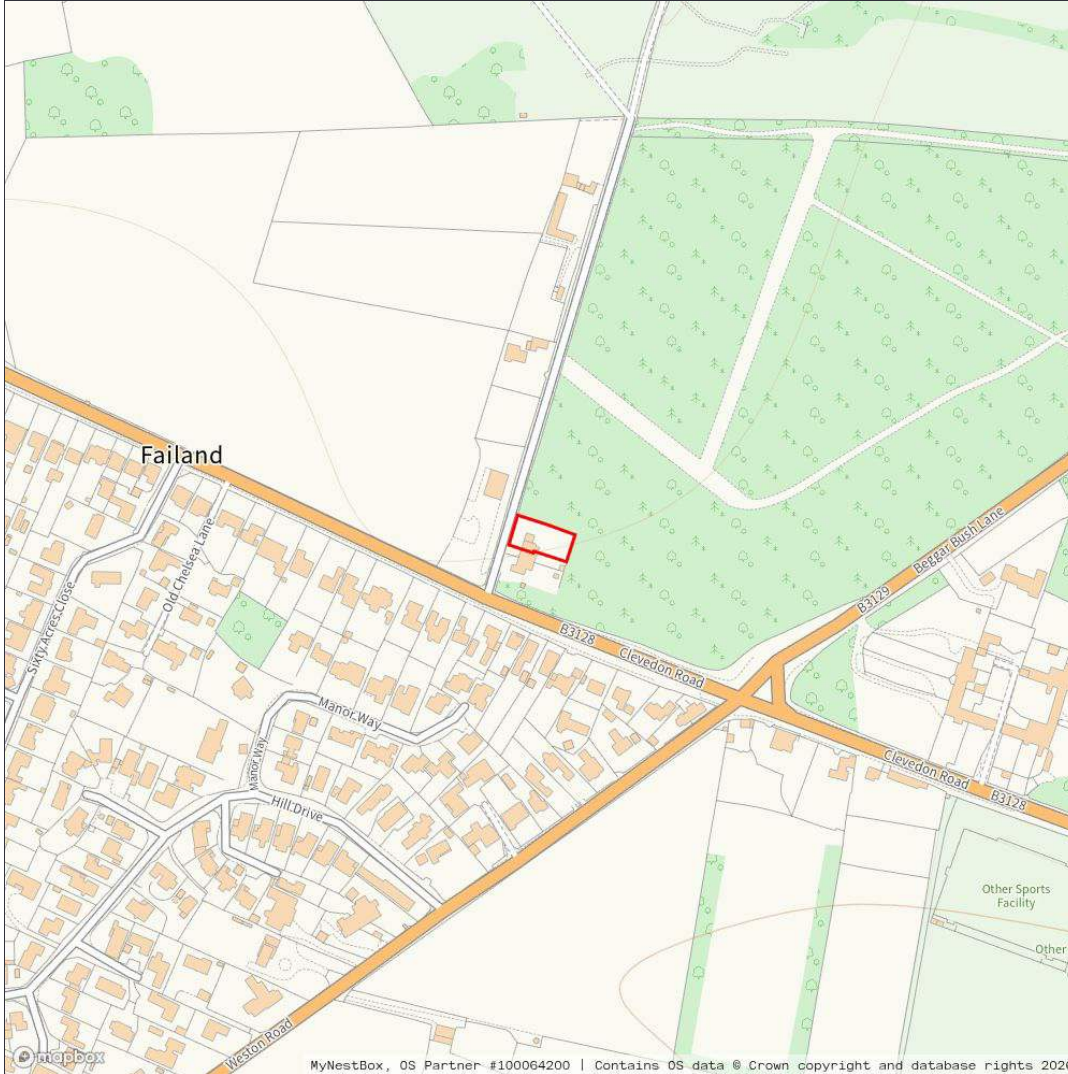


ADDRESS
3 Wraxall Piece, Green Lane, Failand, Bristol, England, BS8 3TW

RESIDENTIAL
CMRA+Enviro+Climate+Planning

REFERENCE SAMPLE - RESIDENTIAL ENVIRO, CLIMATE CHANGE AND PLANNING
APPLICATION REPORT



NO ACTION REQUIRED

CONTAMINATED LAND
NO ISSUES

[Page 4 →](#)

FLOOD RISK
NO ISSUES

[Page 7 →](#)

PLANNING CONSTRAINTS
POTENTIAL ISSUES

[Page 9 →](#)

RADON
POTENTIAL ISSUES

[Page 13 →](#)

TRANSPORTATION
NO ISSUES

[Page 14 →](#)

ENERGY AND INFRASTRUCTURE
NO ISSUES

[Page 16 →](#)

GROUND STABILITY
POTENTIAL ISSUES

[Page 18 →](#)

MINING HAZARD AREAS
POTENTIAL ISSUES

[Page 20 →](#)

CLIMATE CHANGE
POTENTIAL ISSUES

[Page 21 →](#)

PLANNING APPLICATIONS
FOR INFORMATION ONLY

[Page 24 →](#)



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[Terms & Conditions ↗](#)

Summary

CMRA+Enviro+Climate+Planning

CONTAMINATED LAND NO ISSUES ● ACTIVE LANDFILL ● FORMER LANDFILL ● ACTIVE PETROL OR FUEL STATIONS ● FORMER PETROL OR FUEL STATIONS ● PUBLIC REGISTER OF CONTAMINATED LAND ● CONTAMINATED LAND DESIGNATED AS SPECIAL SITES ● CONSENTED DISCHARGES TO CONTROLLED WATERS (WITH CONDITIONS) ● ENVIRONMENTAL POLLUTION INCIDENTS ● MANUFACTURING AND PRODUCTION OF INDUSTRIAL PRODUCTS ● FORMER MILITARY SITES ● REGULATED SITES ● HISTORIC LAND USE	FLOOD RISK NO ISSUES ● FLUVIAL (UNDEFENDED) ● GROUNDWATER ● TIDAL (UNDEFENDED) ● PLUVIAL ○ FLOOD DEFENCES AND BENEFITING AREAS ● FLOOD STORAGE AREAS ● HISTORICAL FLOOD AREAS	PLANNING CONSTRAINTS POTENTIAL ISSUES ● GREEN BELT ● AREAS OF OUTSTANDING NATURAL BEAUTY ● NATIONAL PARKS ● SPECIAL AREAS OF CONSERVATION ● SPECIAL PROTECTION AREAS ● SITES OF SPECIAL SCIENTIFIC INTEREST ● RAMSAR ● NATURE RESERVES ● LISTED BUILDINGS ● SCHEDULED MONUMENTS ○ CERTIFICATES OF IMMUNITY ● ANCIENT WOODLAND ● REGISTERED PARKS AND GARDENS ● WORLD HERITAGE SITES ● OPEN ACCESS	TRANSPORTATION NO ISSUES ● OVERGROUND RAIL ● OVERGROUND RAIL - ELIZABETH LINE ● LONDON UNDERGROUND ● HS2 ● HS2 SAFEGUARDING ZONES
		RADON POTENTIAL ISSUES ● RADON	ENERGY AND INFRASTRUCTURE NO ISSUES ● NATIONAL GRID ● PETROLEUM EXPLORATION AND DEVELOPMENT LICENCES ● POWER STATIONS ● SOLAR RENEWABLE ENERGY SITES ● WIND RENEWABLE ENERGY SITES ● OTHER RENEWABLE ENERGY SITES ● COMAH ESTABLISHMENTS

