



Professional, Efficient Solutions

APPROVED SITE INVESTIGATIONS LTD
DUCHY BUSINESS CENTRE
WILSON WAY
POOL
REDRUTH
CORNWALL
TR15 3RT

Tel: (01209) 204744 Fax: (01209) 204766
Email: admin@asiconsultancy.co.uk
www.asiconsultancy.co.uk

CONTAMINATED LAND SURVEY PHASE 1

SITE: **LAND BY:**
**JUNCTION OF KERLEY HILL
& FALMOUTH ROAD
CHACEWATER
TRURO
CORNWALL
TR4 8LQ**

CLIENT: **MR F. BRANNAN
67 TRENANCE ROAD
ST. AUSTELL
CORNWALL
PL25 5AN**

Our Ref: A1277/P1/JW

Date: 05th April 2017

Planning Ref: NA

OS Grid Ref: SW 7601/4383

Index

1.	Introduction	P.4
2.	Summery and Objectives	P.4
3.	Definition of Contaminated Land	P.5
4.	Site Description	P.6
4.1	Site Location, Population, Historic/Current Site Use, Site Proposals, Notes	P.6
4.2	Details of Additional Site Reports	P.7
5.	Historic OS Mapping	P.8
6.	Visual site inspection	P.9
6.1	Site Layout & Information	P.9
6.2	Site Plan	P.10
6.3	Surrounding Area	P.11
7.	Environmental Setting	P.11
7.1	Geology	P.11
7.2	Mining Information	P.11
7.3	Hydrogeology	P.11
8.	Sitecheck Data Report Information	P.12
8.1	Surface Water Features	P.12
8.2	Potential Pollution Sources	P.12
8.3	Substantiated Pollution Incident	P.12
8.4	Discharges to Water	P.12
8.5	Contaminated Land Register	P.12
8.6	Current Industrial Land Use	P.13
8.7	Past Industrial Land Use	P.13
8.8	Flooding	P.14

8.9	Radon Affected Zones	P.14
8.10	Water Abstraction	P.14
8.11	Ground Stability Findings	P.14
9.	Preliminary Environmental Risk Assessment/Conceptual Model Showing Potential 'Source-Pathway-Receptor Linkage' Modes	P.15
9.1	Potential Onsite Contamination Sources: Current & Past	P.15
9.2	Potential Offsite Contamination Sources: Current	P.16
9.3	Potential Offsite Contamination Sources: Past	P.16
10.	Conclusions & Recommendations	P.17
11.	Notes	P.18
12.	Annexes	P.19
	Annex 1 - Environmental Report	
	Annex 2 - Site Photographs	
	Annex 3 - Historic Mine Search	
	Annex 4 - References & Planning Procedure Guide	

1. Introduction

Following consultation and instruction from the client Mr F. Brannan, ASI was commissioned to conduct a Phase 1 Contaminated Land Survey for the following site.

Site Locality: Land by, Junction of Kerley Hill & Falmouth Road, Chacewater, Truro, Cornwall.

End-use: Conversion of existing water storage tank to residential dwelling with onsite parking & amenity area.

This report has been compiled utilising historical and current Ordnance Survey map information, non interpretive environmental report information, British Geological Survey maps and historical mine search reporting (where applicable). Additional data sources have been referenced in conjunction with an onsite inspection of the property and associated land.

2. Summary & Objectives

The objective of the Phase 1 Contaminated Land Survey is to identify potential contamination risks associated with the site locality and its former utilisation. To comply with current government legislation and Local Authorities planning requirements, a conceptual model needs to be defined for the site area to highlight potential pollution pathways. The conceptual model is a representation of the three-dimensional site characteristics and interaction with the surrounding environment. The model identifies all possible receptors, potential contamination and contaminant migration pathways, and shows the possible relationships between them (potential pollutant linkages), taking into account the current and proposed uses of the site.

This report has been compiled in accordance with the Contaminated Land Report 11 (CLR 11 - Model Procedures) and the British Standards Institute (BSI) 10175:2011 Investigation of Potentially Contaminated Sites (Code of Practice), and should be submitted to the relevant Council Authority for assessment.

Map & Street Plan Showing Location Of Site



OS Licence: 100045900 crown copyright 2017



OS Licence: 100045900 Crown copyright 2017

3. Definition Of Contaminated Land

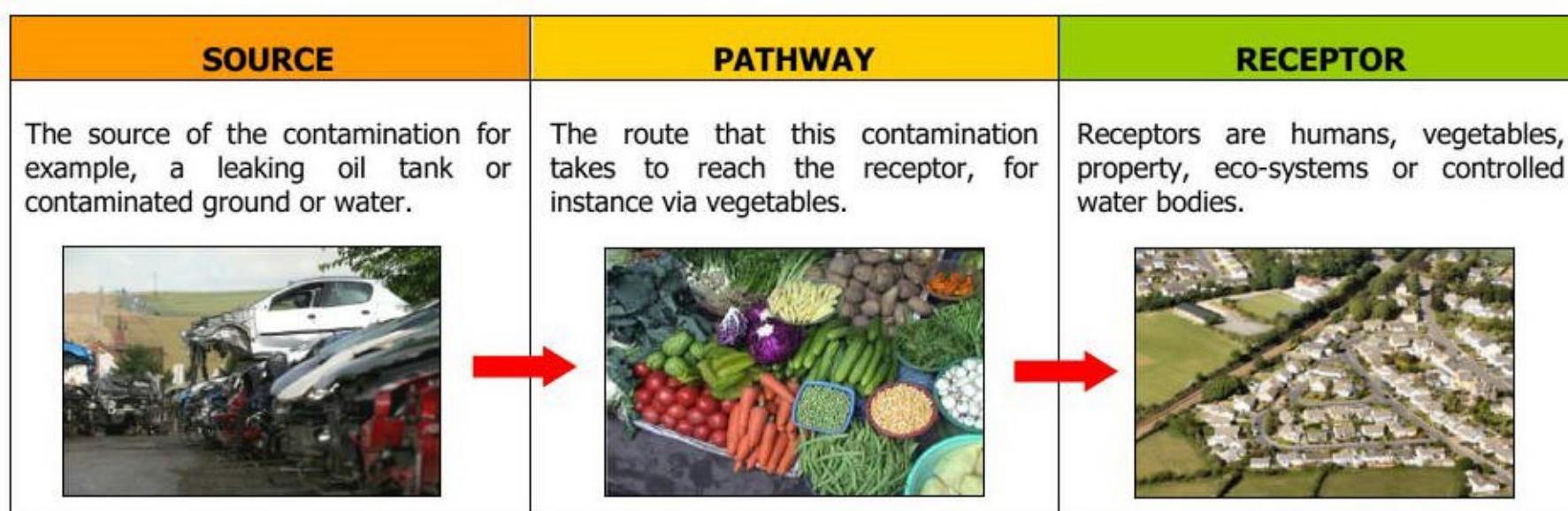
The legal definition of contaminated land (from Section 78A(2) of Part IIA of the Environmental Protection Act 1990) is:

'...any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

(a) significant harm is being caused or there is the significant possibility of such harm being caused; or

(b) pollution of controlled waters is being, or is likely to be, caused...'

A key element of the Part IIA regime is the **Source-Pathway-Receptor** pollutant linkage concept. The meaning of each element is as follows:



Without the clear identification of all three elements of the pollutant linkage, land cannot be identified as contaminated land under the regime. Contaminating substances may include:

- **metals and metallic compounds e.g. cadmium, arsenic, lead, nickel, chromium**
- **organic compounds e.g. oils, petrol, solvents**
- **gases e.g. methane, carbon dioxide, hydrogen sulphide**

Typical causes of land contamination include previous industrial or commercial usage, mining, and the land filling of waste. Land can also become contaminated due to its proximity to contaminated areas. However, contamination does not occur solely as a result of human activities and land can be 'contaminated' as a result of its natural state. For example, elevated levels of arsenic in soil can result from the weathering of natural rocks and minerals.

4. Site Description

4.1 Site Location, Population, Historic/Current Site Use, Site Proposals, Notes

Location:

The proposed site lies in a rural area at OS Grid Ref: SW 7601/4383.

Closest Population Centre:

Chacewater, Truro.

Historic/Current Site Usage:

The historic Ordnance Survey (OS) map of 1880 shows the site as lying within an area of land comprising of three moderately sized fields. A small barn or outbuilding type structure is shown to lie within the central section of the plot.

Little notable change is shown at the site locality until 1907 where the land in which the site occupies is shown to comprise of one large field, with the former building having been removed from OS mapping records.

The OS map of 1962 - 1963 shows a water tank to lie within the central extent of the property, with the exact date of construction being unknown.

Following this period, no further relevant information is shown upon the available OS mapping records, which cease from 1990 - 1993. Currently the site lies redundant, with the exception of stored silage bales within the north-east extent of the site.

Site Proposals:

Conversion of the existing water storage tank to form a single residential dwelling with private onsite parking facilities and amenity area(s).

Please refer to section 6: Visual Site Inspection (including sub-sections 6.1 to 6.3) and Annex 2: Site Photographs for further information.

Notes:

The site lies within a World Heritage Sites (WHS). WHS are defined in World Heritage Convention as 'places of outstanding universal value from the point of view of art, history, science or natural beauty'.

4.2 Details of Additional Site Reports

The following historic mining search report has been conducted by Cornwall Consultants Ltd on our behalf under report reference: RJH/LAS/CMS/121040, dated the 23rd March 2017.

