

## Example Report

**ST186941**

North Somerset

9321.55ft<sup>2</sup> · 866m<sup>2</sup> · 0.21ac

**3 Wraxall Piece, Green Lane, BS8 3TW**

## CMRA+Enviro+Climate+Planning



**PASS**

This is our professional opinion informed by relevant guidance and risk factors associated with Contaminated Land and Flood Risk.



Contaminated Land



Flood Risk

## Other Considerations



Planning Constraints



Ground Stability



Radon



Coal Mining Areas



Transportation



Climate Change



Energy and Infrastructure



Planning Applications

## 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

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

# Summary

## Example Report

<b>Radon</b>		<b>Energy and Infrastructure</b>		<b>Coal Mining Areas</b>	
Radon		Other Renewable Energy Sites		Coal Mining Reporting Area	
<b>Transportation</b>		COMAH Establishments		<b>Climate Change</b>	
Overground Rail		<b>Ground Stability</b>		Shrink Swell	
Overground Rail - Elizabeth Line		Shrink-Swell Clays		Flooding	
London Underground		Running Sands		Drought	
HS2		Compressible Ground		Energy Performance Certificate (EPC)	
HS2 Safeguarding Zones		Natural Ground Stability		Heat Stress	
<b>Energy and Infrastructure</b>		Collapsible Deposits		Wildfire	
National Grid		Artificial Ground Stability		Coastal Erosion Susceptibility	
Petroleum Exploration and Development Licences		Artificial Ground		Coastal Erosion Extent (No Future Intervention)	
Power Stations		Landslides		Coastal Erosion Extent (Shoreline Management Plans)	
Solar Renewable Energy Sites		Dissolution of Soluble Rocks			
Wind Renewable Energy Sites					

Planning Applications	<input type="radio"/>
Large Scale Developments	<input type="radio"/>
Small Scale Developments	<input type="radio"/>

## Active Landfill

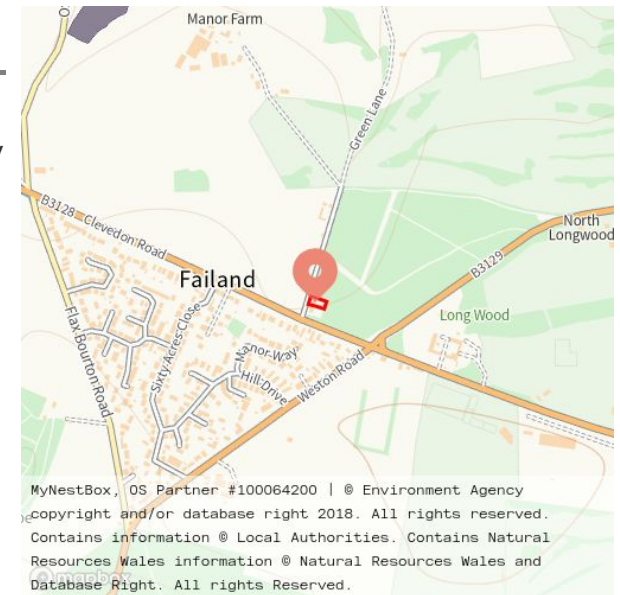
The property is more than 1 km from any active landfill site. The risk of water and soil contamination, or poor air quality from an active landfill site, is likely low or very low.



Captured at: 10/07/25 10:55 UTC

## Former Landfill

The property is more than 10 metres from any former landfill site. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a former landfill site is likely low or very low.



Captured at: 10/07/25 10:55 UTC

## Active Petrol or Fuel Stations

The property is more than 20 metres from any active petrol or fuel station. The risk of potential water and soil contamination or ground gas emissions arising from proximity to an active petrol or fuel station is likely low or very low.



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## Former Petrol or Fuel Stations

The property is more than 10 metres from any former petrol or fuel station. The risk of potential water and soil contamination, or ground gas emissions, arising from proximity to a former petrol or fuel station is likely low or very low.

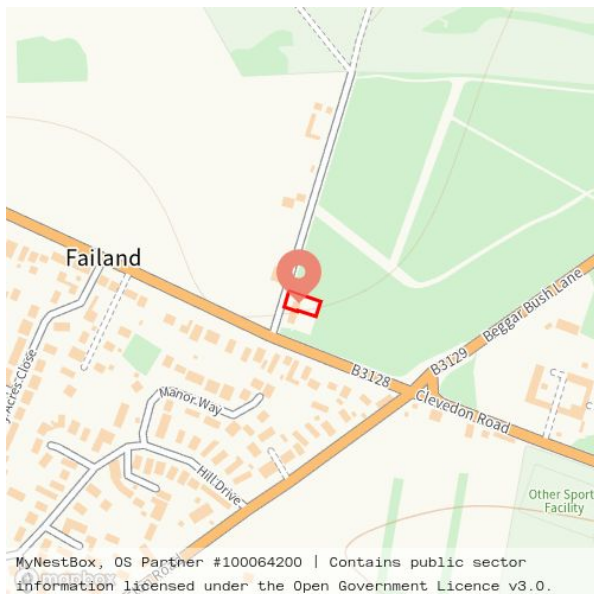


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## Public Register of Contaminated Land

The property is more than 250 metres from any site designated as contaminated land by the local authority. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a site designated as contaminated land is likely low or very low.

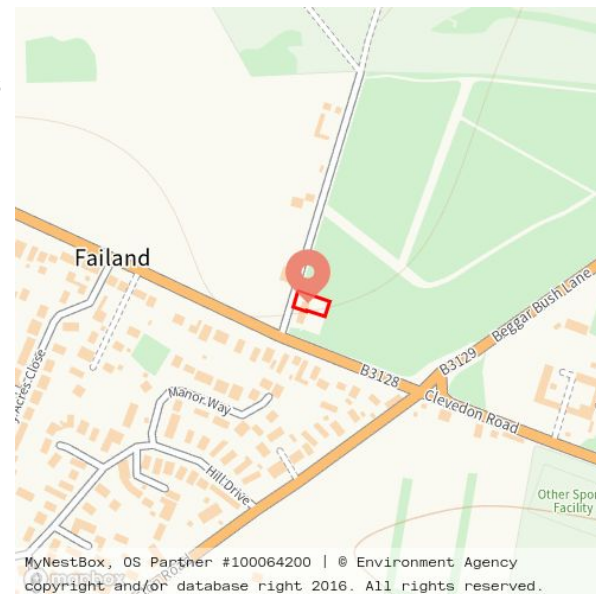
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## Contaminated Land Designated as Special Sites

The property is more than 250 metres from any Environment Agency-designated Special Site. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a Special Site is likely low or very low. It is unlikely that any regulatory controls or future remediation actions would be mandated.

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## Consented Discharges to Controlled Waters (with Conditions)

The property is more than 50 metres from any site with licensed consent for discharging effluent into controlled waters. The risk of water contamination arising from proximity to a licensed discharge is likely low or very low.

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## Environmental Pollution Incidents

The property is more than 50 metres from any significant pollution incident. The risk of water and soil contamination, or poor air quality, arising from reported pollution incidents is likely low or very low.

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# Contaminated Land

## Manufacturing and Production of Industrial Products

The property is more than 10 metres from any site licensed for industrial use of the land. The risk of potential water and soil contamination, or ground gas emissions, arising from proximity to a site of a site licensed for industrial land use is likely low or very low.

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## Former Military Sites

The property is more than 50 metres from any known former military site. The risk of potential water or soil contamination, poor air quality, or unexploded ordnance, is likely low or very low.

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## Regulated Sites

The property is not on or near any identified regulated sites. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a regulated site is likely low or very low.

