

Example Enviro+Climate Report

ST186941
North Somerset
9321.55ft² · 866m² · 0.21ac
3 Wraxall Piece, Green Lane, BS8 3TW



PASS

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

Contaminated Land

Flood Risk

Other Considerations

Planning Constraints

Energy and Infrastructure

Radon

Ground Stability

Transportation

Climate Change

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 Enviro+Climate Report

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

Summary

Example Enviro+Climate Report

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

Active Landfill

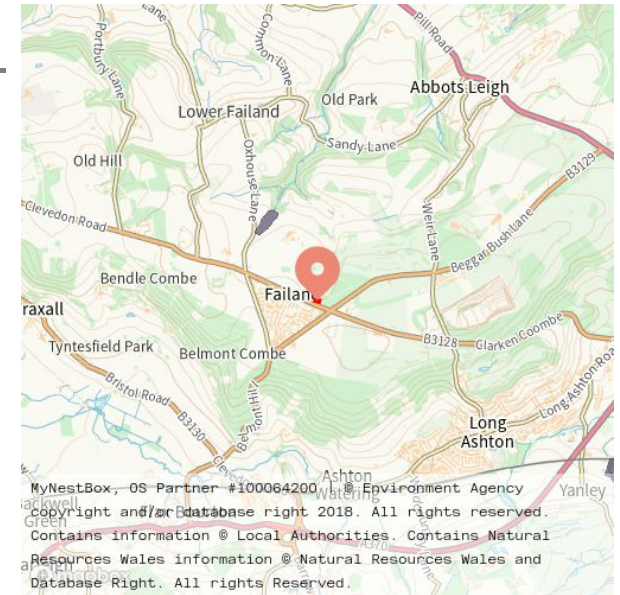
The property is more than 1km from any active landfill.



Captured at: 9/08/24 10:24 UTC

Former Landfill

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



Captured at: 9/08/24 10:24 UTC

Active Petrol or Fuel Stations

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



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Former Petrol or Fuel Stations

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



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COMAH Establishments

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



Captured at: 9/08/24 10:25 UTC

Manufacturing and Production of Industrial Products

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



Captured at: 9/08/24 10:25 UTC

Former Military Sites

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



Captured at: 9/08/24 10:24 UTC

Historic Land Use

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

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Fluvial (undefended)

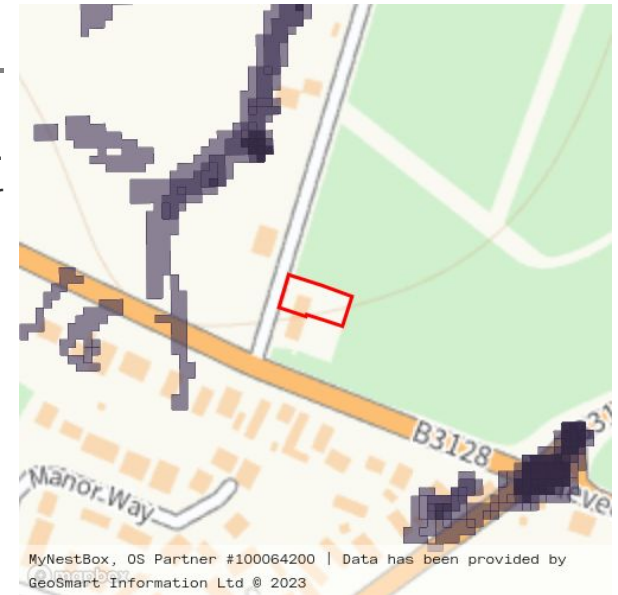
No flood risk issues of concern were identified. Flood hazards are either not present in the search area or are considered very low likelihood and severity.



