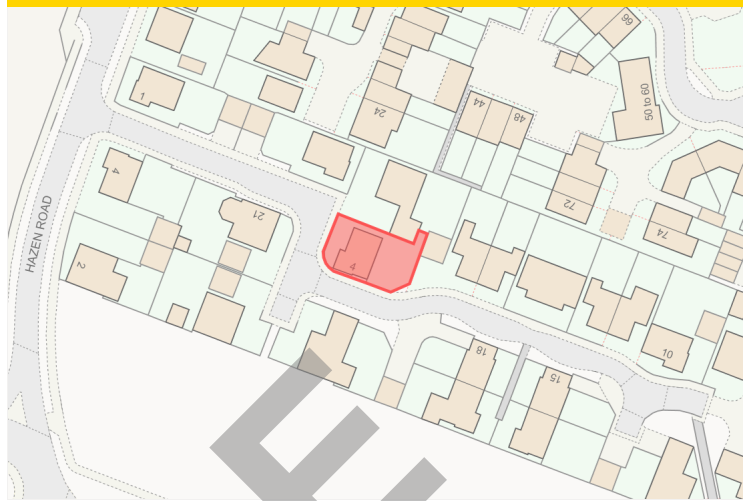


▶ Report Details

Address: Sample, Sample	Requested by: Sample
Grid Reference: E: 123456 N: 123456	Date: 19/01/2023
Report Reference: Sample	Report ID: 300951

▶ Subject Site



Air Quality Index: Now available in our Premium searches

▶ Planning Summary

Extension and Small New Builds	12 within 100 metres	see section 1.03
Developments	16 within 750 metres	see section 1.04
Change of Use	0 within 100 metres	-
Lawful Development Certificates	3 within 100 metres	see section 1.06
Telecoms	0 within 250 metres	-
Uncategorised	1 within 100 metres	see section 1.08
Planning Restrictions	Identified within 250 metres	see section 1.09

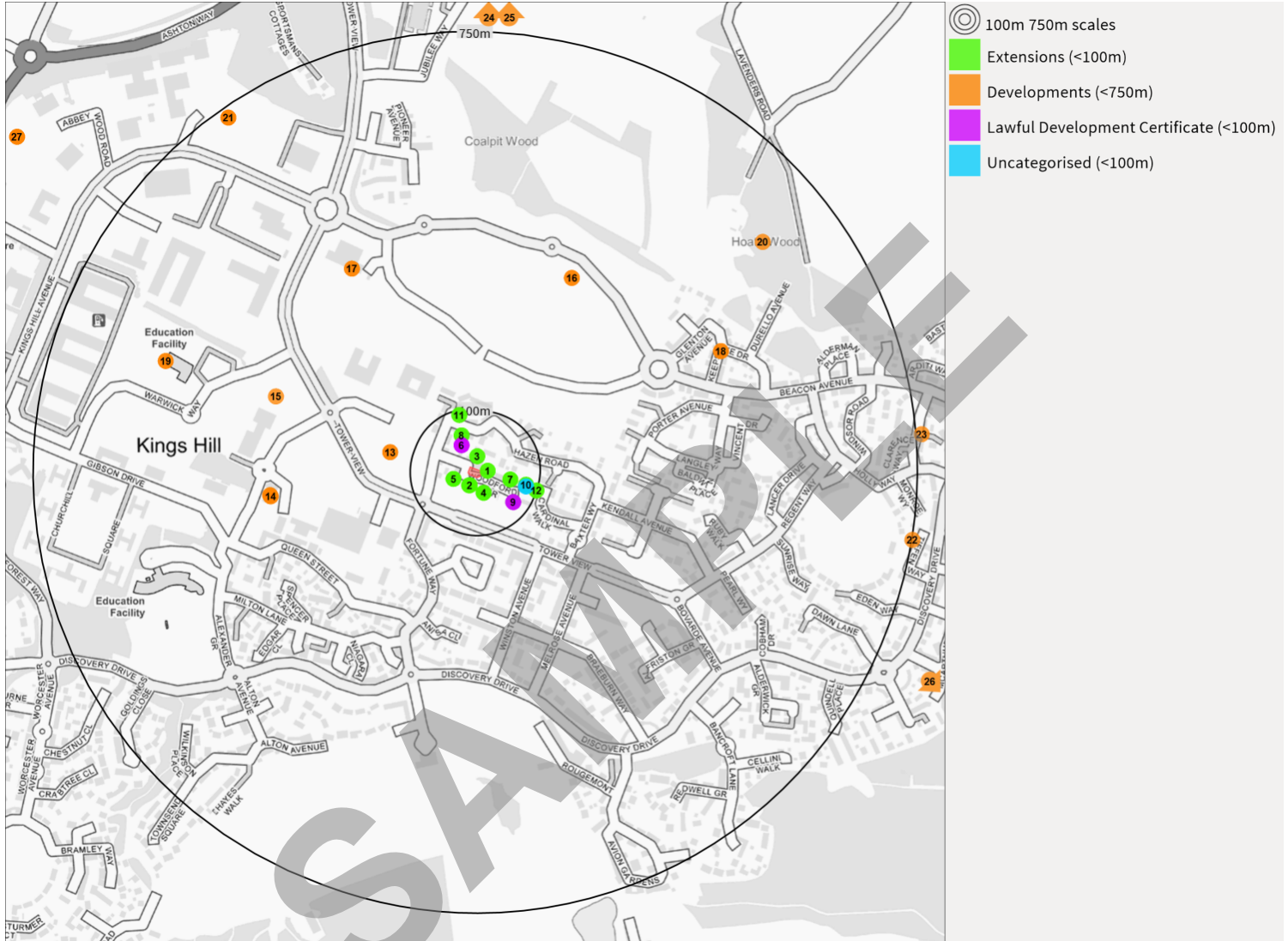
Assessed by the:



