

Example Report

ST186941

North Somerset


9321.55ft² · 866m² · 0.21ac

3 Wraxall Piece, Green Lane, BS8
3TW




PASS

This is our professional opinion based on the Law Society's practice notes regarding Contaminated Land and Flood Risk.

 Contaminated Land

 Flood Risk


Other Considerations


 Planning Constraints


 Ground Stability

 Radon

 Climate Change


 Transportation

 Planning Applications

 Energy and Infrastructure


Classification Key

In this report, a traffic light system signifies identified potential risk levels. These are explained as follows:

 No issues identified





 Potential issues identified, proceed with caution

 Issues identified, further action likely needed

 For information purposes only































Summary

Example Report

Contaminated Land		Flood Risk		Planning Constraints	
Active Landfill		Fluvial (undefended)		Sites of Special Scientific Interest	
Former Landfill		Pluvial		Ramsar	
Active Petrol or Fuel Stations		Tidal (undefended)		Nature Reserves	
Former Petrol or Fuel Stations		Groundwater		Listed Buildings	
Contaminated Land Designated as Special Sites		Flood Storage Areas		Scheduled Monuments	
Public Register of Contaminated Land		Flood Defences and Benefiting Areas		Certificates of Immunity	
Environmental Pollution Incidents		Historical Flood Areas		Ancient Woodland	
Consented Discharges to Controlled Waters (with Conditions)		Planning Constraints		Registered Parks and Gardens	
COMAH Establishments		Green Belt		World Heritage Sites	
Manufacturing and Production of Industrial Products		Areas of Outstanding Natural Beauty		Open Access	
Former Military Sites		National Parks		Radon	
Historic Land Use		Special Areas of Conservation		Radon	
		Special Protection Areas			

Summary

Example Report

Transportation		Ground Stability		Planning Applications	
Overground Rail		Compressible Ground		Large Scale Developments	
Overground Rail - Elizabeth Line		Collapsible Deposits		Small Scale Developments	
London Underground		Artificial and Made Ground			
HS2		Dissolution of Soluble Rocks			
HS2 Safeguarding Zones		Landslides			
Energy and Infrastructure		Climate Change			
National Grid		Shrink Swell			
Petroleum Exploration and Development Licences		Flooding			
Power Stations		Energy Performance Certificate (EPC)			
Renewable Energy Sites		Coastal Erosion Extent (No Active Intervention)			
Ground Stability		Coastal Erosion Extent (Shoreline Management Plan)			
Shrink-Swell Clays		Coastal Erosion Susceptibility			
Running Sands					

Contaminated Land

Active Landfill

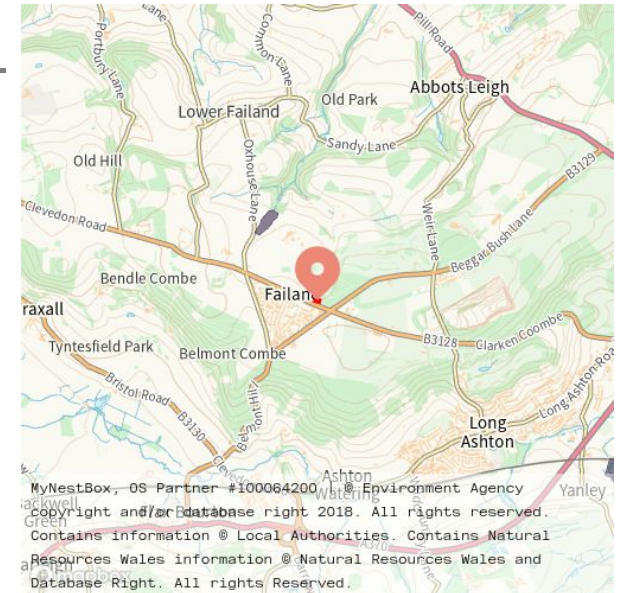
The property is more than 1km from any active landfill.



Captured at: 11/07/24 10:21 UTC

Former Landfill

The property is more than 500 metres from any reported former landfill.



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Active Petrol or Fuel Stations

The property is more than 20 metres from an active petrol or fuel station.



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Former Petrol or Fuel Stations

The property is more than 10 metres from former petrol or fuel station.



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Contaminated Land

Contaminated Land Designated as Special Sites

The property is more than 250 metres from any sites that have been designated as a Special Site by the Environment Agency.

