Please find attached your:

**FCI Premium Plus Planning**

This search has been arranged by CLS Property Insight (CLS), 17 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4UA. Telephone No: 01732 753910, email: info@clspropertyinsight.co.uk and is subject to CLS' terms and conditions. Full details of CLS' terms and conditions can be viewed at [https://www.clsl.co.uk/Content/PDFs/Website/TermsConditions-B2B.pdf](https://www.clsl.co.uk/Content/PDFs/Website/TermsConditions-B2B.pdf).

The search was compiled by Future Climate Info Limited and is subject to FCI's terms and conditions. Full details of FCI's terms and conditions can be viewed at [http://futureclimateinfo.com/wp-content/uploads/2019/04/FCI-terms-and-conditions-v010419.pdf](http://futureclimateinfo.com/wp-content/uploads/2019/04/FCI-terms-and-conditions-v010419.pdf), or sent upon request.

Both CLS and FCI are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code, for more information please go to: [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

If you have any questions regarding the contents of this search or would like to find out more about the products that CLS provides, please contact our Customer Services Team on 01732 753910 or info@clspropertyinsight.co.uk.
# Report Details

<table>
<thead>
<tr>
<th>Address:</th>
<th>Requested by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sample, Sample</td>
<td>Sample</td>
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<table>
<thead>
<tr>
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<th>Date:</th>
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<tr>
<td>E: 123456</td>
<td>N: 123456</td>
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<table>
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<tr>
<th>Report Reference:</th>
<th>Report ID:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sample</td>
<td>114552</td>
</tr>
</tbody>
</table>

# Professional Opinion

1. **ENVIRONMENTAL**
   - **PASS**
   - No further recommendations

2. **FLOOD**
   - **PASS**
   - Consideration(s):
     - 2.03 Specialist Advice

3. **GROUND STABILITY**
   - **PASS**
   - Consideration(s):
     - 3.03, 3.06, 3.12, 3.15 Consult Surveyor

4. **ENERGY & INFRASTRUCTURE**
   - **PASS**
   - No further recommendations

5. **PLANNING**
   - **NOTE**
   - Next Step(s):
     - Applications Identified

---

## Subject Site

Air Quality Index: Some Polluted Areas (See 1.25)

This page 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 info@futureclimateinfo.com, or call us on 01732 755 180.

---

Assessed by:

[Signature]

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 | Web: www.futureclimateinfo.com
# 1. ENVIRONMENTAL (INC. CONTAMINATED LAND)

<table>
<thead>
<tr>
<th>1.02 Remediation Warranty</th>
<th>YES</th>
</tr>
</thead>
</table>
| 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. Terms and conditions apply; please visit [Terms and condition apply](http://futureclimateinfo.com/wp-content/uploads/2019/04/FCI-terms-and-conditions-v010419.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](http://www.clsl.co.uk) at www.clsl.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/](http://futureclimateinfo.com/how-we-can-help/residential/contaminated-land-insurances/).

<table>
<thead>
<tr>
<th>1.03 Official Contaminated Land</th>
<th>Register Entries &amp; Notices</th>
<th>PASS</th>
</tr>
</thead>
</table>
| Swale District (B) 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.

<table>
<thead>
<tr>
<th>1.18 Past Industrial Land Uses</th>
<th>PASS</th>
</tr>
</thead>
</table>
| 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.

<table>
<thead>
<tr>
<th>1.21 Radon Gas</th>
<th>PASS</th>
</tr>
</thead>
</table>
| 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.

<table>
<thead>
<tr>
<th>1.24 Air Quality Management Area</th>
<th>NOTE</th>
</tr>
</thead>
</table>
| 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/](https://uk-air.defra.gov.uk/air-pollution/).
### 1.25 Air Quality Index

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.

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/](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. FLOODABILITY RATING)

#### 2.01 River and Sea Flood Risk

Data provided by the Environment Agency indicates no risk of flooding from River or Sea within 25 metres metres of the property.

#### 2.02 Surface Water Flood Risk

Data provided by JBA Risk Management indicates that there is no risk of Surface Water flooding within 5 metres of the property. 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.