Environmental Risk Team

1. PLANNING

1.01 Planning Map



1.02 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.

1.03 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	09/02105/FL	20/08/2009	5 Woodford Grove Kings Hill West Malling Kent ME19 4BX	Single storey rear extension and conversion of garage to form study (Status: Approved)	9 m E
2	11/01839/FL	08/07/2011	19 Woodford Grove Kings Hill West Malling Kent ME19 4BX	Conversion of half the garage to facilitate a larger kitchen and create a utility room (Status: Approved)	17 m SW
2	17/02804/FL	06/10/2017	19 Woodford Grove Kings Hill West Malling Kent ME19 4BX	First floor side extension over existing garage (Status: Approved)	17 m SW
3	16/01400/FL	03/05/2016	24 Hazen Road Kings Hill West Malling Kent ME19 4DF	Two storey side extension with dormers front and rear (Status: Approved)	22 m N
5	18/03028/FL	20/12/2018	20 Woodford Grove Kings Hill West Malling Kent ME19 4BX	Proposed ground floor extension to the rear of existing house (Status: Approved)	28 m W
4	18/01249/FL	30/05/2018	17 Woodford Grove Kings Hill West Malling Kent ME19 4BX	Single storey rear/side extension (Status: Approved)	28 m S
7	18/00692/FL	21/03/2018	9 Woodford Grove Kings Hill West Malling Kent ME19 4BX	Single storey rear extension (Status: Approved)	51 m E
8	14/01919/FL	02/06/2014	12 Hazen Road Kings Hill West Malling Kent ME19 4DF	Part conversion of a garage into a habitable room (Status: Withdrawn)	57 m N
9	11/00371/FL	11/02/2011	14 Woodford Grove Kings Hill West Malling Kent ME19 4BX	Internal alterations and (part) garage conversion (Status: Approved)	72 m SE
10	17/01759/FL	23/06/2017	11 Woodford Grove Kings Hill West Malling Kent ME19 4BX	Demolition of outbuilding. Erection of single storey rear extension and internal alterations (Status: Approved)	79 m E
11	10/00584/FL	09/03/2010	39 Hazen Road Kings Hill West Malling Kent ME19 4JU	Rear conservatory (Status: Approved)	92 m N
12	16/01012/FL	23/03/2016	37 Cardinal Walk Kings Hill West Malling Kent ME19 4DD	Enlarge side garage extension to provide additional ground and first floor accommodation, reinstate front dormer and add new rear dormer (Status: Approved)	100 m E

1.04 Developments

NOTE

Local Authority Planning Data indicates that one or more development plannings applications have been submitted within 750 metres of the property within the last 10 years.