The abbreviated findings of the report that relates to land within the site area state:

The property is situated at the eastern extremity of the former Scorrier-Chacewater metalliferous mining district. It does not lie within a historically established former mine lease boundary and our plans and records do not indicate the presence of any mine workings, shafts or mineral deposits under, within or adjacent to the boundaries of the property.

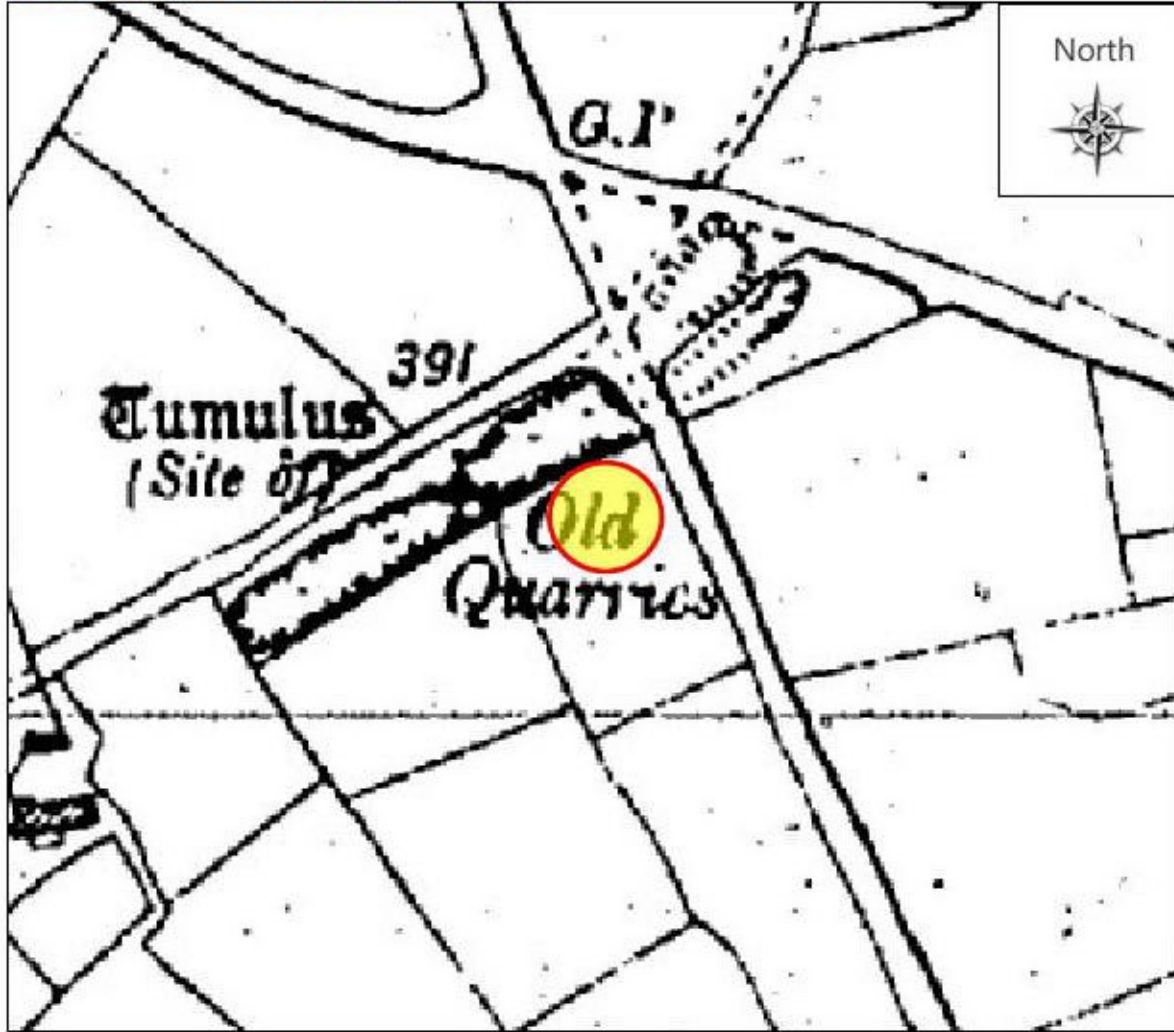
Conclusions from the report that relates to land within the site bounds state:

Based on the documentary evidence available, we have no reason to believe that the property is likely to be affected by subsidence caused by historic extractive metalliferous mining. We are not aware of any current plans to explore for, or exploit, metallic minerals in the locality.

For the full report details please see Annex 3: Historic Mine Search.

5. Historic OS Mapping

Historical OS Map of 1908



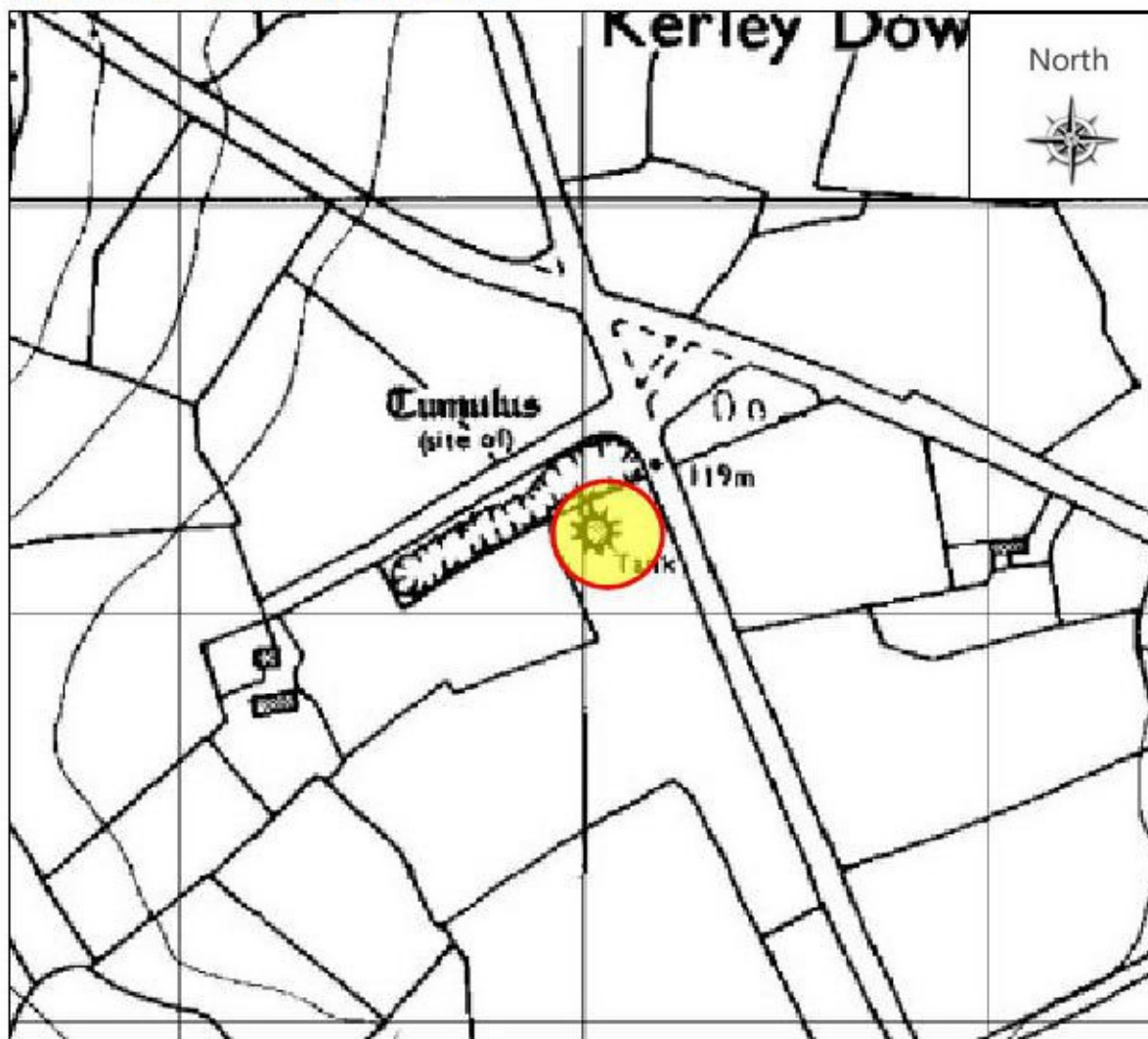
The historical OS map of 1908 shows the approximate site (marked in red) as lying within an agricultural field.

'Old quarries' (elvan) are shown to lie to the north of the application area and extend in a north-east by south-west direction.

No features of note are indicated to lie within the site bounds.

Historic Ordnance Survey Map copyright 2017 Landmark Information Group
Dated 1908 Survey scale: 1:10,560

Historical OS Map of 1973



The historical OS map of 1973 shows a water tank within the central extent of the site, identified from mapping records of 1962 -1963.

No notable change to the surrounding area is indicated.

Additional OS map data referenced:
1880 1:2,500, 1:10,000 & 1:10,560 series to present day.

No further relevant OS mapping details are available following 1990 - 1993.

Historic Ordnance Survey Map copyright 2017 Landmark Information Group
Dated 1973. Survey scale: 1:10,000

6. Visual Site Inspection

A walk over survey of the site was conducted on the 27th March 2017, with the weather conditions at the time of the survey being dry. The site was observed from within and outside of its boundaries (where possible) to identify any areas of concern on or adjacent to the property. Any items of note were photographed and recorded.

