

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
Low



Other Considerations



Ground Stability
Pass



Energy & Infrastructure
Identified
Consideration(s):
4.18 Power Stations
4.21 Solar Farms



Planning
Identified
Consideration(s):
Applications Identified



Site Plan



Air Quality Index: **Generally Good**
(See 1.25)

Report Details

Address:
Sample, Sample

Requested by:
Sample

Grid Reference:
E: 123456 | N: 123456

Date:
26/09/2023

Report Reference:
Sample

Report ID:
370170

This page should always be read in conjunction with the full report.
See Notes & Guidance for full definitions.

Assessed by the:



**Environmental
Risk 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 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/2023/02/FCL-terms-and-conditions-v0223.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

Exeter 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.

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.



- Generally Good
- Property Boundary

The data indicates that the property is in an area with a rating of 1 or Generally Good. A rating of 1 means there is a low chance of average pollution levels exceeding the annual legal limit. The air in your area is generally clean, although there may still be some high concentrations of pollution located close to 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 | Official Contaminated Land Register Entries & Notices |
| Artificial Ground | Potentially Contaminative Current Land Uses |
| Electricity Infrastructure Electricity Pylons | Electricity Infrastructure Overhead Power Lines |
| Electricity Infrastructure Power Cables and Lines | Electricity Infrastructure Substations |
| Environmental Permits Closed Mining Waste Facilities | Environmental Permits End of Life Vehicles |
| Environmental Permits Industrial Sites | Environmental Permits Waste Sites |
| Fuel / Petrol Stations | Landfill Current |
| Landfill Historic | OFCOM Mast Site Clearance Locations |
| Past Industrial Land Uses | Pollution Incidents |
| Potentially Infilled Land | Radon Gas |
| Surface Dangers or Hazards COMAH Sites | Surface Dangers or Hazards Hazardous Waste Registrations |

2. FLOOD

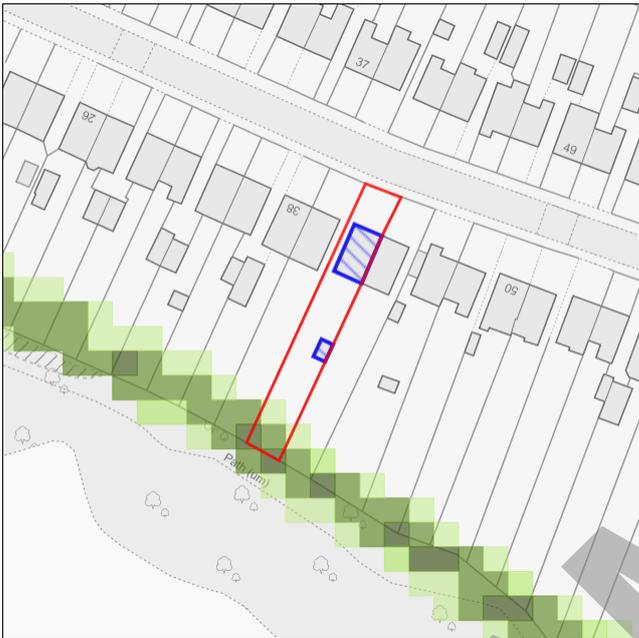
2.01 River and Sea Flood Risk

NEGLIGIBLE

Data provided by the Environment Agency indicates the property and the building footprint (as determined by current OS mapping) are within an area of Negligible river & sea flood risk.

2.02 Surface Water Flood Risk

LOW



- Significant
- High
- Low to Moderate
- Low
- Building Footprint
- Property Boundary

The identified surface water flood risk to the property is Significant (1.3% chance of flooding between 30cm and 1m). However, this risk is recorded as affecting only a limited portion of the property grounds. The identified surface water flood risk to the building footprint (as determined by current OS mapping) is Negligible. Therefore, we consider the overall risk of flooding to the property to be Low

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.