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

In this section we intend to capture planning applications relating to commercial or residential development which would reasonably be considered by the average property purchaser as being moderate or major in scale. Therefore, this section will mostly comprise development applications relating to three or more units, but extending up to large national housebuilder projects or major commercial developments.

ID	Planning Ref	App Date	Address	Description	Distance
13	12/01296/FL	19/04/2012	Land Opposite 34 Tower View Kings Hill West Malling Kent ME19 4ED	Temporary permission for creation of car park for use by contractors during development works in Liberty Square, Kings Hill. Permission requested until 30/4/14 (Status: Approved)	139 m W
14	15/02392/FL	21/07/2015	Parcel E Land North West Of The Spitfire Off Alexander Grove Kings Hill West Malling Kent	Erection of a residential development comprising 14 apartments with associated access, car parking and landscaping (Status: Approved)	343 m W
14	10/01585/FL	11/06/2010	Land North West Of The Spitfire Off Alexander Grove Kings Hill West Malling Kent	Erection of a residential development comprising 14 apartments with associated access, car parking and landscaping arrangements at Parcel E, Central Area, Kings Hill (Status: Approved)	344 m W

15	21/02301/FL	23/08/2021	Area 14 Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Erection of a Class E retail unit with access, car parking and associated works (Status: Approved) Request for a Scoping Opinion under Town and Country Planning (Environmental Impact Assessment)	356 m W
16	12/02469/EASP	03/08/2012	Phase 3 Kings Hill Land North And South Of Kings Hill Avenue Kings Hill West Malling Kent	Regulations 2011 regarding Phase 3 Kings Hill for up to 1000 dwellings, associated highways, landscaping, Public Open Space, a primary school, central community area and residential care home (Status: Undecided) Outline planning application with all matters reserved except for means of access for the removal of a section of Kings Hill Avenue and the erection of a residential development, a multi-functional extension to the community centre, a youth outdoor recreational facility, formalisation of car parking areas at the community centre and adjacent to Crispin Way, alterations to the highway network at Alexander Grove, Gibson Drive and Queen Street and open space including a new linear park, trim trails, woodland paths and green spaces (the primary school has been granted planning permission by Kent County Council under ref TM/14/01929/CR3) (Status: Approved)	365 m NE
17	13/01535/OAEA	22/05/2013	Kings Hill Phase 3 Gibson Drive Kings Hill West Malling Kent	Erection of a residential development comprising 44 no. dwellings (Use Class C3) with associated access, parking, landscaping and infrastructure (Status: Approved) Regulation 3 consultation for demolition of existing KCC commercial services building (see application reference 13/01535/OAEA and 14/01174/DEN); Construction of new access road between Gibson Drive and spur off Tower View (approved under KCC/TM/0386/2013); Construction of new two-storey, three-form entry primary school and associated vehicle and pedestrian access, car park and landscaping (KCC ref: KCC/TM/0149/2014) (Status: Approved)	398 m NW
18	16/00505/FL	15/02/2016	Area 63 Beacon Avenue Kings Hill West Malling Kent	Application to modify S.106 Legal Agreement attached to TM/02/03429/OAEA (Outline Application: Mixed development) to provide 169 affordable units on site and 19 units off site (Status: Approved)	459 m NE
19	14/01929/CR3	02/06/2014	Land At 30 Gibson Drive Kings Hill West Malling Kent ME19 4QG	Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.1) (Status: Refused)	556 m W
20	09/03209/OB106V	02/12/2009	Former Airstation Gibson Drive Kings Hill West Malling Kent	Erection of a residential development comprising 13 new houses and associated access, car parking and landscaping arrangements (Status: Approved) Erection of 63 residential dwellings (Class C3) with associated access and amenity space (Status: Approved)	622 m NE
21	18/03030/OAEA	21/12/2018	Development Site Between 1 Tower View And 35 Kings Hill Avenue Kings Hill West Malling Kent	Outline Application: Redevelopment to provide up to 210 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (site 5.2-5.3) (Status: Refused)	732 m NW
22	12/01612/FL	23/05/2012	Land At Tiffen Way Tiffen Way Kings Hill West Malling Kent		751 m E
23	13/01397/FL	09/05/2013	Area 57 Discovery Drive Kings Hill West Malling Kent		760 m E
24	18/03034/OAEA	21/12/2018	Development Site North And East Of Jubilee Way Kings Hill West Malling Kent		924 m N