Captured at: 9/08/24 10:25 UTC

Pluvial

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



Captured at: 9/08/24 10:25 UTC

Tidal (undefended)

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



Captured at: 9/08/24 10:25 UTC

Groundwater

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



Captured at: 9/08/24 10:25 UTC

Flood Defences and Benefiting Areas

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

Captured at: 9/08/24 10:25 UTC



Flood Storage Areas

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

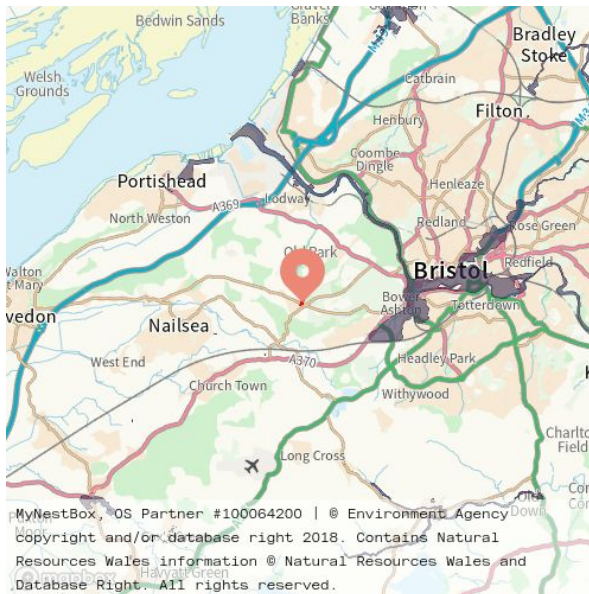
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Historical Flood Areas

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

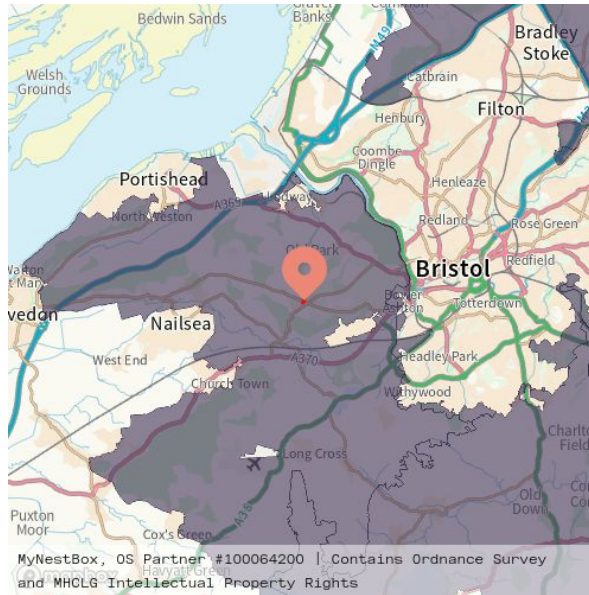
Captured at: 9/08/24 10:25 UTC



Planning Constraints

Green Belt

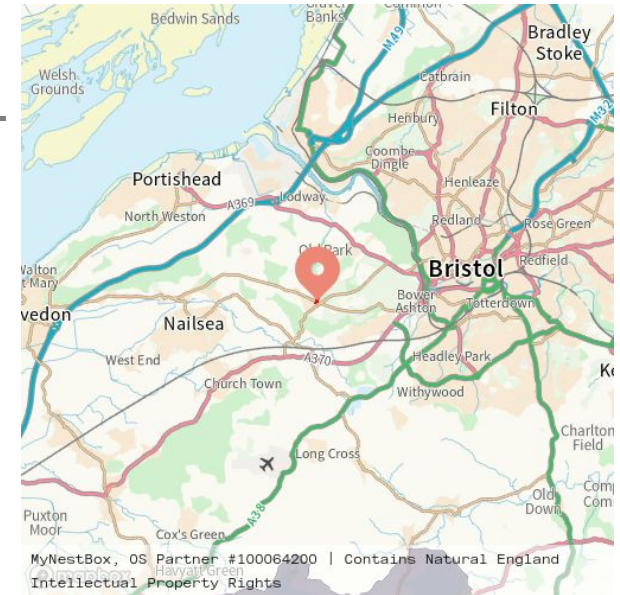
The property is within 250 metres of a green belt designated area. Living in or near a green belt area may involve stricter planning regulations and limitations on property extensions or changes to preserve the open land and prevent urban sprawl.



