PHASE I – LAND CONTAMINATION DESK STUDY

Site: 14 Pargolla Road, Newquay, Cornwall TR7 1RW

NGR: 181561 61511

Client: Newquay, Perranporth and St Agnes Methodist Circuit c/o Lergh Kosti, Nansledan, Newquay, Cornwall TR8 4GW

Planning Ref: N/A

Date: 22 June 2021

Author: Miss C L Cauldwell, MSc AIEMA

Our Ref: CLC/CLC/SS/5305.b.DS

EXECUTIVE SUMMARY

Cornwall Consultants Ltd (CCL) has been commissioned by Newquay, Perranporth and St Agnes Methodist Circuit (the client) to undertake a Phase I Land Contamination Risk Assessment (Desk Study) at 14 Pargolla Road, Newquay, Cornwall TR7 1RW (the 'site').

The client proposes to develop the site with a single 2-storey building to be used as a community facility and place of worship.

This Phase I assessment has been requested by the client to accompany a planning application. This report has been prepared by a 'Competent Person', as defined by the National Planning Policy Framework (2019).

A site walkover survey was carried out on 8th June 2021 to confirm the current use of the site, check for visible signs of contamination and provide context for potential pollutant linkages.

The desk study and site walkover findings have been considered, along with the sensitivity of the environment and end-users of the site, to construct an initial 'Conceptual Site Model' (CSM).

The following potential contaminant **sources** (hazards) have been identified:

- On site natural geology - radon and metallic elements including arsenic.
- On site past light industrial activities including a builders merchant, motorcycle repair shop and surfboard manufacturer – various contaminants including hydrocarbons, solvents and metallic elements.
- On site demolished buildings – asbestos containing materials
- Off-site adjacent garage / van hire and commercial workshop - various contaminants including hydrocarbons and metallic elements.

A preliminary risk assessment has been carried out where a pollutant linkage exists between these sources and the receptor. This determines the likelihood and severity of the potential for significant harm from contaminated land. The overall risk from exposure to potentially contaminated land at the site has been designated as **MODERATE**.

The risk of ground contamination across the site will need to be investigated in the form of an initial Phase II Quantitative Risk Assessment and may require subsequent stages of assessment and remediation as part of any proposed commercial development.

Following your review of this document, we would recommend that a copy of the report should be submitted to the Planning Department of Cornwall Council for comment and approval.

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1.0 INTRODUCTION

1.1 Rationale

Cornwall Consultants Ltd (CCL) has been commissioned by Newquay, Perranporth and St Agnes Methodist Circuit (the client) to undertake a Phase I Land Contamination Risk Assessment (Desk Study) at 14 Pargolla Road, Newquay, Cornwall TR7 1RW (the 'site').

This Phase I assessment has been requested by the client to accompany a planning application. This report has been prepared by a 'Competent Person', as defined by the National Planning Policy Framework (2019), in accordance with: British Standard (BS 10175:2011) 'Investigation of Potentially Contaminated Sites - Code of Practice' and Environment Agency 'Land Contamination Risk Management' (2020).

1.2 Objectives & Methodology

A Phase I Desk Study is the first stage of a tiered risk assessment process to determine if contaminated land is present and what level of risk it presents to end-users of the site and the environment, if any. The Phase I is a qualitative assessment. Subsequent stages (Phase II to IV) variously involving soil sampling, quantitative risk assessment, remediation and verification, may be required.

A Phase I assessment will develop an initial conceptual site model (CSM), to show the potential relationships between any contamination sources, exposure pathways and receptor(s) present. The relationship between any combination of Source-Pathway-Receptor (S-P-R) components is known as a pollutant 'linkage'.

A pollution linkage must exist for there to be a potential risk. Any linkages identified are used to determine if there is potential for any unacceptable risks. The level of risk to the critical receptors(s) is assessed in a qualitative (or preliminary) risk assessment. Recommendations are then made for any further quantitative risk assessment, as necessary.

To achieve the above, the Phase I assessment involves the following steps:

- Review of desk-based information and on-site observations to establish historical and contemporary sources of contamination and identify contaminant pathways and sensitive receptors;
- Identify S-P-R components from an understanding of the site and identify any pollutant linkages;
- Develop an initial CSM for all positive linkages and qualitatively assess the risks; and
- Determine if a Phase II intrusive investigation, involving the collection and analysis of soil samples, is required.

1.3 Site Location

The site is situated on a vacant plot of land known as 14 Pargolla Road and located in the town of Newquay. The site covers an area of approximately 0.09 hectares (900m^2) and lies at national grid reference (NGR) 181561 61511.

A site location and boundary plan is included within Appendix A.

1.4 Development Proposals

The client proposes to develop the site with a single 2-storey building to be used as a community facility and place of worship. The proposed end-use will include a car park and soft landscaping. A proposed development plan is included in Appendix A.

Cornwall Consultants Ltd has been informed by the client that no previous Phase I or II assessment reports have been produced for the site.

2.0 WALKOVER SURVEY

2.1 Site Observations

A site walkover survey was carried out on 8th June 2021 to confirm the current use of the site, check for visible signs of contamination and provide context for potential pollutant linkages.

Photographs taken during the site visit are presented in Appendix B and the main findings are summarised here.

The site is a vacant plot of land set on three levels with the lower level to the east and the higher level to the west.

Access was gained to the site from Pargolla Road, through Heras fencing surrounding the site, onto the lower level.

The site is surrounded by residential properties to the south, an active garage to the west, a commercial building (workshop) to the north and Pargolla Road to the east. Block constructed walls form the northern and southern boundaries, approximately 2 and 3 metres high respectively, Heras fencing along the eastern boundary separates the site from Pargolla Road and the external wall of the adjacent garage building and Heras fencing delineates the western boundary. No discernible odours or obvious signs of contamination were noted across the site.

The lower level, is covered with low lying vegetation and comprises excavated trenches (located within the northeastern area of the site) with blockwork up to the ground surface. The trenches revealed a slate subsoil over weathered slate bedrock. Several discarded construction materials were noted across this area including a blue plastic pipe and a bulk bag filled with wood and bricks. The middle level is also covered with low lying vegetation with discarded items, including wood, cut vegetation and a corrugated plastic roofing sheet, noted along the southern boundary, see plan. Rusted metal construction mesh was noted stockpiled on the ground surface along the northern half of the middle level. The ground surface of the higher level comprises a concrete slab with some sporadic vegetation across the area. Access couldn't be gained to the upper level but from the site boundaries no obvious signs of contaminations were noted.

The client is in the process of purchasing the site and has no prior knowledge of the site history. The client believes the current owner has owned the site since pre-2008. Reference to previous onsite planning applications confirm commercial buildings on site with previous uses including a builders merchants, motorcycle repair shop and manufacture of surfboards. Planning was granted for a residential development in 2007 which commenced, including the foundation trenches observed on site, but was not completed.

2.2 Topography

The site is situated on a predominantly level site, set on three levels. The lower level gently slopes down to the north. The middle level lies approximately 0.5 to 1 metre above the lower level. Exposed slate rock and a concrete slab were noted along the eastern edge of the upper level, with an approximate 3 metre elevation change, between the middle and upper levels. An earth mound is located in the south-southwest of the site, against the southern boundary at a 1.5 to 2 metre elevation above the lower and middle levels. The surrounding area was noted to be sloping with a down gradient to the northeast.

2.3 Surrounding Area

The site is situated in the town of Newquay. The features within the surrounding area are detailed below in Table 1.

Table 1: Features within the Surrounding Area

Surrounding Land Use & Receptors	*Distance from site*	*Direction*
Residences (26 Pargolla Road and 27 & 29, St Thomas' Road)	Adjacent	S
Pargolla Road	Adjacent	E
Commercial building (12 Pargolla Road)	Adjacent	N
Newquay Van Hire/garage	Adjacent	W
Railway Line	100m	E

3.0 HISTORICAL LAND USE

3.1 Recorded Mining Activity

A Mining Search (ref. MS/CMS/133769) was undertaken by Cornwall Consultants Ltd in June 2021 and is included in Appendix C. The site is situated away from the principal metalliferous mining areas, but within an area where sporadic mining activity has taken place. There are no recorded or suspected shallow metalliferous mine workings, mineralised deposits or areas of mine waste beneath or within 100 metres of the site.

3.2 Other Mineral Extraction

There is no evidence of any non-metalliferous mineral extraction having taken place within the site boundaries.

3.3 Recorded Past Land Use

A Groundsure Enviro & Geo Insight report was commissioned and is presented in Appendix D, with the 'Past Land Use' findings summarised below.

Past Land Use		
Distance	*Direction*	*Details*
Potentially Contaminative Land Uses:		
41 – 86m	E	Railway Sidings, Tramway Sidings, Railway Buildings and Terminus: Date of mapping: 1880, 1906, 1933, 1938, 1958, 1974 and 1983.
110m	E	Unspecified Commercial/Industrial: Date of mapping: 1933-1938

112m	SE	Railway Building and Engine Shed: Date of mapping: 1906 and 1933
113m	E	Unspecified Tanks: Date of mapping: 1958 and 1974
114m	SE	Railway Building: Date of mapping: 1938
115 – 118m	E	Unspecified Tanks: Date of mapping: 1933, 1938 and 1983
120m	NE	Engine Shed: Date of mapping: 1880
125m	NE	Police Station: Date of mapping: 1983
139m	SE	Cuttings: Date of mapping: 1880
156m & 165m	NE	Gasworks: Date of mapping: 1880 and 1906
173 – 185m	N	Railway Buildings and Terminus: Date of mapping: 1906, 1933, 1938 and 1958
186 – 188m	SE	Cottage Hospital: Date of mapping: 1933, 1938-1958 and 1974-1983
188m & 189m	N	Railway Station and Railway Buildings: Date of mapping: 1906, 1933, 1938, 1974 and 1983
189m	NE	Gasometer: Date of mapping: 1880 and 1906
190m	NE	Unspecified Tank: Date of mapping: 1958
192m	N	Railway Building: Date of mapping: 1880
192m	NE	Unspecified Tank: Date of mapping: 1933
192m	NE	Gasometer: Date of mapping: 1906
194m & 201m	N	Terminus and Railway Buildings: Date of mapping: 1880, 1974 and 1983
202 – 223m	SE	Unspecified Quarry and Unspecified Ground Workings: Date of mapping: 1906-1933, 1938 and 1958
Historical Tanks:		
112m & 113m	NE & E	Unspecified Tanks: Date of mapping: 1933
116m & 118m	E	Gasholders: Date of mapping: 1967, 1973 and 1988
118m & 140m	NE	Unspecified Tank: Date of mapping: 1880 and 1967
152m & 156m	NE	Gas Works: Date of mapping: 1880 and 1933
169 – 180m	NE	Unspecified Tanks: Date of mapping: 1880 and 1933
181m	NE	Gasometers: Date of mapping: 1880 and 1907
189m & 232m	N & NE	Unspecified Tanks: Date of mapping: 1907 and 1933
Historical Energy Facilities:		
112 – 118m	E	Gas Governor and Gasholders: Date of mapping: 1967, 1973 and 1988
134 – 137m	W	Electricity Sub Stations: Date of mapping: 1973, 1988 and 1992
152 – 167m	NE, E	Gas Governors and Gasworks: Date of mapping: 1880, 1907, 1988 and 1992
170 – 172m	S	Electricity Sub Stations: Date of mapping: 1967, 1973, 1988 and 1992
181m	NE	Gasometers: Date of mapping: 1880 and 1907
205 – 250m	N & E	Electricity Sub Stations: Date of mapping: 1973, 1988 and 1992
Historical Garages:		
44m, 227m & 230m	NE & W	Garages: Date of mapping: 1967-1973 and 1992

3.4 Review of Historic Ordnance Survey Maps

A review of historical Ordnance Survey (OS) maps, commissioned from Groundsure, provides an overview of the status of the site over time and provides the means to identify potential contamination hazards. Extracts of these maps are provided in Appendix E.

Date	*Site*	*Surrounding area*
1880	Site located within part of a large field that extends to the north, east and west.	Fields in all directions. Railway line located approximately 100 metres to the east.
1907	No change.	Railway sidings located approximately 65 metres east of the site. Development has increased to the north and southwest of the site.

1933	The site comprises three buildings.	Surrounding land to the north, east and west has been development. Pargolla Road forms the eastern site boundary.
1967 & 1968	An additional building / extension is located to the west of the main building. The main building and small building at the northern end appear to have merged into one building.	A 'Garage' is annotated approximately 50 metres to the northwest of the site.
1973	No change.	Garage no longer annotated.
1992, 1995 & 2003	No change.	No significant changes

4.0 ENVIRONMENTAL SETTING

4.1 Geology

British Geological Survey (BGS) open source (1:50k scale) digital data has been reviewed for the area. No superficial deposits are recorded to underlie the site. The bedrock beneath the site is the Bovisand Formation comprising mudstone, siltstone and sandstone. No linear geological structures are recorded by the BGS beneath the site.

4.2 Geochemical Baseline of Metallic Elements

The 'Tellus South West' project (containing British Geological Survey materials © NERC 2018) includes geochemical sampling of soils in the South West undertaken by the BGS. Soil samples were sampled at a density of 1 sample per 2km^2 to one per 5km^2 as part of a Geochemical Baseline Survey of the Environment and concentrations between these locations were extrapolated. According to the mapping information, an arsenic concentration of 25mg/kg is inferred in the vicinity of the site.

4.3 Radon

The Groundsure Report records the following findings.

Public Health England		
Distance	*Hazard*	*Details*
On site	Radon	Between 3 and 5% of homes are above the action level for radon. *Basic radon protective measures should be installed.

*As described in the latest Building Research Establishment guidance on radon protective measures for new dwellings.

4.4 Hydrogeology

No detailed information regarding the depth to groundwater is available. The groundwater level is likely to be subject to seasonal variations.

The Environment Agency (EA) aquifer designation classifies the underlying rocks as a Secondary A (permeable) Aquifer. Groundwater vulnerability is assessed by how easily a pollutant discharged at ground level can reach the groundwater. High vulnerability areas mean that pollution can easily

transmit to groundwater and likely to be characterised by high leaching soils. The Groundsure report classifies the soils with intermediate leaching potential.

The site is not within a Groundwater Source Protection Zone.

The nearest recorded historic groundwater abstraction license is 316 metres northwest of the site for use within Hotel Victoria for commercial, industrial and public service uses. There are no recorded active groundwater abstraction licenses within 1 kilometre.

4.5 Hydrology

There are no surface water features within 250 metres of the site.

The site is not located within 50 metres of an Environment Agency recorded Zone 2 or Zone 3 floodplain.

The nearest recorded surface water abstraction license is 597 metres east of the site for use within Cornwall Animal World, Newquay for 'general farming and domestic' uses.

4.6 Environmental, Visual and Cultural Designations

Based on the environmental data from the Groundsure Report the site does not lie within any environmental, visual or cultural designations.

5.0 CONTEMPORARY LAND USE

The following contemporary land uses including current land use and waste / landfill sites recorded within 250 metres, are summarised from the Groundsure report.

Waste and Landfill		
Distance	*Direction*	*Details*
Waste Exemptions:		
94m-258m	N, SE & W	Sorting and de-naturing of controlled drugs for disposal
313m	N	Storage of waste in a secure place

Current Industrial Land Use		
Distance	*Direction*	*Details*
Recent Industrial Land Uses:		
3m	W	Newquay Van Hire – Hire Services
35m	NE	Electrical Services Cornwall Ltd – Engineering Services
42 – 91m	N & NW	HiQ Centre, A J L Auto Repairs, National Tyres and Autocare, Newquay MOT Testing Station, Constant Velocity Auto Services – Repair and Servicing
127m	SE	Mast – Infrastructure and Facilities
134m	W	Newquay Ambulance Station – Health Support Services
136m	W	Electricity Sub Station – Infrastructure and Facilities
148m	E	M Yates & Sons - Foodstuffs
172m	E	Gas Governor Station – infrastructure and Facilities
177m	S	Electricity Sub Station – Infrastructure and Facilities
203m	N	Electricity Sub Station – Infrastructure and Facilities
206m	E	Ace General Engineering Cornwall Ltd – Construction Services

208m	SE	Newquay Hospital – Health Practitioners and Establishments
224m	NW	Awesome Screen Printers Ltd – IT, Advertising, Marketing and Media Services
239m	W	Electricity Sub Station – Infrastructure and Facilities
243m	N	Newquay Railway Station – Public Transport, Stations and Infrastructure
243m		Electricity Sub Station – Infrastructure and Facilities
Pollution Incidents (EA/NRW):		
45m	W	Atmospheric Pollutants and Effects, Contaminated Water: Smoke, Firefighting Run-Off. Water, land and air impact – none
94m	W	Atmospheric Pollutants and Effects: Smoke. Water and land impact – none. Air impact – minor
128m	W	Sewage Materials: Final Effluent. Water, land and air impact – none
222m	S	Oils and Fuel: Diesel. Water and air impact – none. Land impact – minor.

6.0 PRELIMINARY RISK ASSESSMENT

6.1 Introduction

Part IIA of the Environmental Protection Act 1990 stipulates a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health and the environment. The Land Contamination Risk Management (LCRM) guidance provided by the Environment Agency specifies a staged approach to determine if there are any potentially unacceptable risks.

The first step to the preliminary risk assessment is to derive a CSM. A CSM shows the possible relationships between any contaminant sources (hazards), pathways and receptors. Source, pathway and receptor (S-P-R) are defined by the LCRM guidance as:

- **Source** – a contaminant or pollutant that is in, on or under the land and that has the potential to cause harm or pollution, for example metallic elements (arsenic, lead, cadmium).
- **Pathway** – a route by which a receptor is or could be affected by a contaminant, for example ingestion of homegrown produce.
- **Receptor** – something that could be adversely affected by a contaminant, for example a person, controlled waters, an organism, an ecosystem, or Part IIA receptors such as buildings, crops or animals.

The CSM includes the concept of a 'pollutant linkage' between a contaminant source and a receptor by means of a pathway. A linkage must be present for a risk to exist -without a linkage, there is not a risk, even if a contaminant is present.

If any linkages are identified, the associated level of risk to receptors can be assessed. This is achieved by a preliminary risk assessment, predicting the likelihood of exposure to the hazard (contaminant source) and the severity of the potential consequence.

The initial CSM, together with the results of the preliminary risk assessment, are presented in the following sections.

6.2 Initial Conceptual Site Model & Pollutant Linkages

The desk study information, site walkover, environmental setting and potential on-site sources of contamination have been reviewed, with consideration to the development proposals, to construct an initial CSM.

The following potential contaminant **sources** (hazards) have been identified:

- On site natural geology - radon and metallic elements including arsenic.
- On site past light industrial activities including a builders merchant, motorcycle repair shop and surfboard manufacturer – various contaminants including hydrocarbons, solvents and metallic elements.
- On site demolished buildings – asbestos containing materials
- Off-site adjacent garage / van hire and commercial workshop - various contaminants including hydrocarbons and metallic elements.

Potential **receptors** relevant to the site based on the proposed end use include:

- Future site users: Human health and ecology
- Controlled waters: Underlying aquifer

Potential **pathways** relevant to the site based on the proposed end use include:

- Ingestion, dermal contact & inhalation
- Migration: laterally or vertically
- Surface water run off: leaching

Pollutant linkages have been assessed in Table 2.

