

Search Details

Prepared for: Foskett Marr Gadsby & Head (Epping)
Matter: DA/KULKARNI/53010/1
Client address: 181 High Street, Epping, Essex, CM16 4BQ

Property:

19 Tinwell Close, Lower Earley, Reading, RG6 3BJ

Data Supplier:

FCI

Suite 9, 10 Churchill Square, Kings Hill, West Malling, Kent, ME19 4YU

Date of Indemnity:
12/08/2022

Property type:
Residential

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Professional Opinion

Overall Result

Further Action

Further consideration of the Key Risks is recommended prior to completion



Key Risks



Environmental

Pass

Consideration(s):

1.07 EMFs



Flood

Further Action

Next Step(s):

2.02, 2.03 Specialist Advice

2.05 Check Flood Insurance

2.06 Check Flood History

2.08 Nearby Dam



Other Considerations



Ground Stability

Identified

Consideration(s):

3.02 Consult Surveyor



Energy & Infrastructure

Identified

Consideration(s):

4.05 EMFs

4.21 Solar Farms



Planning

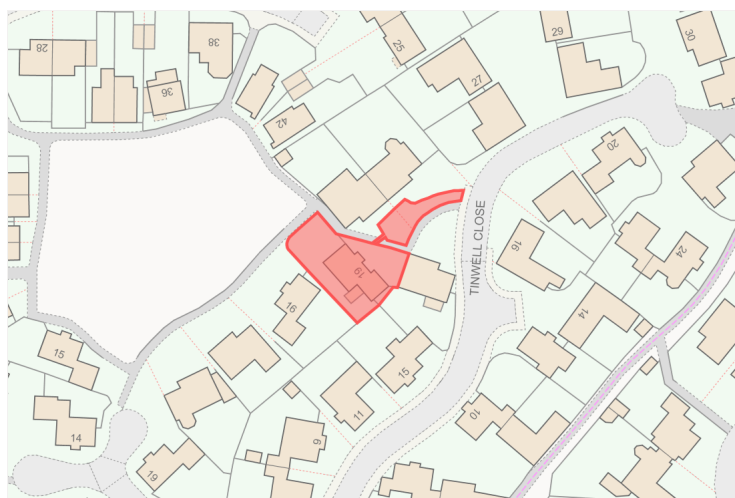
Identified

Consideration(s):

Applications Identified



Site Plan



Air Quality Index: Generally Good
(See 1.25)

Report Details

Address:

19, Tinwell Close, Lower
Earley, Reading, RG6 3BJ

Requested by:

Infotrack Limited

Grid Reference:

E: 476365 | N: 170910

Date:

12/08/2022

Report Reference:

81054e9d-231a-41c5-8cd0-
07f9c46f7b37

Report ID:

1182206

Assessed by:

www.futureclimateinfo.com/team



1. ENVIRONMENTAL (INC. CONTAMINATED LAND)

1.02 Remediation Warranty

YES

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

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

1.03 Official Contaminated Land | Register Entries & Notices

PASS

Wokingham (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.

1.07 Electricity Infrastructure | Overhead Power Lines

PASS (WITH CONSIDERATIONS)

Data provided by the Ordnance Survey indicates that the property is within 250 metres of one or more major overhead power lines.

CONSIDERATIONS: Electric and Magnetic Fields (EMFs) are produced wherever electricity is used. There are guidelines to limit exposure to electric and magnetic fields (exposures in the home are usually well below these guideline levels). There is no definitive evidence to link EMFs to both long and short term health risks.

If you are concerned about EMFs further information and advice is available from Public Health England at www.gov.uk/government/collections/electromagnetic-fields, or from www.emfs.info.

