

Professional Opinion

Overall Result

Pass

There are no Key Risks further actions that should hinder the completion of this transaction



Key Risks



Environmental

Pass



Flood

Pass

Consideration(s):

2.03 Specialist Advice

2.06 Check Flood History



Other Considerations



Ground Stability

Identified

Consideration(s):

3.14 Consult Surveyor



Energy & Infrastructure

Pass



Planning

Identified

Consideration(s):

Applications Identified

Telecom Application(s)



Site Plan



Air Quality Index: Some Polluted Areas
(See 1.25)

Report Details

Address:

Sample, Sample

Requested by:

Sample

Grid Reference:

E: 123456 | N: 123456

Date:

16/12/2021

Report Reference:

Sample

Report ID:

115125

Assessed by:

www.futureclimateinfo.com/team



1. ENVIRONMENTAL (INC. CONTAMINATED LAND)

1.02 Remediation Warranty

YES

Unless Contaminated Land Insurance has been requested at the time of purchase, this report has the benefit of a warranty from FCI providing cover of up to £100,000 for 6 years from the date of purchase in the event that the Local Authority serves a Part 2A Remediation Notice and remediation costs have to be borne by the property owner. <https://futureclimateinfo.com/wp-content/uploads/2021/09/FCI-terms-and-conditions-v050821a.pdf>

If the client and/or the lender requires cover in the form of Contaminated Land Insurance, a successor policy offering enhanced protection of up to £1,000,000 for a term of 25 years is available for £50 inclusive of Insurance Premium Tax (for properties up to 0.4 ha). To purchase Contaminated Land Insurance, please visit CLS at www.cls.co.uk, call 01732 753 910 or purchase via your reseller. More details on this policy are available at <http://futureclimateinfo.com/how-we-can-help/residential/contaminated-land-insurances/>

1.03 Official Contaminated Land | Register Entries & Notices

PASS

East Hertfordshire District Council data indicates that the property is not within 25 metres of an area of land that has been designated Contaminated Land under Part 2A of the Environmental Protection Act 1990.

1.18 Past Industrial Land Uses

PASS

In the Professional Opinion of the FCI Risk Team the property is not on or within 25 metres of any former industrial land uses depicted on historic Ordnance Survey maps from which the level of environmental risk is likely to result in the land beneath the property being determined Contaminated Land within the meaning of Part 2A of the Environmental Protection Act 1990.

1.21 Radon Gas

PASS

Data provided by the British Geological Survey (BGS) indicates that the property is not in a Radon Affected Area.

This is because the property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level of 200 Bq m⁻³), therefore no protective measures are required.

1.24 Air Quality Management Area

NOTE

Although information on air quality is not included within the Environmental risk assessment in this report we are able to provide information from DEFRA.

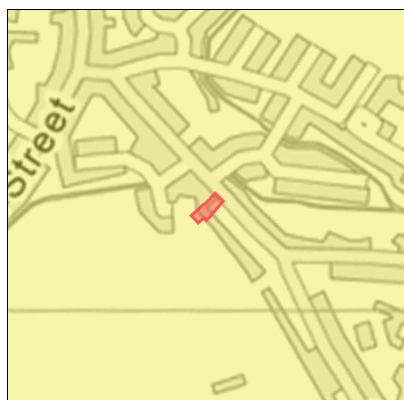
Data provided by DEFRA indicates that the property is not in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve air quality.

Please note that though this property is not within an Air Quality Management Area, this does not necessarily guarantee good air quality. For more information on air quality please visit <https://uk-air.defra.gov.uk/air-pollution/>.

1.25 Air Quality Index

NOTE

The MappAir® air quality dataset provided by Earthsense includes information on Nitrogen Dioxide (NO2) and Particulate Matter (PM2.5) from vehicle emissions and indications from other sources. The model gives an indication of annual mean pollution for 2016 at a resolution of 100 metres.