Table 2: Pollutant Linkage Assessment

Potential Hazard		Comments	Pollutant Linkage?
Sources	Contaminants of Concern		
On site: Natural Geology	**Radon gas**	Area where the radon action level may be exceeded, and harmful radon concentrations can accumulate in buildings.	Yes
	Metallic elements, including arsenic	No recorded metalliferous mineralisation beneath site or within 100m. No source.	No
On site: Past light industrial activities	**Various including:** **Hydrocarbons** **Metallic elements** **Volatile organic compounds**	Previous use and location of activities unknown. Site has been stripped to the soil surface with no obvious signs of made ground, former building materials or contamination. Potential for contaminants to have seeped into soil. New water pipe material may be affected by VOCs. Buried concrete may be affected by elevated contaminants.	Yes
On site: Demolished buildings	**Asbestos**	Unknown if the previous on-site building comprised asbestos containing materials. No evidence of previous building materials within site, however, there is the potential for asbestos fibres within the surface soils.	Yes
Off site: Garage / van hire	**Various including:** **Hydrocarbons** **Metallic elements**	Visual observations during site walkover confirmed an active commercial garage which appeared well maintained. Due to local topography, to northeast, potential for migration of contaminants beneath site.	Yes
Off site: Commercial workshop	**Various including:** **Hydrocarbons** **Metallic elements**	Visual observation during site walkover confirmed an active glass workshop. However, due to local topography, down gradient to the northeast, any contaminants would naturally migrate down gradient away from the site. No pathway.	No

6.3 Preliminary Risk Assessment

The identified pollutant linkages have been subject to a qualitative (preliminary) risk assessment to determine the likelihood and severity of the potential for significant harm from exposure to contaminated land. The risk assessment has been carried out in accordance with statutory guidance on contaminated land and in line with the National House Building Council (NHBC) risk categorisation methodology, presented in Appendix F.

The results of the preliminary risk assessment are summarised in Table 3.

Table 3: Initial Conceptual Site Model & Preliminary Risk Assessment

Sources	Pathway	Receptor	Probability	Consequence	Risk
Radon gas	Inhalation	Future site users	Likely	Medium	Moderate
Asbestos	Inhalation	Future site users	Low likelihood	Severe	Moderate
Various including hydrocarbons and metallic elements	Ingestion, dermal contact & inhalation	Future site users	Low likelihood	Medium	Low / moderate
	Migration & surface water runoff	Environment	Low likelihood	Medium	Low / moderate
	Direct contact	Built Environment	Low likelihood	Medium	Low / moderate

The overall risk from exposure to potentially contaminated land at the site has been designated as **MODERATE.**

7.0 CONCLUSIONS AND RECOMMENDATIONS

In summary, the desk study and preliminary risk assessment have identified the following potential Low / Moderate to Moderate risks of potential harm to end-users of the site, and any other receptors identified, arising from contaminated land:

- **Radon gas** – underlying geology – moderate risk
  - Basic radon protective measures should be installed within the new building to mitigate this risk.
- **Asbestos** – on site previously demolished buildings may have comprised asbestos containing materials – moderate risk
  - A suitably qualified consultant is required to assess the potential risk of asbestos fibres across the site - soil sampling and chemical analysis are likely to be required. However, if an Asbestos Survey was undertaken prior to the demolition of the building and removed (if found) by a suitably qualified contractor / consultant then (assuming disclosure of the relevant reports) no further work with regards to asbestos would be required.
- **Various contaminants including hydrocarbons and metallic elements** – past use as builders merchants, motorcycle repair shop and surfboard manufacturer – low / moderate risk
  - Initial intrusive investigation required including soil sampling and chemical analysis.

The risk of ground contamination across the site will need to be investigated in the form of an initial Phase II Quantitative Risk Assessment and may require subsequent stages of assessment and remediation as part of any proposed commercial development.

Once an asbestos risk assessment has been completed and the recommendations, if any, undertaken, the Phase II Quantitative Risk Assessment can commence which includes:

- A representative soil sampling regime and chemical analyses to gain a general understanding of the soil concentrations across the site,
- Contaminant analyses should include a general suite including metallic elements, hydrocarbons, volatile organic compounds and pH; and
- A quantitative assessment using analysis data, to assess the potential risk to end-users of the site.

Depending on the findings of the initial Phase II, further assessment may be required including additional soil sampling.

If any potential signs of contamination are identified during the construction phase CCL should be contacted immediately to re-assess the risk.

Following your review of this document, we would recommend that a copy of the report should be submitted to the Planning Department of Cornwall Council for comment and approval.

Yours faithfully

for **Cornwall Consultants Ltd**

[redacted]

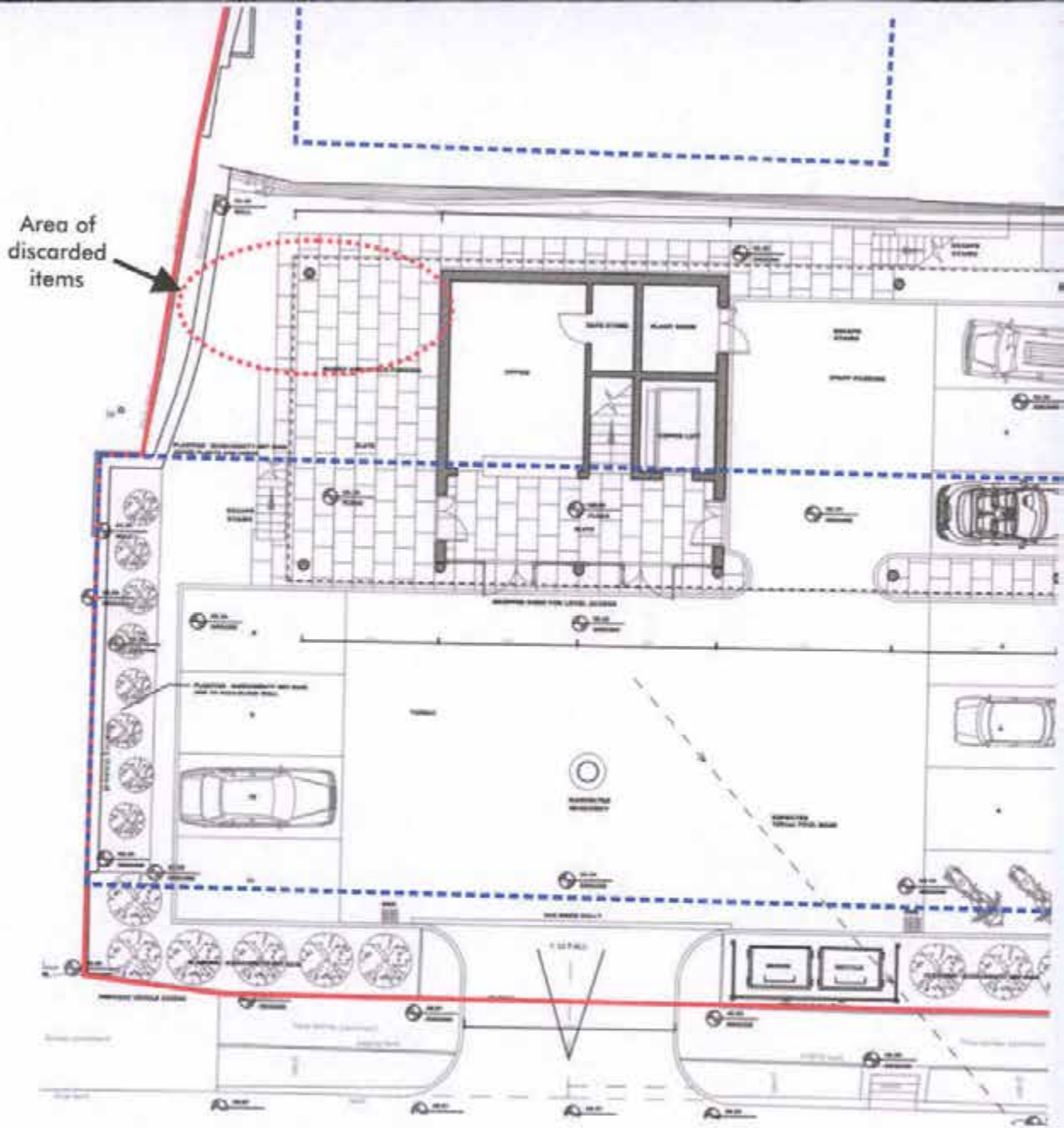
Miss C L Cauldwell, MSc AIEMA
Senior Environmental Scientist

6.0 LIMITATIONS

This Phase I Desk Study undertaken on this site was in respect of contamination only and the observations reported do not purport to constitute a full survey of ground conditions and should not be used as a basis for foundation or other structural design. This report is not an assessment of mining subsidence or ground instability and provides no assurances against these risks if provided or implied. The site area is defined by the client and indicated in the plan supplied. It is the client's responsibility to divulge any previous environmental assessments for the subject site. No samples are collected in a Phase I Desk Study. This report is based specifically on information provided by the client at the time of the site visit. Any amendments to the development plan must be reported to us immediately for this may result in changes to the conclusions of the above report. This report may make reference to invasive species, flood risk and/or the presence of suspected asbestos containing materials (ACMs), however this report does not constitute an invasive species survey, flood risk

assessment or asbestos survey. Cornwall Consultants Ltd are unable to provide asbestos survey, handling, testing or disposal related services. This report is confidential to the client and the client's solicitor and/or mortgage lender. It may not be reproduced or further distributed without the permission of Cornwall Consultants Ltd. We shall not be under any liability to any person who has not been party to the commissioning and fee paid for this report. The report may be reissued to a new client by ourselves, on payment of an appropriate fee, but will not be reissued within 28 days without approval from the current client.

APPENDIX A: Site Location & Proposed Development Plan



Key:

Boundary of proposal (as supplied)

Approximate boundary of former buildings

APPENDIX B: Site Walkover Photos

Photograph 1 – View from southeast corner, looking north.

Photograph 2 – View from southern boundary, looking north.

Photograph 3 – View from eastern site boundary, looking west.

Photograph 4 – View from northern site boundary, looking south.

Photograph 5 – View of exposed rock and concrete slab covering Upper Level, looking west.

Photograph 6 – Discarded items, looking south.

Photograph 7 – Discarded corrugated roofing sheet – suspected plastic

Photograph 8 – View from northwestern corner, looking southeast.

Photograph 9 – View from upper level, looking south.

Photograph 10 – View from northwestern corner, looking south.

APPENDIX C: Mining Search

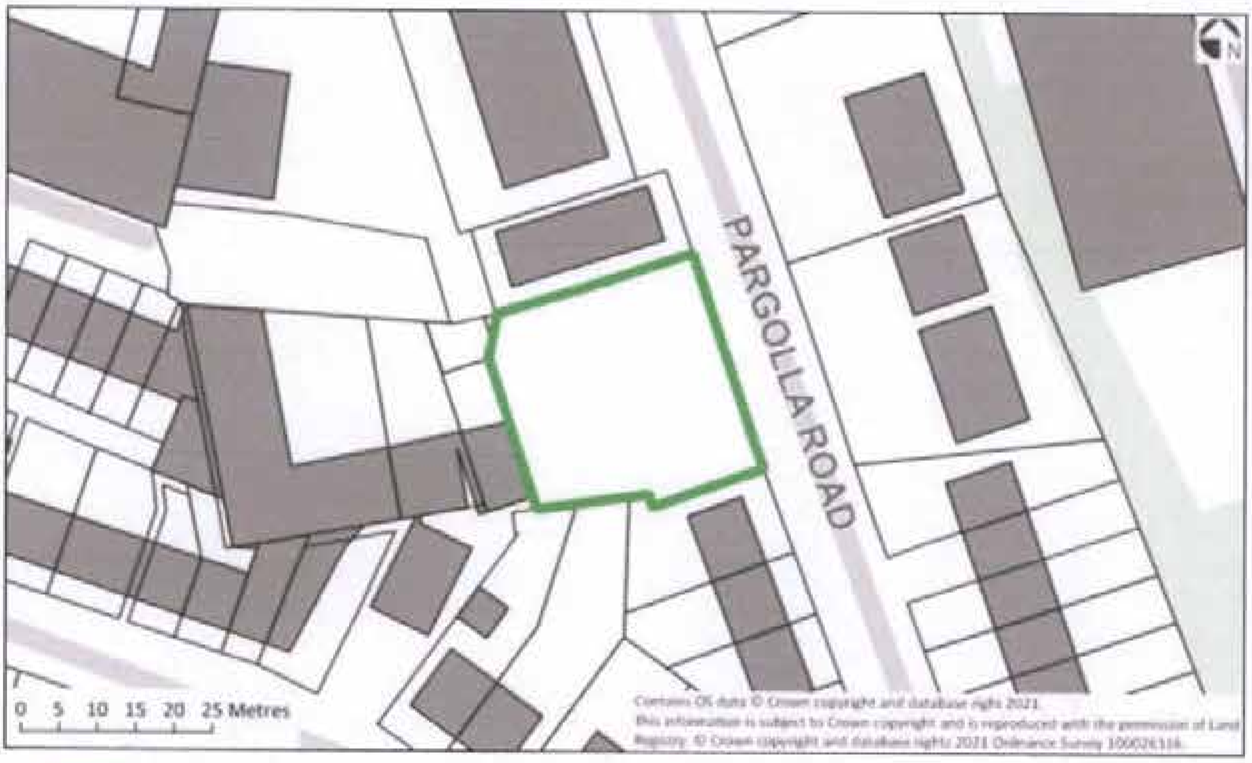
CORNWALL CONSULTANTS LTD

Regulated Mining Search: METALLIFEROUS MINERALS

SearchCode™

COPSO AFFILIATE MEMBER

Property Address	**14**	**Pargolla Road**
	Newquay	**TR7 1RW**
National Grid Reference	181561	61511
Client & Client Ref	**Newquay, Perranporth & St Agnes Methodist Circuit**	**SS5305**
Report Reference & Date	MS/CMS/133769	07 June 2021



Property Boundary	Recorded Lode (Surface)	Recorded Shaft	Well/Spring
Land Registry Boundaries	Suspected Lode (Surface)	Suspected Shaft	Surface Workings
Building	Lode at Other Elevation	Indicated Shaft (Doubtful)	Mine Waste
Former Structure	Geological Fault	Subsidence	Alluvium/Tin Streaming
Elvan	Adit/Tunnel	Adit Portal	Quarry

Risk Rating:

LOW - Passed

Next Steps:

NONE - Passed

The Property Ombudsman

PROFESSIONAL OPINION

We believe that the property is unlikely to be affected by subsidence related to historic metalliferous mining. No further action is required and you do not need to contact any other mining institute or body relating to past metalliferous mining.

Mining Search: METALLIFEROUS MINERALS

SearchCode™

COPSO AFFILIATE MEMBER

This Mining Search provides an assessment of the subsidence risk presented to the property from historic metalliferous mining. The report findings are based on factual information from maps, plans and records in Cornwall Consultants Ltd private archive, the results of relevant on-site investigations, as well as commercially available datasets. This information has been interpreted by experts to reasonably predict the existence, location and likelihood of unrecorded mine workings.

The Findings

The property is situated away from the principal historic metalliferous mining areas, but within an area where sporadic mining activity has taken place.

There are no recorded/suspected metalliferous mining related features or mineralised deposits within 250 metres of the property boundary.

The nearest recorded/suspected metalliferous mining related feature is a mineral lode (deposit) associated with the former Tolcarne Mine, which lies 332 metres northeast of the property. This feature is recorded on a nineteenth century mining map.

The property does not lie within a mineral planning permission area for the extraction of metalliferous minerals, or a Mineral Safeguarding/Consultation Area containing designated metalliferous mineral resources.

The Risk

Based on a detailed search and expert interpretation of our mining records archive we believe the risk to the property from subsidence relating to past extractive metalliferous mining is:

LOW - Passed

We believe that the property is unlikely to be affected by subsidence related to historic metalliferous mining.

The Next Steps

To further assess the risks to this property we recommend the following course of action:

NONE - Passed

No further action is required and you do not need to contact any other mining institute or body relating to past metalliferous mining.

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Helping protect property from the ground up

The Property Ombudsman

If further assessment has been recommended or you would just like to discuss the findings of this report, we would be happy to assist by phone on 01209 313511 or by email to [redacted] or at a site meeting as required. Further explanation of the mining search process can be found on the attached information sheet and our website [redacted]

Registered Office: Unit 3 East Pool, Tolvaddon Business Park, Camborne TR14 OHX.
Registered in England & Wales.
Registered No: 04578850

www.cornwallconsultants.co.uk
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01209 313511

Mining Search: METALLIFEROUS MINERALS

SearchCode™

COPSO
AFFILIATE MEMBER

Geology

Metallic mineralisation in the South West mainly occurs in lodes (veins), which are sheet-like structures occupying former fissures in the bedrock. Lodes are typically about 1 metre (m) wide but some reach 5m or more and are either vertical or inclined at steep angles. Mineral lodes containing tin, copper and other metalliferous minerals typically course in an east-northeast to west-southwest direction, while those containing lead and silver often course approximately north to south. Localised variations can occur, and lodes are also affected by other geological structures, such as crosscourses (geological faults) and elvan dykes (wide, planar igneous intrusions that are occasionally mineralised).

Mining Methods & History

The extraction of metalliferous minerals in the South West has taken place for thousands of years, throughout which shallow prospecting was widespread. This involved excavating costean (trial) pits in order to discover mineral lodes, often in areas where earlier tin-streaming had taken place. Once discovered, lodes were often mined by openworks (linear excavations) along the lode outcrop and later by means of shafts, adits (drainage tunnels) and levels (tunnels) driven away from the shafts. The ore was extracted from between the levels to leave stopes (narrow chasms). By the 19th century steam pumping engines enabled the workings to be deepened. During the tin and copper mining heyday, in the 18th and 19th centuries, the South West was one of the most productive mining regions in the world with over 2000 active mines. Thousands of shafts were sunk, and hundreds of miles of underground workings were driven along the lodes. However, by the end of the 19th century, the discovery of larger mineral deposits elsewhere led to the industrial decline in the South West and the closure of most mines. A lack of funds and regulations meant that mine workings were often left abandoned without being secured.

Mining Archive & Unrecorded Workings

The surviving officially deposited abandoned mine plans of most mines in the South West do not show the full extent of the underground workings, especially at shallow depth. It did not become a legal requirement for metal mines to keep comprehensive plans of the underground workings, and to deposit these upon abandonment until 1872. This law did not apply to mines that employed fewer than 12 people underground and neither did it require mines to survey any unused older workings. As a result, most of the old and shallow workings and smaller mines remain poorly recorded. We use a vast archive of other mining and geological records, maps, plans, books and datasets, along with our knowledge of the geology and mining methods to predict where workings could exist and might present a risk.

Subsidence Risks

Any near-surface mine working that has not been properly secured poses a potential subsidence risk at surface. Mine shafts present a high risk of localised subsidence. Often these features were capped with timber when mining ceased and all evidence of them became obliterated. Shallow adits can collapse or cause flooding and mine waste tips/dumps can cause differential settlement. However, one of the main causes of mining related subsidence is the collapse of near-surface mine workings on lode outcrops. These workings, in the form of small pits, openworks or shallow stopes, were often backfilled with unconsolidated waste rock and are not evident at surface until they collapse, thereby presenting a high risk of subsidence. There is no legal imperative to report subsidence to a central body and so no comprehensive database of historic subsidence events exists. Therefore, it is not possible to conclude comprehensively whether a property has previously been affected; but we include comment on subsidence at a property if we are aware of it.

