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**CLIENT:** SUSTAINABLE FURNITURE (UK) LTD

**PROJECT:** DRINNICK ROAD, ST STEPHEN, CORNWALL

**REPORT TITLE:** PHASE 1 DESK STUDY

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## SUMMARY

Your Environmental Solutions (YES) has been commissioned by Sustainable Furniture (UK) Ltd to undertake a Phase 1 Desk Study at a site known as Drinnick Road, St Stephen in Cornwall. This report has been commissioned to fulfil the contamination planning requirements for the proposed light industrial development.

It is proposed to replace an existing storage warehouse with a purpose built modern warehouse that creates additional storage space, more open plan access and, facilitates expansion of the existing business.

The site is situated within a former clay and stone mining works.

The site is directly situated within a mining district. Mineralised structures are present within the surrounding area and topsoil arsenic concentrations are recorded to range between 42mg/kg and 96mg/kg.

Alluvium deposits are recorded immediately to the southwest of the site. The site is recorded to be underlain by the St Austell Intrusion formed in the Permian and Carboniferous Periods. This is a magmatic intrusion of granite into the host rock.

The site is recorded to be underlain by a secondary aquifer (A). There are no surface water features within 250m of the site. The site is not within a water source protection zone.

The only potential contamination is heavy metals from the local mineralogy/mining, however in the line with the commercial end use and 100% hardstanding the contamination risk assessment identifies a low risk to human health, controlled waters, building materials and flora and fauna. No further action or assessment is required.

The site is in a radon affected area and natural superficial deposits containing organic, gas generating material may be present to the southwest of the site. As such radon protection measures should be installed in all buildings to mitigate the risks to indoor air.

There is no documentary evidence to indicate the presence of shallow old mine workings underlying the site. This site is considered to be at low risk from being affected by past mining activity.



## 1.0 INTRODUCTION

### 1.1 Background

Your Environmental Solutions (YES) has been commissioned by Sustainable Furniture (UK) Ltd to undertake a Phase 1 Desk Study at a site known as Drinnick Road, St Stephen in Cornwall. This report has been commissioned to fulfil the contamination planning requirements for the proposed light industrial development.

### 1.2 Objectives

The objectives of this report were as follows:

- Summarise the site setting.
- Carry out a walkover survey of the site.
- Review of historical mapping for the site area.
- Review of geological and soil mapping of the site area.
- Review of a mining report for the site area.
- Produce a conceptual model of sources, pathways and receptors of contamination.
- Undertake a preliminary contamination risk assessment.
- Provide recommendations for phase 2 intrusive works, if any.

### 1.3 Sources of Information

The following sources of information have been used:

- A walkover and photographic survey of the site (enclosed within Appendix A).
- Environmental Report (enclosed within Appendix B).
- Mining Report (enclosed within Appendix C).
- British Geological Survey 1:50,000 Solid and Drift Geological Mapsheet 347 'Bodmin'.
- UK Soil Observatory Mapping.



#### **1.4 Site Details and Development Proposals**

The site location, site boundary and proposed development layout are shown on Figures 1, 2 and 3, respectively.

The site is located at coordinates: 195170 55090, postcode: PL18 9SH.

The site comprises a light industrial unit with a tarmac parking and turning area.

It is proposed to replace an existing storage warehouse with a purpose-built modern warehouse that creates additional storage space, more open plan access and, facilitates expansion of the existing business.



## 2.0 SITE WALKOVER SURVEY

An Environmental Scientist from YES undertook the site walkover survey on the 10<sup>th</sup> June 2021 to assess the site for visual evidence of contamination.

Photographs taken during the walkover survey can be found within Appendix A.

The site is accessed via the entrance to Goonvean Industrial Park.

The site is surrounded by light-commercial premises, within a wider area of farmland.

The site comprises an existing light industrial unit. The existing unit is currently used for the construction and storage of wooden furniture.

The exterior of the site is a large tarmac yard. There is some wooden furniture stored in the exterior section of the site.

The topography of the site and surrounding area is generally flat.

There were no visual signs of any contamination noted during the walkover survey.



## **3.0 ENVIRONMENTAL SETTING**

### **3.1 Recorded Geology**

Reference has been made to the British Geological Survey 1:50,000 Solid and Drift Geological Mapsheet 347 'Bodmin' and mapping from the UK Soil Observatory.

#### **3.1.1 *Superficial Geology***

The site is not recorded to be overlain by superficial deposits, however alluvium deposits are recorded to the southwest of the site.

#### **3.1.2 *Solid Geology***

The site is recorded to be underlain by the St Austell Intrusion formed approximately 252 to 359 million years ago in the Permian and Carboniferous Periods. This is a magmatic intrusion of granite into the host rock.

#### **3.1.3 *Mineralisation***

The site is directly situated within a mining district. Mineralised structures are present within the surrounding area.

Topsoil arsenic concentrations in the area of the site are recorded to range between 42mg/kg and 96mg/kg.

#### **3.1.4 *Hydrogeological and Hydrological Setting***

The site is recorded to be underlain by a secondary aquifer (A). These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.

There are no surface water features within 250m of the site. The site is not within a water source protection zone.



### 3.2 Environmental Report Findings

The environmental report for the site is presented in Appendix B. Using the report, the following data has been investigated for the site:

- Contaminated Land Register Entries and Notices.
- BGS, Registered, Local Authority, Historical Landfill and Other Waste Sites.
- Local Authority Pollution Prevention and Control Permits.
- Registered Radioactive, Explosive and Hazardous Substances Sites.
- Environmental Enforcement, Prohibition Notices and Prosecutions.
- Discharge Consents to Controlled Waters.
- Environmental Pollution Incidents.
- Contemporary Trade Directory and Fuel Station Entries.
- Potentially Contaminative Historical Land Uses and Features.
- Environmentally Sensitive Sites.

The following potentially contaminative features and/or land uses are recorded within 250m of the site:

- Contemporary Trade Directory Entries:
  - Sand, Gravel & Other Aggregates (inactive) 73m.
  - Quarries (active): 73m, 77m.
- Potentially Contaminative Historical Land Uses and Features:
  - Clay bricks & tiles [manufacture]: 0m, 175m.
  - Tanks: 54m, 186m, 248m, 249m.

There are no environmentally sensitive sites recorded within 250m of the site.

### 3.3 Historical Land Use

The historical maps for the site and surrounding area are presented in Figure 4. The findings from a review of the maps are outlined as follows.

**1881:** The site is shown to be part of 'Bloomdale China Clay & Stone Works' which lies immediately to the north of the site. The site is free of any structures. The site is surrounded by fields/grassed open space. There is abundant clay mining and quarries in the local area.

**1907:** The site and the surrounding area appear mostly unchanged from the last mapping period with no new potentially contaminative features identified.

**1932:** The site and the surrounding area appear mostly unchanged from the last mapping period with no new potentially contaminative features identified.

**1979 – 1995:** The site is now shown to contain multiple structures of unknown use. 'Bloomdale China Clay & Stone Works' has ceased workings. The area to the east of the site has experienced development in the form of commercial/industrial use buildings including a dryers, electrical substations and sports grounds.

**Modern Mapping:** The site lies within an industrial park and is labelled as 'Sustainable Furniture (UK)'. The surrounding area shows several active china clay workings and fields/farmland.



### 3.4 Mining Report

The mining report for the site is presented in Appendix C. The findings of the mining report are detailed as follows.

The site is situated within the St Austell China Clay District. It is surrounded by abandoned china clay pits, mica dams and works associated with the processing of china clay.

The plans and records relating to this district, do not indicate the presence of any old shallow/surface metalliferous mine workings or shafts within the boundaries of the site.

There is no evidence of other mineral workings within the boundaries of the site.

Based upon the historic mapping sources reviewed, there is no evidence of any water supply wells within the boundaries of the site.

The nearest recorded old metal mine workings are located at the former Tinhill Mine which lies over 600 metres to the south-east of the site. A second mine known as Stennagwyn Mine lies over 900 metres to the east of the site.

There are no known plans to exploit metallic minerals in the locality, nor is this considered to be a likely event.

There is no documentary evidence to indicate the presence of shallow old mine workings underlying the site.

The site is considered to be at low risk from being affected by past mining activity.

## 4.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

### 4.1 Introduction

The contaminated land risk assessment has been undertaken in line with the conceptual site model (Figure 5) and the information collected from the desk study and site walkover survey.

Risk assessment is the process of collating known information on a hazard or set of hazards in order to estimate actual or potential risks to receptors. The guiding principle behind this approach is to establish connecting links between a hazardous source, via an exposure pathway to a potential receptor, referred to as a 'pollutant linkage'.

The conceptual model is a representation of the potential relationships between contaminant sources, pathways and receptors developed on the basis of hazard identification.

The objective of a preliminary contamination risk assessment is to identify the nature and magnitude of the potential risks through the consideration of likelihood (probability) and severity (consequence) of the hazard(s) to the receptor(s). The risk assessment has been carried out using the risk tables within Contaminated Land Risk Assessment. A guide to good practice (C552) (CIRIA, 2001), enclosed within Appendix D.



## 4.2 Preliminary Contamination Risk Assessment In Line with the Conceptual Site Model

The following table contains the sources, pathways and receptors, as identified in the conceptual model (Figure 5) and supporting table, compared to an appropriate level of risk.

Table 4.1: Preliminary Contamination Risk Assessment				
Sources	Receptors and Pathways	Categorisation of Risk		
		Probability	Consequence	Risk
<b>Radon:</b> Natural Mineralogy	<b>Human Health:</b> Inhalation of gas	Likely	Medium	Moderate
<b>Heavy Metals:</b> Natural Mineralogy Historic Mining Activity	<b>Human Health:</b> Direct soil and dust ingestion Consumption of vegetation Dermal contact with soils Inhalation of dust	Likely	Mild	Low
	<b>Controlled Waters:</b> Migration into groundwater Migration through soil Surface water runoff Deposition onto surface water	Likely	Mild	Low
	<b>Flora/Fauna and Ecosystems:</b> Plant uptake and accumulation	Unlikely	Mild	Low
	<b>Building Materials:</b> Direct contact with soils (SO <sub>4</sub> )	Likely	Mild	Low

The only potential contamination is heavy metals from the local mineralogy/mining, however in the line with the commercial end use and 100% hardstanding the contamination risk assessment identifies a low risk to human health.

The risk to controlled waters is considered to be low. The site is underlain by a minor aquifer and it is considered unlikely that the proposed development will encounter or penetrate the underlying groundwater body. There are no surface water features within 250m of the site and the site is not within a water source protection zone. With natural heavy metals identified as the only potential source of contamination, no further action is considered necessary.

The risks to building materials are considered to be low. Sources of contamination with the potential to impact on building materials have not been identified at the site.

The risk to water supply pipework is considered to be low. There are no identified sources of contamination on site with the potential to impact on water supply pipework. It is therefore considered that a standard plastic material would be suitable for any new potable water supplies at the site.

The risk to flora, fauna and ecosystems is considered to be low. The site is not within an environmentally designated area and contamination with the potential to impact on local species or habitats has not been identified at the site.

The risk from the inhalation of radon is considered to be moderate; however, full radon protection measures should be installed within all buildings, which would mitigate this risk.