The potential impact of surface water flooding can vary according to the depth of the water, the surface over which the water is flowing, its direction and velocity. Surface water flooding is therefore difficult to predict, as it is hard to forecast exactly where or how much rain will fall in any storm. 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. Any drainage networks 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

LOW

Data provided by JBA indicates there is an area within the property boundary, that is likely to encroach the building footprint (as determined by current OS mapping), that has at least a 1% annual chance of peak groundwater levels reaching within 5m of the ground surface. There is therefore a risk of groundwater flooding to subsurface assets, but near-surface manifestation of groundwater is less likely. The overall risk of groundwater flooding to the property is considered low.

2.04 Surface Water Features

NOT IDENTIFIED

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.

2.05 Insurance Considerations

NOTE

The JBA Floodability Rating at this location is Amber. As a result, it is likely that flood insurance should be available at standard terms. This should be checked and an appropriate policy should be purchased prior to exchange of contracts.



JBA Floodability data is derived from their high-resolution UK flood hazard maps. Over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (from highest to lowest: black 2, black 1, red, amber, green or clear). As such, the JBA Floodability Rating provides an indication of the insurance markets probable interpretation of flood risk at the property and therefore the availability of insurance at standard terms.

NOTE: This section (Insurance Considerations) is intended to provide an indication of the insurance markets perception of the property and does not form part of our assessment of its risk of flooding. Please see the above sections for the assessment of flood risk and any advised next steps.

2.06 Historic Flooding

NOT IDENTIFIED

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.

Please see the previous sections for the Flood Risk as of the date of this report.

2.07 Flood Storage

NOT IDENTIFIED

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

NOT IDENTIFIED

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 | Surface Water Flood Risk |
| Groundwater Flooding | Surface Water Features |
| Historic Flooding | Flood Storage |
| 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.

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.

3.15 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

4. ENERGY & INFRASTRUCTURE

4.01 Energy Map



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

PASS

The Property is located on or within 25 metres of an area where applications for Petroleum Exploration and Development Licences (PEDL) were invited during the 14th onshore licencing round (July-October 2014). However, according to data provided by the Department for Business, Energy & Industrial Strategy (BEIS) the property is not on or within 100 metres of an area that was subsequently issued a licence for such activity (including shale gas extraction, or 'fracking').

Please bear in mind that areas such as this where applications were invited are very large and non-specific, with almost half of the country included in the 14th round.

This area being open to applications, but lacking an issued licence, indicates that either no applications for licences were submitted, or that any applications made by energy companies were unsuccessful. 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.

As stated above, PEDLs can cover extremely large areas. Additionally, 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 (beyond 100m / >100m) 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.

Additionally, please note that although PEDLs included the potential for energy production by fracking, the English and Welsh governments currently prohibit this activity on the basis of Scientific evidence presented by the Oil and Gas Authority (OGA) on the potential seismic impacts or tremors it may cause.

4.18 Power Stations

PASS (WITH CONSIDERATIONS)

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS), indicates that the property is within 3000 metres of an active power station.

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

Site Name	Company	Address	Technology	Distance	Source
Council Green Waste Facility	Exeter City Council	Exeter City Council, Canal Banks, Green Waste Facility, Exeter	Battery	2513 m	Department for Business, Energy & Industrial Strategy
Exeter EfW	Viridor	Grace Road South, Marsh Barton Trading Estate, Exeter	EfW Incineration	2831 m	Department for Business, Energy & Industrial Strategy

CONSIDERATIONS: Electrical Infrastructure can emit Electric and Magnetic Fields (EMFs). National Grid operate an EMF Unit for those concerned about nearby electricity equipment. They can provide relevant information, and if necessary will undertake field measurements. For further information, contact the EMF Unit on 0845 702 3270 or by email at emfhelpline@nationalgrid.com. However, you can also measure EMFs yourself with the use of a gaussmeter, which can be purchased online.