Limitations of Mining Search

This Mining Search evaluates the subsidence risk from the extraction of metalliferous minerals only. It cannot be relied upon to indicate risk from clay, stone, coal, oil or other non-metalliferous extraction. It has been produced following a search and review of 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, considering that such records may not be wholly complete or accurate, we cannot accept liability for any inaccuracies or omissions with respect to those records. This Mining Search does not include an assessment of soil contamination risks. This report and any mining features described are applicable to the subject property only, the location or boundaries of which have been approved by the client in instructing and receiving this report. We cannot be liable for any erroneous or omitted information as portrayed on any plan supplied to us for 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, re-sold or reassigned 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 or any undisclosed third party. We have not visited the property.

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Consumer Information

This search has been produced by Cornwall Consultants Ltd, Unit 3 East Pool, Tolvaddon Business Park, Camborne TR14 OHX. Tel: (01209) 313511. Fax: (01209) 313512. Email: enquiries@cornwallconsultants.co.uk, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. This search has been completed in accordance with our Terms and Conditions of business that can be viewed here.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- Sets out minimum standards which firms compiling and selling search reports 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.

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

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 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.

Contact Cornwall Consultants Ltd if you would like a copy of the Search Code or our Complaints Procedure. We trust this report provides the information you require, however should you have any queries, please contact Cornwall Consultants Ltd at: enquiries@cornwallconsultants.co.uk

TPOs contact details

The Property Ombudsman scheme
Milford House, 43-55 Milford Street,
Salisbury, Wiltshire SP1 2BP
Tel: 01722 333306 Fax: 01722 332296
Email: admin@tpos.co.uk | Website: www.tpos.co.uk
You can get more information about the PCCB from www.propertycodes.org.uk or from our website at https://cornwallconsultants.com/

Complaints Procedure

Cornwall Consultants Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint directly to Cornwall Consultants Ltd, we will:

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

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to:

The Property Ombudsman scheme (TPOs):
Tel: 01722 333306 E-mail: admin@tpos.co.uk
| Website: www.tpos.co.uk
We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Dan Berriman
Cornwall Consultants Ltd
Unit 3 East Pool
Tolvaddon Business Park
Camborne
Cornwall
TR14 OHX
E: help@cornwallconsultants.co.uk
T: 01209 313511

You can also view our complaints procedure here.

RESULT CLASSIFICATIONS FOR MORTGAGE	
PASSED	*Typically, acceptable to mortgage lenders.*
FURTHER ACTION	*Value/enjoyment may be affected, and action should be satisfied before mortgage proceeds.*

APPENDIX D: Environmental Report

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

14, PARGOLLA ROAD, NEWQUAY, TR7 1RW

Order Details

Date: 03/06/2021

Your ref: SS5305

Our Ref: HMD-299-7922029

Client: Cornwall Consultants

Site Details

Location: 181561 061510

Area: 0.09 ha

Authority: Cornwall Council (Unitary)

Summary of findings p. 2

OS MasterMap site plan p.13

Aerial image p. 8

groundsure.com/insightuserguide

Contact us with any questions at:
info@groundsure.com
08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	Historical industrial land uses	0	3	42	9	-
17	1.2	Historical tanks	0	0	15	2	-
18	1.3	Historical energy features	0	0	14	11	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	1	2	4	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
21	2.1	Historical industrial land uses	0	4	54	11	-
24	2.2	Historical tanks	0	0	18	2	-
25	2.3	Historical energy features	0	0	22	28	-
27	2.4	Historical petrol stations	0	0	0	0	-
27	2.5	Historical garages	0	1	3	8	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
29	3.1	Active or recent landfill	0	0	0	0	-
29	3.2	Historical landfill (BGS records)	0	0	0	0	-
30	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
30	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
30	3.5	Historical waste sites	0	0	0	0	-
30	3.6	Licensed waste sites	0	0	0	0	-
30	3.7	Waste exemptions	0	0	7	3	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
32	4.1	Recent industrial land uses	0	3	17	-	-
34	4.2	Current or recent petrol stations	0	0	0	0	-
34	4.3	Electricity cables	0	0	0	0	-
34	4.4	Gas pipelines	0	0	0	0	-
34	4.5	Sites determined as Contaminated Land	0	0	0	0	-

35	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
35	4.7	Regulated explosive sites	0	0	0	0	-
35	**4.8**	**Hazardous substance storage/usage**	0	0	0	1	-
35	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
36	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
36	4.12	Radioactive Substance Authorisations	0	0	0	0	-
36	**4.13**	**Licensed Discharges to controlled waters**	0	0	0	1	-
37	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
37	4.15	Pollutant release to public sewer	0	0	0	0	-
37	4.16	List 1 Dangerous Substances	0	0	0	0	-
37	4.17	List 2 Dangerous Substances	0	0	0	0	-
37	**4.18**	**Pollution Incidents (EA/NRW)**	0	2	3	6	-
39	4.19	Pollution inventory substances	0	0	0	0	-
39	4.20	Pollution inventory waste transfers	0	0	0	0	-
39	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
40	**5.1**	**Superficial aquifer**	Identified (within 500m)				
42	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
43	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
44	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
44	5.5	Groundwater vulnerability- local information	None (within 0m)				
45	**5.6**	**Groundwater abstractions**	0	0	0	1	2
46	**5.7**	**Surface water abstractions**	0	0	0	0	6
48	**5.8**	**Potable abstractions**	0	0	0	1	0
49	5.9	Source Protection Zones	0	0	0	0	-
49	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
50	6.1	Water Network (OS MasterMap)	0	0	0	-	-

50	6.2	Surface water features	0	0	0	-	-
51	**6.3**	**WFD Surface water body catchments**	1	-	-	-	-
51	6.4	WFD Surface water bodies	0	0	0	-	-
51	**6.5**	**WFD Groundwater bodies**	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
53	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
53	7.2	Historical Flood Events	0	0	0	-	-
53	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
54	7.5	Flood Storage Areas	0	0	0	-	-
55	7.6	Flood Zone 2	None (within 50m)				
55	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
56	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding					
57	**9.1**	**Groundwater flooding**	Negligible (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
58	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
59	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
59	**10.3**	**Special Areas of Conservation (SAC)**	0	0	0	0	4
59	10.4	Special Protection Areas (SPA)	0	0	0	0	0
60	10.5	National Nature Reserves (NNR)	0	0	0	0	0
60	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
60	10.7	Designated Ancient Woodland	0	0	0	0	0
60	10.8	Biosphere Reserves	0	0	0	0	0
61	10.9	Forest Parks	0	0	0	0	0
61	**10.10**	**Marine Conservation Zones**	0	0	0	2	29
62	10.11	Green Belt	0	0	0	0	0
62	10.12	Proposed Ramsar sites	0	0	0	0	0

63	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	1
63	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
63	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
65	10.17	SSSI Impact Risk Zones	1	-	-	-	-
66	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
67	11.1	World Heritage Sites	0	0	0	-	-
67	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
67	11.3	National Parks	0	0	0	-	-
67	11.4	Listed Buildings	0	0	0	-	-
68	11.5	Conservation Areas	0	0	0	-	-
68	11.6	Scheduled Ancient Monuments	0	0	0	-	-
68	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
69	12.1	Agricultural Land Classification	Urban (within 250m)				
70	12.2	Open Access Land	0	0	0	-	-
70	12.3	Tree Felling Licences	0	0	0	-	-
70	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
71	13.1	Priority Habitat Inventory	0	1	2	-	-
72	13.2	Habitat Networks	0	1	0	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
72	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
73	14.1	10k Availability	Identified (within 500m)				
74	14.2	Artificial and made ground (10k)	0	0	0	0	-
75	14.3	Superficial geology (10k)	0	0	0	2	-

76	14.4	Landslip (10k)	0	0	0	0	-
77	14.5	Bedrock geology (10k)	1	0	0	0	-
78	14.6	Bedrock faults and other linear features (10k)	0	0	0	1	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
79	15.1	50k Availability	Identified (within 500m)				
80	15.2	Artificial and made ground (50k)	0	0	0	0	-
80	15.3	Artificial ground permeability (50k)	0	0	-	-	-
81	15.4	Superficial geology (50k)	0	0	0	2	-
82	15.5	Superficial permeability (50k)	None (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83	15.8	Bedrock geology (50k)	1	0	0	0	-
84	15.9	Bedrock permeability (50k)	Identified (within 50m)				
84	15.10	Bedrock faults and other linear features (50k)	0	0	0	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
85	16.1	BGS Boreholes	0	0	1	-	-
Page	Section	Natural ground subsidence					
86	17.1	Shrink swell clays	Very low (within 50m)				
87	17.2	Running sands	Very low (within 50m)				
88	17.3	Compressible deposits	Negligible (within 50m)				
89	17.4	Collapsible deposits	Very low (within 50m)				
90	17.5	Landslides	Low (within 50m)				
91	17.6	Ground dissolution of soluble rocks	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
92	18.1	Natural cavities	0	0	0	0	-
93	18.2	BritPits	0	0	0	1	-
93	18.3	Surface ground workings	0	0	5	-	-
94	18.4	Underground workings	0	0	0	1	4
94	18.5	Historical Mineral Planning Areas	0	0	0	0	-

94	18.6	Non-coal mining	1	0	2	0	0
95	18.7	Mining cavities	0	0	0	1	7
96	18.8	JPB mining areas	None (within 0m)				
96	18.9	Coal mining	None (within 0m)				
96	18.10	Brine areas	None (within 0m)				
96	18.11	Gypsum areas	None (within 0m)				
96	18.12	Tin mining	Identified (within 0m)				
97	18.13	Clay mining	None (within 0m)				

Page	Section	Radon	
98	19.1	Radon	Between 3% and 5% (within 0m)

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
99	20.1	BGS Estimated Background Soil Chemistry	2	2	-	-	-
99	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
101	21.1	Underground railways (London)	0	0	0	-	-
101	21.2	Underground railways (Non-London)	0	0	0	-	-
102	21.3	Railway tunnels	0	0	0	-	-
102	21.4	Historical railway and tunnel features	0	5	11	-	-
103	21.5	Royal Mail tunnels	0	0	0	-	-
103	21.6	Historical railways	0	0	3	-	-
103	21.7	Railways	0	0	6	-	-
104	21.8	Crossrail 1	0	0	0	0	-
104	21.9	Crossrail 2	0	0	0	0	-
104	21.10	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 22/06/2019

Site Area: 0.09ha

Recent site history - 2016 aerial photograph

Capture Date: 30/05/2016

Site Area: 0.09ha

Recent site history - 2009 aerial photograph

Capture Date: 24/06/2009

Site Area: 0.09ha

Recent site history - 2001 aerial photograph

Capture Date: 07/05/2001

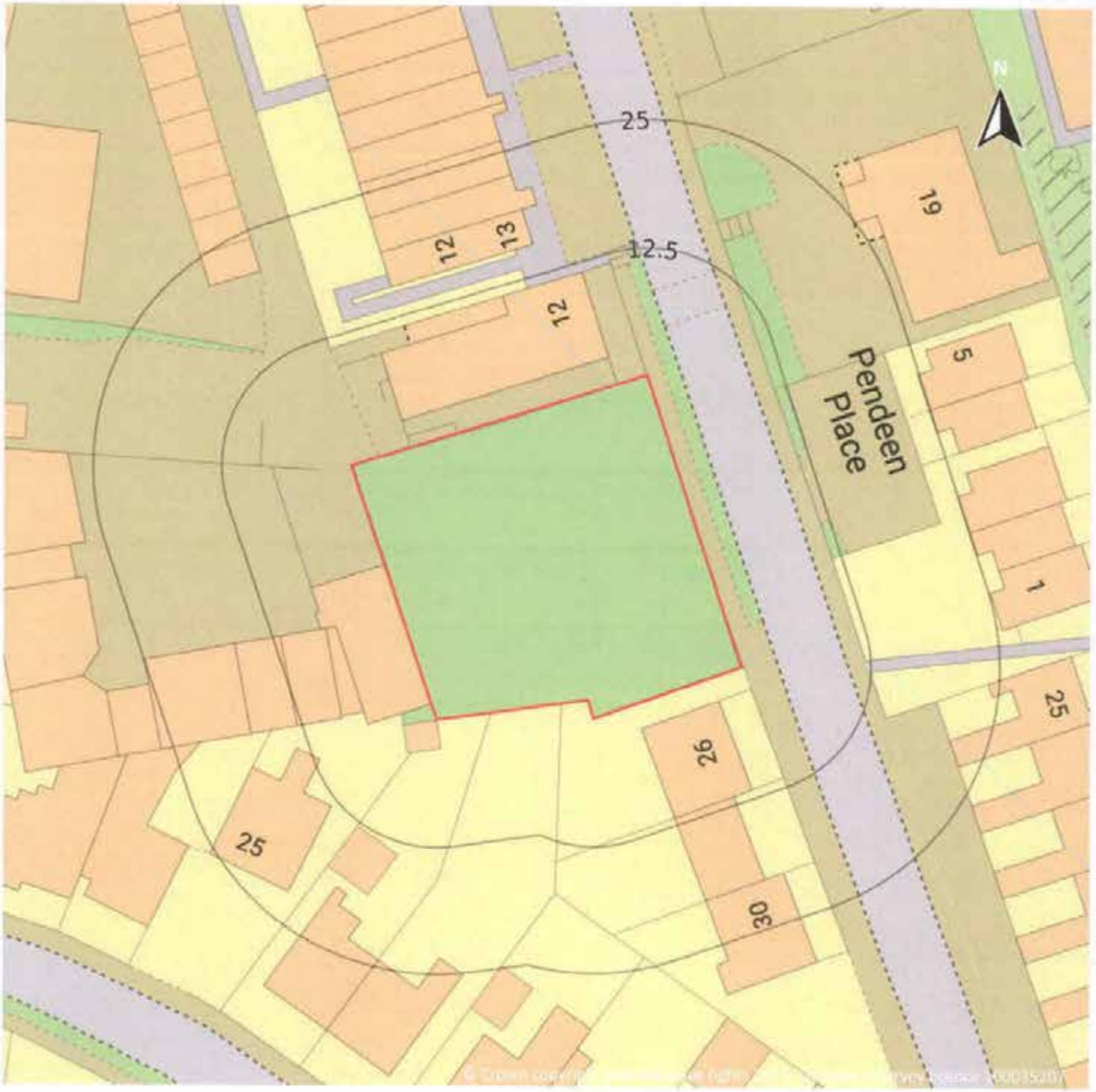
Site Area: 0.09ha

Recent site history - 1999 aerial photograph

Capture Date: 25/07/1999

Site Area: 0.09ha

OS MasterMap site plan



Site Area: 0.09ha

1 Past land use

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	54

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
A	41m E	Railway Sidings	1958	58984

ID	Location	Land use	Dates present	Group ID
A	42m E	Railway Sidings	1974 - 1983	45247
A	43m E	Terminus	1933	40926
A	56m E	Railway Sidings	1906 - 1933	42298
A	61m E	Railway Sidings	1938	54125
A	62m NE	Railway Sidings	1933	50339
A	77m NE	Railway Building	1933 - 1938	41289
A	86m NE	Tramway Sidings	1880	36910
A	110m E	Unspecified Commercial/Industrial	1933 - 1938	47318
B	112m SE	Engine Shed	1906	27727
B	112m SE	Railway Building	1933 - 1938	38355
A	113m E	Unspecified Tanks	1958 - 1974	53328
A	115m E	Unspecified Tanks	1938	38033
A	115m E	Unspecified Tanks	1933	48218
A	116m E	Unspecified Tank	1933	39268
A	117m E	Unspecified Tank	1983	44683
A	118m NE	Unspecified Tank	1933	23230
A	120m NE	Engine Shed	1880	27726
A	125m NE	Police Station	1983	33613
D	139m SE	Cuttings	1880	22374
A	156m NE	Gas Works	1906	44069
A	165m NE	Gas Works	1880	55976
A	173m N	Railway Building	1958	28508
A	173m NE	Railway Building	1933	28506
A	177m N	Terminus	1906 - 1933	47516
A	177m N	Terminus	1938	49503
A	185m N	Railway Building	1958	46302
E	186m SE	Cottage Hospital	1933	22252
E	187m SE	Hospital	1933	38141

ID	Location	Land use	Dates present	Group ID
E	187m SE	Hospital	1974 - 1983	42277
E	188m SE	Hospital	1938 - 1958	51638
A	188m N	Railway Station	1974 - 1983	41723
A	189m N	Railway Building	1938	41718
A	189m N	Railway Building	1906 - 1933	60846
A	189m NE	Gasometer	1880	40662
A	189m NE	Gasometer	1906	41938
A	190m NE	Unspecified Tank	1958	55548
A	192m N	Railway Building	1880	28507
A	192m NE	Gasometer	1906	28433
A	192m NE	Unspecified Tank	1933	46553
A	194m N	Terminus	1880	43015
A	201m N	Railway Buildings	1974 - 1983	50446
D	202m SE	Unspecified Quarry	1938	53199
D	203m SE	Unspecified Quarry	1906 - 1933	59037
D	223m SE	Unspecified Ground Workings	1958	20648
G	267m NW	Police Station	1933	59061
G	267m NW	Police Station	1933 - 1958	49479
4	276m W	Fire Station	1974	22238
G	283m NW	Police Station	1974	39555
8	353m SE	Unspecified Pit	1958	34144
I	406m NE	Unspecified Heap	1880	35558
12	458m NE	Disused Lead Mine	1880	28371
J	460m W	Electricity Works	1906	33599
14	463m NW	Cove	1933	37330

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	17

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
A	112m E	Unspecified Tank	1933	3941
A	113m NE	Unspecified Tank	1933 - 1967	6714
A	116m E	Gas Holder	1988	5257
A	118m E	Gasholder	1967 - 1973	5708
A	140m NE	Unspecified Tank	1880	3942
A	152m NE	Gas Works	1880 - 1907	6746
A	169m NE	Unspecified Tank	1933	3943
A	173m NE	Unspecified Tank	1880	3940
A	173m NE	Unspecified Tanks	1933	4696
A	176m NE	Unspecified Tank	1933	3946
A	180m NE	Unspecified Tanks	1933	4697
A	181m NE	Gasometer	1880	4778
A	181m NE	Gasometers	1907	4738
A	189m NE	Unspecified Tank	1933	3947
A	232m N	Unspecified Tank	1907	3949
6	332m S	Unspecified Tank	1907	3939
J	486m SW	Unspecified Tanks	1933	4695

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	25

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
A	112m E	Gas Governor	1973	1570
A	116m E	Gas Holder	1988	1305
A	118m E	Gasholder	1967 - 1973	1773
C	134m W	Electricity Substation	1973	1109
C	137m W	Electricity Substation	1988 - 1992	2353
A	152m NE	Gas Works	1880 - 1907	1436
A	167m E	Gas Governor	1992	1778
A	167m E	Gas Governor	1988	1981
2	170m S	Electricity Substation	1967 - 1992	2268
A	181m NE	Gasometer	1880	1294
A	181m NE	Gasometers	1907	1290
A	205m N	Electricity Substation	1988	2187
A	210m N	Electricity Substation	1973	2640
3	248m E	Electricity Substation	1973 - 1992	2438
F	253m NW	Electricity Substation	1988	2252
F	254m NW	Electricity Substation	1967 - 1973	1980
S	288m NE	Electricity Substation	1967 - 1992	1736
G	352m NW	Electricity Substation	1967 - 1973	1454
G	353m NW	Electricity Substation	1988 - 1992	1394
9	356m S	Electricity Substation	1967 - 1992	1698
H	379m SE	Electricity Substation	1988 - 1992	2394

ID	Location	Land use	Dates present	Group ID
H	380m SE	Electricity Substation	1973	2229
13	461m SW	Electricity Substation	1973 - 1992	1492
J	464m W	Electricity Works	1907	1303
15	467m E	Electricity Substation	1967 - 1991	2538

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	7

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
1	44m W	Garage	1967	376
A	227m NE	Garage	1992	480
A	230m NE	Garage	1967 - 1973	766
7	337m W	Garage	1967 - 1992	876
I	382m NE	Garage	1967	377
10	391m W	Garage	1967 - 1973	692
11	416m NE	Garage	1967	378

This data is sourced from Ordnance Survey / Groundsure.