6.1 Site Layout & Information

The proposed application area consists of an approximately rectangular shaped area of land estimated at 1909m². Current and proposed access to the site can be made from an unnamed road located to and forming the eastern boundary of the property.

At the time of the walkover survey, the site was recorded to comprise of a primarily open area of land occupied by an approximately 15.00m in diameter historic water storage tank, of which lies centrally within the property. The tank was noted to be built from concrete and estimated to be 5.00m in height, with a doorway located upon the southern elevation of the structure.

A single (notable) inspection/service hatch was observed to lie marginally to the south-west of the doorway, with an electrical box to the south-east.

Several earth and stone bunds and smaller mounds of earth, created from clearance works, were recorded to lie toward the outer peripherals of the water tank, with a JCB excavator situated toward the northern elevation of the tank.

Toward the northern entrance of the site, a heap of concrete block and rubble was recorded, with several stacked silage/hay bales lying to the south of the entrance. In addition, a smaller stack of bales was observed to the south of this area and separated by an overgrown earth bund.

The remainder of the property was noted to be generally open, with all surfacing comprising of exposed earth, occasional cobbles of stone and rough grass.

Following the survey, no notable contamination features such as unbunded fuel tanks, olfactory odours, staining of the ground horizon or similar characteristics that could have a detrimental impact upon the proposed development were identified.

No static or running water bodies were identified either within or in proximity to the site, with the natural topography of the land being recorded as generally level. Please refer to section 6.2: Site Plan and Annex 2: Site Photographs for further details.

6.2 Site Plan

<p>Existing site layout</p>	<p>North</p>
	<p>SITE:</p> <p>Land by, Junction of Kerley Hill & Falmouth Road Chacewater Truro Cornwall TR4 8LQ</p>
	<p>Site Inspection Date:</p> <p>27th March 2017</p> <p>Site Inspected by:</p> <p>Mr J.R Williamson</p> <p>Position: Site Investigation Manager</p>
<p>Plan supplied by client and copyright to Land Registry</p>	
<p>Notes:</p> <ul style="list-style-type: none"> • Not to scale, for diagrammatic purposes only. • Site area indicated in red. • Access to site indicated by the green arrow. • Site perimeter estimated at 186m. • Total site area estimated at 1909m². 	

6.3 Surrounding Area

North	Strip of wooded land (historic stone quarry). NE corner - Access to site
East	Unnamed road.
South	Field lain to grass.
West	Field lain to grass.

7. Environmental Setting

7.1 <u>Geology</u>	<p>The geological survey map (British Geological Survey 1:50 000 series, sheets 352) show the site as lying within sedimentary bedrock comprising of grey Slate with subordinate Sandstone beds of the Porthtowan Formation, formed during the Devonian Geological Period.</p> <p>Metalliferous lode zones (metalliferous minerals that in-fill a fissure, or vein within a rock formation) that have the potential to introduce elevated heavy metal levels into the surrounding ground horizon are not indicated to lie within, or in proximity to the site area.</p>
7.2 <u>Mining Information</u>	<p>The site is not indicated to lie within or in proximity to historic metalliferous mining land (spoil heaps/workings).</p>
7.3 <u>Hydrogeology</u>	<p>Geological records indicate that the property is sited over rocks that can form minor aquifers of low permeability. These can be fractured or potentially fractured rocks, which do not have a high permeability, or other formations of variable permeability including unconsolidated deposits. Although these aquifers will seldom produce large quantities of water for abstraction, they are important both for local supplies and in supplying base flow to rivers.</p> <p>Overlying soils classification: Soils of low leaching potential. (Environment Agency : Policy & Practice for the Protection of Groundwater/ Groundwater Vulnerability of Cornwall & Devon/ 1:100,000).</p>

8. Sitecheck Data Report Information - within 250m radius of site

See Annex 1: Environmental Report For Reference Details

<p>8.1 <u>Surface Water Features</u> (reference page 2)</p>	<p>The environmental report indicates that there are no surface water features within 250m of the site area.</p>	
<p>8.2 <u>Potential Pollution Sources</u> (within 0-250m of site) (reference page 7)</p>	<ul style="list-style-type: none"> • BGS Recorded Landfill Sites • Explosive Sites • Registered Radioactive Substances • Licensed Waste Management Facilities • Registered Waste Treatment or Disposal Site • Local Authority Pollution Prevention & Controls 	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>
<p>(reference pages 7 & 8)</p>	<ul style="list-style-type: none"> • Local Authority Recorded Landfill Sites: E.A DATA - INERT WASTE ONLY (SC Ref: 4. NE 33mm) • Registered Landfill Sites: E.A DATA - INERT WASTE ONLY (SC Ref: 5. N 56m) • BGS Recorded Mineral Sites (SC Ref: 6 – 8. NE 59m, W 52m, NE 172m) 	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>8.3 <u>Substantiated Pollution Incidents</u> (reference page 7)</p>	<p>The environmental report has indicated that there are no substantiated pollution incidents located within 250m of the site.</p>	
<p>8.4 <u>Discharges to Water</u> (reference page 7)</p>	<p>There are no identified discharges to water located within 250 metres of the site.</p>	
<p>8.5 <u>Contaminated Land Register</u> (reference page 7)</p>	<p>Contaminated land register entries & notices</p> <p>Contraventions</p>	<p>None</p> <p>None</p>

<p>8.6 <u>Current Industrial Land Use</u></p> <p>(reference pages 7 & 8)</p> <p>PCA Potentially Contaminated Area Ref No.</p> <p>There are 0 identified 'current industrial land uses' within 250m of the property.</p>	<p>None identified</p>
---	-------------------------------

<p>8.7 <u>Past Industrial Land Use</u></p> <p>(reference pages 9 & 10)</p> <p>PCA Potentially Contaminated Area Ref No.</p> <p>There are 4 identified 'past industrial land uses' within 250m of the property.</p>	<p>PCA 1 Tanks (on site) - WATER ONLY</p> <p>PCA 2, 9, 10 General quarrying (northern boundary, north-east 43m, north-east 172m)</p>
<p>(reference pages 9 & 10)</p> <p>PIL Potentially Infilled Land Ref No.</p> <p>The Environmental Report has indicated that there are 3 recorded PIL areas within 250m of the property.</p>	<p><u>Non-water</u></p> <p>PIL 3, 11, 12 Unknown filled ground (northern boundary, north-east 43m, north-east 172m)</p>

<p>8.8 <u>Flooding</u> (reference pages 12 & 14)</p>	<p>The site is not indicated to be affected by any type of flooding within 25m of the site area.</p> <p>Further information relating to flood risk zones can be located on the Environment Agency web site.</p>
<p>8.9 <u>Radon Affected Zones</u> (reference page 15)</p>	<p>The site lies within a potential radon affected area, it is indicated that more than 30% of homes are above the action level.</p> <p>Radon is a natural gas found in soil and rocks. It has no colour, taste or smell. Levels vary from country to country, region to region and from house to house in the same street. In open spaces, when radon mixes with air, it is quickly diluted into the atmosphere. When air containing radon gas rises from the soil and rocks beneath your property it is possible it may migrate internally, primarily through cracks in floors, walls and gaps around service pipes.</p> <p>Generally a membrane of 300 micrometre (1200 gauge) polyethylene sheet (correctly installed) will be adequate to stop radon migration. Possible prevention measures may require the installation of an active radon ventilation system. We would recommend that advice is obtained from the Local Authorities regarding monitoring & protection.</p>
<p>8.10 <u>Water Abstraction</u> (reference page 13)</p>	<p>The environmental report has not identified any water abstractions within 250 metres of the site locality.</p>
<p>8.11 <u>Ground Stability Findings</u> (reference page 15)</p>	<p>The British Geological Survey has identified the site as having a 'no hazard - very low' potential for ground instability.</p>

9. Preliminary Environmental Risk Assessment/Conceptual Model: Showing Potential 'Source-Pathway-Receptor Linkage' Modes

POTENTIAL SOURCE	
See tables below - Potential contamination sources.	
POTENTIAL PATHWAY	
Inhalation of dust & soil particles, inhalation of vapours, direct ingestion of soil & dust particles, dermal absorption (soil exposure), private water abstraction, ground water, aquifers, consumption of fruit & vegetables, radon gas (ground source migration pathways).	
POTENTIAL RECEPTOR	
Humans, vegetables & fruit, ecosystems, animals, water resources (groundwater & surface).	

9.1 Potential 'Onsite' Contamination Sources: Current & Past

See section 7.1 & 8.9 - Geology & Radon Affected Zones for additional information.

CURRENT & PAST CONTAMINATION SOURCES : ONSITE		(1,2,3) number of entries/features identified SC - Sitecheck Ref	0m (onsite)
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
Local geology	Naturally occurring heavy metal contaminants: potential migration via soil & water. Probability: unlikely due to site lying outside of mineralised zones. (Ref: BGS 1:50 000 series, sheets 352).		Low
Potential radon affected area	Radon gas migration within buildings: potential migration via air. Probability: more than 30% of homes are above action level, recommend 'Full Radon Protection Measures'.		High

9.2 Potential 'Offsite' Contamination Sources: Current

See Section 8.6 - Current Industrial Land Usage for additional information.