4.21 Solar Farms

PASS (WITH CONSIDERATIONS)

Data provided by the Department for Business, Energy & Industrial Strategy (BEIS) indicates that the property is within 3000 metres of one or more solar farm(s).

Any infrastructure project has the potential to create blight caused by the uncertainty as to the project outcomes and this can affect the ability to buy and sell property in the affected areas. If any related data is available it will appear below.

Contractor/Applicant	Site Name	Address	Status	Distance	Source
Morrison	Morrison Supermarket, Prince Charles Road - Solar Panels	Morrison Supermarket Prince Charles Road	Planning permission for this project has been granted	997 m	Department for Business, Energy & Industrial Strategy
William Pollard & Co Limited	William Pollard & Co, Oak House - Solar Panels	William Pollard And Co Ltd Oak House Falcon Road	Planning permission for this project has been granted	2063 m	Department for Business, Energy & Industrial Strategy
Howmet Limited	Howmet, Kestrel Way - Solar Photovoltaic Panels	Howmet Limited Kestrel Way Exeter	A planning application for this project has been submitted and the outcome is awaited	2253 m	Department for Business, Energy & Industrial Strategy
Exeter City Council	Exeter City Council - Solar Panel Array	Exeter City Council, Canal Banks, Green Waste Facility, Exeter,	Planning permission for this project has been granted	2513 m	Department for Business, Energy & Industrial Strategy

CONSIDERATIONS: As part of your buying decision, you should consider whether Solar Farms will affect your quiet enjoyment of the property.