Some Polluted Area

The data indicates that the property is in an area with a rating of 2 or Some Polluted Areas. A rating of 2 means there is a moderate chance of pollution levels exceeding healthy levels, particularly in poor weather conditions. There is a fair chance of higher pollutant concentrations around major roads.

For further information on air quality go to <https://uk-air.defra.gov.uk/>

1.27 Checked Datasets

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

Remediation Warranty

Artificial Ground

Electricity Infrastructure | Electricity Pylons

Electricity Infrastructure | Power Cables and Lines

Environmental Permits | Closed Mining Waste Facilities

Environmental Permits | Industrial Sites

Fuel / Petrol Stations

Landfill | Historic

Past Industrial Land Uses

Potentially Infilled Land

Surface Dangers or Hazards | COMAH Sites

Official Contaminated Land | Register Entries & Notices

Potentially Contaminative Current Land Uses

Electricity Infrastructure | Overhead Power Lines

Electricity Infrastructure | Substations

Environmental Permits | End of Life Vehicles

Environmental Permits | Waste Sites

Landfill | Current

OFCOM Mast Site Clearance Locations

Pollution Incidents

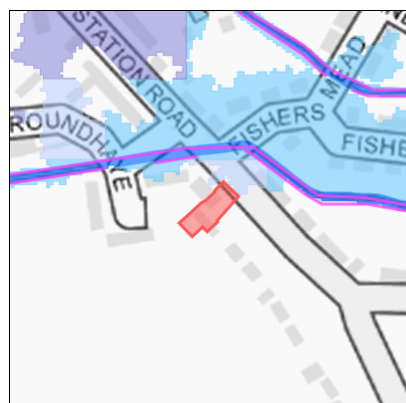
Radon Gas

Surface Dangers or Hazards | Hazardous Waste Registrations

2. FLOOD (INC. JBA FLOODABILITY RATING)

2.01 River and Sea Flood Risk

PASS



- High
- Medium
- Low
- Very Low
- Flood Defences

Data provided by the Environment Agency indicates that the property is 18 metres from an area where the likelihood of flooding from River or Sea is High.

The chance of flooding in any given year for a High risk area is greater than or equal to 3.3% (1 in 30).

Please note that, after taking into account the JBA Floodability index, which considers river, coastal, surface water and chalk aquifer groundwater elements, the risk of flooding at this location is likely to be less than that reported by the Environment Agency. Please see the JBA Floodability Index result.

2.02 Surface Water Flood Risk

PASS

Surface water flooding occurs when heavy rainfall overwhelms the drainage capacity of an area. In these instances, the rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

Data provided by JBA Risk Management Ltd (JBA) indicates that the property is located 4 metres from an area where the Surface Water flood risk is Low. This indicates that there is a 0.1% (1 in 1000) chance of flooding in any given year.

The result of the flood risk assessment in this report is based on the best available national flood models using the best available data sources, from the leading authorities. To avoid contributing to an unforeseen flood event, any drainage on the property should be kept free of blockages to ensure they are functioning to their design capacity so that they do not become overwhelmed.

2.03 Groundwater Flooding

PASS (WITH CONSIDERATIONS)

Data provided by JBA indicates that the property is located within 5 metres of an area that has at least a 1% annual chance of groundwater emerging at the surface. Within this zone there is a high risk of groundwater flooding to both surface and subsurface assets.

The result of the flood risk assessment in this report is based on the best available national flood models using the best available data sources, from the leading authorities, no site visit has been made.

CONSIDERATIONS: As part of our commitment to providing practical solutions, we offer an inexpensive yet highly-detailed advanced flood assessment, the **FCI Flood Appraisal**. The Flood Appraisal has been designed to provide an effective route for solicitors/conveyancers (and their clients) to undertake further investigation and comply with the recommendations of the Law Society Flood Risk Practice Note.

