









## Residential planning applications

	Alterations single dwelling	0 applications within 50m
	New build up to 10 dwellings	0 applications within 100m
	New build 10 to 50 dwellings / unknown	4 applications within 250m
	New build 50 to 200 dwellings	0 applications within 500m
	New build over 200 dwellings	0 applications within 750m

## Non-residential planning applications

	Small up to 250m <sup>2</sup> / unknown	4 applications within 250m
	Medium 250m <sup>2</sup> to 1500m <sup>2</sup>	0 applications within 500m
	Large over 1500m <sup>2</sup>	0 applications within 750m

This report is issued for the property described as:  
**2, Norman Lane, Ashcott, Bridgwater, Somerset, TA7 9QE**

Report Reference  
**PSR\_72223424\_1\_1**

National Grid Reference  
**343640, 136920**

Customer Reference  
**OSDE530084**

Report Date  
**8 September 2015**

Requested by  
**Mr O Direct, Onesearch Direct, 6th Floor, Skypark SP1, 8 Elliot Place, Glasgow, G3 8EP**

### Contact Details

If you require any assistance please contact our customer services team on:

**0844 844 9966**

or by email at:  
[helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)



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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](mailto:info@landmarkinfo.co.uk)

**Website**

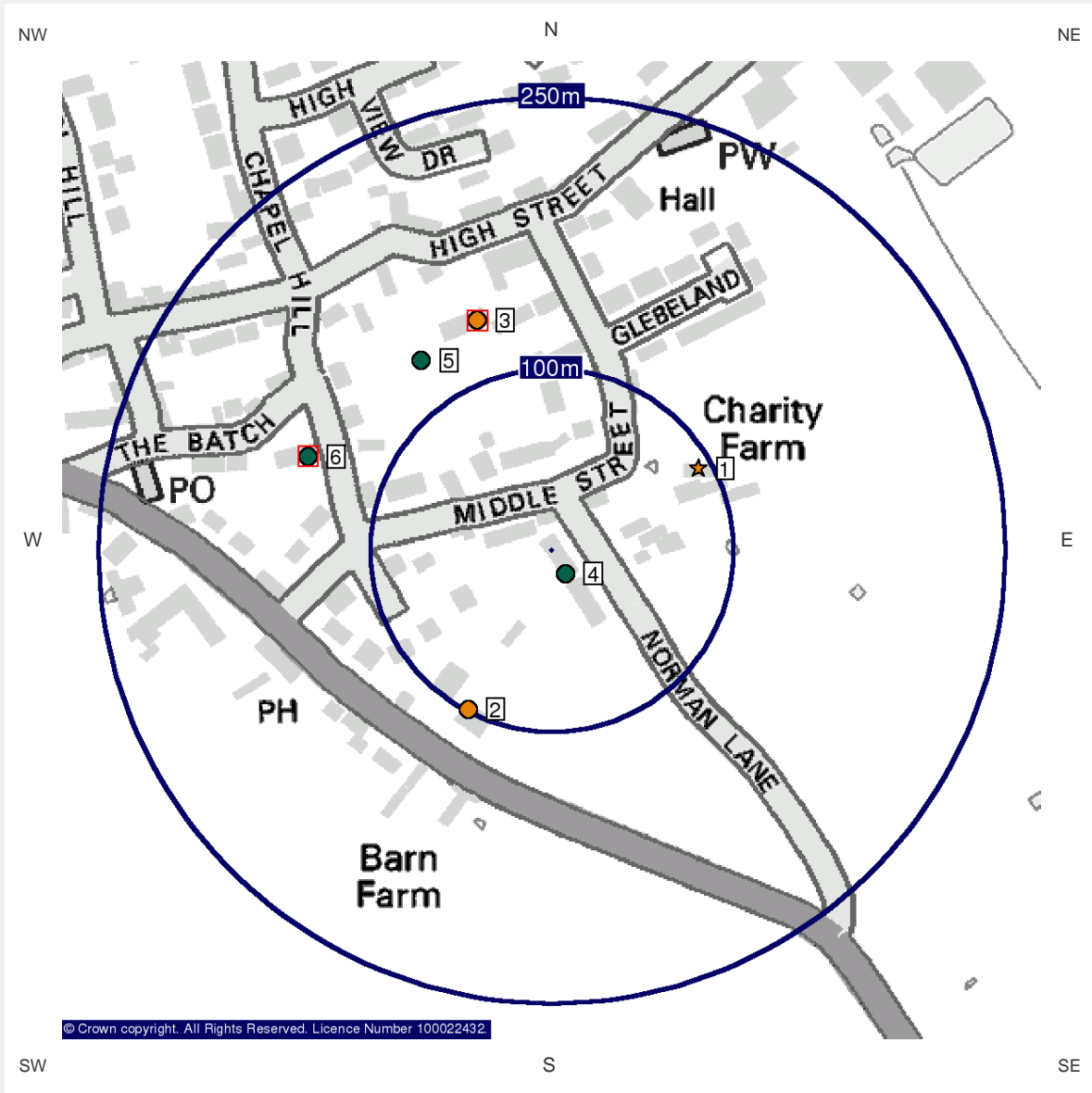
[www.landmarkinfo.co.uk](http://www.landmarkinfo.co.uk)