26	21/00881/OA	25/03/2021	MOD Land South Of Discovery Drive Kings Hill West Malling Kent	Outline Application: Development of up to 65 dwellings (all matters reserved other than access) (Status: Undecided)	937 m SE
25	18/02335/EASP	01/10/2018	Development Site North And East Of Jubilee Way Kings Hill West Malling Kent	Request for Scoping Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for proposed residential developments (Status: Undecided)	951 m N
27	18/03033/OAEA	21/12/2018	Development Site Between 23 Kings Hill Avenue And 8 Abbey Wood Road Kings Hill West Malling Kent	Outline Application: Redevelopment to provide up to 70 Class C3 residential units, together with landscaping, open space and other associated works. All matters reserved for future approval except for access (Site 5.6) (Status: Refused)	966 m NW

1.05 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.

1.06 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
6	20/00711/LDP	30/03/2020	20 Hazen Road Kings Hill West Malling Kent ME19 4DF	Lawful Development Certificate Proposed: Conversion of loft space including two side facing box dormers (total additional volume 31.3m3) to form habitable accommodation (Status: Unspecified)	41 m NW
6	16/00173/LDP	20/01/2016	20 Hazen Road Kings Hill West Malling Kent ME19 4DF	Lawful Development Certificate Proposed: Single storey rear extension (Status: Unspecified)	41 m NW
9	10/03344/LDP	29/11/2010	14 Woodford Grove Kings Hill West Malling Kent ME19 4BX	Lawful Development Certificate Proposed: Part garage conversion and internal alterations (Status: Refused)	72 m SE

1.07 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.