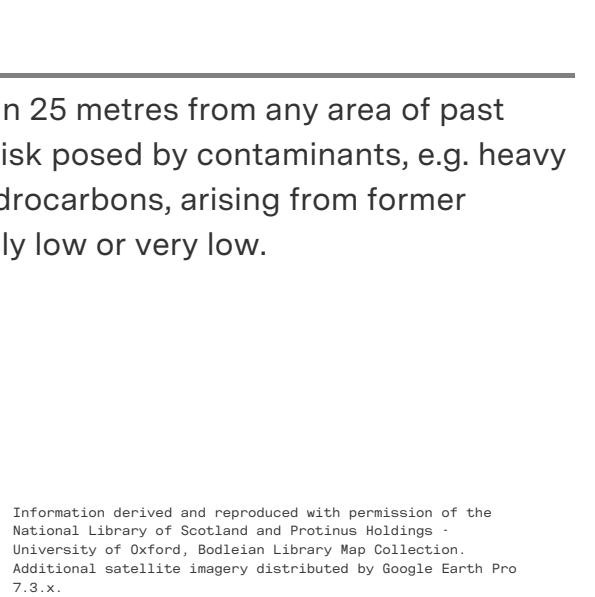
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## Historic Land Use

The property is more than 25 metres from any area of past industrial land use. The risk posed by contaminants, e.g. heavy metals, chemicals, or hydrocarbons, arising from former industrial land use is likely low or very low.

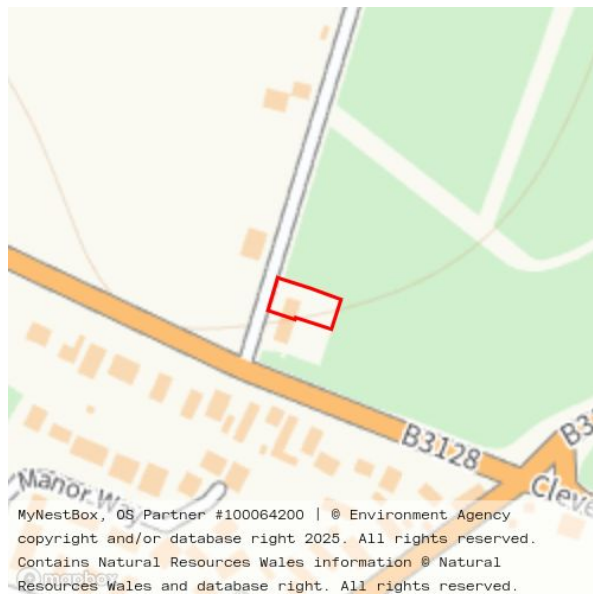
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## Rivers and Seas

The Environment Agency and Natural Resources Wales models indicate no fluvial or tidal flood hazards at the property. Therefore, the likelihood and severity of risks to property or possessions arising from river or seawater flooding are low or very low.

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## Surface Water

The Environment Agency and Natural Resources Wales models indicate no pluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from surface water flooding are low or very low.

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## Fluvial (undefended)

The GeoSmart model indicates no fluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from surface water flooding are low or very low.

Captured at: 10/07/25 10:55 UTC



## Groundwater

The GeoSmart model indicates no groundwater flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from groundwater flooding are low or very low.

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## Tidal (undefended)

The GeoSmart model indicates no tidal flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from surface water flooding are low or very low.

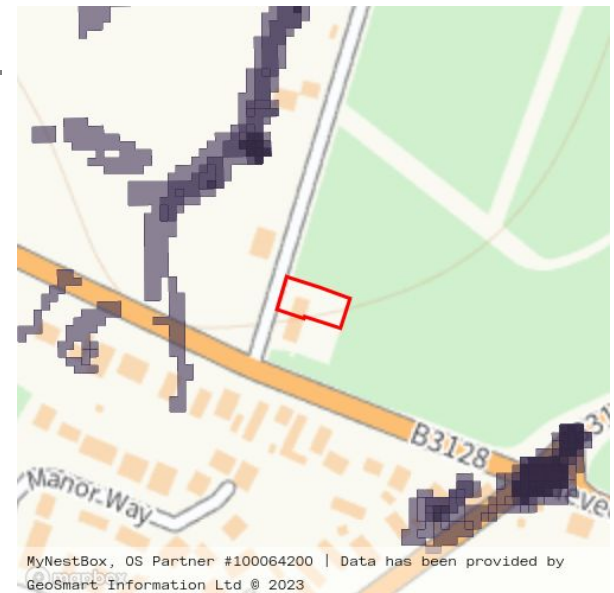
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## Pluvial

The GeoSmart model indicates no pluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from surface water flooding are low or very low.

Captured at: 10/07/25 10:55 UTC



## Flood Defences and Benefiting Areas

When a property is within an area benefiting from flood defences (ABFD), the risk of fluvial or tidal flooding could be significantly reduced, provided the defences are effectively maintained. The absence of ABFD does not necessarily mean the property is at risk from flooding.

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## Flood Storage Areas

The property is more than 250 metres away from an area which is used for flood water storage (balancing reservoir, storage basin or balancing pond). Any risk to property or possessions arising from overflowing flood storage areas are considered low or very low in likelihood and severity.

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## Historical Flood Areas

The property is more than 250 metres from an area with a history of flooding.



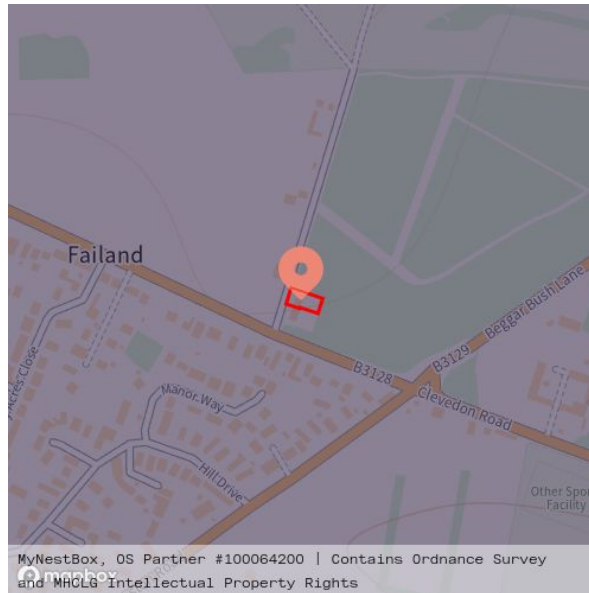
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# Planning Constraints

## Green Belt

The property is within 250 metres of a designated green belt area. The risk of planning restrictions or other obligations on the property arising from proximity to a designated green belt area are likely elevated.

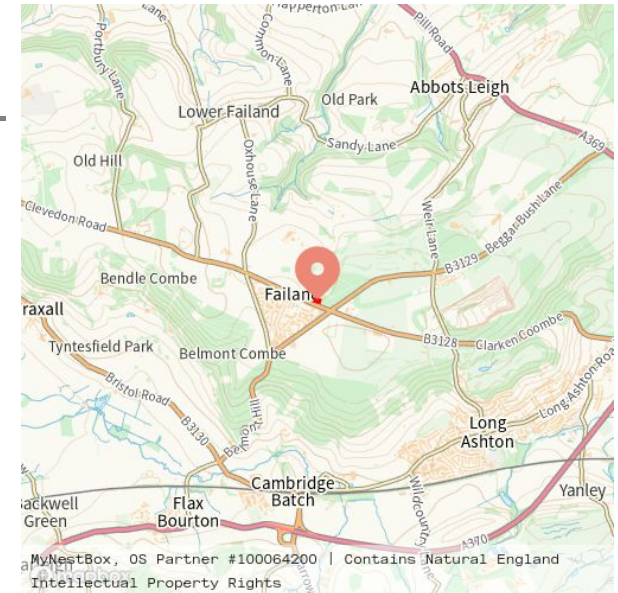
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## Areas of Outstanding Natural Beauty

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

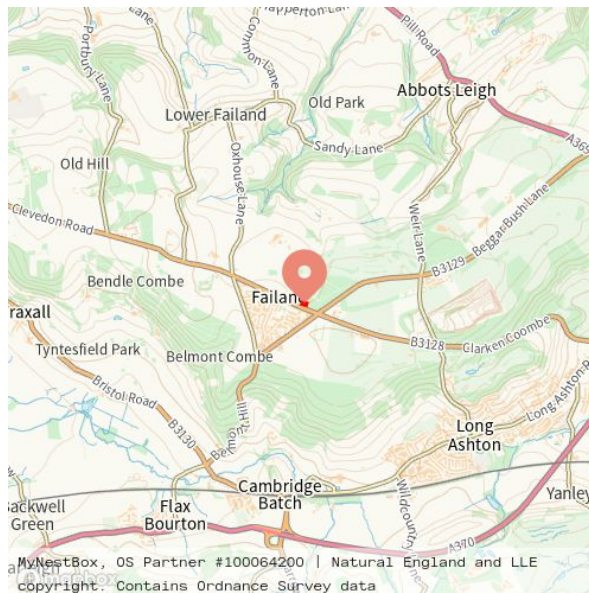
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## National Parks

The property is not within a national park. The risk of planning restrictions or other obligations arising from being within a national park are likely low or very low.

