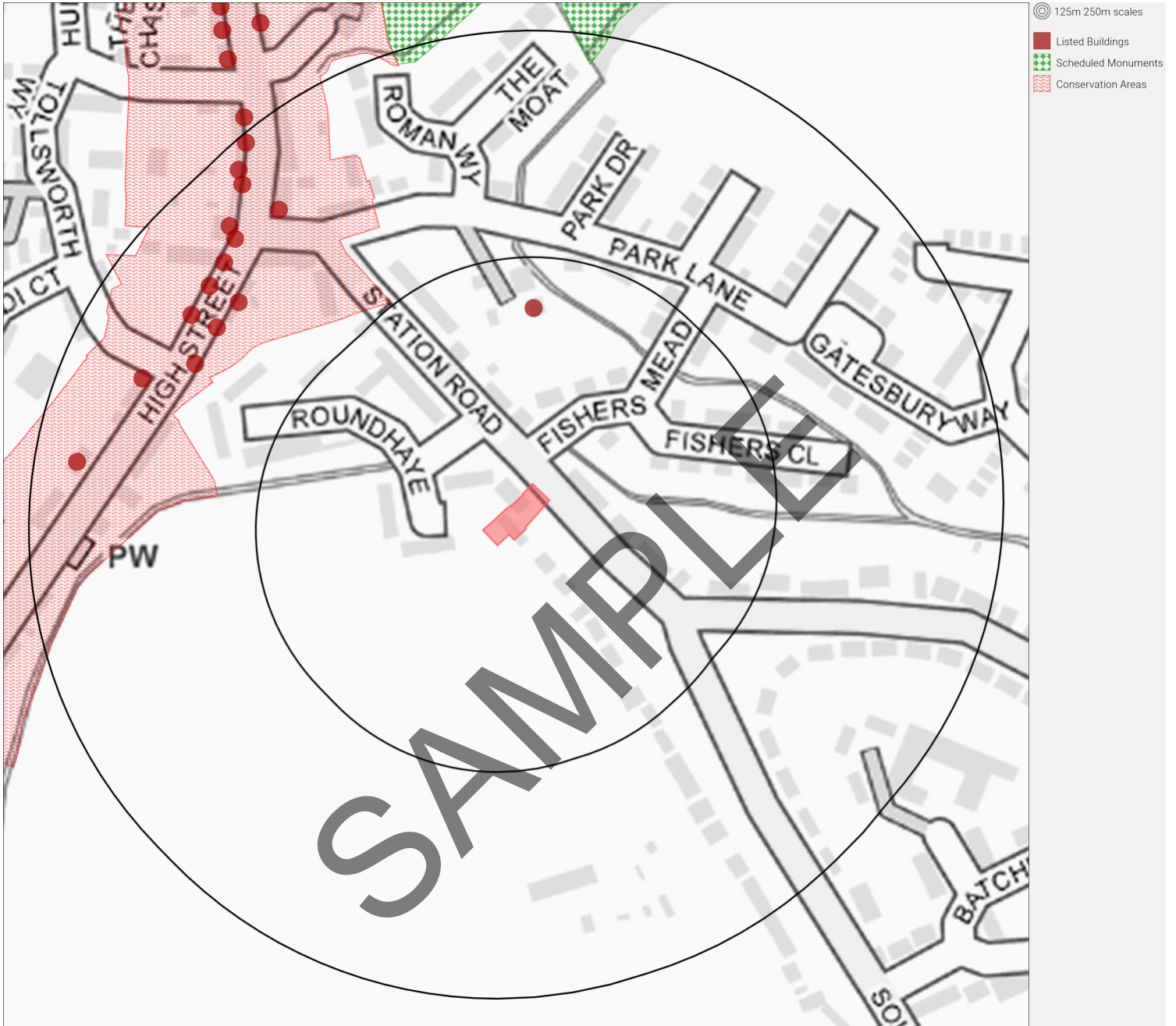
FCI has created the preceding categories to group and display the planning data. These are based on an intuitive segmentation and classification of the wide range of possible application types. This 'Uncategorised' section includes any applications where the data or description of the application does not group it with one of the above predetermined categories.

ID	Planning Ref	App Date	Address	Description	Distance
6	3/12/1539/FP	11/09/2012	11, Fishers Mead, Puckeridge, Herts, SG11 1SP	Front porch (Status: Approved With Conditions)	79 m NE
5	3/14/0262/FP	11/02/2014	19, Station Road, Puckeridge, Ware, Hertfordshire, SG11 1SN	Garden building (Status: Approved With Conditions)	83 m N

SAMPLE

## 1.09 Planning Restrictions

## NOTE



Additional planning controls may be in place where specific land use designations exist on the property or in the surroundings. These planning controls may restrict the ability to develop a property or make alterations, particularly to the exterior. Such designations may include areas such as Conservation Areas or Listed Buildings. You should speak with your Local Authority Planning Department and/or Conservation Officer to understand the impact of these features on your ambitions for the property. Additionally, if identified within the property boundary some features such as Listed Buildings or Scheduled Monuments may require specialist maintenance and upkeep.