GROUND STABILITY
POTENTIAL ISSUES

- SHRINK-SWELL CLAYS
- RUNNING SANDS
- COMPRESSIBLE GROUND
- COLLAPSIBLE DEPOSITS
- ARTIFICIAL GROUND
- DISSOLUTION OF SOLUBLE ROCKS
- LANDSLIDES

MINING HAZARD AREAS
POTENTIAL ISSUES

- COAL MINING REPORTING AREA
- OTHER MINES & MINERALS REPORTING AREAS

CLIMATE CHANGE
POTENTIAL ISSUES

- SHRINK SWELL
- FLOODING
- HEAT STRESS
- WILDFIRE
- DROUGHT
- ENERGY PERFORMANCE CERTIFICATE (EPC)
- COASTAL EROSION EXTENT (SHORELINE MANAGEMENT PLANS)
- COASTAL EROSION EXTENT (NO FUTURE INTERVENTION)
- COASTAL EROSION SUSCEPTIBILITY

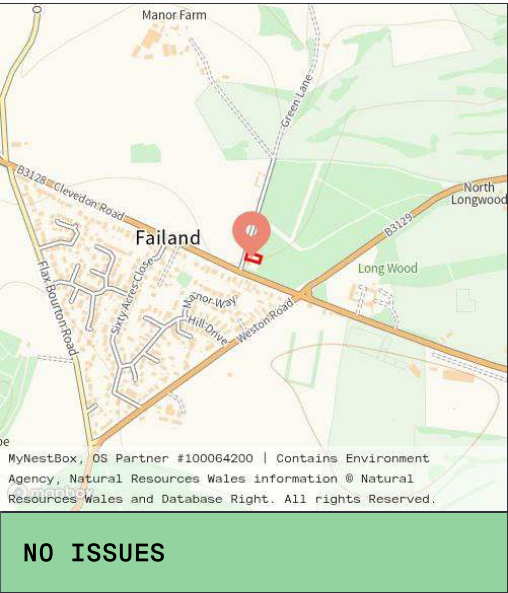
PLANNING APPLICATIONS
FOR INFORMATION ONLY

- PLANNING PORTALS
- LARGE SCALE DEVELOPMENTS
- SMALL SCALE DEVELOPMENTS

Contaminated Land

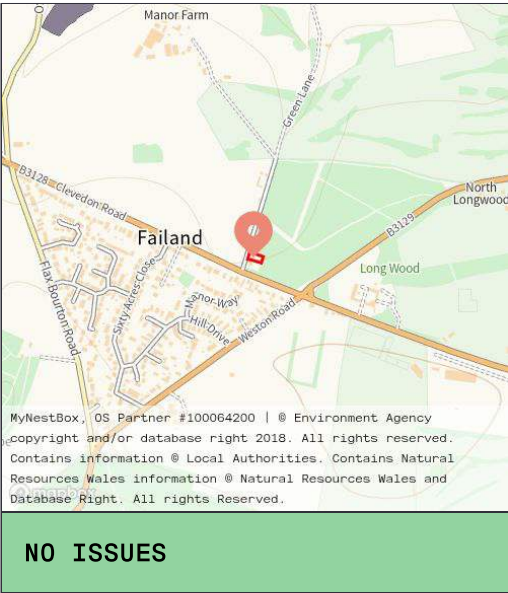
SUMMARY ↑

No issues have been identified in this category.



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.



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.



ACTIVE PETROL OR FUEL STATIONS

The property is more than 50 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.

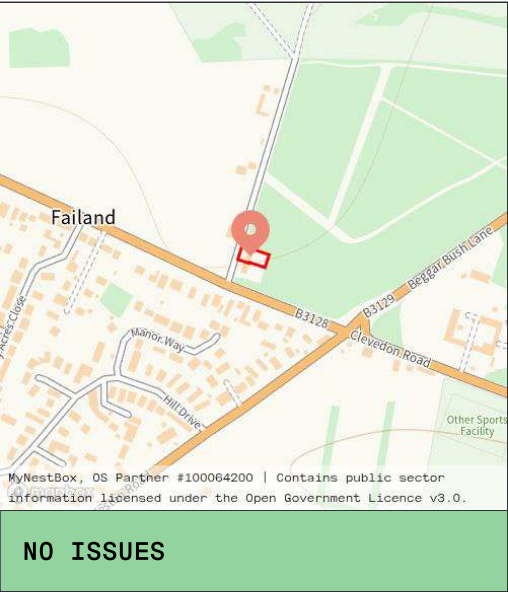


FORMER PETROL OR FUEL STATIONS

The property is more than 25 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.

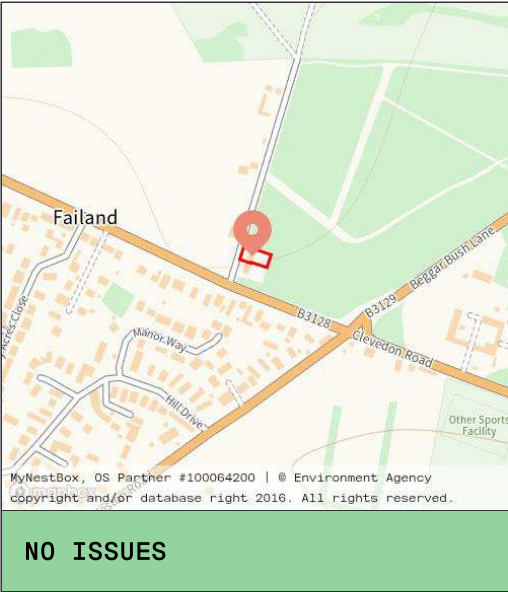
Contaminated Land

SUMMARY ↑



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.



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.



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.



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.

Contaminated Land

SUMMARY ↑



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.



