

► Report Details

Address:

83, Main Street, Hensingham,
Whitehaven, Cumbria, CA28
8QU

Requested by:

PSG Client Services Limited
(Connect)

Grid Reference:

E: 298791 | N: 516915

Date:

21/09/2021

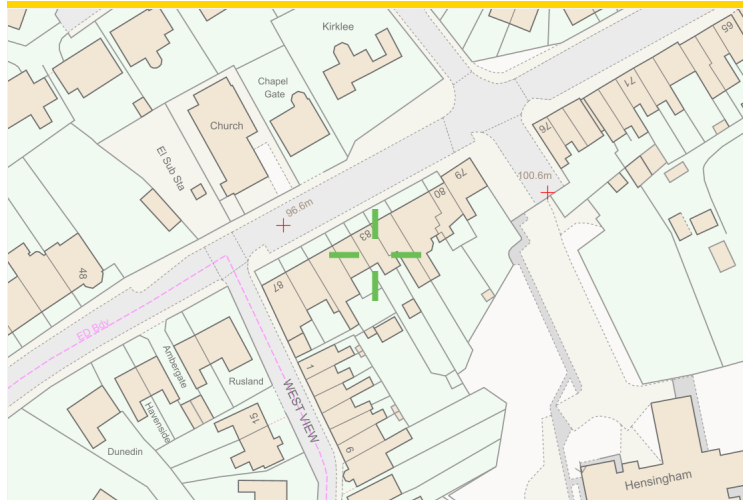
Report Reference:

2613255

Report ID:

983888

► Subject Site



Air Quality Index: **Now available in FCI**
Premium searches

► Planning Summary

 **Extension and Small New Builds**

0
within 100 metres

-

 **Developments**

3
within 500 metres

see section 1.04

 **Change of Use**

0
within 100 metres

-

 **Lawful Development Certificates**

0
within 100 metres

-

 **Telecoms**

0
within 250 metres

-

 **Uncategorised**

0
within 100 metres

-

 **Planning Restrictions**

Identified
within 250 metres

see section 1.09



Assessed by:

FCI Risk Team

www.futureclimateinfo.com/team



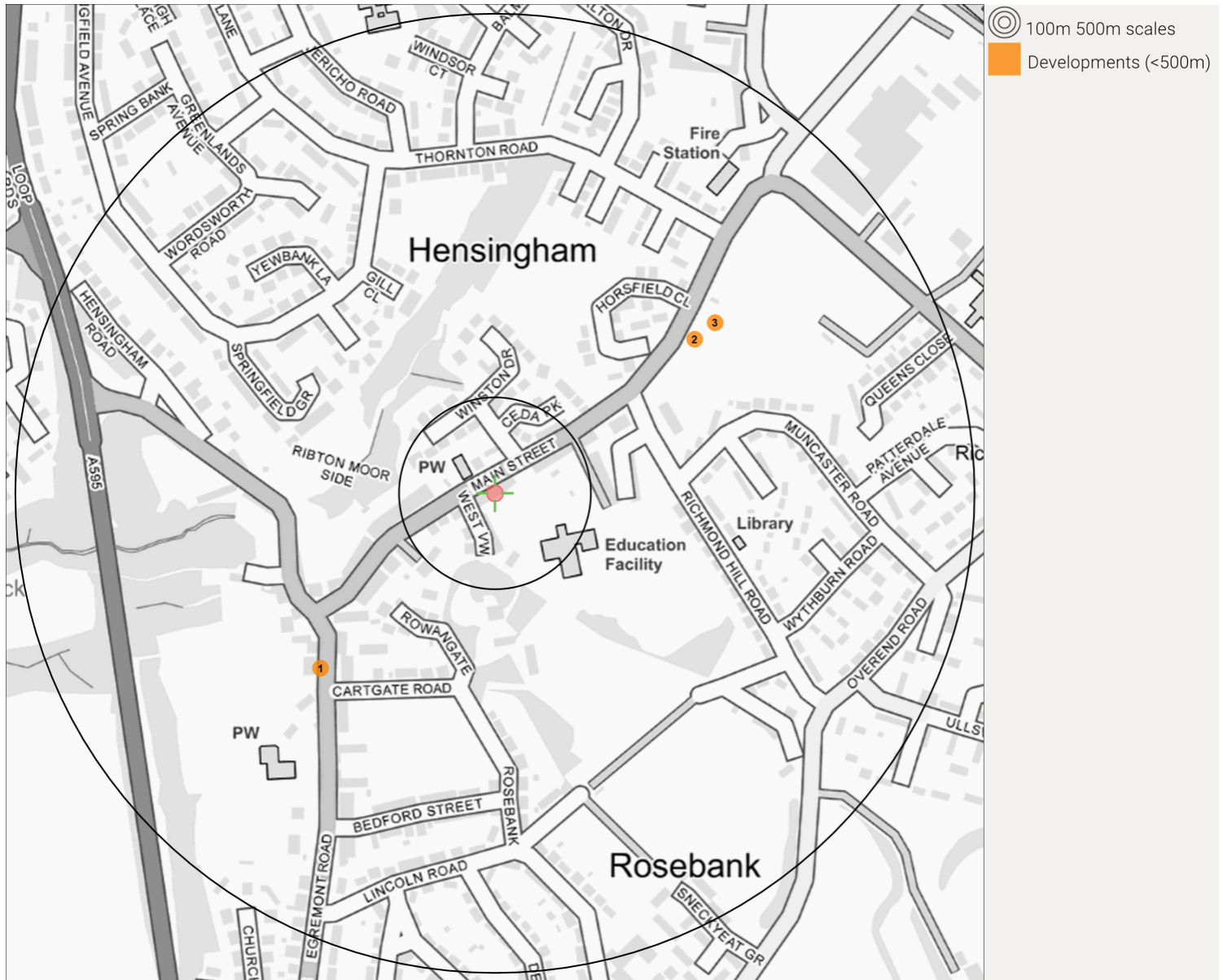
Regulated by RICS

If you require assistance, please contact your Search Provider or alternatively contact FCI directly with your Report ID.

Tel: 01732 755 180 | Email: info@futureclimateinfo.com | Web: www.futureclimateinfo.com

1. PLANNING

1.01 Planning Map



1.02 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.

1.03 Extension and Small New Builds

NOTE

Local Authority Planning Data indicates that there are no extensions, conversions or new build planning applications within 100 metres of the property submitted 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.

1.04 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
1	4/20/2309/0F1	11/08/2020	HENSINGHAM HOUSE, EGREMONT ROAD, HENSINGHAM, WHITEHAVEN	CONVERSION OF EXISTING BUILDING CONTAINING FLATS TO FORM FIVE DWELLINGS, MINOR EXTERNAL ALTERATIONS, DEMOLITION OF EXISTING SINGLE STOREY EXTENSION, THE CONSTRUCTION OF A NEW ACCESS AND ASSOCIATED CAR PARKING AREA (Status: Unspecified)	257 m SW
2	4/20/2334/0R1	02/09/2020	FORMER ROMAR FACTORY, IVY MILL, MAIN STREET, HENSINGHAM, WHITEHAVEN	RESERVED MATTERS APPLICATION FOR 26 DWELLINGS AND ASSOCIATED INFRASTRUCTURE FOLLOWING OUTLINE APPROVAL 4/17/2143/001 (Status: Unspecified)	263 m NE
3	4/10/2359/001	21/07/2010	FORMER SEKERS SITE, CLEATOR MOOR ROAD, WHITEHAVEN	OUTLINE APPLICATION FOR PROPOSED 58 BED SPACE CARE HOME AND RESIDENTIAL DEVELOPMENT WITH ASSOCIATED HIGHWAY ACCESS (Status: Approved)	290 m NE

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 there are no Lawful Development Certificate planning applications within 100 metres of the property which have been submitted within the last 10 years.

Lawful Development Certificates (or Certificates of Lawfulness) are issued by Local Planning Authorities to certify that an existing or proposed development (or the use of the land/property) is lawful. 'Lawful Development' is considered to be development or use which is not in breach of any planning enforcement or condition notice, and against which the Local Planning Authority cannot take any enforcement action. This section is intended to identify and capture applications which, based on the data, relate to an attempt to obtain a Lawful Development Certificate.