CURRENT CONTAMINATION SOURCES : OFFSITE		(1,2,3) number of entries/features identified SC - Sitecheck Ref	Increasing distance from site (m)
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
Local Authority recorded landfill site - Polrose Farm: (2) SC ref: 4 & 5	Landfill gas (LFG): migration via ground horizon. Probability: unlikely, E.A records identify site utilised for inert waste only (glass, concrete, brick, tiles, soil, stones).		Low
Please note commercial business activities that are considered to be a negligible risk are not included within the conceptual site model.			

9.3 Potential 'Offsite' Contamination Sources: Past

See Section 8.7 - Past Industrial Land Usage for additional information.

PAST CONTAMINATION SOURCES : OFFSITE		(1,2,3) number of entries/features identified SC - Sitecheck Ref	Increasing distance from site (m)
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
General quarrying (3) SC Ref: 2, 9, 10	Heavy metal contaminants, hydrocarbons: potential migration via soil, water, air (dust). Probability: unlikely due to historic nature of quarry and type (elvan/building stone).		Low (northern boundary, NE 43m, NE 172m)
Unknown filled ground (3) SC Ref: 3, 11, 12	Unknown fill material: potential migration via soil & water. Probability: unlikely due to historic nature of quarry, currently dense woodland, no evidence for reduced plant growth, or migration of contaminants.		Low (northern boundary, NE 43m, NE 172m)

10. Conclusions & Recommendations

Having conducted an on-site inspection and research of the available environmental data relating to land contamination at the site locality, we can conclude that the potential risks associated to contamination sources within the proposed development area would be considered low risk to human health and local eco systems.

Historical OS mapping records dating from circa 1880 have shown that the site was utilised for agricultural land until the development of a water storage tank shown on the OS mapping records of 1962 - 1963, currently the property stands redundant. We would therefore consider the historical and recent use of the site to be low risk.

Following the walk-over survey, no on-site contamination sources were identified, with no evidence of contaminants (un-bunded fuel tanks, spillage, chemicals or similar substances) being recorded that would warrant a secondary phase of investigation.

For full determinations relating to possible source contaminants within and in proximity to the site, please refer to section 9: Preliminary Environmental Risk Assessment/Conceptual Model Showing Potential Source-Pathway-Receptor Linkage Modes. Photographs can be referenced within Annex 2 of this report.

Please note we have the following recommendations to make regarding the sites continued development.

Radon Gas

We would recommend that due to the site lying within a potential radon affected zone where more than 30% of homes are above the action level, that full radon gas venting protection be incorporated within any new building designs. Such measures would require the installation of a passive system such as a radon proof membrane with adequate under floor ventilation to disperse possible radon gas migration, or an active fan based ventilation system (see section 8.9 Radon Affected Zones).

Unexpected Contamination

Should unrecorded contamination be encountered during the sites continued development phase in the form of buried tanks, unknown buried waste material, olfactory odours or obvious pollutants, we would advise that all works must stop within the suspect area and contact with ourselves be established before work is initiated within the area of concern.

Excess Soil Disposal

Due to government legislation on landfill waste, should excess soil be removed from the site area through the construction process, any removal of such material must be by a licensed haulier and disposed of at an accredited waste disposal facility. Haulage and disposal records must be kept for future reference should they be required.

We have no further comments to make within the scope of this report.

11. Notes

1. The conclusions and recommendations sections of this Phase 1 Contaminated Land Survey relates to the form and extent of development outlined herein for this specific property only and they should not be taken as suitable for any other form or extent of development within the boundaries of this property without further consultation with Approved Site Investigations Ltd.
2. This report only relates to the area defined in the attached environmental report.
3. The report should not be used in any way in connection with adjacent properties.
4. In respect of the archival mining report (if supplied) and the environmental report (Landmark/Groundsure data), the information is subject to the limitations and terms as defined in those reports. The supplier cannot guarantee the accuracy or completeness of the data provided, nor does the supplier guarantee to identify all the factors that may be relevant.
5. Approved Site Investigations Ltd cannot be held liable for contamination sources that may be introduced to the site, either within, or outside of the site boundaries subsequent to the writing of this contaminated land survey report.
6. This report is confidential to the named client(s) and we have no liability toward any person not party to commissioning this report.
7. This report may not be reproduced or distributed to third parties without our prior permission other than to directly facilitate the sale or development of the property concerned.

Unless otherwise expressly stated, nothing in this report shall create or confer any rights or other benefits pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of any person other than the person commissioning this report.



Approved Site Investigations Ltd



Verified by:

Mr. J.R Williamson
(Managing Director)
HND, Dip CSM (Industrial Mining Geology)

12. Annexes

- Annex 1 - Environmental Report**
- Annex 2 - Site Photographs**
- Annex 3 - Historic Mine Search**
- Annex 4 - References & Planning Procedure Guide**

Annex 1 - Environmental Report

Sitecheck Data

**Land by,, Junction of Kerley Hill & Falmouth Road, Kerley Downs,
CHACEWATER, TR4 8LQ**

Prepared for:

Mr J Williamson
Approved Site Investigations Ltd
Duchy Business Centre
Wilson Way
Pool
Redruth
Cornwall
TR15 3RT

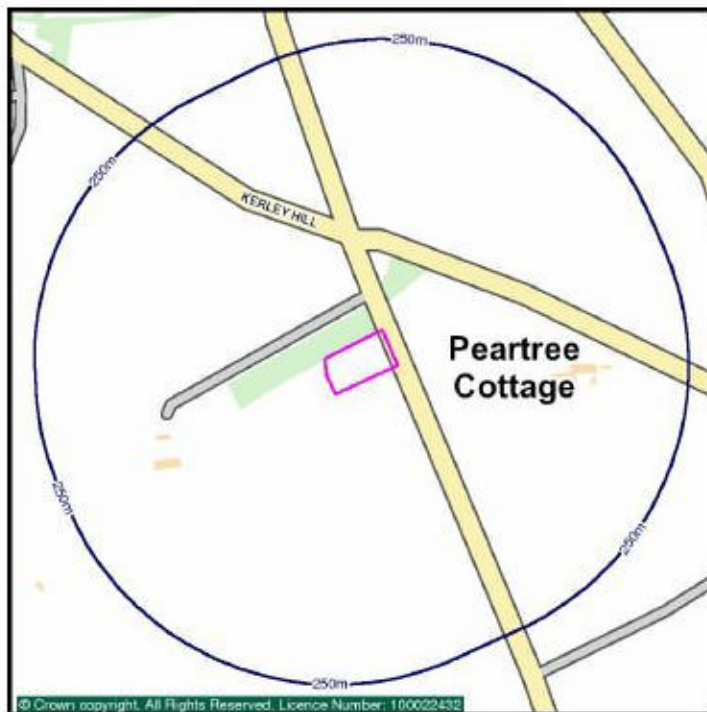
Report Reference: SCD_117837886_1_1

Report Date: 15-MAR-2017

Customer Reference: A1277

National Grid Reference: 176010 43840

Site Area: 1909 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 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.sitecheck.co.uk

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	9
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	12
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	15
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	16
This section contains information which may be of use when interpreting the report.	
Useful Contacts	17
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Historical Land Use Potentially Contaminative Uses	Page No.	Reference Number (Map ID)
Historical Tanks And Energy Facilities		
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1970	10	1
Potentially Contaminative Industrial Uses (Past Land Use)		
General quarrying, Date of Mapping: 1888 - 1908	10	2

Historical Land Use Potentially Infilled Land	Page No.	Reference Number (Map ID)
Potentially Infilled Land (Non-Water)		
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1992	10	3

Sensitivity Pathways	Page No.	Reference Number (Map ID)
Groundwater Vulnerability		
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 53 West Cornwall, Contact Ref: 2	14	-

Other Factors Geological	Page No.	Reference Number (Map ID)
Mining Instability		
Risk: Conclusive Metaliferous Mining,	15	-
Non Coal Mining Areas of Great Britain		
Hazard Potential: Unlikely, Contact Ref: 3	15	-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Higher probability radon area (more than 30% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	15	-

Brought to you by Landmark

Other Factors Geological	Page No.	Reference Number (Map ID)
Radon Potential - Radon Protection Measures		
Radon Protection Measures: Full, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	15	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	15	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	15	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	15	-



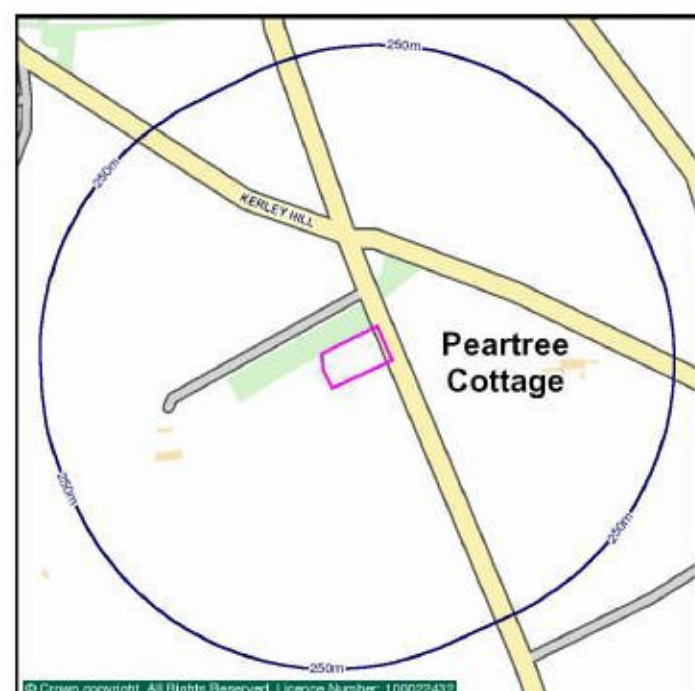
Site
Land by,,Junction of Kerley Hill & Falmouth Road,Kerley Downs,CHACEWATER,TR4 8LQ