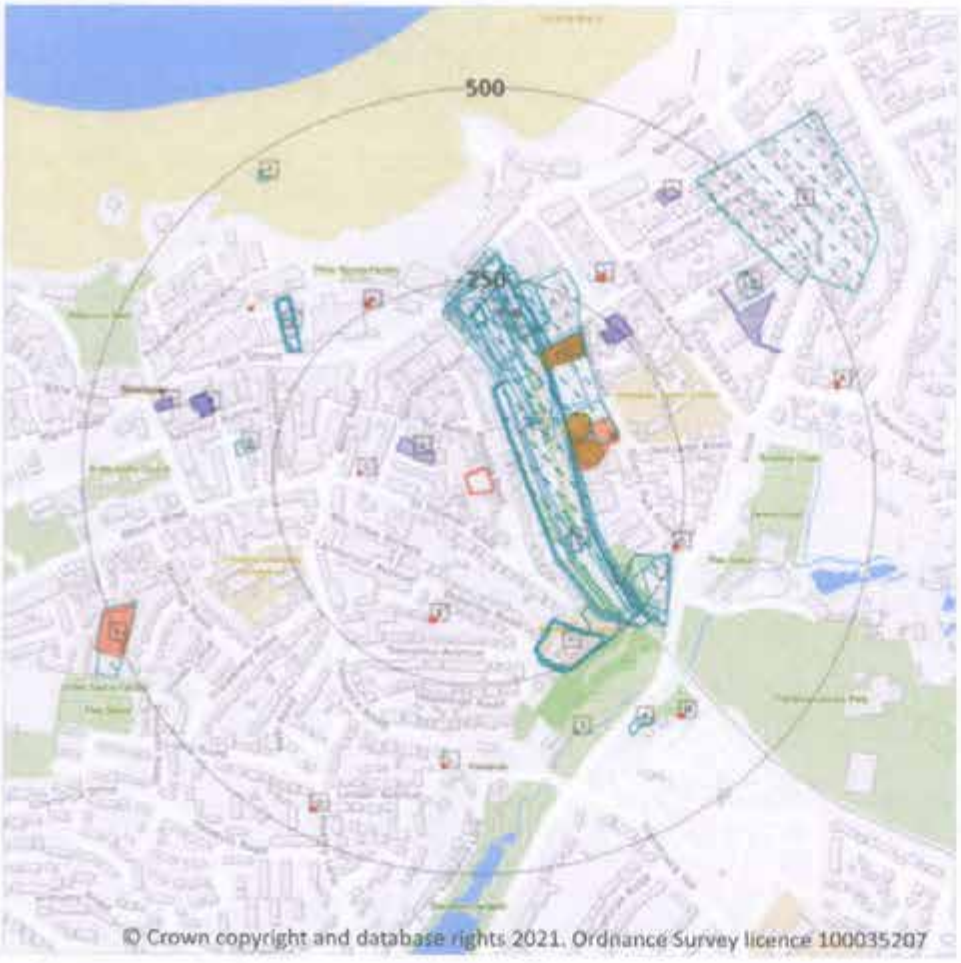
1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	69

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
A	41m E	Railway Sidings	1958	58984
A	42m E	Railway Sidings	1983	45247
A	43m E	Terminus	1933	40926

ID	Location	Land Use	Date	Group ID
A	44m E	Railway Sidings	1974	45247
A	56m E	Railway Sidings	1933	42298
A	56m E	Railway Sidings	1906	42298
A	61m E	Railway Sidings	1938	54125
A	62m NE	Railway Sidings	1933	50339
A	77m NE	Railway Building	1938	41289
A	77m NE	Railway Building	1933	41289
A	86m NE	Tramway Sidings	1880	36910
A	110m E	Unspecified Commercial/Industrial	1933	47318
A	111m E	Unspecified Commercial/Industrial	1938	47318
B	112m SE	Railway Building	1933	38355
B	112m SE	Engine Shed	1906	27727
A	113m E	Unspecified Tanks	1958	53328
A	113m E	Unspecified Tanks	1974	53328
B	114m SE	Railway Building	1938	38355
A	115m E	Unspecified Tanks	1938	38033
A	115m E	Unspecified Tanks	1933	48218
A	116m E	Unspecified Tank	1933	39268
A	117m E	Unspecified Tank	1983	44683
A	118m NE	Unspecified Tank	1933	23230
A	120m NE	Engine Shed	1880	27726
A	125m NE	Police Station	1983	33613
D	139m SE	Cuttings	1880	22374
A	156m NE	Gas Works	1906	44069
A	165m NE	Gas Works	1880	55976
A	173m N	Railway Building	1958	28508
A	173m NE	Railway Building	1933	28506
A	177m N	Terminus	1933	47516

ID	Location	Land Use	Date	Group ID
A	177m N	Terminus	1906	47516
A	177m N	Terminus	1938	49503
A	185m N	Railway Building	1958	46302
F	186m SE	Cottage Hospital	1933	22252
F	187m SE	Hospital	1933	38141
F	187m SE	Hospital	1983	42277
F	187m SE	Hospital	1974	42277
F	188m SE	Hospital	1938	51638
F	188m SE	Hospital	1958	51638
A	188m N	Railway Station	1983	41723
A	188m N	Railway Station	1974	41723
A	189m N	Railway Building	1938	41718
A	189m N	Railway Building	1933	60846
A	189m N	Railway Building	1906	60846
A	189m NE	Gasometer	1880	40662
A	189m NE	Gasometer	1906	41938
A	190m NE	Unspecified Tank	1958	55548
A	192m N	Railway Building	1880	28507
A	192m NE	Unspecified Tank	1933	46553
A	192m NE	Gasometer	1906	28433
A	194m N	Terminus	1880	43015
A	201m N	Railway Buildings	1983	50446
A	201m N	Railway Buildings	1974	50446
D	202m SE	Unspecified Quarry	1938	53199
D	203m SE	Unspecified Quarry	1933	59037
D	217m SE	Unspecified Quarry	1906	59037
D	223m SE	Unspecified Ground Workings	1958	20648
I	267m NW	Police Station	1933	59061

ID	Location	Land Use	Date	Group ID
I	267m NW	Police Station	1938	49479
I	268m NW	Police Station	1958	49479
I	270m NW	Police Station	1933	49479
2	276m W	Fire Station	1974	22238
I	283m NW	Police Station	1974	39555
4	353m SE	Unspecified Pit	1958	34144
N	406m NE	Unspecified Heap	1880	35558
6	458m NE	Disused Lead Mine	1880	28371
P	460m W	Electricity Works	1906	33599
7	463m NW	Cove	1933	37330

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	20

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
A	112m E	Unspecified Tank	1933	3941
A	113m NE	Unspecified Tank	1933	6714
A	116m E	Gas Holder	1988	5257
A	118m E	Gasholder	1973	5708
A	118m E	Gasholder	1967	5708
A	118m NE	Unspecified Tank	1967	6714
A	140m NE	Unspecified Tank	1880	3942
A	152m NE	Gas Works	1907	6746
A	156m NE	Gas Works	1880	6746
A	169m NE	Unspecified Tank	1933	3943

ID	Location	Land Use	Date	Group ID
A	173m NE	Unspecified Tank	1880	3940
A	173m NE	Unspecified Tanks	1933	4696
A	176m NE	Unspecified Tank	1933	3946
A	180m NE	Unspecified Tanks	1933	4697
A	181m NE	Gasometer	1880	4778
A	181m NE	Gasometers	1907	4738
A	189m NE	Unspecified Tank	1933	3947
A	232m N	Unspecified Tank	1907	3949
3	332m S	Unspecified Tank	1907	3939
P	486m SW	Unspecified Tanks	1933	4695

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	50

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
A	112m E	Gas Governor	1973	1570
A	116m E	Gas Holder	1988	1305
A	118m E	Gasholder	1973	1773
A	118m E	Gasholder	1967	1773
C	134m W	Electricity Substation	1973	1109
C	137m W	Electricity Substation	1988	2353
C	137m W	Electricity Substation	1992	2353
A	152m NE	Gas Works	1907	1436
A	156m NE	Gas Works	1880	1436
A	167m E	Gas Governor	1988	1981

ID	Location	Land Use	Date	Group ID
A	167m E	Gas Governor	1992	1778
E	170m S	Electricity Substation	1973	2268
E	170m S	Electricity Substation	1967	2268
E	172m S	Electricity Substation	1988	2268
E	172m S	Electricity Substation	1992	2268
A	181m NE	Gasometer	1880	1294
A	181m NE	Gasometers	1907	1290
A	205m N	Electricity Substation	1988	2187
A	210m N	Electricity Substation	1973	2640
G	248m E	Electricity Substation	1988	2438
G	248m E	Electricity Substation	1992	2438
G	250m E	Electricity Substation	1973	2438
H	253m NW	Electricity Substation	1988	2252
H	254m NW	Electricity Substation	1973	1980
H	254m NW	Electricity Substation	1967	1980
J	288m NE	Electricity Substation	1988	1736
J	288m NE	Electricity Substation	1992	1736
J	291m NE	Electricity Substation	1973	1736
J	291m NE	Electricity Substation	1967	1736
I	352m NW	Electricity Substation	1973	1454
I	352m NW	Electricity Substation	1967	1454
I	353m NW	Electricity Substation	1988	1394
I	353m NW	Electricity Substation	1992	1394
L	356m S	Electricity Substation	1973	1698
L	356m S	Electricity Substation	1967	1698
L	357m S	Electricity Substation	1988	1698
L	357m S	Electricity Substation	1992	1698
M	379m SE	Electricity Substation	1988	2394

ID	Location	Land Use	Date	Group ID
M	379m SE	Electricity Substation	1992	2394
M	380m SE	Electricity Substation	1973	2229
Q	461m SW	Electricity Substation	1973	1492
Q	461m SW	Electricity Substation	1988	1492
Q	461m SW	Electricity Substation	1992	1492
P	464m W	Electricity Works	1907	1303
R	467m E	Electricity Substation	1981	2538
R	467m E	Electricity Substation	1967	2538
R	467m E	Electricity Substation	1991	2538
R	469m E	Electricity Substation	1988	2538
R	469m E	Electricity Substation	1988	2538
R	469m E	Electricity Substation	1989	2538

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	12

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

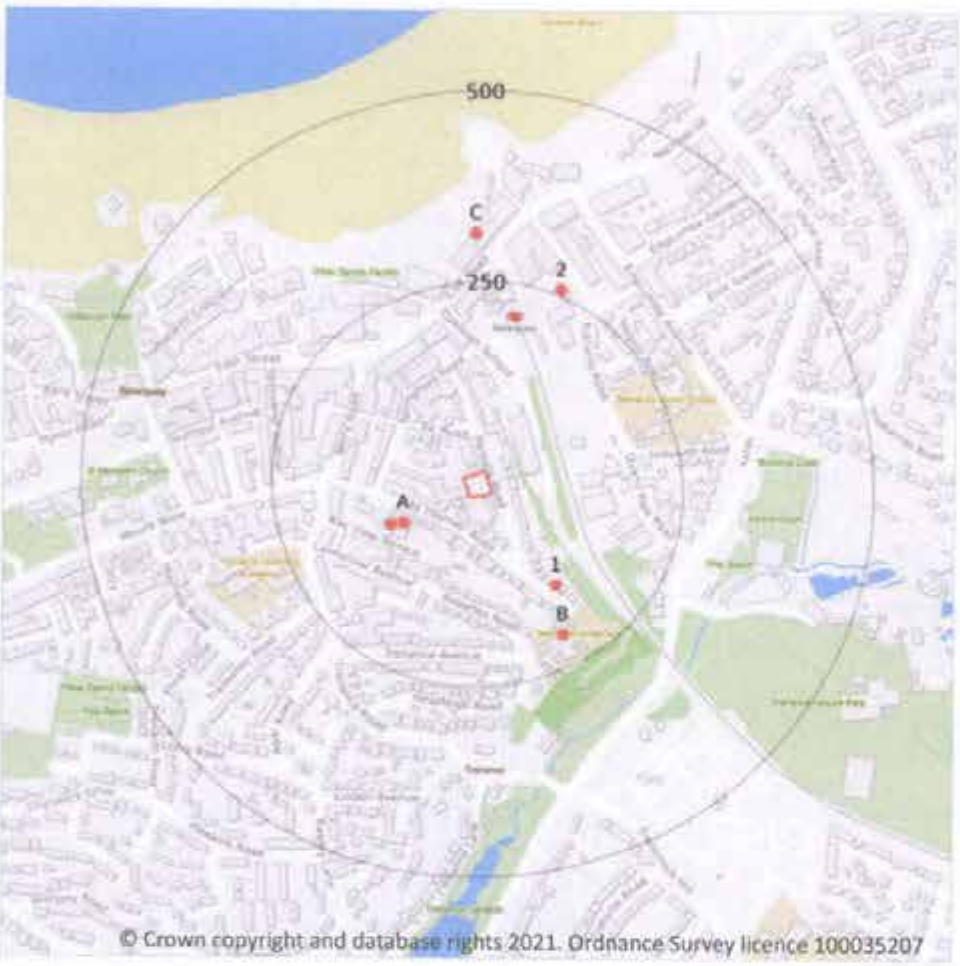
Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
1	44m W	Garage	1967	376

ID	Location	Land Use	Date	Group ID
A	227m NE	Garage	1992	480
A	230m NE	Garage	1973	766
A	230m NE	Garage	1967	766
K	337m W	Garage	1973	876
K	337m W	Garage	1967	876
K	337m W	Garage	1988	876
K	337m W	Garage	1992	876
N	382m NE	Garage	1967	377
O	391m W	Garage	1973	692
O	391m W	Garage	1967	692
5	416m NE	Garage	1967	378

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	10

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

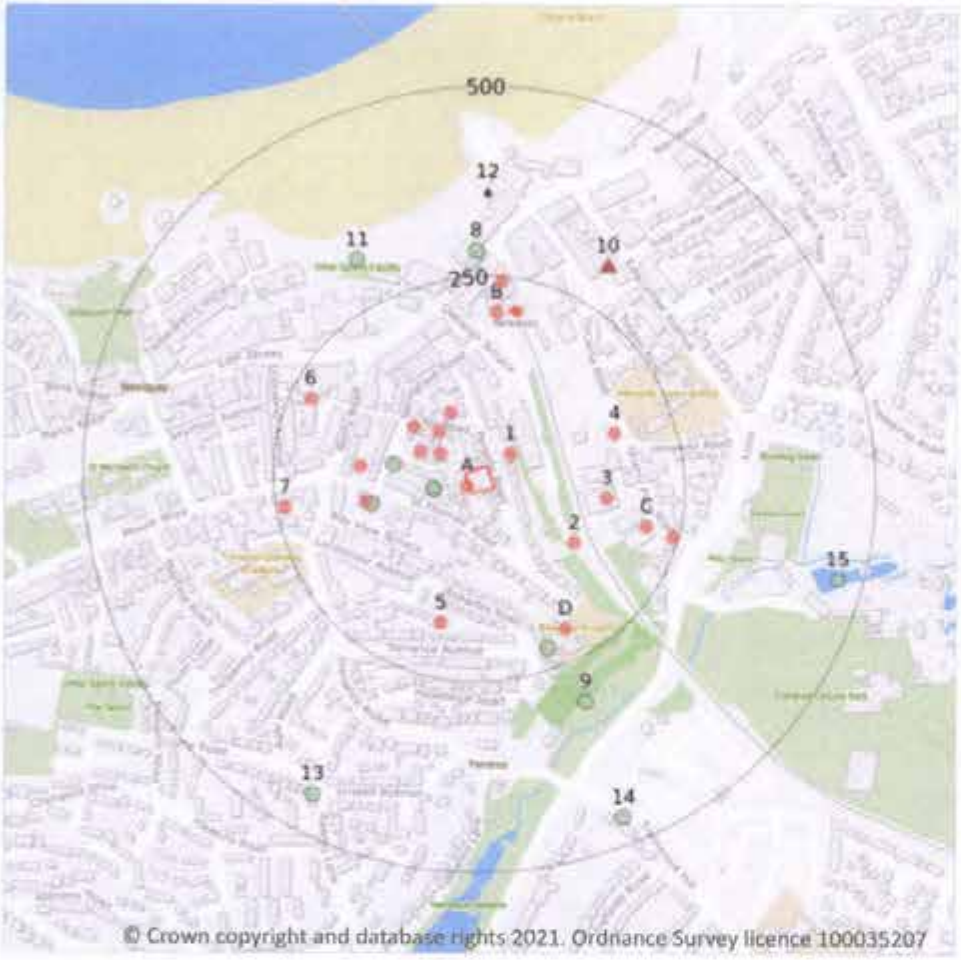
Features are displayed on the Waste and landfill map on **page 29**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	94m W	ST. THOMAS ROAD, NEWQUAY, TR7 1RU	WEX228109	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

ID	Location	Site	Reference	Category	Sub-Category	Description
A	94m W	1, CHESTER ROAD, NEWQUAY, TR7 2RT	WEX094823	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	94m W	ST. THOMAS ROAD, NEWQUAY, TR7 1RU	WEX082889	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	110m W	The Health Centre St. Thomas Road NEWQUAY Cornwall TR7 1RU	EPR/LE5085RG/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
1	147m SE	NEWQUAY COMMUNITY HOSPITAL, ST THOMAS'S ROAD, NEWQUAY, TR7 1RR	WEX136748	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	208m SE	Newquay Hospital St. Thomas Road Newquay Cornwall TR7 1RQ	EPR/ZE5786BY/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
B	208m SE	Newquay Clinic Newquay Hospital Newquay TR71RQ	EPR/QE5280SG/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
2	258m N	POLICE STATION, TOLCARNE ROAD, NEWQUAY, TR7 1DD	WEX260264	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	313m N	23, Cliff Road, Newquay, TR7 2NE	WEX140832	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	313m N	23, Cliff Road, Newquay, TR7 2NE	WEX140832	Storing waste exemption	Not on a farm	Storage of waste in a secure place

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Hazardous substance storage/usage

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	20

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Company	Address	Activity	Category
A	3m W	Newquay Van Hire	Tor Road, Newquay, Cornwall, TR7 1RL	Vehicle Hire and Rental	Hire Services
1	35m NE	Electrical Services Cornwall Ltd	19, Pargolla Road, Newquay, Cornwall, TR7 1RP	Electrical and Electronic Engineers	Engineering Services