#### 2.03 Groundwater Flooding

PASS (WITH CONSIDERATIONS)

Data provided by JBA Risk Management indicates that there is a risk of Groundwater flooding within the property. Groundwater flooding occurs when water enters the soil below the water table and can cause damage to structures and infrastructure. The risk can be mitigated through appropriate drainage and management practices.
Data provided by JBA Risk Management indicates that the property is located within 5 metres of an area that has at least a 1% annual chance of peak groundwater levels reaching within 5m of the ground surface. Within this zone there is a risk of groundwater flooding to subsurface assets, but near-surface manifestation of groundwater is less likely.

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: In many cases local characteristics such as ground levels and surface structures may exist which can moderate the predicted flood risk to property derived from the national flood risk models. As part of our commitment to facilitating property transactions and pursuant to Law Society good practice guidance we have negotiated an affordable flood risk review service from the leading independent national flood risk experts, JBA Consulting. If you or your lender are concerned about the level of flood risk you are now able to obtain a manual review of the flood risk which combines the desktop analysis in this report with expert advice from an experienced and suitably qualified Chartered flood consultant. The Report Review service will either revise or verify the property flood risk, and provide tailored next steps guidance. For further details please visit http://futureclimateinfo.com/how-we-can-help/residential/specialist-flood-risk-services/. If you would like to order a Report Review, this request will need to be placed by the professional advisor who ordered the report, and can be purchased for £99 + VAT.

<table>
<thead>
<tr>
<th>Section</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.04 Surface Water Features</td>
<td>PASS</td>
</tr>
<tr>
<td>The Ordnance Survey Map indicates that the property is not located within 250 metres of a body of surface water, such as a stream, river, canal, reservoir, lake or pond.</td>
<td></td>
</tr>
<tr>
<td>2.05 Floodability Rating</td>
<td>PASS</td>
</tr>
<tr>
<td>The JBA Floodability Rating at this location is Clear. Clear indicates that the likelihood of flooding is Very Low.</td>
<td></td>
</tr>
<tr>
<td>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 Floodability 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 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 <a href="http://www.floodre.co.uk/industry/how-it-works/eligibility/">http://www.floodre.co.uk/industry/how-it-works/eligibility/</a>. 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.</td>
<td></td>
</tr>
<tr>
<td>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 <a href="http://www.homeprotect.co.uk/floodcover">www.homeprotect.co.uk/floodcover</a>.</td>
<td></td>
</tr>
<tr>
<td>2.06 Historic Flooding</td>
<td>PASS</td>
</tr>
<tr>
<td>Data provided by the Environment Agency indicates that the property is not in or within 250 metres of an area that has flooded in the past. This includes all types of flooding, including Groundwater. However, we would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.</td>
<td></td>
</tr>
<tr>
<td>Please see the previous sections for the Flood Risk as of the date of this report.</td>
<td></td>
</tr>
<tr>
<td>2.07 Flood Storage</td>
<td>PASS</td>
</tr>
<tr>
<td>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).</td>
<td></td>
</tr>
<tr>
<td>2.08 Dam Break</td>
<td>PASS</td>
</tr>
</tbody>
</table>
| 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.

This property is not located in the potential path which water would follow if a reservoir dam or embankment was to fail.

2.09 Sewer Flooding

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.

<table>
<thead>
<tr>
<th>River and Sea Flood Risk</th>
<th>Surface Water Flood Risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Groundwater Flooding</td>
<td>Surface Water Features</td>
</tr>
<tr>
<td>Floodability Rating</td>
<td>Historic Flooding</td>
</tr>
<tr>
<td>Flood Storage</td>
<td>Dam Break</td>
</tr>
</tbody>
</table>

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.subsidencesupport.co.uk

3.02 Subsidence Risk Rating

PASS

The Subsidence Risk Rating produced by Property Assure based on subsidence damage insurance claims is **Low**, with a risk exposure equal to or below the insurance subsidence incidence rate for England and Wales. This correlates to a rate of 1 or fewer incidents in every 1000 residencies.