The FCI Flood Appraisal is a detailed manual assessment, which considers additional information such physical property characteristics (e.g. floor-levels, elevation, door thresholds etc.) and useful Local Authority/Planning assessments. Written by a qualified flood consultant, the Flood Appraisal places the home-buyer in a more informed position to make a purchasing decision, with greater understanding of the risk, and possible impacts. In many instances the detailed review can result in a reduction of the initial flood risk prediction. Please see <http://futureclimateinfo.com/how-we-can-help/residential/fci-flood-appraisal/> for further details.

The FCI Flood Appraisal is offered at a fixed price of £150 + VAT for single residential properties such as this under 0.25Ha in size, with a quick turnaround time of 3 working days.

How to Order: The professional advisor (i.e. conveyancer or solicitor) who ordered this initial assessment should contact us by email on consultancy@futureclimateinfo.com, or by phone at +44 1732 755 180. Alternatively, requests can be made via your Search Provider.

2.04 Surface Water Features

PASS



 Water Features

The Ordnance Survey Map indicates that the nearest body of surface water (such as a stream, river, canal, reservoir, lake or pond) is located 26 metres from the property boundary.

2.05 JBA Floodability Rating

PASS

The JBA Floodability Rating at this location is Green. Green indicates that the likelihood of flooding is Low.

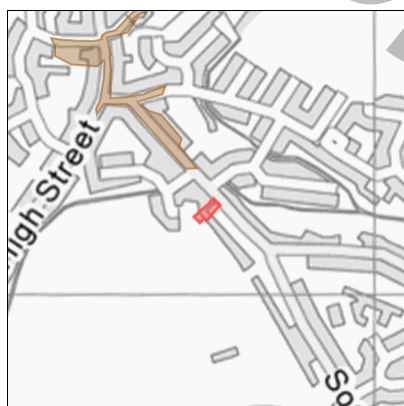
JBA Floodability data is derived from their high resolution UK flood hazard maps which are used by most insurers when assessing flood risk. Where a higher rating is indicated further investigation into flood risk is usually advisable. For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between JBA Floodability and a residential property being included within Flood Re by a participating insurer. However, please note that not all residential properties are eligible to benefit from Flood Re, see <http://www.floodre.co.uk/industry/how-it-works/eligibility/>. Further information about Flood Re is given within "Notes and Guidance – Insurance" at the end of this report.

Please always check that your Buildings Insurance policy covers Flood Damage, as the terms of any mortgage (if required) may require all risks to be covered to meet the lender's requirements.

Future Climate Info has partnered with HomeProtect to deliver home insurance for residential properties in areas considered to be at risk of flooding. HomeProtect policies are underwritten by AXA Insurance plc. Get an immediate, online quote at www.homeprotect.co.uk/floodcover.

2.06 Historic Flooding

PASS (WITH CONSIDERATIONS)



 Historic Flooding

Data provided by the Environment Agency indicates that the property is located 48 metres from an area that has flooded in the past. This includes all types of flooding, including Groundwater. This does not necessarily mean that the property itself was flooded, or that the area would flood again today as flood protection measures may have been installed. Please see the previous sections for the Flood Risk as of the date of this report. If any related data is available, it will appear below.

Event Code	Start Date	End Date	Flood Cause	Flood Source	Category	Distance
4078	31/01/2014	18/02/2014	channel capacity exceeded (no raised defences)	main river	Fluvial	48 m

CONSIDERATIONS: We would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.

2.07 Flood Storage

PASS

Data provided by the Environment Agency indicates that the property is not located within 25 metres of a Flood Storage Area (land designed and operated to store flood water).

2.08 Dam Break

PASS

Data provided by JBA identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. This is a worst case scenario, it's unlikely that any actual flood would be this large. The flooding is predicted using advanced modelling techniques to ascertain if a property or site is potentially at risk in such an event, although not all dams were modelled.

This property is not located in an area modelled by JBA as being in the potential path of water if a reservoir dam or embankment was to fail.