ID	Location	Company	Address	Activity	Category
A	42m NW	HiQ Centre	Tor Road, Newquay, Cornwall, TR7 1RL	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	65m NW	A J L Auto Repairs	Unit 4, Tor Road, Newquay, Cornwall, TR7 1RL	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	65m NW	National Tyres and Autocare	33, Fairview Terrace, Newquay, Cornwall, TR7 1RJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	82m N	Newquay M O T Testing Station	1, Tor Road, Newquay, Cornwall, TR7 1RL	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	91m NW	Constant Velocity Auto Services	Tor Road, Newquay, Cornwall, TR7 1RL	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	127m SE	Mast	Cornwall, TR7	Telecommunications Features	Infrastructure and Facilities
A	134m W	Newquay Ambulance Station	St. Thomas Road, Newquay, Cornwall, TR7 1RS	Ambulance and Medical Transportation Services	Health Support Services
A	136m W	Electricity Sub Station	Cornwall, TR7	Electrical Features	Infrastructure and Facilities
3	148m E	M Yates & Sons	Quarry Park Road, Newquay, Cornwall, TR7 2NP	Fish, Meat and Poultry Products	Foodstuffs
4	172m E	Gas Governor Station	Cornwall, TR7	Gas Features	Infrastructure and Facilities
5	177m S	Electricity Sub Station	Cornwall, TR7	Electrical Features	Infrastructure and Facilities
B	203m N	Electricity Sub Station	Cornwall, TR7	Electrical Features	Infrastructure and Facilities
C	206m E	Ace General Engineering Cornwall Ltd	Quarry Park Road, Newquay, Cornwall, TR7 2NY	Metalworkers Including Blacksmiths	Construction Services
D	208m SE	Newquay Hospital	St. Thomas Road, Newquay, Cornwall, TR7 1RQ	Hospitals	Health Practitioners and Establishments
6	224m NW	Awesome Screen Printers Ltd	Berry Road, Newquay, Cornwall, TR7 1AP	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services

ID	Location	Company	Address	Activity	Category
7	239m W	Electricity Sub Station	Cornwall, TR7	Electrical Features	Infrastructure and Facilities
8	243m N	Newquay Rail Station	Cornwall, TR7	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
C	243m E	Electricity Sub Station	Cornwall, TR7	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	1

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Details	
10	307m NE	Application reference number: 92/02/01451 Application status: Historical Consent Application date: No Details Address: Simoniz International Plc, Treloggan Industrial Estate, Newquay, PL25 3HT	Details: Blending and filling of automotive DIY and car valeting products. Enforcement: No enforcements notified Date of enforcement: No enforcements notified Comment: No enforcements notified

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	1

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Address	Details	
12	360m N	GREAT WESTERN EMERGENCY OVERFLOW, NEWQUAY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 2895/77 Permit Version: 1 Receiving Water: NEWQUAY BAY, ATLANTIC	Status: NEW CONSENT BY APPLICATION, GRANTED BY SEC.OF STATE Issue date: 15/10/1987 Effective Date: 15/10/1987 Revocation Date: 30/09/2000

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m	11

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Details	
A	45m W	Incident Date: 17/04/2003 Incident Identification: 152240 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	45m W	Incident Date: 26/05/2001 Incident Identification: 6766 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	94m W	Incident Date: 29/03/2002 Incident Identification: 67676 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
A	128m W	Incident Date: 30/07/2001 Incident Identification: 20446 Pollutant: Sewage Materials Pollutant Description: Final Effluent	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	222m S	Incident Date: 13/09/2001 Incident Identification: 30562 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
8	283m N	Incident Date: 16/07/2003 Incident Identification: 174031 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
9	305m SE	Incident Date: 13/04/2001 Incident Identification: 2322 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
11	313m NW	Incident Date: 25/07/2003 Incident Identification: 176676 Pollutant: Sewage Materials Pollutant Description: Other Sewage Material	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
13	447m SW	Incident Date: 05/11/2003 Incident Identification: 200001 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
14	464m S	Incident Date: 08/10/2003 Incident Identification: 195055 Pollutant: Contaminated Water Pollutant Description: Vehicle and Plant Washings	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
15	466m E	Incident Date: 03/10/2003 Incident Identification: 194051 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Algae	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

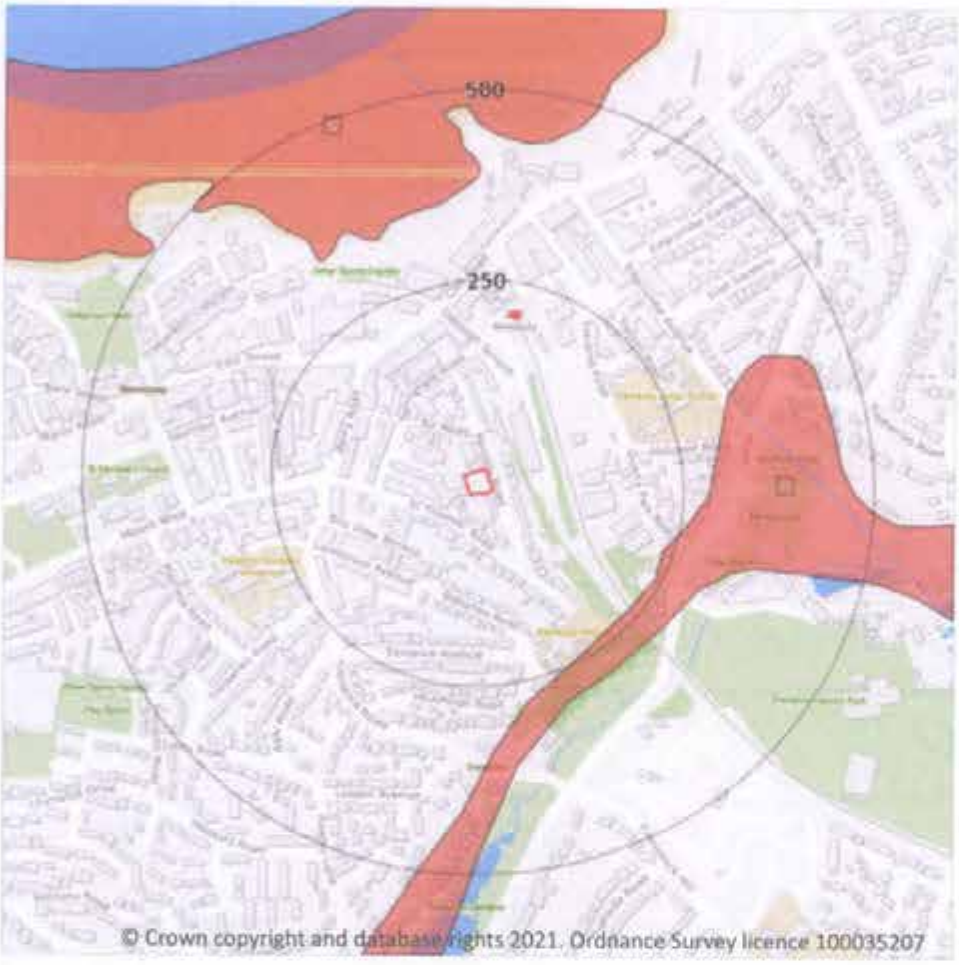
4.21 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	2

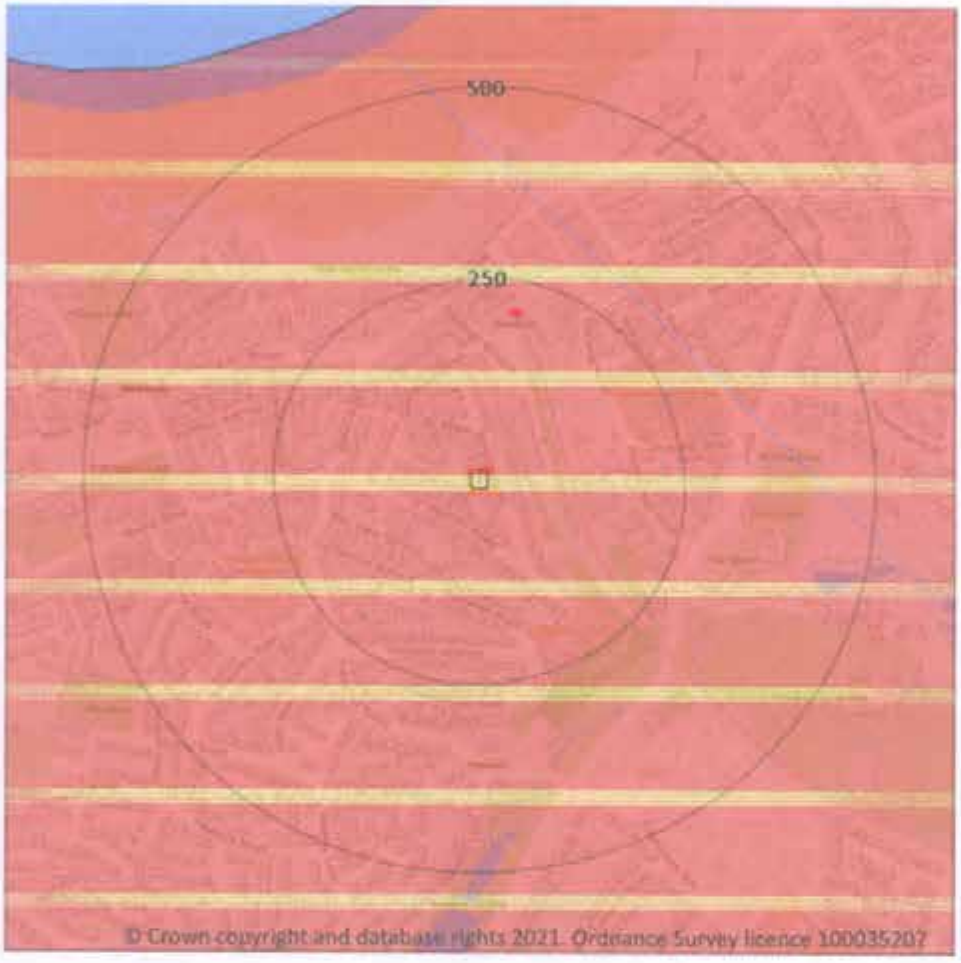
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 40**

ID	Location	Designation	Description
1	235m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	333m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	1

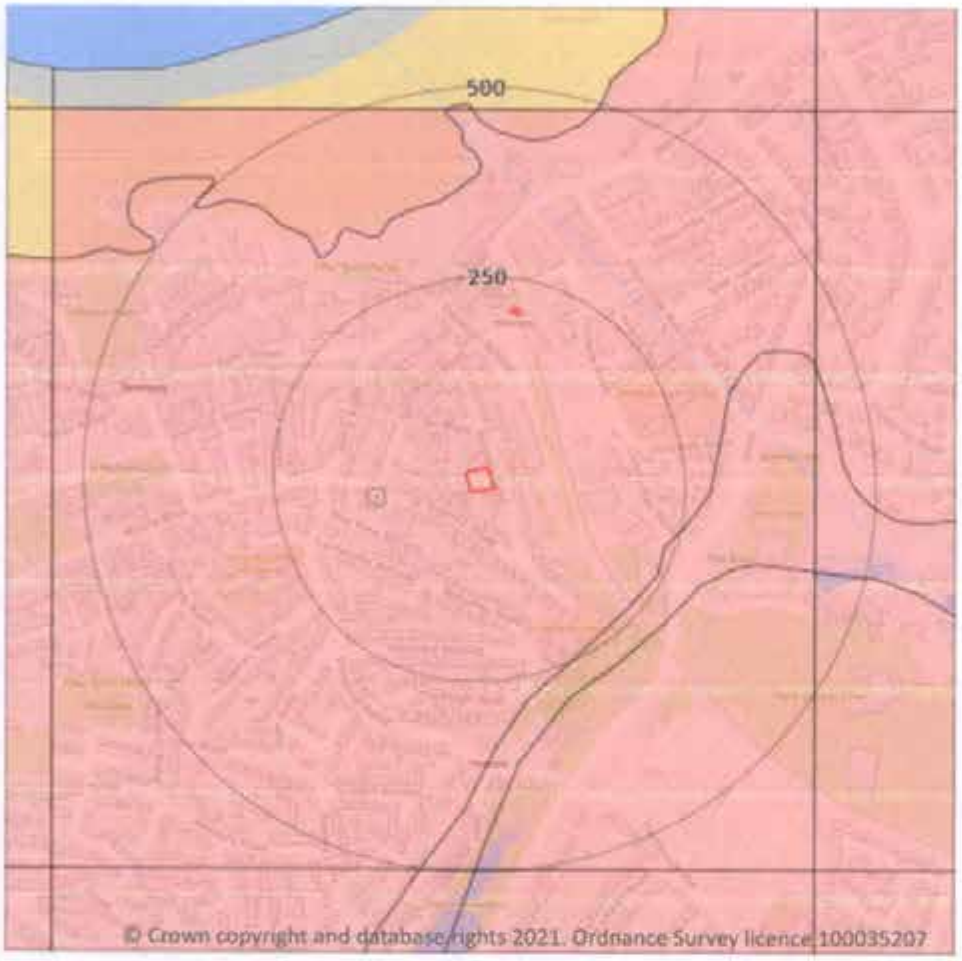
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 42**

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 43**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

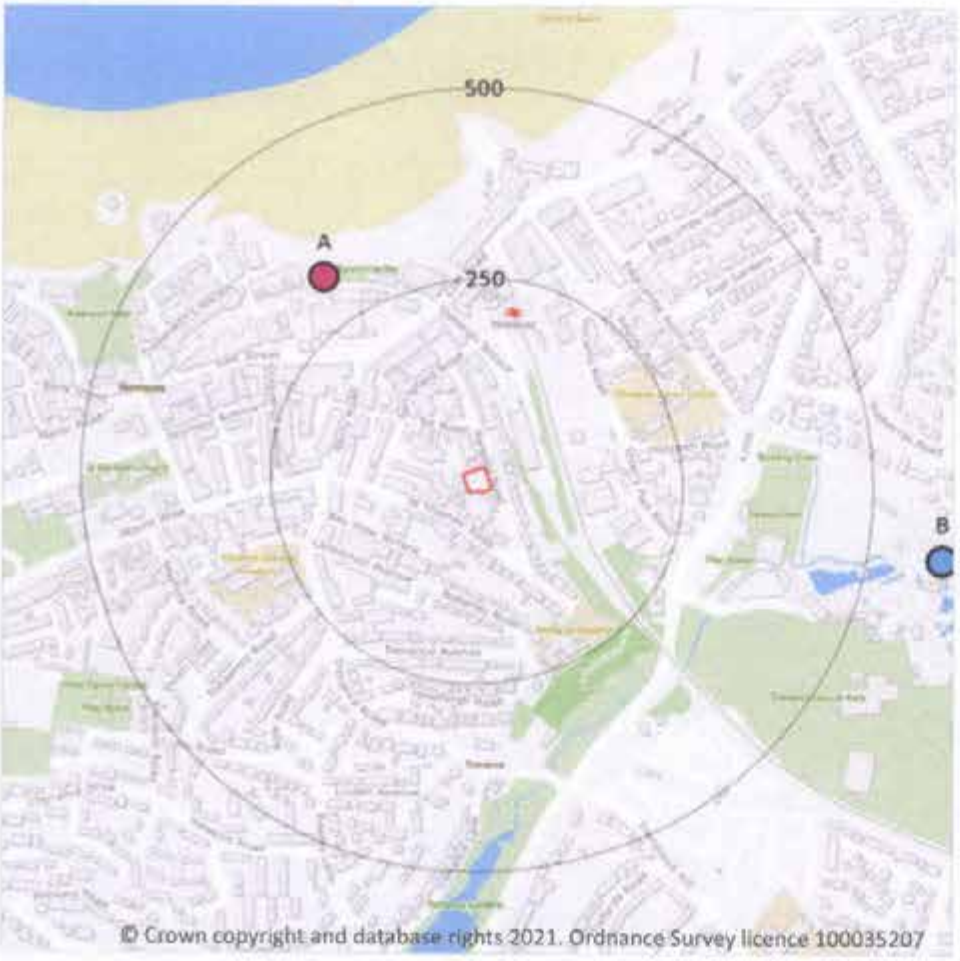
5.5 Groundwater vulnerability- local information

Records on site	0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m	3

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 45**

ID	Location	Details	
A	316m NW	Status: Historical Licence No: 15/49/272/G/093 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - Fresh Point: HOTEL VICTORIA - GRAVITY-FED CATCHPIT AND PUMP Data Type: Point Name: PAVH (International) Ltd Easting: 181360 Northing: 61780	Annual Volume (m^3): 14850 Max Daily Volume (m^3): 85 Original Application No: - Original Start Date: 06/03/2001 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1254m W	Status: Historical Licence No: 15/49/272/G/081 Details: Spray Irrigation - Direct Direct Source: Ground Water - Fresh Point: "NEWQUAY GOLF CLUB, NEWQUAY" Data Type: Point Name: Newquay Golf Club Easting: 180300 Northing: 61700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/02/1992 Expiry Date: - Issue No: 100 Version Start Date: 11/02/1992 Version End Date: -
-	1254m W	Status: Active Licence No: 15/49/272/G/081 Details: Spray Irrigation - Direct Direct Source: Ground Water - Fresh Point: NEWQUAY GOLF CLUB, NEWQUAY Data Type: Point Name: Newquay Golf Club Easting: 180300 Northing: 61700	Annual Volume (m^3): 9,092 Max Daily Volume (m^3): 100 Original Application No: - Original Start Date: 11/02/1992 Expiry Date: - Issue No: 100 Version Start Date: 11/02/1992 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	6

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 45**

ID	Location	Details	
B	597m E	Status: Historical Licence No: 15/49/271/S/010 Details: Animal Watering & General Use in non Farming situations Direct Source: Surface Water - Fresh Point: "CORNWALL ANIMAL WORLD, NEWQUAY - RIVER GANNEL NO. 1" Data Type: Point Name: Cornwall Animal World Easting: 182170 Northing: 61410	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 06/04/1994 Expiry Date: - Issue No: 100 Version Start Date: 07/01/1997 Version End Date: -
B	597m E	Status: Historical Licence No: 15/49/271/S/010 Details: Animal Watering & General Use in non Farming situations Direct Source: Surface Water - Fresh Point: CORNWALL ANIMAL WORLD, NEWQUAY - RIVER GANNEL NO. 1 Data Type: Point Name: Paignton Zoological & Botanical Gardens Limited Easting: 182170 Northing: 61410	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 06/04/1994 Expiry Date: - Issue No: 101 Version Start Date: 01/02/2004 Version End Date: -
B	597m E	Status: Active Licence No: 15/49/271/S/010 Details: General Farming & Domestic Direct Source: Surface Water - Fresh Point: CORNWALL ANIMAL WORLD, NEWQUAY - RIVER GANNEL NO. 1 Data Type: Point Name: South West Environmental Parks Ltd Easting: 182170 Northing: 61410	Annual Volume (m^3): 52,560 Max Daily Volume (m^3): 144 Original Application No: - Original Start Date: 06/04/1994 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2020 Version End Date: -
B	597m E	Status: Active Licence No: 15/49/271/S/010 Details: Lake & Pond Throughflow Direct Source: Surface Water - Fresh Point: CORNWALL ANIMAL WORLD, NEWQUAY - RIVER GANNEL NO. 1 Data Type: Point Name: South West Environmental Parks Ltd Easting: 182170 Northing: 61410	Annual Volume (m^3): 52,560 Max Daily Volume (m^3): 144 Original Application No: - Original Start Date: 06/04/1994 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2020 Version End Date: -