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

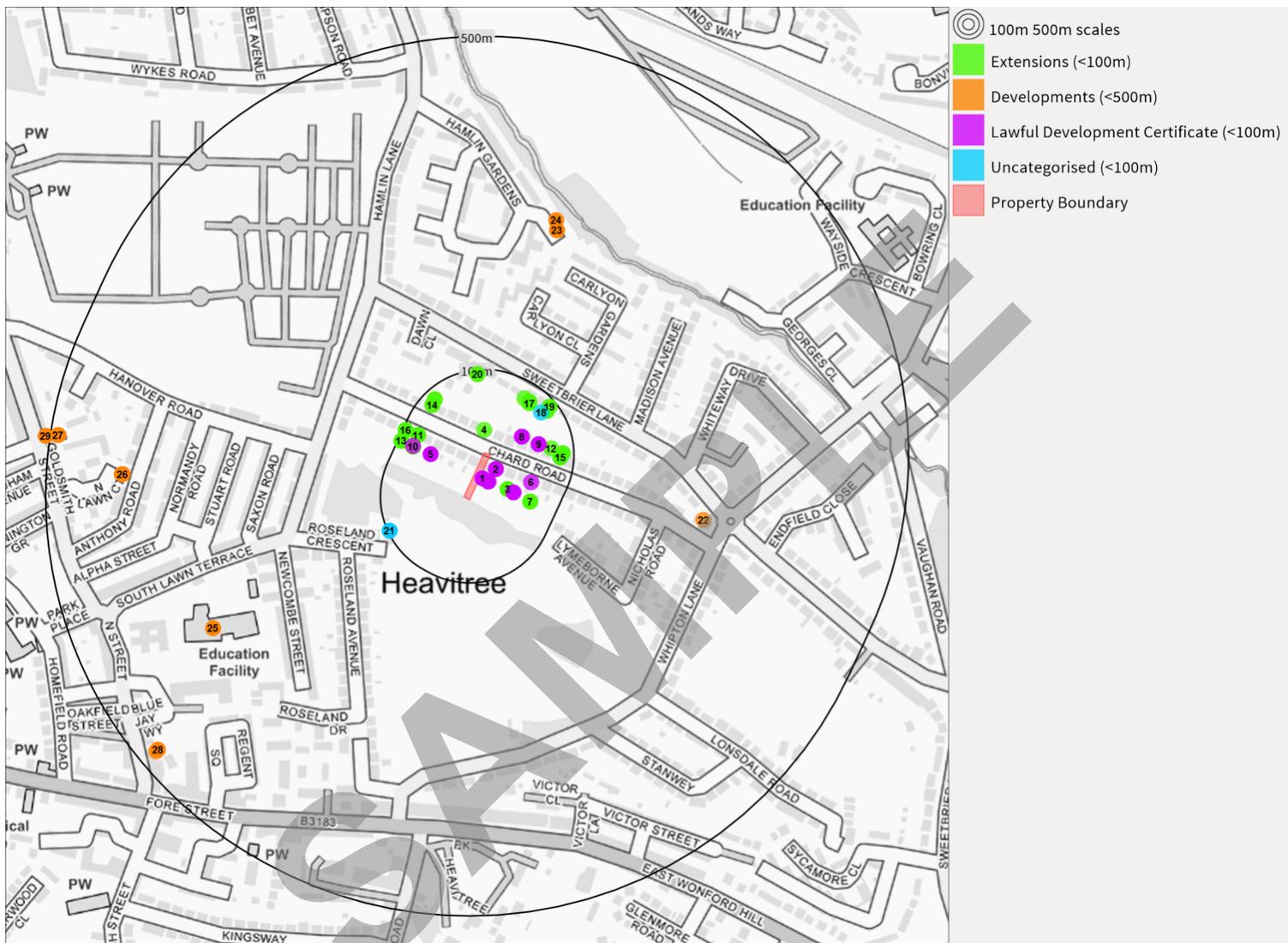
Railways

Wind Farms

SAMPLE

5. PLANNING

5.01 Planning Map



5.02 Planning Guidance

NOTE

Our 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.



