

Plansearch Planning and Proposed Developments

Sample Site, Sample Street, Sample Town, TE1 1ST

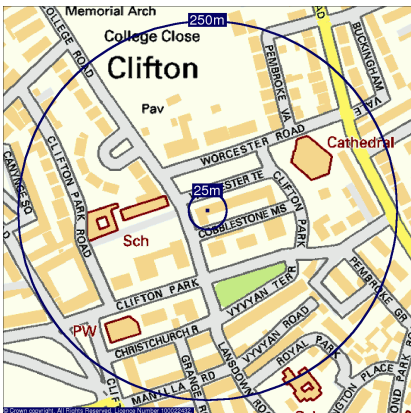
National Grid Reference (site)
357140, 173520

Report Reference
36615090_1_1

Date
06 November 2011

Customer Reference
SAMPLE

Supplied by
L And01 Landmark1 Account, Landmark(Test Account), 6 - 7 Abbey Court,, Sowton Ind Estate, Exeter,
Devon, EX2 7HY



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If you have any questions on the contents of this Report please contact Landmark Customer Help Desk which is open from 9am-5.30pm, Monday-Friday via one of the following channels:

Telephone

0844 844 9966

Fax

0844 844 9980

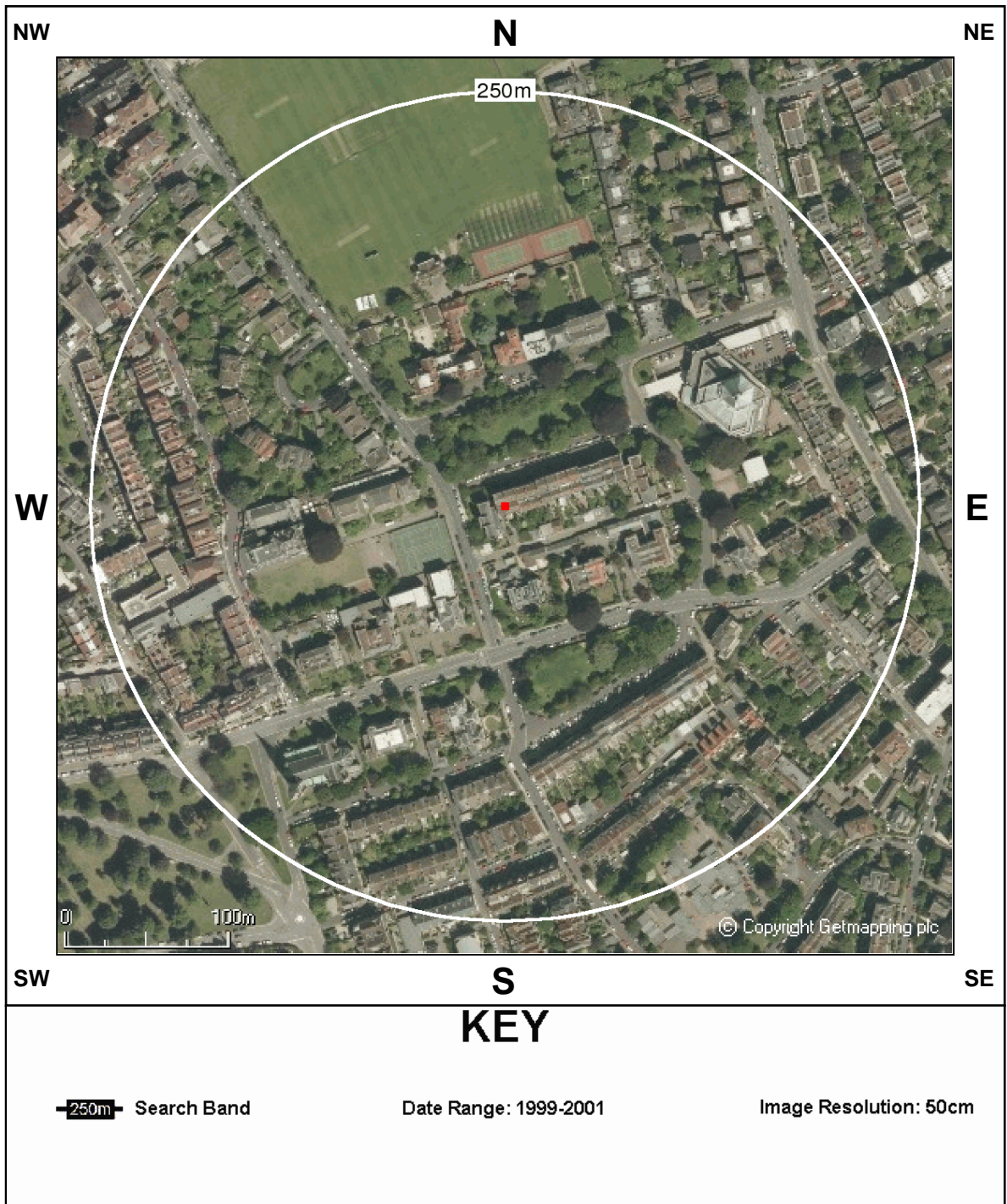
Email

info@landmarkinfo.co.uk

Website

www.landmarkinfo.co.uk

Aerial Photo



Planning Applications

Summary

There are five Large planning applications on or within 100 metres of your property:

8 Worcester Terrace, Clifton	Map ID 1	99/01483/F/C and 99/01484/L	Residential
1 College Road, Clifton	Map ID 7	Not Supplied	Education, health, military, municipal
1 College Road, Clifton	Map ID 7	Not Supplied	Commercial (industrial, office, retail)
Coach House, R/o 1 and 2 Worcester Road	Map ID 2	00/00131/F/C & 00/00132/L	Residential
1-2 Worcester Road, Clifton	Map ID 2	00/02760/F/C	Education, health, military, municipal

There are three Small planning applications on or within 25 metres of your property:

10, Worcester Terrace	Map ID 8	08/04366/LA	Residential
10, Worcester Terrace	Map ID 8	09/03275/LA	Residential
9, Worcester Terrace	Map ID 8	10/03206/LA	Residential

There are three Minor planning applications on or within 25 metres of your property:

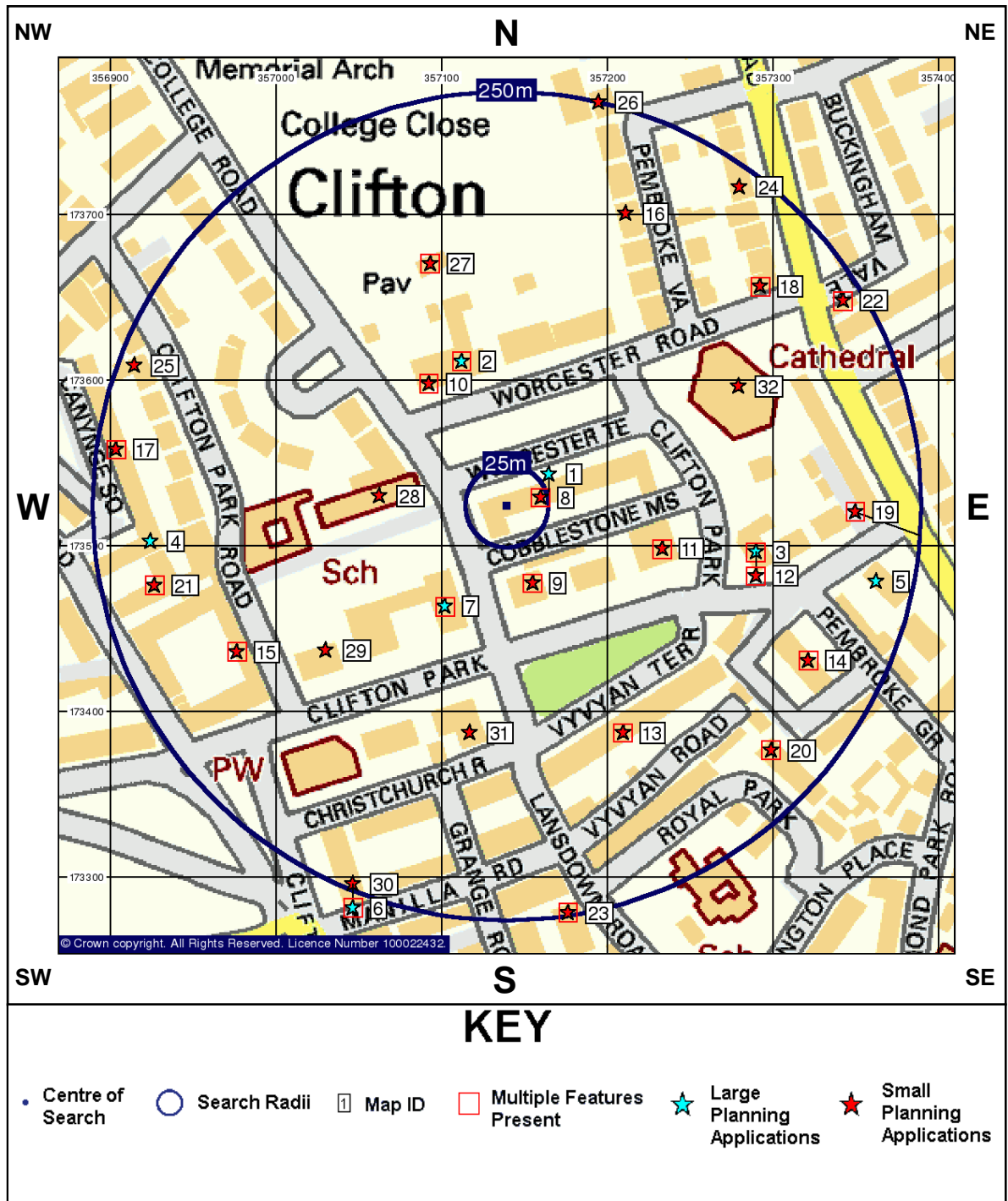
11, Worcester Terrace		08/05065/VC	Minor Development
13, Worcester Terrace		10/04798/VC	Minor Development
10, Worcester Terrace		11/01284/VC	Minor Development

Classification	On Site			25-100m			100-250m		250-300m	Low Location Accuracy
	Large	Small	Minor	Large	Small	Minor	Large	Small	Large	
Agricultural	0	0	0	0	0	0	0	0	0	0
Catering	0	0	0	0	0	0	0	0	0	0
Civil engineering including demolitions	0	0	0	0	1	0	0	12	0	1
Commercial (industrial, office, retail)	0	0	0	1	0	0	0	5	0	11
Education, health, military, municipal	0	0	0	2	1	0	0	3	0	1
Minor Development	0	0	3	0	0	33	0	0	0	21
Power, water, telecoms, waste	0	0	0	0	0	0	0	4	0	5
Residential	0	3	0	2	14	0	7	76	2	15
Sport, leisure, entertainment	0	0	0	0	0	0	0	1	0	2
Transport	0	0	0	0	0	0	0	1	0	1

Note: "Low location accuracy" indicates that the application is located in the wider vicinity of the site or located at one of the multiple sites supplied.