Landmark works in association with:





**250m** Search Band



## KEY

- Centre of Search
- Search Radii
- 1 Map ID
- Multiple Features Present
- ★ Residential Planning Applications
- ★ Non-Residential Planning Applications
- (unknown size)
- (unknown size)



## Residential New Build

10 to 50 dwellings / unknown (within 250m)

"Unknown" planning applications refer to those that have been identified as having a financial value in excess of £100,000 however their scale cannot be determined.

ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area		
	Address	Use Class	Type	Submission Date	Decision	
1	01/14/00033	93m NE	Good	.98m <sup>2</sup>		
	Charity Farm Middle Street, Ashcott Bridgwater, Somerset, TA7 9QB	C3 Description: Charity Farm, Ashcott - 21 Houses	New Build	25th November 2014	Outline Planning Granted	
2	01/09/00002	100m SW	Good	Not Supplied		
	29 Bath Road Ashcott, Bridgwater Somerset, TA7 9QQ	C3 Description: Shed/Polytunnel	New Build	23rd February 2009	Not Applicable	
3	01/11/00008	134m N	Fair	Not Supplied		
	Land To The West Of, Sandfields 14a, High Street, Ashcott, Bridgwater Somerset, TA7 9PL	C3 Description: Houses/Garages/Access	New Build	7th June 2011	Not Applicable	
3	01/11/00004	134m N	Fair	Not Supplied		
	Land To The West Of, Sandfields 14a, High Street, Ashcott, Bridgwater Somerset, TA7 9PL	C3 Description: Dwellings/Garages/Access	New Build	1st February 2011	Not Applicable	



## Non-Residential Small up to 250m<sup>2</sup> / unknown (within 250m)

"Unknown" refers to planning applications where their scale cannot be determined.

ID	Reference (Application No.)	Distance & Direction	Location Accuracy	Site Area	
	Address	Use Class	Type	Submission Date	Decision
4	01/09/00021	16m SE	Good	Not Supplied	
	4 Norman Lane Ashcott, Bridgwater Somerset, TA7 9QE	Sui Generis	Extension	29th September 2009	Not Applicable
		Description: Single Storey Rear/Demolition			
5	2013/2284/APP	128m NW	Wider Area	Not Supplied	
	Whitley Solar Park Ashcott, Bridgwater Somerset, TA7	Sui Generis	New Build	7th November 2013	Not Applicable
		Description: Solar Photovoltaic Park/Fencing/Lighting			
6	01/11/00005	144m W	Good	Not Supplied	
	Ashcott Lawns, Chapel Hill Ashcott, Bridgwater Somerset, TA7 9PJ	Sui Generis	Extension	1st March 2011	Not Applicable
		Description: Single Storey Rear/First Floor/Garage/Three Storey Rear/Demolition			
6	01/11/00006	144m W	Good	Not Supplied	
	Ashcott Lawns, Chapel Hill Ashcott, Bridgwater Somerset, TA7 9PJ	Sui Generis	Extension	1st March 2011	Not Applicable
		Description: Single Storey Rear/Three Storey Rear/First Floor/Garage/Demolition			