The risk to indoor air from ground gas is considered to be low. Natural superficial deposits containing organic, gas generating material may be present to the southwest of the site. However, the proposed development will include radon protection measures across all indoor areas which would mitigate any potential minor ingress of carbon dioxide and/or methane.

The risks to construction workers have not been included in this risk assessment. The risks to construction workers should be assessed independently in line with current health and safety legislation and regulations.



## 5.0 CONCLUSIONS AND RECOMMENDATIONS

The only potential contamination is heavy metals from the local mineralogy/mining, however in the line with the commercial end use and 100% hardstanding the contamination risk assessment identifies a low risk to human health, controlled waters, building materials and flora and fauna. No further action or assessment is required.

The site is in a radon affected area and natural superficial deposits containing organic, gas generating material may be present to the southwest of the site. As such radon protection measures should be installed in all buildings to mitigate the risks to indoor air.

There is no documentary evidence to indicate the presence of shallow old mine workings underlying the site. The site is considered to be at low risk from being affected by past mining activity.

## 6.0 LIMITATIONS

The work undertaken to provide the basis of this report includes a study of the readily available documented information from a variety of sources. The information reviewed should not be considered exhaustive and has been accepted in good faith by YES, as providing a true indication of the site conditions. However, no liability can be accepted for the detailed accuracy or otherwise of any of the reports or documents prepared by others for the Client or for third parties, or for any associated errors or omissions.

It should be noted that the environment and contaminated land guidance and legislation are constantly under review, with authoritative guidance documents subject to change. The conclusions presented herein are based on guidance and legislation available at the time of issuing this report, and no liability can be accepted for the retrospective effects of any changes or amendments to such guidance and/or legislation.

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## FIGURES



Drawing Notes:

Legend:



Client:

Sustainable Furniture (UK) Ltd

Figure 1:

Site Location Plan

Drinnick Road, St Stephen, Cornwall

Project Ref: YES 1008a

Drawing Ref: YES 1008a

Drawn By: IL

Date: 15/06/21

Checked By: AW

Date: 15/06/21

Grid Ref: 195170 55090

Not To Scale

**yes**  
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SOLUTIONS LTD



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Fore Street, Barrigger,  
Camborne, Cornwall TR14 0QR  
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W. [www.urenvironmentalsolutions.com](http://www.urenvironmentalsolutions.com)





Drawing Notes:

Legend:

Client:

Sustainable Furniture (UK) Ltd

Figure 2:

