

Residential Enviro + Planning Example Report

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

CMRA+Enviro+Planning



PASS

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

Contaminated Land

Flood Risk

Other Considerations

Planning Constraints

Ground Stability

Radon

Coal Mining

Transportation

Planning Applications

Energy and Infrastructure

Classification Key

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

No issues identified























Potential issues identified, proceed with caution

Issues identified, further action likely needed

For information purposes only

Summary

Residential Enviro + Planning Example Report

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

Summary

Residential Enviro + Planning Example Report

Transportation		Ground Stability	
Overground Rail		Shrink-Swell Clays	
Overground Rail - Elizabeth Line		Running Sands	
London Underground		Compressible Ground	
HS2		Collapsible Deposits	
HS2 Safeguarding Zones		Artificial Ground	
Energy and Infrastructure		Dissolution of Soluble Rocks	
National Grid		Landslides	
Petroleum Exploration and Development Licences		Coal Mining	
Power Stations		Coal Authority - Coal Mining Reporting Area	
Solar Renewable Energy Sites		Planning Applications	
Wind Renewable Energy Sites		Large Scale Developments	
Other Renewable Energy Sites		Small Scale Developments	
COMAH Establishments			

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.



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Former Landfill

The property is more than 500 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.



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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.



Captured at: 27/02/25 09:38 UTC

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.

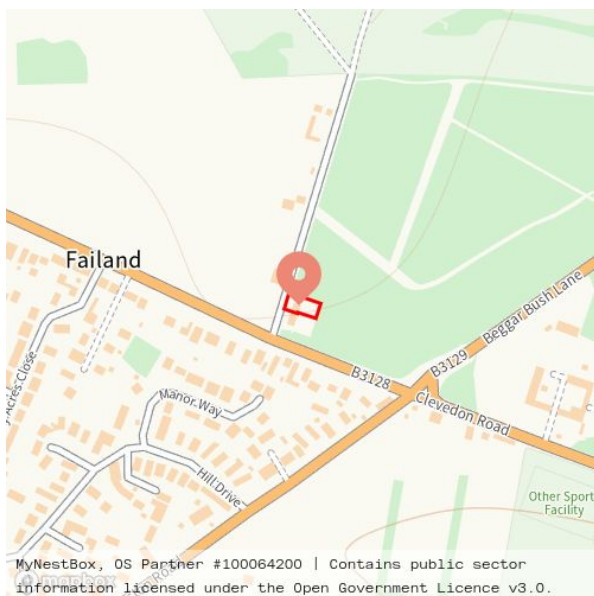


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Public Register of Contaminated Land

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.

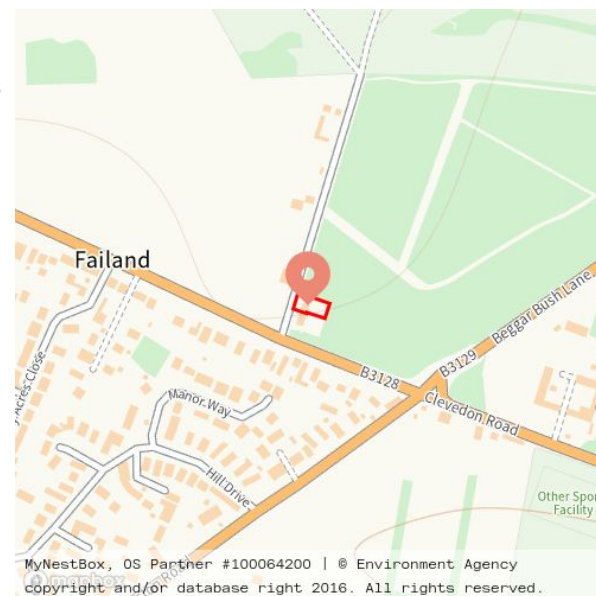
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Contaminated Land Designated as Special Sites

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.

Captured at: 27/02/25 09:39 UTC



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.

Captured at: 27/02/25 09:39 UTC



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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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.

Captured at: 27/02/25 10:07 UTC

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Fluvial (undefended)

No river flood hazards have been identified at the property. Any risks to property or possessions arising from fluvial flooding are considered low or very low in likelihood and severity.