The Subsidence Risk Rating assesses the risk of subsidence caused by soil shrinkage. Soil Shrinkage accounts for over 75% of all insurance subsidence incidents in England and Wales and the two main causes are clay shrinkage triggered by vegetation (60% of cases) or leaking drainage (15% of cases) washing away fine particles in the soil or softening the soil.

3.03 Geohazards | Collapsible Deposits

PASS (WITH CONSIDERATIONS)

The British Geological Survey indicates that the property is within 50 metres of an area where collapsible deposits are probably present.

**CONSIDERATIONS:** There is a potential for collapsible deposit problems after relatively small changes in loading or groundwater conditions. Avoid large amounts of water entering the ground through pipe leakage or soak-aways without specialist advice. Do not increase loading on existing foundations without technical advice from a Chartered Building Surveyor.

You may wish to contact your local authority for information on local occurrence of damage due to collapsible ground.

**Existing property** — possible increase in insurance risk if collapsible ground is present and if the load on the ground is increased (i.e structural alteration) or saturated by leakage or localised flooding. The most common trigger for collapse is inundation by water and the risk can therefore be mitigated by surveying the existing drainage and ensuring water mains are not leaking.

**Property Extension** — If you are seeking to build an extension check with the Local Building Control to determine if the main house has a non standard foundation.
It is prudent to lift manhole covers and check drainage is free flowing, as blockages increase risk of leakage particularly in older properties with salt glazed clayware drains.

3.06 Geohazards | Shrink-Swell

The British Geological Survey indicates that the property is within 50 metres of an area where ground conditions predominantly have a medium plasticity.

**CONSIDERATIONS:** There is a possible increase in insurance risk in droughts or where high moisture demand vegetation is present, this is due to shrink-swell and subsidence damage caused by the level of clay minerals in the soil where foundations are not suitable. Shrink-swell is where clay minerals in the soil absorb water making them swell and lose water as they dry (making them shrink).

It is advised that you do not plant any vegetation that demands high soil moisture near to the property.

3.12 Mining | Hazards (Non-Coal)

The British Geological Survey indicates that the property is located within 50 metres of an area where small scale mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered.

The existence of past underground mine workings may be present. Underground mining is likely to have been of limited extent. 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.

**CONSIDERATIONS:** This does not necessarily mean that there is a problem. However it would be prudent to seek expert advice, ideally from a Chartered Building Surveyor, about the stability of the ground and particularly if there are any obvious signs of vegetation dieback or surface instability.

3.15 Natural Cavities & Soluble Rocks

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.

3.16 Checked Datasets

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

- Subsidence Risk Rating
- Geohazards | Collapsible Deposits
- Geohazards | Compressible Ground
- Geohazards | Running Sand
- Geohazards | Shrink-Swell
- Mapped Landslides
- Landslips/slides | Slope Instability
- Mining | Cheshire Brine Compensation Area
- Mining | Coal Mining
- Mining | Mining Cavities (Non-Coal)
- Mining | Hazards (Non-Coal)
- Modified Ground | Artificial Deposits
- Modified Ground | Historical Analysis
- Natural Cavities & Soluble Rocks

**REFERENCES:** Sample Id: 114552
**Date:** 09/08/2019
**Tel:** 01732 755 180 | **Email:** info@futureclimateinfo.com | **Web:** www.futureclimateinfo.com
4. ENERGY & INFRASTRUCTURE

4.15 Oil and Gas | Invitation Area (inc. Shale Gas)  
PASS

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is within an area for which Petroleum Exploration and Development Licence (PEDL) applications have been invited in the 14th Landward Licensing Round. Please bear in mind that these areas are quite large, almost half of the country was included in the 14th round.

The main reason for the 14th Round was to facilitate exploration for shale gas. Shale gas (methane) is trapped in impermeable shale rock. Hydraulic fracturing (or ‘fracking’) of the shale rock enables the shale gas to flow. Fracking has been used in the UK for many years but recent improvements in technology have made the exploitation of shale gas reservoirs more economical.