Large applications relate to those developments with an estimated value of over £100,000. Small and Minor Applications are those with an estimated value below £100,000, with Minor relating specifically to very minor works such as single storey extensions, conservatories, porches, signs and carports.

Planning Applications



Planning Applications

Applications for large developments

Residential

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
1	8 Worcester Terrace, Clifton, Bristol, Avon, BS8 3JW	28m E	99/01483/F/C and 99/01484/L	7th May 1999	Extension	Good	-
2	Coach House, R/o 1 and 2 Worcester Road, College Road, Clifton, Bristol, Avon, BS8 3JH	92m NW	00/00131/F/C & 00/00132/L	25th January 2000	Extension	Fair	Detail Planning Granted
3	16 Clifton Park, Bristol, Avon, BS8 3BY	154m E	05/00508/F/C	8th February 2005	New Build	Good	-
3	16 Clifton Park, Bristol, Avon, BS8 3BY	154m E	05/03500/F/C & LBC 05/03501/L A/C	19th September 2005	New Build	Good	Detail Planning Granted
4	Dower House, Stoke Park, Bristol, Avon, BS8 3LA	217m W	Not Supplied	Not Supplied	Refurbishment or Repair	Good	-
5	23-25 Pembroke Road, Clifton, Bristol, Avon, BS8 3BA	228m E	00/02155/F/C & 00/02156/L A/C	3rd July 2000	Alteration or Conversion	Good	Detail Planning Granted
6	Cabot House, Clifton Down Road, Bristol, Avon, BS8 4AH	247m S	Not Supplied	Not Supplied	New Build	Good	-
6	Cabot House, Clifton Down Road, Bristol, Avon, BS8 4AH	247m S	05/05002/F/C	20th December 2005	New Build	Good	-
6	Flat, Cabot House, 50, Clifton Down Road, Bristol, BS8 4AH	247m S	08/04426/F	22nd October 2008	New Build	Good	-
	26-28, Pembroke Road, Clifton, Bristol, Avon, BS8 3BD	260m E	10/01730/F	30th April 2010	Alteration or Conversion	Good	Detail Planning Granted
	4-5 Grange Road, Clifton, Bristol, Avon, BS8 4EA	278m S	00/04150/F/C	5th January 2001	Alteration or Conversion	Good	-

Education, health, military, municipal

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
7	1 College Road, Clifton, Bristol, Avon, BS8 3HS	72m SW	Not Supplied	Not Supplied	Refurbishment or Repair	Good	-
2	1-2 Worcester Road, Clifton, Bristol, Avon, BS8 3JL	92m N	00/02760/F/C	14th August 2000	New Build	Good	-

Plansearch Residential Report

Commercial (industrial, office, retail)

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
7	1 College Road, Clifton, Bristol, Avon, BS8 3HS	72m SW	Not Supplied	Not Supplied	Refurbishment or Repair	Good	-

Note: Where no application reference or date is shown, this usually means the project is at a very early pre-planning stage, or that the proposed works do not require planning permission.

Location Accuracy

Each application is given a location accuracy. The meanings appropriate to the section above are as follows:

'Good' - indicating location to the actual site

'Fair' - indicating location adjacent to the site

'Approx' - indicating location on the road of the site, typically within 300m

For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

Low Location Accuracy Applications in your area

Address	Reference	Date	Type	Location Accuracy	Decision
St Catherines Court, Clifton, Bristol, Avon, BS	Not Supplied	Not Supplied	Fit-out	Wider Area	-
Clifton, Bristol, Avon, BS	Not Supplied	Not Supplied	New Build	Wider Area	-
A4018 Bristol City Centre to the Mall via Whiteladies Road, Bristol, Avon, BS8 4DS	Not Supplied	Not Supplied	New Build	Wider Area	-
Guthrie Road, Bristol, Avon, BS8 3HA	10/02940/R	5th July 2010	New Build	Wider Area	Detail Planning Granted
Guthrie Road, Bristol, Avon, BS8 3HA	10/03861/F	8th September 2010	New Build	Wider Area	Detail Planning Granted
Clifton Down, Bristol, Avon, BS8	Not Supplied	Not Supplied	New Build	Wider Area	-
Sion Hill Car Park, Sion Hill, Bristol, Avon, BS	08/01958/F	25th April 2008	New Build	Wider Area	-
Fanum House, Park Row, Clifton, Bristol, Avon, BS	Not Supplied	Not Supplied	Alteration or Conversion	Wider Area	-
St Vincent Rocks, Sion Hill, Bristol, Avon, BS8 4BB	Not Supplied	Not Supplied	Alteration or Conversion	Wider Area	-
Whiteladies Road, Bristol, Avon, BS8 1QA	Not Supplied	Not Supplied	New Build	Wider Area	-
Whiteladies Road, Clifton, Bristol, Avon, BS8 2AG	Not Supplied	Not Supplied	New Build	Wider Area	-
Pro-Cathedral Site, Clifton, Bristol, Avon, BS8 1EY	Not Supplied	Not Supplied	New Build	Wider Area	-
St Catherines Court, Clifton, Bristol, Avon, BS8	Not Supplied	Not Supplied	New Build	Wider Area	-
Queens Road, Clifton, Bristol, Avon, BS8 1QE	Not Supplied	Not Supplied	New Build	Wider Area	-
Bridge Valley Road, Clifton, Bristol, Avon, BS8	Not Supplied	Not Supplied	New Build	Wider Area	-
63 Whatley Road, Bristol, Avon, BS8 2PS	Not Supplied	Not Supplied	Extension	Wider Area	-

The Location Accuracy meanings appropriate to the section above are as follows:

'Wider area' - located in the wider vicinity of the site

'Multiple sites' - located at one of the multiple sites supplied

Planning Applications

Applications for small developments

Residential

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
8	10, Worcester Terrace, Bristol, BS8 3JW	15m E	08/04366/L A	20th October 2008	New Build	Good	-
8	10, Worcester Terrace, Bristol, BS8 3JW	15m E	09/03275/L A	19th August 2009	Alteration or Conversion	Good	-
8	9, Worcester Terrace, Bristol, BS8 3JW	22m E	10/03206/L A	17th August 2010	Extension	Good	-
8	8 Worcester Terrace, Clifton, Bristol, Avon, BS8 3JW	27m E	01/02902/F/C	23rd August 2001	Alteration or Conversion	Good	-
8	8 Worcester Terrace, Clifton, Bristol, Avon, BS8 3JW	28m E	99/02652/F/C	10th August 1999	Alteration or Conversion	Good	-
8	8 Worcester Terrace, Clifton, Bristol, Avon, BS8 3JW	28m E	02/00496/F/C	21st February 2002	Alteration or Conversion	Good	-
8	6 Worcester Terrace, Bristol, Avon, BS8 3JW	41m E	04/02806/L A/C	28th June 2004	Alteration or Conversion	Good	-
8	Ground and First Floor, Upper Maisonette, 6 Worcester Terrace, Bristol, Avon, BS8 3JW	41m E	04/03100/F/C	26th July 2004	Alteration or Conversion	Good	-
8	5 Worcester Terrace, Clifton, Bristol, Avon, BS8 3JW	48m E	99/01084/F/C	30th April 1999	Alteration or Conversion	Good	-
9	7 Clifton Park, Bristol, Avon, BS8 3BU	50m S	06/04355/L A	17th October 2006	New Build	Good	-
9	Flat 1 & 3, 8 Clifton Park, Bristol, Avon, BS8 3BU	61m SE	07/05691/L A	19th December 2007	New Build	Good	-
8	2 Worcester Terrace, Clifton, Bristol, Avon, BS8 3JW	69m E	02/02110/F/C	10th June 2002	Alteration or Conversion	Good	-
10	R/o 1 and 2 Worcester Road, College Road, Clifton, Bristol, Avon, BS8 3HY	92m NW	00/02761/L A/C	14th August 2000	New Build	Fair	-
10	Worcester House, 1 Worcester Road, Bristol, Avon, BS8 3JL	92m NW	05/04684/L A/C	25th November 2005	Alteration or Conversion	Good	-
11	11, Clifton Park, Bristol, Avon, BS8 3BX	98m E	08/04524/L A	4th November 2008	New Build	Good	-
11	Flat 1-3, 11, Clifton Park, Bristol, BS8 3BX	98m E	09/02138/L A	21st June 2010	Alteration or Conversion	Good	-
11	Flat 1-3, 11, Clifton Park, Bristol, BS8 3BX	98m E	09/02136/F	21st June 2010	Alteration or Conversion	Good	-
12	16, Clifton Park, Bristol, BS8 3BY	154m E	09/04073/X	22nd October 2009	New Build	Good	-