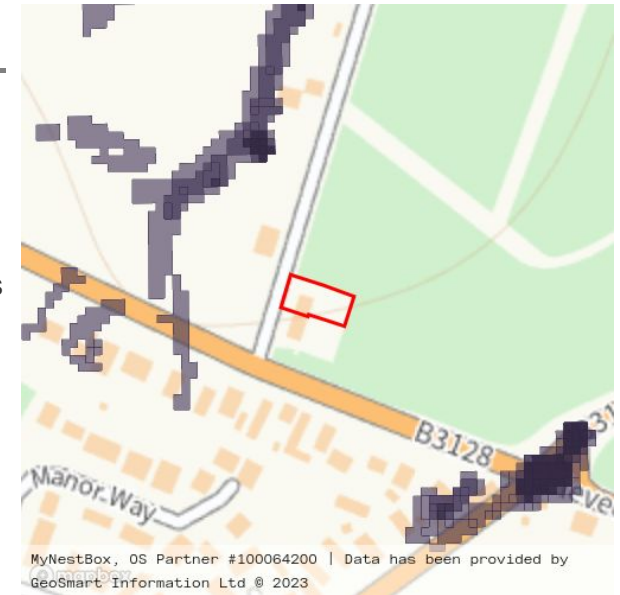
Captured at: 27/02/25 09:39 UTC



Pluvial

No surface water flood hazards have been identified at the property. Any risks to property or possessions arising from pluvial flooding are considered low or very low in likelihood and severity.

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Tidal (undefended)

No tidal flood hazards have been identified at the property. Any risks to property or possessions arising from seawater flooding are considered low or very low in likelihood and severity.

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Groundwater

No groundwater flood hazards have been identified at the property. Any risks to property or possessions arising from groundwater flooding are considered low or very low in likelihood and severity.

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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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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.

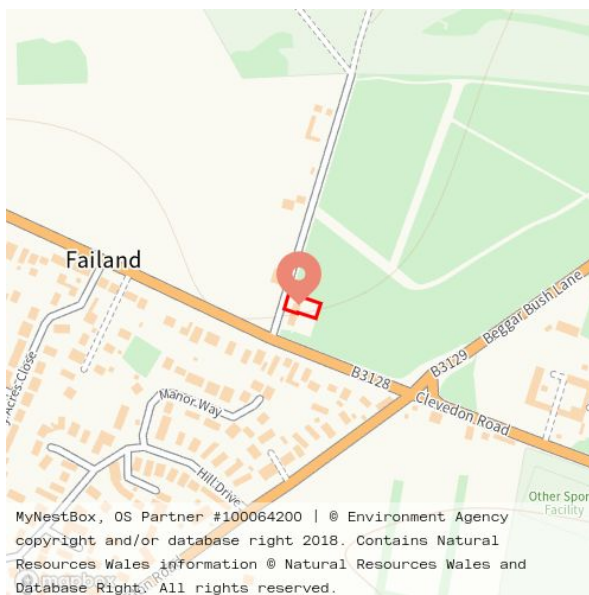
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Historical Flood Areas

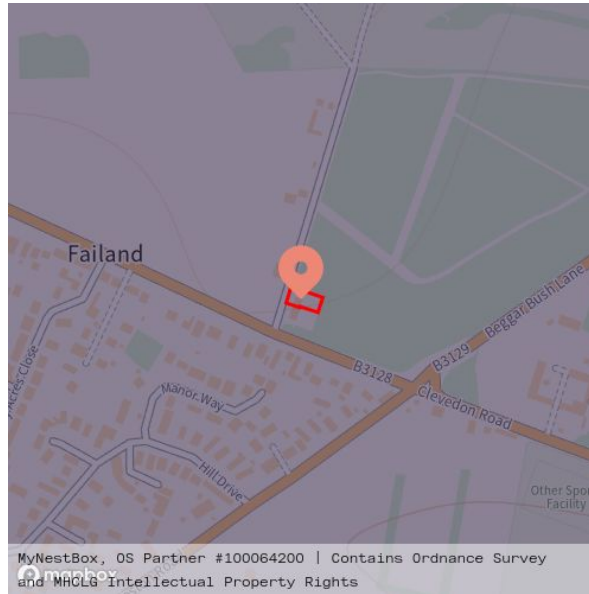
The property is more than 250 metres from an area with a history of flooding.