Site Boundary and Development Plan  
Drinnick Road, St Stephen, Cornwall

Project Ref: YES 1008a

Drawing Ref: YES 1008a

Drawn By: IL

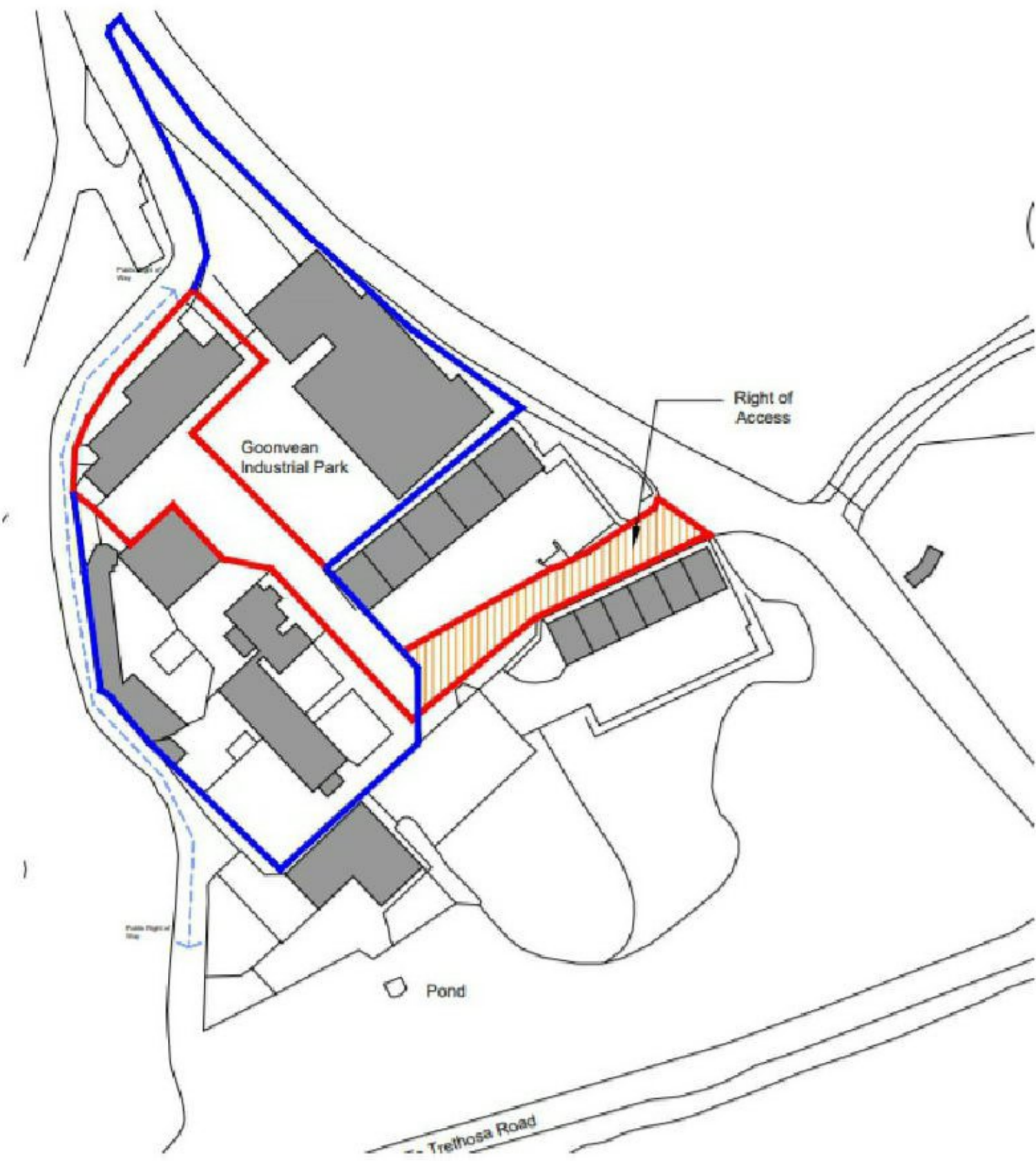
Date: 15/06/21

Checked By: AW

Date: 15/06/21

Grid Ref: 195170 55090

Not To Scale

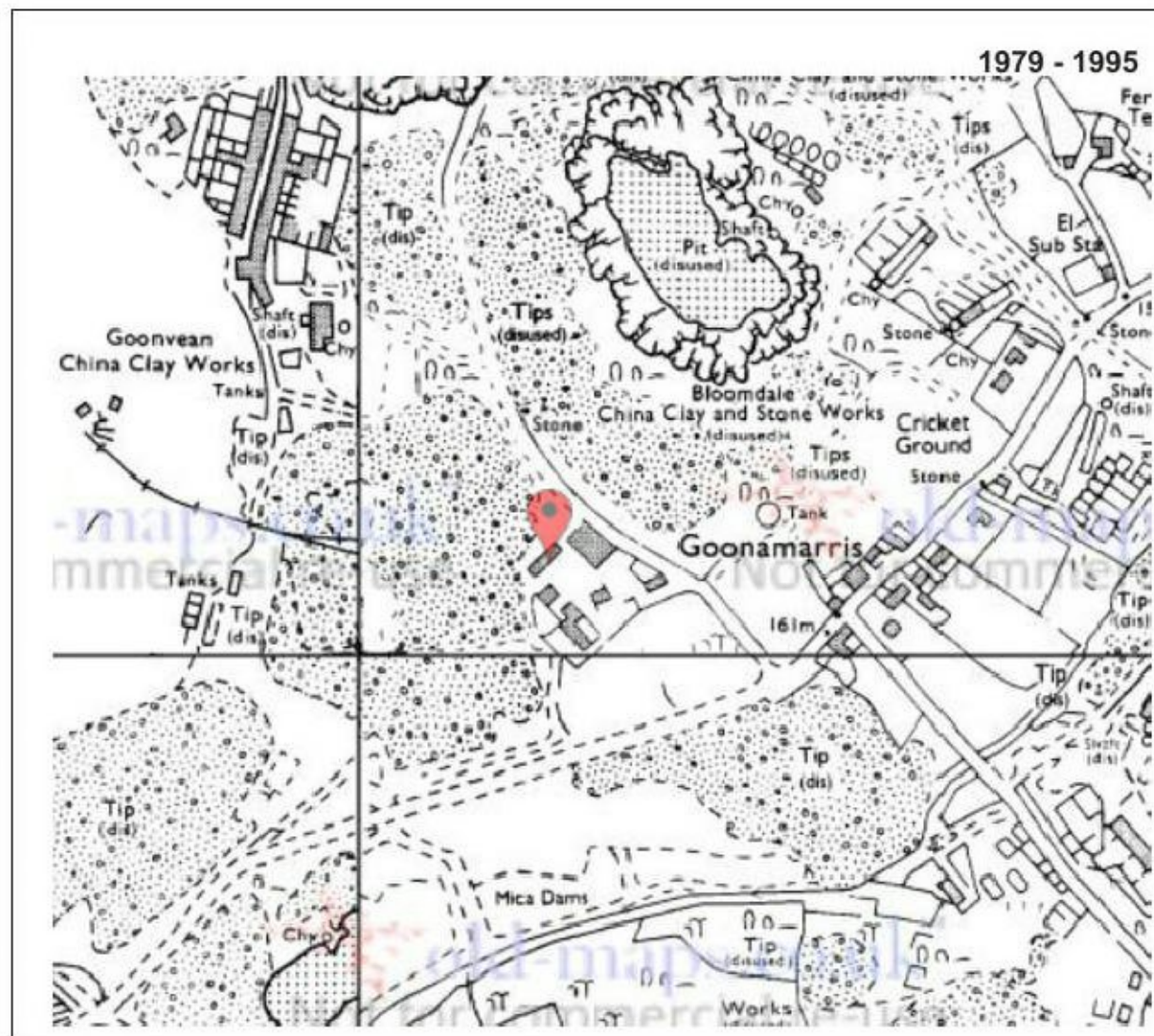
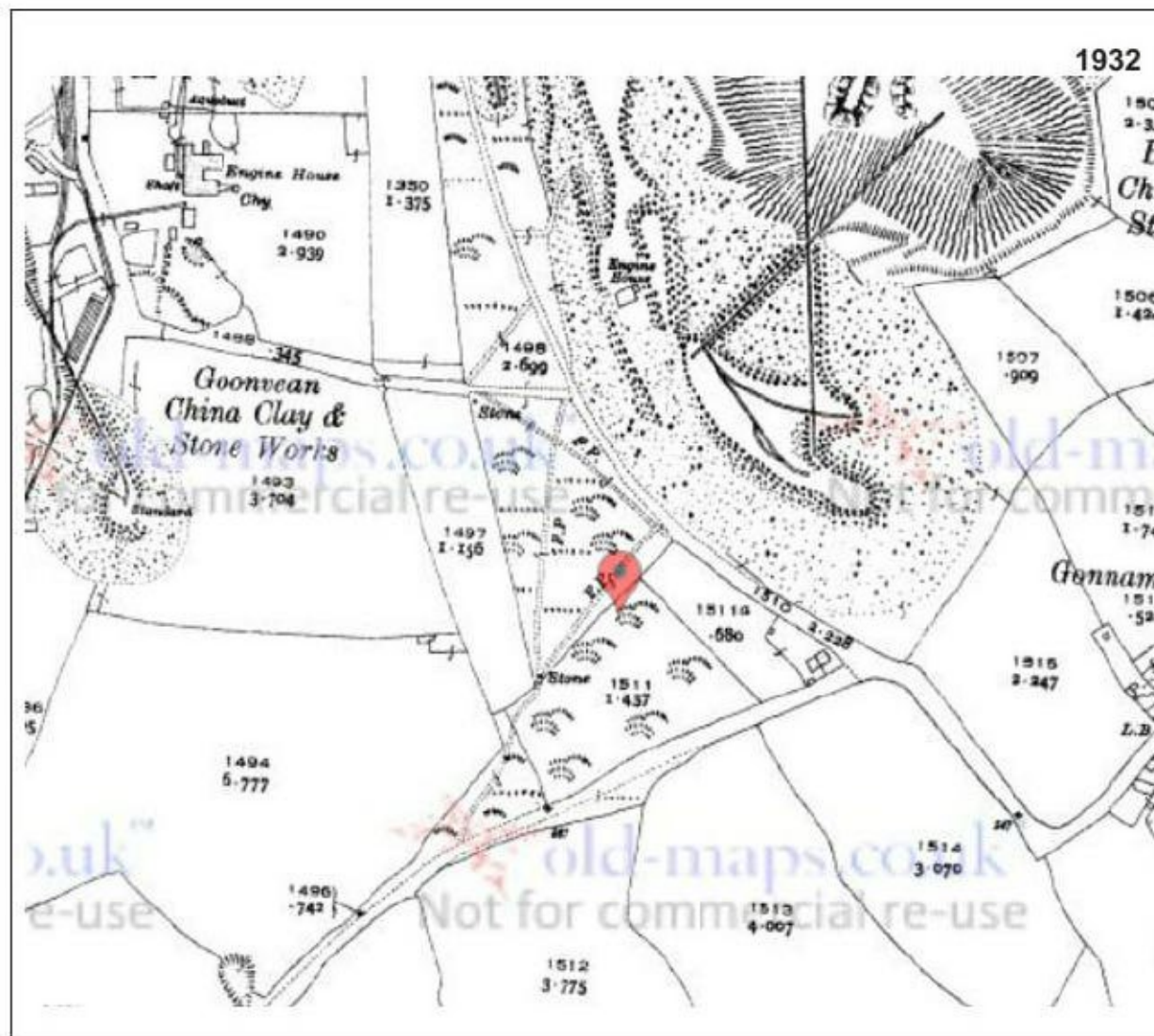
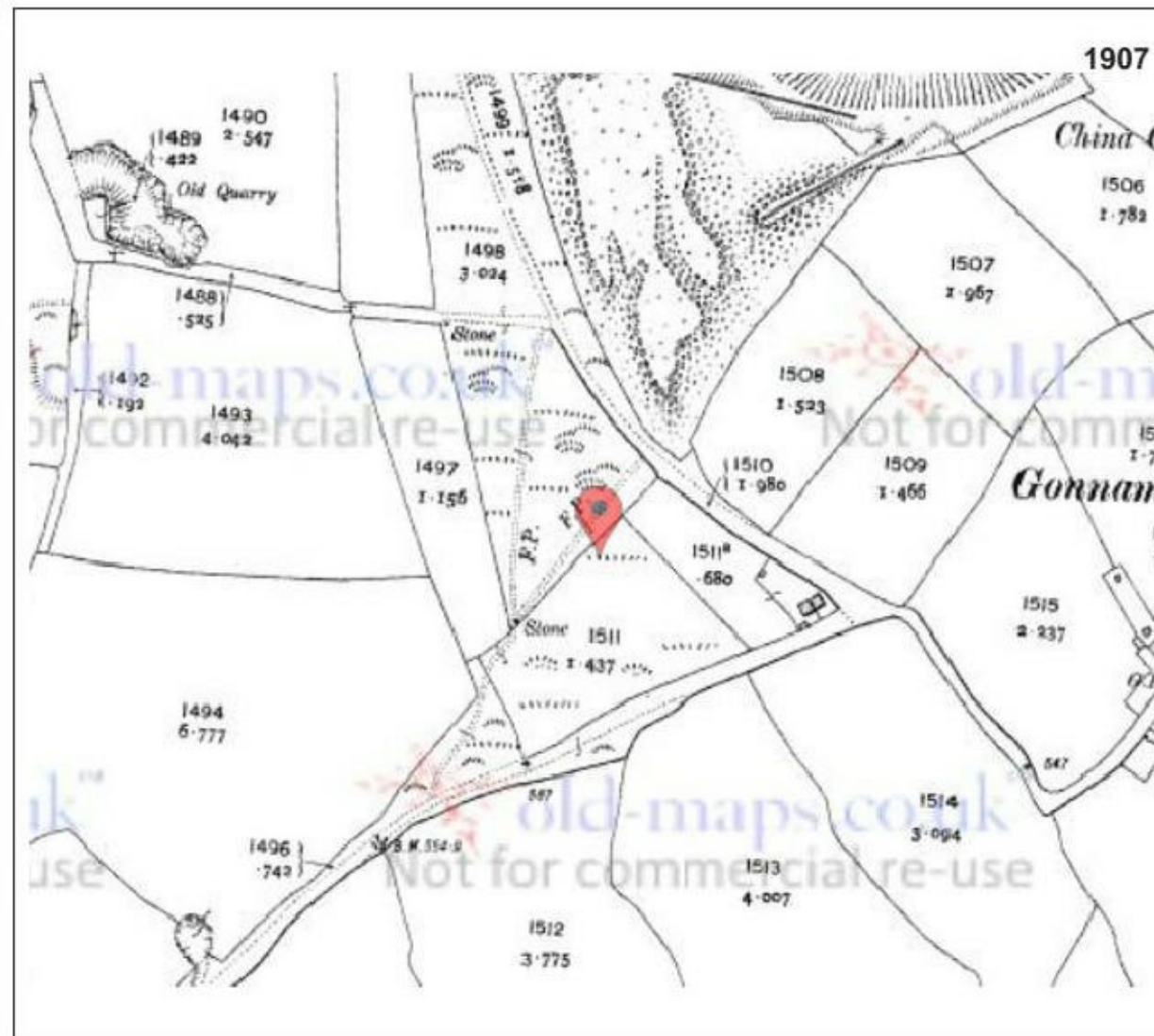
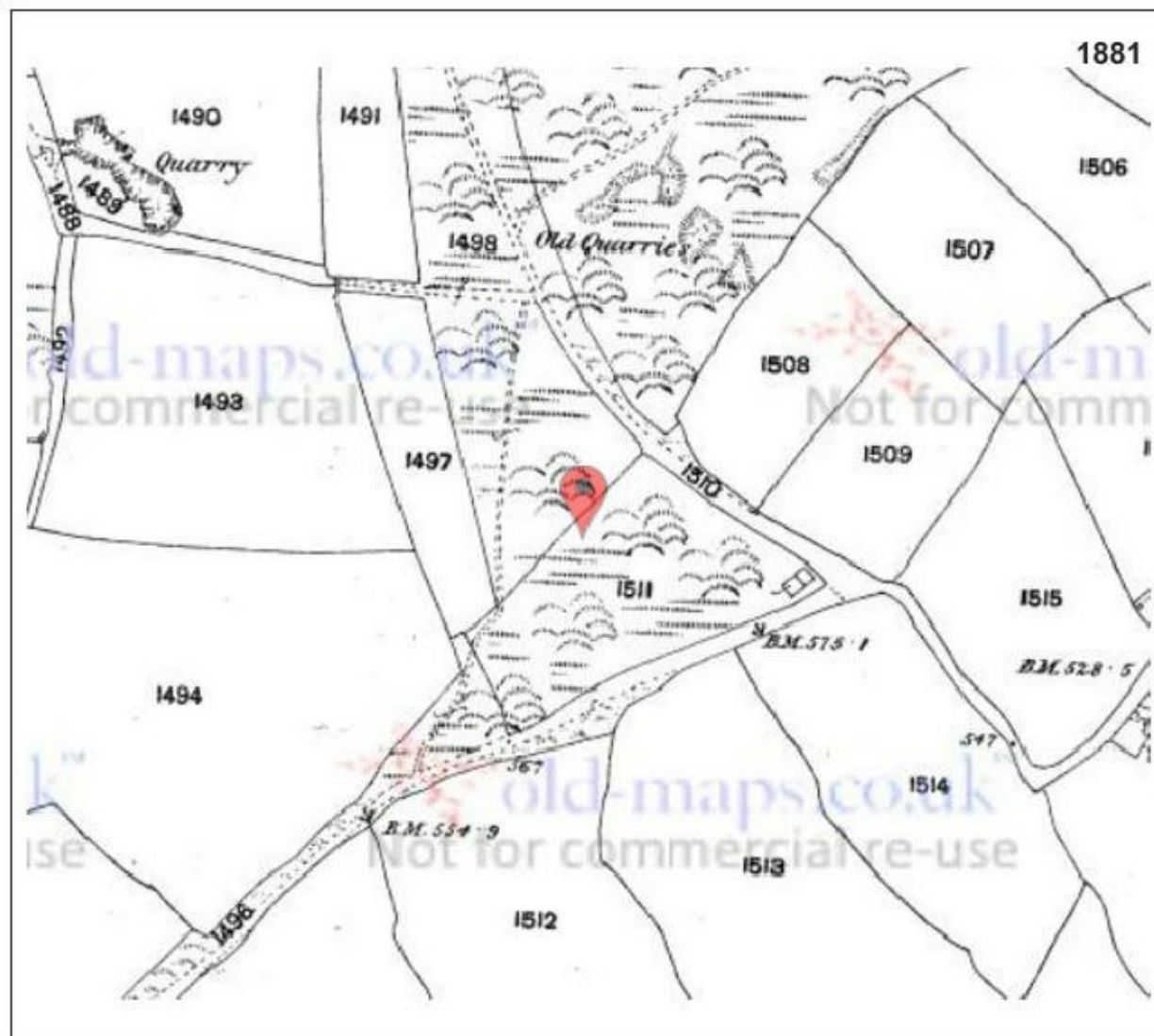


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Drawing Notes:

Legend:

Client:

Sustainable Furniture (UK) Ltd

Figure 5:

Historical Mapping

Drinnick Road, St Stephen, Cornwall

Project Ref: YES 1008a

Drawing Ref: YES 1008a

Drawn By: IL

Date: 15/06/21

Checked By: AW

Date: 15/06/21

Grid Ref: 195170 55090

Not To Scale

yes

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## FIGURE 5

### CONCEPTUAL SITE MODEL – SITE SPECIFIC PLAUSIBLE POLLUTANT LINKAGES

Contaminant	Hazards	Pathways
Arsenic & Other Heavy Metals	Toxic by ingestion, skin contact and inhalation. Water pollutant. May reduce plant growth.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16
Radon	Toxic at elevated levels by inhalation.	5
Ground Gas (Carbon Dioxide & Methane)	Toxic at elevated levels by inhalation. May be explosive	5

## APPENDIX A

### SITE WALKOVER PHOTOGRAPHS





## SITE WALKOVER PHOTOGRAPHS



PHOTOGRAPH 1: Site access and tarmac parking and turning area



PHOTOGRAPH 2: Existing light industrial unit



PHOTOGRAPH 3: Site access/entrance from the road

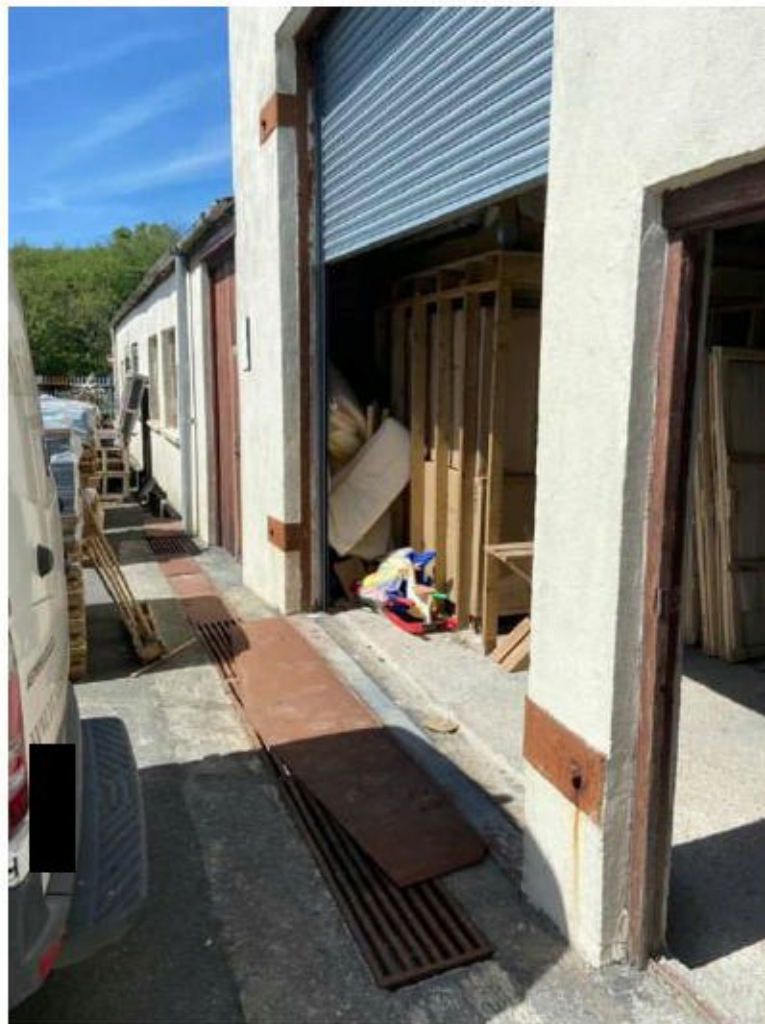


PHOTOGRAPH 4: Northern boundary and rear of industrial unit





PHOTOGRAPH 5: Entrance to existing light industrial unit



PHOTOGRAPH 6: Drainage to front of the existing light industrial unit





PHOTOGRAPH 7: Interior showing storage use and solid concrete flooring



PHOTOGRAPH 8: Interior showing storage use and solid concrete flooring





PHOTOGRAPH 9: Workshop showing use of some furniture related substances



PHOTOGRAPH 10: Wooden furniture



PHOTOGRAPH 11: Exterior of light industrial unit



# APPENDIX B

## ENVIRONMENTAL REPORT

## Homecheck Environmental



### Contamination Risk **PASSED**

#### Professional Opinion

Argyll Environmental Consultants have passed this report in accordance with the definition of contaminated land within Part 2A of the Environmental Protection Act 1990. Please refer to the Professional Opinion page and Section 1 for further information.



### Flood Risk: None Identified

Refer to Section 2 for further information

#### Conveyancer Guidance

While this report may have identified areas at risk of flooding within 250m of the search centre, we consider there to be no significant risk of flooding to the property. Please refer to Section 2 for further information.



### Radon: **IDENTIFIED**

Refer to Section 3 for further information



### Ground Stability: None Identified

Refer to Section 4 for further information



### Other Influential Factors:

Refer to Section 5 for further information

**Environmental Constraints: None Identified**

**See Section 5a**

Report issued for the property at  
**Sustainable Furniture Ltd**  
**Goonamarris Workshops and**  
**Offices**  
**Road From Rostowrack Downs to**  
**Goonamarris, Goo ...**  
**ST STEPHEN**  
**PL26 7QF**

Report Reference  
**280383946\_1\_1**

National Grid Reference  
**195170 55090**

Customer Reference  
**1108\_HCP**

Report Date  
**14 June 2021**

#### Contact Details

If you require assistance please contact your Search Provider or phone Customer Services on 0844 844 9966 or email [helpdesk@homecheck.co.uk](mailto:helpdesk@homecheck.co.uk)

#### Landmark Contribution

By purchasing this report, the recipient may be eligible for Remediation Contribution of up to £100,000 if served with a Remediation Notice by the Local Authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.





## Professional Opinion

Contamination Risk

# PASSED

In the professional opinion of Argyll Environmental Consultants, the level of contamination risk associated with the information disclosed in the Homecheck Professional report dated 14th June 2021 and reference 280383946\_1\_1, 1108\_HCP for

**Sustainable Furniture Ltd  
Goonamarris Workshops and Offices  
Road From Rostowrack Downs to Goonamarris, Goo ...  
ST STEPHEN  
PL26 7QF**

1) is unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2) is unlikely to have an adverse effect on the security of the property for normal lending purposes.

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Approved by

**Argyll Environmental Ltd**



## Contents and Summary of Findings



### Site Location



### Section 1: Contamination Risk Findings

Contamination Risk	0-25m	25-250m	250-500m	See Section
<b>Designated Contaminated Land</b>	No	No	No	1a
<b>Landfill and Waste</b>	No	<b>Yes</b>	<b>Yes</b>	1b
<b>Potentially Contaminative Activities</b>	No	No	<b>Yes</b>	1c
<b>Known Pollution Incidents</b>	No	No	<b>Yes</b>	1d
<b>Other Potential Contaminative Land Uses</b>	<b>Yes</b>	<b>Yes</b>	n/a	1e



### Section 2: Flood Findings

Flood	0-25m	25-250m	See Section
<b>River Flooding</b>	No	No	2a
<b>Coastal Flooding</b>	No	No	2b
<b>Surface Water Flooding</b>	<b>Yes</b>	<b>Yes</b>	2c



### Section 3: Radon Findings

Radon	Result	See Section
<b>Radon Affected Property</b>	<b>Yes</b>	3



### Section 4: Ground Stability Findings

Ground Stability	Result	See Section
<b>Man-Made Factors</b>	No	4a
<b>Natural Factors</b>	No	4b



### Section 5: Other Influential Factors

Other Influential Factors	Result	See Section
<b>Environmental Constraints</b>	No	5a





## Site Location



## Aerial Photograph

The photograph below shows the location of the site to which this report relates.



### Homecheck® Report

Sustainable Furniture Ltd  
Goonamarris Workshops and Offices  
Road From Rostowrack Downs to Goonamarris, Goo ...  
ST STEPHEN, PL26 7QF

Report Reference 280383946\_1\_1

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## Location Map

The map below shows the location of the site to which this report relates.



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### Homecheck® Report

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Road From Rostowrack Downs to Goonamarris, Goo ...  
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Report Reference 280383946\_1\_1

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## Section 1: Contamination Risk Findings

The whole of section 1 deals with potential sources of contamination and provides the information by which this report has either been passed or referred for assessment.



### Section 1a and 1b: Information Map

The map detailed below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report.



#### Section 1a

- Contaminated Land Registry Entries and Notices

#### Section 1b

- Registered Landfill Sites
- Registered Landfills (Potential Buffer)
- BGS Recorded Landfill Sites
- Local Authority Recorded Landfill Sites
- Historical Landfill Sites
- Permitted Waste Sites - Authorised Landfill Site Boundaries
- Environmental Permitting Regulations - Waste
- Integrated Pollution Control Registered Waste Sites
- Registered Waste Treatment or Disposal Sites
- Registered Waste Transfer Sites

#### Homecheck® Report

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## Section 1a: Designated Contaminated Land

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under the Environmental Protection Act 1990. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Enquiry	Result
Has any contaminated land been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

### Contaminated Land Register Entries and Notices

No factors identified for this property

## Section 1b: Landfill and Waste

The information in this section is telling you about active and historic landfill and waste sites within 500 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, house value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

### Registered Landfill Sites

No factors identified for this property

### BGS Recorded Landfill Sites

No factors identified for this property

### Local Authority Recorded Landfill Sites

No factors identified for this property

### Local Authority Recorded Landfill Coverage

The following list details the Local Authorities that cover the search area who have made landfill data available:

<b>Restormel Borough Council</b>	- Has no landfill data to supply	4
<b>Cornwall County Council</b>	- Had landfill data but passed it to the relevant environment agency	5

For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.

### Historical Landfill Sites

1	<b>Name:</b> Dukes Quarry <b>Reference:</b> EAHLD08031	Nanpean, St Austell	<b>Specified Waste Type:</b> Deposited Waste included Inert and Industrial Waste <b>Date of Issue:</b> 15th March 1991 <b>First Input Date:</b> 31st December 1988 <b>Last Input Date:</b> Not Supplied <b>Boundary Quality:</b> As Supplied <b>Positional Accuracy:</b> Positioned by the supplier	484m	1
---	---	---------------------	--	------	---



### Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

### Environmental Permitting Regulations - Waste

2	<b>Reference:</b> 102243	St Stephen St Austell Cornwall PL26 7QF	<b>Licensed Waste Type:</b> Mining Waste Operations <b>Operator Name:</b> Imerys Minerals Limited <b>Status:</b> Transferred <b>Date of issue:</b> 20th June 2011 <b>Positional Accuracy:</b> Located by supplier to within 10m	75m	1
---	--------------------------	--	---	-----	---