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ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
13	8 Vyvyan Terrace, Clifton, Bristol, Avon, BS8 3DF	155m SE	00/04037/F/C	6th December 2000	Alteration or Conversion	Good	-
13	Garage At Rear Of 13 Vyvyan Terrace, Bristol, Avon, BS8 3DG	155m SE	08/00318/F	23rd January 2008	Alteration or Conversion	Fair	-
13	7, Vyvyan Terrace, Bristol, BS8 3DF	155m SE	08/02811/C E	25th June 2008	Alteration or Conversion	Good	-
13	15, Vyvyan Terrace, Bristol, BS8 3DG	157m S	08/00133/L A	11th January 2008	Refurbishment or Repair	Good	-
13	15, Vyvyan Terrace, Bristol, BS8 3DG	157m S	09/05192/L A	2nd February 2010	Alteration or Conversion	Good	-
13	15, Vyvyan Terrace, Bristol, BS8 3DG	157m S	10/00597/H	15th February 2010	Alteration or Conversion	Good	-
14	Ground Floor Flat, Vyvyan House, Clifton Park, Bristol, Avon, BS8 3BZ	159m SE	11/01575/L A	9th May 2011	Alteration or Conversion	Good	-
14	Ground Floor Flat, Vyvyan House, Clifton Park, Bristol, BS8 3BZ	159m SE	11/01576/L A	9th May 2011	Alteration or Conversion	Good	-
13	17, Vyvyan Terrace, Bristol, BS8 3DG	161m S	07/04124/F	13th September 2007	New Build	Good	-
13	Garage Site On Vyvyan Road R/o, 17 Vyvyan Terrace, Bristol, Avon, BS8 3DG	161m S	07/05358/F	27th November 2007	New Build	Fair	-
13	Garage Site On Vyvyan Rd, R/o17 Vyvyan Terrace, Bristol, Avon, BS8 3DG	161m S	08/04998/F	11th December 2008	Extension	Fair	-
13	Garage Site On Vyvyan Road Rear Of 17 Vyvyan Terrace, Bristol, Avon, BS8 3DG	161m S	09/04847/C OND	26th November 2009	New Build	Fair	-
13	17, Vyvyan Terrace, Bristol, BS8 3DG	161m S	11/00598/N MA	14th February 2011	New Build	Good	-
13	R/o 17 Vyvyan Terrace, Bristol, Avon, BS8 3DG	161m S	11/01042/F	25th March 2011	New Build	Fair	-
13	17, Vyvyan Terrace, Bristol, BS8 3DG	161m S	11/01045/L A	25th March 2011	New Build	Good	-
13	17, Vyvyan Terrace, Bristol, BS8 3DG	161m S	11/01776/F	26th May 2011	New Build	Good	-
13	17, Vyvyan Terrace, Bristol, BS8 3DG	161m S	11/01777/L A	26th May 2011	New Build	Good	-
13	17, Vyvyan Terrace, Bristol, BS8 3DG	161m S	11/01788/F	26th May 2011	New Build	Good	-
13	17, Vyvyan Terrace, Bristol, BS8 3DG	161m S	11/01789/L A	26th May 2011	New Build	Good	-
15	4, Clifton Park Road, Bristol, BS8 3HL	186m SW	09/00093/F	13th January 2009	Refurbishment or Repair	Good	-
14	1, Codrington Place, Bristol, BS8 3DE	189m SE	10/00092/L A	30th March 2010	Alteration or Conversion	Good	-
14	1, Codrington Place, Bristol, BS8 3DE	189m SE	10/02071/F	25th May 2010	Alteration or Conversion	Good	-

Plansearch Residential Report

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
14	1, Codrington Place, Bristol, BS8 3DE	189m SE	10/01511/LA	25th May 2010	Alteration or Conversion	Good	-
14	1, Codrington Place, Bristol, BS8 3DE	189m SE	11/00304/LA	27th January 2011	Refurbishment or Repair	Good	-
13	7 Vyvyan Road, Bristol, Avon, BS8 3AD	191m SE	07/02532/F	11th June 2007	New Build	Approx	-
16	5, Pembroke Vale, Bristol, BS8 3DN	191m N	08/05070/H	17th December 2008	New Build	Good	-
17	34-36 Clifton Park Road, Clifton, Bristol, Avon, BS8 3HL	196m W	2741F/96C	28th November 1996	Alteration or Conversion	Good	-
14	2, Codrington Place, Bristol, BS8 3DE	197m SE	07/00561/F	8th February 2007	New Build	Good	-
13	33, Royal Park, Bristol, BS8 3AN	199m SE	10/01031/F	10th March 2010	Alteration or Conversion	Good	-
14	5 Royal Park Mews, Vyvyan Road, Bristol, BS8 3AD	199m SE	09/04855/H	20th April 2010	Extension	Good	-
18	R/o 65 Pembroke Road, Worcester Road, Clifton, Bristol, Avon, BS	203m NE	98/00982/F/C	3rd April 1998	New Build	Fair	-
18	65 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	203m NE	02/03656/F/C	7th October 2002	New Build	Good	-
18	R/o 65 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	203m NE	03/04179/F/C	3rd November 2003	New Build	Fair	-
18	R/o 65 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	203m NE	05/01311/F/C	12th May 2005	New Build	Fair	-
14	3 Codrington Plae, Bristol, Avon, BS8 3DE	205m SE	05/00714/F/C	15th March 2005	Alteration or Conversion	Good	-
14	3 Codrington Place, Bristol, Avon, BS8 3DE	205m SE	05/01237/LA/C	12th April 2005	Alteration or Conversion	Good	-
14	6 Royal Park Mews, Vyvyan Road, Bristol, BS8 3AD	205m SE	11/02264/H	2nd June 2011	Extension	Good	-
18	Land To The Rear Of 67 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	212m NE	06/05047/F	30th November 2006	New Build	Fair	-
18	Land to The R/o 67 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	212m NE	07/05610/F	14th December 2007	New Build	Fair	-
18	Land To The Rear Of 67 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	212m NE	10/00685/C OND	1st March 2010	New Build	Fair	-
18	Land To Rear Of 67 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	212m NE	10/01002/F	8th March 2010	New Build	Fair	-
18	67, Pembroke Road, Clifton, Bristol, BS8 3DW	212m NE	10/02005/C OND	6th May 2010	New Build	Good	-
18	Land To Rear Of 67 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	212m NE	10/04029/F	13th September 2010	New Build	Fair	-
18	Land To The Rear Of 67 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	212m NE	11/00958/N MA	9th March 2011	New Build	Fair	-

Plansearch Residential Report

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
18	Land To Rear Of 67 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	212m NE	11/02521/C OND	20th June 2011	New Build	Fair	-
18	67, Pembroke Road, Clifton, Bristol, BS8 3DW	212m NE	11/03223/N MA	1st August 2011	New Build	Good	-
19	31, Pembroke Road, Clifton, Bristol, Avon, BS8 3BE	216m E	10/04702/F	1st November 2010	New Build	Good	-
19	31, Pembroke Road, Clifton, Bristol, Avon, BS8 3BE	216m E	10/04703/L A	1st November 2010	New Build	Good	-
20	18 Royal Park, Clifton, Bristol, Avon, BS8 3AL	218m SE	1614H/97C	10th July 1997	New Build	Good	-
21	Somerset House, 18, Canynge Road, Bristol, Avon, BS8 3JX	218m W	07/00156/F	12th January 2007	New Build	Good	-
21	Somerset House, 18, Canynge Road, Bristol, BS8 3JX	218m W	07/05516/F	7th December 2007	New Build	Good	-
21	Somerset House, 18, Canynge Road, Bristol, BS8 3JX	218m W	08/02892/F	30th June 2008	New Build	Good	-
19	29, Pembroke Road, Clifton, Bristol, BS8 3BE	219m E	10/02964/L A	4th August 2010	Refurbishment or Repair	Good	-
17	10, Canynge Square, Bristol, BS8 3LA	227m W	09/00340/L A	2nd February 2009	Refurbishment or Repair	Good	-
17	10, Canynge Square, Bristol, BS8 3LA	227m W	09/01504/C OND	24th April 2009	New Build	Good	-
15	4, Canynge Road, Bristol, BS8 3JX	228m SW	10/02954/L A	13th July 2010	Refurbishment or Repair	Good	-
15	4, Canynge Road, Bristol, BS8 3JX	228m SW	10/02953/H	13th July 2010	Refurbishment or Repair	Good	-
22	Flat 1, Pembroke Mansions, 1-3, Oakfield Road, Clifton, Bristol, BS8 2AH	230m NE	08/02062/L A	6th May 2008	Alteration or Conversion	Good	-
22	Flat 1, Pembroke Mansions, 1-3, Oakfield Road, Clifton, Bristol, BS8 2AH	230m NE	08/02061/F	6th May 2008	Alteration or Conversion	Good	-
22	Flat 1, Pembroke Mansions, 1-3, Oakfield Road, Clifton, Bristol, BS8 2AH	230m NE	08/05019/L A	15th December 2008	Alteration or Conversion	Good	-
22	Flat 1, Pembroke Mansions, 1-3, Oakfield Road, Clifton, Bristol, BS8 2AH	230m NE	11/00031/L A	24th January 2011	Alteration or Conversion	Good	-
23	4 Manilla Road, Clifton, Bristol, Avon, BS8 4ED	233m S	00/01130/F/C	6th April 2000	Alteration or Conversion	Good	-
24	73, Pembroke Road, Clifton, Bristol, BS8 3DW	239m NE	10/00848/H	4th March 2010	Extension	Good	-
17	15, Canynge Square, Bristol, BS8 3LA	239m W	10/01057/L A	12th March 2010	Alteration or Conversion	Good	-
25	54 Clifton Park Road, Clifton, Bristol, Avon, BS8 3HN	241m W	2624F/97C	15th October 1997	Alteration or Conversion	Good	-
19	25 Pembroke Road, Clifton, Bristol, Avon, BS8 3BE	242m E	07/02693/F	18th June 2007	New Build	Approx	-

Plansearch Residential Report

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
19	25 Pembroke Road, Clifton, Bristol, Avon, BS8 3BE	242m E	10/03703/C OND	31st August 2010	New Build	Approx	-
19	25 Pembroke Road, Clifton, Bristol, Avon, BS8 3BE	242m E	10/05101/C OND	22nd November 2010	New Build	Approx	-
19	25 Pembroke Road, Clifton, Bristol, Avon, BS8 3BE	242m E	10/05104/C OND	22nd November 2010	New Build	Approx	-
19	25 Pembroke Road, Clifton, Bristol, Avon, BS8 3BE	242m E	11/02706/C OND	1st July 2011	New Build	Approx	-
14	3, Belgrave Place, Bristol, BS8 3DD	247m SE	07/00605/L A	9th February 2007	Extension	Good	-
23	5 Lansdown Road, Clifton, Bristol, Avon, BS8 3AA	249m S	02/03229/F/C	29th August 2002	Alteration or Conversion	Good	-
26	The Coach House, Pembroke Vale, Clifton, Bristol, Avon, BS8 3DN	250m N	00/00777/H/C	14th March 2000	Extension	Good	-
19	25 Pembroke Road, Clifton, Bristol, Avon, BS8 3BE	250m E	08/00173/L A	16th January 2008	New Build	Approx	-
19	25 Pembroke Road, Clifton, Bristol, Avon, BS8 3BE	250m E	08/00172/F	16th January 2008	New Build	Approx	-