Captured at: 9/08/24 10:25 UTC

Areas of Outstanding Natural Beauty

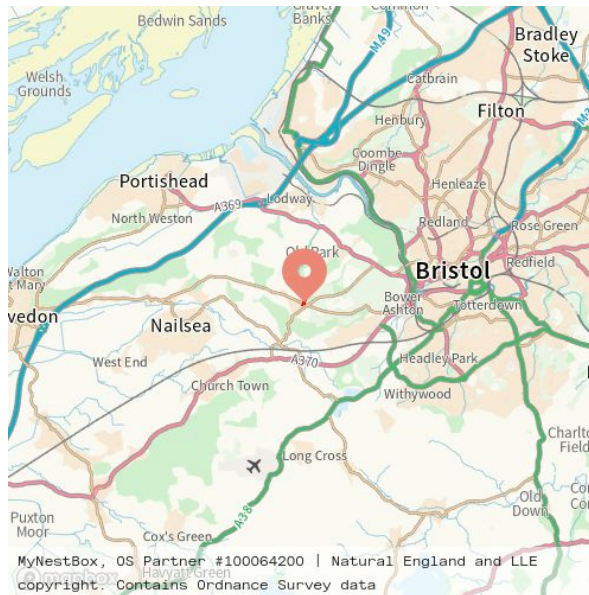
The property is not within an Area of Outstanding Natural Beauty (AONB).



Captured at: 9/08/24 10:25 UTC

National Parks

The property does not intersect with a National Park.



Captured at: 9/08/24 10:25 UTC

Special Areas of Conservation

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



Captured at: 9/08/24 10:25 UTC

Planning Constraints

Special Protection Areas

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



Captured at: 9/08/24 10:25 UTC

Sites of Special Scientific Interest

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



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Ramsar

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



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Nature Reserves

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



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Listed Buildings

The property is more than 250 metres from a listed building



Captured at: 9/08/24 10:25 UTC

Scheduled Monuments

The property is more than 250 metres from a scheduled monument



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Certificates of Immunity

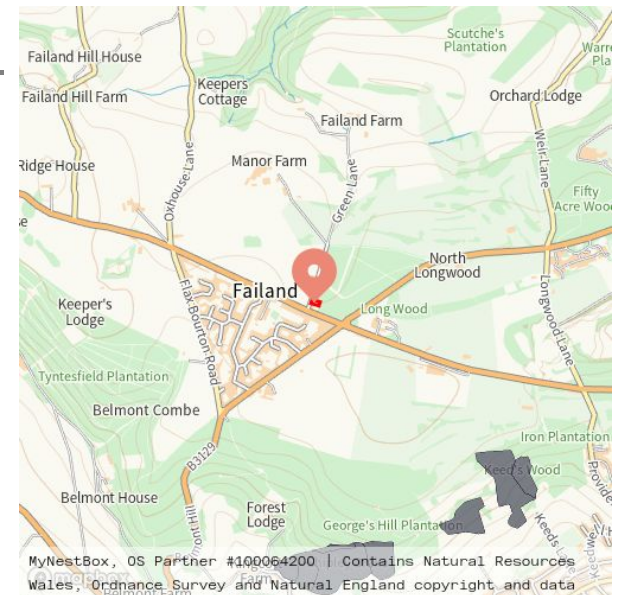
A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance. The map shows the location of COIs as points, though absence of a COI does not necessarily mean the property is not listed or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