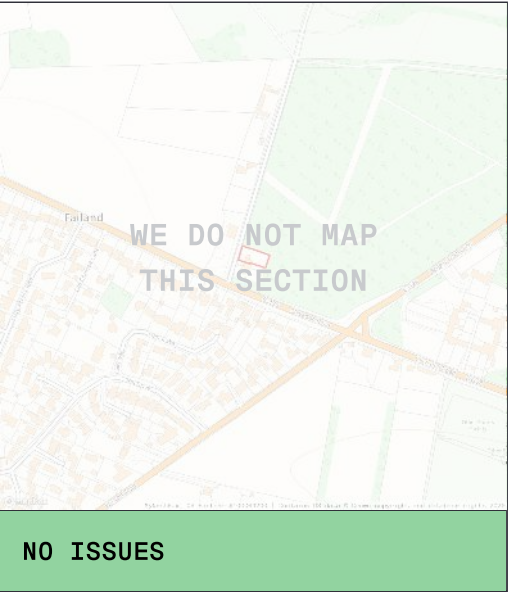
FORMER MILITARY SITES

The property is more than 500 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.



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.



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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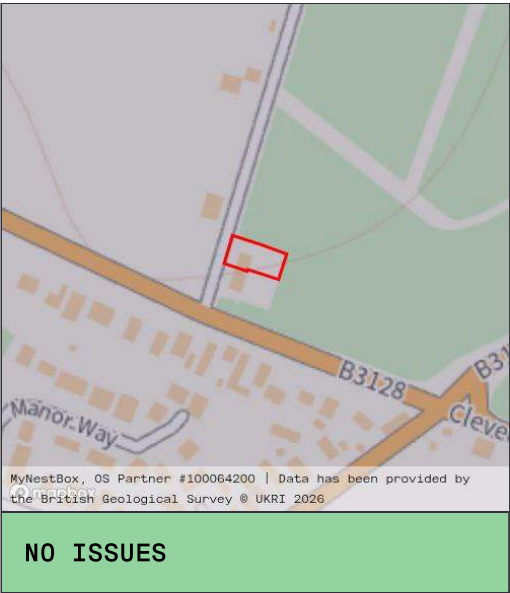
Flood Risk

No issues have been identified in this category.



FLUVIAL (UNDEFENDED)

Flood risk modelling indicates no or low fluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from fluvial flooding are low or very low.



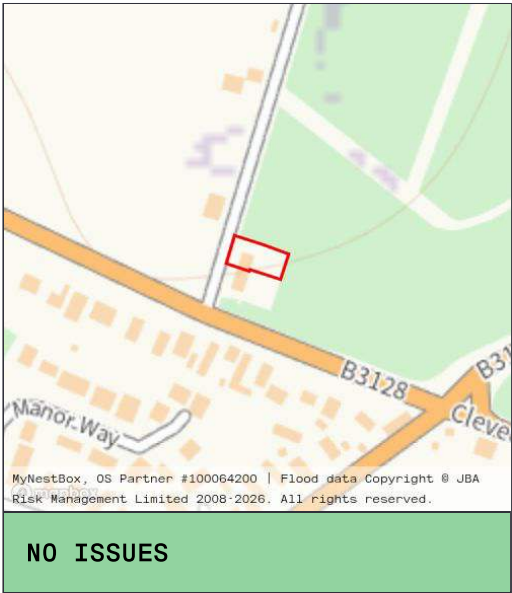
GROUNDWATER

Hydrogeological modelling does not indicate that the property is in an area where groundwater flooding may affect below-ground spaces or occur at the surface. On this basis, groundwater flood risk to the property is considered low or very low.



TIDAL (UNDEFENDED)

Flood risk modelling indicates no or low tidal flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from tidal flooding are low or very low.



PLUVIAL

Flood risk modelling indicates no or low pluvial flood hazard at the property. Therefore, the likelihood and severity of risks to property or possessions arising from pluvial flooding are low or very low.

Flood Risk



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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.

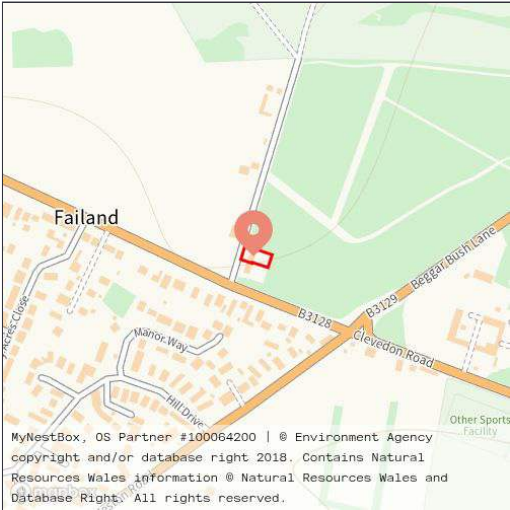


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NO ISSUES

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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NO ISSUES

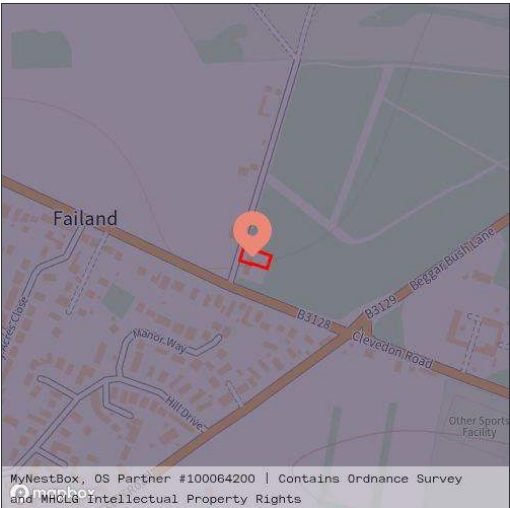
HISTORICAL FLOOD AREAS

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

Planning Constraints

SUMMARY ↑

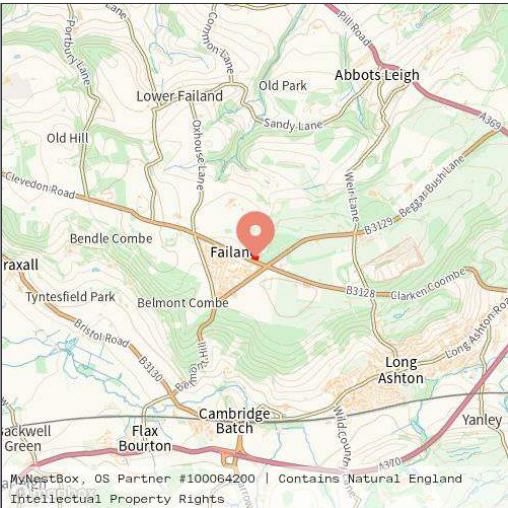
Issues identified in the Green Belt section are unlikely to affect lending or insurance considerations.