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Green Belt

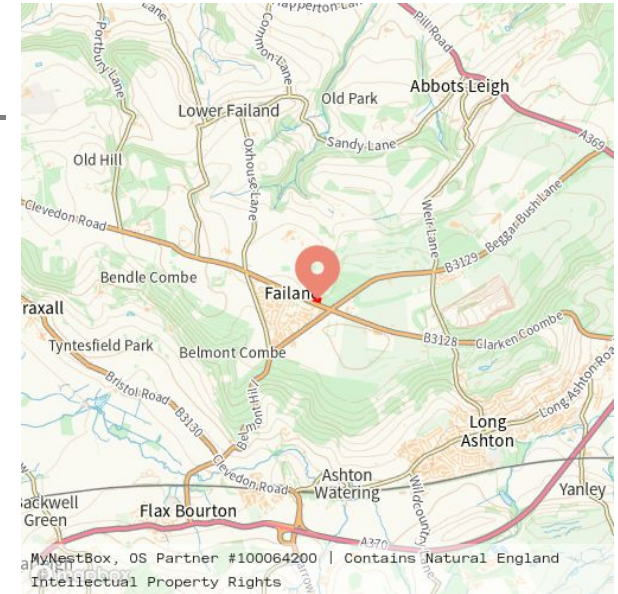
The property is within 250 metres of a designated green belt area. The risk of planning restrictions or other obligations on the property arising from proximity to a designated green belt area are likely elevated.



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Areas of Outstanding Natural Beauty

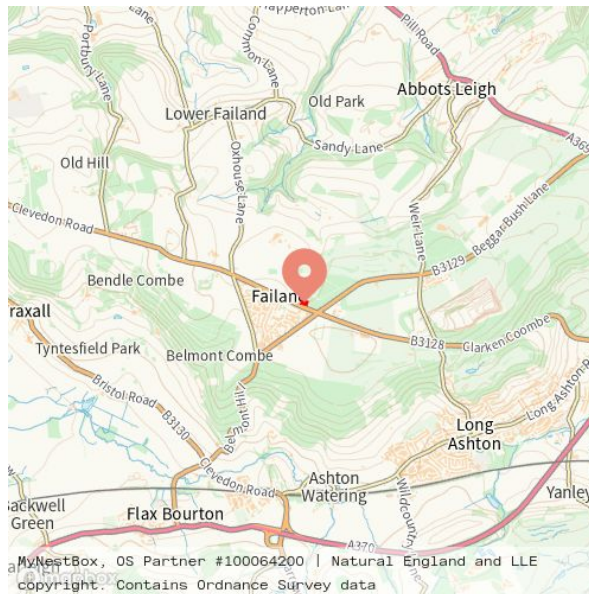
The property is not within an Area of Outstanding Natural Beauty (AONB).



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National Parks

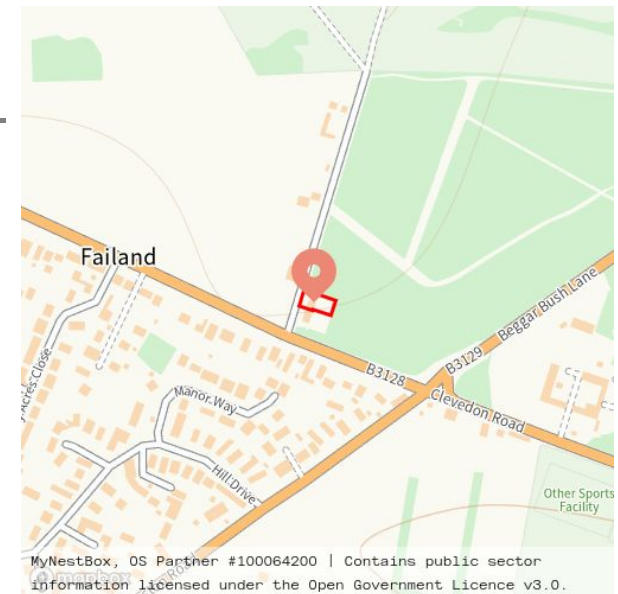
The property is not within a national park. The risk of planning restrictions or other obligations arising from being within a national park are likely low or very low.



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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.

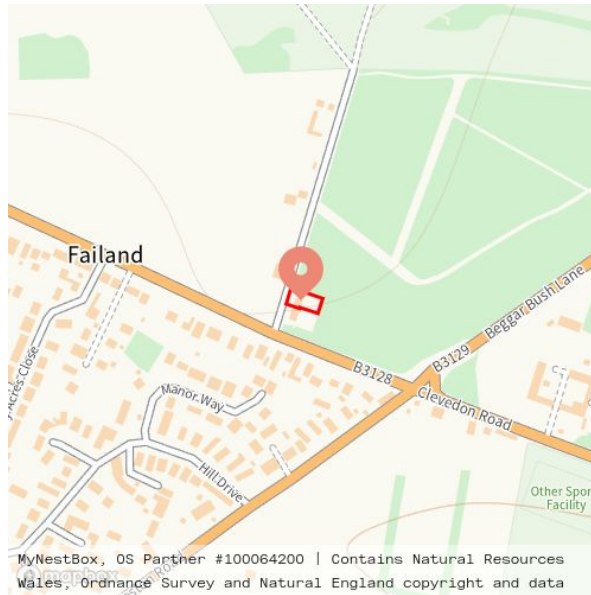


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Special Protection Areas

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.