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Public Register of Contaminated Land

The property is more than 250 metres from any sites that have been designated as Contaminated Land by a local authority.

N.B. the public register is not available for Lambeth council.

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Environmental Pollution Incidents

The property is more than 50 metres from any major or significant pollution incidents.

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Consented Discharges to Controlled Waters (with Conditions)

The property is more than 50 metres away from a licensed consent for discharging effluent into Controlled Waters.

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COMAH Establishments

The Health and Safety Executive (HSE) indicates that the property is likely to be within a Control of Major Accident Hazard (COMAH) site Public Information Zone (PIZ) - the threshold being 10km for Upper Tier COMAH sites and 1km for Lower Tier COMAH sites. COMAH applies to the industries where threshold quantities of dangerous substances are identified. COMAH sites are highly regulated to minimise risks to the environment and people. Proximity to a COMAH site (within the PIZ) may cause risks in the event of an accident, and it could potentially impact future development of the property. To obtain specific and up-to-date information about site PIZs, you should contact the relevant Local Authority, Emergency Services, or the operator of the COMAH site in question.

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Manufacturing and Production of Industrial Products

The title is more than 10 metres from a licensed industrial land use.

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Former Military Sites

The property is not on or near any former military sites which could lead to a Liability under Part2A of the Environmental Protection Act (1990).

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Historic Land Use

The property is not on or near any past industrial land use depicted on historic Ordnance Survey maps which could lead to a Liability under Part2A of the Environmental Protection Act (1990).

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Fluvial (undefended)

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.

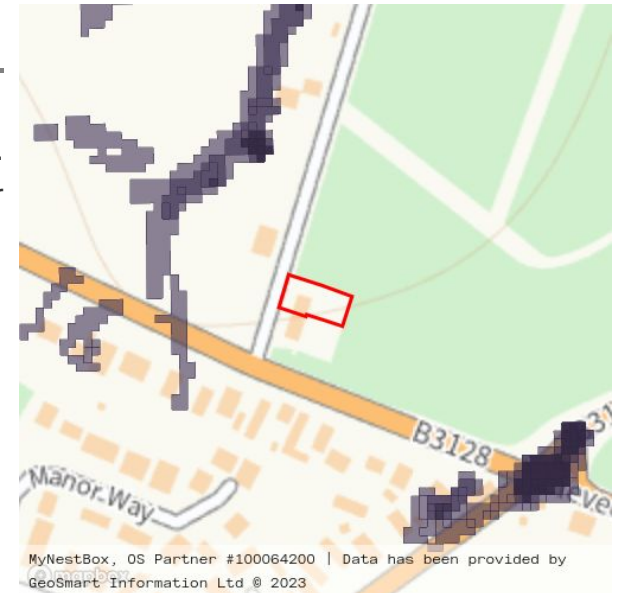
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Pluvial

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.

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Tidal (undefended)

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.

Captured at: 11/07/24 10:22 UTC



Groundwater

No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.

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Flood Storage Areas

The property is more than 250 meters away from an area which is used for flood water storage (balancing reservoir, storage basin or balancing pond).

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Flood Defences and Benefiting Areas

When a property is within an area benefitting from flood defences (ABFD), the risk of Fluvial or Tidal flooding could be significantly reduced. The map shows ABFD shaded in purple, though absence of ABFD does not necessarily mean the property is at risk from flooding.

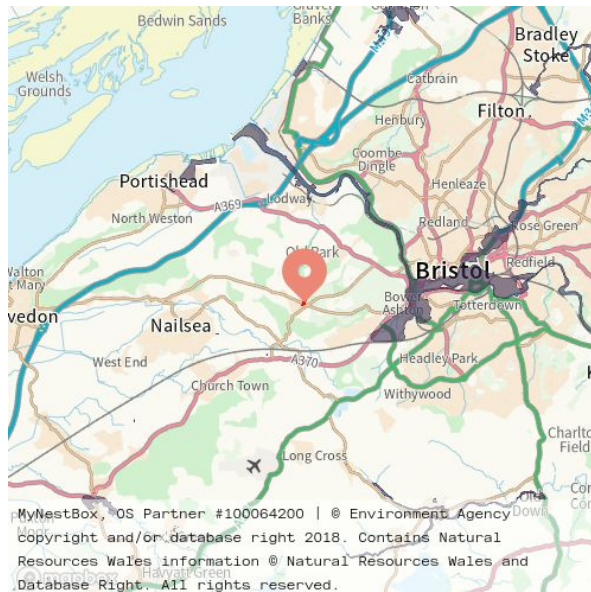
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Historical Flood Areas

The property is more than 250 meters away from an area which has flooded in the past.