### Integrated Pollution Control Registered Waste Sites

No factors identified for this property

### Registered Waste Treatment or Disposal Sites

No factors identified for this property

### Registered Waste Transfer Sites

No factors identified for this property

### Next Steps

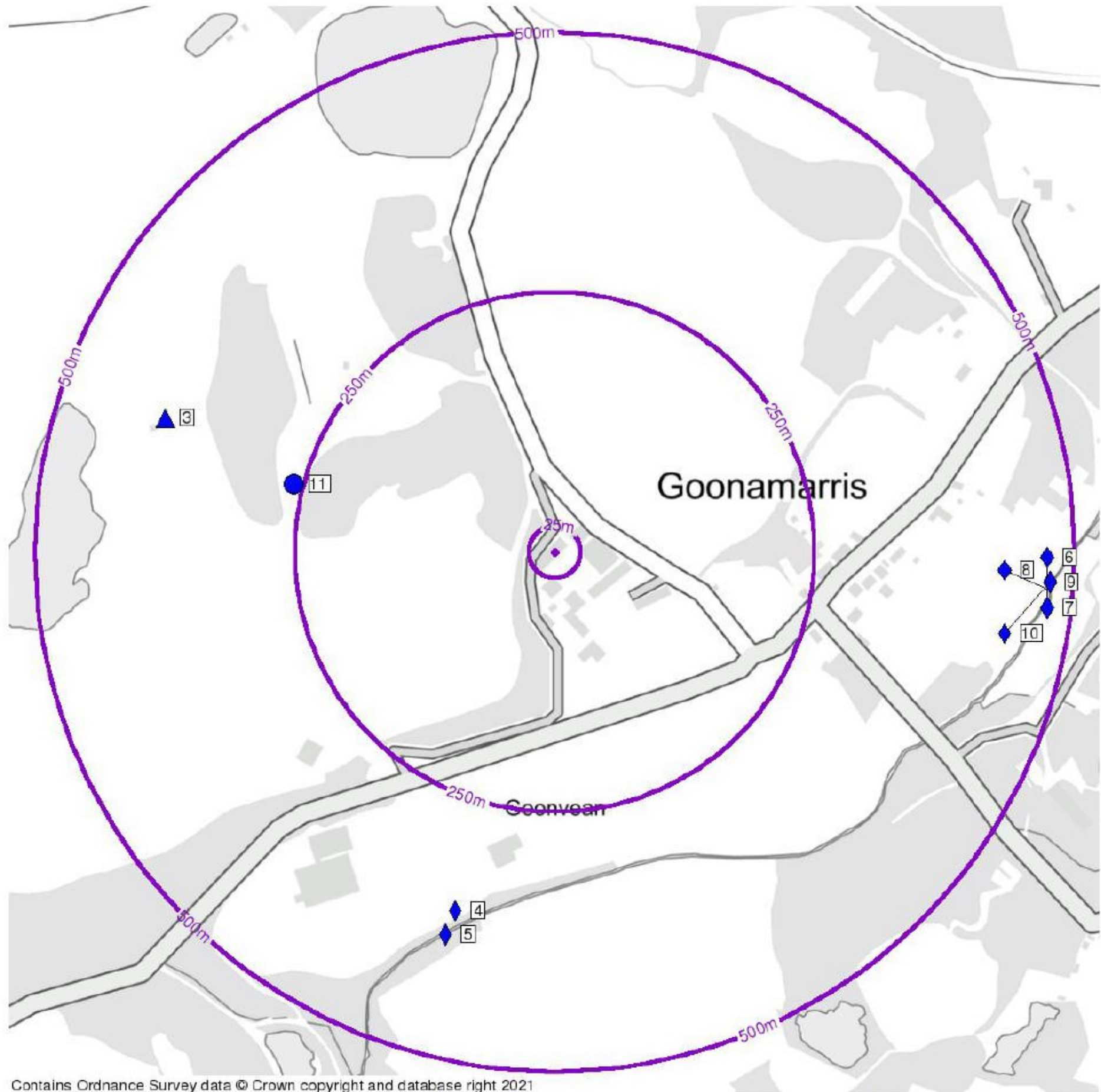
If you would like any further information in respect of the above findings we recommend that you get in touch with those listed in the 'Useful Contacts' section. Each contact reference shown in the above table relates to detailed contact information contained near the back of this report. Further information is also available in the 'Useful Information' section.





## Section 1c and 1d: Information Map

The map detailed below shows the location of the Potentially Contaminative Activities and Known Pollution Incidents features highlighted within sections 1c and 1d of this report.



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### Section 1c

- Local Authority Pollution Prevention and Controls
- Local Authority Integrated Pollution Prevention and Control
- Integrated Pollution Controls
- Environmental Permitting Regulations - Industry
- Consent to Discharge to Controlled Waters

- Radioactive Substances Register
- Planning Hazardous Substance Consents
- Control of Major Accident Hazards Sites (COMAH)
- Notification of Installations Handling Hazardous Substances (NIHHS)
- Explosive Sites

### Section 1d

- Local Authority Pollution Prevention and Control Enforcements
- Enforcement and Prohibition Notices
- Planning Hazardous Substance Enforcements
- Prosecutions Relating to Authorised Processes
- Environmental Pollution Incidents
- Prosecutions Relating to Controlled Waters

### Homecheck® Report

Sustainable Furniture Ltd  
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## Section 1c: Potentially Contaminative Activities

This section describes current and historic licensed activities within 500 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; storage or disposal of radioactive substances; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Enquiry	Result
Have any potentially contaminative activities been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

### Local Authority Pollution Prevention and Controls

3	<b>Name:</b> Dennis May & Sons Ltd <b>Reference:</b> 71082	Goonvean Blockworks St Stephen ST AUSTELL Cornwall PL26 7QF	<b>Description:</b> PG3/1 Blending, packing, loading and use of bulk cement <b>Status:</b> Authorised <b>Date of Issue:</b> 24th July 1994 <b>Positional Accuracy:</b> Manually positioned to the address or location	396m	2
---	---	---	--	------	---

### Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

### Integrated Pollution Controls

No factors identified for this property

### Environmental Permitting Regulations - Industry

No factors identified for this property

### Consent to Discharge to Controlled Waters

4	<b>Name:</b> Goonvean Holdings Limited <b>Reference:</b> Nra-Sw-5829	Goonvean Mica Emergency Overflow St Stephen Cornwall	<b>Type:</b> Trade Discharge <b>Discharge Type:</b> Trade Discharge - Mineral Workings <b>Property Type:</b> MINERAL/GRAVEL EXTRACTION/QUARRYING <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> Trib Of River Fal <b>Status:</b> New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) <b>Date of Issue:</b> 15th July 1993 <b>Positional Accuracy:</b> Located by supplier to within 100m	359m	1
5	<b>Name:</b> The Goonvean & Restowrack China Clay Co Ltd <b>Reference:</b> NRA-SW-5828/1	Barne Mica Dam Storm Overflow	<b>Type:</b> Trade Discharge <b>Discharge Type:</b> Trade Effluent Discharge-Crude Effluent <b>Property Type:</b> Not Given <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> Tributary Of River Fal, Licence Status: Lapsed, Revoked Or Cancelled <b>Status:</b> Not Supplied <b>Date of Issue:</b> 15th July 1993 <b>Positional Accuracy:</b> Located by supplier to within 100m	381m	1



Map ID	Reference	Location	Details	Distance	Contact
6	<b>Name:</b> South West Water <b>Reference:</b> 301582	Goonmarris Pscso/Eo Nanpean Cornwall	<b>Type:</b> Sewerage Discharge <b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> Gwindra Stream(S) <b>Status:</b> New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) <b>Date of Issue:</b> 10th July 2001 <b>Positional Accuracy:</b> Located by supplier to within 10m	475m	1
7	<b>Name:</b> South West Water <b>Reference:</b> 302151	Goonamarris Cso St Austell	<b>Type:</b> Sewerage Discharge <b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Controlled Sea <b>Receiving Water:</b> Watercourse (S) <b>Status:</b> Authorisation revoked <b>Date of Issue:</b> 1st April 2001 <b>Positional Accuracy:</b> Located by supplier to within 10m	476m	1
8	<b>Name:</b> South West Water <b>Reference:</b> Swwa 2013	Goonamarris Sps St Austell Cornwall	<b>Type:</b> Sewage Discharge <b>Discharge Type:</b> Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company <b>Property Type:</b> Undefined Or Other <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> Drinnick/Gwindra Stream <b>Status:</b> New Consent, by Application (Water Resources Act 1991, Section 88) <b>Date of Issue:</b> 27th June 1988 <b>Positional Accuracy:</b> Located by supplier to within 100m	476m	1
9	<b>Name:</b> South West Water <b>Reference:</b> 301582	Goonmarris Pscso/Eo Nanpean Cornwall	<b>Type:</b> Sewerage Discharge <b>Discharge Type:</b> Public Sewage: Storm Sewage Overflow <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> River Fal (S) <b>Status:</b> Authorisation revoked <b>Date of Issue:</b> 1st October 2000 <b>Positional Accuracy:</b> Located by supplier to within 10m	477m	1



Map ID	Reference	Location	Details	Distance	Contact
10	<b>Name:</b> South West Water <b>Reference:</b> 301582	Goonmarris Pscso/Eo Nanpean Cornwall	<b>Type:</b> Sewage Discharge <b>Discharge Type:</b> Sewage Discharges - Pumping Station - Water Company <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> Gwindra Stream(S) <b>Status:</b> New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) <b>Date of Issue:</b> 10th July 2001 <b>Positional Accuracy:</b> Located by supplier to within 10m	477m	1

### Radioactive Substances Register

No factors identified for this property

### Planning Hazardous Substance Consents

No factors identified for this property

### Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

### Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

### Explosive Sites

No factors identified for this property

### Next Steps

If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales, their contact details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.

## Section 1d: Known Pollution Incidents

The data within this section describes unpermitted activity in your area (e.g. polluting incidents, or exceedance of permitted allowance) where the activity led to a prosecution or enforcement of regulations. Whilst all of these records are historic, the nature of the incident may have long term effects.

Enquiry	Result
Have any known pollution incidents been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

### Local Authority Pollution Prevention and Control Enforcements

No factors identified for this property

### Enforcement and Prohibition Notices

No factors identified for this property

### Planning Hazardous Substance Enforcements

No factors identified for this property

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

### Prosecutions Relating to Authorised Processes

No factors identified for this property

### Environmental Pollution Incidents

No factors identified for this property

### Prosecutions Relating to Controlled Waters

11	<b>Reference:</b> Not Supplied	Gwindra River Prosper Quarry Nanpean St Austell Cornwall	<b>Prosecution Text:</b> Two Catchpits Were Flooded By Contaminated Water, Trapped By A Blockage. These Pits Then Overflowed Into The Watercourse  <b>Prosecution Verdict:</b> Guilty  <b>Hearing Date:</b> 1st July 2003  <b>Positional Accuracy:</b> Manually positioned within the geographical locality	261m	1
----	--------------------------------	--	---	------	---