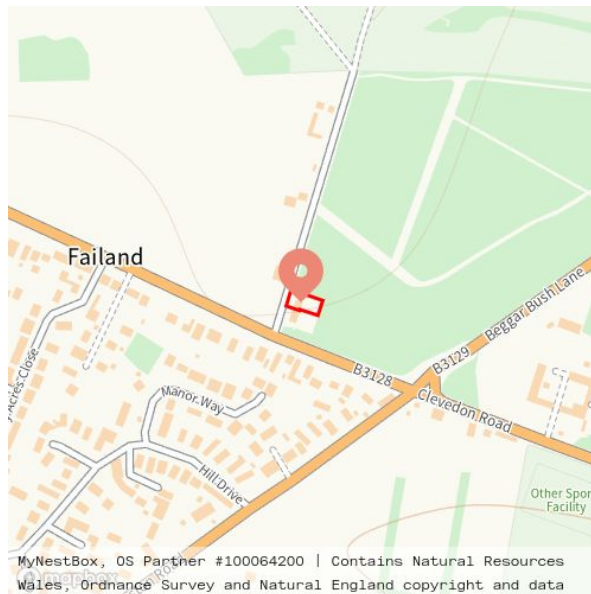
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Ramsar

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.

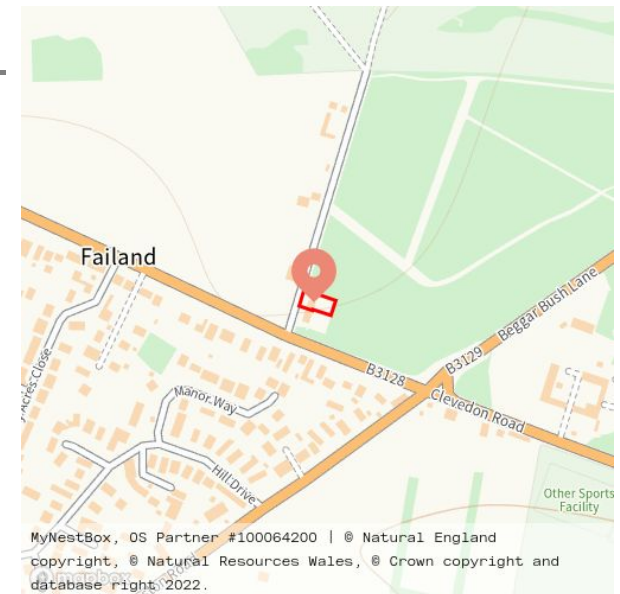
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Nature Reserves

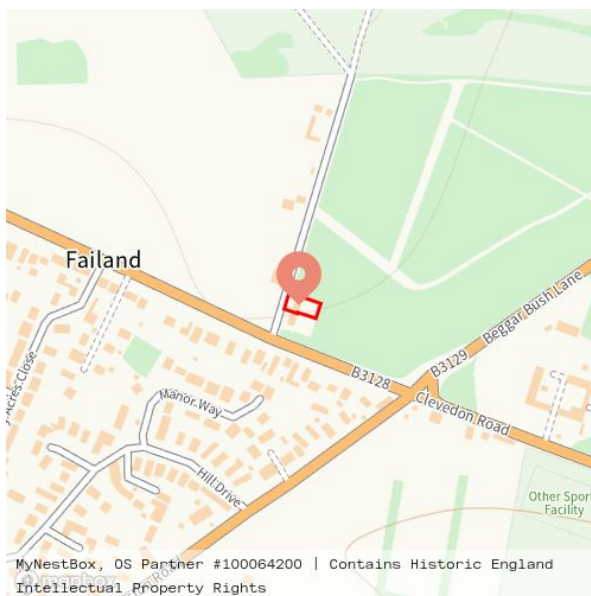
The property is more than 250 metres from any local or national nature reserve. The risk of planning restrictions or other obligations arising from proximity to a nature reserve are low or very low.