A PEDL is the first step to starting drilling, but it does not imply prior consent to actual activities. An operator wishing to drill an exploratory well must first negotiate access with landowners, as well as obtain consents from a number of bodies, including planning permission and environmental permits. BEIS will only give consent to drill once the planning authority has granted permission to drill, and if the relevant planning conditions have been discharged. An operator wishing to start production from a development site must start again with the permissions process.

If a PEDL licence is granted, it will appear below, under ‘Oil and Gas | Current and Historic Sites’.

4.25 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 | Invitation Area (inc. Shale Gas)
- 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 | Offered Blocks (inc. Shale Gas)
- Oil and Gas | Current and Historic Sites
- Power Stations
- Railways
- Wind Farms

5. PLANNING
5.01 Planning Map

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.

5.02 Planning Guidance

NOTE

Data provided by LandInsight indicates that one or more extension, conversion or new build plannings 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.

<table>
<thead>
<tr>
<th>Planning Ref</th>
<th>App Date</th>
<th>Address</th>
<th>Description</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>17/502369/FULL</td>
<td>2017-05-04</td>
<td>Verann Tunstall Road Tunstall ME10 1YQ</td>
<td>Erection of a single storey rear extension. <em>(Status: Approved)</em></td>
<td>0 m</td>
</tr>
</tbody>
</table>
### Premium Plus Planning

**Environmental | Flood | Ground Stability | Energy & Infrastructure | Planning**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Date</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/502890/FULL</td>
<td>2015-04-08</td>
<td>Erection of side and rear extension with attached garage. (Status: Withdrawn) 9 m W</td>
</tr>
<tr>
<td>15/504647/FULL</td>
<td>2015-06-05</td>
<td>Proposed side &amp; rear extensions as amended by drawings ED/15/119/01 rev C, 02 rev C, 03 rev C1, 04 rev C, 05 rev C1 and 06 rev C received by email on 3 September 2015. (Status: Approved) 9 m W</td>
</tr>
<tr>
<td>18/501278/FULL</td>
<td>2018-03-07</td>
<td>Proposed two storey rear, single storey side and rear extensions and front porch, together with alterations to fenestration, new roof to garage and main house. Amended drawings received 19th April 2018. (Status: Approved) 27 m SE</td>
</tr>
<tr>
<td>SW/07/0451</td>
<td>2007-04-18</td>
<td>Conversion of existing bungalow to two storey dwelling. (Status: Refused) 39 m W</td>
</tr>
<tr>
<td>SW/07/1291</td>
<td>2007-11-06</td>
<td>Conversion of existing bungalow to two storey dwelling. (Status: Refused) 41 m W</td>
</tr>
<tr>
<td>SW/12/0883</td>
<td>2012-06-25</td>
<td>Single storey rear extension and replacement of existing first floor flat roof with pitch roof. (Status: Approved With Conditions) 48 m NW</td>
</tr>
<tr>
<td>SW/13/0593</td>
<td>2013-05-14</td>
<td>Single storey side extension. (Status: Approved With Conditions) 69 m N</td>
</tr>
<tr>
<td>18/503986/FULL</td>
<td>2018-07-27</td>
<td>Demolition of existing detached garage and erection of a part two storey side and part single storey front extension. (Status: Refused) 69 m N</td>
</tr>
<tr>
<td>19/500957/FULL</td>
<td>2019-02-26</td>
<td>Demolition of existing detached garage and erection of a part two storey side and part single storey front extension. (Status: Undecided) 69 m N</td>
</tr>
<tr>
<td>SW/08/1104</td>
<td>2008-10-08</td>
<td>Single storey pitched roof rear extension, two storey pitched roof side extension and single storey pitched roof detached garage. (Status: Approved With Conditions) 87 m NW</td>
</tr>
<tr>
<td>17/502544/FULL</td>
<td>2017-05-12</td>
<td>Erection of a single storey three bedroom bungalow and a garage within the grounds of 120 Park Drive accessed off Hales Road. (Status: Approved) 89 m NW</td>
</tr>
<tr>
<td>18/502546/FULL</td>
<td>2018-05-11</td>
<td>Demolition of the existing garage and erection of a one bedroom dwelling house. (Status: Refused) 91 m W</td>
</tr>
<tr>
<td>18/504925/FULL</td>
<td>2018-09-20</td>
<td>Demolition of the existing garage and erection of a single storey one bedroom dwelling with basement. (Revision to 18/502546/FULL). (Status: Refused) 91 m W</td>
</tr>
<tr>
<td>16/502740/FULL</td>
<td>2016-03-30</td>
<td>Two storey four bedroom dwelling house with integral garage incorporating part of existing detached garage. (Status: Refused) 91 m W</td>
</tr>
<tr>
<td>16/506850/FULL</td>
<td>2016-09-14</td>
<td>Erection of part two storey rear extension, part single storey rear extension and internal alterations. (Status: Approved) 92 m N</td>
</tr>
</tbody>
</table>