## 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** Sedgemoor LDF - Core Strategy Review  
**Plan Type** Core Strategy  
**Plan Status** Under Preparation  
**Approval or Adopted Date** Not Supplied  
**Submission Draft Period** 1st April 2016 -  
**Operational Date** 1st December 2017

**Plan Title** Somerset & Exmoor National Park Joint Structure Plan  
**Plan Type** Structure Plan  
**Plan Status** Adopted  
**Approval or Adopted Date** 2000  
**Operational Date** 20th April 2000

**Plan Title** Somerset Waste Local Plan  
**Plan Type** Minerals, Waste or combined Minerals and Waste Plan  
**Plan Status** Adopted  
**Approval or Adopted Date** 2005  
**Operational Date** 23rd February 2005

**Plan Title** Sedgemoor LDF - Statement of Community Involvement  
**Plan Type** Statement of Community Involvement  
**Plan Status** Adopted  
**Approval or Adopted Date** 2007  
**Operational Date** 16th April 2007

**Plan Title** Somerset Minerals & Waste LDF - Local Development Scheme  
**Plan Type** Minerals, Waste or combined Minerals and Waste Plan  
**Plan Status** Approved  
**Approval or Adopted Date** 2014  
**Operational Date** 5th February 2014

**Plan Title** Somerset Minerals & Waste LDF - Statement of Community Involvement  
**Plan Type** Minerals, Waste or combined Minerals and Waste Plan  
**Plan Status** Adopted  
**Approval or Adopted Date** 2006  
**Operational Date** 22nd December 2006

**Plan Title** Somerset Minerals & Waste LDF - Waste Site Identification  
**Plan Type** Minerals, Waste or combined Minerals and Waste Plan  
**Plan Status** On Hold  
**Approval or Adopted Date** Not Supplied  
**Operational Date** Not Supplied

**Plan Title** Somerset Minerals & Waste LDF - Waste Core Strategy  
**Plan Type** Minerals, Waste or combined Minerals and Waste Plan  
**Plan Status** Adopted  
**Approval or Adopted Date** 2013  
**Operational Date** 20th February 2013

**Plan Title** Somerset Minerals & Waste LDF - Minerals Core Strategy  
**Plan Type** Minerals, Waste or combined Minerals and Waste Plan  
**Plan Status** Adopted  
**Approval or Adopted Date** 2015  
**Operational Date** 18th February 2015





**Plan Title** Sedgemoor LDF - Local Development Scheme  
**Plan Type** Local Development Scheme  
**Plan Status** Approved  
**Approval or Adopted Date** 2008  
**Operational Date** 24th November 2010

**Plan Title** Somerset Minerals & Waste LDF - Minerals Site Identification  
**Plan Type** Minerals, Waste or combined Minerals and Waste Plan  
**Plan Status** On Hold  
**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





## 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 200m of an area of archaeological importance (See Adopted Plan)

Classification	On Site		25-200m	
	Adopted	Deposit	Adopted	Deposit
Community and Social Facility	0	0	0	0
Heritage Environment	1	0	0	0
Housing	0	0	0	0
Industrial and Commercial	0	0	0	0
Open Land	0	0	0	0
Other (including Mixed Use)	2	0	0	0
Settlement Limit	1	0	0	0
Town Centre and Retailing	0	0	0	0
Transport	0	0	1	0
Waste, Pollution, Mineral, Water and Energy	1	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.