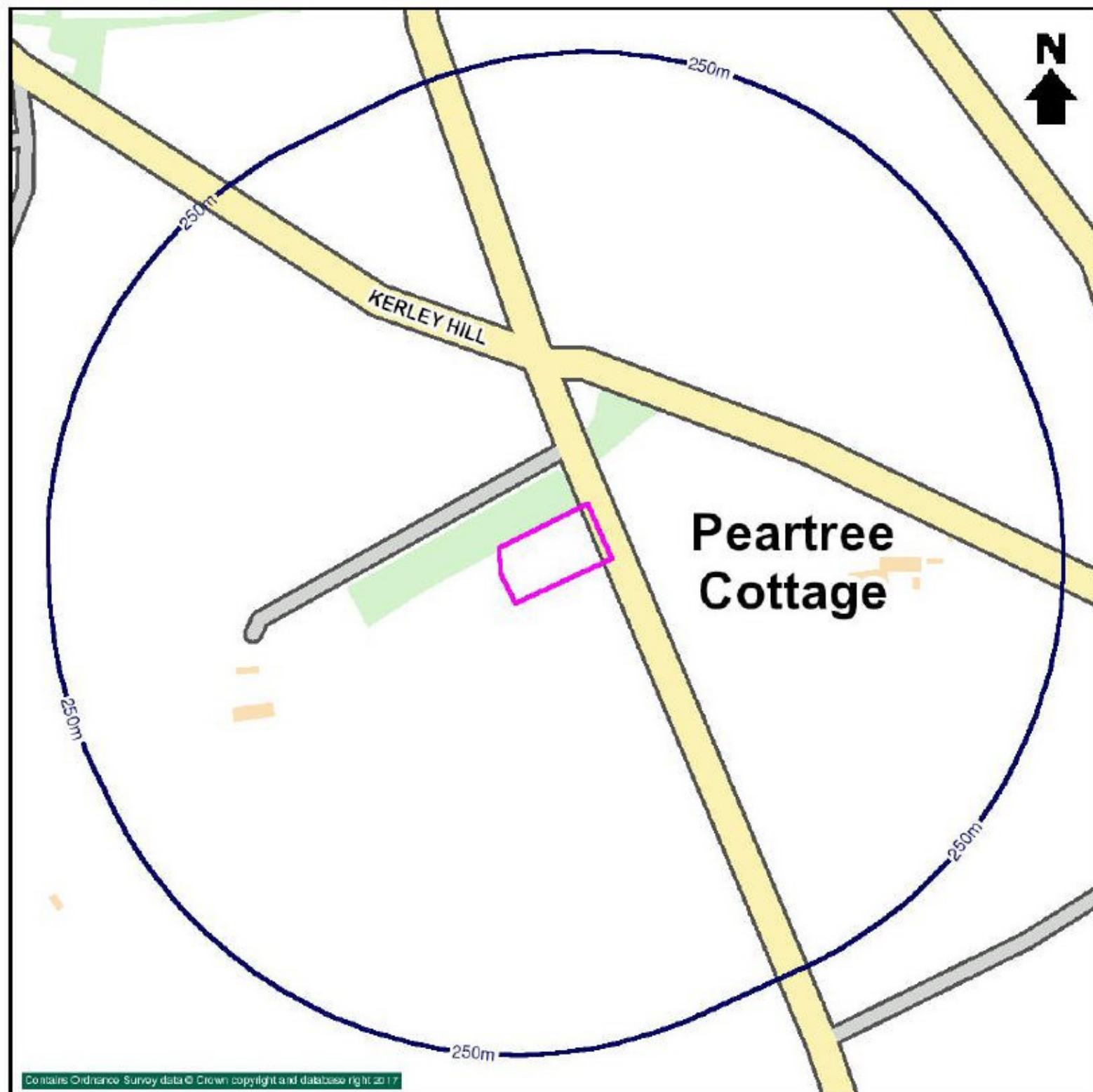
Grid Reference
176010, 43840

Report Reference
SCD_117837886_1_1

Customer Reference
A1277

Size of Site
1909 m²





Site

Land by,,Junction of Kerley Hill & Falmouth Road,Kerley Downs,CHACEWATER,TR4 8LQ

Grid Reference

176010, 43840

Report Reference

SCD_117837886_1_1

Customer Reference

A1277

Size of Site

1909 m²



Current Land Use	On Site	0-250m
Contaminants	0	5
Waste / Landfill Sites		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	1
Registered Landfill Sites	0	1
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
Statutory Authorisations		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
Discharge Consents		
Discharge Consents	0	0
Water Industry Act Referrals	0	0
Industrial Processes		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
Storage of Hazardous Substances		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
Contraventions		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	0

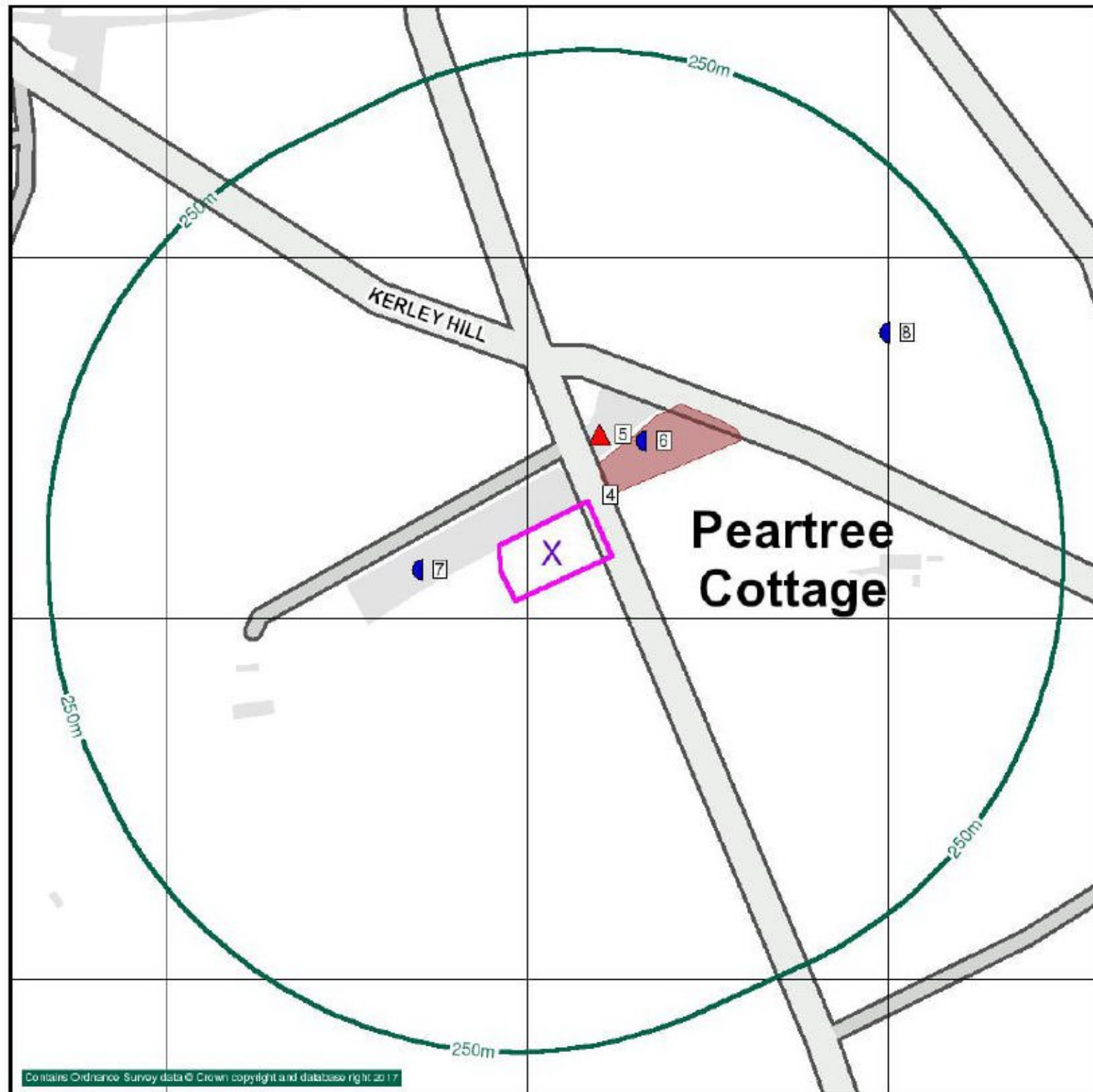
Current Land Use	On Site	0-250m
Contaminants	0	5
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	0
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	3

Historical Land Use	On Site	0-250m
Contaminants	3	4
Potentially Contaminative Uses		
Historical Tanks And Energy Facilities	1	0
Potentially Contaminative Industrial Uses (Past Land Use)	1	2
Potentially Infilled Land		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	1	2
Potentially Infilled Land (Water)	0	0