POTENTIAL ISSUES

GREEN BELT

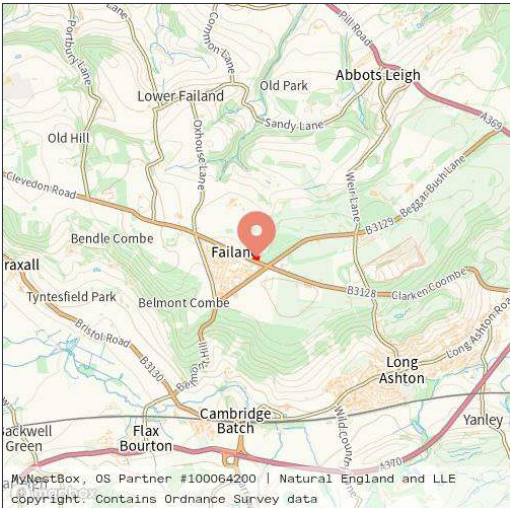
The property is within or adjoining one or more designated green belt areas. The risk of planning restrictions or other obligations on the property arising from proximity to a designated green belt area is likely elevated.



NO ISSUES

AREAS OF OUTSTANDING NATURAL BEAUTY

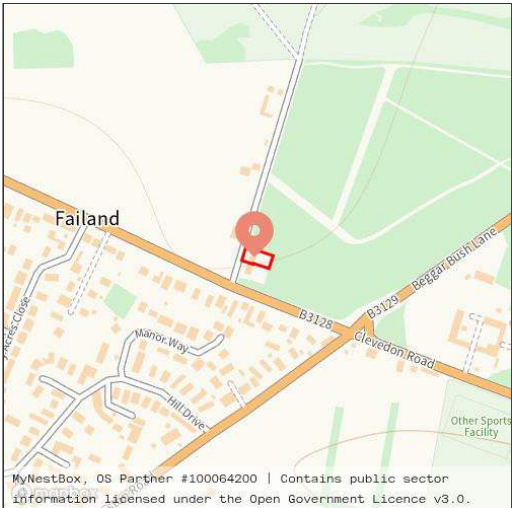
The property is more than 250 metres from one or more Areas of Outstanding Natural Beauty (AONB). The risk of planning restrictions or other obligations on the property arising from proximity to an Area of Outstanding Natural Beauty (AONB) is likely low or very low.



NO ISSUES

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.



NO ISSUES

SPECIAL AREAS OF CONSERVATION

The property is more than 250 metres from one or more Special Areas of Conservation (SAC). The risk of planning restrictions or other obligations on the property arising from proximity to a Special Area of Conservation (SAC) is likely low or very low.

Planning Constraints

SUMMARY ↑



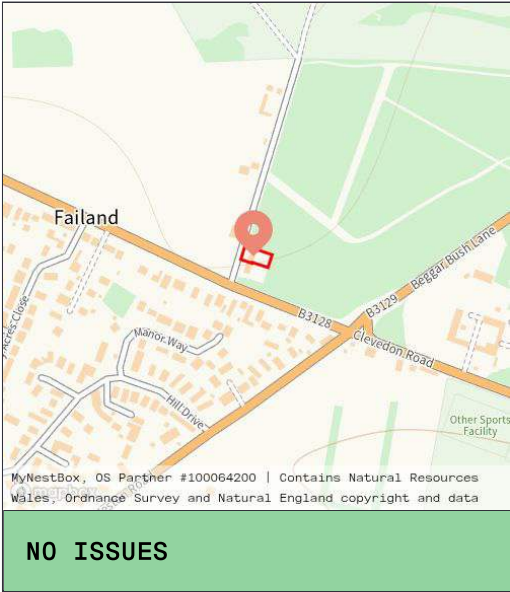
SPECIAL PROTECTION AREAS

The property is more than 250 metres from one or more Special Protection Areas (SPA). The risk of planning restrictions or other obligations on the property arising from proximity to a Special Protection Area (SPA) is likely low or very low.



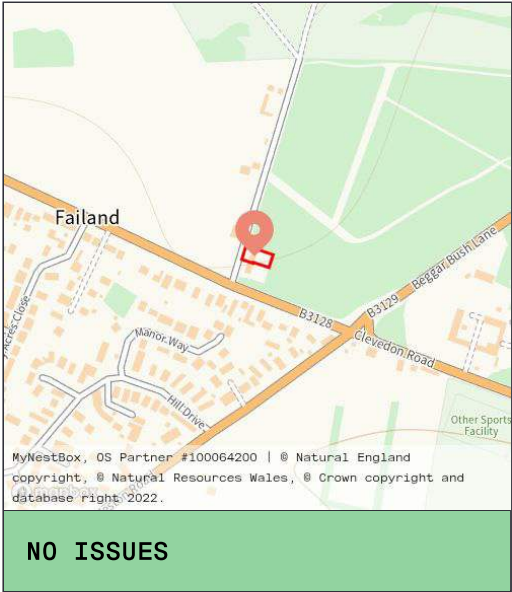
SITES OF SPECIAL SCIENTIFIC INTEREST

The property is more than 250 metres from one or more Sites of Special Scientific Interest (SSSI). The risk of planning restrictions or other obligations on the property arising from proximity to a Site of Special Scientific Interest (SSSI) is likely low or very low.



RAMSAR

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



NATURE RESERVES

The property is more than 250 metres from one or more local or national nature reserves. The risk of planning restrictions or other obligations on the property arising from proximity to a local or national nature reserve is likely low or very low.

Planning Constraints

SUMMARY ↑

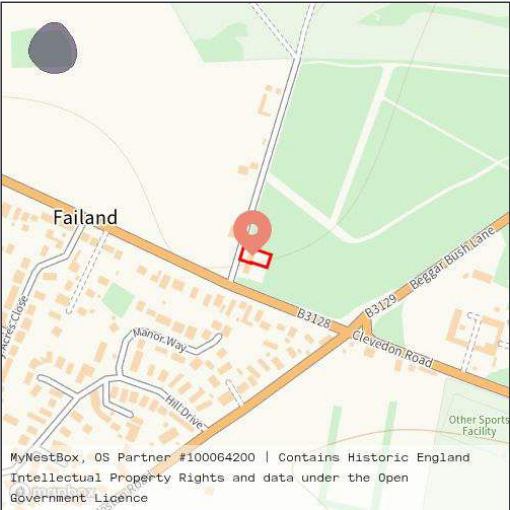


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NO ISSUES

LISTED BUILDINGS

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



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NO ISSUES

SCHEDULED MONUMENTS

The property is more than 250 metres from one or more scheduled monuments. The risk of planning restrictions or other obligations on the property arising from proximity to a scheduled monument is likely low or very low.

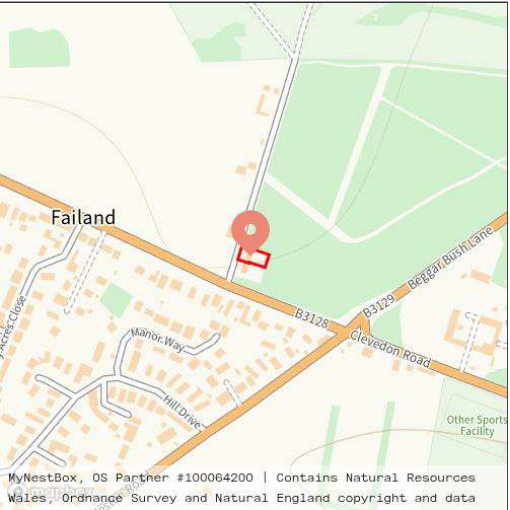


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CERTIFICATES OF IMMUNITY

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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NO ISSUES

ANCIENT WOODLAND

The property is more than 250 metres from one or more ancient woodlands. The risk of planning restrictions or other obligations on the property arising from proximity to an ancient woodland is likely low or very low.