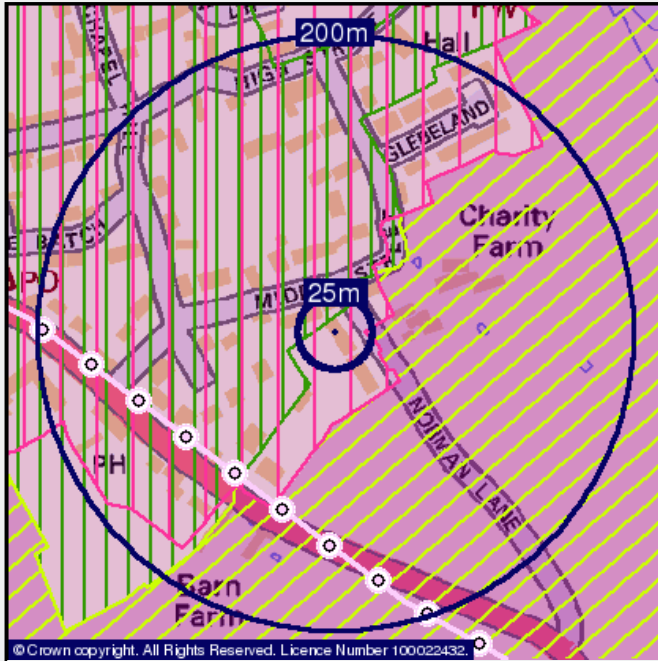
'-' means there is no plan of that type for the search area.

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



## Policies, Proposals and Land Use Designations







Adopted, Sedgemoor District Local Plan, 29th September 2004





## Policies, Proposals and Land Use Designations

Adopted, Sedgemoor District Local Plan, 29th September 2004

Code	Position	Class	Policy	Description
	0m N	Other (including Mixed Use)	Not Supplied	Lowland Hills-Polden Hills
	0m N	Settlement Limit	STR3, Development Outside Settlement Boundaries	Development Boundary
	9m NW	Heritage Environment	Not Supplied	Areas of High Archaeological Potential
	20m E	Other (including Mixed Use)	Not Supplied	Land with no Current Flood Information (Area may Include the Floodplain of Small Watercourses and is Likely to Comprise Land in all Three Flood Zone Designations)
	20m E	Waste, Pollution, Mineral, Water and Energy	Not Supplied	Minor Aquifer
	117m SW	Transport	Not Supplied	Quantocks-Significant Roads

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



## 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	1	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

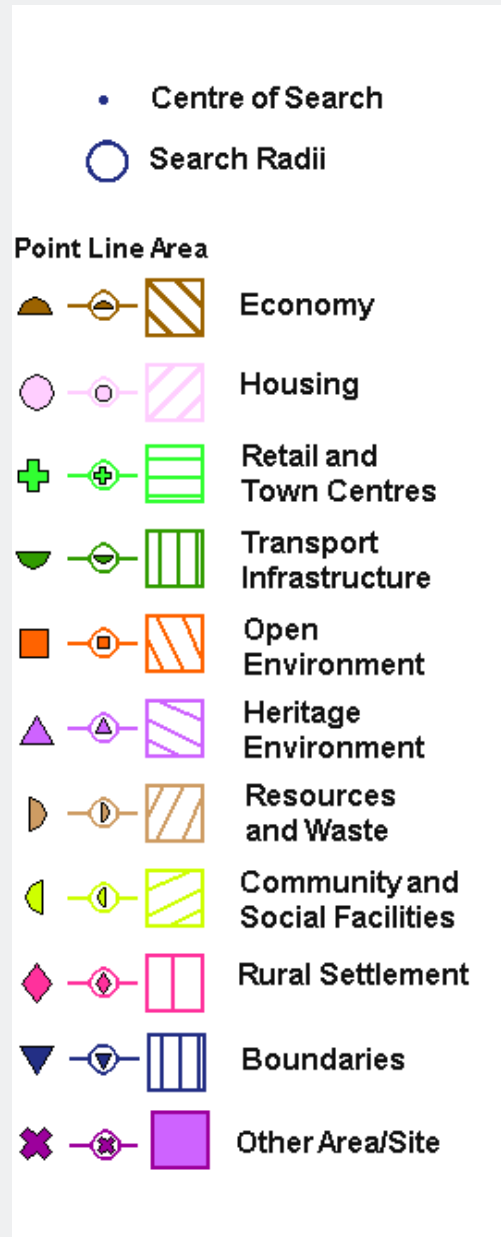
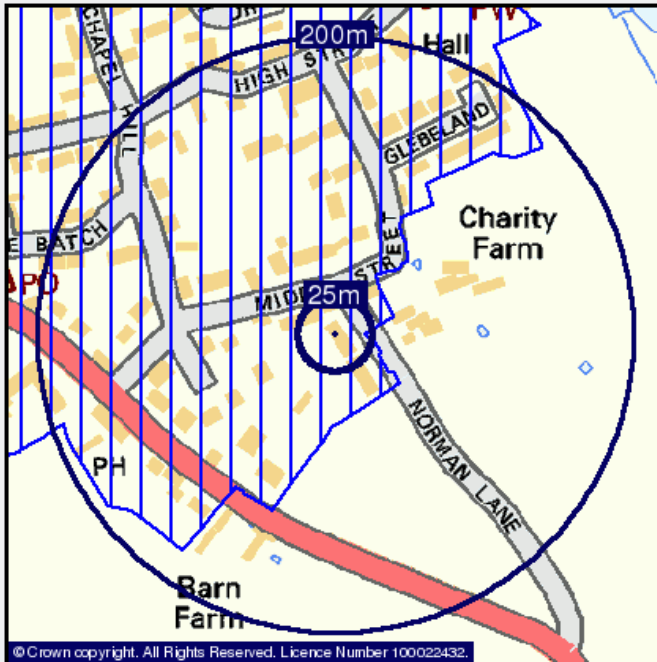
## Documents searched in this section