1.18 Past Industrial Land Uses

PASS

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

1.21 Radon Gas

PASS

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

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

1.24 Air Quality Management Area

NOTE

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

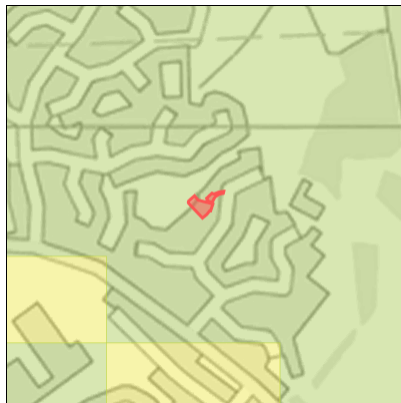
Data provided by DEFRA indicates that the property is not in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve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

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

1.25 Air Quality Index

NOTE

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



Some Polluted Area
Generally Good

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 (INC. JBA FLOODABILITY RATING)

2.01 River and Sea Flood Risk

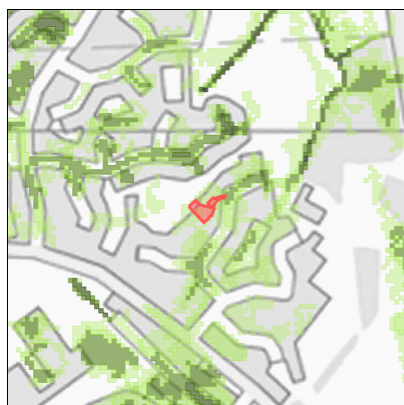
PASS

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

The chance of flooding in any given year for a Low risk area is less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000).

2.02 Surface Water Flood Risk

FURTHER ACTION



- Highly Significant
- Significant
- High
- Moderate
- Low to Moderate
- Low

Data provided by JBA Risk Management Ltd (JBA) indicates that the property is located within an area where the Surface Water flood risk is High. This indicates that there is a 1.33% (1 in 75) chance of flooding up to 30cm in depth in any given year. 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.

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

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

The FCI Flood Appraisal is available from £195 + VAT for a single residential property, with a quick turnaround time of 3 working days.

To order an FCI Flood Appraisal, please contact your search provider. If you require any further assistance, please contact us on +44 1732 755 180 or by email on FCI-Consultancy@dyedurham.com.

2.03 Groundwater Flooding

PASS (WITH CONSIDERATIONS)

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

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

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

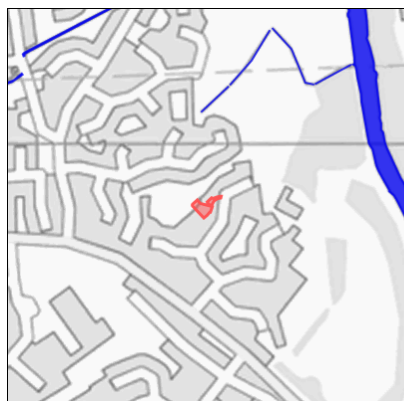
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2.04 Surface Water Features

PASS



Water Features

The Ordnance Survey Map indicates that the nearest body of surface water (such as a stream, river, canal, reservoir, lake or pond) is located 125 metres from the property boundary.

2.05 JBA Floodability Rating

PASS (WITH CONSIDERATIONS)

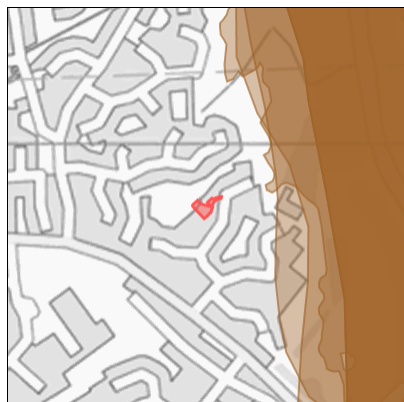
The JBA Floodability Rating at this location is Amber. Amber indicates that the likelihood of flooding is Moderate.

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

CONSIDERATIONS: 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.

2.06 Historic Flooding

PASS (WITH CONSIDERATIONS)



 Historic Flooding

Data provided by the Environment Agency indicates that the property is located 65 metres from an area that has flooded in the past. This includes all types of flooding, including Groundwater. This does not necessarily mean that the property itself was flooded, or that the area would flood again today as flood protection measures may have been installed. Please see the previous sections for the Flood Risk as of the date of this report. If any related data is available, it will appear below.

Event Code	Start Date	End Date	Flood Cause	Flood Source	Category	Distance
2755	20/07/2007	21/07/2007	channel capacity exceeded (no raised defences)	main river	Fluvial	65 m
2208	01/01/1990	12/12/1990	channel capacity exceeded (no raised defences)	main river	Fluvial	79 m
2209	01/01/1991	12/12/1991	channel capacity exceeded (no raised defences)	main river	Fluvial	105 m
2205	01/01/1981	12/12/1981	channel capacity exceeded (no raised defences)	main river	Fluvial	147 m
2194	01/01/1947	12/12/1947	channel capacity exceeded (no raised defences)	main river	Fluvial	147 m
2201	01/01/1974	12/12/1974	channel capacity exceeded (no raised defences)	main river	Fluvial	147 m

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

2.07 Flood Storage

PASS

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

2.08 Dam Break

PASS (WITH CONSIDERATIONS)

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 event 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.

