

## ► Report Details

**Address:**

Sample, Sample

**Requested by:**

Sample

**Grid Reference:**

E: 123456 | N: 123456

**Date:**

30/09/2020

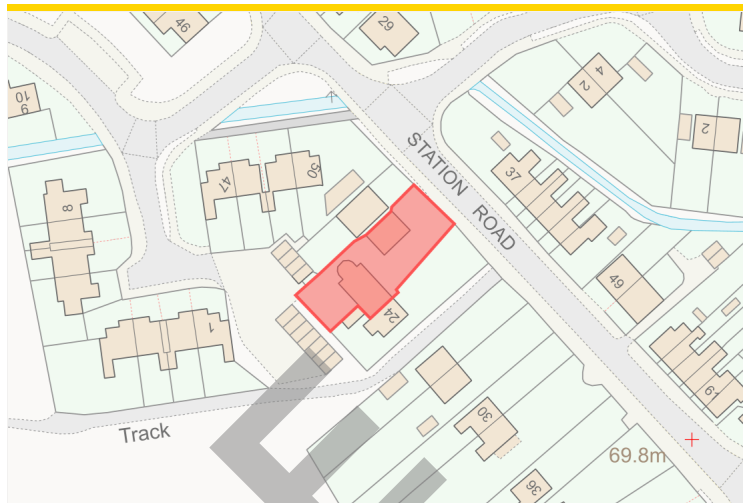
**Report Reference:**

Sample

**Report ID:**

115138

## ► Subject Site



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

## ► Planning Summary

 **Extension and Small New Builds**

**7**  
within 100 metres

see section 1.03

 **Developments**

**11**  
within 750 metres

see section 1.04

 **Change of Use**

**0**  
within 100 metres

-

 **Lawful Development Certificates**

**0**  
within 100 metres

-

 **Telecoms**

**1**  
within 250 metres

see section 1.07

 **Uncategorised**

**2**  
within 100 metres

see section 1.08

 **Planning Restrictions**

**Identified**  
within 250 metres

see section 1.09



**Assessed by:**

*FCI Risk Team*

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



Regulated by RICS

If you require assistance, please contact your Search Provider or alternatively contact FCI directly with your Report ID.

Tel: 01732 755 180 | Email: [info@futureclimateinfo.com](mailto:info@futureclimateinfo.com) | Web: [www.futureclimateinfo.com](http://www.futureclimateinfo.com)

## 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<br>Puckeridge Ware Hertfordshire<br>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,<br>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<br>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,<br>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<br>Puckeridge Ware Hertfordshire<br>SG11 1TE         | Proposed single storey front extensions to 38 and 40 Station Road, Puckeridge. ( <b>Status: Approved With Conditions</b> )  | 67 m SE  |
| 3  | 3/19/0792/HH  | 12/04/2019 | Homelea 40 Station Road<br>Puckeridge Ware Hertfordshire<br>SG11 1TE        | Construction of single storey front extension. ( <b>Status: Approved With Conditions</b> )  | 72 m SE  |
| 3  | 3/18/0330/HH  | 14/02/2018 | Homelea 40 Station Road<br>Puckeridge Ware Hertfordshire<br>SG11 1TE        | Single storey front extension ( <b>Status: Withdrawn</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.

Where applicable, using our intelligent FCICapture technology we have searched for Development application points which, although lying outside of the search boundary, if completed may extend within the area of interest around the subject property. If identified these will be represented by arrowhead points on the Planning Map.

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,<br>Tollsworth Way, Puckeridge,<br>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<br>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<br>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 7dwellings. 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)<br>(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.