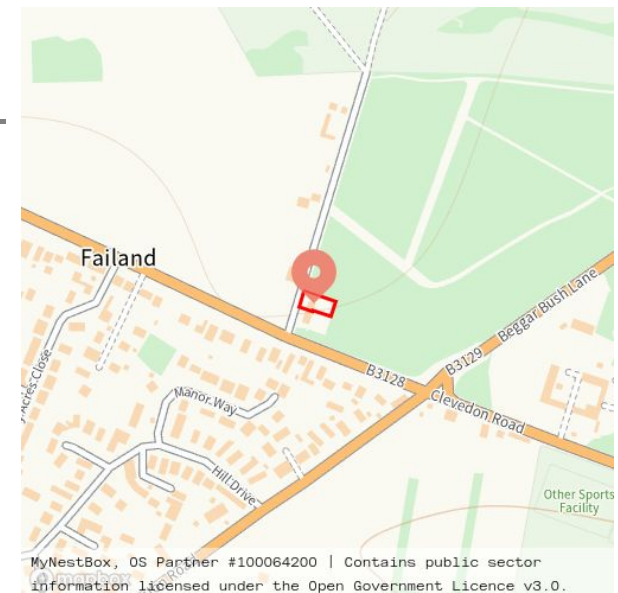
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## Special Areas of Conservation

The property is more than 250 metres from any Special Area of Conservation (SAC). The risks of planning restrictions or other obligations arising from proximity to an SAC are likely low or very low.

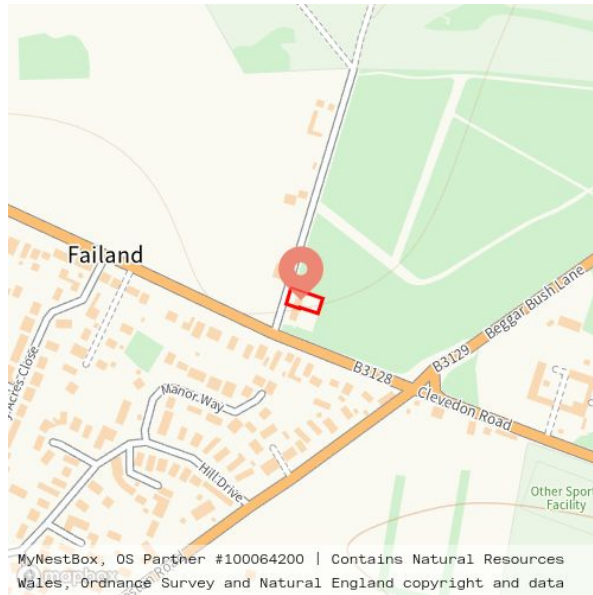
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## Special Protection Areas

The property is more than 250 metres from any Special Protection Area (SPA). The risk of planning restrictions arising from proximity to an SPA are likely low or very low.

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## Sites of Special Scientific Interest

The property is more than 250 metres from any Site of Special Scientific Interest (SSSI). The risks of planning restrictions or other obligations arising from proximity to an SSSI are likely low or very low.

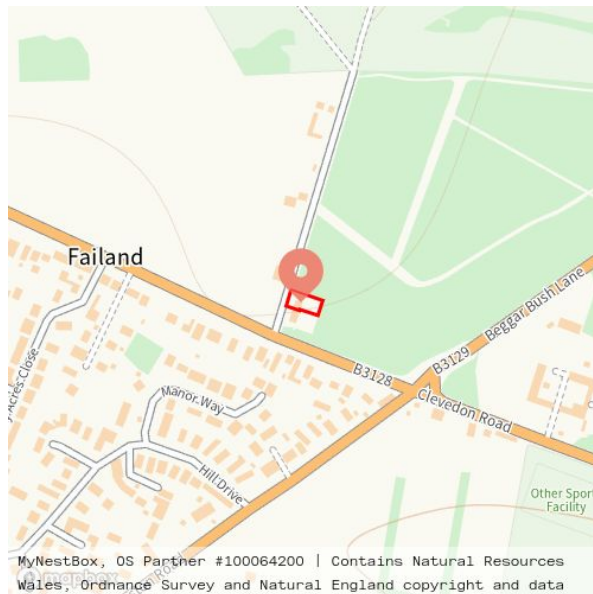
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## Ramsar

The property is more than 250 metres from any Ramsar site. The risk of planning restrictions or other obligations arising from proximity to a Ramsar site are likely low or very low.

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## Nature Reserves

The property is more than 250 metres from any local or national nature reserve. The risk of planning restrictions or other obligations arising from proximity to a nature reserve are low or very low.

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## Listed Buildings

The property is more than 250 metres from any listed building. The risk of planning restrictions or other obligations arising from proximity to a listed building are likely low or very low.



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## Certificates of Immunity

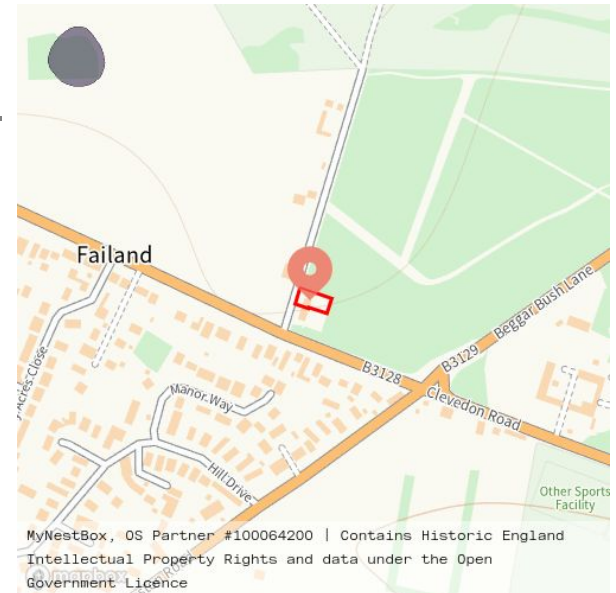
A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance.



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## Scheduled Monuments

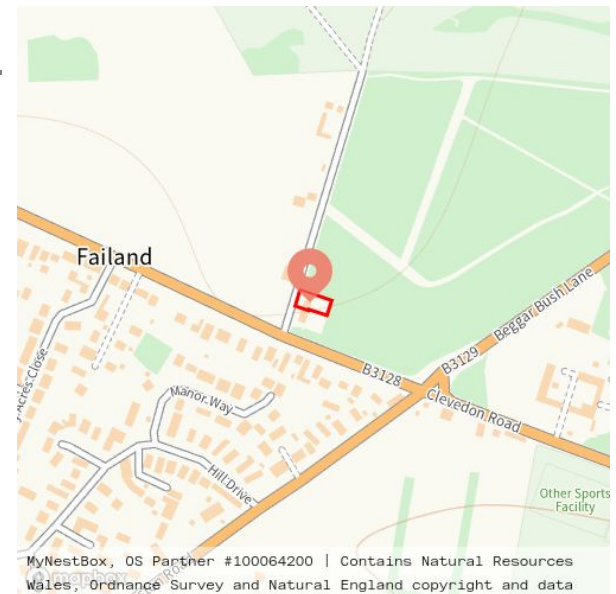
The property is more than 250 metres from any scheduled monument. The risks or planning restrictions or other obligations arising from proximity to a scheduled monument are likely low or very low.



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## Ancient Woodland

The property is more than 250 metres from an ancient woodland. Structural risks to the property or planning restrictions on the property arising from proximity to an area of ancient woodland are likely low or very low.



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# Planning Constraints

## Registered Parks and Gardens

The property is more than 250 metres from any registered park or garden. The risks of planning restrictions or other obligations arising from proximity to a registered park or garden are likely low or very low.

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## World Heritage Sites

The property is more than 250 metres from any World Heritage Site. The risks of planning restrictions or other obligations arising from proximity to a World Heritage Site are likely low or very low.

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## Open Access

The property is not within an area designated as common land or open country. The risk of issues relating to access, maintenance or other restrictions arising from the property being in an open access area are likely low or very low.