Sensitivity	On Site	0-250m
Pathways and Receptors	1	0
Pathways		
Groundwater Vulnerability	1	n/a
Drift Deposits	0	n/a
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0
Flooding from Rivers or Sea without Defences	0	0
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0

Sensitivity	On Site	0-250m
Pathways and Receptors	1	0
Environmentally Sensitive Receptors		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	0	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	0	0
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	0
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

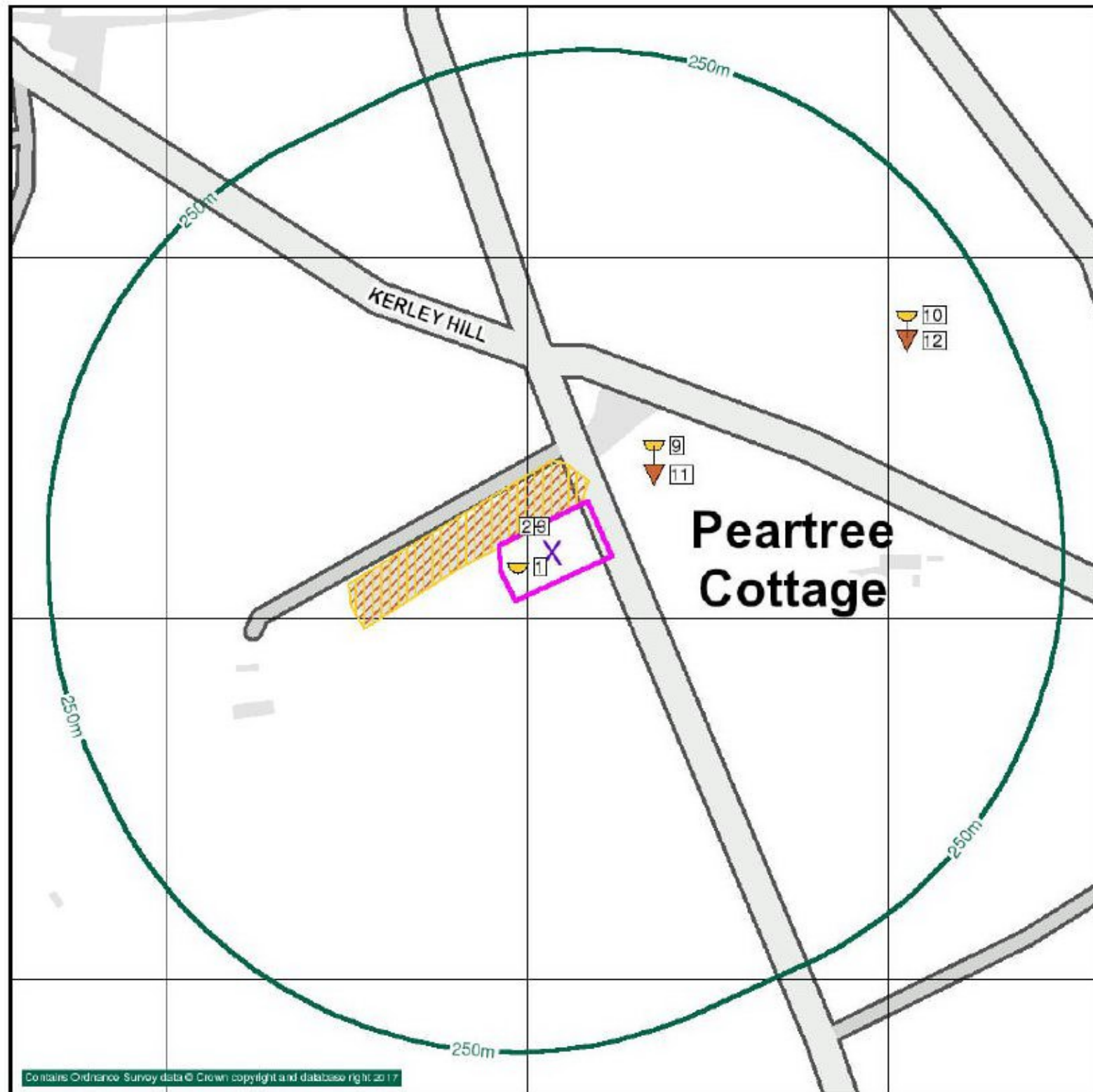
Other Factors	On Site	0-250m
Geological	10	0
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	1	0
Man-Made Mining Cavities	0	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	0
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	0
Potential for Ground Dissolution Stability Hazards	1	0
Potential for Landslide Ground Stability Hazards	1	0
Potential for Running Sand Ground Stability Hazards	1	0
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0
Non Coal Mining Areas of Great Britain	1	0



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations
<ul style="list-style-type: none"> Site Boundary Search Buffer Bearing Reference Point Reference Number Miscellaneous <ul style="list-style-type: none"> BGS Recorded Mineral Site Potentially Contaminative Use <ul style="list-style-type: none"> Potentially Contaminative Use 	<ul style="list-style-type: none"> BGS Recorded Landfill Site Licensed Waste Management Facilities (Landfill) Local Authority Recorded Landfill Site Registered Waste Transfer Site Registered Waste Treatment or Disposal Site Registered Landfill Site Point Location of Registered Landfill Site 	<ul style="list-style-type: none"> BGS Recorded Landfill Site (Point) Licensed Waste Management Facilities (Location) Local Authority Recorded Landfill Site (Point) Registered Waste Transfer Site (Point) Registered Waste Treatment or Disposal Site (Point) Registered Landfill Site Potential Landfill Buffer 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Enforcement Planning Hazardous Substance Enforcement Prosecution Relating to Authorised Processes Enforcement and Prohibition Notice Substantiated Pollution Incident Register Prosecution Relating to Controlled Waters COMAH Planning Hazardous Substance Consent Explosive Site NHHS Industrial Processes <ul style="list-style-type: none"> Integrated Pollution Control Integrated Pollution Prevention Control Integrated Pollution Control Registered Waste Site Local Authority Integrated Pollution Prevention and Control 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Contaminated Land Register Entry or Notice (Point) Contaminated Land Register Entry or Notice Registered Radioactive Substance Discharge Consents <ul style="list-style-type: none"> Discharge Consent Water Industry Act Referral

Contaminants	Ref No.	Search Buffer	Direction
Waste / Landfill Sites			
Local Authority Landfill Coverage			
Name: Carrick District Council, - Has supplied landfill data, Contact Ref: 1	-	On Site	NW
Name: Cornwall County Council, - Had landfill data but passed it to the relevant environment agency, Contact Ref: 4	-	On Site	NW
Local Authority Recorded Landfill Sites			
Polrose Farm, Redruth, Reference: 58, Positional Accuracy: Positioned by the supplier, Boundary Quality: Good, Contact Ref: 1	4	0-250m	NE
Registered Landfill Sites			
A L Adams, Polrose Farm, Kerley, Chacewater, TRURO, Cornwall, TR4 8JZ, Reference: WM/2/ 2/133, Status: Licence lapsed/cancelled/defunct/not applicable/surrendered, Cancelled, Positional Accuracy: Manually positioned to the address or location, Boundary Quality: Not Applicable, Contact Ref: 2	5	0-250m	N

Miscellaneous	Ref No.	Search Buffer	Direction
BGS Recorded Mineral Sites			
Kerley Down, , Chacewater, Redruth, Cornwall, Status: Ceased, Reference: 82152, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	6	0-250m	NE
Kerley Down, , Chacewater, Redruth, Cornwall, Status: Ceased, Reference: 82156, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	7	0-250m	W
Kerley Down, , Chacewater, Redruth, Cornwall, Status: Ceased, Reference: 82151, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 3	8	0-250m	NE



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number		

Contaminants	Ref No.	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1970	1	On Site	SW
Potentially Contaminative Industrial Uses (Past Land Use)			
General quarrying, Date of Mapping: 1888 - 1908	2	On Site	NW
General quarrying, Date of Mapping: 1888	9	0-250m	NE
General quarrying, Date of Mapping: 1888	10	0-250m	NE

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Non-Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1992	3	On Site	NW
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1992	11	0-250m	NE
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1992	12	0-250m	NE