EnviroPremium +Planning

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

ID	Planning Ref	App Date	Address	Description	Distance
4	22/1708/PD	13/12/2022	37 Chard Road Exeter Devon EX1 3AY	rear extension and demolition of outhouse (Status: Approved)	28 m N
3	09/1029/FUL	29/06/2009	52 Chard Road Exeter EX1 3AX	Ground floor extension on south elevation (Status: Refused)	36 m SE
3	09/1998/FUL	07/12/2009	52 Chard Road Exeter EX1 3AX	Ground floor extension on south elevation (Status: Approved)	36 m SE
3	09/0835/FUL	01/06/2009	54 Chard Road Exeter EX1 3AX	Conservatory on south elevation (Status: Refused)	44 m SE
7	18/0091/FUL	18/01/2018	60 Chard Road Exeter Devon EX1 3AX	Extension to existing rear extension and new outbuilding in rear garden (Status: Approved)	67 m SE
12	21/0995/FUL	21/06/2021	59 Chard Road Exeter Devon EX1 3AY	Rear single storey extension. (Status: Approved)	73 m E
17	22/0466/PD	17/03/2022	40 Sweetbrier Lane Exeter Devon EX1 3AF	Single storey rear extension extending maximum 3.5m, maximum height to eaves 3.65m, maximum overall height of 3.65m. (Status: Approved)	78 m NE
17	20/0311/PD	03/03/2020	40 Sweetbrier Lane Exeter Devon EX1 3AF	Single storey rear extension extending a maximum 3.6m from rear elevation, height to eaves 2.6m and maximum overall height 2.8m. (Status: Approved)	79 m NE
17	22/0119/FUL	27/01/2022	38 Sweetbrier Lane Exeter Devon EX1 3AF	Single storey side and rear wrap around extension. (Status: Approved)	79 m NE
10	14/0322/FUL	07/02/2014	20 Chard Road Exeter Devon EX1 3AX	Ground floor rear extension and pitched roof on existing kitchen extension (Status: Approved)	81 m NW
10	13/4557/FUL	04/10/2013	20 Chard Road Exeter EX1 3AX	Rear single storey extension and re-roofing of existing flat roof extension with new pitched roof. Changes to the patio to make usable space. (Status: Refused)	81 m NW
11	14/0322/03	07/02/2014	20 Chard Road, Exeter, EX1 3AX	Ground floor rear extension and pitched roof on existing kitchen extension (Status: Approved)	81 m NW
11	13/4557/03	04/10/2013	20 Chard Road, Exeter, EX1 3AX	Rear single storey extension and re-roofing of existing flat roof extension with new pitched roof. Changes to the patio to make usable space. (Status: Refused)	81 m NW
15	15/0815/39	23/07/2015	63 Chard Road, Exeter, EX1 3AY	Proposed single storey rear extension Maximum projection - 5.78m Maximum height - 3.35m Eaves height - 2.1m (Status: Approved)	84 m E
14	17/0080/39	17/01/2017	19 Chard Road, Exeter, EX1 3AY	Prior notification for larger rear extension measuring 3.30m in depth and 3.40m in height (Status: Approved)	85 m NW
18	13/4549/PD	07/10/2013	46 Sweetbrier Lane Exeter EX1 3AF	Ground floor rear extension (Status: Approved)	86 m NE
15	15/0815/PD	14/07/2015	63 Chard Road Exeter EX1 3AY	Proposed single storey rear extension Maximum projection - 5.78m Maximum height - 3.35m Eaves height - 2.1m (Status: Approved)	87 m E
14	17/0080/PD	17/01/2017	19 Chard Road Exeter EX1 3AY	Prior notification for larger rear extension measuring 3.30m in depth and 3.40m in height (Status: Approved)	87 m NW
19	13/4549/39	07/10/2013	46 Sweetbrier Lane, Exeter, EX1 3AF	Ground floor rear extension (Status: Approved)	91 m NE
20	19/1104/PD	14/08/2019	24 Sweetbrier Lane Exeter Devon EX1 3AF	Single storey rear conservatory extension, extending a maximum 4 metres from the rear elevation, height to eaves 3 metres and maximum overall height 4 metres. (Status: Approved)	95 m N
13	12/0564/FUL	16/04/2012	16 Chard Road Exeter EX1 3AX	Ground floor extension on south west elevation and attached raised decking in rear garden (Status: Approved)	96 m NW

16	12/0564/03	15/05/2012	16 Chard Road, Exeter, EX1 3AX	Ground floor extension on south west elevation and attached raised decking in rear garden (Status: Approved)	97 m NW
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5.04 Developments