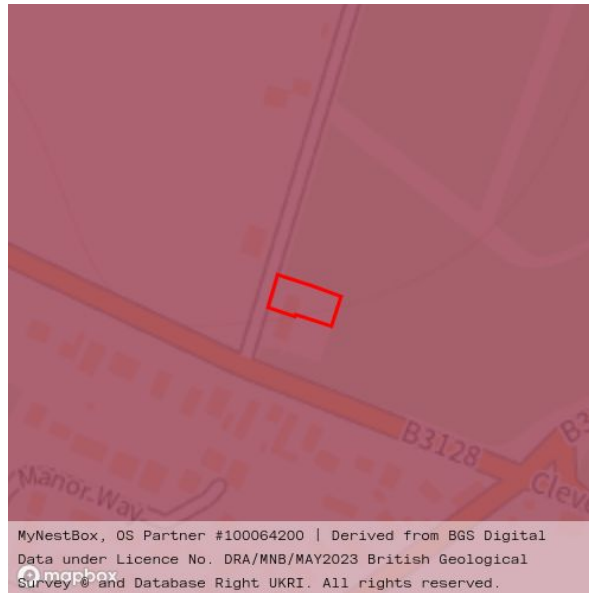
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## Radon

The property is in a Radon Affected Area where 10% to 30% of buildings are estimated to be at or above the Action Level. The risk of health implications or planning restrictions arising from radon exposure are likely elevated.

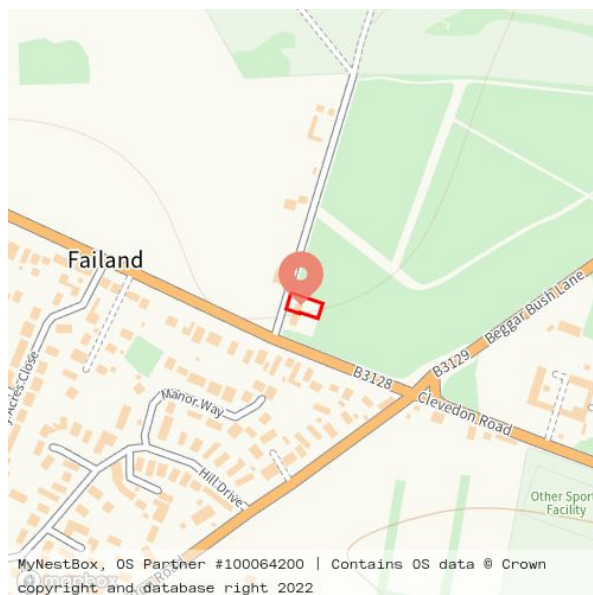
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## Overground Rail

The property is more than 250 metres from any railway station or track. Impact on building structures from prolonged exposure to vibrations is likely low or very low.

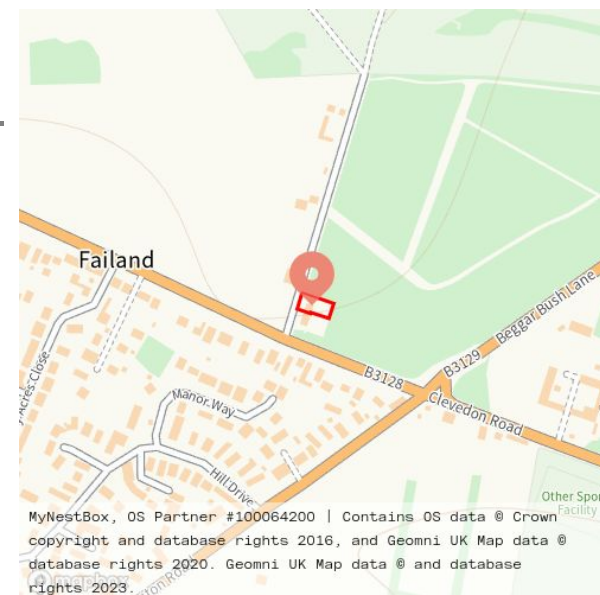
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## Overground Rail - Elizabeth Line

The property is more than 250 metres from any railway station or track along the Elizabeth Line. Impact on building structures from prolonged exposure to vibrations is likely low or very low.

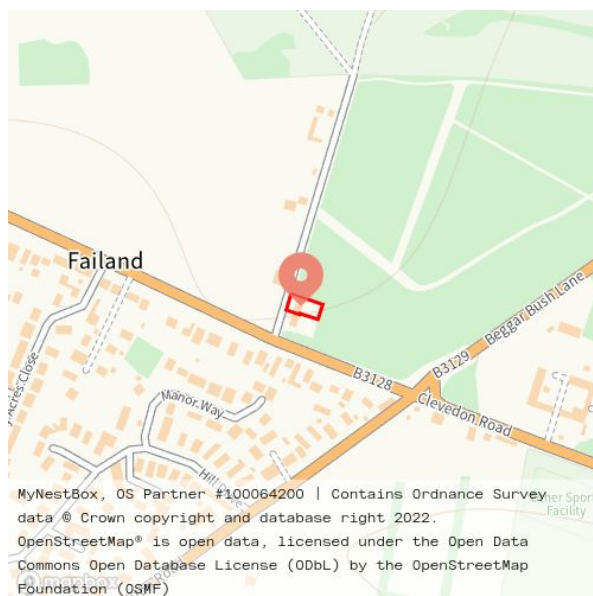
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## London Underground

The property is more than 250 metres from any London Underground station or track. Impact on building structures from prolonged exposure to vibrations is likely low or very low.

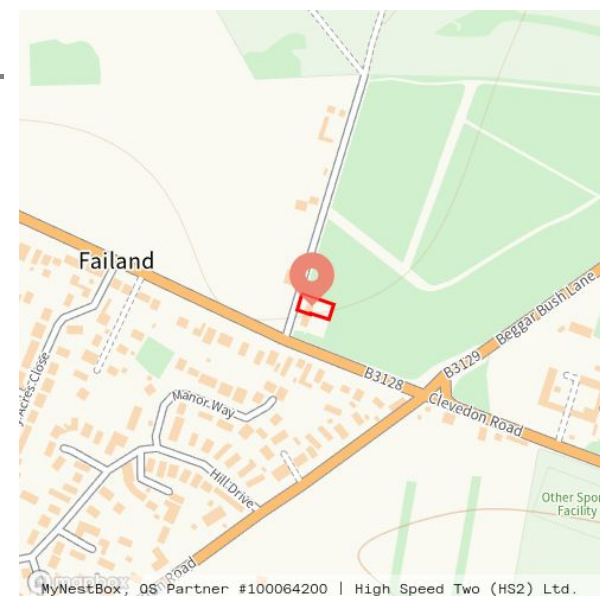
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## HS2

The property is more than 300 metres from any proposed HS2 station or route. Impact on building structures from prolonged exposure to vibrations is likely low or very low.

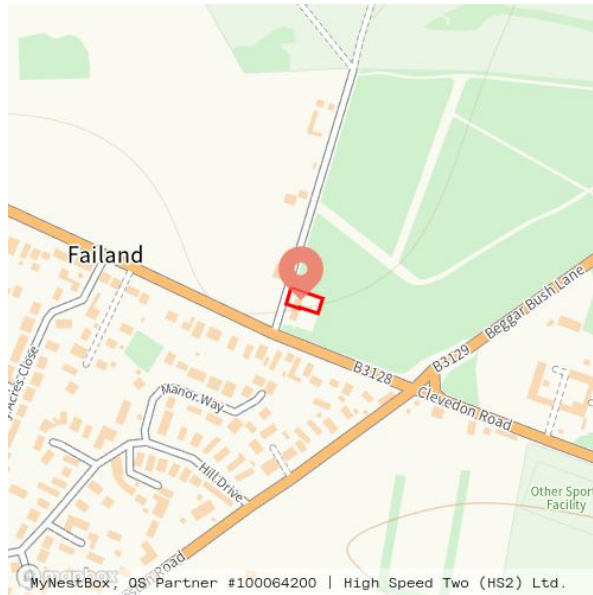
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## HS2 Safeguarding Zones

The property is not within a HS2 Safeguarding Zone. The risk of the property being subject to restrictions and potential compulsory purchase orders is low or very low.