CONSIDERATIONS: In this case the property is located in an area modelled by JBA as being in the path which water would follow if a nearby reservoir dam or embankment were to fail. While we consider this to be worthy of your attention we feel that the actual risk of this happening is low.

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

JBA Floodability Rating

Historic Flooding

Flood Storage

Dam Break

3. GROUND STABILITY

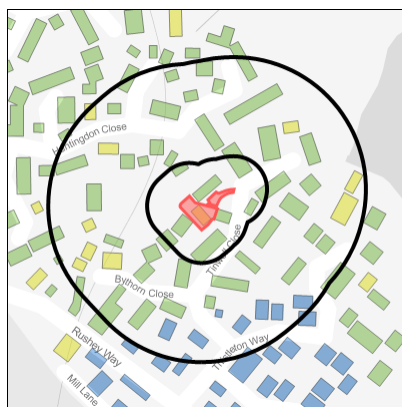
3.01 Professional Advice

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 (WITH CONSIDERATIONS)

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.



25m 100m scales

Medium
Low
Non-Plastic

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 **Medium** hazards score.

A summary of the component factors which were used to derive the hazard score can be found below:

Geology	Trees	Drainage and Building Characteristics	Overall Risk Rating
The building is sited on, or adjacent to, medium shrink-swell prone geology	and in proximity to large ($\geq 3m$) trees within 8m, which could affect the moisture content of the ground underneath the foundations and contribute to ground movement.	The building is expected to be of an age and/or style where foundations or drains may be affected by shrink-swell subsidence.	This indicates that the property has a medium susceptibility to shrink-swell related subsidence.

CONSIDERATIONS: Although the property has been identified as having an elevated hazard score, this does not mean that the property has previously suffered subsidence or will necessarily do so in the future. However, the below checks are considered prudent to make a fully informed purchasing decision.

The purchaser should look for obvious signs of subsidence, or subsidence-related damage to the Property. This could include cracked plaster or brickwork, and sticking doors or windows.

However, identifying property defects and accurately determining the cause is a specialist task. As such, we advise that the purchaser commission a RICS Homebuyer Survey, or a RICS Building Survey, and provide a copy of this report to the surveyor. The building characteristics (such as age, construction type etc.), as well as the purchaser's ambitions for the Property (e.g. to alter/extend) will determine which survey-type is appropriate. The RICS website offers further information, as well as a useful tool for identifying a local chartered surveyor: <https://www.ricsfirms.com/>

Any prior subsidence insurance claims known to the vendor should be disclosed within the vendor enquiries (TA6) form. Any such instances are likely to have an impact on the ongoing availability and affordability of buildings insurance. In addition, some insurers consider the susceptibility of a property to future subsidence claims. For this reason, it would be prudent for the purchaser to check that suitable buildings' insurance is available at an affordable rate with a reasonable excess.

Many subsidence insurance claims are linked to water uptake from trees. Therefore, given the susceptibility of the property to shrink-swell subsidence damage, it is advised that if (post completion) the purchaser is considering the removal or planting of trees or large shrubs near the property this should be carried out after consulting expert advice (e.g Arboriculturist or Surveyor).