### Next Steps

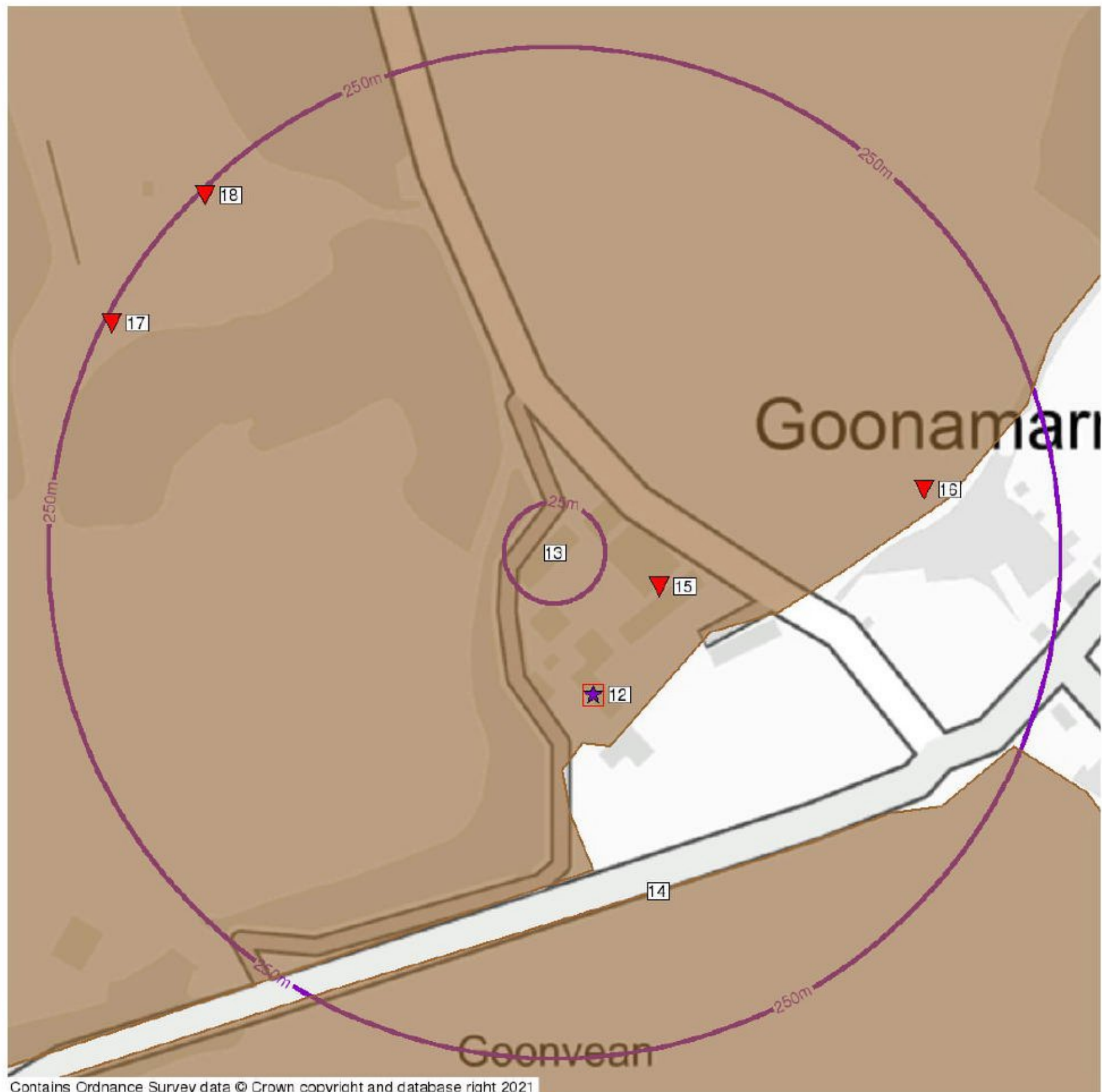
If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales, their contact details can be found in the "Useful Contacts" section of this report. Further information is also available in the "Useful Information" section.





## Section 1e: Information Map

The map detailed below shows the location of the Other Potential Contaminative Land Uses features highlighted within section 1e of this report.



- |  |   |
|--|---|
| ✘ Fuel Station Entries                   | ☑ Potentially Infilled Land (Non-Water)                     |
| ★ Contemporary Trade Directories         | ☑ Potentially Infilled Land (Water)                         |
| ✚ Former Marshes                         | ☑ Potentially Contaminative Industrial Uses (Past Land Use) |
| ▼ Historical Tanks and Energy Facilities |   |

### Homecheck® Report

Sustainable Furniture Ltd  
 Goonamarris Workshops and Offices  
 Road From Rostowrack Downs to Goonamarris, Goo ...  
 ST STEPHEN, PL26 7QF

Report Reference 280383946\_1\_1

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## Section 1e: Other Potential Contaminative Land Uses

This section describes either current or historic activity, which could be considered to be contaminative. This section makes no statement about whether the activity requires a licence; however our environmental experts deem that the activities described in this section could lead to potential contamination. The information is taken from a variety of sources including trade directories, Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Enquiry	Result
Have any other potential sources of contamination been identified within 250m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

### Fuel Station Entries

No factors identified for this property

### Contemporary Trade Directory Entries

12	<b>Name:</b> Goonvean Ltd	St. Stephen St. Austell Cornwall PL26 7QF	<b>Classification:</b> Sand, Gravel & Other Aggregates <b>Status:</b> Inactive <b>Positional Accuracy:</b> Automatically positioned to the address	73m	-
12	<b>Name:</b> Prosper Quarry	St. Stephen St. Austell Cornwall PL26 7QF	<b>Classification:</b> Quarries <b>Status:</b> Active <b>Positional Accuracy:</b> Automatically positioned to the address	73m	-
12	<b>Name:</b> Goonvean Aggregates	St. Stephen St. Austell PL26 7QF	<b>Classification:</b> Quarries <b>Status:</b> Active <b>Positional Accuracy:</b> Automatically positioned to the address	77m	-

### Former Marshes

No factors identified for this property

### Potentially Infilled Land (Non-Water)

No factors identified for this property

### Potentially Infilled Land (Water)

No factors identified for this property

### Potentially Contaminative Industrial Uses (Past Land Use)

13	Not Supplied	Not Supplied	<b>Class:</b> Clay bricks & tiles [manufacture] <b>Map Published Date:</b> 1888 - 1979	0m	-
14	Not Supplied	Not Supplied	<b>Class:</b> Clay bricks & tiles [manufacture] <b>Map Published Date:</b> 1992	175m	-

### Historical Tanks And Energy Facilities

15	Not Supplied	Not Supplied	<b>Type:</b> Tanks <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1973	54m	-
16	Not Supplied	Not Supplied	<b>Type:</b> Tanks <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1973	186m	-



Map ID	Reference	Location	Details	Distance	Contact
17	Not Supplied	Not Supplied	<b>Type:</b> Tanks <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1973	248m	-
18	Not Supplied	Not Supplied	<b>Type:</b> Tanks <b>Positional Accuracy:</b> Positioned to location of cartographic text <b>Date of Mapping:</b> 1973	249m	-

### Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team, whose details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



## Section 2: Flood Findings

The whole of this section deals with potential sources of flooding that may impact the property.



### Section 2a and 2b: River and Coastal Flood Map

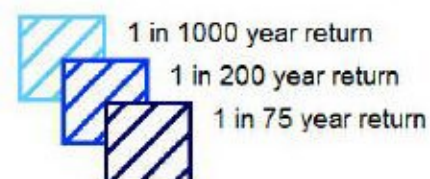
The map detailed below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



#### River Flooding



#### Coastal Flooding

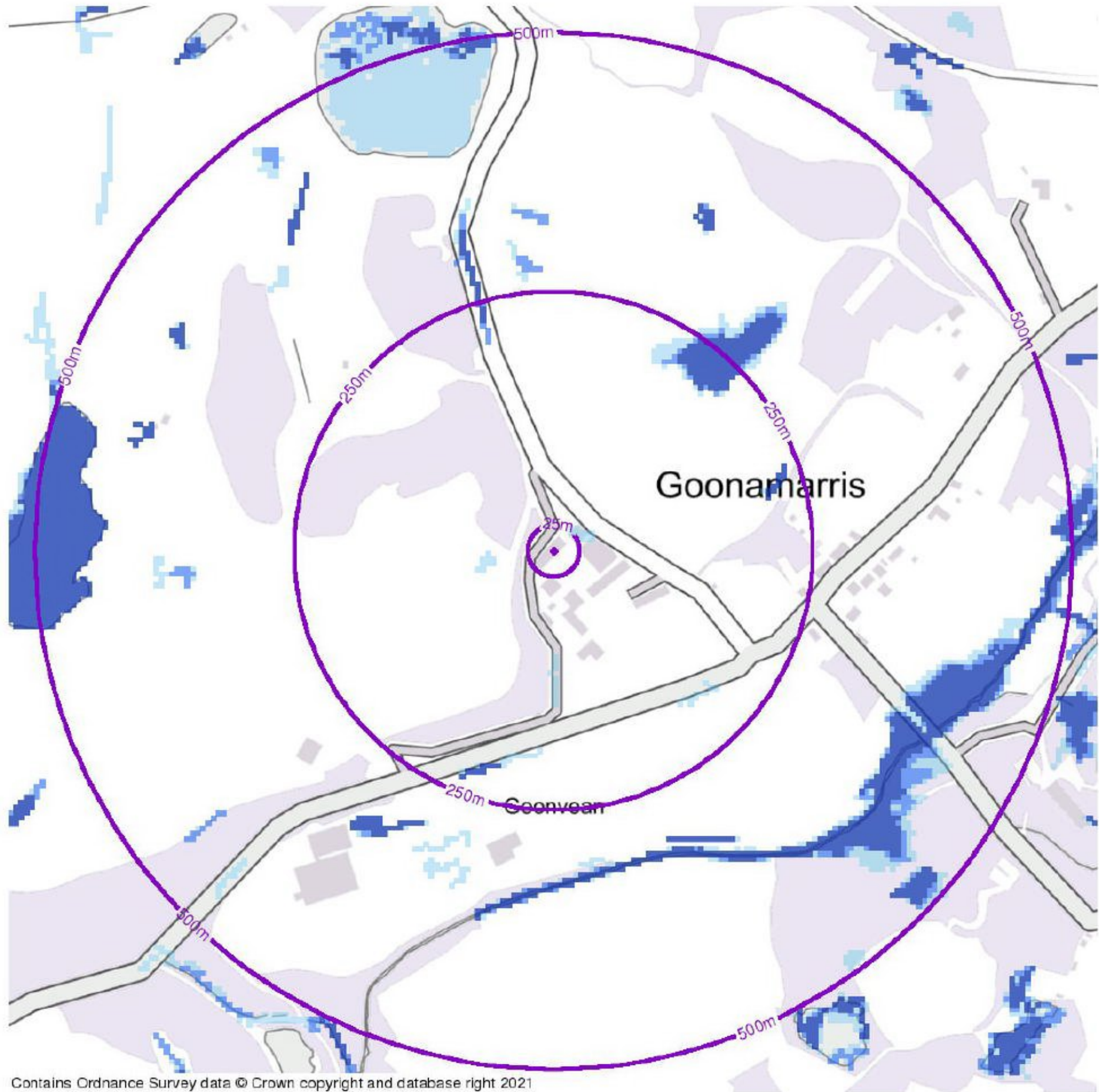






## Section 2c: Surface Water Flood Map

The map detailed below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



Contains Ordnance Survey data © Crown copyright and database right 2021

### Surface Water Flooding



#### Homecheck® Report

Sustainable Furniture Ltd  
Goonamarris Workshops and Offices  
Road From Rostowrack Downs to Goonamarris, Goo ...  
ST STEPHEN, PL26 7QF

Report Reference 280383946\_1\_1

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Date 14 June 2021  
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## Section 2a: River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures.