NOTE

Local Authority Planning Data indicates that one or more development planning applications have been submitted within 500 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
22	22/0163/FUL	08/02/2022	105 Chard Road Exeter Devon EX1 3AS	Two-storey extension to provide 8 no. one and two-bedroom flats, retention of existing ground floor commercial premises, alterations to roof and associated landscaping. (Status: Approved)	266 m E
23	18/0878/ECC	06/06/2018	Land Between 106 Hamlin Gardens And 65 Carlyon Gardens Hamlin Gardens Exeter	Construction of new apartment building (21 apartments) and associated landscaping, changes to highways and parking. (Status: Approved)	281 m N
23	13/4528/FUL	02/10/2013	Land To South East Of 106 Hamlin Gardens Exeter EX1	Erection of 5 new 3 Bed 4 Person terraced houses and associated access and parking. (Status: Approved)	281 m N
24	13/4528/16	02/10/2013	Land to south east of 106, Hamlin Gardens, Exeter, EX1	Erection of 5 new 3 Bed 4 Person terraced houses and associated access and parking. (Status: Approved)	292 m N
25	09/1010/CTY	24/06/2009	St Michaels C Of E Primary School, South Lawn Terrace, Exeter, EX1 2SN	Construction of pre-school unit with associated groundworks, overhangs and decked area (Status: Unspecified)	339 m SW
26	13/4323/16	06/09/2013	Land between 28 & 36, Anthony Road, Exeter, EX1 2SD	Demolition of 13 no. garages and erection of 3 no. new 3 bed 4 person terraced houses and associated parking and access. (Status: Approved)	409 m W
26	18/0884/ECC	07/06/2018	Garages Between 28 And 36 Anthony Road Exeter EX1 2ST	Demolition of 13 no. garages and construction of three 3 bed terraced houses and associated parking and access. (Status: Approved)	410 m W
26	13/4323/FUL	06/09/2013	Land Between 28 & 36 Anthony Road Exeter EX1 2SD	Demolition of 13 no. garages and erection of 3 no. new 3 bed 4 person terraced houses and associated parking and access. (Status: Approved)	410 m W
28	20/0407/FUL	25/03/2020	2A North Street Heavitree Exeter Devon EX1 2RH	Demolition of existing structures and construction of 1 dwelling and 6 flats (Status: Withdrawn)	476 m SW
28	21/1552/FUL	05/10/2021	2A North Street Heavitree Exeter Devon EX1 2RH	Demolition of existing structures and construction of 4 dwellings. (Status: Unspecified)	479 m SW
27	13/3342/FUL	21/05/2013	Former Locks Garage 149 Ladysmith Road Exeter EX1 2PP	Detached three storey building comprising six flats, access, parking and associated works (Status: Approved)	491 m W
29	13/3342/03	21/05/2013	Former Locks Garage, 149 Ladysmith Road, Exeter, EX1 2PP	Detached three storey building comprising six flats, access, parking and associated works (Status: Approved)	505 m W

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 one or more Lawful Development Certificate planning 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.

ID	Planning Ref	App Date	Address	Description	Distance
1	09/1991/LPD	08/12/2009	44 Chard Road Exeter EX1 3AX	Proposed single storey extension to rear and loft conversion (Certificate of Lawfulness of a Proposed Development) (Status: Unspecified)	3 m E
1	14/1322/LPD	15/06/2014	46 Chard Road Exeter EX1 3AX	Certificate of Lawfulness for single storey rear extension (Status: Unspecified)	11 m SE
2	14/1322/18	15/06/2014	46 Chard Road, Exeter, EX1 3AX	Certificate of Lawfulness for single storey rear extension (Status: Unspecified)	13 m E
8	17/1825/LPD	22/11/2017	49 Chard Road Exeter Devon EX1 3AY	Existing lean to roof to be removed. New roof to be installed over full width rear extension. Existing rainwater drainage to be utilised. (Status: Unspecified)	44 m NE
3	10/0226/LPD	17/02/2010	54 Chard Road Exeter EX1 3AX	Conservatory on south elevation. (Certificate of lawfulness of a proposed development) (Status: Approved)	44 m SE
5	17/1687/LPD	30/10/2017	26 Chard Road Exeter Devon EX1 3AX	Existing flat roof replaced with pitched roof. Drainage will utilise existing. (Status: Unspecified)	58 m NW
6	23/0243/LPD	23/02/2023	58 Chard Road Exeter Devon EX1 3AX	Loft Conversion (Status: Approved)	58 m E
9	09/0857/LPD	02/06/2009	55 Chard Road Exeter EX1 3AY	Dormer window on north east elevation (Certificate of Lawfulness of Proposed Development) (Status: Unspecified)	59 m NE
10	22/1083/LPD	05/08/2022	20 Chard Road Exeter Devon EX1 3AX	Certificate of lawfulness for proposed rear dormer roof extension. (Status: Unspecified)	81 m NW

5.07 Telecoms

NOTE

Local Authority Planning Data 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 Uncategorized