Plan Title	Plan Status	Document Date	Document ID
Core Strategy	Submission Draft	3rd March 2011	3805_1
Proposal Map	Submission Draft	3rd March 2011	3815_1



# Land Use Designations


## Local Development Framework - Street Mapping Draft





# Land Use Designations

## Draft Street Map

Code	Position	Class	Policy	Description	Document ID
	0m N	Boundaries	No associated policies	KRS Development Boundaries	3815_1



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.





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.



## Local Council Contacts

Development Services  
Sedgemoor District Council  
Bridgwater House  
King Square  
Bridgwater  
Somerset  
TA6 3AR  
Telephone 01278 435435, Fax 01278 444076  
Website [www.sedgemoor.gov.uk](http://www.sedgemoor.gov.uk)

Mendip District Council  
Cannard's Grave Road  
Shepton Mallet  
Somerset  
BA4 5BT  
Telephone 01749 343399, Fax 01749 344050  
Website [www.mendip.gov.uk](http://www.mendip.gov.uk)

South Somerset District Council  
Council Offices  
PO Box 38  
Yeovil  
Somerset  
BA20 1SS  
Telephone 01935 462462, Fax 01935 462733  
Website [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

## County Council Contacts

Somerset County Council  
County Hall  
Taunton  
Somerset  
TA1 4DY  
Telephone 01823 333451, Fax 01823 255258  
Website [www.somerset.gov.uk](http://www.somerset.gov.uk)

## Other Contacts

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](mailto:swra@southwest-ra.gov.uk)  
Website <http://www.southwest-ra.gov.uk/>



### **Other Contacts**

Landmark Information Group Ltd - Landmark Info Helpline  
Legal & Financial,  
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Telephone 0844 844 9966,  
Fax 0844 844 9980  
Email [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)  
Website: [www.landmarkinfo.co.uk](http://www.landmarkinfo.co.uk)

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## Search Code

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The Search Code:

- Provides protection for homebuyers, sellers, 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 have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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### **The Code's core principles**

Firms 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.

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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 response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman 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  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**



## Search Code

### **COMPLAINTS PROCEDURE**

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its 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.

#### **Complaints should be sent to:**

Head of Customer Relations  
Landmark Information Group Ltd  
Landmark UK Property  
Imperium  
Imperial Way  
Reading  
RG2 0TYD

Telephone: 0844 844 9966

E-mail: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Fax: 0844 844 9980

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, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

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

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