Civil Engineering inc. demolitions

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
11	11, Clifton Park, Bristol, BS8 3BX	98m E	08/02701/L A	13th June 2008	Alteration or Conversion	Good	-
12	16 Clifton Park, Bristol, Avon, BS8 3BY	154m E	05/00507/L A/C	8th February 2005	Demolition	Good	-
13	12, Vyvyan Terrace, Bristol, BS8 3DG	155m SE	07/05490/L A	4th December 2007	New Build	Good	-
13	17, Vyvyan Terrace, Bristol, BS8 3DG	161m S	07/04125/L C	13th September 2007	Demolition	Good	-
13	Garage Site On Vyvyan Road to The R/o, 17 Vyvyan Terrace, Bristol, Avon, BS8 3DG	161m S	07/05357/L C	27th November 2007	Demolition	Fair	-
13	Garage Site On Vyvyan Rd, R/o17 Vyvyan Terrace, Bristol, Avon, BS8 3DG	161m S	08/04999/L C	11th December 2008	Demolition	Fair	-
13	Garage To Rear Of 17 Vyvyan Terrace, Bristol, Avon, BS8 3DG	161m S	10/01519/L A	8th April 2010	Demolition	Fair	-
13	17, Vyvyan Terrace, Bristol, BS8 3DG	161m S	11/00905/C OND	4th March 2011	Demolition	Good	-
13	18, Vyvyan Terrace, Bristol, Avon, BS8 3DG	163m S	08/03105/L A	15th July 2008	Refurbishment or Repair	Good	-
13	19, Vyvyan Terrace, Bristol, BS8 3DG	165m S	08/04055/L A	25th September 2008	Alteration or Conversion	Good	-

Plansearch Residential Report

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
14	2, Codrington Place, Bristol, BS8 3DE	197m SE	07/00560/L A	8th February 2007	Demolition	Good	-
18	Land To The Rear Of 67 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	212m NE	06/05046/L C	30th November 2006	Demolition	Fair	-
18	Land to The R/o 67 Pembroke Road, Clifton, Bristol, Avon, BS8 3DW	212m NE	07/05609/L C	14th December 2007	Demolition	Fair	-

Transport

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
20	10, Royal Park, Bristol, BS8 3AW	250m SE	07/00985/H	6th March 2007	New Build	Good	-

Sport, leisure, entertainment

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
27	Clifton College Playing Fields, College Road, Clifton, Bristol, Avon, BS8 3HY	153m N	05/00468/F/C&05/00493/LA/C	18th February 2005	Alteration or Conversion	Good	-

Education, health, military, municipal

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
28	College Road, Clifton, Bristol, Avon, BS8 3JD	78m W	0643F/97C	14th March 1997	Extension	Good	-
29	2, Clifton Park, Bristol, BS8 3BS	140m SW	11/00105/C E	24th January 2011	Alteration or Conversion	Good	-
27	Clifton College Pavilion, College Road, Clifton, Bristol, Avon, BS8 3HY	154m N	05/04154/F/C	18th October 2005	Alteration or Conversion	Good	-
30	50, Clifton Down Road, Bristol, Avon, BS8 4AH	247m S	07/04588/F	12th October 2007	Alteration or Conversion	Good	-

Commercial (industrial, office, retail)

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
13	12, Vyvyan Terrace, Bristol, BS8 3DG	155m SE	07/03610/L A	10th August 2007	New Build	Good	-
14	Top Floor Flat, Vyvyan House, Clifton Park, Bristol, Avon, BS8 3BZ	159m SE	08/02046/L A	2nd May 2008	Refurbishment or Repair	Good	-
22	Pembroke House, 42 Pembroke Road, Clifton, Bristol, Avon, BS8 3BQ	238m NE	98/02610/F/C	1st September 1998	Extension	Good	-
22	Pembroke House, 42, Pembroke Road, Clifton, Bristol, BS8 3BQ	238m NE	10/03837/F	1st September 2010	Alteration or Conversion	Good	-
20	11, Royal Park, Bristol, BS8 3AW	249m SE	07/02067/H	9th May 2007	New Build	Good	-

Plansearch Residential Report

Power, water, telecoms, waste

ID	Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
31	Holm Deep, Bristol, Avon, BS	139m S	2010/01163/OBS	9th November 2010	Alteration or Conversion	Good	-
32	Outside Entrance To St Peter & Paul Rc Cathedral, Worcester Road, Bristol, Avon, BS	158m NE	10/02656/F	21st June 2010	New Build	Fair	-
14	Pavement Outside The Cottage, Pembroke Grove, Bristol, Avon, BS8 3DA	214m E	09/05085/Y	18th December 2009	New Build	Fair	-
21	6, Canynge Square, Bristol, BS8 3LA	227m W	11/03720/LA	2nd September 2011	Alteration or Conversion	Good	-

Note: Where no application reference or date is shown, this usually means the project is at a very early pre-planning stage, or that the proposed works do not require planning permission.

Location Accuracy

Each application is given a location accuracy. The meanings appropriate to the section above are as follows:

'Good' - indicating location to the actual site

'Fair' - indicating location adjacent to the site

'Approx' - indicating location on the road of the site, typically within 300m

For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

Low Location Accuracy Applications in your area

Address	Reference	Date	Type	Location Accuracy	Decision
Norland House, Canynge Road, Bristol, Avon, BS8 3LD	08/00706/LA	15th February 2008	New Build	Wider Area	-
Adj The Percival Centre, Percival Road, Clifton, Bristol, Avon, BS8 3LG	03/04205/F/C	3rd November 2003	New Build	Wider Area	-
Adj The Percival Centre, Percival Road, Clifton, Bristol, Avon, BS8 3LG	03/04376/F/C	17th November 2003	New Build	Wider Area	-
14 Clifton Arcade, Boyces Avenue, Bristol, Avon, BS8 4AA	11/03379/LA	18th August 2011	Alteration or Conversion	Wider Area	-
Bridge Corner, 12 Gloucester Row, Bristol, Avon, BS8 4AW	08/00652/X	12th February 2008	New Build	Wider Area	-
R/o Alma Road, Clifton, Bristol, Avon, BS	09/02390/F/C	2nd August 1999	Extension	Wider Area	-
Laurel Bank, Alma Road, Clifton, Bristol, Avon, BS8 2	0282F/97C	3rd February 1997	Alteration or Conversion	Wider Area	-
Outside Of Bristol Zoological Gardens, College Road, Clifton, Bristol, Avon, BS8 3HH	08/00813/FB	19th February 2008	New Build	Wider Area	-
Bristol Zoological Gardens, College Road, Clifton, Bristol, Avon, BS8 3HH	08/03713/F	29th August 2008	New Build	Wider Area	-
Clifton Down Existing O2 Site, Clifton Down, Bristol, Avon, BS8 3HA	10/02396/F	14th June 2010	New Build	Wider Area	-
O2 Mast, Clifton Down, Bristol, Avon, BS	11/01116/F	18th March 2011	New Build	Wider Area	-

Plansearch Residential Report

Address	Reference	Date	Type	Location Accuracy	Decision
Royal York Crescent, Bristol, Avon, BS	98/02376/Y/C	14th August 1998	Works	Wider Area	-
Highway Next To Zoo Car Park, Clifton Down, Bristol, Avon, BS	08/04442/F	23rd October 2008	New Build	Wider Area	-
Telecom Mast, Clifton Down, Bristol, Avon	07/01141/F	16th March 2007	New Build	Wider Area	-
Pro-cathedral, Park Place, Bristol, Avon, BS8 1JR	11/04086/CO ND	22nd September 2011	New Build	Wider Area	-
Sion Hill Car Park, Sion Hill, Bristol, Avon, BS1	10/03164/CO ND	19th July 2010	New Build	Wider Area	-
Former Whiteladies Road Cinema, Whiteladies Road, Bristol, Avon, BS8 2LY	10/04259/LA	27th September 2010	Extension	Wider Area	-
Suspension Bridge, Suspension Bridge Road, Bristol, Avon, BS8 4AQ	09/03466/LA	3rd September 2009	New Build	Wider Area	-
Pro-cathedral, Park Place, Clifton, Bristol, Avon, BS8 1JR	11/04010/CO ND	22nd September 2011	New Build	Wider Area	-
St Johns Court, Whiteladies Road, Bristol, Avon, BS8 2QY	10/00631/LA	25th February 2010	Alteration or Conversion	Wider Area	-

The Location Accuracy meanings appropriate to the section above are as follows:

'Wider area' - located in the wider vicinity of the site

'Multiple sites' - located at one of the multiple sites supplied

Planning Applications

Applications for minor developments

Planning Applications (Minor)

Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
11, Worcester Terrace, Bristol, BS8 3JW	8m NE	08/05065/V C	15th December 2008	Alteration or Conversion	Good	-
13, Worcester Terrace, Bristol, BS8 3JW	11m SW	10/04798/V C	2nd November 2010	Alteration or Conversion	Good	-
10, Worcester Terrace, Bristol, BS8 3JW	15m E	11/01284/V C	28th March 2011	Alteration or Conversion	Good	-
The Lodge, Cobblestone Mews, Bristol, BS8 3DQ	36m SE	06/05541/V C	27th December 2006	Alteration or Conversion	Good	-
6, Worcester Terrace, Bristol, BS8 3JW	41m E	08/01127/L A	12th March 2008	New Build	Good	-
6, Worcester Terrace, Bristol, BS8 3JW	41m E	09/00762/C OND	22nd January 2009	Refurbishment or Repair	Good	-
Communal Garden, Worcester Terrace, Bristol, Avon, BS8 3JW	45m NE	06/02331/V D/C	7th June 2006	New Build	Approx	-
5 Worcester Terrace, Clifton, Bristol, Avon, BS8 3JW	48m E	00/03886/F/C	20th November 2000	Extension	Good	-
6 Clifton Park, Clifton, Bristol, Avon, BS8 3BU	49m S	00/03811/H/C	20th November 2000	Extension	Good	-
6, Clifton Park, Bristol, BS8 3BU	49m S	07/05579/V C	11th December 2007	Alteration or Conversion	Good	-
7, Clifton Park, Bristol, BS8 3BU	50m S	07/02715/V C	19th June 2007	Alteration or Conversion	Good	-
7, Clifton Park, Bristol, BS8 3BU	50m S	08/05186/V D	22nd December 2008	Alteration or Conversion	Good	-
3, Worcester Terrace, Bristol, Avon, BS8 3JW	62m E	07/05739/L A	24th December 2007	Refurbishment or Repair	Good	-
1, Worcester Terrace, Bristol, BS8 3JW	76m E	10/05234/V C	30th November 2010	Alteration or Conversion	Good	-
College Road, Clifton, Bristol, BS8 3JD	78m W	07/02313/F	25th May 2007	Extension	Good	-
College Road, Clifton, Bristol, BS8 3JD	78m W	08/01784/V C	14th April 2008	Alteration or Conversion	Good	-
College Road, Clifton, Bristol, BS8 3JD	78m W	08/02515/V C	3rd June 2008	Alteration or Conversion	Good	-
College Road, Clifton, Bristol, BS8 3JD	78m W	11/00792/V D	28th February 2011	Alteration or Conversion	Good	-
College Road, Clifton, Bristol, BS8 3JD	78m W	11/03901/V C	19th September 2011	Alteration or Conversion	Good	-