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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

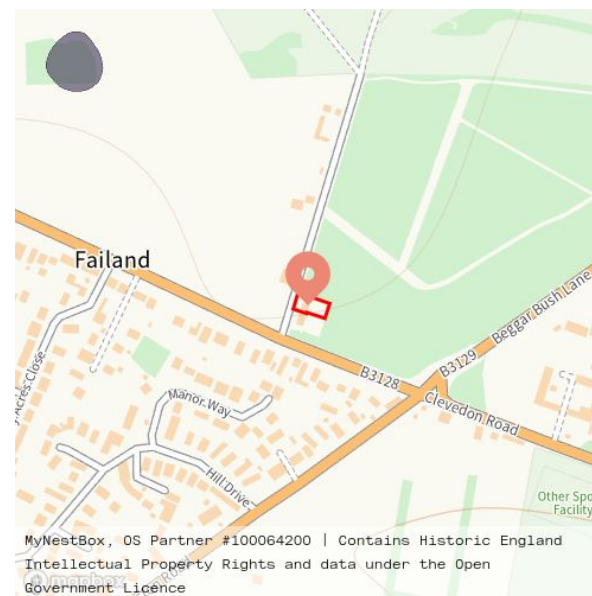
A Certificate of Immunity (COI) allows specific alterations without violating planning regulations, typically for listed buildings or structures with historical significance.



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Scheduled Monuments

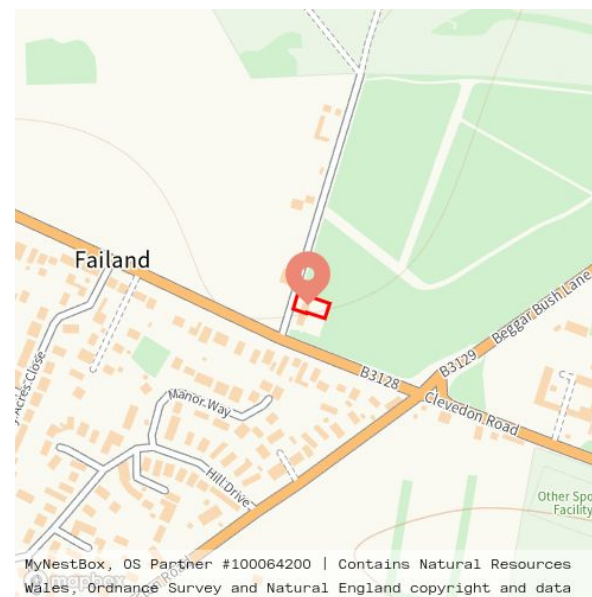
The property is more than 250 metres from any scheduled monument. The risks or planning restrictions or other obligations arising from proximity to a scheduled monument are likely low or very low.



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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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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

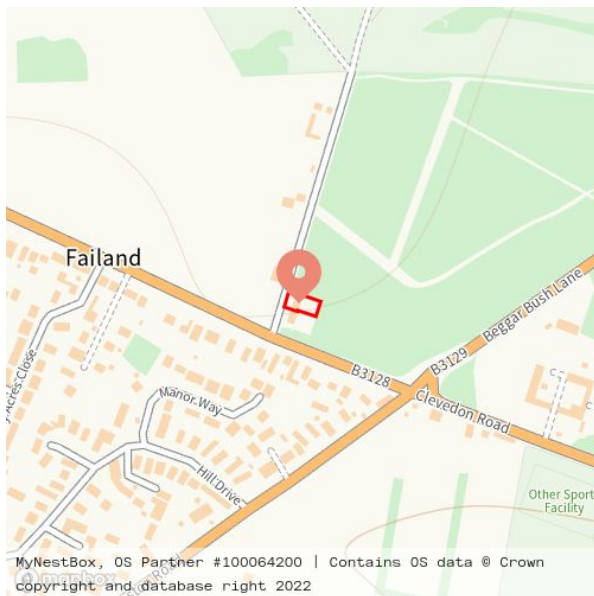
The property is in a Radon Affected Area where 10% to 30% of buildings are estimated to be at or above the Action Level. The risk of health implications or planning restrictions arising from radon exposure are likely elevated.