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Planning Constraints

Green Belt

The property is within a green belt designated area. Living in a green belt area may involve stricter planning regulations and limitations on property extensions or changes to preserve the open land and prevent urban sprawl.

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Areas of Outstanding Natural Beauty

The property is not within an Area of Outstanding Natural Beauty (AONB).

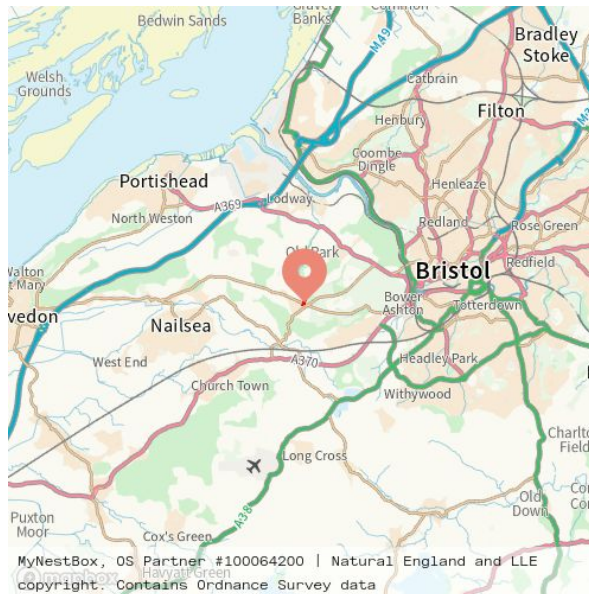
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National Parks

The property does not intersect with a National Park.

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Special Areas of Conservation

The property is more than 250 metres from a Special Area of Conservation

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Planning Constraints

Special Protection Areas

The property is more than 250 metres from a Special Protection Area



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Sites of Special Scientific Interest

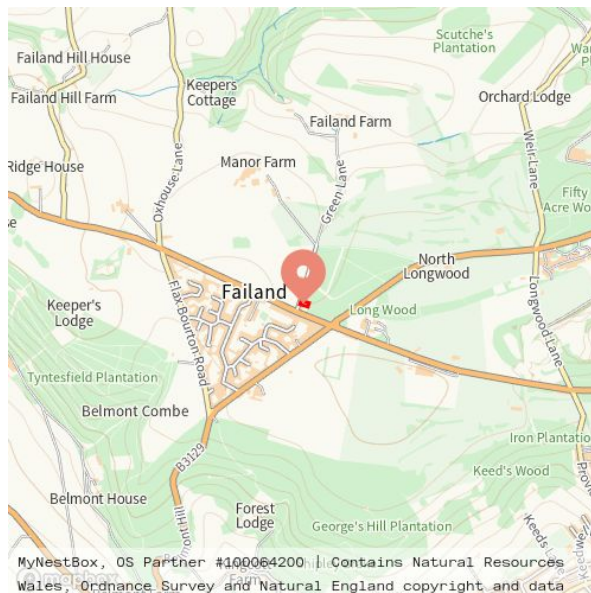
The property is more than 250 metres from a Site of Special Scientific Interest



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Ramsar

The property is more than 250 metres from a Ramsar site.



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Nature Reserves

The property is more than 250 metres of a Local or National Nature Reserve.



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Planning Constraints

Listed Buildings

The property is more than 250 metres from a listed building



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Scheduled Monuments

The property is more than 250 metres from a scheduled monument



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Certificates of Immunity

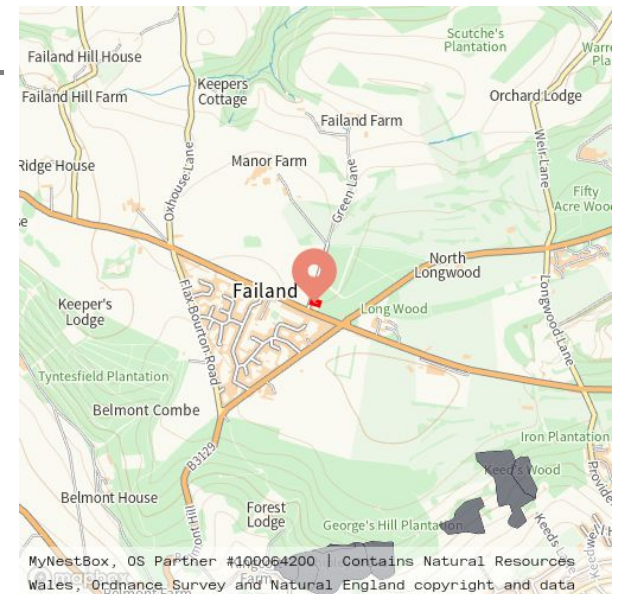
A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance. The map shows the location of COIs as points, though absence of a COI does not necessarily mean the property is not listed or historically significant.