**Request by:** Sample  
**References:** Sample Id: 114552  
**Date:** 09/08/2019
5.04 Developments

Data provided by LandInsight indicates that one or more developmentplannings applications have been submitted within 500 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.

<table>
<thead>
<tr>
<th>Planning Ref</th>
<th>App Date</th>
<th>Address</th>
<th>Description</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>15/510053/FULL</td>
<td>2015-12-02</td>
<td>120 Park Drive Tunstall Kent ME10 1RL</td>
<td>Erection of five houses comprising a terrace of three houses and a pair of semi-detached houses, with garages and associated works <em>(Status: Refused)</em></td>
<td>89 m NW</td>
</tr>
<tr>
<td>SW/14/0153</td>
<td>2014-02-11</td>
<td>Land At Tunstall Road, Tunstall, Sittingbourne, Kent, ME9 8DU</td>
<td>Construction of a 2 form entry primary school with associated external play areas and parking facilities <em>(Status: Unspecified)</em></td>
<td>108 m SW</td>
</tr>
<tr>
<td>SW/12/1317</td>
<td>2012-10-11</td>
<td>Tunstall Ce Primary School, Tunstall Road, Tunstall, Sittingbourne, Kent, ME9 8DX</td>
<td>Temporary change of use of land from agricultural to car park associated with Tunstall School and construction of car park with associated infrastructure <em>(Status: Refused)</em></td>
<td>475 m SW</td>
</tr>
<tr>
<td>17/502970/FULL</td>
<td>2017-06-06</td>
<td>Tunstall Church Of England Primary School Tunstall Road Tunstall Sittingbourne Kent ME9 8DX</td>
<td>Part demolition and part rebuilding of former school building, conversion with first floor extension to create two 4 bedroom dwellings, together with the erection of two detached 4 bedroom dwellings, with associated landscaping, including removal of three trees and parking <em>(Status: Withdrawn)</em></td>
<td>494 m SW</td>
</tr>
<tr>
<td>19/500050/FULL</td>
<td>2019-01-04</td>
<td>Tunstall Church Of England Primary School Tunstall Road Tunstall Sittingbourne Kent ME9 8DX</td>
<td>Conversion, part demolition and extension of former school building to provide two 4 bedroom dwellings, and erection of two detached 4 bedroom dwellings with associated landscaping and parking <em>(Status: Undecided)</em></td>
<td>495 m SW</td>
</tr>
<tr>
<td>18/500738/FULL</td>
<td>2018-02-07</td>
<td>Tunstall Church Of England Primary School Tunstall Road Tunstall Sittingbourne Kent ME9 8DX</td>
<td>Conversion of former school building to provide three dwellings with associated demolition/building works, internal and external alterations, provision of additional floorspace at first floor level, including three dormer windows, landscaping, and car parking <em>(Status: Approved)</em></td>
<td>495 m SW</td>
</tr>
<tr>
<td>SW/12/0740</td>
<td>2012-05-23</td>
<td>Tunstall C Of E Primary School, Tunstall,</td>
<td>The proposed development is for the provision of external storage space for both outdoor play equipment and maintenance equipment. The storage is to be provided by standard timber sheds located to the boundaries of the site. The sheds have been installed on the site for a period of between 1 and 3 years, with some located in more prominent locations than others. <em>(Status: Approved)</em></td>
<td>497 m SW</td>
</tr>
</tbody>
</table>

NOTE

Data provided by LandInsight indicates that one or more developmentplannings applications have been submitted within 500 metres of the property within the last 10 years.
5.05 Change of Use (Unclassified)

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.