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Overground Rail

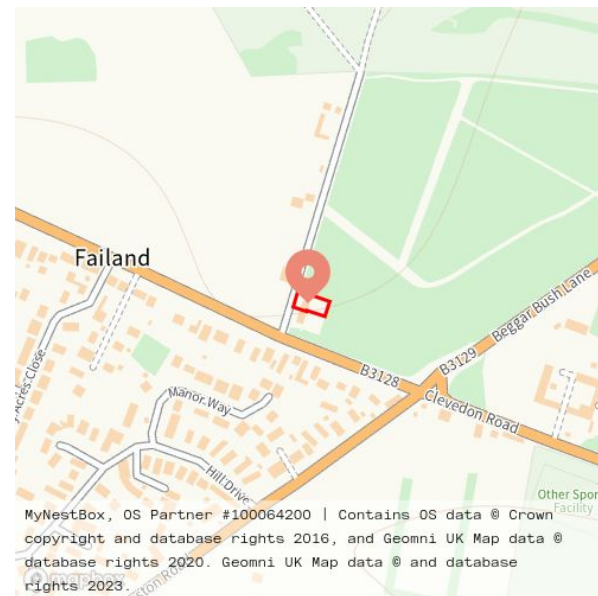
The property is more than 250 metres from any railway station or track. Impact on building structures from prolonged exposure to vibrations is likely low or very low.



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Overground Rail - Elizabeth Line

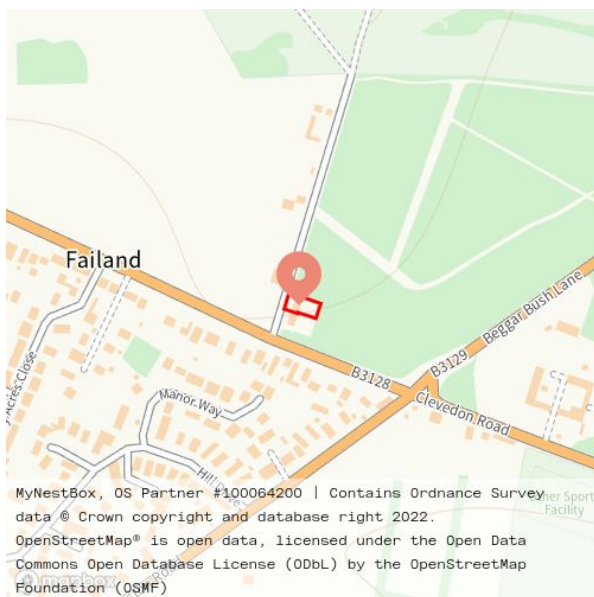
The property is more than 250 metres from any railway station or track along the Elizabeth Line. Impact on building structures from prolonged exposure to vibrations is likely low or very low.



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London Underground

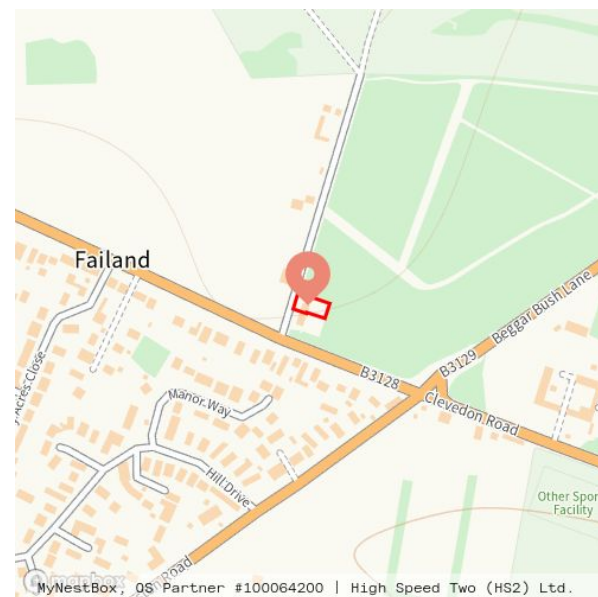
The property is more than 250 metres from any London Underground station or track. Impact on building structures from prolonged exposure to vibrations is likely low or very low.



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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.

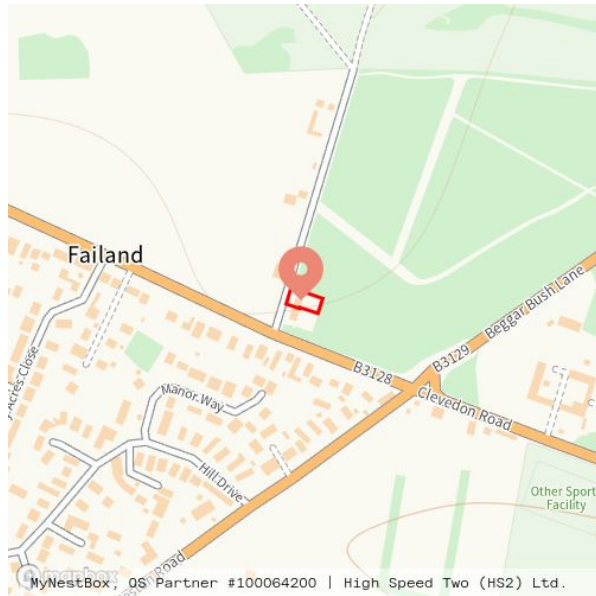


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HS2 Safeguarding Zones

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.