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Ancient Woodland

The property is more than 250 metres from an ancient woodland.



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Planning Constraints

Registered Parks and Gardens

The property is more than 250 metres away from a registered park or garden.



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World Heritage Sites

The property is more than 250 metres away from a world heritage site.



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Open Access

The property is not within any land designated as Registered Common Land or Open Country.



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Radon

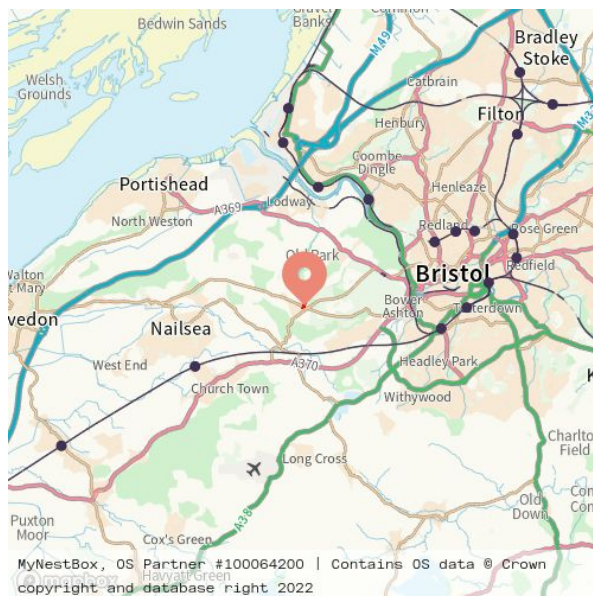
The title is in a Radon Affected Area where 10% to 30% of homes are estimated to be at or above the Action Level.

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Overground Rail

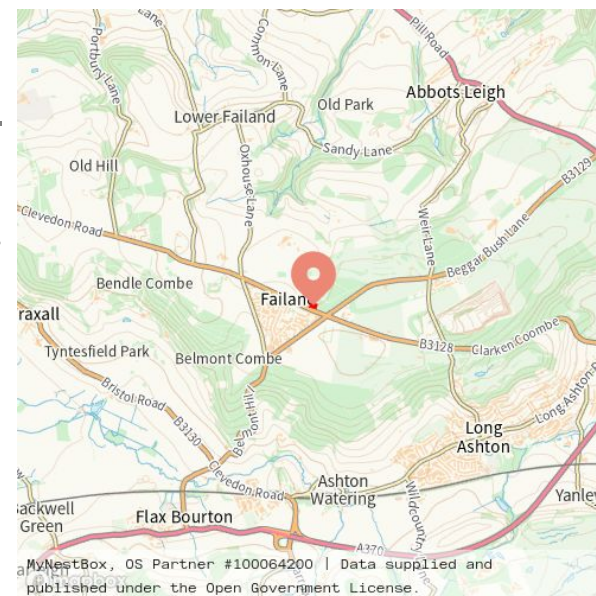
The property is more than 250 metres away from a railway station or line.



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Overground Rail - Elizabeth Line

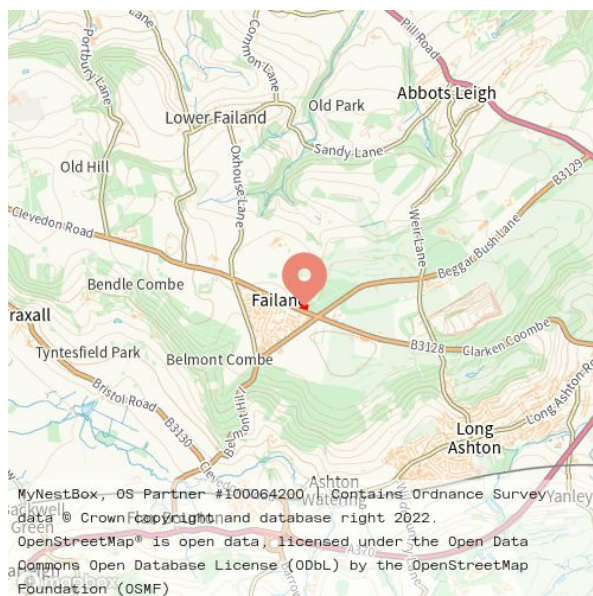
The property is more than 250 metres away from a railway station or track along the Elizabeth Line.