Plansearch Residential Report

Address	Distance / Direction	Reference	Date	Type	Location Accuracy	Decision
12, Clifton Park, Bristol, BS8 3BX	84m E	06/02014/L AX	19th May 2006	New Build	Good	-
2, College Road, Clifton, Bristol, BS8 3JB	84m W	10/00248/V C	25th January 2010	Alteration or Conversion	Good	-
10 Clifton Park, Bristol, Avon, BS8 3BU	88m E	06/01172/V C/C	21st March 2006	Alteration or Conversion	Good	-
Worcester House, 2 Worcester Road, Bristol, Avon, BS8 3JL	92m NW	05/02055/L A/C	28th June 2005	Extension	Good	-
2, Worcester Road, Clifton, Bristol, BS8 3JL	92m NW	06/03939/F	23rd September 2006	New Build	Good	-
2, Worcester Road, Clifton, Bristol, BS8 3JL	92m NW	06/03937/L A	23rd September 2006	New Build	Good	-
Worcester House, 1-2 Worcester Road, Bristol, Avon, BS8	92m NW	07/00477/V C	2nd February 2007	Alteration or Conversion	Good	-
1, Worcester Road, Clifton, Bristol, BS8 3JL	92m NW	09/05207/H	15th January 2010	Alteration or Conversion	Good	-
1, Worcester Road, Clifton, Bristol, BS8 3JL	92m NW	10/04754/F	17th November 2010	New Build	Good	-
1, Worcester Road, Clifton, Bristol, BS8 3JL	92m NW	10/04755/L A	17th November 2010	New Build	Good	-
1, Worcester Road, Clifton, Bristol, BS8 3JL	92m NW	10/05215/V D	29th November 2010	Alteration or Conversion	Good	-
1, Worcester Road, Clifton, Bristol, BS8 3JL	92m NW	11/02188/C OND	26th May 2011	Alteration or Conversion	Good	-
1, Worcester Road, Clifton, Bristol, BS8 3JL	92m NW	11/02853/V C	7th July 2011	Alteration or Conversion	Good	-
4, College Road, Clifton, Bristol, BS8 3JB	93m NW	09/02666/V C	9th July 2009	Alteration or Conversion	Good	-
Woods House, 3-4 Clifton Park, Clifton High School, Bristol, Avon, BS8 3BT	96m W	11/00074/V D	10th January 2011	Alteration or Conversion	Good	-
11, Clifton Park, Bristol, BS8 3BX	98m E	08/00776/V C	19th February 2008	Alteration or Conversion	Good	-
11, Clifton Park, Bristol, BS8 3BX	98m E	08/02593/F	13th June 2008	Refurbishment or Repair	Good	-

Note: Where no application reference or date is shown, this usually means the project is at a very early pre-planning stage, or that the proposed works do not require planning permission.

Location Accuracy

Each application is given a location accuracy. The meanings appropriate to the section above are as follows:

'Good' - indicating location to the actual site

'Fair' - indicating location adjacent to the site

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For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

Plansearch Residential Report

Low Location Accuracy Applications in your area

Address	Reference	Date	Type	Location Accuracy	Decision
Clifton Close, Clifton, Bristol, Avon, BS	07/04931/VC	30th October 2007	Alteration or Conversion	Wider Area	-
Bartlett Court, Pembroke Road, Clifton, Bristol, Avon, BS8 3ES	08/01889/VC	21st April 2008	Alteration or Conversion	Wider Area	-
Car Parking Area, Beaufort Mews, Suspension Bridge Road, Bristol, Avon, BS8 4AQ	07/03342/F	26th July 2007	New Build	Wider Area	-
Playing Field, College Fields, Clifton, Bristol, Avon, BS8 3	06/04854/VC	16th November 2006	Alteration or Conversion	Wider Area	-
Bridge Corner, 12 Gloucester Row, Bristol, Avon, BS8 4AW	08/03621/LA	20th August 2008	Refurbishment or Repair	Wider Area	-
Outside Of Bristol Zoological Gardens, College Road, Clifton, Bristol, Avon, BS8 3HH	08/00812/A	19th February 2008	New Build	Wider Area	-
Bristol Zoo, Gardens Guthrie Road, Bristol, Avon, BS8 3HA	06/00700/VD/C	20th February 2006	Alteration or Conversion	Wider Area	-
Communal Gardens, Royal York Crescent, Bristol, Avon, BS	06/0678/VC/C	28th June 2006	Alteration or Conversion	Wider Area	-
Communal Gardens, Royal York Crescent, Bristol, Avon, BS	07/05104/VC	9th November 2007	Alteration or Conversion	Wider Area	-
Communal Gardens, Royal York Crescent, Bristol, Avon, BS8 4LF	11/03073/VC	22nd July 2011	Alteration or Conversion	Wider Area	-
Communal Gardens, Royal York Crescent, Bristol, Avon, BS	10/01629/VC	15th April 2010	Alteration or Conversion	Wider Area	-
Communal Gardens, Royal York Crescent, Bristol, Avon, BS1	10/01628/VC	15th April 2010	Alteration or Conversion	Wider Area	-
Communal Gardens, Royal York Crescent, Bristol, Avon, BS1	10/04023/VC	13th September 2010	Alteration or Conversion	Wider Area	-
Communal Gardens, Alma Court, Bristol, Avon, BS	11/04005/VC	23rd September 2011	Alteration or Conversion	Wider Area	-
Communal Gardens, Cornwallis Crescent, Bristol, Avon, BS	08/00280/VC	22nd January 2008	Alteration or Conversion	Wider Area	-
Communal Gardens, Cornwallis Crescent, Bristol, Avon, BS1	10/02904/VC	6th July 2010	Alteration or Conversion	Wider Area	-
Communal Gardens, Alma Court, Bristol, Avon, BS	10/05140/VP	24th November 2010	Alteration or Conversion	Wider Area	-
Land At Alma Court, Bristol, Avon, BS	10/05139/VC	24th November 2010	Alteration or Conversion	Wider Area	-
Communal Gardens, Cornwallis Crescent, Bristol, Avon, BS	08/00744/VP	18th February 2008	Alteration or Conversion	Wider Area	-
Communal Gardens, Cornwallis Crescent, Bristol, Avon, BS	09/05216/VC	24th December 2009	Alteration or Conversion	Wider Area	-
	11/01452/A	7th April 2011	New Build	Wider Area	-

The Location Accuracy meanings appropriate to the section above are as follows:

'Wider area' - located in the wider vicinity of the site

'Multiple sites' - located at one of the multiple sites supplied

Land Use Designations

Additional documents within search area

The following documents have been or are in the process of being published by authorities relevant to the search area, but are not included within Landmark's data. You may wish to research these documents independently. This list of development plans is based on boundary information available to Landmark at this time. As a result of this some plans relating to neighbouring authorities may be shown.

Plan Title	Avon Minerals Local Plan
Plan Type	Minerals, Waste or combined Minerals and Waste Plan
Plan Status	Adopted
Approval or Adopted Date	1993
Operational Date	12th July 1993
Plan Title	Bristol LDF - Statement of Community Involvement
Plan Type	Statement of Community Involvement
Plan Status	Adopted
Approval or Adopted Date	2008
Operational Date	14th October 2008
Plan Title	Bristol LDF - Generic DC Policies
Plan Type	Development Plan Document
Plan Status	Abandoned
Approval or Adopted Date	Not Supplied
Operational Date	Not Supplied
Plan Title	Bristol LDF - Site Allocations & Development Management DPD
Plan Type	Development Plan Document
Plan Status	Under Preparation
Approval or Adopted Date	Not Supplied
Operational Date	Not Supplied
Plan Title	South West RSS - West of England Area Subregional Study
Plan Type	Regional Spatial Strategy
Plan Status	Approved
Approval or Adopted Date	2005
Operational Date	Not Supplied
Plan Title	Bristol LDF - West of England Joint Waste Core Strategy (JWCS)
Plan Type	Minerals, Waste or combined Minerals and Waste Plan
Plan Status	Adopted
Approval or Adopted Date	2011
Operational Date	1st September 2011
Plan Title	Bristol LDF - Local Development Scheme
Plan Type	Local Development Scheme
Plan Status	Approved
Approval or Adopted Date	2007
Operational Date	22nd March 2007
Plan Title	South West Regional Spatial Strategy (RSS)
Plan Type	Regional Spatial Strategy
Plan Status	Abandoned
Approval or Adopted Date	Not Supplied
Operational Date	Not Supplied
Plan Title	South West Regional Waste Strategy
Plan Type	Minerals, Waste or combined Minerals and Waste Plan
Plan Status	Approved
Approval or Adopted Date	2004
Operational Date	Not Supplied

Plansearch Residential Report

Plan Title	Bristol LDF - Statement of Community Involvement - Review
Plan Type	Statement of Community Involvement
Plan Status	Approved
Approval or Adopted Date	Not Supplied
Operational Date	Not Supplied

Plan Title	Bristol LDF - Bristol Central Area Action Plan
Plan Type	Area Action Plan
Plan Status	Under Preparation
Approval or Adopted Date	Not Supplied
Operational Date	Not Supplied

Land Use Designations

Local Development Plans

This section reports on the local development plan for your area, produced by the Local Authority. It is important to know the policies and proposals in the development plan because these steer future land use and development. We have identified the land use policies and proposals specific to your area and they are shown in the maps in this section.

The Adopted Plan has been through a public inquiry and is the Statutory Plan for your area. The Deposit Plan is the latest draft currently available, and is likely to eventually replace the Adopted Plan (although further revised drafts of the Deposit Plan may be issued at some future point before it is formally adopted). By reporting both, we give you the existing policies and proposals for your neighbourhood as well as the new policies and proposals which will apply in the future. In some instances, we report only one of the two plans.

The red numbers in the table indicate the number of 'Adopted' plans or 'Deposit' plans that have been identified on site, within 0-25m or within 25-200m respectively.

Land Use Designations on site or within 200m

Your property is within a conservation area (See Deposit and Adopted Plans)

Classification	On Site		25-200m	
	Adopted	Deposit	Adopted	Deposit
Community and Social Facility	0	0	3	4
Heritage Environment	1	1	3	4
Housing	1	0	0	0
Industrial and Commercial	0	0	0	0
Open Land	0	0	3	4
Other (including Mixed Use)	1	0	0	0
Settlement Limit	0	0	0	0
Town Centre and Retailing	0	0	0	0
Transport	0	0	0	0
Waste, Pollution, Mineral, Water and Energy	0	0	0	0

Note:

Where a development plan policy covers an area which includes the property, it is classified as "on site" only in the above summary.