ID	Location	Details	
-	619m E	Status: Historical Licence No: 15/49/271/S/010 Details: Lake & Pond Throughflow Direct Source: Surface Water - Fresh Point: "CORNWALL ANIMAL WORLD, NEWQUAY - RIVER GANNEL NO. 2" Data Type: Point Name: Cornwall Animal World Easting: 182190 Northing: 61400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 06/04/1994 Expiry Date: - Issue No: 100 Version Start Date: 07/01/1997 Version End Date: -
-	619m E	Status: Historical Licence No: 15/49/271/S/010 Details: Lake & Pond Throughflow Direct Source: Surface Water - Fresh Point: CORNWALL ANIMAL WORLD, NEWQUAY - RIVER GANNEL NO. 2 Data Type: Point Name: Paignton Zoological & Botanical Gardens Limited Easting: 182190 Northing: 61400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 06/04/1994 Expiry Date: - Issue No: 101 Version Start Date: 01/02/2004 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	1

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 45**

ID	Location	Details	
A	316m NW	Status: Historical Licence No: 15/49/272/G/093 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - Fresh Point: HOTEL VICTORIA - GRAVITY-FED CATCHPIT AND PUMP Data Type: Point Name: PAVH (International) Ltd Easting: 181360 Northing: 61780	Annual Volume (m^3): 14850 Max Daily Volume (m^3): 85 Original Application No: - Original Start Date: 06/03/2001 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology

Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 50**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	Coastal Catchment	Not part of a river WB catchment	197	Gannel Porth and Menalhyl	North Cornwall, Seaton, Looe and Fowey

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	0

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 50**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	North Cornwall	GB40802G800300	Poor	Poor	Good	2015

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

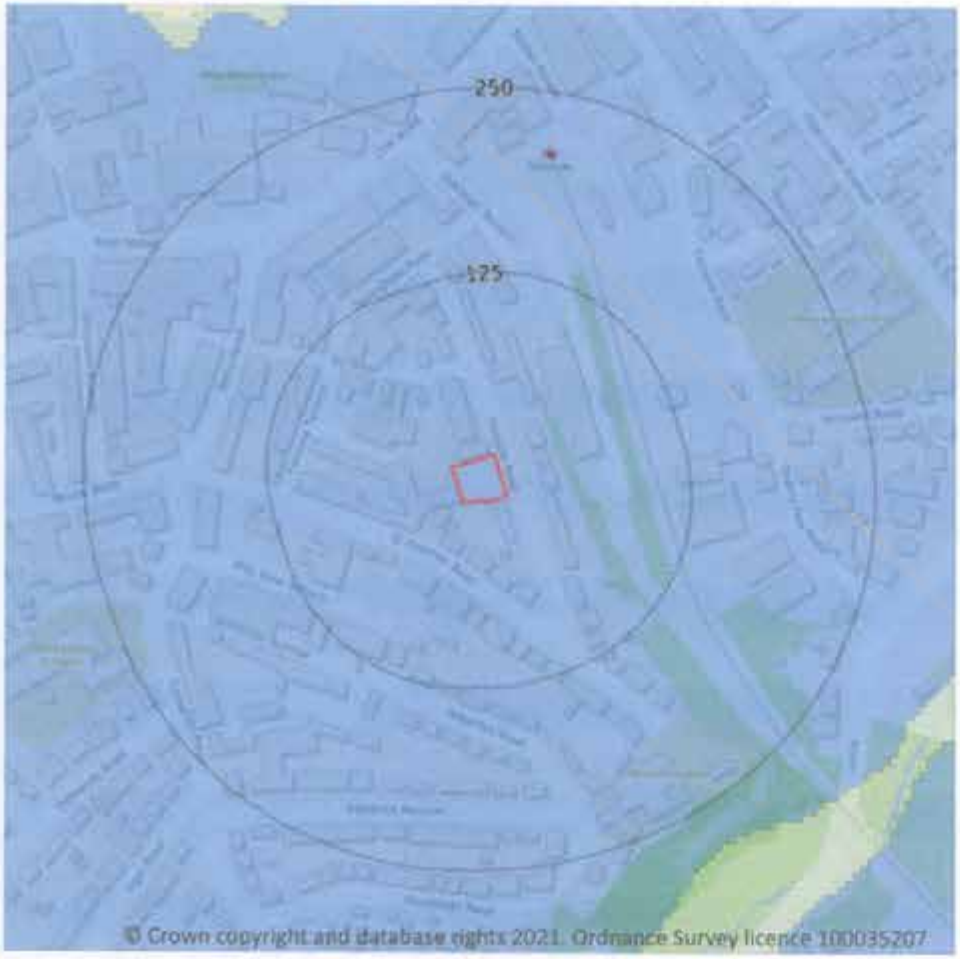
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

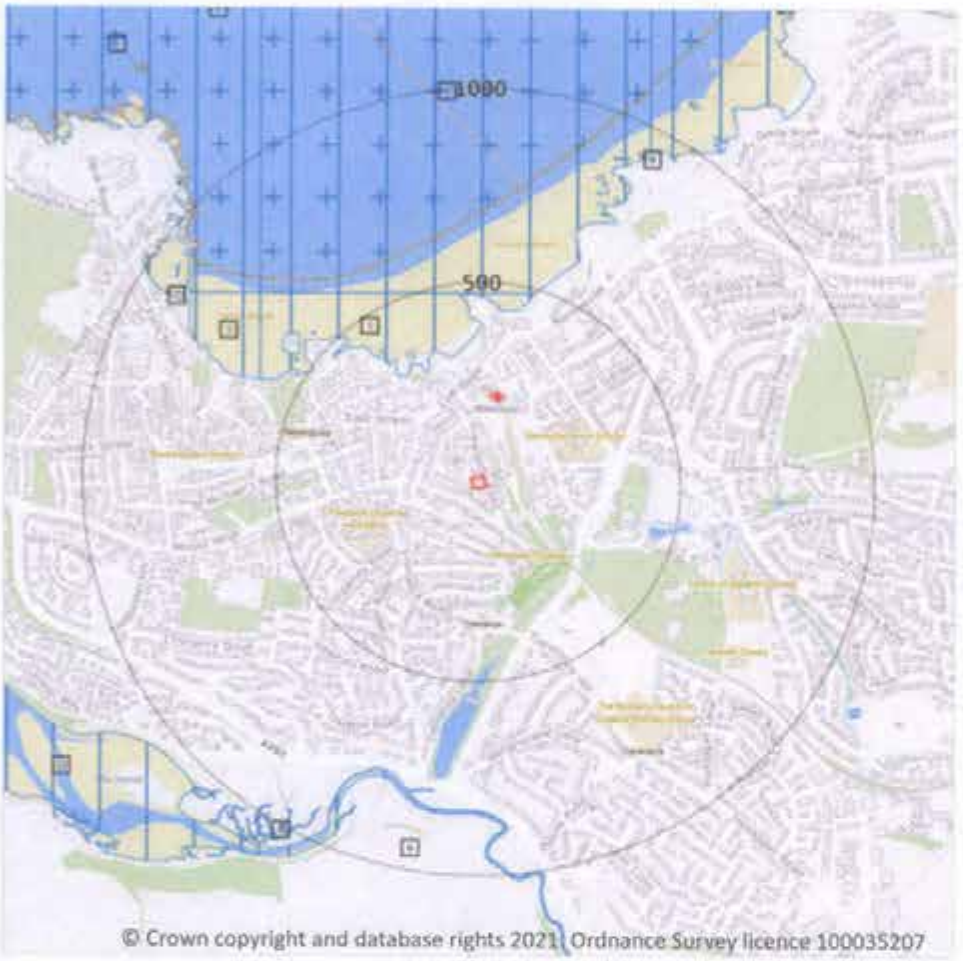
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 57**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Special Areas of Conservation (SAC)

Marine Conservation Zones

Possible Special Areas of Conservation (pS

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	4

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

Features are displayed on the Environmental designations map on **page 58**

ID	Location	Name	Features of interest	Habitat description	Data source
A	603m NW	Bristol Channel Approaches / Dynesfeydd Môr Hafren	Harbour porpoise.	Marine areas, Sea inlets	Natural Resources Wales
A	603m NW	Bristol Channel Approaches / Dynesfeydd Mor Hafren	Harbour porpoise.	Marine areas, Sea inlets	Natural England
-	1662m N	Bristol Channel Approaches / Dynesfeydd Môr Hafren	Harbour porpoise.	Marine areas, Sea inlets	Natural Resources Wales
-	1662m N	Bristol Channel Approaches / Dynesfeydd Mor Hafren	Harbour porpoise.	Marine areas, Sea inlets	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	31

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

Features are displayed on the Environmental designations map on **page 58**

ID	Location	Name	Status
1	300m NW	Newquay and the Gannel	Designated
2	470m N	Newquay and the Gannel	Designated
3	600m NW	Newquay and the Gannel	Designated
5	723m NW	Newquay and the Gannel	Designated
6	762m S	Newquay and the Gannel	Designated
7	872m NW	Newquay and the Gannel	Designated
B	914m SW	Newquay and the Gannel	Designated
8	920m NE	Newquay and the Gannel	Designated
9	939m NE	Newquay and the Gannel	Designated
B	968m SW	Newquay and the Gannel	Designated
B	998m SW	Newquay and the Gannel	Designated
B	1002m SW	Newquay and the Gannel	Designated
10	1011m SW	Newquay and the Gannel	Designated
B	1037m SW	Newquay and the Gannel	Designated
B	1050m SW	Newquay and the Gannel	Designated
-	1328m W	Newquay and the Gannel	Designated
-	1470m N	Newquay and the Gannel	Designated
-	1532m N	Newquay and the Gannel	Designated

ID	Location	Name	Status
-	1535m S	Newquay and the Gannel	Designated
-	1575m N	Newquay and the Gannel	Designated
-	1609m W	Newquay and the Gannel	Designated
-	1627m W	Newquay and the Gannel	Designated
-	1675m NW	Newquay and the Gannel	Designated
-	1677m NW	Newquay and the Gannel	Designated
-	1697m W	Newquay and the Gannel	Designated
-	1710m NW	Newquay and the Gannel	Designated
-	1832m NW	Newquay and the Gannel	Designated
-	1846m NW	Newquay and the Gannel	Designated
-	1855m NE	Newquay and the Gannel	Designated
-	1866m NW	Newquay and the Gannel	Designated
-	1964m NE	Newquay and the Gannel	Designated

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	1

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

Features are displayed on the Environmental designations map on **page 58**

ID	Location	Name	Status
4	603m NW	Bristol Channel Approaches / Dynesfeydd Mor Hafren	Possible

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

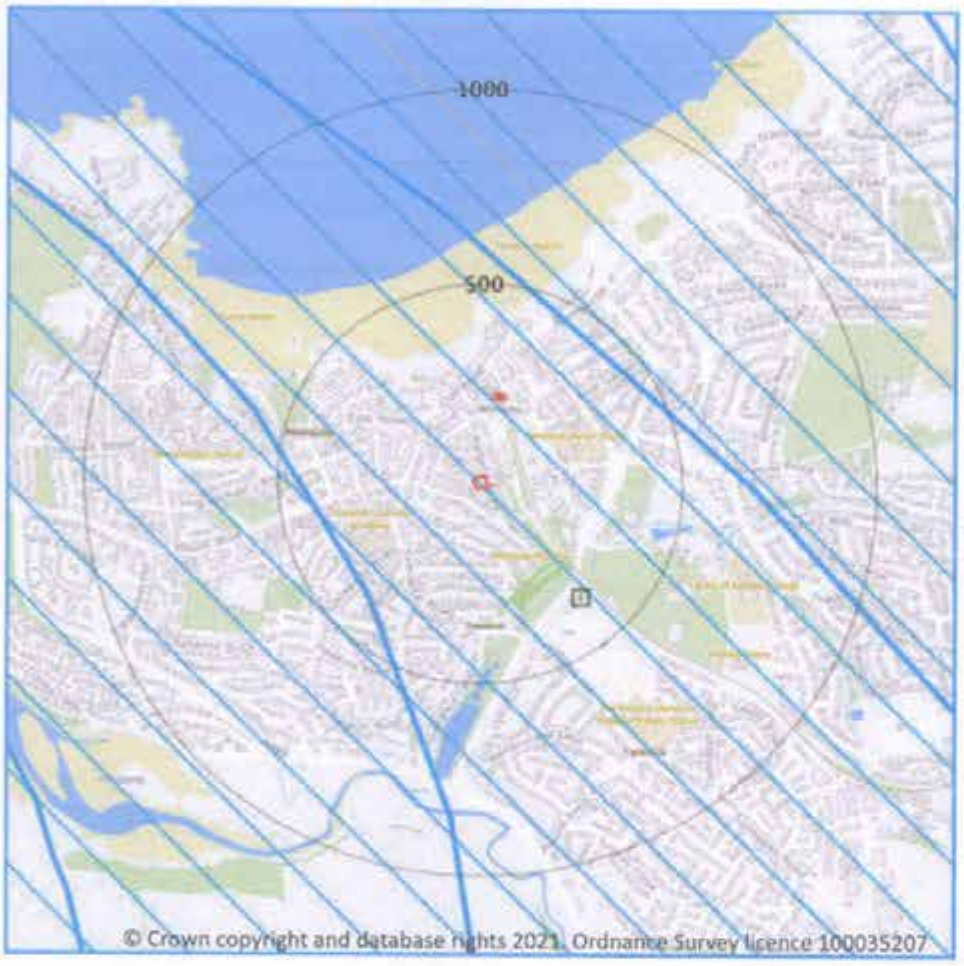
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 65**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals.** **Minerals, Oil and Gas - Oil & gas exploration/extraction.** **Residential - Residential development of 100 units or more.** **Rural residential - Any residential development of 100 or more houses outside existing settlements/urban areas.** **Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t)** **Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion** **Notes: Local Plan policy applies in this area regarding increased recreational pressure from new residential and tourist accommodation on internationally protected sites. Check with Local Planning Authority.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

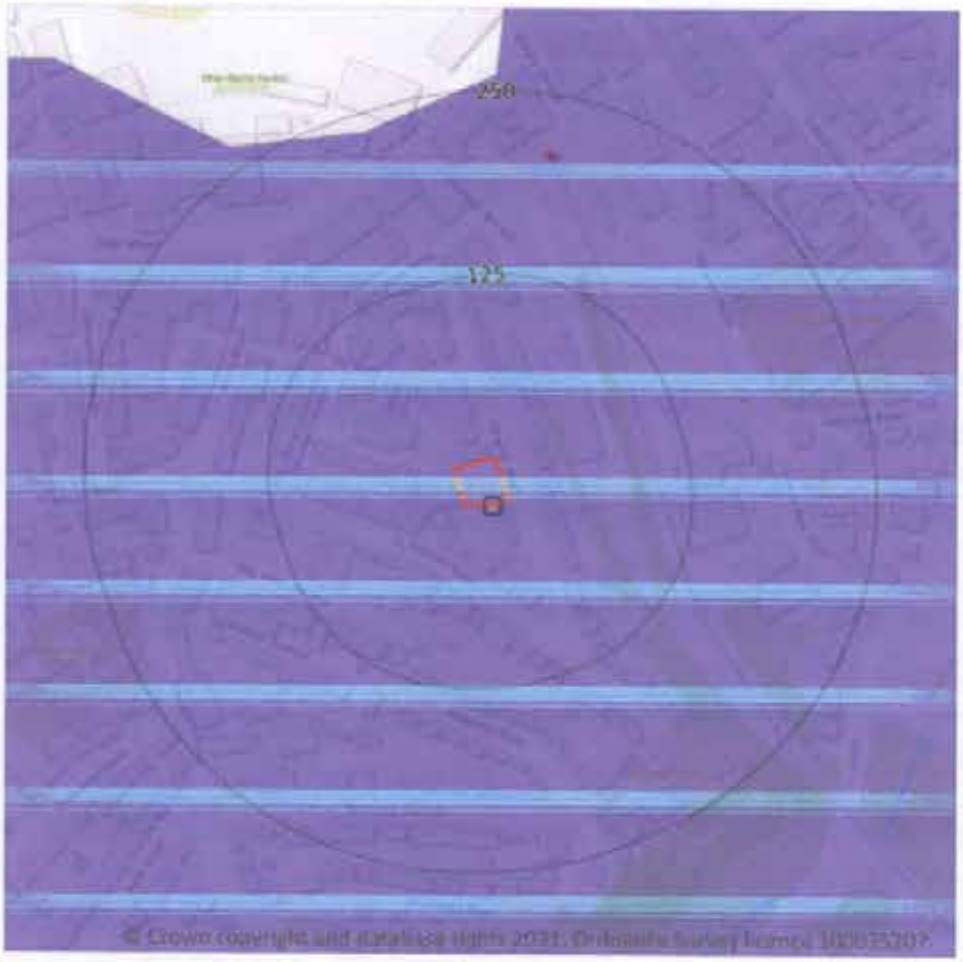
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 69**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations

Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	3

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 71**

ID	Location	Main Habitat	Other habitats
2	40m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	244m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	244m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	1

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

Features are displayed on the Habitat designations map on **page 71**

ID	Location	Type	Habitat
1	17m W	Network Enhancement Zone 2	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

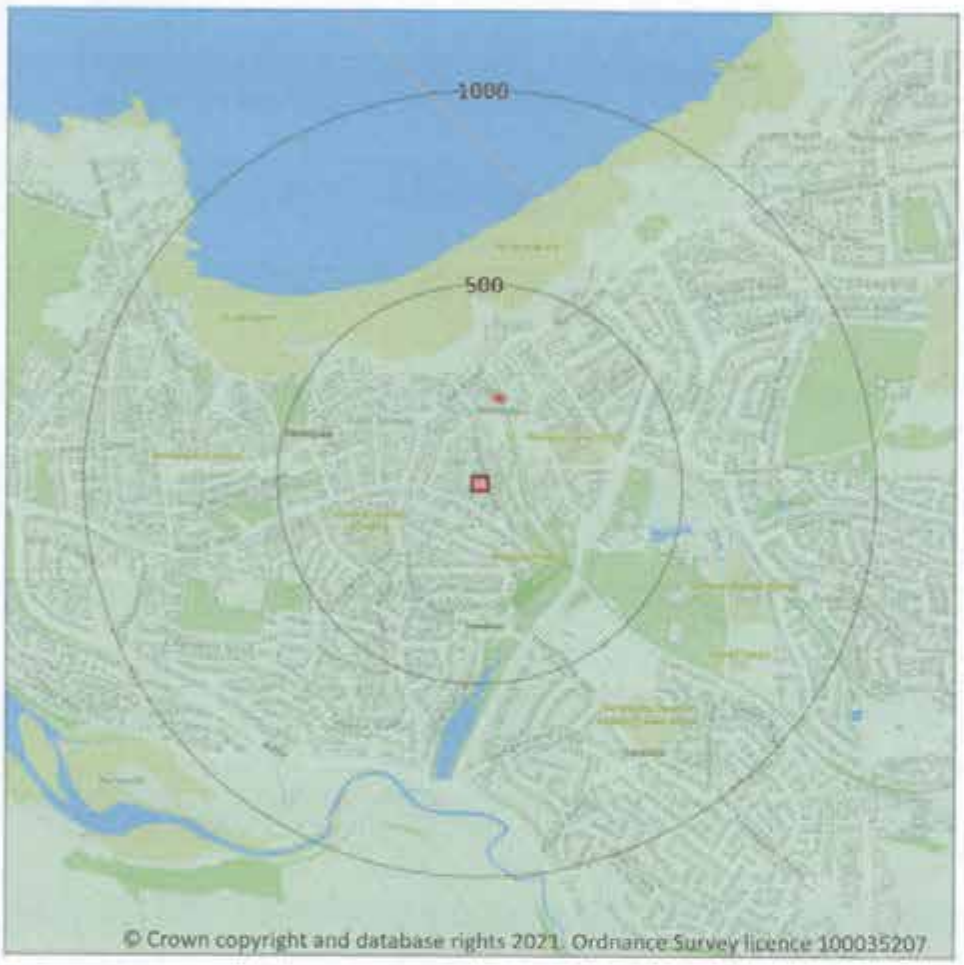
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 73**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SW86SW