Planning Constraints



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NO ISSUES

REGISTERED PARKS AND GARDENS

The property is more than 250 metres from one or more registered parks or gardens. The risk of planning restrictions or other obligations on the property arising from proximity to a registered park or garden is likely low or very low.



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NO ISSUES

WORLD HERITAGE SITES

The property is more than 250 metres from one or more World Heritage Sites. The risk of planning restrictions or other obligations on the property arising from proximity to a World Heritage Site is likely low or very low.



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NO ISSUES

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.

Radon

The identified issue or issues are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



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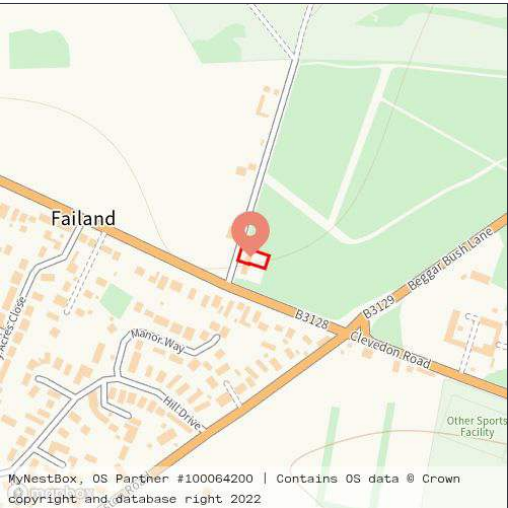
POTENTIAL ISSUES

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 high or very high.

Transportation

No issues have been identified in this category.



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NO ISSUES

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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NO ISSUES

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.

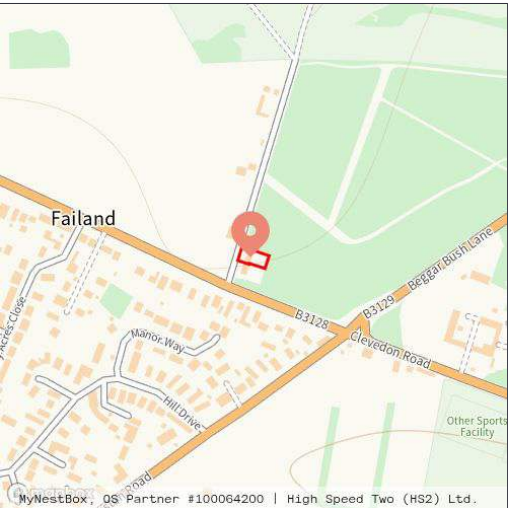


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NO ISSUES

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.



MyNestBox, OS Partner #100064200 | High Speed Two (HS2) Ltd.

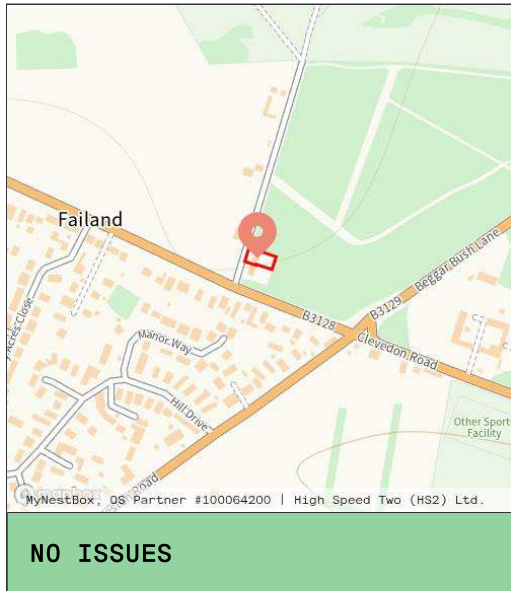
NO ISSUES

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.

Transportation

SUMMARY ↑



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.

Energy and Infrastructure

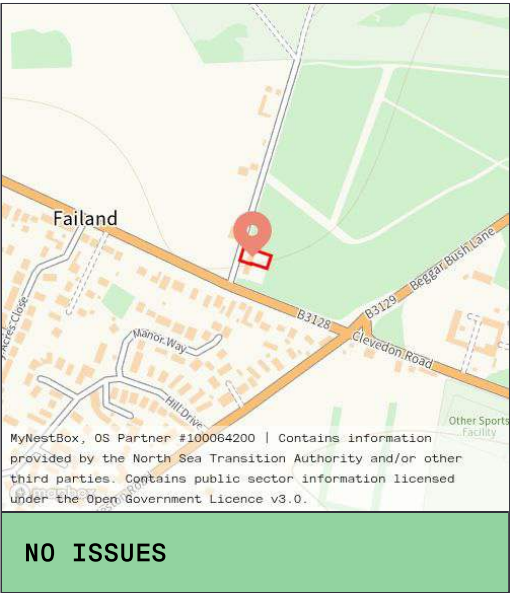
SUMMARY ↑

No issues have been identified in this category.



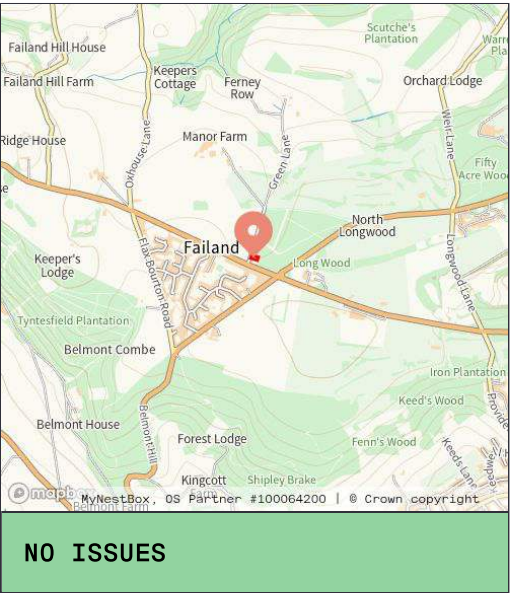
NATIONAL GRID

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.