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London Underground

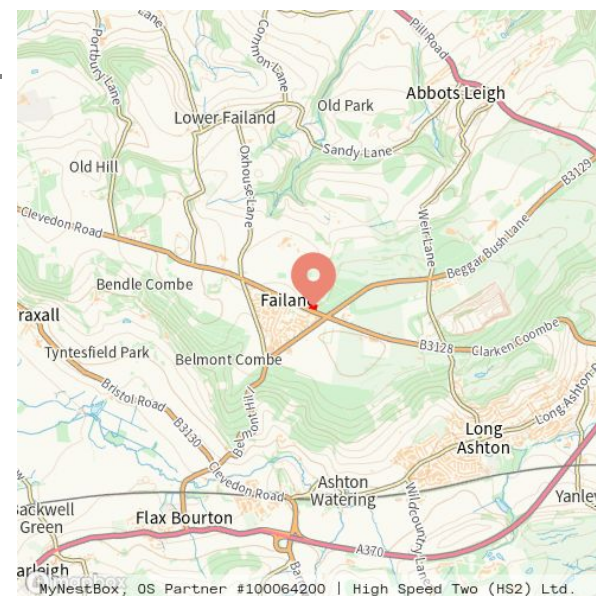
The property is more than 250 metres away from a London Underground station or line.



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HS2

The property is more than 300 metres away from a proposed HS2 station or line.

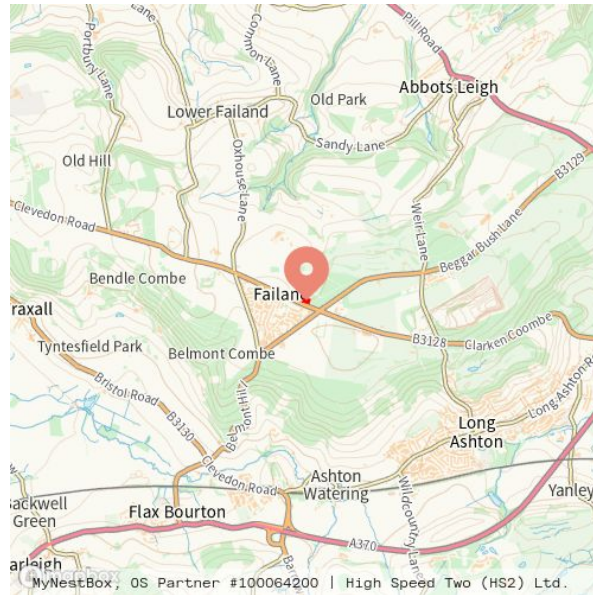


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HS2 Safeguarding Zones

The property does not intersect with any HS2 Safeguarding Zone.

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National Grid

The property is more than 100 metres from the nearest National Grid cable, overhead line, substation or tower.



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Petroleum Exploration and Development Licences

The property is not near an area where oil and gas exploration and production is licenced.



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Power Stations

The property is more than 250 metres away from a power station (includes nuclear power stations).



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Renewable Energy Sites

The property is more than 250 metres away from a current or proposed renewable energy site.



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Shrink-Swell Clays

Ground conditions predominantly non-plastic or low plasticity. No special actions required to avoid problems due to shrink swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink swell clays.

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Compressible Ground

No or very low indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

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Running Sands

No or 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. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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Collapsible Deposits

No or very low indicators for collapsible deposits identified. No actions required to avoid problems due to collapsible deposits. No special ground investigation required, or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

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Artificial and Made Ground

There is a negligible or very low potential of ground movement. No further action is required.

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Landslides

No indicators for slope instability identified. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

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Dissolution of Soluble Rocks

Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

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Shrink Swell

This table illustrates the potential change in shrink-swell hazard from the title's baseline risk profile for different precipitation conditions. Climate change will exacerbate clay shrink-swell partly due to changes in annual rainfall, drought and temperature patterns.