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## National Grid

The property is more than 100 metres from the nearest National Grid cable, overhead line, substation or tower used in high voltage (above 132kV) electricity transmission. Any risks associated with increased exposure to electromagnetic fields, or issues with access, are likely low or very low.

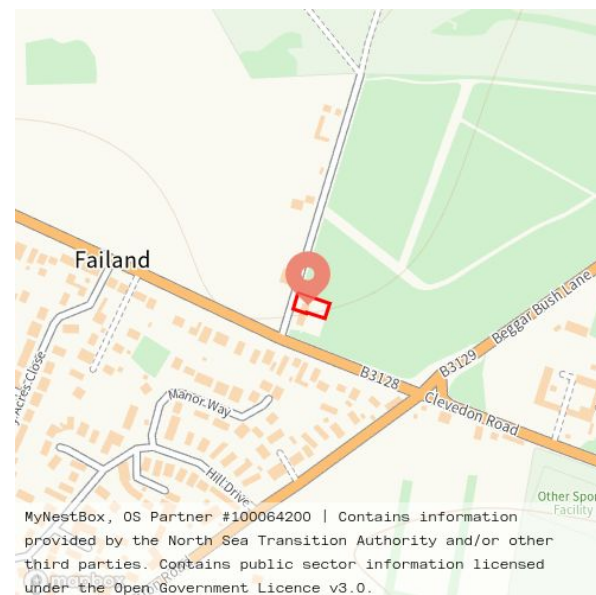
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## Petroleum Exploration and Development Licences

The property is more than 250 metres from any area where oil and gas exploration or production is licensed. The risk of potential water and soil contamination, or poor air quality, arising from proximity to a licenced area is likely low or very low.

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## Power Stations

The property is more than 250 metres from any power station, including nuclear power stations. The risks associated with poor air quality, thermal pollution or other contamination arising from proximity to a power station are likely low or very low.

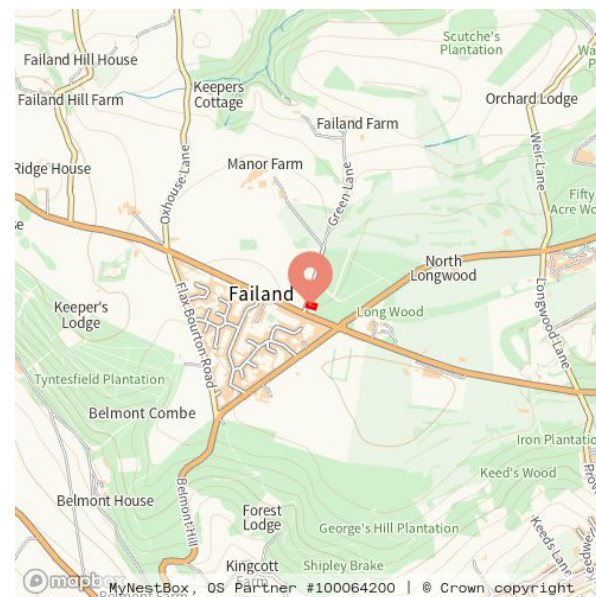
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## Solar Renewable Energy Sites

The property is more than 1 km from any current or proposed solar energy generation site. The risks of the property value being impacted or land use change restrictions being imposed due to proximity to a renewable energy site are likely low or very low.

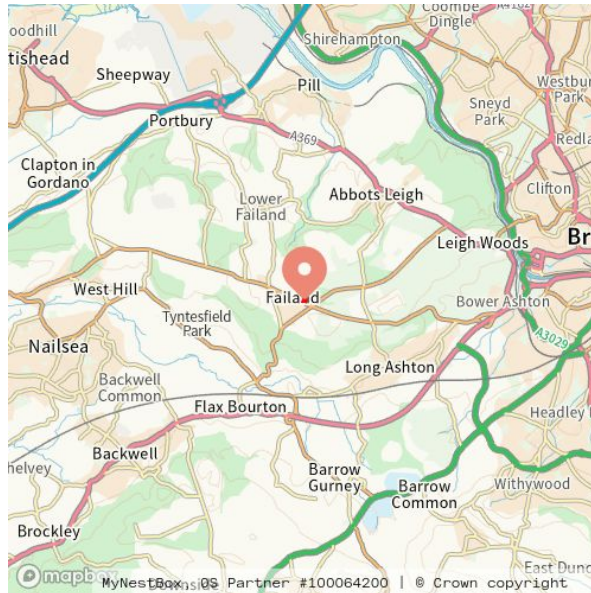
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## Wind Renewable Energy Sites

The property is more than 5 km from any current or proposed wind energy generation site. The risks of the property value being impacted or land use change restrictions being imposed due to proximity to a renewable energy site are likely low or very low.

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## Other Renewable Energy Sites

The property is more than 1 km from any current or proposed renewable energy site, excluding solar and wind. The risks of the property value being impacted or land use change restrictions being imposed due to proximity to a renewable energy site are likely low or very low.

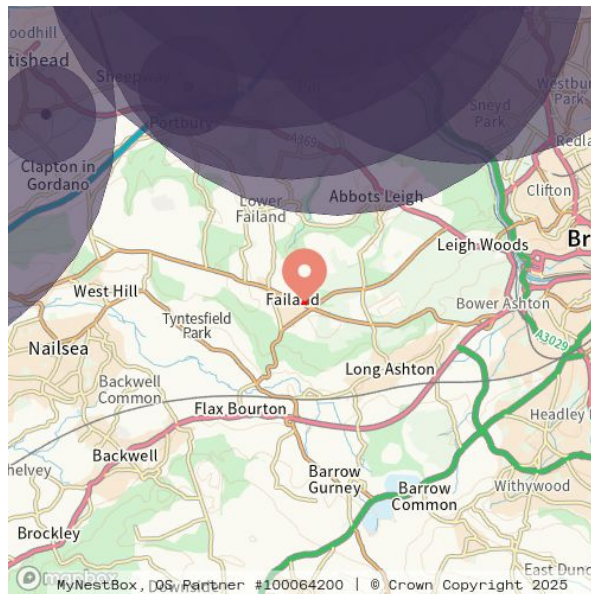
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## COMAH Establishments

The property is not within 5 km of any upper-tier COMAH site or within 1 km of any lower-tier COMAH site. The risk of impact in the event of an accident is likely low or very low.

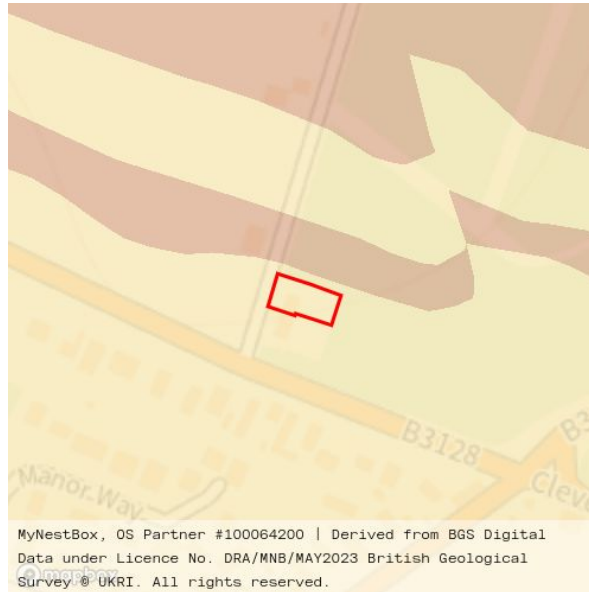
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## Shrink-Swell Clays

The ground at the property is either non-plastic or has low plasticity, meaning the risk of ground movement due to shrink-swell clays is low to very low.