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

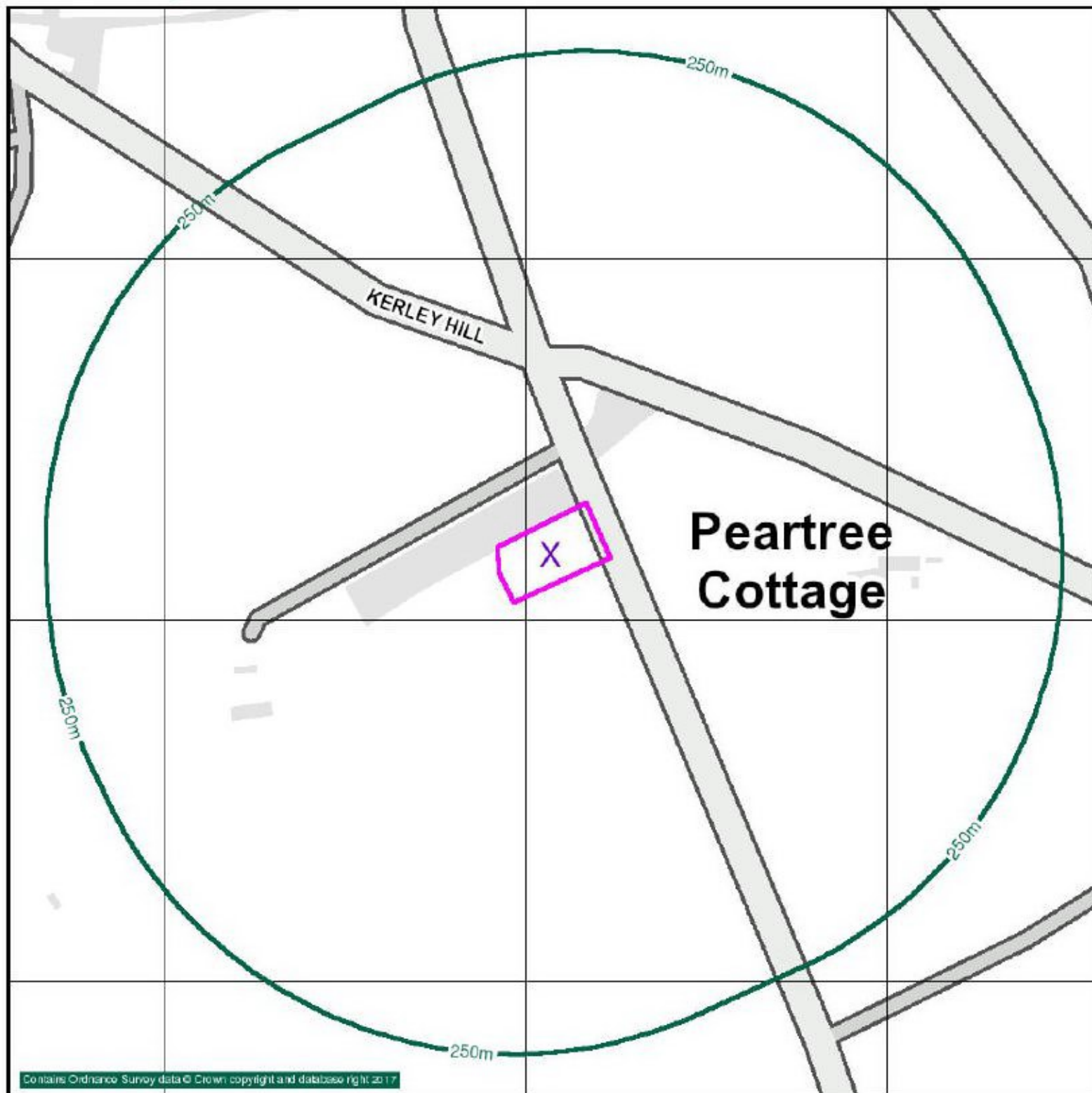
1:2,500	Mapsheet	Published
Ordnance Survey Plan	SW7543	1970
Ordnance Survey Plan	SW7643	1971

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	SW74SE	1992

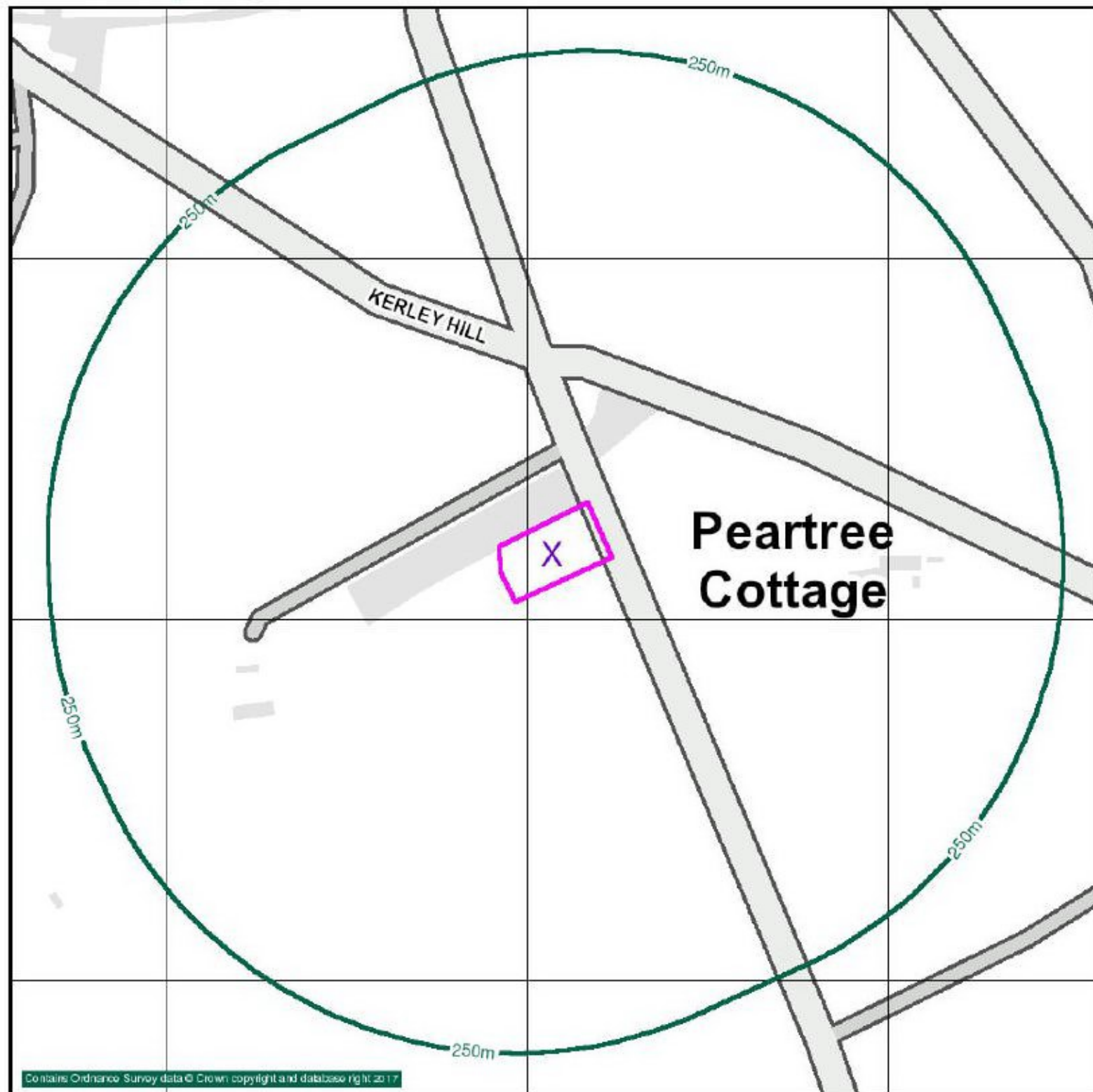
1:10,560	Mapsheet	Published
Cornwall & Isles Of Scilly	057_SW	1888
Cornwall & Isles Of Scilly	057_SW	1908
Ordnance Survey Plan	SW74SE	1963

Flood Map



General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	Flooding from Rivers or Sea without Defences (Zone 3)
Search Buffer	Flood Water Storage Areas	Flood Defences	
Bearing Reference Point			
Reference Number			

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary	Area of Outstanding Natural Beauty	Site of Special Scientific Interest
Search Buffer	Environmentally Sensitive Area	Special Area of Conservation
Bearing Reference Point	Local Nature Reserve	Special Protection Area
Reference Number	Marine Nature Reserve	Nearest Surface Water Feature
	National Nature Reserve	Water Abstractions
	Ramsar Site	Forest Park
		National Park
		National Scenic Area

Pathways and Receptors	Ref No.	Search Buffer	Direction
Pathways			
Groundwater Vulnerability			
Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 53 West Cornwall, Contact Ref: 2	-	On Site	NW
Drift Deposits			
None	-		-
Extreme Flooding from Rivers or Sea without Defences			
None	-		-
Flooding from Rivers or Sea without Defences			
None	-		-
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Other Factors	Search Buffer	Direction
Geological		
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Mining Instability		
Risk: Conclusive Metaliferous Mining,	On Site	NW
Non Coal Mining Areas of Great Britain		
Hazard Potential: Unlikely Contact Ref: 3	On Site	NW
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Higher probability radon area (more than 30% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NW
Radon Potential - Radon Protection Measures		
Radon Protection Measures: Full, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	NW
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low Contact Ref: 3	On Site	NW
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NW
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	NW
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	On Site	NW
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 3	On Site	NW
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low Contact Ref: 3	On Site	NW

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

The Mining Instability data was obtained on Licence from Ove Arup + Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such data is to be made without the prior written consent of Ove Arup + Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup + Partners nor Landmark warrant the accuracy or completeness of such information or data.

The information in this Sitecheck Data Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the Product User Guide and your attention is drawn to the scope of the report section within this guide.

The Sitecheck Data User guide is available free of charge from our website www.sitecheck.co.uk

Landmark Information Group Limited 2011. All Rights Reserved. The copyright on the information and data and its format as contained in this Sitecheck Data Report ("Report") is the property of Landmark Information Group Limited ("Landmark") and several other Data Providers, including (but not limited to) Ordnance Survey, British Geological Survey, the Environment Agency/Natural Resources Wales and Natural England and must not be reproduced in whole or in part by photocopying or any other method, except as allowed by Landmark's Terms and Conditions. The Report is supplied under Landmark's Terms and Conditions accepted by the customer. The Copyright, design rights and any other intellectual rights shall remain the exclusive property of Landmark and/or other Data Providers, whose copyright material has been included in this Report.