Enquiry	Result	Contact
Is there a potential risk of river flooding within 250m of the property?	No	-

## Section 2b: Coastal Flooding

Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

Enquiry	Result	Contact
Is there a potential risk of coastal flooding within 250m of the property?	No	-

## Section 2c: Surface Water Flooding

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
Is there a potential risk of surface water flooding within 250m of the property?	Yes	-

### Next Steps

In order to gain more detailed information on the type and likelihood of your property being impacted by a flood event, and the potential impact on insurance, we recommend that you purchase our Landmark Flood Report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email **helpdesk@homecheck.co.uk**.

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2021





## Section 3: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of or should consider.

Enquiry	Result	Contact
<b>Is the property in a radon affected area?</b>	<b>The property is in a radon affected area, as between 10 and 30% of homes are above the action level</b>	3
<b>What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?</b>	<b>Full radon protective measures are necessary in the construction of new dwellings or extensions</b>	3

### Next Steps

The level of radon concentration can only be established by having the building tested. Action should be taken if the indoor radon level is measured and found to be above 200 becquerel's per cubic meter. If you would like any further information we recommend you contact Public Health England whose details can be found in the 'Useful Contacts' section of this report.

### Further Action

Airtech Environmental Systems can advise on radon testing kits, which cost £39.36 including VAT and can run from 7 days to 3 months. They also have a team of surveyors on hand to provide recommendations and advice for any properties above the target level of 100 becquerel's per cubic meter or action level of 200 becquerel's per cubic meter. Airtech Environmental Systems can provide a report, recommendations and a quotation for any recommended works. For more detailed information please call their free-phone number 0800 378017.



## Section 4: Ground Stability Findings

This section provides summary information on factors that could affect the ground stability of the property. It considers both man-made factors (e.g. mining activity) and natural hazards (e.g. geological stability).

### Section 4a: Man-Made Factors

Enquiry	Result	Contact
Is the property within 25m of a Coal Mining Affected Area?	No	-

### Section 4b: Natural Factors

Enquiry	Result	Contact
What is the potential for natural ground instability in the area within 50m of the property?	Very Low	-
<p><b>Comment:</b> The British Geological Survey has assessed the area of search as having very low potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.</p>		





## Section 5: Other Influential Factors

The following section provides information on a variety of factors which may have an influence on the property or surrounding area.



### Section 5a: Environmental Constraints

Enquiry	Result
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	No

Map ID	Reference	Location	Details	Distance	Contact
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#### Areas of Outstanding Natural Beauty

No factors identified for this property

#### Local Nature Reserves

No factors identified for this property

#### National Nature Reserves

No factors identified for this property

#### National Parks

No factors identified for this property

#### Ramsar Sites

No factors identified for this property

#### Sites of Special Scientific Interest

No factors identified for this property

#### Special Areas of Conservation

No factors identified for this property

#### Special Protection Areas

No factors identified for this property

## Useful Contacts

### Contact 1 - Environment Agency - National Customer Contact Centre (NCCC)

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PO Box 544 Templeborough Rotherham S60 1BY	Tel: 03708 506 506	<a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a>
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### Contact 2 - Cornwall Council - Environmental Health Department

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County Hall Treyew Road Truro Cornwall TR1 3AY	Tel: 0300 1234 212	<a href="mailto:envhealthandlicensing@cornwall.gov.uk">envhealthandlicensing@cornwall.gov.uk</a> <a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>
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### Contact 3 - Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards

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Chilton Didcot Oxfordshire OX11 0RQ	Tel: 01235 822622 Fax: 01235 833891	<a href="mailto:radon@phe.gov.uk">radon@phe.gov.uk</a> <a href="http://www.ukradon.org">www.ukradon.org</a>
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### Contact 4 - Restormel Borough Council (now part of Cornwall Council) - Environmental Health Department

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County Hall Treyew Road Truro Cornwall TR1 3AY	Tel: 0300 1234 100	<a href="mailto:enquiries@cornwall.gov.uk">enquiries@cornwall.gov.uk</a> <a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>
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### Contact 5 - Cornwall County Council (now part of Cornwall Council)

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County Hall Treyew Road Truro Cornwall TR1 3AY	Tel: 0300 1234 100	<a href="mailto:enquiries@cornwall.gov.uk">enquiries@cornwall.gov.uk</a> <a href="http://www.cornwall.gov.uk">www.cornwall.gov.uk</a>
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### Landmark Information Group Limited

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Legal and Financial Imperium Reading Berkshire RG2 0TD	Tel: 0844 844 9966 Fax: 0844 844 9980	<a href="mailto:helpdesk@homecheck.co.uk">helpdesk@homecheck.co.uk</a> <a href="http://www.landmarkinfo.co.uk">www.landmarkinfo.co.uk</a>
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The Landmark website contains links to many of our data suppliers which may prove useful.

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



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Report Version: HCP v1.0.4.5

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**Homecheck® Report**

Sustainable Furniture Ltd  
Goonamarris Workshops and Offices  
Road From Rostowrack Downs to Goonamarris, Goo ...  
ST STEPHEN, PL26 7QF

**Report Reference 280383946\_1\_1**

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Date 14 June 2021  
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## Useful Information

The following explanatory notes may be of assistance to users of the Homecheck Professional report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

### Professional Opinion

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided by Argyll Environmental Consultants. In many cases the report will be PASSED without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

### Flood Risk

A limited flood risk screening exercise is included in this report designed to satisfy basic flood risk screening due diligence including consideration of river, coastal and surface water flooding. Where a potential flood risk is "Identified" you may wish to consider commissioning a more detailed flood risk screening report. When there is "None Identified" this does not indicate that there is not risk of flooding at the property, but that the risk of flooding from the sources screened (river, coastal and surface water) within the vicinity of the property is such that the risk may not be considered significant.

### Location Map

The Ordnance Survey location map may show features which are not necessarily otherwise included in this report. You are advised to supplement the information contained in the report with the descriptive text shown on the map.

### Positional Accuracy

We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

### Section 1b: Landfill and Waste

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 for Registered Landfill data, 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 a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant environment agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the Environment Agency/Natural Resources Wales, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

### Section 1c: Potentially Contaminative Activities

Identified discharge consents could be for storm water discharges, soakaways or septic tanks.

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

### Section 1e: Other Potential Contaminative Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on [www.old-maps.co.uk](http://www.old-maps.co.uk)

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.



## Section 2: Flood Findings

Sections 2a, b and c of the report provide data on modelled extents of river, coastal and surface water flooding generated by JBA Risk Management, a market leader in flood risk assessment commonly engaged by insurers to assess flood risk. The data has been modelled for several perils or return periods: 1 in 75, 1 in 200 or 1 in 1000 which relate to areas with a 1.3%, 0.5% and 0.1% annual probability of flooding in any one year respectively. Properties at risk of flooding during a 1 in 75 year event are typically considered to be at a high risk of flooding. The data has been generated to provide a UK wide screening tool and as a result may have inherent limitations. In addition, there may be areas of the country which are modelled to varying degrees of accuracy based on currently available topographical information.

## Section 3: Radon Findings

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m<sup>-3</sup> or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings.

Disclaimer: "Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law."

## Section 5a: Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

## General

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant environment agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.



## The Purpose and Scope of the Report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

## Limitations

This report has been published by Landmark Information Group Limited ("Landmark") and is supplied subject to our Terms and Conditions of Business, which can be found at <http://www.landmarkinfo.co.uk/Terms/Show/534>. It has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction. This report is neither a guarantee of the physical condition of the subject property nor a substitute for any physical investigation or inspection. The information in Homecheck Professional is derived from a number of statutory and non-statutory sources (see The Practitioner Guide for details). Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. If you are a private individual using this report Landmark recommends that you discuss its contents in full with your professional advisor. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Argyll Environmental Consultants.

## Insurance

Houses registered between 1st April 1999 and 31st December 2002 and covered by the NHBC Buildmark scheme probably have insurance against certain costs if contamination occurs within ten years of their construction. From 1st January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited.

## Landmark Standard Terms and Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/534>

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

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## Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Landmark adheres to the Conveyancing Information Executive (CIE) standards.

## The Standards:

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

## Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any 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 Standards.

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

## TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Website: [www.tpos.co.uk](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

## Landmark Complaints Procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Customer Relationships Manager  
Landmark Information  
Imperium  
Imperial Way  
Reading  
RG2 0TD

Tel: 0844 844 9966

Email: [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

Email: [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.



# APPENDIX C

## MINING REPORT



Wheal Jane Consultancy  
Old Mine Offices  
Wheal Jane  
Baldhu, Truro  
Cornwall, TR3 6EE

Wheal Jane  
Consultancy



Geotechnical, environmental  
& mining services

## Archival (Desktop) Mining Search

**Mining Risk: Low**  
**Further Action: None**

**Address:** Site at Goonvean Industrial Estate  
Drinnick Road  
St Stephen  
St Austell  
Cornwall  
PL26 7QF

**Client:** Your Environmental Solutions Ltd  
Woodcocks Roost  
Fore Street  
Barripper  
Camborne  
Cornwall  
TR14 0QR

**Your Ref:**

**Our Ref.:**

**MS40475**

**Date:**

**16 June 2021**

01872 560 200

[consultancy@wheal-jane.co.uk](mailto:consultancy@wheal-jane.co.uk)





## Low Risk

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Dear Sirs,

**Re: Site at Goonvean Industrial Estate, Drinnick Road, St Stephen, St Austell, Cornwall, PL26 7QF**

We thank you for your recent request.

As instructed, we have carried out a mining search in respect of the above property, as delineated on the plan supplied for the purpose of requesting this search (a copy of which is included with this report).

The purpose of this mine search is to examine and interpret the plans and records in our possession relating to metalliferous mining activity and based upon this information, give a professional opinion in respect of potential risk to the property from such historical mining activity and, if required, make recommendations as may be deemed appropriate.

Where other workings relating to clay, stone or other minerals are noted to be in close proximity to the property mention will be made of them.

This report is of a format suitable for conveyancing purposes.

### **Mining Activity**

The property is situated within the St Austell China Clay District.

It is surrounded by abandoned china clay pits, mica dams and works associated with the processing of china clay.

The plans and records that are currently held in our possession, relating to this district, do not indicate the presence of any old shallow/surface metalliferous mine workings or shafts within the boundaries of the property.

We have found no evidence other mineral workings within the boundaries of the property.

Based upon the historic mapping sources we have reviewed we have found no evidence of any water supply wells within the boundaries of the property.

The nearest recorded old metal mine workings are located at the former Tinhill Mine which lies over 600 metres to the south-east of the property.

A second mine known as Stennagwyn Mine lies over 900 metres to the east of the property.

### **Conclusions & Recommendations**

We know of no plans to exploit metallic minerals in the locality, nor do we consider this a likely event.

Based upon the information that is held in our possession, at the time of writing this report, we have found no documentary evidence to indicate the presence of shallow old mine workings underlying the property.

We would consider that the property is at low risk from being affected by past mining activity.



## Low Risk

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### Scope of Search & Limitations

This search has been carried out with reference to the extensive collection of plans, records and archives that are held in our possession at the time of writing this report and from this material we have endeavoured to give as accurate a report as possible in respect of the property as delineated in the initial request.