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m **2**

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 75**

ID	Location	LEX Code	Description	Rock description
1	305m N	BTFU-XSZ	Beach And Tidal Flat Deposits (undifferentiated) - Sand And Silt	Sand And Silt
2	310m SE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

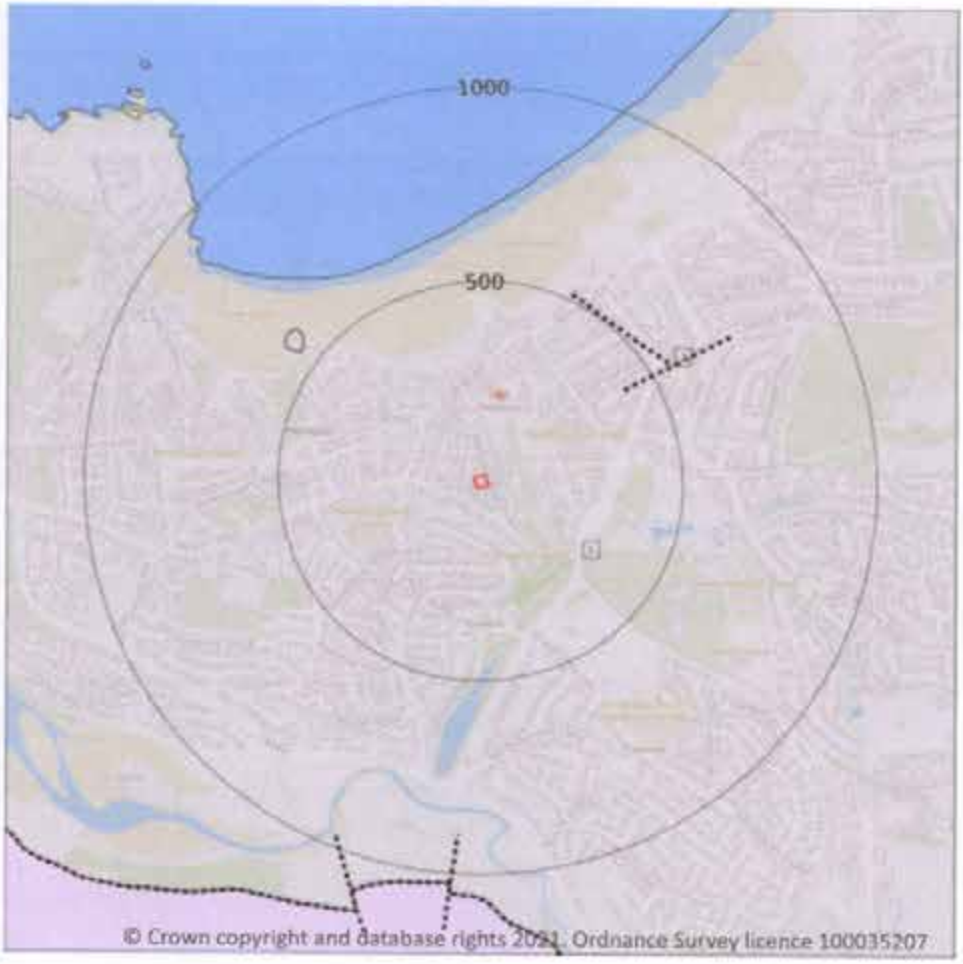
14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m **1**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 77**

ID	Location	LEX Code	Description	Rock age
1	On site	MDT-MDSS	Meadfoot Group - Mudstone, Siltstone And Sandstone	Emsian Age - Pragian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	1

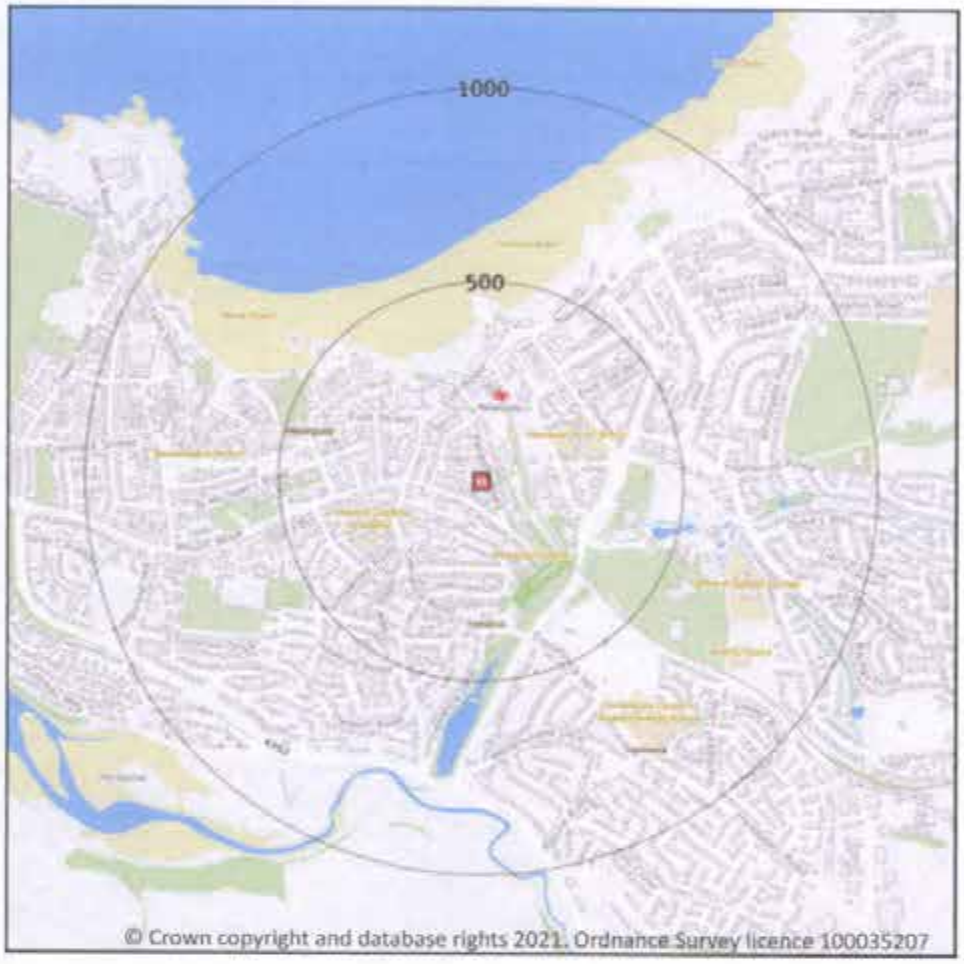
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 77**

ID	Location	Category	Description
2	420m NE	MINERAL_VEIN	Mineral vein, inferred

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 79**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW346_newquay_v4

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

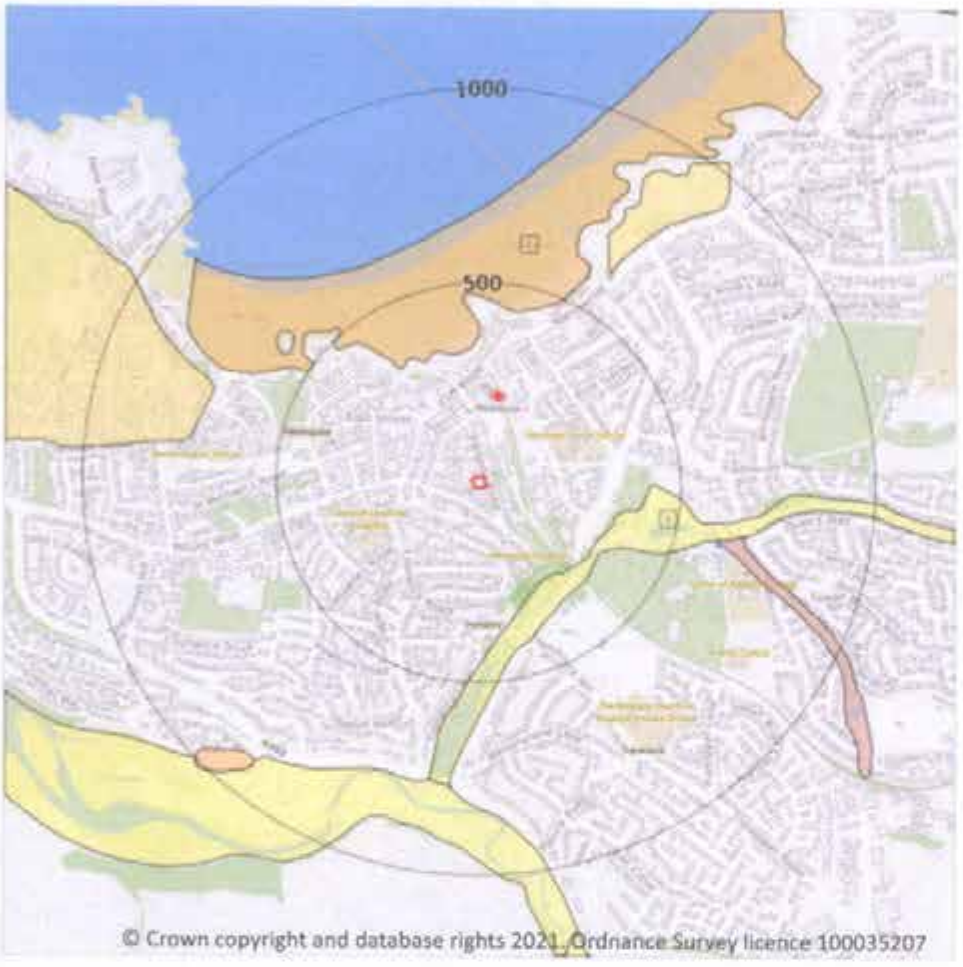
15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m	2

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 81**

ID	Location	LEX Code	Description	Rock description
1	279m SE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	320m N	BTFU-XSZ	BEACH AND TIDAL FLAT DEPOSITS (UNDIFFERENTIATED)	SAND AND SILT

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

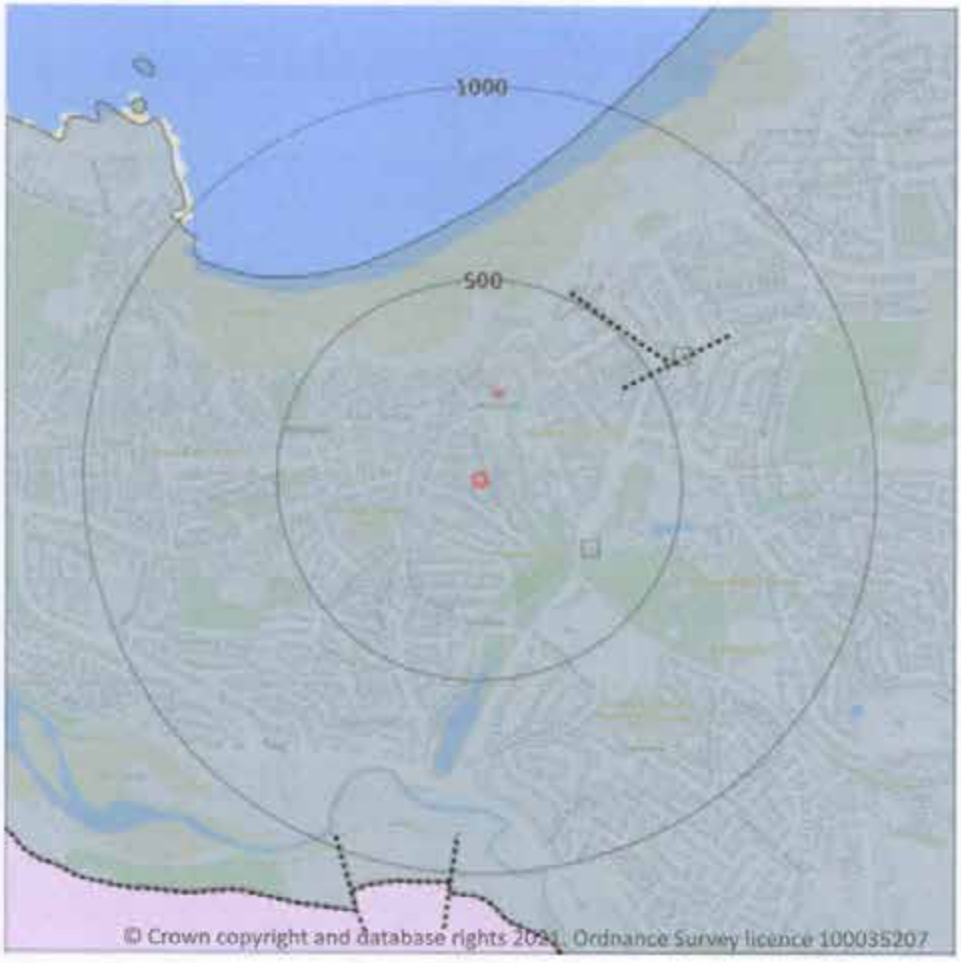
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m	1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83**

ID	Location	LEX Code	Description	Rock age
1	On site	BOV-MDSS	BOVISAND FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	PRAGIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Moderate**	**Low**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

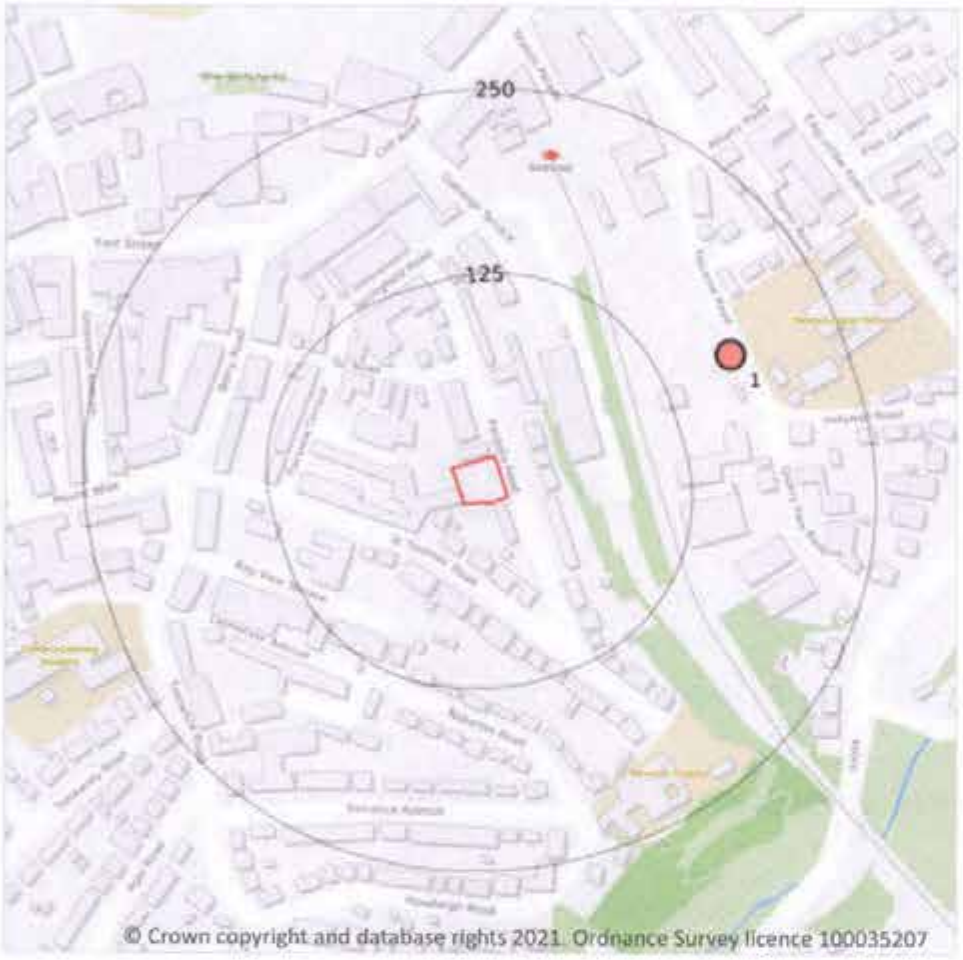
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83**

ID	Location	Category	Description
2	419m NE	MINERAL_VEIN	Mineral vein, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m	1

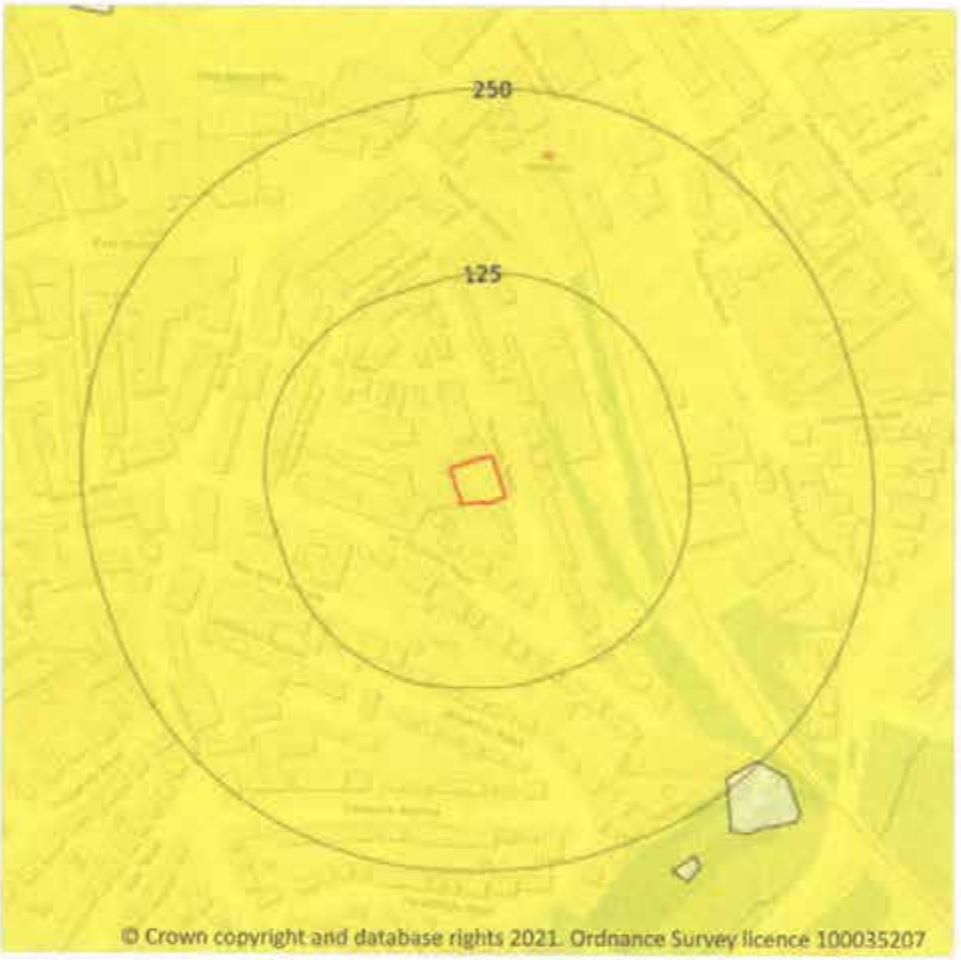
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 85**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	175m NE	181730 61600	GAS WORKS, NEWQUAY	30.48	N	622824