5.06 Lawful Development Certificate Applications

Data provided by LandInsight indicates that one or more Lawful Development Certificate plannings applications have been submitted within 100 metres of the property 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.

<table>
<thead>
<tr>
<th>Planning Ref</th>
<th>App Date</th>
<th>Address</th>
<th>Description</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>14/500824/LAWPRO 2014-06-10</td>
<td>Hawarden Tunstall Road Tunstall Kent ME10 1YQ</td>
<td>Single storey rear extension to form dining room and kitchen, and alterations to existing building to re-arrange interior layout as shown on the drawings submitted with the application (Proposed). (Status: Approved)</td>
<td>39 m W</td>
<td></td>
</tr>
</tbody>
</table>

5.07 Telecoms

Data provided by LandInsight indicates that there are no telecoms planning applications within 250 metres of the property which have submitted 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.

5.08 Uncategorised

Data provided by LandInsight indicates that one or more uncategorised plannings 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.

<table>
<thead>
<tr>
<th>Planning Ref</th>
<th>App Date</th>
<th>Address</th>
<th>Description</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>TP/11/0128 2011-12-05</td>
<td>Davidge, Tunstall Road Tunstall Sittingbourne Kent ME10 1YQ</td>
<td>To crown lift by 3 meters and remove lower branches from Horse Chestnut. (Status: Approved With Conditions)</td>
<td>27 m SE</td>
<td></td>
</tr>
<tr>
<td>19/500838/LBC 2019-02-19</td>
<td>Hales Cottage Tunstall Road Tunstall Sittingbourne Kent ME10 1YQ</td>
<td>Listed Building Consent for installation of a downstairs toilet in hall space. (Status: Undecided)</td>
<td>96 m W</td>
<td></td>
</tr>
<tr>
<td>19/500838/LBC 2019-02-19</td>
<td>Hales Cottage Tunstall Road Tunstall Sittingbourne Kent ME10 1YQ</td>
<td>Listed Building Consent for installation of a downstairs toilet in hall space. (Status: Approved)</td>
<td>96 m W</td>
<td></td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Source</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation Area</td>
<td>English_Heritage</td>
<td>55 m SW</td>
</tr>
<tr>
<td>Listed Building Grade: II</td>
<td>English Heritage</td>
<td>99 m W</td>
</tr>
<tr>
<td>Listed Building Grade: II</td>
<td>English Heritage</td>
<td>104 m W</td>
</tr>
<tr>
<td>Listed Building Grade: II</td>
<td>English Heritage</td>
<td>131 m W</td>
</tr>
<tr>
<td>Listed Building Grade: II</td>
<td>English Heritage</td>
<td>174 m SW</td>
</tr>
</tbody>
</table>

Request by: Sample
References: Sample ID: 114552
Date: 09/08/2019
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 (Unclassified)
- Lawful Development Certificate Applications: Telecoms
- Uncategorised: Planning Restrictions

6. NOTES & GUIDANCE

6.01 Report Notes

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.

6.02 Contaminated Land

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 (NI-HHS), 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

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 ‘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 (certain groundwater flood data is also included). Over 85% of insurers use this data when assessing flood risk. The 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 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.

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 http://www.homeprotect.co.uk/floodcover.

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 Jeremy Benn Associates (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

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.

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

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.

6.07 Standard

T&Cs, QUERIES & COMPLAINTS

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6.08 Searchcode

T&Cs

Request by: Sample
References: Sample Id: 114552
Date: 09/08/2019

Tel: 01732 755 180 | Email: info@futureclimateinfo.com | Web: www.futureclimateinfo.com
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- handle complaints speedily and fairly
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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

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6.09 Report Licensing

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METHODOLOGY

7. USEFUL CONTACTS

Local Authority : Swale Borough Council
Tel: 01795 417 850
Visit: http://www.swale.gov.uk/

Request by: Sample
References: Sample Id: 114552
Date: 09/08/2019
Environment Agency | I 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

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

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: 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/

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