Contact Names and Addresses

1 Carrick District Council (now part of Cornwall Council) Environmental Health Department

County Hall
Treyew Road
Truro
Cornwall
TR1 3AY

Telephone 0300 1234 100

enquiries@cornwall.gov.uk
www.cornwall.gov.uk

2 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 03708 506 506

enquiries@environment-agency.gov.uk

Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

3 British Geological Survey Enquiry Service

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

4 Cornwall County Council (now part of Cornwall Council)

County Hall
Treyew Road
Truro
Cornwall
TR1 3AY

Telephone 0300 1234 100

enquiries@cornwall.gov.uk
www.cornwall.gov.uk

Other Contacts

Landmark Information Group Limited

Legal and Financial
Imperium
Imperial Way
Reading
Berkshire
RG2 0TD

Telephone 0844 844 9966
Fax 0844 844 9980

info@landmarkinfo.co.uk
www.landmarkinfo.co.uk



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, 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 search firms maintain compliance with the Code.

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.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the 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.

COMPLAINTS

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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

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

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



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 0TD

Telephone: 0844 844 9966

E-mail: 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.

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

LANDMARK STANDARD TERMS & CONDITIONS

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>

Annex 2 - Site Photographs

Photograph 1.



View: south-west

Looking to site access from unnamed road.

Photograph 2.



View: south-west

Existing access to the property.

Photograph 3.



View: south-west

Existing water storage tank (now redundant).

Photograph 4.



View: north-east

Stored silage bales within eastern extent of site.

Photograph 5.



View: south-east

Looking to south-east extent of site.

Photograph 6.



View: north-east

Land located upon the southern extent of the water storage tank.

Photograph 7.



View: north

Water storage tank viewed from the southern boundary of the site.

Photograph 8.



View: north-north-west

Land located upon the western extent of the site.

Photograph 9.



View: north-north-west

Eastern extent of the site as viewed from the southern boundary.

Annex 3 - Historic Mine Search



Our Ref: **RJH/LAS/CMS/121040**

23rd March 2017

Approved Site Investigations Ltd
Duchy Business Centre
Wilson Way
Pool
REDRUTH
Cornwall
TR15 3RT

Dear Sirs

MINING SEARCH: METALLIFEROUS MINERALS

Re: Land by junction of Kerley Hill & Falmouth Road, Chacewater, Truro, Cornwall TR4 8LQ
NG Ref: SW 7601 4383

We thank you for your request of 15th March. Accordingly, we have carried out a Mining Search on the above property and are able to report as follows.

Introduction

This desk-top search, which is based on maps, plans and records, is an assessment of the risk of subsidence to the property associated with historic extractive metal mining.

Mining Activity

The property is situated at the eastern extremity of the former Scorrier-Chacewater metalliferous mining district. It does not lie within a historically established former mine lease boundary and our plans and records do not indicate the presence of any mine workings, shafts or mineral deposits under, within or adjacent to the boundaries of the property.

A district mining map (dated 1819) shows a planar mineralised structure (lode) coursing in an east-northeast to west-southwest direction ending 580 metres west of the property. The nearest recorded mine working is the outlet to a drainage tunnel (adit) that has been driven northwards to drain the workings of a mine known as Wheal Daniel over 1.5 kilometres to the northwest, lies 680 metres west of the property.

The Geological Survey map shows an east-northeast to west-southwest coursing elvan running parallel to but outside the northern boundary of the property. Elvan is a colloquial term that has been historically applied to a wide variety of rock types. In general an elvan may be described as a quartz-rich igneous rock, which usually occurs as inclined planar sheets (dykes). In some instances elvans may contain, or be closely linked to, economic metalliferous mineralisation and have occasionally been exploited for their

mineral content. In other cases they may have been mined or quarried for building stone or clays. This elvan has been quarried adjacent to the property boundary, however we have no records with regard to the stability of the quarry walls.

Conclusions

Based on the documentary evidence available, we have no reason to believe that the property is likely to be affected by subsidence caused by historic extractive metalliferous mining. We are not aware of any current plans to explore for, or exploit, metallic minerals in the locality.

Limitations

This Mining Search has been carried out with reference to the extensive collection of abandoned mine plans, maps, records and archives in our possession and from this material we have endeavoured to provide as accurate a report as possible. However, taking into account that such records may not be wholly complete or accurate, we cannot accept liability for any inaccuracies or omissions there may be with respect to those records. A property situated in a mining or mineralised area may be at risk from elevated levels of metallic elements within the soil, however this Mining Search does not include any assessment of the contamination risk to the subject property. This report and any mining features described are applicable to the subject property only, the location or boundaries of which have been indicated by the client. We cannot be liable for any erroneous or omitted information with respect to the property as portrayed on the plan supplied to us for the purpose of this Mining Search. The report must not be relied upon for neighbouring properties, as any adjacent mining features may have been omitted for clarity. This report is confidential to the client, client's solicitor and/or mortgage lender or those acting through a conveyance service provider (as per the quoted reference number) and may not be reproduced or further distributed without our permission. We shall be under no liability whatsoever to any person who has not been party to the commissioning and fee paid for this report. We have not visited the property as part of this Mining Search.

We trust this report provides the information you require. Please contact us if you have any queries or if we can be of any further assistance.

Yours faithfully
for **Cornwall Consultants Limited**

Mr D Berriman, BSc (Hons)
Managing Director

Annex 4 - References & Planning Procedure Guide

References:

AGS: Association of Geotechnical & Geoenvironmental Specialists, (2003)

British Standards Institution, 1999, BS 5930:1999 Code of Practice for Site Investigations

British Standards Institute 2011, 10175: Investigation of Potentially Contaminated Sites (Code of practice)

CIRCA Report C552 Contaminated Land Risk Assessment, A Guide To Good Practice (2001)

DEFRA/EA (2004) Model Procedures for the Management of Contaminated Land, R&D Publications CLR11

DEFRA/EA (2002) Contaminants in Soil: Collation of Toxicological Data Intake Values for Humans, R&D Publications SGV 1

DEFRA/EA (2002) Potential Contaminants for Assessment of Contaminated Land, R&D Publications CLR8

DEFRA/EA (2002) Soil Guideline Values for Arsenic Contamination, R&D Publications CLR8

DEFRA/EA (2002) CLR Report No10, 'The Contaminated Land Exposure Assessment Model' (CLEA):

DEFRA/EA (2012) Environmental Protection Act 1990: Part 2A, Contaminated Land Statutory Guidance

Dines, H.G. The Metalliferous Regions of South West England (2 Vols)

Environment Agency (January 2006) Development and Flood Risk 2004/05

Environment Agency (2004) CLR Report No 11 Model Procedures for the Management of Land Contamination

Environment Agency, Policy & Practice for the Protection of Groundwater/ Groundwater Vulnerability of East Cornwall/ 1:100,000

ICRCL - Interdepartmental Committee for the Redevelopment of Contaminated Land (1976-1990) Various Publications, HMSO

Magic Website, Multi-Agency Geographic Information for the Countryside.

National Planning Policy Framework ,2012

NHBC/EA (2008) - Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D Publication 66

Remedial Treatment for Contaminated Land Vol. III – Site Investigation and Assessment, Special Publication 103

Selwood E.B, Durrance E.M, Bristow C.M,(1998): The Geology of Cornwall

Steeds, J.E, Slade, M.W : Technical Aspects of Site Investigations. Vol 1 (of 2) Overview

Maps & Plans:

Dines, H.G. Composites

Get mapping: Aerial Photographs

Jenkin, A.K.H

Ordnance Survey Maps/historical & current

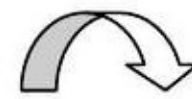


General Planning Procedure Chart

PHASE 1 - Desktop Site Report (Contaminated Land Survey)

Environmental survey listing site history
 Identify any contaminants of concern
 Mine search (historic survey)
 Walk-over survey

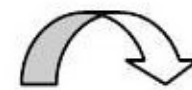
Submit planning application & desktop report



PHASE 2 - Site Investigation & Risk Assessment

Ground investigations often in the form of:
 Soil sampling, trenching investigation/drilling
 Undertake risk evaluation & recommendations for remediation
 Proceed to Phase 3 should contamination be identified

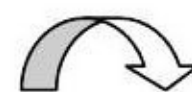
Submit report for approval



PHASE 3 - Remediation Strategy

Remediation strategy report for the development of the site

Submit report for approval



PHASE 4 - Site Monitoring

Monitor site development
 Verification of remedial works





ASI Core Services:

- ✓ **Non Interpretive Environmental Reports**
- ✓ **Contaminated Land Surveys (Phase 1)**
- ✓ **Soil & Water Analysis Reports (Phase 2)**
- ✓ **Land Remediation Reports (Phase 3)**
- ✓ **Site Verification & Completion Reports (Phase 4)**
- ✓ **Drilling & Ground Profiling Investigations**
- ✓ **Trenching & Foundation Inspections**
- ✓ **Shaft & Mining Feature Securing Works**
- ✓ **Historic Mine Searches (arranged upon request)**

Our client commitment is to provide you with:

- **Professional, efficient solutions.**
- **To liaise with you at each step of your project.**
- **Provide competitive pricing tailored to your site requirements.**

Please contact us for further information on:

Tel: 01209 204744

Fax: 01209 204766

Email: admin@asiconsultancy.co.uk

Website: <http://www.asiconsultancy.co.uk>