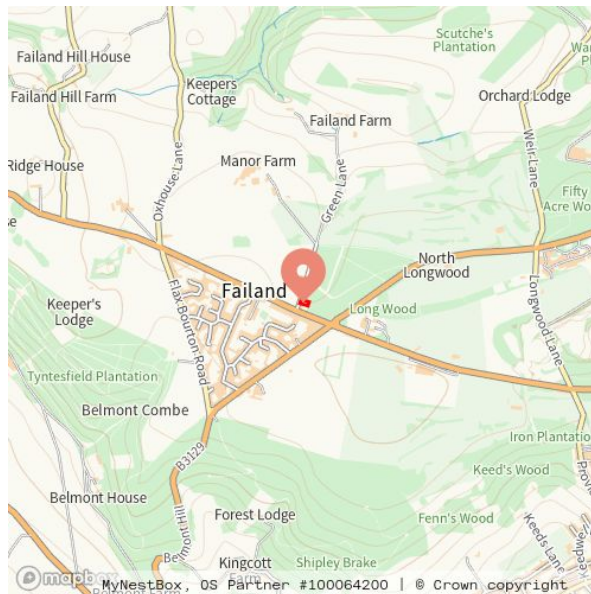
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Power Stations

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.

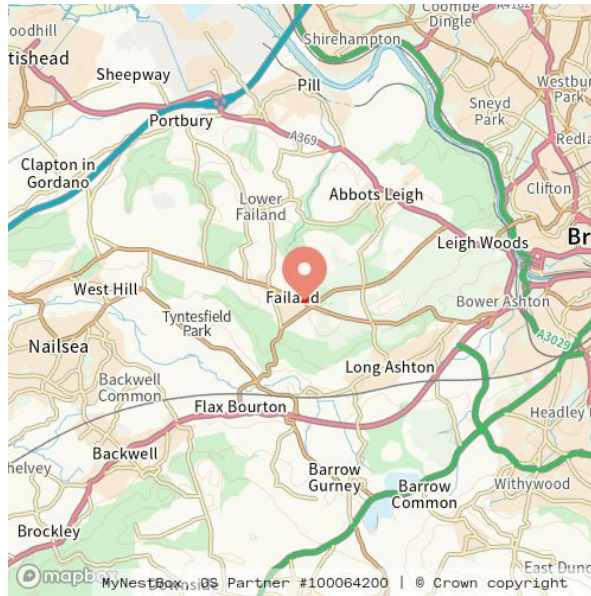
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Wind Renewable Energy Sites

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.

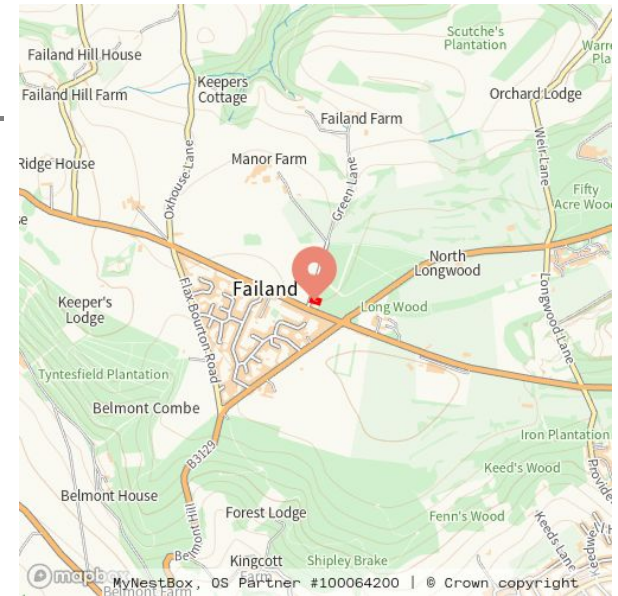
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Other Renewable Energy Sites

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.