2.09 Sewer Flooding

NOTE

Please note that information on Sewer Flooding is not included in the flood risk assessment in this report. This information is held by the water company responsible for the public sewer network. Sewer flooding happens for a number of reasons but is most likely to occur during storms, when large volumes of rainwater enter the sewers and sewage escapes from a manhole or a drain, or by backing up through toilets, baths and sinks. Sewer flooding can also occur when pipes become blocked.

2.10 Checked Datasets

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

River and Sea Flood Risk
Groundwater Flooding
JBA Floodability Rating
Flood Storage

Surface Water Flood Risk
Surface Water Features
Historic Flooding
Dam Break

3. GROUND STABILITY

3.01 Professional Advice

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor. For help on any specialist services that may be needed please go to www.subsidence-support.co.uk

3.02 Property Subsidence Assessment - Clay Shrink-Swell

PASS

Shrink-swell refers to a change in soil volume as its moisture content changes. Clay-rich soils can absorb lots of water causing them to swell, the ground to rise and overlying structures to lift. This is known as heave. Heave can occur in wetter weather, or where excess water is introduced into the ground by damaged sewer or water pipes. In prolonged dryer weather, or where nearby trees and shrubs have high water demands, clay soils can become very dry. As a result, the ground shrinks, leading to subsidence. Shrink/swell-prone soils are found extensively across England and Wales, with soil shrinkage accounting for approximately 75% of all instances of subsidence.

The British Geological Survey (BGS) Property Subsidence Assessment dataset is a national assessment of Shrink-Swell susceptibility. As well as soil-type, it factors key environmental drivers such as the proximity of trees and the resilience of the property itself to cope with any movement (e.g. age, foundation depth). This provides a more property-specific assessment of susceptibility to shrink-swell related subsidence than considering geology alone.

The Property Subsidence Assessment data provided by the BGS indicates that the property is classified as having a **Non-Plastic** hazards score. This indicates the underlying geology is non-plastic and therefore cannot undergo any change in volume and therefore cannot have shrink-swell related subsidence.

3.05 Geohazards | Running Sand

PASS

The British Geological Survey indicates that the property is within 50 metres of an area where there is a very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand.

3.11 Mining | Hazards (Non-Coal)

PASS

The British Geological Survey indicates that the property is located within 50 metres of an area where sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered.

The Presence of past underground mining is not known to have occurred. Areas are categorized on the basis that the rock type present are known to have been worked in other areas. Areas therefore have the potential for underground mining but there is little or not evidence of mining activity. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset.

3.14 Natural Cavities & Soluble Rocks

PASS (WITH CONSIDERATIONS)

The British Geological Survey indicates that the property is within 50 metres of an area where soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.

CONSIDERATIONS: There is a possible increase in insurance risk due to significant soluble rocks being present. There is a low possibility of naturally occurring localised subsidence, however this may be possible in adverse conditions such as high surface or sub-surface water flow.

Some possibility of potential liability due to groundwater pollution may be present.

3.15 Checked Datasets

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

Property Subsidence Assessment - Clay Shrink-Swell

Geohazards | Compressible Ground

Mapped Landslides

Mining | Cheshire Brine Compensation Area

Mining | Mining Cavities (Non-Coal)

Modified Ground | Artificial Deposits

Natural Cavities & Soluble Rocks

Geohazards | Collapsible Deposits

Geohazards | Running Sand

Landslips/slides | Slope Instability

Mining | Coal Mining

Mining | Hazards (Non-Coal)

Modified Ground | Historical Analysis

SAMPLE

4. ENERGY & INFRASTRUCTURE

4.15 Oil and Gas | Licensed Areas (inc. Shale Gas)

PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is not within 100 metres of an area that is licensed for onshore Petroleum Exploration and Development (which includes shale gas extraction, or 'fracking'). As a result, currently it should not be feasible for Oil or Gas exploration to occur on, adjacent or within the immediate vicinity of the property.