Feature	Source	Distance
Listed Building Grade: II	Historic England	97 m N
Listed Building Grade: II	Historic England	183 m NW
Listed Building Grade: II	Historic England	184 m NW
Listed Building Grade: II	Historic England	184 m NW
Listed Building Grade: II*	Historic England	200 m NW

Listed Building Grade: II	Historic England	202 m NW
Listed Building Grade: II	Historic England	205 m NW
Listed Building Grade: II	Historic England	205 m W
Listed Building Grade: II*	Historic England	206 m NW
Listed Building Grade: II	Historic England	211 m NW
Listed Building Grade: II	Historic England	218 m NW
Listed Building Grade: II	Historic England	227 m W
Listed Building Grade: II	Historic England	230 m NW
Listed Building Grade: II	Historic England	237 m NW
Listed Building Grade: II	Historic England	246 m NW

## 1.10 Checked Datasets

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Planning Guidance	Extension and Small New Builds
Developments	Change of Use
Lawful Development Certificates	Telecoms
Uncategorised	Planning Restrictions

## 2. NOTES & GUIDANCE

### 2.01 Report Notes

### METHODOLOGY

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by FCI who are regulated by RICS.

### 2.02 Planning Data Limitations

### METHODOLOGY

Standards of collection, the method of recording, and the availability of planning application data vary widely between local planning authorities. In addition, the available planning applications data available from suppliers is normally geographically located using a single point, not the actual application site boundary. As such no complete data set of applications data with accurate boundary locations collected from these sources is currently available. We have tested several datasets and we believe the LandInsight data to be one of the best readily available datasets for this type of search. Although these data give a good representation of the planning application history on and around the subject property the user should be aware that the results may not always be complete or accurate, and applications (particularly relating to larger developments) may not always be identified or correctly reported in terms of proximity to the subject property. FCI has made every effort to reduce the likelihood of applications relevant to the subject property going unreported. To this end, FCI has incorporated a dynamic search buffer when reporting planning applications identified and categorised as 'Developments', as these are likely to be of the greatest scale and significance to the report consumer. The reporting radius is extended from 250m to 750m depending on whether the subject site is in an area categorised as being City, Town or Rural, respectively. This method has been adopted to provide the most suitable balance between increasing the likelihood of capturing relevant applications relating to large developments which have the potential to impact the subject property, and not reporting unmanageable volumes of data. In addition, planning applications which are identified as having been refused may have been subsequently granted upon appeal, and may not appear in this report. As such, if planning applications (refused or otherwise) identified in proximity to the subject property are a particular concern, it is recommended to visit the appropriate local authority planning office or website and consult with a local planning expert or property solicitor before proceeding with a transaction. Similarly if a planning application in proximity to the subject property was anticipated from local knowledge or other sources but does not appear in this report, then the above steps should be followed. We have excluded certain aspects of the available data from this report which may otherwise create numerous duplications of reference to the same application, or are considered erroneous to the purpose of the report. This includes data relating to applications for the discharge of planning conditions, reserved matters applications, planning application amendments and applications relating to advertisements. FCI shall not be liable for any losses or damages incurred by the client or beneficiary that arise as a result of any error, omission or inaccuracy which is based on any Third Party Content or any reasonable interpretation of Third Party Content.

## 2.03 Standard

## T&Cs, QUERIES & COMPLAINTS

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <http://www.futureclimateinfo.com/Content/images/PDF/FCL-terms-and-conditions.pdf>. In the event of product and content queries please contact [admin@futureclimateinfo.com](mailto:admin@futureclimateinfo.com). Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

## 2.04 Searchcode

## T&Cs

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA, Telephone 01732 755 180, Email: [info@futureclimateinfo.com](mailto:info@futureclimateinfo.com), which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

### The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

### Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if 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 Code.

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

### TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP  
 Tel: 01722 333306, Fax: 01722 332296, Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk), Web: <https://www.tpos.co.uk/>  
 You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

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

## 2.05 Report Licensing

## METHODOLOGY





## 3. USEFUL CONTACTS

Local Authority : East Hertfordshire Council  
Tel: 01279 655 261  
Visit: <http://www.eastherths.gov.uk/>

Environment Agency | North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX  
Tel: 08708 506 506  
Visit: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

JBA Consulting | South Barn, Broughton Hall, Skipton. BD23 3AE  
Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG  
Tel: 020 7654 8000  
Visit: <https://www.gov.uk/government/organisations/public-health-england>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG  
Tel: 0845 762 6848  
Visit: [www.groundstability.com](http://www.groundstability.com)  
Email: [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG  
Tel: 0115 936 3143  
Visit: <http://www.bgs.ac.uk/>  
Email: [enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS  
Tel: Please contact our helpline on 08456 05 05 05  
between 8:30am and 5:30pm, Monday to Friday.  
If you are calling from outside the UK, please call us on +44 8456 05 05 05  
(international calls are charged at the standard rate).  
Visit: [www.ordnancesurvey.co.uk/](http://www.ordnancesurvey.co.uk/)

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET  
Tel: 020 7215 5000  
Email: [enquiries@beis.gov.uk](mailto:enquiries@beis.gov.uk)