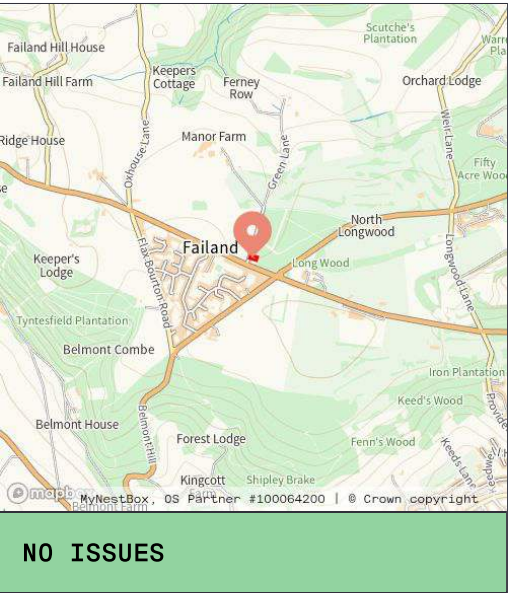
PETROLEUM EXPLORATION AND DEVELOPMENT LICENCES

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 licensed area is likely low or very low.



POWER STATIONS

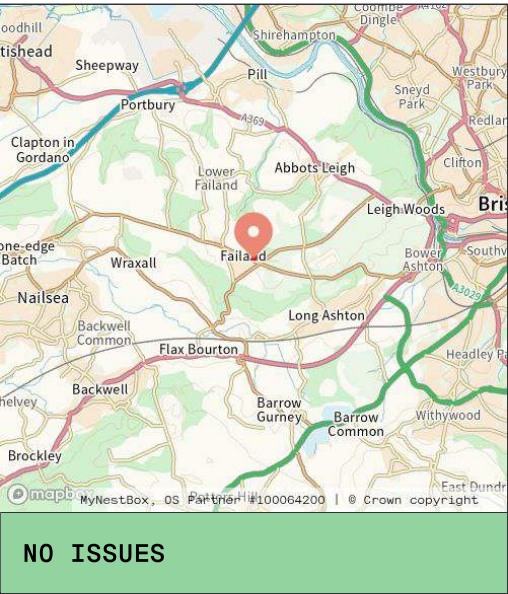
The property is more than 250 metres from any power station, including nuclear power stations. The risks associated with poor air quality, thermal pollution or other contamination arising from proximity to a power station are likely low or very low.



SOLAR RENEWABLE ENERGY SITES

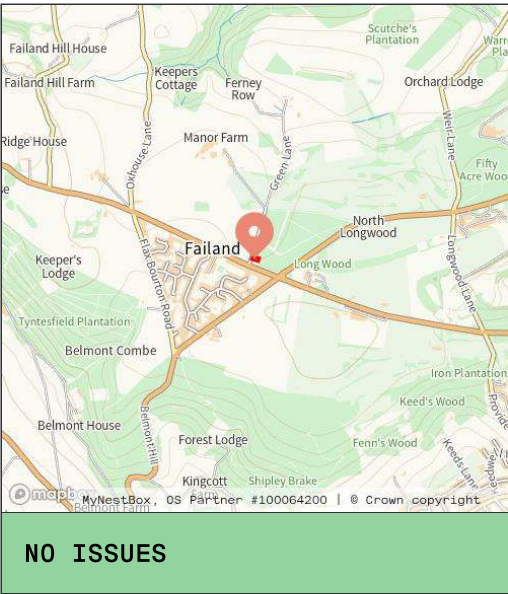
The property is more than 1 km from any current or proposed solar energy generation site. The risks of the property value being impacted or land use change restrictions being imposed due to proximity to a renewable energy site are likely low or very low.

Energy and Infrastructure



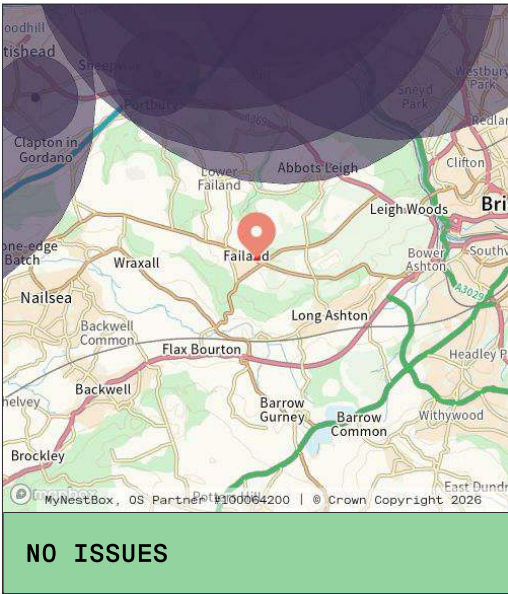
WIND RENEWABLE ENERGY SITES

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.



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.

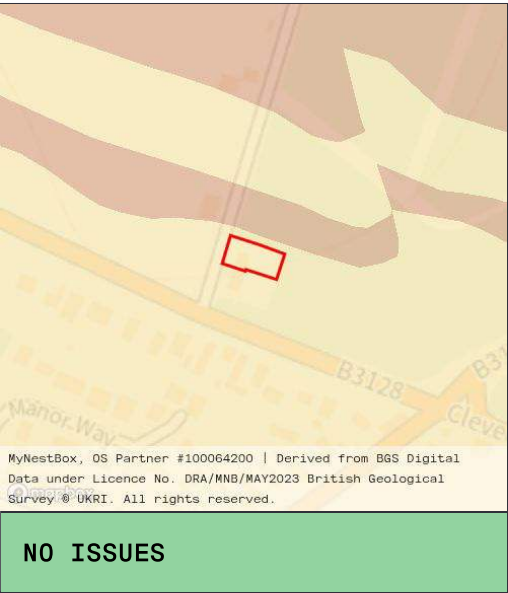


COMAH ESTABLISHMENTS

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.

Ground Stability

Issues identified in the Dissolution of Soluble Rocks section are unlikely to affect lending or insurance considerations.



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.



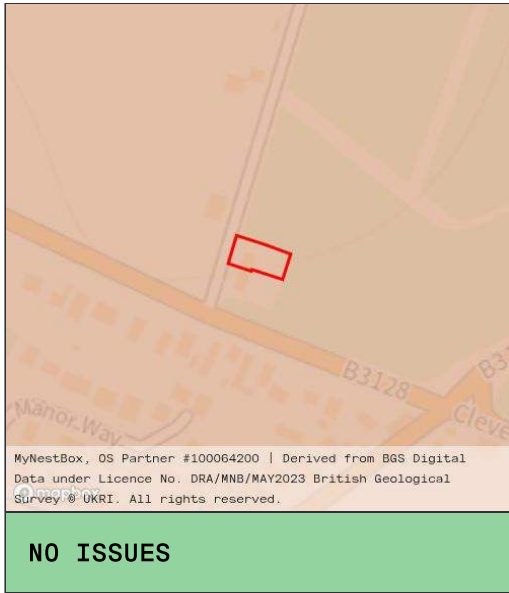
RUNNING SANDS

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.



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.



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.

Ground Stability



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.



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.