It should be noted that PEDLs can cover extremely large areas and the presence of a PEDL on its own does not necessarily suggest that any operational activity (such as drilling) has/will occur, as numerous other permissions and consents must first be obtained. As such, we do not report the presence of PEDLs beyond the immediate vicinity of the property to avoid consistently capturing information which is unlikely to impact the Property. However, if PEDLs have been issued on neighbouring or nearby application areas, and the subsequent permissions/consents have been obtained to make a drilling/well site operational at a specific location within 5km, these current or former active sites will appear further down in the 'Oil and Gas | Current and Historic Sites' section of this report.

4.23 Checked Datasets

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

Carbon Capture & Storage

Electrical Infrastructure | Overhead Power Lines

Electrical Infrastructure | Substations

Hydropower | Potential

Major Energy Infrastructure | Gas Site

Major Infrastructure Projects | HS2

Oil and Gas | Licensed Areas (inc. Shale Gas)

Oil and Gas | Underground Coal Gasification

Power Stations | Nuclear Power

Solar Farms

Electrical Infrastructure | Electricity Pylons

Electrical Infrastructure | Power Cables and Lines

Hydropower | Existing

Major Energy Infrastructure | Gas Pipe

Major Infrastructure Projects | Crossrail

Major Infrastructure Projects | Thames Tideway Tunnel

Oil and Gas | Current and Historic Sites

Power Stations

Railways

Wind Farms

5. PLANNING

5.01 Planning Map



5.02 Planning Guidance

NOTE

FCI's Local Authority planning data 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.

5.03 Extension and Small New Builds

NOTE

Local Authority Planning Data 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 (Status: Consent not required)	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. (Status: Approved With Conditions)	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 (Status: Approved With Conditions)	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 (Status: Approved With Conditions)	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. (Status: Approved With Conditions)	67 m SE
3	3/18/0330/HH	14/02/2018	Homelea 40 Station Road Puckeridge Ware Hertfordshire SG11 1TE	Single storey front extension (Status: Withdrawn)	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. (Status: Approved With Conditions)	72 m SE

5.04 Developments

NOTE

Local Authority Planning Data 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, Tollsworth Way, Puckeridge, Herts, SG11 1TL	Erection of 25 residential units and associated car parking, access, amenity space and landscaping (Status: Withdrawn)	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. (Status: Refused)	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. (Status: Refused)	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. (Status: Approved With Conditions)	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). (Status: Approved With Conditions)	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 (Status: Approved With Conditions)	553 m N
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. (Status: Withdrawn)	640 m SW
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 (Status: Withdrawn)	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 (Status: Refused)	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. (Status: Approved With Conditions)	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. (Status: Approved With Conditions)	730 m N

5.05 Change of Use

NOTE

Local Authority Planning Data 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.

5.06 Lawful Development Certificates

NOTE

Local Authority Planning Data 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.

5.07 Telecoms

NOTE

Local Authority Planning Data 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