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

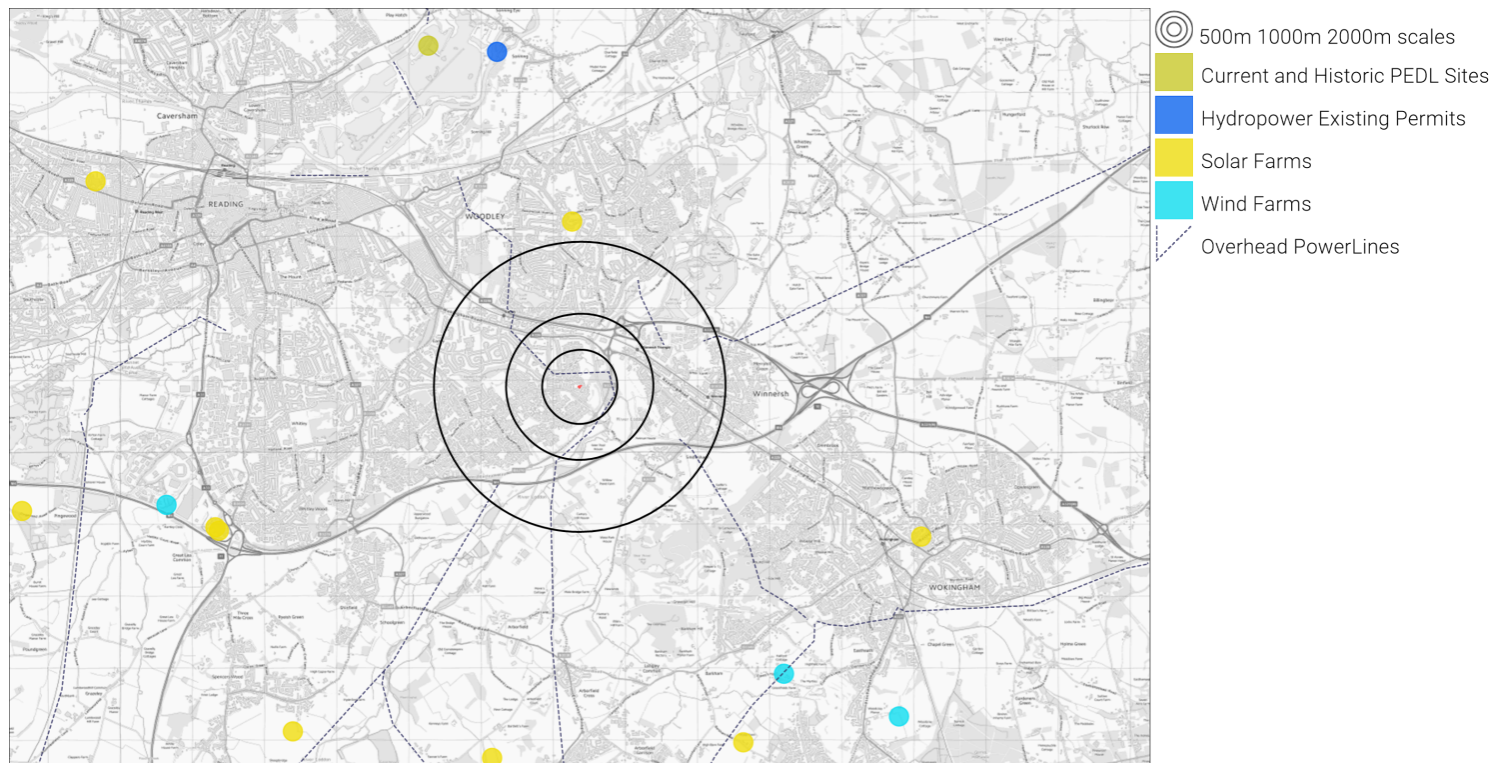
Mining | Coal Mining

Mining | Hazards (Non-Coal)

Modified Ground | Historical Analysis

4. ENERGY & INFRASTRUCTURE

4.01 Energy Map



4.05 Electrical Infrastructure | Overhead Power Lines

PASS (WITH CONSIDERATIONS)

Data provided by the Ordnance Survey indicates that the property is within 250 metres of one or more major overhead electricity transmission lines.

CONSIDERATIONS: In 2004 the National Radiological Protection Board (now part of Public Health England) reported that 'there is some epidemiological evidence that time-weighted average exposure to power frequency magnetic fields above 0.4µT [microteslas] is associated with a small increase in the absolute risk of leukaemia in children from about 1 in 20,000 to 1 in 10,000 per year. On a relative scale this corresponds to a doubling of the risk.' and added that 'Such exposures are seldom encountered by the general public in the UK and the raised risk - if it were real - would correspond roughly to an additional two cases of childhood leukaemia per year in the UK, compared with an annual total of around 500 cases'. EMFS.info advises that about 0.4% of homes in the UK have fields greater than 0.4 µT, with half getting that exposure from high-voltage power lines and the rest probably from the distribution system or house wiring.