Captured at: 9/08/24 10:25 UTC

Ancient Woodland

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



Captured at: 9/08/24 10:25 UTC

Registered Parks and Gardens

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



Captured at: 9/08/24 10:25 UTC

World Heritage Sites

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



Captured at: 9/08/24 10:25 UTC

Open Access

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



Captured at: 9/08/24 10:25 UTC

Radon

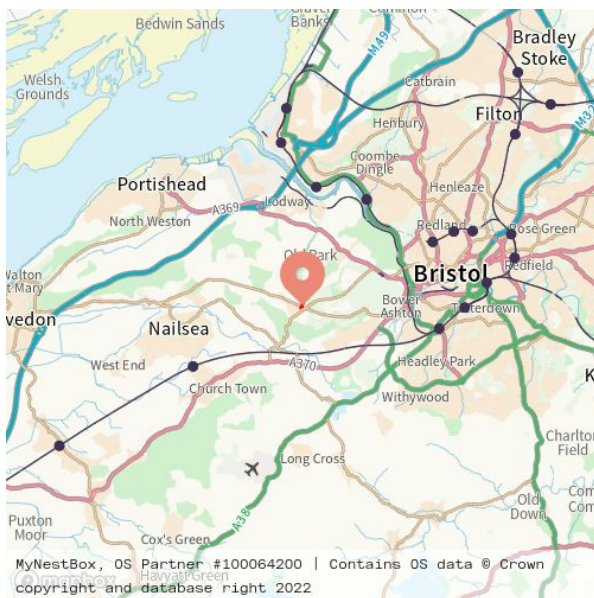
The title is in a Radon Affected Area where 10% to 30% of homes are estimated to be at or above the Action Level.

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Overground Rail

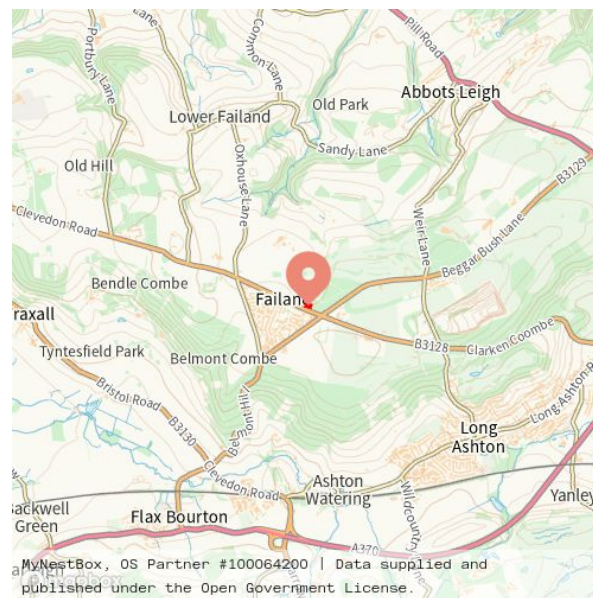
The property is more than 250 metres away from a railway station or line.



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Overground Rail - Elizabeth Line

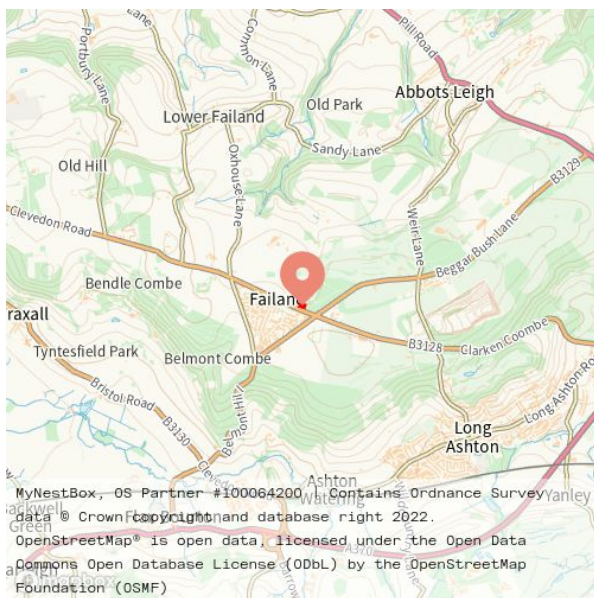
The property is more than 250 metres away from a railway station or track along the Elizabeth Line.