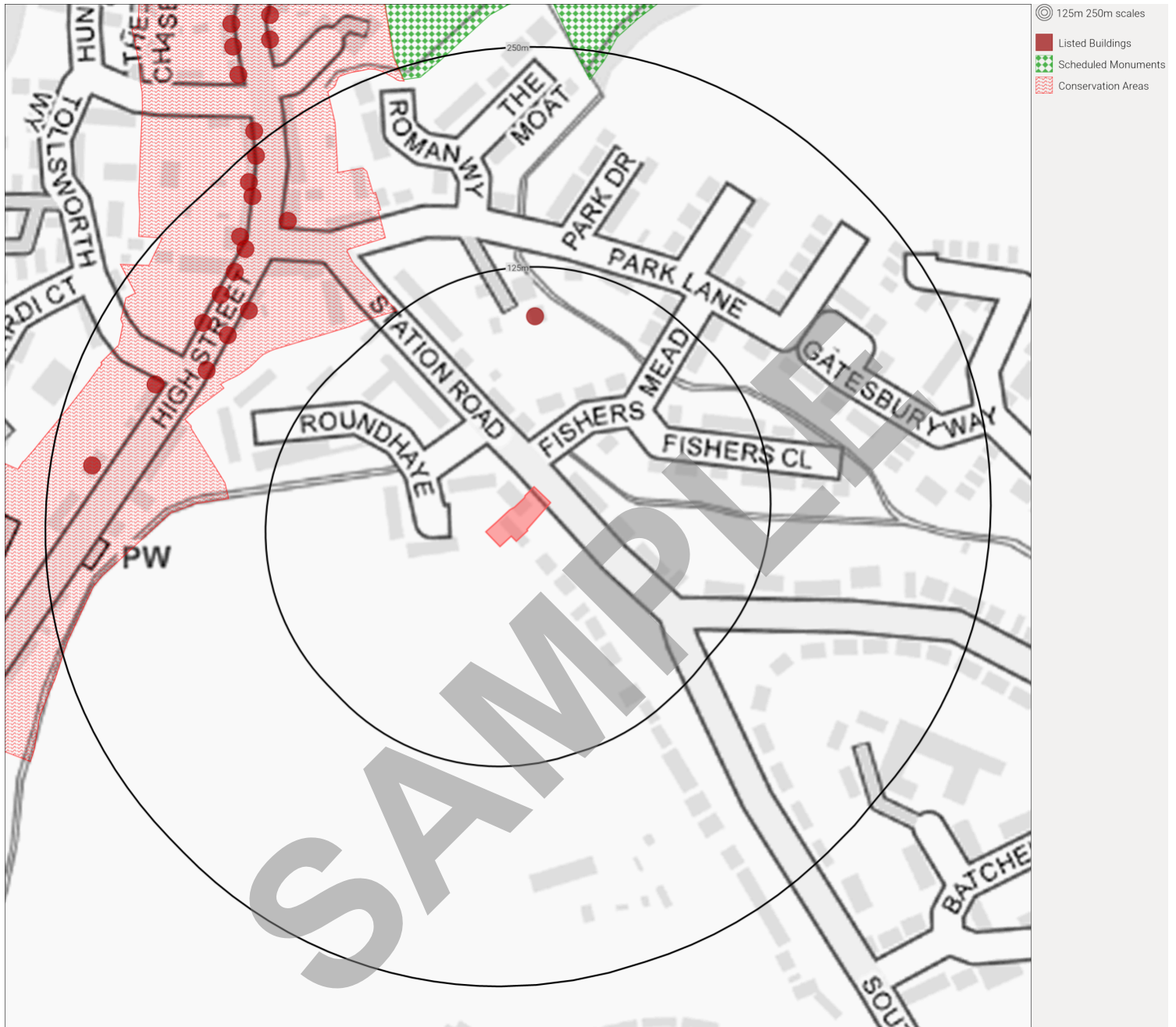
FCI has created the preceding categories to group and display the planning data. These are based on an intuitive segmentation and classification of the wide range of possible application types. This 'Uncategorised' section includes any applications where the data or description of the application does 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   |



## 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   |
| Conservation Area         | Historic England | 127 m NW |
| 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 |
| Scheduled Monuments        | Historic England | 234 m N  |
| 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

SAMPLE

## 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 data supplied by LandTech used within this report 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 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

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### 2.04 Search Code

#### CONSUMER INFORMATION

##### IMPORTANT CONSUMER PROTECTION INFORMATION

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- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.



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- ensure that products and services comply with industry registration rules and standards and relevant laws
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### TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP  
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You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

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## 2.05 Report Licensing

## METHODOLOGY

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## 3. USEFUL CONTACTS

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

Environment Agency | 1 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 Risk Management Ltd | 1 Broughton Park, Old Lane North, Broughton, Skipton, North Yorkshire. BD23 3FD  
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  
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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)

SAMPLE