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 emfhelp@nationalgrid.com. However, you can also measure EMFs yourself with the use of a gaussmeter, which can be purchased online.

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.

4.21 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
Wokingham Borough Council	Woodley Library Solar Panels	Woodley Library and former Swimming Pool Headley Road Woodley	Planning permission for this project has been granted	2284 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 Electricity Pylons
Electrical Infrastructure Overhead Power Lines	Electrical Infrastructure Power Cables and Lines
Electrical Infrastructure Substations	Hydropower Existing
Hydropower Potential	Major Energy Infrastructure Gas Pipe
Major Energy Infrastructure Gas Site	Major Infrastructure Projects Crossrail
Major Infrastructure Projects HS2	Major Infrastructure Projects Thames Tideway Tunnel
Oil and Gas Licensed Areas (inc. Shale Gas)	Oil and Gas Current and Historic Sites
Oil and Gas Underground Coal Gasification	Power Stations
Power Stations Nuclear Power	Railways
Solar Farms	Wind Farms

5. PLANNING

5.01 Planning Map



5.02 Planning Guidance

NOTE

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

5.03 Extension and Small New Builds

NOTE

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

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

ID	Planning Ref	App Date	Address	Description	Distance
1	190489	19/02/2019	21 Tinwell Close Earley Wokingham RG6 3BJ	Householder application for the proposed two storey rear extension to existing dwelling. (Status: Approved)	7 m N
2	221884	17/06/2022	4 Tinwell Close Earley Wokingham RG6 3BJ	Householder application for the proposed erection of a single storey front and rear extension, including the associated insertion of roof lights. (Status: Approved)	38 m S
4	213467	19/10/2021	38 Huntingdon Close Earley Wokingham RG6 3AB	Householder application for the proposed front, side and rear extensions.(Part-retrospective) (Status: Approved)	44 m NW
3	182035	19/07/2018	23 Huntingdon Close Earley RG6 3AB	Householder application for the conversion of the existing garage to habitable accommodation and erection of ramp on the rear elevation. (Status: Approved)	46 m N
6	151941	19/01/2015	15 Bythorn Close Lower Earley Reading RG6 3BH	Proposed construction of new roof with increased ridge height plus erection of single storey side extension. (Status: Unspecified)	54 m W
10	172125	17/07/2017	30 Tinwell Close Earley Wokingham RG6 3BJ	Householder application for the conversion of garage to habitable accommodation. (Status: Approved)	69 m NE
8	210419	08/02/2021	2 Bythorn Close Earley Wokingham RG6 3BH	Householder application for the proposed erection of a single storey front extension to form a porch (Status: Approved)	71 m SW
11	192958	07/11/2019	11 Thorney Close Earley Wokingham RG6 3AF	Householder application for the proposed erection of a single storey rear extension following the removal of conservatory plus garage conversion to office, with internal alterations and changes to fenestration. (Status: Approved)	81 m NE
11	210695	01/03/2021	11 Thorney Close Earley RG6 3AF	Householder application for the proposed erection of a single storey rear extension with the insertion of 2 no. rooflights following demolition of existing conservatory, the proposed conversion of existing garage into an office, a single storey front extension to form a porch, plus changes to fenestration. (Status: Approved)	81 m NE
12	221955	24/06/2022	11 Huntingdon Close Earley Wokingham RG6 3AB	Householder application for the proposed erection of a single storey rear and side extension. (Status: Approved)	88 m NW
14	182326	17/08/2018	10 Thorney Close Earley RG6 3AF	Householder application for proposed erection of single storey rear extension to dwelling, conversion of existing garage to create habitable accommodation plus insertion of 3no roof lights. (Status: Approved)	90 m N
13	221434	11/05/2022	6 Ramsey Close Earley Wokingham RG6 3AE	Householder application for the proposed erection of a single storey front extension, single storey side	93 m N

13	213811	19/11/2021	6 Ramsey Close Earley Wokingham RG6 3AE	extension, and garage conversion to create habitable accommodation. (Status: Approved) Householder application for the proposed erection of a two storey side extension with 1 no. Juliet balcony to the rear elevation, erection of a single storey front extension to form porch, plus changes to fenestration. (Status: Refused)	93 m N
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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
16	181873	25/07/2018	77 Mill Lane Earley Wokingham RG6 7JF	Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house 6 m for which the maximum height would be 2.990 m and height of the eaves 2.800 m. (Status: Approved)	360 m NW

5.05 Change of Use

NOTE

Local Authority Planning Data indicates that one or more change of use planning applications have been submitted within 100 metres of the property 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.