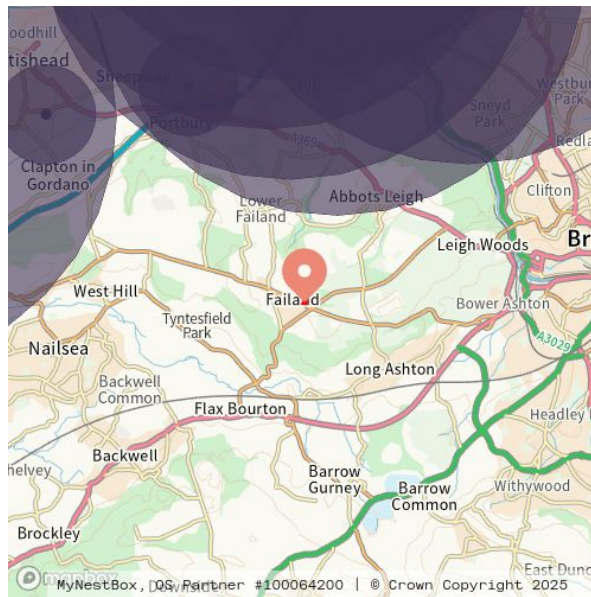
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COMAH Establishments

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.

Captured at: 27/02/25 09:41 UTC



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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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.

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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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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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Landslides

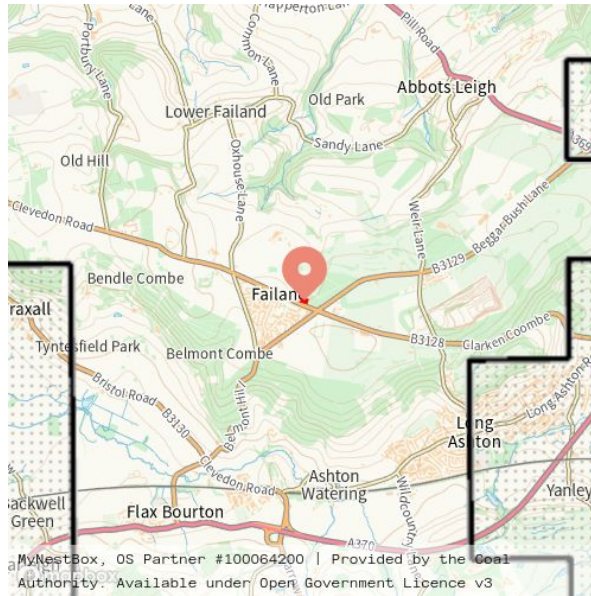
There are no indicators for slope instability identified at the property. The risk of landslides due to changes in ground conditions, such as drainage alterations or excavation, is low to very low.

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Coal Authority - Coal Mining Reporting Area

This map illustrates the Coal Mining Reporting Areas. The property is not in a Coal Authority Coal Mining Reporting Area.



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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
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
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
15/P/0530/MMA	North Somerset	Land To East Of Qeh Sports Club Clevedon Road Long Ashton BS8 3TN Variation of condition 2 of 12/P/1384/MMA - [minor amendment to 11/P/0320/F - (Change of use from school playing field to a combined use by QEH school and Bristol City Football Club with erection of temporary changing facilities, excavation and levelling of site to create 2 plateaux for 6 training pitches with landscaping, irrigation plant, overspill parking area and access via adjoining sports pavilion site) to amend fuel source from oil to LPG with new position for tank and amendment to canopy detail to gymnasium/changing room] to extend the time within which to restore the land for a further 3 years	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

Large Scale Developments (Continued)

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

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	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
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
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	WITHDRAWN	25m
16/P/2597/LB	North Somerset	Failand Farm, Green Lane, Failand, Wraxall BS8 3TR 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
16/P/2601/F	North Somerset	Failand Farm, Green Lane, Failand, Wraxall BS8 3TR 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
17/P/1154/LB	North Somerset	Failand Farm Green Lane Failand Wraxall BS8 3TR Changes to interior layout (amendments to internal layout as approved under consent 16/2597/LB, without affecting external elevations); revised staircase design	APPROVED	25m
20/P/0657/LBC	North Somerset	Failand Farm Green Lane Failand Wraxall BS8 3TR Form 2no. new doorways, 1no. new window and install conservation roof lights to the south elevation of the existing Mannex Office building at Failand Farm.	WITHDRAWN	25m
18/P/2886/FUL	North Somerset	Land At Green Lane Failand Erection of an agricultural building	WITHDRAWN	25m
18/P/3709/FUL	North Somerset	Land At Green Lane Failand Erection of general purpose agricultural building	APPROVED	25m
15/P/1891/E	North Somerset	5 Clevedon Road Failand BS8 3UG 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 which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

Purpose of This Report

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

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.

Report Sign Off Statement

I have reviewed the data, methodology and quality of Martello's Environmental Report and I hereby certify that it meets the requirements of PCCB Compliance Notes on 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

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 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

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