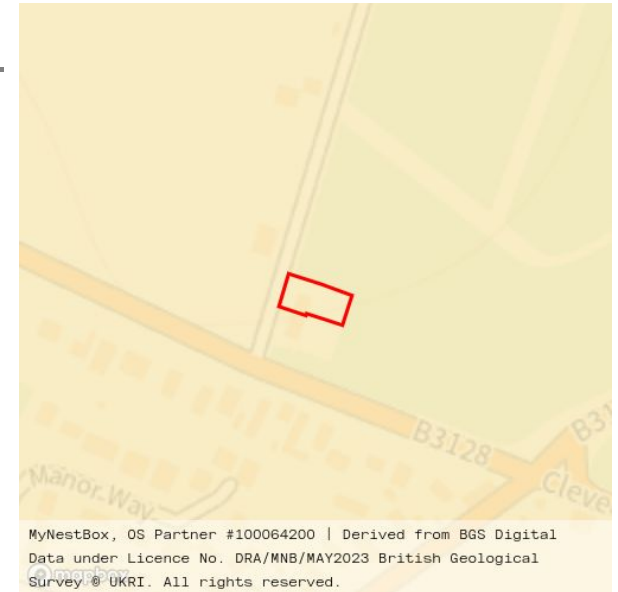
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## Running Sands

There is no or very low potential for running sand issues at the property. The risk of ground instability caused by leaks, heavy rainfall, or flooding is low to very low.

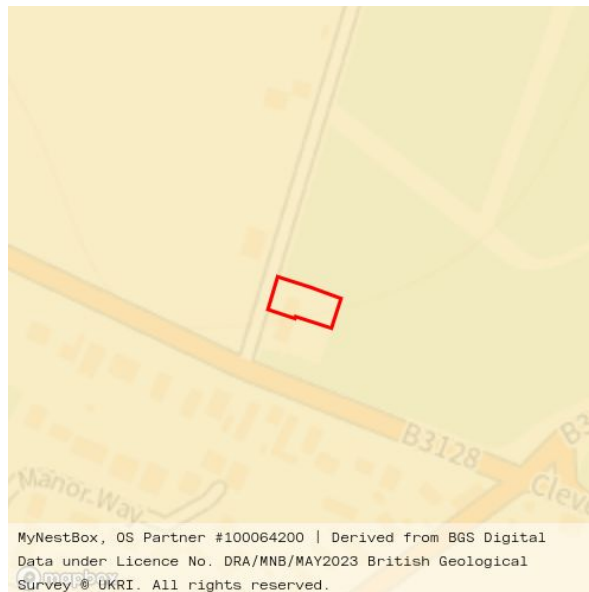
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## Compressible Ground

There are no significant signs of compressible ground at the property. The risk of issues related to changes in ground conditions, such as water levels or building loads, is considered low to very low.

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## Natural Ground Stability

There is potential for natural ground movement at the property. The risk of ground movement resulting from modifications to the land or its use is likely elevated.

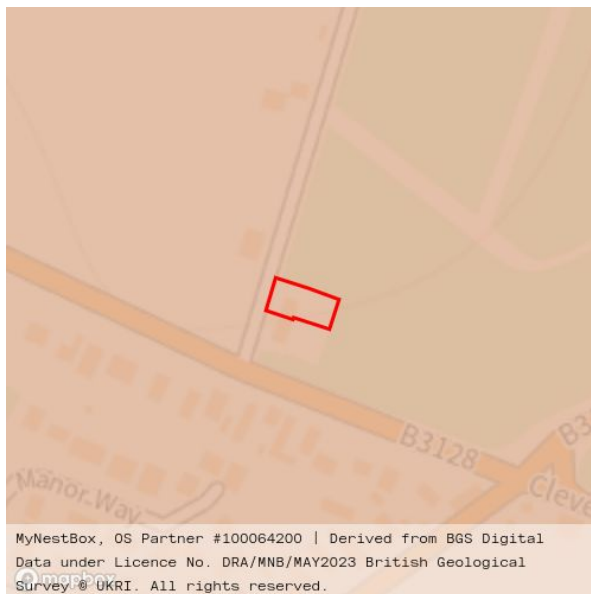
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## Collapsible Deposits

There are no or very low signs of collapsible deposits at the property. The risk of ground stability, water infiltration, or structural stability issues due to collapsible deposits is expected to be low to very low.

Captured at: 10/07/25 10:55 UTC



## Artificial Ground Stability

There is no artificial ground recorded at the property based on available data, though some artificial ground of limited thickness is common in built-up areas. The risk of any ground stability or structural issues related to artificial ground is considered low to very low.

Captured at: 10/07/25 10:53 UTC

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## Artificial Ground

There is no artificial ground recorded at the property based on available data, though some artificial ground of limited thickness is common in built-up areas. The risk of any ground stability or structural issues related to artificial ground is considered low to very low.

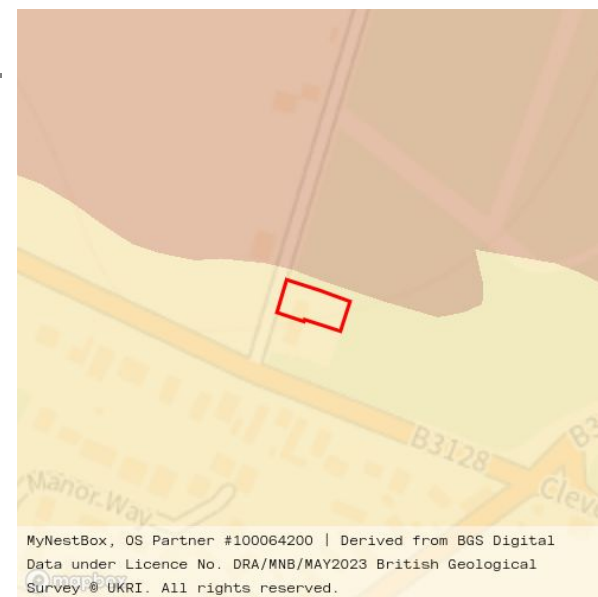
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## Landslides

There are no indicators for slope instability identified at the property. The risk of landslides due to changes in ground conditions, such as drainage alterations or excavation, is low to very low.

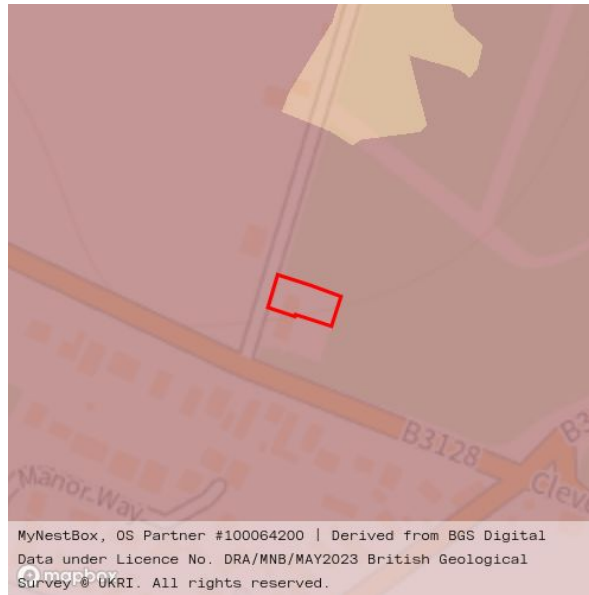
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## Dissolution of Soluble Rocks

Soluble rocks are likely present at the property. The risk of natural subsidence arising from high water flow, either at the surface or underground, is likely elevated.

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## Coal Mining Reporting Area

The property is not within a Coal Mining Reporting Area. The risks associated with coal mining are likely low or very low.



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## Shrink Swell

The property is situated in an area where climate change is expected to have a low or very low impact on potential future increases in Shrink Swell hazard during the term of a typical 35 year mortgage.

### Near-Term

RCP 8.5 · 2030s · 50th Percentile

NO CHANGE

### Mid-Term

RCP 8.5 · 2070s · 50th Percentile

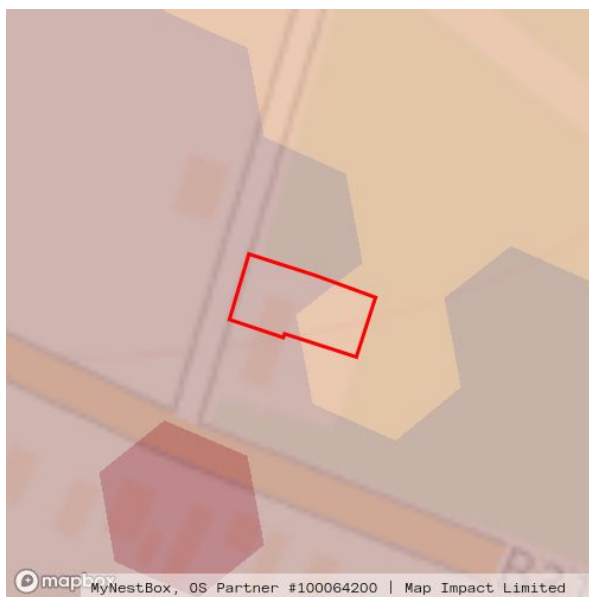
NO CHANGE

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## Drought

The property is in an area classified with 'medium' or 'high' drought hazard meaning it is more at risk from reduced access to water and drier soil conditions. As a result, the risk of drought during heatwaves is likely elevated.