5.08 Uncategorized

NOTE

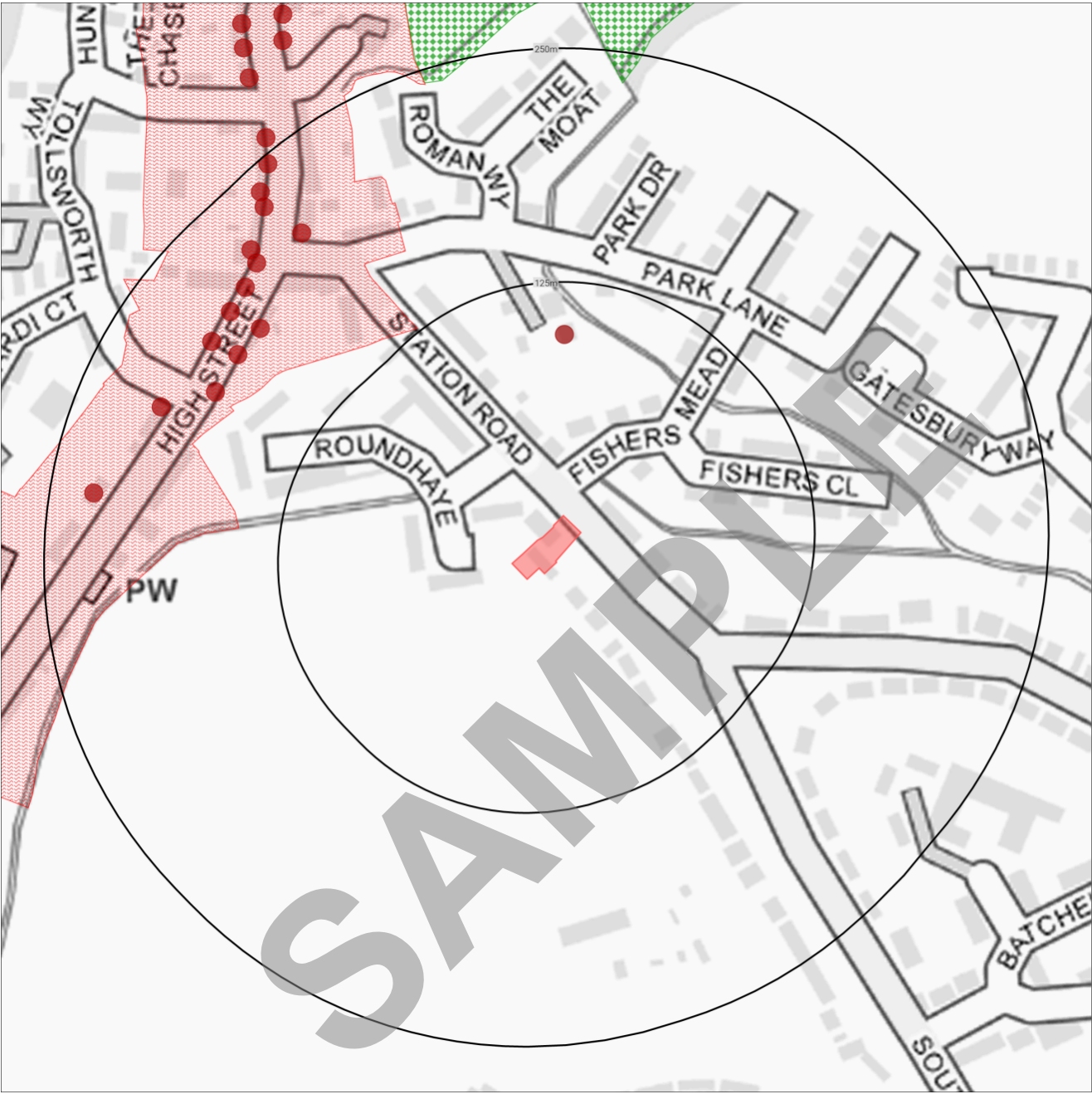
Local Authority Planning Data indicates that one or more uncategorised planning applications have been submitted within 100 metres of the property within the last 10 years.

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

5.09 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

5.10 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

6. NOTES & GUIDANCE

6.01 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.

The cover page of this report should always be read in conjunction with the full report. The Professional Opinion indicates the potential risks and any other potential issues associated with the property. The results should be disclosed to client and/or lender and/or insurer as appropriate.

A 'Pass' is given if no potential property specific risk has been identified.

A 'Pass with Considerations' is given where there are potential hazards in the locality to bear in mind, or if there are features nearby which some clients might consider could affect them.

A 'Further Action' is given if there is a potential property specific risk and a further action is advised.

In the event of a request to review the Professional Opinion based on additional information, or if there are any technical queries, the professional advisor who ordered the report should contact us at FCI-Admin@dyedurham.com, or call us on 01732 755 180.