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London Underground

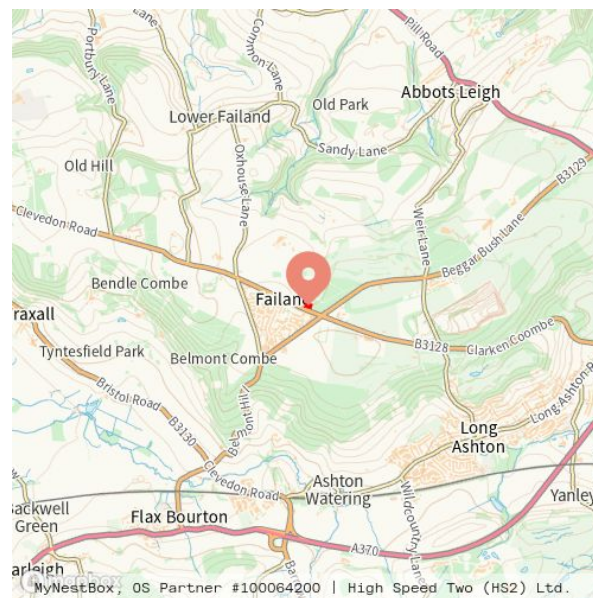
The property is more than 250 metres away from a London Underground station or line.



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HS2

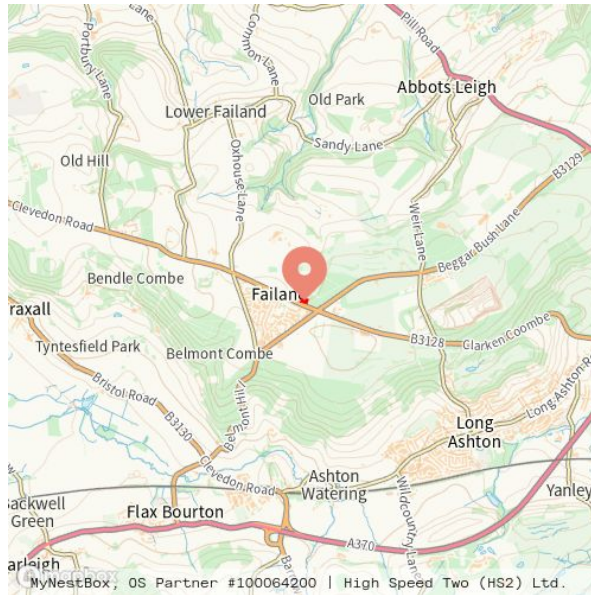
The property is more than 300 metres away from a proposed HS2 station or line.



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HS2 Safeguarding Zones

The property does not intersect with any HS2 Safeguarding Zone.



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National Grid

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



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Petroleum Exploration and Development Licences

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



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Power Stations

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



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Renewable Energy Sites

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



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Shrink-Swell Clays

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

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Compressible Ground

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

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Running Sands

No or very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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Collapsible Deposits

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

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Artificial and Made Ground

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

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Dissolution of Soluble Rocks

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

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Landslides

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

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Shrink Swell

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

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

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

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Energy Performance Certificate (EPC)

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

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Flooding

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

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

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

Data has been provided by GeoSmart Information Ltd @ 2023

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Coastal Erosion Extent (No Active Intervention)

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

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

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

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Coastal Erosion Extent (Shoreline Management Plan)

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

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

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

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Coastal Erosion Susceptibility

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

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Purpose of This Report

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

Report Sign Off Statement

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



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

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- handle complaints speedily and fairly.
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TPOs Contact Details:

The Property Ombudsman Scheme
Milford House, 43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306, Fax: 01722 332296

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

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

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