	2030s	2070s
Wetter	No change	No change
Average	No change	No change
Drier	No change	No change

2030 and 2070 correspond to two time period envelopes centred on 2030 and 2070. Wetter, Average, and Drier represent RCP8.5 emissions scenarios, including 10th and 90th percentile statistics for wetter and drier conditions. The baseline is derived from the calculated 1985-1995 GeoClimate Score.

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Energy Performance Certificate (EPC)

EPC certificates provide a standard energy rating for all UK properties. They are valid for 10 years, and are renewed when a property is sold or a new tenancy is confirmed. The Government's Find an energy certificate link enables you to determine the energy rating for this property and to explore guidance on how to improve it's energy performance.

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Flooding

This table illustrates the escalating flood risk levels (from all sources - fluvial, pluvial, tidal and groundwater) associated with this title across various emission scenarios and years. The potential impact of various emissions trajectories on the title's **current** risk profile can range from No Increase to Very Large increased risk.

	2030s	2050s	2080s
Low	No Increase	No Increase	No Increase
Medium	No Increase	No Increase	No Increase
High	No Increase	No Increase	No Increase

"2030s", "2050s" and "2080s" correspond to three time periods: 2021 to 2040, 2041 to 2060 and 2071 to 2090. Low, Medium and High represent RCP2.6, RCP 4.5 and RCP8.5 emissions scenarios.

Data has been provided by GeoSmart Information Ltd © 2023

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Coastal Erosion Extent (No Active Intervention)

This table illustrates best, average, and worst-case erosion extents over time at the nearest coastline under the No Active Intervention (NAI) scenario. Green cells indicate erosion will affect less than 10% of the distance between the property and the nearest coastline, amber cells less than 50%, and red cells more than 50%. All estimates span short, medium and long term time periods. "No Data" indicates the property is more than 2km from the nearest coastline.

	2015s	2040s	2080s
Best	No Data	No Data	No Data
Average	No Data	No Data	No Data
Worst	No Data	No Data	No Data

"2015s", "2040s" and "2080s" correspond to three time periods centred on 2015, 2040 and 2080: short term spans from 2005 to 2025, medium term from 2025 to 2055, and long term from 2055 to 2105. Best, average and worst-case scenarios refer to the 95th, 50th, and 5th percentiles respectively. All distances are cumulative over time and given in metres.

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Coastal Erosion Extent (Shoreline Management Plan)

This table illustrates best, average, and worst-case erosion extents over time at the nearest coastline under the Shoreline Management Plan (SMP) implementation scenario. Green cells indicate erosion will affect less than 10% of the distance between the property and the nearest coastline, amber cells less than 50%, and red cells more than 50%. All estimates span short, medium and long term time periods. "No Data" indicates the property is more than 2km from the nearest coastline.

	2015s	2040s	2080s
Best	No Data	No Data	No Data
Average	No Data	No Data	No Data
Worst	No Data	No Data	No Data

"2015s", "2040s" and "2080s" correspond to three time periods centred on 2015, 2040 and 2080: short term spans from 2005 to 2025, medium term from 2025 to 2055, and long term from 2055 to 2105. Best, average and worst-case scenarios refer to the 95th, 50th, and 5th percentiles respectively. All distances are cumulative over time and given in metres.

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Coastal Erosion Susceptibility

The mean coastal erosion susceptibility class for the cliff section nearest the property is Low or the property is more than 2km from the nearest coastline. Erosion susceptibility accounts for multiple complex influencing factors, such as complex cliffs, which are not considered in calculating coastal erosion extents. The susceptibility class should therefore be considered alongside predicted coastal erosion extents and coastal inundation. Increasing storm surges, waves and sea levels will exacerbate future erosion.

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Large Scale Developments

Large planning applications include proposals concerning multiple dwellings, significant infrastructure projects or large scale (>150kw) renewable energy installations. The search area is within 250m for super urban areas, within 500m for urban areas, and within 750m for rural areas.