6.02 Contaminated Land

METHODOLOGY

The contaminated land risk assessment used in this report takes account of statutory Contaminated Land as well as information on the various land uses or processes which may have the potential to create Contaminated Land. These include, for example, relevant former industrial land uses shown on historical maps, current industrial land uses, and relevant industrial processes. Risks such as waste sites, licensed discharge consents, radioactive substances, pollution prevention and control licences, explosives, and dangerous substance inventory, Control of Major Accidents and Hazards (COMAH), and Notification of Installations Handling Hazardous Substances (NIHHS), and Planning Hazardous Substance sites are all very highly regulated and as such are excluded from the Contaminated Land risk assessment. Such features at or nearby the property are features that may be considered in the survey or valuation.

6.03 Flood Insurance

METHODOLOGY

The answers given on the availability of flood insurance reflect the flood re - insurance scheme, known as Flood Re, which was launched 1st April 2016. Flood Re has been set up to help those households who live in a flood risk area find affordable home insurance. Flood Re should make no difference to purchasing home insurance, whether that's through a price comparison site, directly from an insurer or through a broker. There is no need to contact Flood Re directly. Flood Re is intended to give peace of mind that, even after a flood claim, flood insurance should still be available with affordable premiums and excesses. Not every residential property is eligible to benefit from Flood Re, for full information about the scheme, including eligibility, see <http://www.floodre.co.uk/>.

An overall 'JBA Floodability Rating' is given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding. Over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (black, red, amber, green or clear). For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between JBA Floodability and a residential property being included within Flood Re by a participating insurer. These indicators however provide no assurance or guarantee that insurance / insurance covering flood risk will or will not be available, no reliance should be placed upon the colour indicators, and appropriate additional enquiries should be made as to the actual availability (or not) of insurance / insurance covering flood risk. Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event.

6.04 Flood Risk and Impact on Value

METHODOLOGY

The flood risk assessment in this report is based on the best available historic, river, sea, and surface water flooding data. This includes data supplied by the Environment Agency and JBA. A flood risk assessment using these data sources, however, should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, there is always the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

The Professional Opinion on flood risk given in this report is based on a flood risk assessment of River, Sea and Surface Water flooding, using Environment Agency and JBA data. If there is a history of flooding it is reported but it is not included in the flood risk assessment because circumstances can change, for example the provision of flood defences, causing the flood conditions to be different today. Susceptibility to groundwater flooding is reported but is also not included in the flood risk assessment; this is because the data identifies geological conditions which could enable groundwater flooding to occur, but does not model the risk of such an occurrence.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. This depends on the particular circumstances of the property, any history of flooding, and the provision of flood defences. For some 'at risk' property, for example, the reduction in value may be offset by an increase due to the property's amenity value close to a river, stream or coast.

6.05 Flood Planning, Flood Warning and Reporting, and Flood

Resistance and Resilience Measures

METHODOLOGY

Detailed advice on flooding and resistance and resilience measures, flood risk planning and costs, and flood warning and reporting systems, is available from the following websites:

English Government: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>
 Natural Resources Wales: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>
 Insurance Industry: <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding>
 RICS: www.rics.org/uk/knowledge/consumer-guides/guide-to-flooding

6.06 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.

6.07 Standard

T&Cs, QUERIES & COMPLAINTS

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6.08 Search Code

CONSUMER INFORMATION

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

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- 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.

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Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
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- 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

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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 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, Web: <https://www.tpos.co.uk/>
You can get more information about the PCCB from www.propertycodes.org.uk

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

6.09 Report Licensing

METHODOLOGY

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7. 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
Email: enquiries@environment-agency.gov.uk

Natural Resources Wales

Tel: 0300 065 3000
Visit: <http://naturalresources.wales/>
Email: enquiries@naturalresourceswales.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

Public Health Wales | 2 Capital Quarter, Tyndall Street, Cardiff, CF10 4BZ

Tel: 029 2022 7744
Visit: <http://phw.nhs.wales/>

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG

Tel: 0845 762 6848
Visit: www.groundstability.com
Email: 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

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS

Tel: 08456 05 05 05
Visit: 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