The 'Adopted' plan is the formally adopted, statutory plan for the area.

The 'Deposit' plan is the latest draft plan published by the local council.

'-' means there is no plan of that type for the search area.

On site is defined as being at, or within 25 metres, of the centre of the search.

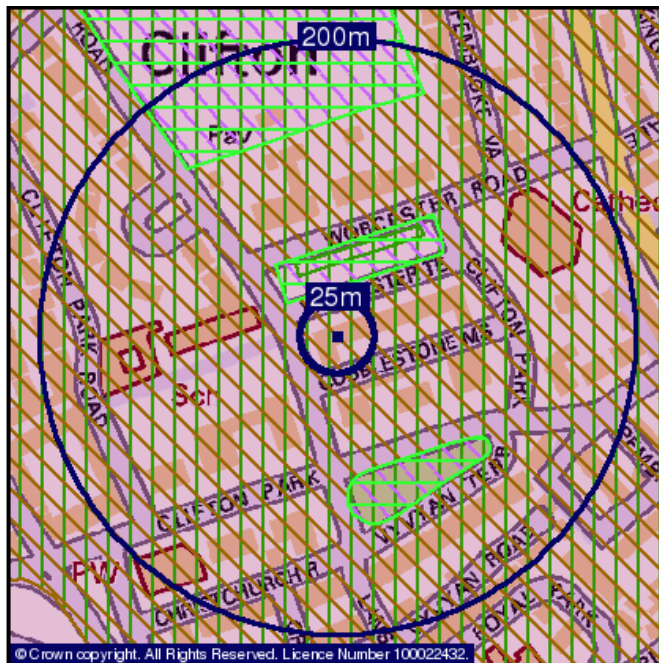
Land Use Designations

Policies, Proposals and Land Use Designations

First Deposit, Bristol Local Plan, 28th February 2003



Adopted, Bristol Local Plan, 16th December 1997













- Centre of Search
 - Search Radii
- Point Line Area**
- Housing
 - Transport
 - Open Land
 - Heritage Environment
 - Town Centre and Retailing
 - Community and Social Facility
 - Industrial and Commercial
 - Waste, Pollution, Mineral, Water and Energy
 - Settlement Limit
 - Other (including Mixed Use)




Land Use Designations

Policies, Proposals and Land Use Designations













First Deposit, Bristol Local Plan, 28th February 2003

Code	Position	Class	Policy	Description
	0m N	Heritage Environment	B13, Conservation Areas and Listed Buildings: General Principles	Conservation Areas
			B14, Designation of Conservation Areas	
			B15, Streets and Open Space	
			B16, New Buildings	
			B17, Extensions to Buildings	
	32m N	Open Land	NE9, Historic Landscapes	Historic Landscapes
			NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
				32m N
NE1, Open Space	Open Space			
L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds			
	32m N	Community and Social Facility	NE9, Historic Landscapes	Historic Landscapes
			NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	93m S	Open Land	NE9, Historic Landscapes	Historic Landscapes
			NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	93m S	Heritage Environment	NE9, Historic Landscapes	Historic Landscapes
			NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	93m S	Community and Social Facility	NE9, Historic Landscapes	Historic Landscapes
			NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	128m NW	Heritage Environment	NE9, Historic Landscapes	Historic Landscapes
	130m NW	Open Land	NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	130m NW	Community and Social Facility	NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds

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Code	Position	Class	Policy	Description
	138m N	Open Land	NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	138m N	Community and Social Facility	NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	138m N	Heritage Environment	NE9, Historic Landscapes	Historic Landscapes

Adopted, Bristol Local Plan, 16th December 1997

Code	Position	Class	Policy	Description
	0m N	Other (including Mixed Use)	Not Supplied	Policy Area Boundary
	0m N	Housing	Not Supplied	Predominantly Residential Areas
	0m N	Heritage Environment	Not Supplied	Conservation Areas - Clifton
	32m N	Open Land	NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	32m N	Community and Social Facility	NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	47m N	Heritage Environment	NE9, Historic Landscapes	Historic Landscapes
	93m S	Open Land	NE9, Historic Landscapes	Historic Landscapes
			NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	93m S	Heritage Environment	NE9, Historic Landscapes	Historic Landscapes
			NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	93m S	Community and Social Facility	NE9, Historic Landscapes	Historic Landscapes
			NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	138m N	Open Land	NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	138m N	Community and Social Facility	NE1, Open Space	Open Space
			L1, Open Space: Protection of Playing Fields and Recreation Grounds	Playing Fields and Recreation Grounds
	138m N	Heritage Environment	NE9, Historic Landscapes	Historic Landscapes

Plansearch Residential Report

If there are any of the following designations on your property these will affect your development rights, and you may also be affected if they fall close to your boundary. You can find out more from your local authority, details are given in the Contents section.

- Ancient Monument Sites
- Area of Archaeological Importance
- Area of Outstanding Natural Beauty
- Article 4 Directions
- Conservation Areas
- Green Belt
- National Parks
- Norfolk & Suffolk Broads
- Site of Special Scientific Interest / Nature Conservation

Land Use Designations

Local Development Framework

The Local Development Framework is a group of documents that outline how planning will be managed in your area. This section reports on the documents which form part of your local LDF, produced by your local Authority. From the available documents, we have identified the land use policies and proposals specific to your area and they are shown in the maps below. These details are used by your Local Authority to steer future land use and development.

The Adopted Plans are the statutory plans for your area. The Submission draft documents are the latest drafts currently available, and are likely to become Adopted Plans in the future (although revised drafts may be issued before they are formally adopted).

By reporting both status of plan, we give you the existing policies and proposals for your neighbourhood as well as the new policies and proposals which may apply in the future. If there are no Submission draft documents available we only report the statutory Adopted Documents (if the Local Authority has published them).

Land Use Designations on site or within 200m

Classification	On Site		25-200m	
	adopted	draft	adopted	draft
Boundaries	0	0	0	0
Community and Social Facilities	0	0	0	0
Economy	0	0	0	0
Heritage Environment	0	0	0	0
Housing	0	0	0	0
Open Environment	0	0	0	0
Other Area/Site	0	0	0	0
Resources and Wastes	0	0	0	0
Retail and Town Centres	0	0	0	0
Rural Settlements	0	0	0	0
Transport Infrastructure	0	0	0	0

Documents searched in this section

Plan Title	Plan Status	Document Date	Document ID
Core Strategy	Submission Draft	15th March 2010	106_1

Useful Information

The information in this Plansearch report must be read in conjunction with the User Guide, which can be found on the Landmark website (website details on Contents page).

If after reading the report you require further information, please contact the relevant organisation, listed in Contacts section. Please note, however, that the contacts are not in a position to advise how the details may affect the value of the property. You should discuss the findings of this report with your professional advisor.

Planning Applications

The raw planning application information is supplied by Barbour ABI, derived from local authority weekly planning lists.

Location

Each application is identified in accordance with the address provided by the local authority. Where this address is incomplete, an approximate location has been inferred. A location accuracy code is given for each application.

'Good' indicating location to the actual site.

'Fair' indicating location adjacent to the site.

'Approx' indicating location on the road of the site, typically within 300m.

'Wider Area' indicating location within the geographical locality or road, typically within 1km.

'Multiple Sites' indicating that the application relates to multiple sites.

Road, Rail, Utility & Large Developments

Applications for road, rail, utility and large development often do not have definite addresses but are identified by general descriptions (eg, "Land adjacent to Haven Road", "Kings Cross" or "Cross Rail"). It is possible the single address point reference will not be found within the search area, even though much of the actual development site falls within it.

Decisions

We track local authority decisions for large applications as "refused" "withdrawn" or "approval granted". However, if an application concerns you, we would strongly advise you to find out more from your local planning authority (see Contacts section). For example, where an application is refused, it may subsequently be granted on appeal, so the indication we provide on decisions is not necessarily the final word. Also, we assume that where Barbour ABI indicate that a contract has been granted, the application has also been granted, but in a few instances this may not be the case.

Tenders

Some findings in the Planning Applications section may be shown as being a tender or contract. This usually indicates that a Planning Application has already been submitted.

Land Use Policies and Allocations

Land Use policies are derived from the proposals maps of development plans, which are produced by local authorities. Development plans go through a series of consultation stages where the plan is known as a "deposit" version. When it is "adopted" the plan becomes the statutory policy basis for the area covered.

This report includes the mapped policies of both the adopted plan and the latest deposit plan. Only the basics of each mapped policy are reported. The local development plan includes detailed explanations of all policies and proposals, many of which are unmapped and so are not included in this report.

We recommend that you contact the local authority (see Contacts section) if anything reported in this section is of concern to you, or if you would like further information about the development plan policies.

Land Use Policies Classifications

Land use policy classifications differ between local authorities in the way they are represented in development plans. We have standardised different types of land use and development into 10 classes for ease of use.

Plansearch Residential Report

Housing	Residential and other housing developments. Includes redevelopments and conversions
Transport	Transportation including planned corridors for new roads, minor and major road and rail alterations and a range of cycle, pedestrian and parking policies.
Open Land	Includes greenbelt nature conservation areas, Sites of Special Scientific Interest (SSSI), Areas of Outstanding Natural Beauty etc.
Heritage Environment	This will often indicate a conservation area, where special development control rules will apply.
Town Centre & Retailing	As well as urban shopping areas, this includes retail servicing areas.
Industrial and Commercial	Includes commercial development sites, offices, warehouses, hotels, business and industry.
Community & Social Facility	Health, education, sport, leisure, social areas and allotments.
Waste, Pollution, Mineral, Water & Energy	Includes waste processing and utilities (including sewerage) and potential development hazard areas.
Settlement Limit	Indicates boundaries to built areas.
Other (including Mixed Use)	Areas and sites not covered by above classes. Includes mixed use and special policy areas and sites.

Local Authorities and Council Services

District Councils are responsible for services, which normally include housing, development planning and control, environmental health and refuse collection.

County Councils are responsible for services, which normally include education, social services, roads and highways, traffic and transportation waste disposal sites, recycling, libraries.

Unitary Authorities are normally responsible for the services of both district and county councils. National Parks have their own statutory planning powers and responsibilities.

Many other services, however, are provided by the different types of councils stated above.