Captured at: 10/07/25 10:55 UTC

## Flooding

The property is situated in an area where climate change is expected to have a low or very low impact on potential future increases in Flooding hazard during the term of a typical 35 year mortgage.

### Near-Term

RCP 4.5 · 2030s

NO CHANGE

### Mid-Term

RCP 4.5 · 2050s

NO CHANGE

Data has been provided by GeoSmart Information Ltd @ 2023

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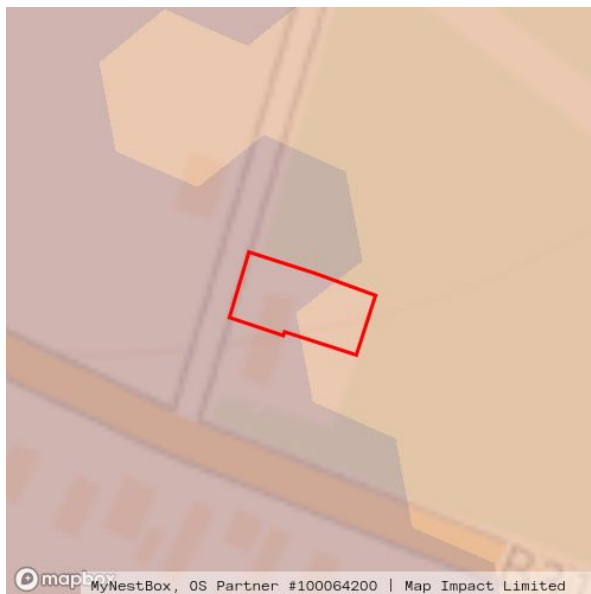
## Energy Performance Certificate (EPC)

The property's Energy Performance Certificate (EPC), as required by UK government legislation, provides a standardised energy rating that confirms the property's current energy efficiency and includes recommendations for possible retrofits. To view the energy rating and suggested retrofits for this property, visit [Find an energy certificate](#).

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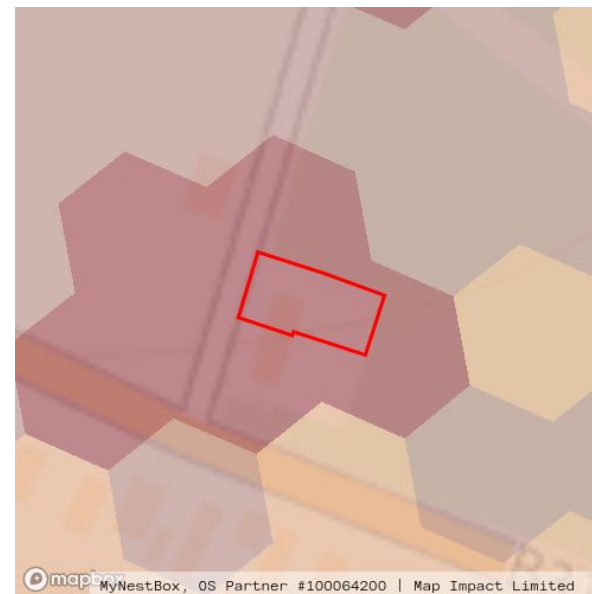
## Heat Stress

The property is in an area classified with 'medium' or 'high' heat hazard, meaning it generally stays hotter than surrounding areas. As a result, the risk of high heat stress during heatwaves is likely elevated.



## Wildfire

The property is in an area classified with 'medium' or 'high' wildfire hazard as it is near land cover types that are more susceptible to wildfires than surrounding areas. As a result, the risk of wildfire during heatwaves is likely elevated.



## Coastal Erosion Susceptibility

The property is located in an area with a low risk of coastal erosion. This suggests that either the property is situated near a cliff with low susceptibility to erosion, or it is more than 2 km from the coastline or the nearest cliff section. The risk to the property's structural integrity from coastal erosion, including potential impacts from climate change, is expected to be low or very low.

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## Coastal Erosion Extent (No Future Intervention)

The property is located more than 2 km from the coastline, where coastal erosion is not expected to pose a risk during the term of a typical 35-year mortgage.

### Near-Term

2015

LOW

### Mid-Term

2055

LOW

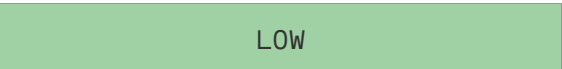
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## Coastal Erosion Extent (Shoreline Management Plans)

The property is located more than 2 km from the coastline, where coastal erosion is not expected to pose a risk during the term of a typical 35-year mortgage.

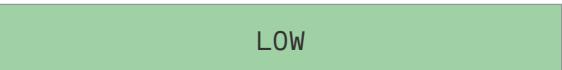
Near-Term

2015



Mid-Term

2055



Captured at: 10/07/25 10:53 UTC

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## Large Scale Developments

Large scale planning applications includes relevant planning applications concerning multiple dwellings or significant infrastructure projects. Large scale (>150kw) renewable energy installations are also included.

Reference	Authority	Description	Stage	Within
<a href="#">25/P/1223/FUL</a>	North Somerset	<b>23 Weston Road Failand BS8 3UR</b> Section 73 application for the variation of condition 2 (approved plans and documents) of permission 21/P/3294/FUH (Expansion of first floor area by replacement/addition of dormers to the front and rear of the main house including a Juliet balcony to the front elevation. Addition of flat roof porch canopy. Plus conversion of existing garages into habitable granny annexe) to allow change of materials from timber cladding to metal cladding	PENDING	500m
<a href="#">25/P/0960/EA1</a>	North Somerset	<b>Land At Ashton Hill Farm Weston Road Failand BS8 3US</b> Screening Opinion request to determine as to whether proposed development is EIA development. Works proposed: residential development for up to 350 dwellings including 200 sq. m of Class E floorspace, land reserved for educational use, multi model hub, car park, public open space, landscaping, highway and associated infrastructure works and access - THIS IS NOT A PLANNING APPLICATION	APPROVED	500m
<a href="#">19/P/1010/RDC</a>	North Somerset	<b>Q E H Sports Club Clevedon Road Failand BS8 3TN</b> Request to discharge conditions 4, 7, 16 and 17 relating to application 18/P/2593/FU	APPROVED	500m
<a href="#">21/P/0805/AOC</a>	North Somerset	<b>Bristol City Football Club Training Ground Clevedon Road Failand Bristol BS8 3TN</b> Request to discharge condition number 19 (LEMP) on planning application 20/P/2761/FUL	APPROVED	750m
<a href="#">22/P/0549/FUL</a>	North Somerset	<b>Q E H Sports Club Clevedon Road Failand Long Ashton BS8 3TN</b> 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 for their use to be throughout the week (no change to timings for floodlights serving the hockey pitch)	APPROVED	750m

## Large Scale Developments (Continued)

Reference	Authority	Description	Stage	Within
<a href="#">17/P/5424/FUL</a>	North Somerset	<b>Land To The East Of QEH Sports Club Clevedon Road Failand</b> 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
<a href="#">20/P/2761/FUL</a>	North Somerset	<b>Bristol City Football Club Training Ground Clevedon Road Failand Bristol BS8 3TN</b> 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 provision of a new access to the B3128, landscaping works, car parking and other ancillary development) and Variation of condition 2 (approved plans) with the submission of revised drawings	APPROVED	750m

## Small Scale Developments

Small Scale Developments includes relevant planning applications categorised as either small or medium. Small planning applications are proposals for things like an extension to or renovation of a single dwelling. Medium planning applications are proposals concerning 2-5 dwellings. Small infrastructure projects, such as mobile phone masts or small scale (<150kw) renewable energy projects, are also included.