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 Uncategorized

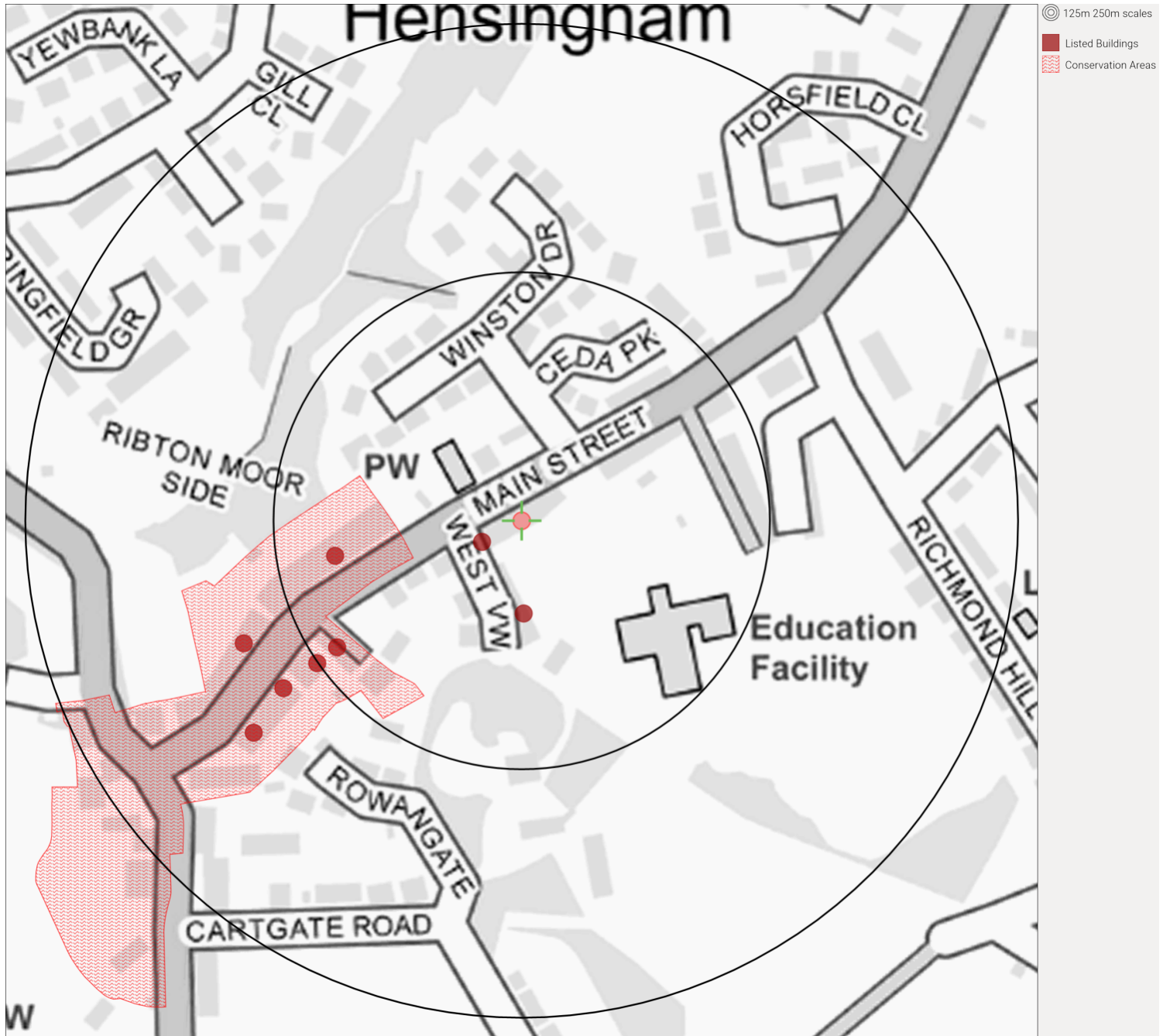
NOTE

Local Authority Planning Data indicates that there are no uncategorised planning applications within 100 metres of the property which have submitted 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.

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	23 m SW
Listed Building Grade: II	Historic England	47 m S
Conservation Area	Historic England	58 m SW
Listed Building Grade: II	Historic England	96 m W
Listed Building Grade: II	Historic England	113 m SW

Listed Building Grade: II	Historic England	125 m SW
Listed Building Grade: II	Historic England	147 m SW
Listed Building Grade: II	Historic England	153 m SW
Listed Building Grade: II	Historic England	172 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

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 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 info@futureclimateinfo.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

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <https://futureclimateinfo.com/wp-content/uploads/2021/07/FCI-terms-and-conditions-v050821.pdf>. In the event of product and content queries please contact admin@futureclimateinfo.com. Our formal complaints procedure can be found at <http://www.futureclimateinfo.com/complaints>.

2.04 Search Code

CONSUMER INFORMATION

IMPORTANT CONSUMER PROTECTION INFORMATION

Request by: PSG Client Services Limited (Connect)

References: 2613255 Id: 983888

Date: 21/09/2021

Tel: 01732 755 180 | Email: info@futureclimateinfo.com | Web: www.futureclimateinfo.com

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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.

The Code's core principles

Firms which subscribe to the Search Code will:

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- 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

2.05 Report Licensing

METHODOLOGY

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3. USEFUL CONTACTS

Local Authority : Copeland Borough Council
Tel: 0845 054 8600
Visit: <http://www.copelandbc.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

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