ID	Planning Ref	App Date	Address	Description	Distance
9	151384	11/05/2015	24 Huntingdon Close Lower Earley Reading RG6 3AB	Without planning permission the erection of a fence and material change of use of amenity land to garden. (Status: Undecided)	71 m W
14	181128	23/04/2018	10 Thorney Close Earley RG6 3AF	Full application for the change of use of amenity land to residential for the erection of new side fence and insertion of a dropped kerb plus proposed erection of single storey side/rear extension to dwelling. (Status: Withdrawn)	90 m N

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
3	181674	11/06/2018	23 Huntingdon Close Earley Wokingham RG6 3AB	Application for a Certificate of Lawfulness for the proposed conversion of existing garage to create habitable accommodation. (Status: Refused)	46 m N
5	172372	08/08/2017	21 Huntingdon Close Earley Wokingham RG6 3AB	Application for a certificate of lawfulness for the conversion of existing garage to habitable accommodation. (Status: Approved)	58 m N
7	211349	19/04/2021	30 Huntingdon Close Earley RG6 3AB	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension including the insertion of 2no. roof lights. (Status: Approved)	66 m NW
11	200034	07/01/2020	11 Thorney Close Earley Wokingham RG6 3AF	Application for a certificate of lawfulness for the proposed loft conversion with rear dormer plus 2no roof lights to front elevation. (Status: Approved)	81 m NE
13	210157	20/01/2021	6 Ramsey Close Earley Wokingham RG6 3AE	Application for a certificate of lawfulness for the proposed erection of an outbuilding to the rear/side of existing dwelling. (Status: Approved)	93 m N
13	122293	01/02/2012	6 Ramsey Close Lower Earley Reading RG6 3AE	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling to form conservatory. (Status: Approved)	94 m N
15	112402	26/08/2011	9 Thorney Close Lower Earley Reading RG6 3AF	Application for a certificate of lawfulness for the proposed erection of single storey rear conservatory extension (Status: Approved)	97 m N

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.

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

ID	Planning Ref	App Date	Address	Description	Distance
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Premium Plus Planning

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

9 141127

12/08/2014

24 Huntingdon Close Lower
Earley Reading RG6 3AB

Application for the erection of fence following
removal of existing fence. Also new positioning of 71 m W
fence. (retrospective) (**Status: Refused**)

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.

Data provided by Natural England and Historic England indicates that there are no planning restriction features within 250 metres of the property boundary. However, this property falls within an area where Historic England do not hold data on conservation area and therefore we recommend checking your Local Authority search for any entries.

5.10 Checked Datasets

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

Planning Guidance

Extension and Small New Builds

Developments

Change of Use

Lawful Development Certificates

Telecoms

Uncategorised

Planning Restrictions

6. NOTES & GUIDANCE

6.01 Report Notes

METHODOLOGY

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

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

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

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

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

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

6.02 Contaminated Land

METHODOLOGY

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

6.03 Flood Insurance

METHODOLOGY

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

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

6.04 Flood Risk and Impact on Value

METHODOLOGY

The flood risk assessment in this report is based on the best available historic, river, sea, and surface water flooding data. This includes data supplied by the Environment Agency and JBA. A flood risk assessment using these data sources, however, should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, there is always

the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

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

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

6.05 Flood Planning, Flood Warning and Reporting, and Flood

Resistance and Resilience Measures

METHODOLOGY

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

English Government: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Natural Resources Wales: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Insurance Industry: <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding>

RICS: www.rics.org/uk/knowledge/consumer-guides/guide-to-flooding

6.06 Planning Data Limitations

METHODOLOGY

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

6.07 Standard

T&Cs, QUERIES & COMPLAINTS

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <https://futureclimateinfo.com/wp-content/uploads/2021/09/FCI-terms-and-conditions-v050821a.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 Future Climate Info Ltd, Office 119, 26 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4AE, 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

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7. USEFUL CONTACTS

Local Authority : Wokingham Council
Tel: 01189 746 000

Visit: <http://www.wokingham.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