Reference	Authority	Description	Stage	Within
<a href="#">19/P/1417/LDP</a>	North Somerset	<b>3 Wraxall Piece Green Lane Failand Bristol BS8 3TW</b> Proposed loft conversion	APPROVED	25m
<a href="#">23/P/2383/NMA</a>	North Somerset	<b>3 Wraxall Piece</b> 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 side store	APPROVED	25m
<a href="#">16/P/1941/TPO</a>	North Somerset	<b>Land Between B3128 And 1 Wraxall Piece Green Lane Failand BS8 3TW</b> T11 elm - fell, T12 ash - fell, T13 ash - fell and T14 ash - fell	REFUSED	25m
<a href="#">TEMP/16/2120</a>	North Somerset	<b>1 wraxall piece green lane failand somerset bs8 3tw</b> t11 elm - fell, t12 ash - fell, t13 ash - fell and t14 ash - fell	OTHER	25m
<a href="#">16/P/2597/LB</a>	North Somerset	<b>Failand Farm, Green Lane, Failand, Wraxall BS8 3TR</b> 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 partition walls and installing a new staircase.	APPROVED	25m
<a href="#">16/P/2601/E</a>	North Somerset	<b>Failand Farm, Green Lane, Failand, Wraxall BS8 3TR</b> 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.	APPROVED	25m

## Small Scale Developments (Continued)

Reference	Authority	Description	Stage	Within
<a href="#">17/P/1154/LB</a>	North Somerset	<b>Failand Farm Green Lane Failand Wraxall BS8 3TR</b> Changes to interior layout (amendments to internal layout as approved under consent 16/2597/LB, without affecting external elevations); revised staircase design	APPROVED	25m
<a href="#">20/P/0657/LBC</a>	North Somerset	<b>Failand Farm Green Lane Failand Wraxall BS8 3TR</b> 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
<a href="#">18/P/2886/FUL</a>	North Somerset	<b>Land At Green Lane Failand</b> Erection of an agricultural building	WITHDRAWN	25m
<a href="#">18/P/3709/FUL</a>	North Somerset	<b>Land At Green Lane Failand</b> Erection of general purpose agricultural building	APPROVED	25m
<a href="#">25/P/0772/ELO</a>	North Somerset	<b>Land Of Green Lane Winford</b> Notification of proposed development to replace 1no. pole and add 1no. new pole adjacent to replacement on National Grid Electricity Distribution (NGED) existing overhead LZ line THIS IS NOT A PLANNING APPLICATION.	APPROVED	50m
<a href="#">15/P/1891/F</a>	North Somerset	<b>5 Clevedon Road Failand BS8 3UG</b> 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	APPROVED	100m

# 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](mailto: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 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. Lenders may impose additional conditions or refuse mortgages on properties which have been identified as having high environmental risks. Buyers should always confirm lending conditions before accepting an offer.

## Flood Re Scheme

Flood Re is a government initiative aimed at making flood insurance more accessible and affordable for homeowners in flood-prone areas. If a property is at high risk of flooding, insurers may transfer the flood risk part of the policy to Flood Re, ensuring that coverage remains available and affordable even after a flood event. However, eligibility for Flood Re is limited whereby properties built after 1 January 2009, certain buy-to-let homes, and those with more than four residential units do not qualify. Additionally, not all insurers work with Flood Re, so it's important to review options from different providers to ensure flood cover is included. For full eligibility details, please visit the [Flood Re website](#).

## BGS Disclaimer

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## Coal Authority Disclaimer

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# Important Consumer Protection Information

## Report Sign Off Statement

I have reviewed the data, methodology and quality of Martello's Report and hereby certify that it meets the requirements of the PCCB Compliance Notes on Environmental Reports and Flooding, the Law Society Practice Notes on Contaminated Land, Flooding, and Climate Change. All Contaminated Land sections have been assessed in accordance with Part 2A of the Environmental Protection Act 1990, using the Source-Pathway-Receptor model to evaluate potential environmental risks.

The report has been prepared by Martello using a methodology and risk framework I have developed and oversee. As a Suitably Qualified Person under the SiLC scheme, with extensive expertise in environmental risk assessment and contaminated land evaluation, I have signed off this report as compliant with applicable professional standards.

Please note that a negative search result does not confirm that the property is free from contamination, unless explicitly stated.

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

Chris Taylor, BSc.Hons, MSc, SiLC

# Important Consumer Protection Information

## About Planning Applications Data

The planning datasets provide a robust representation of the planning application history around the property. We use several data providers, including LandHawk, Planning Pipe, and manual checks of Local Authority portals, to confirm accuracy. However, our data reflects the status at the time of this report's production, as the planning application process is dynamic and subject to change.

If your property purchase relies on planning proposals in the local area that may impact your decision to buy, we recommend contacting the Planning Department at the relevant Local Authority to stay updated on proposed developments.

While we strive to ensure the accuracy and completeness of the data obtained from third-party providers, Martello cannot guarantee that such data is free from errors, omissions, or inaccuracies. However, should you have concerns or issues related to the planning data included in this report, we are committed to assisting you.

Though Martello shall not be liable for losses or damages incurred by the client or beneficiary arising from third-party data inaccuracies, if you have any queries or concerns with any of the data in this report please contact [support@martello.app](mailto:support@martello.app) and we will ensure that the matter is resolved appropriately and to your satisfaction.

# 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 Procedure

MyNestBox Limited (trading as Martello) is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, <https://www.tpos.co.uk> email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Rob Crosby

Central Services Administrator

MyNestBox Limited

3 Wraxall Piece, Green Lane, Failand, Bristol BS8 3TW

Tel: 01172 395 282

[support@martello.app](mailto:support@martello.app)

## Radon

● Radon

### Actions to consider

Ask the seller's conveyancer whether any radon protection measures have been installed at the property.

Full radon protective measures are required and should be in place at the property. Consult [UKradon](#) for further guidance.

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## Climate Change

● Coastal Erosion Extent (Shoreline Management Plans)

● Coastal Erosion Extent (No Future Intervention)

● Wildfire

● Drought

● Flooding

● Heat Stress

● Shrink Swell

● Coastal Erosion Susceptibility

### Actions to consider

Recommend to the property owner that they may want to consider their retrofitting options. For a personalised retrofit report, please visit <https://martello.greenval.co.uk/>

Ensure the property has a reliable water source, especially if it relies on private supplies like wells or boreholes. Consider how resilient these sources are during extended dry periods, and whether additional infrastructure (e.g., deeper wells) may be required.

Look for homes that use drought-resistant materials and designs. Homes built with heat-reflective roofing, proper insulation, and drought tolerant landscaping can help manage heat and reduce water needs during dry periods.

Properties in clay-rich soils are more vulnerable to subsidence during droughts as the ground can shrink when dry. Review the property's history, and consult surveyors or specialists to assess the risk and potential need for future repairs.

Research local water usage regulations, especially during drought periods. Some areas may enforce strict water restrictions that could impact daily living and property maintenance, such as limits on garden watering or car washing.

Consider properties that already have or can be retrofitted with rainwater harvesting systems. These systems capture rainwater for non-drinking purposes like irrigation and toilet flushing, reducing reliance on external water sources during dry spells.

Consider an insulation survey to determine reduce heat energy flow.

Strategically plant native trees and shrubs to create shade. Focus on south-facing walls and areas receiving direct sunlight. Consider the effect that this decision may have on ground stability in the area.

If you have a flat roof or suitable wall space, consider installing a green roof or vertical garden.

Encourage climbing vines on walls to create shade and add greenery. Consider which are the best plants to reduce damage to your home.

Implement reflective window coverings, like blinds with a white backing. Opt for light-coloured paints and roofing materials.

Seal air leaks around windows, doors, and other openings. Upgrade to energy-efficient appliances to reduce and track heat generation within your home.

Consider replacing paved areas like driveways and patios with permeable materials like gravel or pavers with gaps, allowing rainwater to infiltrate the ground and reducing heat absorption.

Create defensible space, trimming trees, and installing fire sprinklers. Investigate any financial assistance programs offered by local authorities for fire mitigation measures.

Avoid wood shake roofs and vinyl siding, which melt or ignite easily.

Consider features like self-closing vents, double-paned windows, and ember guards on chimneys. Consider fire regulated doors, and ensure that all fire alarms are connected and fully working.

Check with insurance companies about fire insurance availability.

Learn about the resources available from your local fire department. Do they offer fire safety inspections or educational programs for residents? Ask them how close have previous fires come to the property? How frequently have wildfires occurred? Familiarise yourself with the community's evacuation plan in case of wildfire.