NOTE

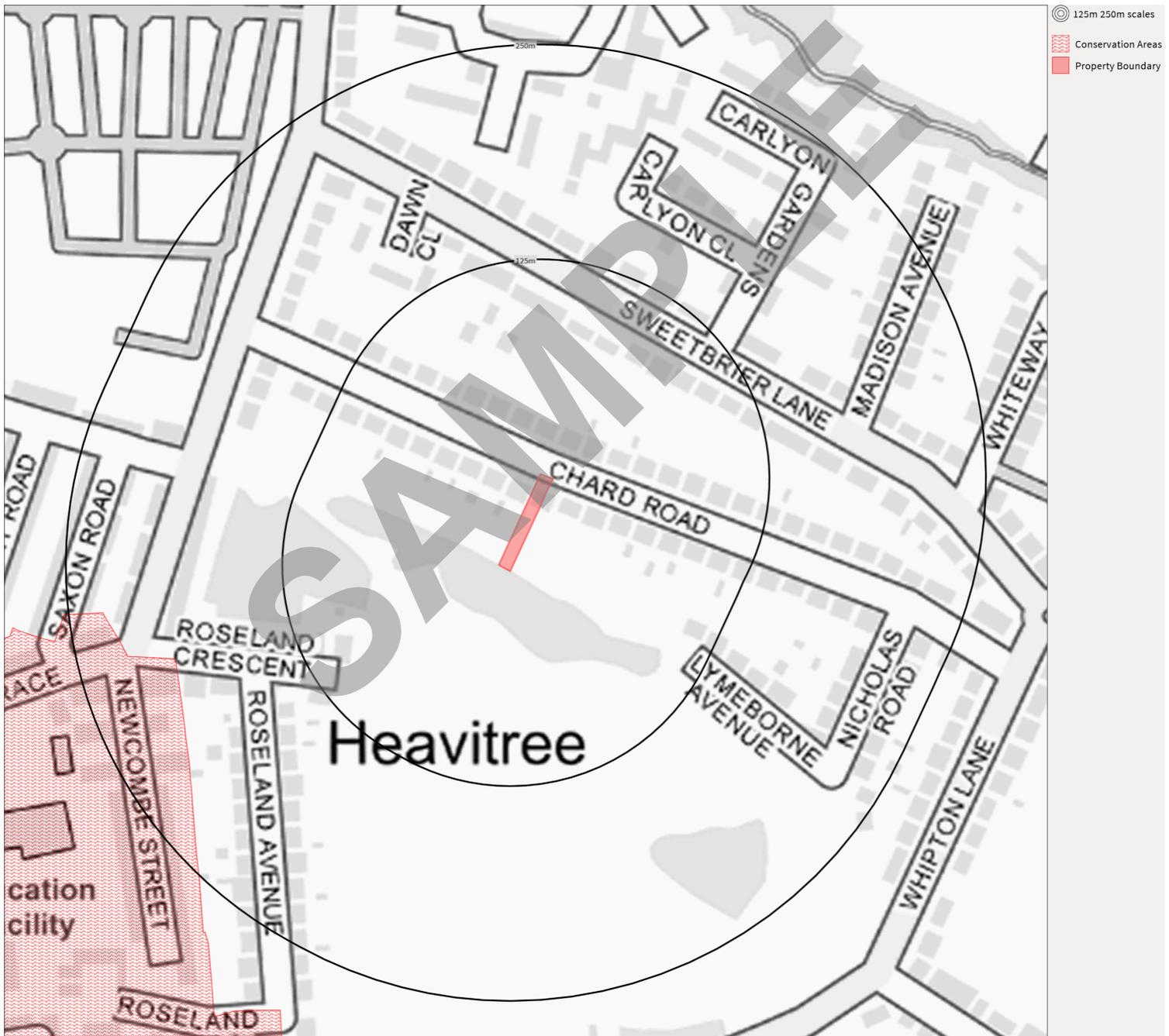
Local Authority Planning Data indicates that one or more uncategorised planning applications have been submitted within 100 metres of the property within the last 10 years.