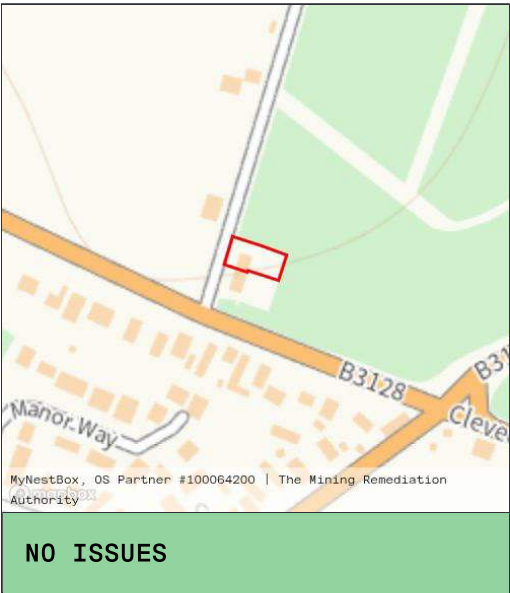


LANDSLIDES

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.

Mining Hazard Areas

Issues identified in the Other Mines & Minerals Reporting Areas section are unlikely to affect lending or insurance considerations. The buyer should review the [guidance](#) → in this report.



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.



OTHER MINES & MINERALS REPORTING AREAS

The property is within an area known for other kinds of mining or mineral extraction. The risks associated with other kinds of mining or mineral extraction may be elevated

CORNWALL MINING CONSULTANTS, BRITISH GEOLOGICAL SURVEY, LOCAL AUTHORITY MINERAL PLANNING DATA, AND OTHER PUBLIC MINING RECORDS

Climate Change

Projected climate hazards and long-term resilience. [Learn more ↗](#).

Issues identified in the Wildfire section are unlikely to affect lending or insurance considerations. The buyer should review the [guidance →](#) in this report.

NEAR - TERM RCP 8.5 · 2030s · 50th Percentile NO CHANGE	NEAR - TERM RCP 4.5 · 2030s NO CHANGE	NEAR - TERM RCP 4.5 · 2030 NO CHANGE	NEAR - TERM RCP 4.5 · 2030 NO CHANGE
MID - TERM RCP 8.5 · 2070s · 50th Percentile NO CHANGE	MID - TERM RCP 4.5 · 2050s NO CHANGE	MID - TERM RCP 4.5 · 2055 NO CHANGE	MID - TERM RCP 4.5 · 2055 NO CHANGE
NO ISSUES	NO ISSUES	NO ISSUES	POTENTIAL ISSUES

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.

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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.

FLOOD DATA COPYRIGHT © JBA RISK MANAGEMENT LIMITED 2008-2026. ALL RIGHTS RESERVED.

HEAT STRESS

The property is situated in an area where the likelihood of being hotter than surrounding areas due to heat stress is currently acceptable. Modelling of future climate conditions indicates heat stress risk to the property will stay the same and remain acceptable within a typical mortgage term.

MAP IMPACT LIMITED

WILDFIRE

The property is situated in an area where the susceptibility of nearby land cover to wildfire is currently acceptable. Modelling of future climate conditions indicates wildfire risk to the property will stay the same and may remain an issue within a typical mortgage term.

MAP IMPACT LIMITED

Climate Change

NEAR - TERM RCP 4.5 · 2030 NO CHANGE
MID - TERM RCP 4.5 · 2055 NO CHANGE
NO ISSUES


FOR INFORMATION ONLY

NEAR - TERM 2015 LOW
MID - TERM 2055 LOW
NO ISSUES

NEAR - TERM 2015 LOW
MID - TERM 2055 LOW
NO ISSUES

DROUGHT

The property is situated in an area where the likelihood of experiencing reduced access to water and drier soil conditions due to drought is currently acceptable. Modelling of future climate conditions indicates drought risk to the property will stay the same and remain acceptable within a typical mortgage term.

MAP IMPACT LIMITED

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 ↗](#).

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.

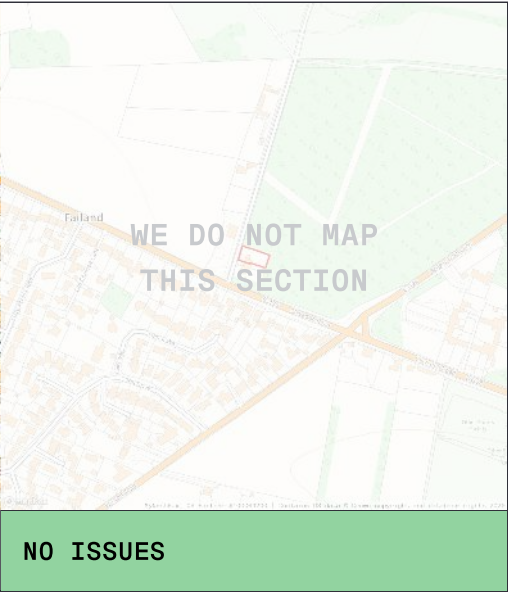
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COASTAL EROSION EXTENT (NO FUTURE INTERVENTION)

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.

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Climate Change



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.

DERIVED FROM BGS DIGITAL DATA UNDER LICENCE NO.
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Planning Applications

No issues have been identified in this category.

Planning Portals

Planning Portals lists the online planning portals for planning authorities whose areas fall within the wider planning application search area for the property.

Planning application data in this report can be found in the following planning portals.

AUTHORITY	PLANNING PORTAL URL
North Somerset	https://planning.n-somerset.gov.uk/online-applications

Direct links to planning applications may deteriorate over time. If a direct link is not accessible, please consider searching for the planning application reference in these portals.

Planning Applications

SUMMARY ↑

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
26/P/0188/OUT ↗	North Somerset	Land East Of Failand Weston Road Failand BS8 3US Outline planning permission for residential development for up to 330 dwellings including 300 sq.m of Class E floorspace, land reserved for educational use, a mobility hub, car park, public open space, relocation of the Failand Observatory, landscaping, highway and associated infrastructure works, with the proposed access provided in detail, other matters of appearance, landscaping, layout and scale are reserved for subsequent approval	PENDING	200m
25/P/0960/EA1 ↗	North Somerset	land at ashton hill farm weston road failand bs8 3us 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	200m
19/P/1010/RDC ↗	North Somerset	Q E H Sports Club Clevedon Road Failand BS8 3TN Request to discharge conditions 4, 7, 16 and 17 relating to application 18/P/2593/FU	APPROVED	500m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
25/P/2599/OUT ↗	North Somerset	Land West Of Flax Bourton Road Failand Outline application for a phased development of up to 200 dwellings with landscaping and open space, a flexible retail/cafe/community unit (non-residential uses to include Use Classes E and F2), and associated infrastructure with access for approval; all other matters of appearance, layout, scale and landscaping reserved for subsequent approval	PENDING	750m
21/P/0805/AOC ↗	North Somerset	Bristol City Football Club Training Ground Clevedon Road Failand Bristol BS8 3TN Request to discharge condition number 19 (LEMP) on planning application 20/P/2761/FUL	APPROVED	750m
22/P/0549/FUL ↗	North Somerset	Q E H Sports Club Clevedon Road Failand Long Ashton BS8 3TN 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
17/P/5424/FUL ↗	North Somerset	Land To The East Of QEH Sports Club Clevedon Road Failand 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