1.08 Uncategorised

NOTE

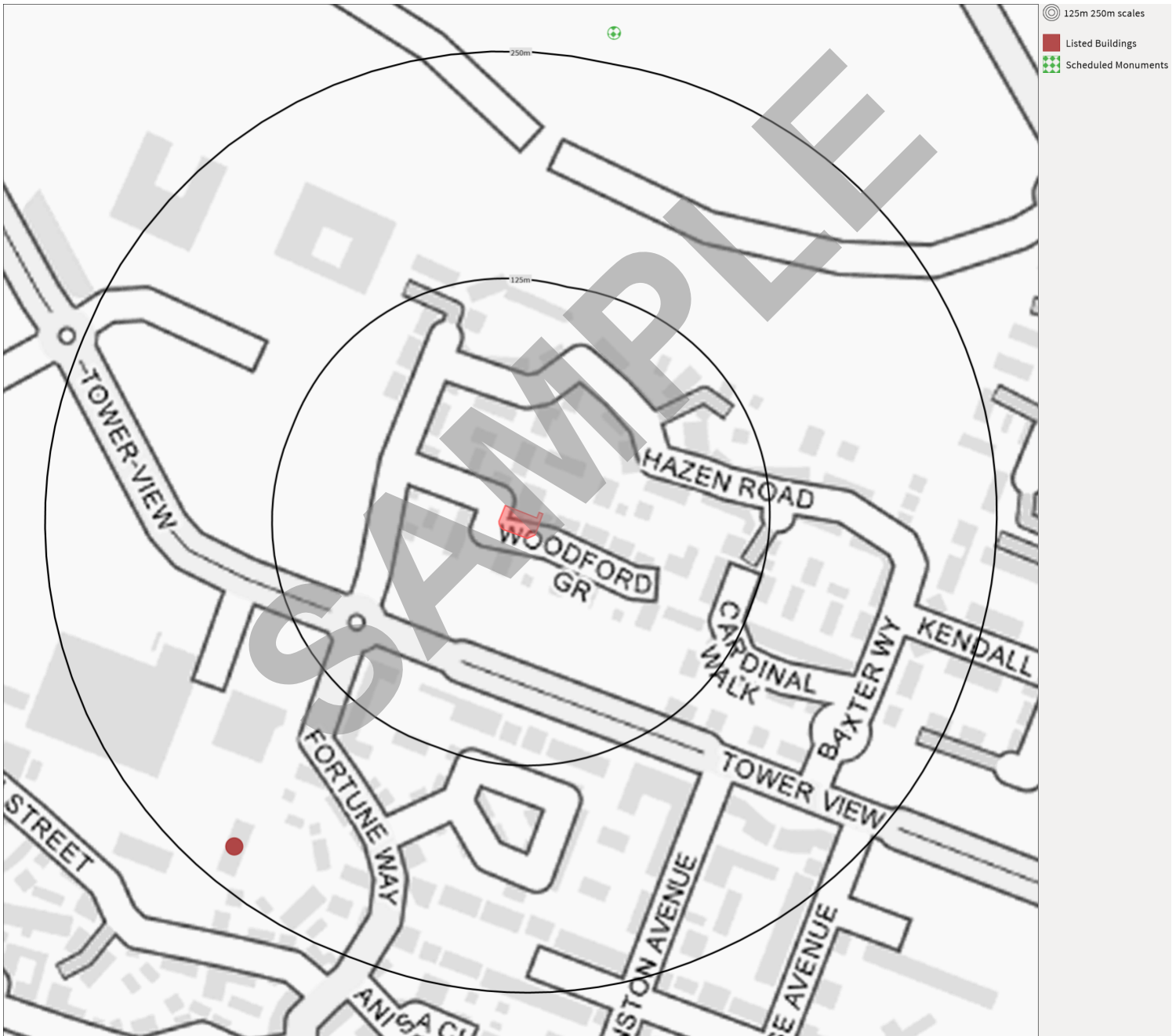
Local Authority Planning Data indicates that one or more uncategorised planning applications have been submitted within 100 metres of the property within the last 10 years.

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
10	15/01257/FL	15/04/2015	11 Woodford Grove Kings Hill West Malling Kent ME19 4BX	Increase roof height over garage to create a master bedroom with roof lights front and back of slope (Status: Approved)	80 m E

1.09 Planning Restrictions

NOTE



Additional planning controls may be in place where specific land use designations exist on the property or in the surroundings. These planning controls may restrict the ability to develop a property or make alterations, particularly to the exterior. Such designations may include areas such as Conservation Areas or Listed Buildings. You should speak with your Local Authority Planning Department and/or Conservation Officer to understand the impact of these features on your ambitions for the property. Additionally, if identified



within the property boundary some features such as Listed Buildings or Scheduled Monuments may require specialist maintenance and upkeep.

Feature	Source	Distance
Listed Building Grade: II	Historic England	229 m SW

1.10 Checked Datasets

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

Planning Guidance	Extension and Small New Builds
Developments	Change of Use
Lawful Development Certificates	Telecoms
Uncategorised	Planning Restrictions

SAMPLE



2. NOTES & GUIDANCE

2.01 Report Notes

METHODOLOGY

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

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.

2.02 Planning Data Limitations

METHODOLOGY

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

2.03 Standard

T&Cs, QUERIES & COMPLAINTS

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2.04 Search Code

CONSUMER INFORMATION

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, Office 35, 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.

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- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

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- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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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

2.05 Report Licensing

METHODOLOGY

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3. USEFUL CONTACTS

Local Authority : Tonbridge and Malling Borough Council
Tel: 01732 844 522
Visit: <http://www.tmbc.gov.uk/>



Planning

Environment Agency | | North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX
Tel: 08708 506 506
Visit: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

JBA 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

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

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