Contacts

Local Council Contacts

North Somerset Council
PO Box 140
Town Hall
Weston-super-Mare
Avon
BS23 1UJ
Telephone 01934 888888, Fax 01934 888822
Website www.n-somerset.gov.uk

Bristol City Council
The Council House
College Green
Bristol
Avon
BS1 5TR
Telephone 0117 922 2000, Fax 0117 922 3886
Website www.bristol-city.gov.uk

South Gloucestershire Council
Council Offices
Castle Street
Bristol
Gloucestershire
BS12 1HF
Telephone 01454 868686, Fax 01454 419754
Website www.southglos.gov.uk

Other Contacts

Avon County Council
(Council No Longer Exists)
No Address Details

Planning
South West Regional Assembly
Dennett House
11 Middle Street
Taunton
Somerset
TA1 1SH
Telephone 01823 270101, Fax 01823 425200
Email swra@southwest-ra.gov.uk
Website <http://www.southwest-ra.gov.uk/>

Other Contacts

Landmark Information Group Ltd - Landmark Info Helpline
Legal & Financial,
The Smith Centre,
Fairmile,
Henley-on-Thames,
Oxon
RG9 6AB
Telephone 0844 844 9966,
Fax 0844 844 9980
Email info@landmarkinfo.co.uk
Website: www.landmarkinfo.co.uk

The Landmark Website contains links to many of our data suppliers, which may be of use.

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Search Code



Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, The Smith Centre, Fairmile, Henley on Thames, Oxon, RG9 6AB. Telephone 0844 844 9966 email: helpdesk@landmark.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which firms compiling and/or selling search reports have to meet. By giving you this information, your search provider is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Search providers which subscribe to the Code will:

- Display the 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 all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Keeping to the Search Code

How search organisations maintain compliance with the Search Code is monitored independently by the Property Codes Compliance Board (PCCB). If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final resolution after your complaint has been formally considered or if the firm has exceeded the response timescales, you may refer your complaint to The Property Ombudsman (TPO). TPO can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman Scheme
Beckett House
4 Bridge Street
Salisbury
Wiltshire SP1 2LX
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

Search Code



Complaints Procedure - Information for customers

If you wish to make a complaint, we will deal with it speedily and fairly. We will:

- Produce a formal written complaints procedure and tell you what this is.
- Acknowledge a complaint within 5 working days of its receipt.
- Normally deal with a complaint fully and 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 written response at the latest within 40 days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with the final decision, you may refer the complaint to The Property Ombudsman scheme (TPOs).

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

Please contact our Customer Service Team on 0844 844 9966 if you would like a copy of the full search code.

Complaints should be sent to:

Customer Relationship Manager
Landmark Information Group Limited
Landmark UK Property
The Smith Centre
Fairmile
Henley-on-Thames
RG9 6AB

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

LANDMARK STANDARD TERMS AND CONDITIONS

DEFINITIONS

In these Terms, the following terms have the following meanings

"**Agreement**" has the meaning set out in clause 1.d

"**Authorised Reseller**" means an agent or reseller who We have duly appointed to resell Our Reports and Services.

"**Consumer**" means a natural person acting for purposes other than his trade business or profession.

"**Content**" means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by Us and shall include both material developed by or on behalf of Us and Third Party Content.

"**End User**" means either: (i) a Consumer or a Consumer's friend or family member who uses the Services provided to the Consumer; or (ii) where You are not a Consumer, an employee of Yours who uses the Services provided to You or (iii) a person identified in clause 2.b or their respective employees.

"**Fees**" means any charges levied by Us or an Authorised Reseller for Services provided to You.

"**First Purchaser**" means the first person, or legal entity to purchase the Property Site following provision of a Report.

"**First Purchaser's Lender**" means the funding provider for the First Purchaser

"**Information Pack**" means a pack compiled by or on behalf of the owner or prospective buyer of the Property Site, designed to aid the marketing or purchase of the Property Site and containing information provided by or on behalf of the owner or prospective buyer of the Property Site.

"**Intellectual Property Rights**" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right or other data right, moral right or know how or any other intellectual property right.

References to "**We**", "**Us**" and "**Our**" are references to Landmark Informator Group Limited, whose registered office is 7 Abbey Court, Eagle Way, Exeter, EX2 7HY.

"**Order**" means the request for Services from Us by You

"**Property Site**" means a land site in relation to which We provide a Service

"**Report**" includes any information that We supply to You including all reports services, datasets, software or information contained in them.

"**Services**" means the provision of any service by Us pursuant to these Terms including without limitation, any Report.

"**Supplier**" means any third party organisation that provides services, software data, information and other content or functionality of any form to Us.

"**Terms**" means these terms and conditions.

"**Third Party Content**" means the services, software, data, information and other content or functionality provided by Suppliers and linked to or contained in the Services.

"**Website**" means any website hosted by Us and includes the Content and any report, service, document, data-set, software or information contained in such websites or derived from them.

References to "**You**", "**Your**" and "**Yourself**" refer to the contracting party who accesses the Website or places an Order with Us.

1. Basis of Contract

- a. These Terms govern the relationship between Us and You where You purchase Services from Us. Where these Terms are not expressly accepted by You, they will be deemed to have been accepted by You, and You agree to be bound by these Terms, when You place any Order, or pay for any Services provided to You by Us.
- b. You shall take all reasonable steps to check that the details that You provide in relation to Your Order are complete, accurate and correct and that the Report has been prepared for the correct location and property type. Neither We nor any Suppliers shall have any liability for errors or omissions in information provided by or on behalf of You or from Your failure to check that the Report relates to the correct location or property.
- c. We may modify these Terms, and may discontinue or revise any or all other aspects of the Services at Our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on Our Websites. You acknowledge that it shall remain Your responsibility to check Our Website from time to time for any such amendments or variation to these Terms. Continued Orders of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.
- d. These Terms together with Your Order, the Fees and delivery details in relation to Your Order and Our privacy policy, which is available on the Website, constitute the entire agreement between the parties relating to the supply of Services to You by Us ("**Agreement**"). You acknowledge that You have not relied on any statement, promise or representation made or given by or on behalf of Us which is not set out in the Agreement or delivery details. Nothing in this clause 1.d shall limit or exclude any liability for fraud.

- e. These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

2. Services and Licensed Use

- a. Subject to clauses 6.d, 6.k and 6.l, We shall use all reasonable skill, care and diligence in the performance of the Services.
- b. Subject always to these Terms You may, without further charge, make the Services available to:
 - i. the owner of the whole or part of the Property Site at the date of the Report;
 - ii. any person who purchases the whole or part of the Property Site
 - iii. any person who provides funding secured on the whole or part of the Property Site;
 - iv. any person for whom You act in a professional or commercial capacity in relation to the Property Site;
 - v. any person who acts for You in a professional or commercial capacity in relation to the Property Site; and/or
 - vi. prospective buyers of the whole or part of the Property Site as part of an Information Pack but for the avoidance of doubt, We shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party.
- c. You shall not hold yourself out or describe yourself as Our agent or an agent of any of the Suppliers.
- d. You shall ensure that acknowledgements of copyright and database right ownership are included in a conspicuous position in all copies of the Content You may not delete any of Our or the Suppliers' intellectual property protection notices (including without limitation copyright notices or trade marks) from the Content.
- e. You shall use Your best endeavours to use adequate technological and security measures, including measures We or Suppliers may reasonably recommend from time to time, to ensure that all Content which You hold or are responsible for is secure from unauthorised use or access.
- f. The Content shall only be used strictly in accordance with these Terms and not for any other purpose; nor shall any use of the Content be made that would or might be deemed to be disparaging to Us, the Suppliers or any of them. You shall not be entitled to resell or rent any Content or otherwise supply products incorporating such Content for commercial sale or rental.
- g. You shall not reverse engineer, separate or otherwise tamper with the Content so that Content can be extracted and used for any purpose outside the scope of the Agreement.
- h. If You are a Company or public body, You agree that the licensed use of Content pursuant to the Agreement always excludes its use by any of Your subsidiaries, holding companies or subsidiaries of such holding companies (as such terms are defined in section 1159 of the Companies Act 2006) or by any government entity associated with You (in each case as applicable). You agree, and shall procure, that any such company or entity shall enter into a separate agreement with Us.
- i. All other uses of the Content are prohibited. If You wish to use the Content in a manner which is not authorised by the Terms, then You must contact Us to seek the necessary consents or licences (which may include further licences from the Suppliers), for which there may be additional Fees.
- j. You agree to notify Us as soon as You suspect any infringement of Our or any of Our Supplier's intellectual property rights and You agree to give Us a reasonably required assistance in pursuing any potential infringement.

3. Intellectual Property and Confidentiality

- a. You acknowledge and agree that all Intellectual Property Rights in Content are and shall continue to be owned by Us or Our Suppliers and nothing in the Agreement shall transfer, assign or grant any rights to You (save for the licence as set out above).
- b. Subject to any use of the Content in accordance with these Terms, You acknowledge and agree that You shall, and shall procure that any person to whom You provide access to the Content shall, treat as strictly private and confidential the Services, the Content and all information which they obtain from the Services and Content. You agree to indemnify Us against all liabilities, damages, penalties, costs, expenses (including legal expenses on an indemnity basis) or other loss suffered or incurred by Us in relation to any breach or alleged breach of this clause 3.b.

4. Termination

- a. At any time, We may terminate the Agreement with immediate effect by giving You written notice:

- i. if You are in breach of the Terms and, if such breach is capable of remedy, You fail to remedy the breach within 30 days of written notice from Us specifying the breach and requiring it to be remedied; and
 - ii. if You have a receiver or administrative receiver or administrator appointed over You or any part of Your undertaking or assets or shall pass a resolution for winding up (otherwise than for the purpose of a bona fide scheme of solvent amalgamation or reconstruction) or if a court of competent jurisdiction shall make an order to that effect or if You become subject to an administration order or enter into a voluntary arrangement with Your creditors or shall cease or threaten to cease to carry on business or if You are presented with a bankruptcy petition.
- b. In the event of the termination or expiry of the Agreement
- i. You shall, subject to clause 4.b.iii, immediately cease to use the Report and any Content;
 - ii. You shall, subject to clause 4.b.iii, within 30 days of such termination or expiry, destroy all Content in any media which You hold or for which You are responsible and provide, at Our request, a sworn statement by a duly authorised person that You no longer hold such Content;
 - iii. except in the event of termination by Us under clause 4.a, You may retain Content in an archive following expiry of the Agreement for the sole purpose of addressing a complaint or challenge from a regulator or other third party regarding Your use of such Content during the term of the Agreement. Your rights are on condition that: (a) the archive rights do not apply to Content that include third party Intellectual Property Rights (other than Content provided by Ordnance Survey to the extent that the Intellectual Property Rights in such Content are owned by Ordnance Survey); (b) You shall not disclose Content retained under this clause 4.b.iii to any regulator or other third party except strictly to the extent necessary for the relevant purpose of addressing a complaint or challenge from a regulator or other third party and in paper or read-only electronic format only; (c) You must store such Content separately from any other data which You hold; and (d) subject to clause 6.a, We shall have no liability for Your use of it following termination or expiry of the Agreement; and
 - iv. the parties shall have no further obligations or rights under the Agreement, without prejudice to those which have accrued to either party prior to termination or expiry save that the "Definitions", clauses 2.i to 2.j (inclusive), this clause 4.b, clauses 5.d, 6, 7, 9, 10 and 11 together with those other clauses the survival of which is necessary for the interpretation or enforcement of the Agreement or which by their nature can be reasonably interpreted as surviving the expiry or termination of the Agreement, shall continue to have effect after such expiry or termination.