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
20/P/2761/FUL ↗	North Somerset	Bristol City Football Club Training Ground Clevedon Road Failand Bristol BS8 3TN 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

Planning Applications

SUMMARY ↑

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
19/P/1417/LDP ↗	North Somerset	3 wraxall piece green lane failand bristol bs8 3tw proposed loft conversion including the erection of a rear dormer and the installation of 3no. rooflights. alteration to the first floor north elevation hallway window.	APPROVED	25m
23/P/2383/NMA ↗	North Somerset	3 Wraxall Piece 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
TEMP/16/2120 ↗	North Somerset	1 wraxall piece green lane failand somerset bs8 3tw t11 elm - fell, t12 ash - fell, t13 ash - fell and t14 ash - fell	OTHER	25m
18/P/3709/FUL ↗	North Somerset	Land At Green Lane Failand Erection of general purpose agricultural building	APPROVED	25m
24/P/0607/FUL ↗	North Somerset	land west of green lane failand proposed extension of existing agricultural building to the north elevation.	APPROVED	25m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
18/P/2886/FUL ↗	North Somerset	Land At Green Lane Failand Erection of an agricultural building	WITHDRAWN	25m
26/P/0237/TPO ↗	North Somerset	1 Wraxall Piece Green Lane Failand BS8 3TW T1 Maple to reduce by 20-30% with around a 0.5-2m removed from the top (by customer request). T2 Ash, To be removed due to class 3 die back.	APPROVED	25m
16/P/1941/TPO ↗	North Somerset	Land Between B3128 And 1 Wraxall Piece Green Lane Failand BS8 3TW T11 elm - fell, T12 ash - fell, T13 ash - fell and T14 ash - fell	REFUSED	25m
25/P/0772/ELO ↗	North Somerset	Land Of Green Lane Winford 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
25/P/2680/PIP ↗	North Somerset	Land Adjacent To Cherry Trees Green Lane Failand BS8 3TW Permission in principle for the construction of up to 2no. dwellings	REFUSED	50m
16/P/2090/F ↗	North Somerset	47A Weston Road Failand Wraxall BS8 3UR Erection of a two storey extension to rear elevation and raise roof height to create first floor living space	APPROVED	100m
18/P/5034/FUH ↗	North Somerset	11 manor way failand bristol bs8 3uy alterations and first floor extension with partial new roof to existing bungalow.	APPROVED	100m

REFERENCE	AUTHORITY	DESCRIPTION	STAGE	WITHIN
16/P/1706/F ↗	North Somerset	Bristol & Clifton Golf Club Beggar Bush Lane Failand BS8 3TH Erection of a retail unit and office building to include new landscaping following the demolition of the existing retail unit and redundant dwelling. Proposed single storey extension to the north elevation of the trolley store	APPROVED	500m

Homebuyer Guidance

Guidance based on your Martello report. Where shown, Requirements are stop-and-check items to resolve with the relevant professional before proceeding. Resources provide authoritative information, and Recommendations are practical next steps you may choose to take.

RADON ↑



RADON

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.

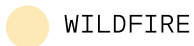
MINING HAZARD AREAS ↑



OTHER MINES & MINERALS REPORTING AREAS

A Mines and Minerals report should be ordered to surface potential hazards related to other mining or mineral extraction activity in the area.

CLIMATE CHANGE ↑



WILDFIRE

Resources

The following resources offer further information and guidance that may be of interest given the contents of this report

WILDFIRE

If you proceed, consider preparation steps such as keeping vegetation managed, clearing flammable debris, and keeping access to the property clear for emergency services. The [NFCC's Prepare and Protect Against Wildfires guidance](#) is a useful starting point.

Recommendations

The following suggestions are actions you may choose to consider taking based on the contents of this report

WILDFIRE

Ask the seller whether prolonged hot, dry weather creates concerns around the property, such as very dry vegetation, extra maintenance, or local fire warnings. This may help you judge whether wildfire susceptibility is becoming a practical issue, even if no fire has occurred nearby before.

Check whether dry vegetation or debris could build up around the property in hot weather, especially near boundaries, gutters, outbuildings, or the roof. These can make it easier for fire or embers to spread to the home.

Important Consumer Protection Information

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- 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

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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.

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

Complaints should be sent to:
Head of Business Operations
MyNestBox Limited
3 Wraxall Piece, Green Lane, Failand, Bristol BS8 3TW
Tel: 01172 395 282
support@martello.app

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

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

Some of the responses contained herein are based on data and information provided by the United Kingdom Research and Innovation (UKRI) or its component body the British Geological Survey (BGS). Your use of any information contained herein which is derived from or based upon such data and information is at your own risk. Neither UKRI nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law.

COAL AUTHORITY DISCLAIMER

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JBA RISK MANAGEMENT LTD DISCLAIMER

Flood data disclaimer (Martello + JBA Risk Management) This report contains flood risk data derived from third-party sources, including JBA Risk Management Ltd and other suppliers. While reasonable care has been taken in compiling this information, Martello makes no warranty or representation as to the accuracy, completeness or fitness for purpose of the data. The flood risk data is modelled and based on a range of assumptions, methodologies and input datasets which are subject to inherent uncertainty and variation. Results should therefore not be interpreted as definitive assessments of flood risk. This information is provided for general guidance only and must not be relied upon as the sole basis for decision-making, including but not limited to property transactions, lending, insurance underwriting or planning determinations. Users should seek appropriate professional advice and, where necessary, undertake site-specific surveys or Flood Risk Assessments. Martello and its data suppliers (including JBA Risk Management Ltd) accept no liability for any loss, damage or inconvenience arising from reliance on this data.

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 and we will ensure that the matter is resolved appropriately and to your satisfaction.

REPORT SIGN OFF STATEMENT

The Ashfield Risk Team, comprising suitably qualified and experienced environmental consultants with expertise in environmental risk assessment and contaminated land, has reviewed the data, methodology and quality of Martello's Report and certifies that it meets the requirements of the PCCB Compliance Notes on Environmental Reports and Flooding, and 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 developed and overseen by the Ashfield Risk Team. The review and sign-off have been undertaken in accordance with applicable professional standards and internal quality assurance procedures. Please note that a negative search result does not confirm that the property is free from contamination, unless explicitly stated.

The Ashfield Risk Team

CONTACT MARTELLO

If you have any questions about the findings in this report please contact the Martello customer support team by email: support@martello.app, or by phone: 0117 2395 282 and we'll be happy to help.