Reference	Authority	Proposal	Stage	Within
19/P/1010/RDC	North Somerset Council	Request to discharge conditions 4, 7, 16 and 17 relating to application 18/P/2593/FU	APPROVED	500m
21/P/0805/AOC	North Somerset Council	Request to discharge condition number 19 (LEMP) on planning application 20/P/2761/FUL	PENDING	750m
22/P/0549/FUL	North Somerset Council	Application to vary conditions 9 (floodlights) and 11 (ecology mitigation) attached to permission 18/P/2593/FUL (replacement of grass sports pitches with artificial sports pitches and new tennis/netball courts, to include floodlighting and the erection of storage facilities) to allow for the floodlights serving the 3G football pitch to remain on up to 22:00 and	APPROVED	750m
15/P/0530/MMA	North Somerset Council	Variation of condition 2 of 12/P/1384/MMA - [minor amendment to 11/P/0320/F - (Change of use from school playing field to a combined use by QEH school and Bristol City Football Club with erection of temporary changing facilities, excavation and levelling of site to create 2 plateaux for 6 training pitches with landscaping, irrigation plant, overspill	PENDING	750m
17/P/5424/FUL	North Somerset Council	Proposed football training facility including the erection of a new pavilion building, formation of grass pitches and associated site re-contouring, provision of flood lighting columns, the erection of a groundsmans store, the provision of a new access to the B3128, landscaping works, car parking and other ancillary development	APPROVED	750m
20/P/2761/FUL	North Somerset Council	Removal of conditions 5 (External illumination details) and Condition 6 (Site Entrance Visibility) of permission 17/P/5424/FUL (Proposed football training facility including the erection of a new pavilion building, formation of grass pitches and associated site re-contouring, provision of flood lighting columns, the erection of a groundsmans store, the	APPROVED	750m

Small Scale Developments

Small planning applications include proposals concerning works such as an extension or renovation of a single dwelling. Medium planning applications refer to proposals concerning 2-5 dwellings, small infrastructure projects such as mobile phone masts, or small scale (<150kw) renewable energy projects. The search area for small and medium planning applications, respectively, is within 50m and 100m for super urban areas, 75m and 200m for urban areas, and 100m and 300m for rural areas.

Reference	Authority	Proposal	Stage	Within
19/P/1417/LDP	North Somerset Council	Proposed loft conversion	APPROVED	25m
23/P/2383/NMA	North Somerset Council	Non material amendment to application 22/P/0685/FUH (Proposed conversion of the existing attached garage and new pitched roof to existing conservatory with 2no. roof lights. Proposed erection of a new detached double garage.) to allow for the external finish to the proposed garage to be changed from cladding to render and omission of the	APPROVED	25m
14/P/2007/F	North Somerset Council	Construction of single storey garage	APPROVED	25m
16/P/1941/TPO	North Somerset Council	T11 elm - fell, T12 ash - fell, T13 ash - fell and T14 ash - fell	REFUSED	25m
TEMP/16/2120	North Somerset Council	T11 elm - fell, T12 ash - fell, T13 ash - fell and T14 ash - fell	WITHDRAWN	25m
16/P/2597/LB	North Somerset Council	Erection of a single storey ground floor and a first floor extension on the north elevation. Replacement doors and windows to both the east and north elevations. Courtyard created and steps up to east elevation. External works to include re-pointing of stonework. Internal works to include replacing damp wooden timbers and plasterwork, removing	PENDING	25m
16/P/2601/F	North Somerset Council	Erection of a single storey ground floor and a first floor extension on the north elevation. Replacement doors and windows to both the east and north elevations. Courtyard created and steps up to east elevation. External works to include re-pointing of stonework.	PENDING	25m
17/P/1154/LB	North Somerset Council	Changes to interior layout (amendments to internal layout as approved under consent 16/2597/LB, without affecting external elevations); revised staircase design	PENDING	25m
20/P/0657/LBC	North Somerset Council	Form 2no. new doorways, 1no. new window and install conservation roof lights to the south elevation of the existing Mannex Office building at Failand Farm.	WITHDRAWN	25m
18/P/2886/FUL	North Somerset Council	Erection of an agricultural building	WITHDRAWN	25m
18/P/3709/FUL	North Somerset Council	Erection of general purpose agricultural building	APPROVED	25m
15/P/1891/F	North Somerset Council	Removal of condition no.12 of planning permission 12/P/1211/F (Erection of a dwelling following demolition of existing dwelling) as code for sustainable homes no longer required	PENDING	100m
15/P/2155/HHPA	North Somerset Council	Prior approval request for the erection of a single storey rear extension that would 1) extend beyond the rear wall of the original house by 3.5 metres; 2) have a maximum height of 2.7 metres and 3) have eaves that are 2.6 metres high.	APPROVED	200m

Small Scale Developments (Continue)