However, taking into account that such records may not be wholly complete or accurate, that records may exist of which we do not hold copies, or records exist that are held in private sources which are not available to us and that in Cornwall, Devon and Somerset many ancient shallow workings and shafts exist of which there are no records, we cannot accept liability for any inaccuracies there may be.

This report is concerned solely with the property searched and should not be used in connection with adjacent properties as only relevant mining features have been mentioned and any known features that would not have a direct influence upon the target property may have been omitted for clarity.

The report is based upon the property boundaries as shown on the supplied request plan.

We cannot accept liability for any inaccuracies if the property boundaries, as supplied to us by the client or the client's agent, are subsequently shown to be incorrect, incomplete or if no such request plan has been supplied when the search has been requested.

This report is confidential to the client and the client's legal advisor and the client's mortgage lender and as such may be used by them for conveyancing or related purposes.

We have no liability toward any person or organisation not party to commissioning this report.

This report or any part of it, is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

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 or organisation other than the person/organisation commissioning this report.

This report is not a contaminated land, environmental, geotechnical or archaeological survey and should not be interpreted as such.

No site visit has been made.

We trust that this report is to your satisfaction and will be happy to answer any queries with respect to it.

Yours faithfully,



*Wheal Jane Consultancy*  
[dalef@wheal-jane.co.uk](mailto:dalef@wheal-jane.co.uk)  
01872 560200



## Low Risk

### Mining Glossary

<b>Adit</b>	Horizontal mine drainage tunnel driven from low ground into mine workings. The adit tunnel is the shallowest level shown on mine plans and usually represents the earliest period of workings recorded. Adits have ventilation shafts at regular intervals, which are mostly unrecorded.
<b>Alluvium</b>	Clay, sand and debris deposited by a river. Often streambed for tin.
<b>Burrow</b>	A mine waste tip.
<b>Caunter lode</b>	A lode which runs in a different direction to the general trend of lodes in the district.
<b>Coffin/Koffen</b>	Trench-like openwork at surface.
<b>Costean Pit</b>	A small surface pit excavated to locate and/or sample a lode.
<b>Crosscourse</b>	Geological features which run at right-angles to the principal lodes of a district, and are vertical or sub-vertical faults. Mostly barren of payable minerals, but can carry values of iron ore, cobalt and other metallic minerals. Also known as 'guides' or 'trawns' in the St Just and St Ives mining districts respectively.
<b>Crosscut</b>	Tunnel driven underground, usually at right-angles to the lodes.
<b>Dip of Lode</b>	Angle of inclination of a lode from the horizontal.
<b>Drive</b>	Tunnel driven along the course of a lode.
<b>Elvan</b>	Igneous rock (quartz-porphry) occurring as a vein or dyke. Can be extremely hard. Exploited by quarrying.
<b>Granite</b>	Igneous rock. Crystalline mixture of quartz, feldspar and mica.
<b>Greenstone</b>	Igneous rock also called 'blue elvan'. Generally extremely hard.
<b>Gunnis</b>	Open stope at surface or underground.
<b>Kaolinisation</b>	Alterations or weathering of granite to clay and sand from solid rock.
<b>Killas</b>	Generic term given to sedimentary rock in Cornwall.
<b>Leat</b>	A man-made watercourse.
<b>Level</b>	Horizon underground where ore movement and communications are maintained. Levels consist of lode drives and crosscut tunnels: i.e. 12 fathom level; the system of tunnels driven at 12 fathoms below adit horizon.
<b>Lode</b>	A mineralised structure or vein. Most lodes run from surface vertically or sub-vertically, and can vary from a few inches to several metres in width.
<b>Mundic</b>	Iron pyrite, arsenic and sulphur - arsenopyrite.
<b>Openwork</b>	A surface working, which has usually left a pit or backfilled excavation.
<b>Outcrop</b>	The part of the lode which breaks surface. Worked-out voids and backfilled areas are outcrop features.
<b>Rab</b>	Weathered zone of mixed rock and soil (natural profile)
<b>Sett</b>	An area of land leased for mining.
<b>Shaft</b>	Holes in the ground, which can vary from 0.5m x 1m up to shafts 7m across. Engine shafts tends to be large (typically 3m x 2m) and adit shafts are smaller (typically 1.2m x 1.8m). Depths vary down to 700m.
<b>Stockwork</b>	Mass of narrow veins or lodes running parallel and sub-parallel.
<b>Stope</b>	Ground where lode has been removed leaving void. Sometimes open to surface.
<b>Tailings</b>	Residual sands and slimes from ore dressing. Usually heavily contaminated.



## Low Risk

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### Mining References (generic listing)

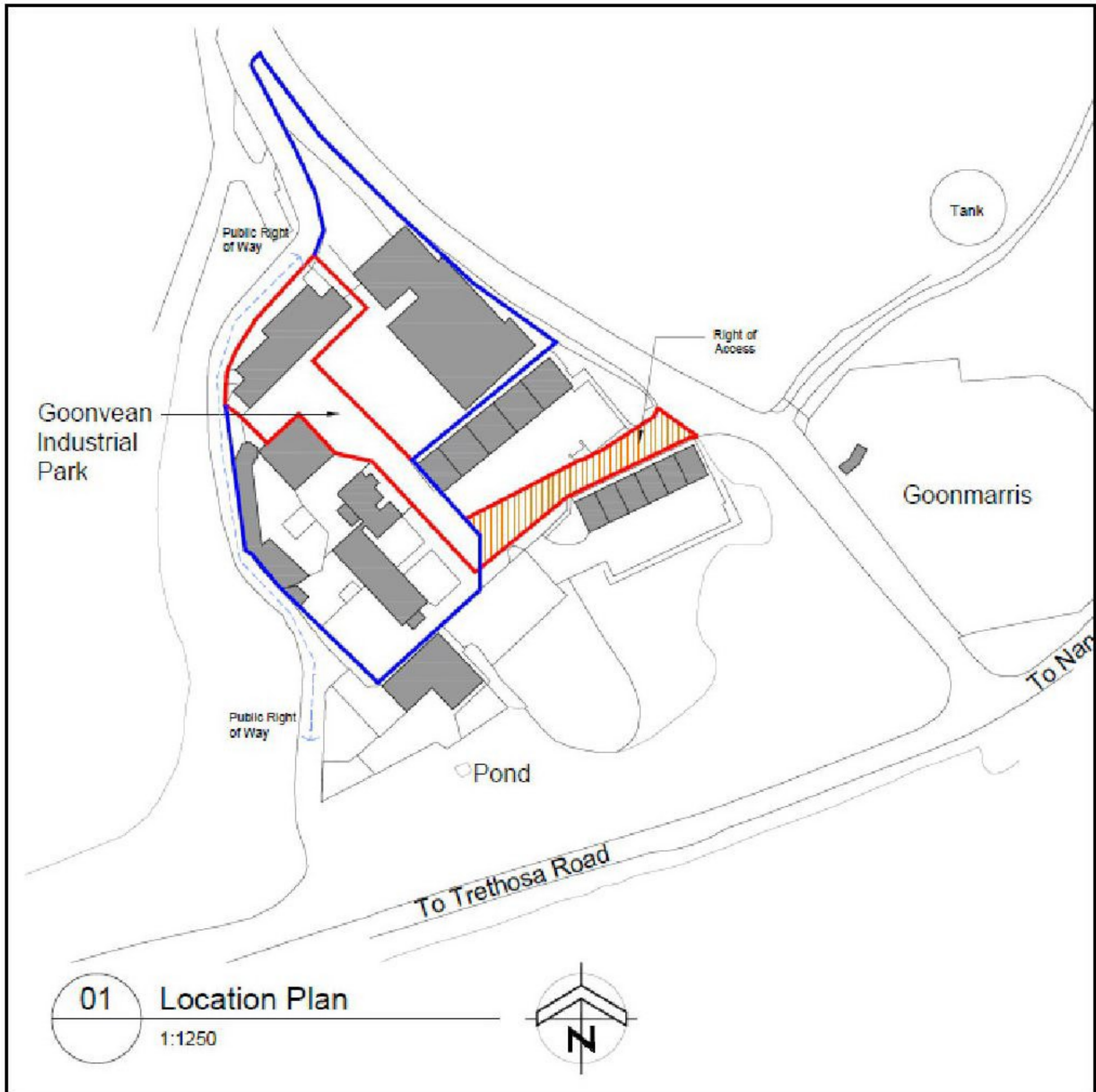
H G Dines - The Metalliferous Mining Region of South West England (2 Vols)  
A K Hamilton Jenkin - Mines & Miners of Cornwall (16 Vols)  
A K Hamilton Jenkin - Mines of Devon (2 Vols)  
A K Hamilton Jenkin - Wendron  
Thomas Spargo - Tin Mines of Cornwall (6 Vols)  
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Tehidy Minerals Archive  
JMS/JAB/JHB Archive  
Wheal Jane Collection  
Wheal Pendarves Collection  
Geevor Collection  
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A K H Jenkin, Annotated 6" Plans  
Geological 6" Plans  
Richard Thomas Plans  
Robert & Brenton Symons Plans  
Nicholas Whitley Plans  
K Bennet Annotated Plans  
R Lyon Annotated Plans  
Ordnance Survey 1880, 1906, etc Maps  
H G Dines Composites



**Low Risk**

**Search Request Plan**

Copy of the request plan(s) provided to Wheal Jane Consultancy to identify the property for search purposes:





## APPENDIX D

TABLES 6.3 – 6.6 'CONTAMINATED LAND RISK  
ASSESSMENT, A GUIDE TO GOOD PRACTICE'.  
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**Table 6.3** *Classification of consequence*

<b>Classification</b>	<b>Definition</b>	<b>Examples</b>
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area.  Major spillage of contaminants from site into controlled water.  Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem. (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentrations of a contaminant from site exceed the generic, or site-specific assessment criteria.  Leaching of contaminants from a site to a major or minor aquifer.  Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the <i>Draft Circular on Contaminated Land</i> , DETR, 2000). Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater.  Damage to building rendering it unsafe to occupy (eg foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works.  The loss of plants in a landscaping scheme.  Discoloration of concrete.

**Table 6.4** *Classification of probability*

<b>Classification</b>	<b>Definition</b>
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur.  Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur.  However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it improbable that an event would occur even in the very long term.

**Table 6.5** Comparison of consequence against probability

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High likelihood	<b>Very high risk</b>	<b>High risk</b>	<b>Moderate risk</b>	Moderate/low risk
	Likely	<b>High risk</b>	<b>Moderate risk</b>	Moderate/low risk	Low risk
	Low likelihood	<b>Moderate risk</b>	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

**Table 6.6** Description of the classified risks and likely action required

Very high risk	<p>There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening.</p> <p>This risk, if realised, is likely to result in a substantial liability.</p> <p>Urgent investigation (if not undertaken already) and remediation are likely to be required.</p>
High risk	<p>Harm is likely to arise to a designated receptor from an identified hazard.</p> <p>Realisation of the risk is likely to present a substantial liability.</p> <p>Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.</p>
Moderate risk	<p>It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.</p> <p>Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.</p>
Low risk	<p>It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.</p>
Very low risk	<p>There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.</p>



**YES**

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