We have 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
18	22/1077/FUL	04/08/2022	44 Sweetbrier Lane Exeter Devon EX1 3AF	Replace existing detached garage with outbuilding. (Status: Approved)	79 m NE
21	19/0685/FUL	21/05/2019	25 Roseland Crescent Exeter Devon EX1 2TJ	Side first-floor dormer to form bedroom and bathroom. (Status: Approved)	98 m SW

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
Conservation Area	Historic England	195 m SW

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

SAMPLE

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 Dye & Durham (UK) Limited (formerly Future Climate Info Limited).

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@dyledurham.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 Considerations

METHODOLOGY

Insurance considerations are 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. It is estimated that 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 rated Black 1 (High) and Black 2 (Very High) a residential property is more likely to be ceded into Flood Re (see below for further information) 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.

Flood Re is a flood re insurance scheme 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/>. Please note that Flood Re is due to expire 2039 and subsequently the insurance market will be expected to take a risk-reflective approach to property acceptance and premiums.

6.04 Flood Assessment

METHODOLOGY

The flood assessment in this report is based on river, sea, surface water and groundwater flooding data. This includes data supplied by the Environment Agency, Natural Resources Wales and JBA Risk Management. Recorded historic flood events, dam break and proximity to surface water features are presented within the report for information purposes, however are not factored into the risk assessment.

Where a property boundary is provided at the point of order (not a point-based location), this flood assessment also considers the location of flood risk in relation to existing building footprints. The building footprint(s) are determined using Ordnance Survey data. Only building (or partial building) footprints which fall within the provided property boundary are included in the assessment. These building footprints can include main buildings and dwellings, as well as secondary or outbuildings such as garages. Please note that the precise building footprints outlined and used within this report may not include new build properties/developments where construction was completed within the previous 5 months or in some cases changes to an existing property (e.g. an extension).

The flood assessment professional opinion results can be summarised as followed:

A **'Negligible'** result is given where there is no identified flood risk affecting the property, based on the flood data sources assessed, and no further action is required.

A **'Low'** result is given where there is an identified flood risk affecting the property but not requiring further action.

A **'Moderate'** result is given where there is an identified flood risk affecting the property which should be noted and further actions may be considered.

A **'High'** result given where there is an identified flood risk affecting the property and further action is recommended.

A **'Very High'** result given where there is high flood risk affecting the property and further action is strongly recommended.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. A Very High or High is more likely to have a negative impact on value, however this depends on the specific 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.

Please note, although this report has been compiled using comprehensive data and assessment methods, the flood assessment is based on theoretical risk models and 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.

6.05 Flood Planning, Flood Warning and Reporting, and Flood Resistance and Resilience Measures

CONSUMER INFORMATION

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://naturalresources.wales/flooding?lang=en>

Insurance Industry: <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/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. Dye & Durham (UK) Limited (formerly Future Climate Info Limited) has made every effort to reduce the likelihood of applications relevant to the subject property going unreported. To this end, Dye & Durham (UK) Limited (formerly Future Climate Info Limited) 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. Dye & Durham (UK) Limited (formerly



Future Climate Info Limited) 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 Terms of Use

T&Cs, QUERIES & COMPLAINTS

This report is supplied by Dye & Durham (UK) Limited (formerly Future Climate Info Limited) subject to Terms and Conditions of Business, available at <https://futureclimateinfo.com/wp-content/uploads/2023/02/FCI-terms-and-conditions-v0223.pdf>. In the event of product and content queries please contact FCI-Admin@dyedurham.com. Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

6.08 Search Code

CONSUMER INFORMATION

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Dye & Durham (UK) Limited (formerly Future Climate Info Limited), Imperium, Imperial Way, Reading, Berkshire, RG2 0TD, Telephone 01732 755 180, Email: FCI-Admin@dyedurham.com, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP
Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk, 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



7. USEFUL CONTACTS

Local Authority : Exeter City Council

Tel: 01392 277 888

Visit: <http://www.exeter.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