Reference	Authority	Proposal	Stage	Within
16/P/1619/F	North Somerset Council	Erection of stables to include a retaining wall, ground works and car parking following the demolition of existing stables	PENDING	200m
17/P/1513/F	North Somerset Council	Change of use of 2no. agricultural barns to the production of wine and cider (Use class B1)	PENDING	200m
23/P/2360/FUH	North Somerset Council	Proposed erection of a single storey rear extension and loft conversion with 2no. dormers to the front elevation and 1no. dormer to the rear elevation, including raising the height of the roof ridge level.	APPROVED	200m
16/P/2555/F	North Somerset Council	Erection of a two storey extension to the north west elevation. Erection of a dormer window and 2no. rooflights to the north east elevation	PENDING	200m
16/P/2627/F	North Somerset Council	Loft conversion with dormer windows to front elevation, erection of a single storey front extension, porch infill, works to garage and formation of new vehicular access from hill drive.	PENDING	500m
14/P/2355/F	North Somerset Council	Extend and sub-divide the existing house to create an additional dwelling	PENDING	500m
15/P/1259/F	North Somerset Council	Erection of a two storey rear extension following demolition of existing single storey rear extension and front porch and to increase hardsurfaced parking and turning area and construct a rear patio area	PENDING	500m
17/P/0413/F	North Somerset Council	Erection of a detached garage	PENDING	500m
14/P/2571/F	North Somerset Council	Construction of a second vehicular entrance and driveway with turning area to west of site following demolition of boundary wall and erection of wall and gates	PENDING	500m
14/P/2596/F	North Somerset Council	Erection of one and two storey extension to south-west elevation with creation of an enclosed courtyard and first floor extension to south-east elevation	PENDING	500m
17/P/1211/F	North Somerset Council	Construction of a second vehicular entrance and driveway with turning area to west of site following demolition of boundary wall and erection of wall and gates	PENDING	500m
17/P/1213/F	North Somerset Council	Erection of one and two storey extension to south-west elevation with creation of an enclosed courtyard and first floor extension to south-east elevation	PENDING	500m
17/P/2186/O	North Somerset Council	Outline application for the demolition of the existing dwelling and the construction of a replacement dwellinghouse, with matters of access to be considered. Matters of appearance, landscaping, layout and scale reserved for subsequent approval	APPROVED	500m
16/P/2061/F	North Somerset Council	Rear first floor extension to existing dwelling.	PENDING	500m

Important Consumer Protection Information

This search has been produced by MyNestBox Limited (trading as Martello), 3 Wraxall Piece, Green Lane, Failand, Bristol, BS8 3TW, hello@martello.app 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.

Purpose of This Report

This is a residential environment report, all of our findings assume that this property is being purchased as a residential property with no agricultural use or planned change of use or significant alterations to the property.

Report Sign Off Statement

I have reviewed the data, methodology and quality of Martello's Environmental Residential Report and I hereby certify that it meets the requirements of PCCB Compliance Notes CN02H and CN021 (Environmental Reports and Flooding) and The Law Society Practice Notes on Land Contamination, Flooding and Climate Change. It offers a unique approach to analysing and presenting risk in a variety of formats for different audiences.

A handwritten signature in black ink, appearing to read 'Chris Taylor', with a stylized flourish at the end.

Chris Taylor, BSc.Hons, MSc, AIEMA, SiLC, C.WEM, Registered Auditor

Important Consumer Protection Information

About Planning Applications Data

The planning datasets give a good representation of the planning application history around the property and we use a number of data providers namely LandHawk, Planning Pipe and manual checks of the Local Authority portals to confirm accuracy. Our data is limited to the date of this report production due to the planning application process being a live process, which can change regularly.

If your property purchase is reliant on planning proposals in the local area which may impact your decision to buy, we advise you contact the Planning Department at the relevant Local Authority to your property purchase to keep updated with proposed developments.

Martello 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 and do not warrant that the planning data deriving from third party sources is accurate, complete and up to date.

Important Consumer Protection Information

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 must 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, MyNestBox Limited (trading as Martello) 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 MyNestBox Limited (trading as Martello), and if appropriate, ask for any complaint to be considered under their formal internal complaints procedure. If

you remain dissatisfied with our final response, after your complaint has been formally considered, or if they have exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award 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 MyNestBox Limited (trading as Martello) failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to MyNestBox Limited (trading as Martello) 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

Web: www.tpos.co.uk, Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

Please ask MyNestBox Limited (trading as Martello) if you would like a copy of the Search Code.