5. Payments

- a. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Fees at the rates set out in Our or Our Authorised Reseller's invoice within 30 days of the date of each invoice without deduction, counterclaim or set off. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Us or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Our or Our Authorised Reseller's ability to require payment in respect of the Services delivered to You. You acknowledge that time is of the essence with respect to the payment of such invoices.
- b. VAT shall be due in addition to any Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.
- c. Neither We nor any Authorised Reseller shall be required to notify You in advance of any amendment to the Fees and the placing of any further Order for Services shall be deemed acceptance of any revisions to the Fees.
- d. If You fail to pay by the due date any amount due and payable by You under the Agreement, We shall be entitled, but not obliged to, charge You interest on the overdue amount, payable by You immediately on demand, accruing from the due date up to the date of actual payment, after as well as before judgment, at the rate set out in the Late Payment of Commercial Debts (Interest) Act 1998 from time to time and fixed sum compensation under the Late Payment of Commercial Debts Regulations 2002. Such interest shall accrue on a daily basis.

6. Liability

- a. Nothing in these Terms excludes or limits either party's liability for death or personal injury caused by that party's negligence or wilful default or for fraud and the remainder of this clause 6 is subject to this provision. If You are a Consumer, Your statutory rights (which include, for example, that We will provide the Services to a reasonable standard and within a reasonable time) are not affected by anything in these Terms.
- b. Save as set out in clause 6.a, We shall not be liable to You or to any End User in contract, tort (including negligence) or for breach of statutory duty or in any other way for:
 - i. any indirect or consequential losses (which includes any loss that could not have been reasonably expected by You and Us at the time of entering into these Terms);
 - ii. loss arising from or in connection with loss of revenues, profits, contract or business or failure to realise anticipated savings; or
 - iii. loss of goodwill or reputation.
- c. Save as set out in clause 6.a, Our total liability to You and/or any End User in contract or tort (including negligence) or for breach of statutory duty shall not exceed an amount of ten million pounds (£10,000,000) per claim or series of connected claims.
- d. The Content that Services are based on is derived from third party sources. Therefore, save as set out in clause 6.l in respect of risk assessments and professional opinions, We do not warrant the accuracy or completeness of any information or Content provided, unless We should reasonably have been alerted to any omission, error or inaccuracy in the Content. Such Content is provided specifically from the sources as described by Us and We do not claim that these represent an exhaustive or comprehensive list of all sources that might be consulted.
- e. You acknowledge and agree that neither You nor any End User shall have any claim or recourse against any Supplier of Third Party Content.
- f. You acknowledge and agree that We do not warrant that the online supply of Content or Services or any internet ordering service will be: uninterrupted or error free or provide any particular facilities or functions; free from defects; free from software viruses; free of error from computer malfunction, inaccurate processing; free from corruption of data whilst geo-coding, processing by computer or electronic means or in the course of transmission or similar, although We will use reasonable endeavours to correct any such issues within a reasonable period of them becoming known (which may be limited to notifying the relevant Supplier). Time shall not be of the essence in providing the Content or Services.
- g. You acknowledge and agree that no physical inspection of the Property Site reported on is carried out as part of any Services offered by Us and We do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection.
- h. You acknowledge and agree that We will not be held liable in any way if a Report is used otherwise than as provided for in these Terms and/or in the Report.
- i. You acknowledge and agree that the Services have not been prepared to meet Your or anyone else's individual requirements and it is Your responsibility to ensure that the Services ordered are suitable for Your (or the End User's) intended purpose.
- j. You acknowledge and agree that You shall, on receipt of a Report carry out a reasonable inspection to satisfy Yourself that there are no apparent defect or failures with respect to the description and location of the Property Site and shall promptly inform Us if there are any such defects or failures.
- k. All liability for any insurance products purchased by You rests solely with the insurer. We do not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance We will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, You acknowledge and agree that all liability shall remain with the insurers and that You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. We do not guarantee that an insurance policy will be available on a Property Site. You acknowledge and agree that all decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and We accept no liability in this regard. The provision of a Report does not constitute any indication by Us that insurance will be available on the Property Site.
- l. We may provide You with professional opinions or a risk assessment in a Report. You acknowledge and agree that We shall carry out (or procure the third parties carry out) such assessment with reasonable skill and care and that We shall be liable where any such risk assessment is carried out negligently. Notwithstanding the foregoing We shall not be liable for any inaccurate statement, opinion or risk rating in a Report which resulted from a reasonable interpretation of the Content.
- m. Neither You, nor any End User or any other person may rely on a Service more than 12 months after it was originally provided.
- n. You shall use all reasonable endeavours to ensure that End Users acknowledge and agree to the limitations and exclusions of liability set out in this clause 6.

7. Contribution

- a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report) Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
- b. We are prepared to offer, without any admission or inference of liability, a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")
- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part IIA of the Environmental Protection Act 1990 ("the Notice") We shall contribute to the cost of such works as either the First Purchaser or First Purchaser's Lende (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
 - i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
 - ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
 - iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site; and
 - iv. the Contribution will not be paid in respect of any of the following: (1) radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof; (2) asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures; (3) naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration; (4) intentional non-compliance arising from the intention disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority; (5) any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report; (6) any condition which is caused by acts of war or an act of terrorism; (7) any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure; (8) any fines liquidated damages punitive or exemplary damages; (9) any bodily injury including without limitation, death, illness or disease, mental injury anguish or nervous shock; (10) any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption; and/or (11) any losses incurred following a material change in use of, alteration or development of the Property Site.
- d. Without prejudice to Your other rights and remedies under the Agreement the maximum sum that shall be contributed by Us in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
- e. We shall only pay a Contribution where the Notice is served within 36 months of the issue date of the Report.
- f. Any rights to a Contribution under this clause 7 are not assignable in the event of a sale of the Property Site and We shall not make any Contribution after the date of completion of such sale.
- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Us in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all Our reasonable requirements with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Our prior written consent to any estimates for such works or complying with any other reasonable request by Us, We shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Us the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.

- h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under Part IIA of the Environmental Protection Act 1990 You shall ensure that they advise Us within a maximum period of two months from receipt of such communication. This clause 7.h and the service of any notice under it shall not affect the provisions of clauses 7.e and 7.g, and any such communications, even if advised to Us will not operate as notice under clause 7.e.
- i. We reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7.g above, to withdraw the offer of payment of Contributions without further notice.

8. Assignment and Sub-contracting

- a. We shall be entitled to assign or transfer the Agreement as We reasonably see fit.
- b. The Agreement is personal to You. You shall not assign, transfer, sub-licence or otherwise deal with any of Your rights and obligations under the Agreement without Our prior written consent.
- c. We may authorise or allow Our contractors and other third parties to provide to Us and/or to You services necessary or related to the Services and to perform Our obligations and exercise Our rights under these Terms, which may include collecting payment on Our behalf.

9. Events Beyond Our Control

- a. Neither party to the Agreement shall be liable for any delay or failure to perform their obligations caused by any circumstance beyond their control and such party shall be entitled to a reasonable extension of time for the performance of such obligation.

10. Complaints and Dispute Resolution

- a. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at Our registered office. We will (or Our agents will) respond to any such complaint in writing as soon as practicably possible.
- b. If any dispute arises out of or in connection with the Terms of the Agreement or their validity ("**Dispute**") the parties undertake, subject to clause 10.c, the prior to commencement of court proceedings they will negotiate in good faith to settle such Dispute by mediation in accordance with the Centre for Effective Dispute Resolution Model Mediation Procedure as in force from time to time, which Procedure is deemed to be incorporated by reference into this clause. Unless otherwise agreed between the parties, the mediator will be nominated by the Centre for Effective Dispute Resolution. To initiate the mediation a party shall give notice in writing to the other party to the dispute requesting a mediation. The mediation will start not later than 21 days after the date of service of such notice. If the Dispute has not been resolved to the mutual satisfaction of the parties within 60 days (or such other period as they shall agree) after the date of service of such notice then either party may refer the Dispute to the courts in accordance with clause 11.f.
- c. Clause 10.b shall be without prejudice to the rights of termination stated in clause 4.a and in addition shall not prevent Us from:
 - i. applying for injunctive relief in the case of: (1) breach or threatened breach of confidentiality; or (2) infringement or threatened infringement of Our or Our Suppliers' intellectual property rights; or
 - ii. pursuing a debt claim for the payment of the Fees

11. General

- a. If any provision of the Agreement is found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from the Agreement and never to have formed part of the Agreement and the remaining provisions shall continue in full force and effect.
- b. No delay, failure or omission on Our, or any Supplier's, part in enforcing, exercising or pursuing any right, power, privilege, claim or remedy conferred by or arising under the Agreement or by law shall be deemed to be or construed as a waiver of that or any other right, power, privilege, claim or remedy, nor shall any single or partial exercise of any such right, power, privilege, claim or remedy preclude the exercise of that or any other right, power, privilege, claim or remedy.
- c. Our privacy policy as displayed on Our Website and updated from time to time governs the use that We shall make of any information provided by You or an End User.

- d. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Agreement and We shall not be liable to any such third party in respect of the Products, save that any Supplier may enforce any of these terms and conditions against You in accordance with the Contracts (Rights of Third Parties) Act 1999. Notwithstanding any other provisions of the Agreement, We may rescind or vary the Agreement in accordance with its terms without the consent of the Suppliers and accordingly section 2(1) of the Contracts (Rights of Third Parties) Act 1999 shall not apply.
- e. You shall ensure that each End User complies with and is bound by the Terms and shall procure that We may in Our own right enforce such terms and conditions against the End User pursuant to the Contracts (Rights of Third Parties) Act 1999. You shall be responsible for End User's compliance with the Terms and You shall be liable for all breaches of the Terms by the End Users as if they were breaches by You.
- f. The Agreement and any non-contractual obligations arising out of or in connection with it shall be governed by and construed in accordance with the laws of England and, subject to clause 10.b, each party irrevocably submits to the exclusive jurisdiction of the courts of England and Wales.