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

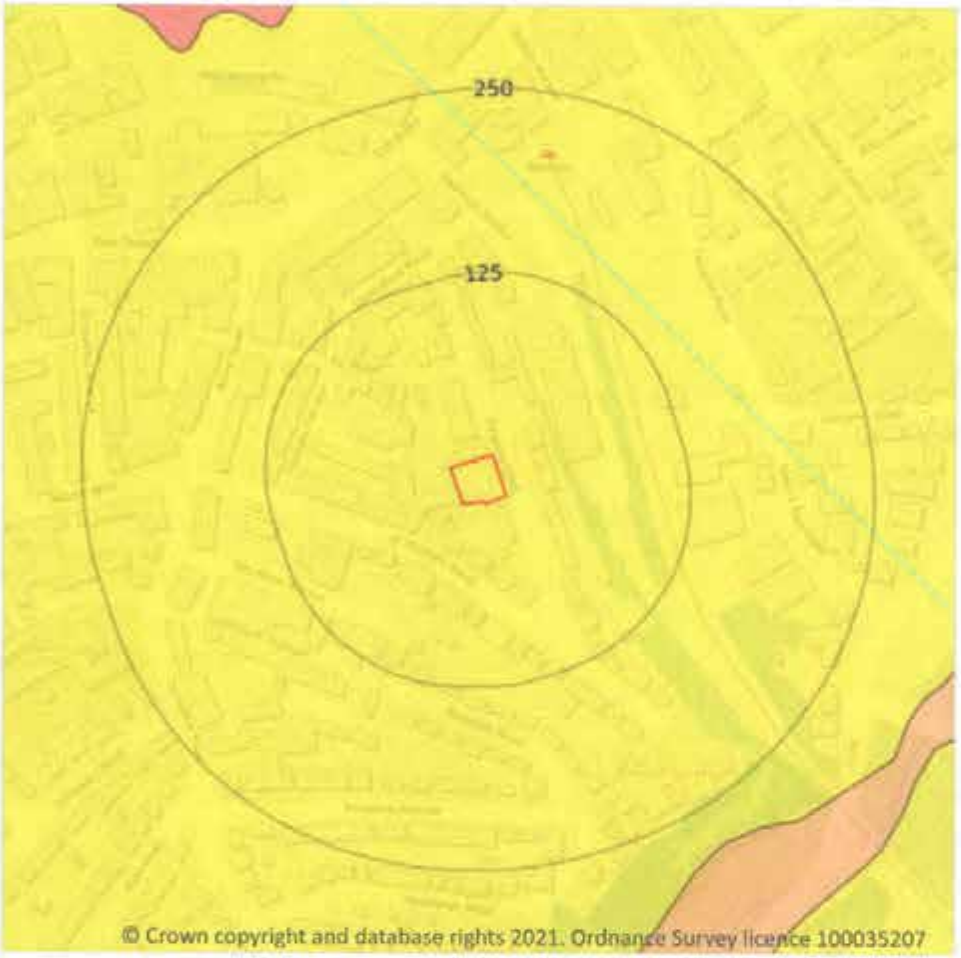
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 86**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

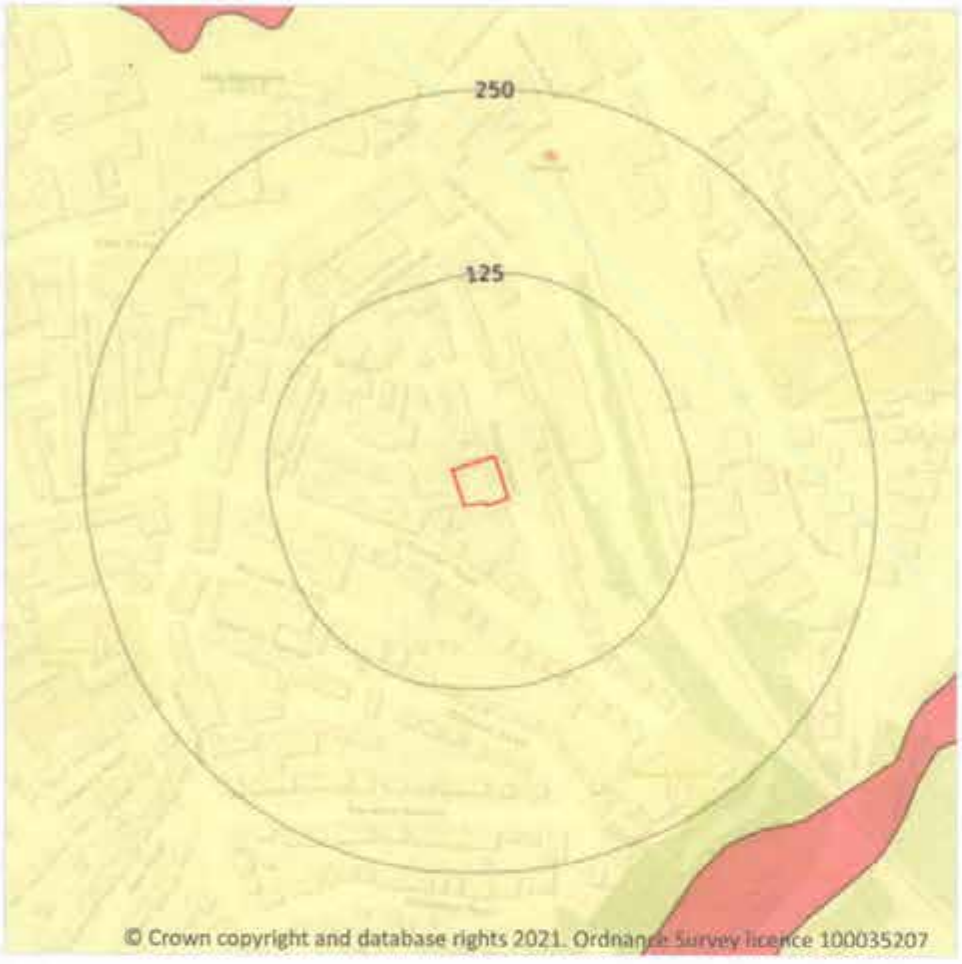
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 87**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

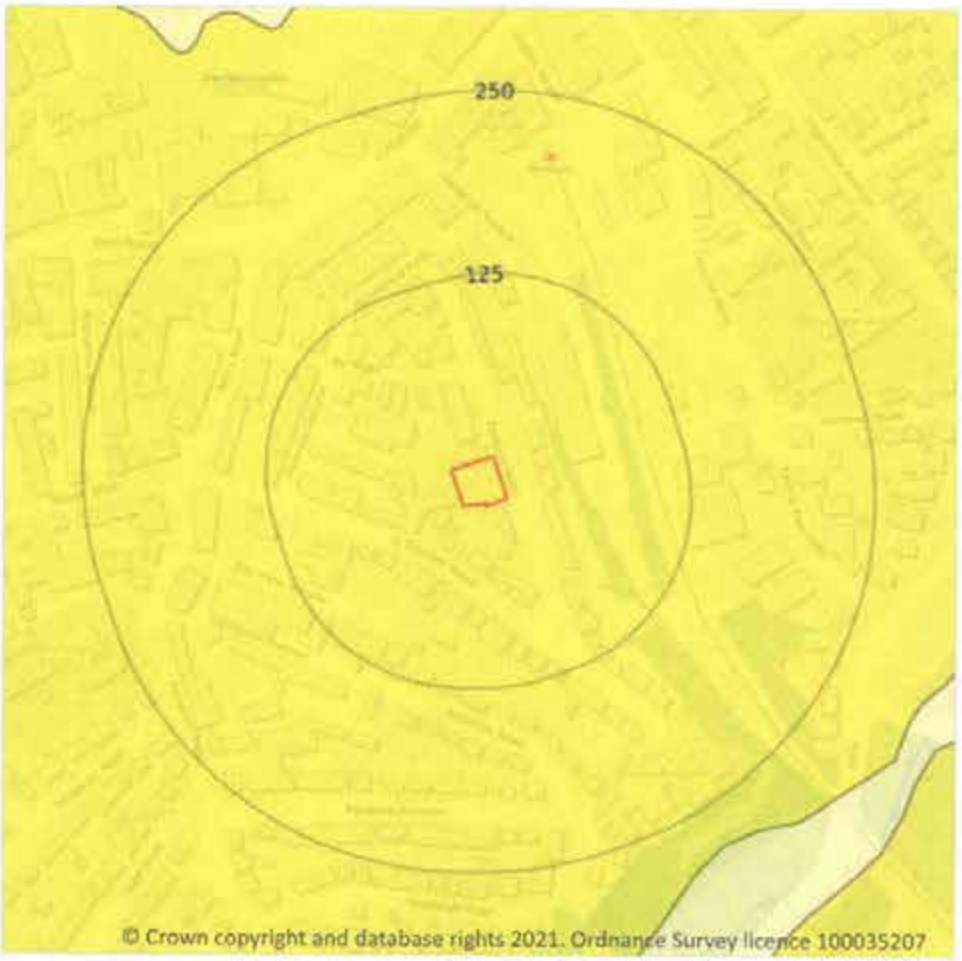
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 88**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

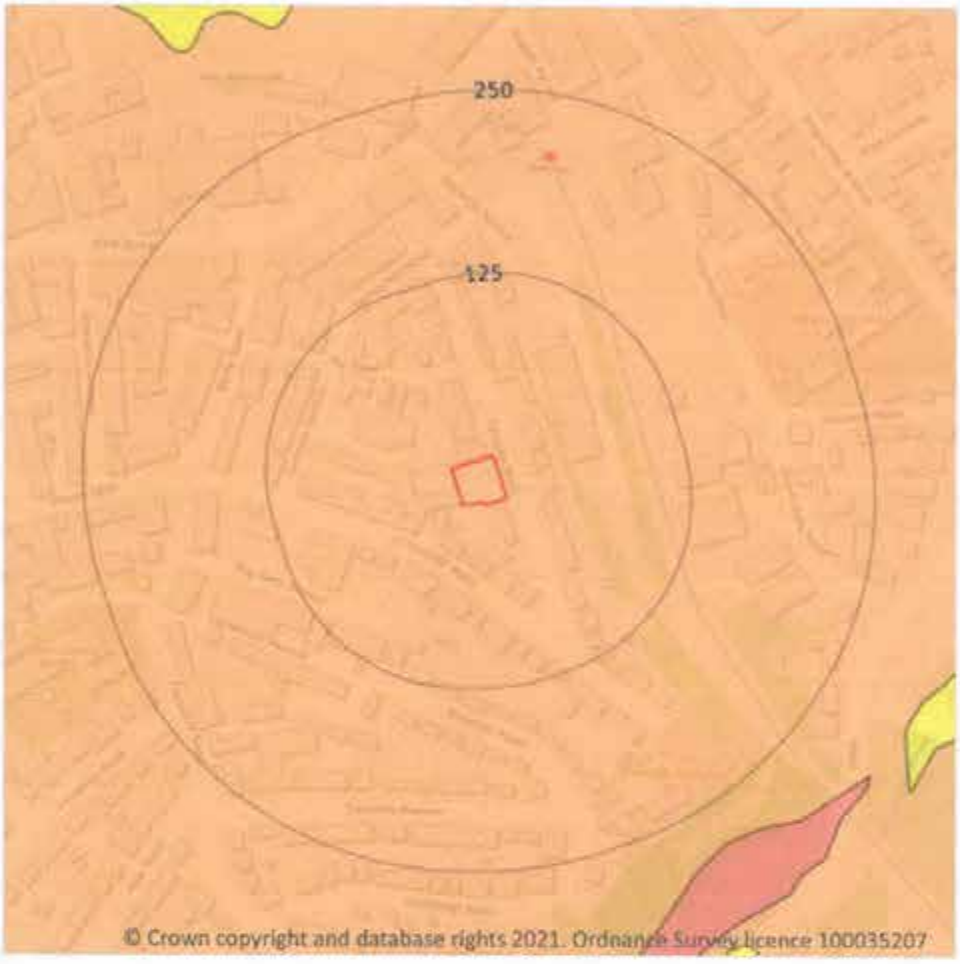
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 89**

Location	Hazard rating	Details
On site	Very low	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

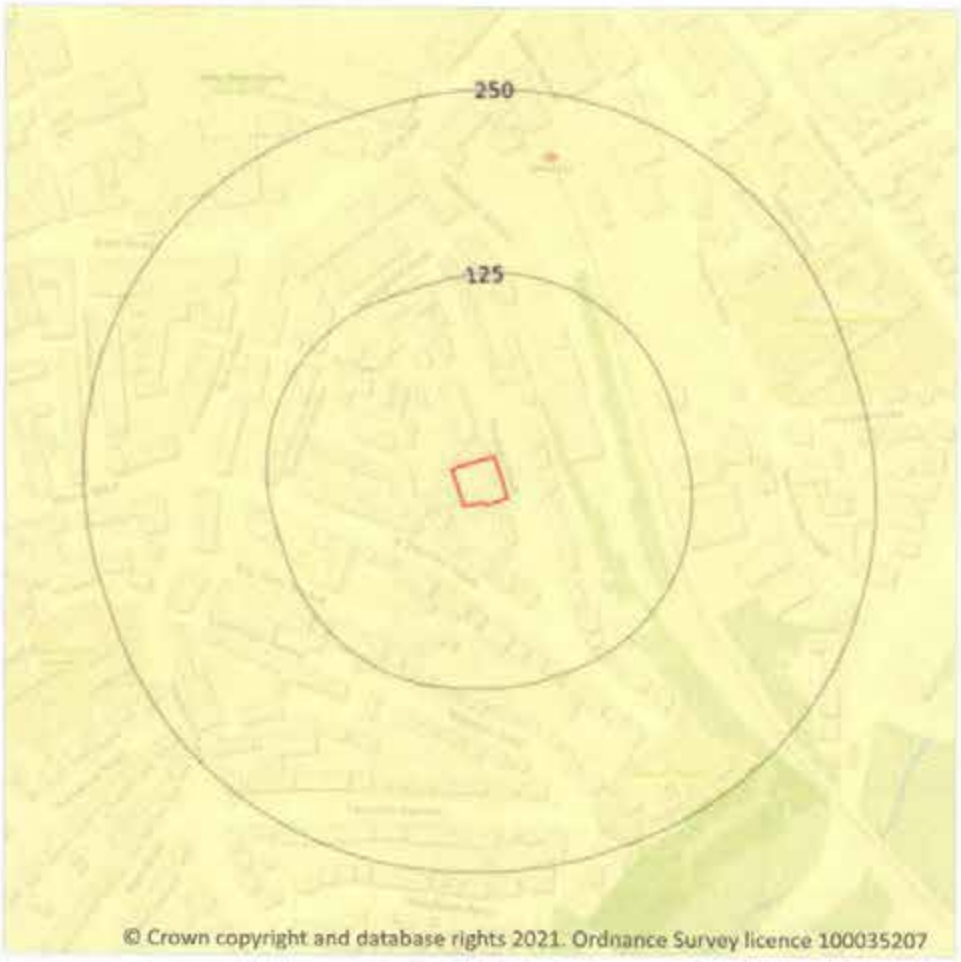
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 90**

Location	Hazard rating	Details
On site	**Low**	**Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 91**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities

Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	1

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Details	Description
B	254m SE	Name: Newquay Quarry Address: NEWQUAY, Cornwall Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	5

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Land Use	Year of mapping	Mapping scale
B	139m SE	Cuttings	1880	1:10560
B	202m SE	Unspecified Quarry	1938	1:10560
B	203m SE	Unspecified Quarry	1933	1:10560
B	217m SE	Unspecified Quarry	1906	1:10560
B	223m SE	Unspecified Ground Workings	1958	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	5

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Land Use	Year of mapping	Mapping scale
F	458m NE	Disused Lead Mine	1880	1:10560
F	531m NE	Unspecified Shaft	1880	1:10560
H	538m NE	Unspecified Shafts	1880	1:10560
I	588m NE	Unspecified Shafts	1880	1:10560
B	817m NE	Unspecified Shaft	1880	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	3

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Vein Mineral**	**B**	**Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered**

ID	Location	Name	Commodity	Class	Likelihood
A	135m NE	Not available	Vein Mineral	D	Underground mining is known or considered likely to have occurred within or close to the area. Potential for difficult ground conditions are at a level where they should be considered
A	235m NE	Not available	Vein Mineral	E	Underground mining is known to have occurred within or very close to the area. Potential for difficult ground conditions should be investigated. Potential for localised subsidence is at a level where it should be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m **8**

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

Features are displayed on the Mining, ground workings and natural cavities map on **page 92**

ID	Location	Mine Address	Mineral	Data source	Publisher
2	286m NE	Tolcarne Mine, Newquay, Cornwall	Unknown	CORNWALL MINES DATABASE	UNPUBLISHED PRIVATE DOCUMENT.
F	567m NE	Tolcarne East, Newquay, Cornwall	Unknown	CORNWALL MINES DATABASE	UNPUBLISHED PRIVATE DOCUMENT.
6	584m W	Newquay, Cornwall	Lead	CORNISH MINES (METALLIFEROUS AND ASSOCIATED MINERALS 1845-1913)	UNIVERSITY OF EXETER
7	714m NE	Narrow, Newquay, Cornwall	Unknown	CORNWALL MINES DATABASE	UNPUBLISHED PRIVATE DOCUMENT.
-	818m NE	Rose New, Newquay, Cornwall	Unknown	MINES AND MINERS OF CORNWALL: INDEX TO VOLUMES 1-16	ST AUSTELL : OLD CORNWALL PUBLICATIONS
-	825m SE	Treloggan, Newquay, Cornwall	Lead	CORNISH MINES (METALLIFEROUS AND ASSOCIATED MINERALS 1845-1913)	UNIVERSITY OF EXETER
-	825m SE	Trelowarren Mine, Newquay, Cornwall	Unknown	CORNWALL MINES DATABASE	UNPUBLISHED PRIVATE DOCUMENT.
-	838m NE	Rosecliff, Newquay, Cornwall	Unknown	CORNISH MINES (METALLIFEROUS AND ASSOCIATED MINERALS 1845-1913)	UNIVERSITY OF EXETER

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	1

Generalised areas that may be affected by historical tin mining.

Location	Details
On site	**The site is within an area where tin mining is reported to have occurred. This does not mean that the site is definitely directly affected but further consideration of tin mining is advised. Further mining searches are available from providers such as Mining Searches UK at https://www.miningsearchesuk.com/ or by writing to Mining Searches UK. Highburrow Lane, Wilson Way, Pool Industrial Estate, Redruth, Cornwall. TR15 3RN Tel: 01209 218861**

This data is sourced from Mining Searches UK.

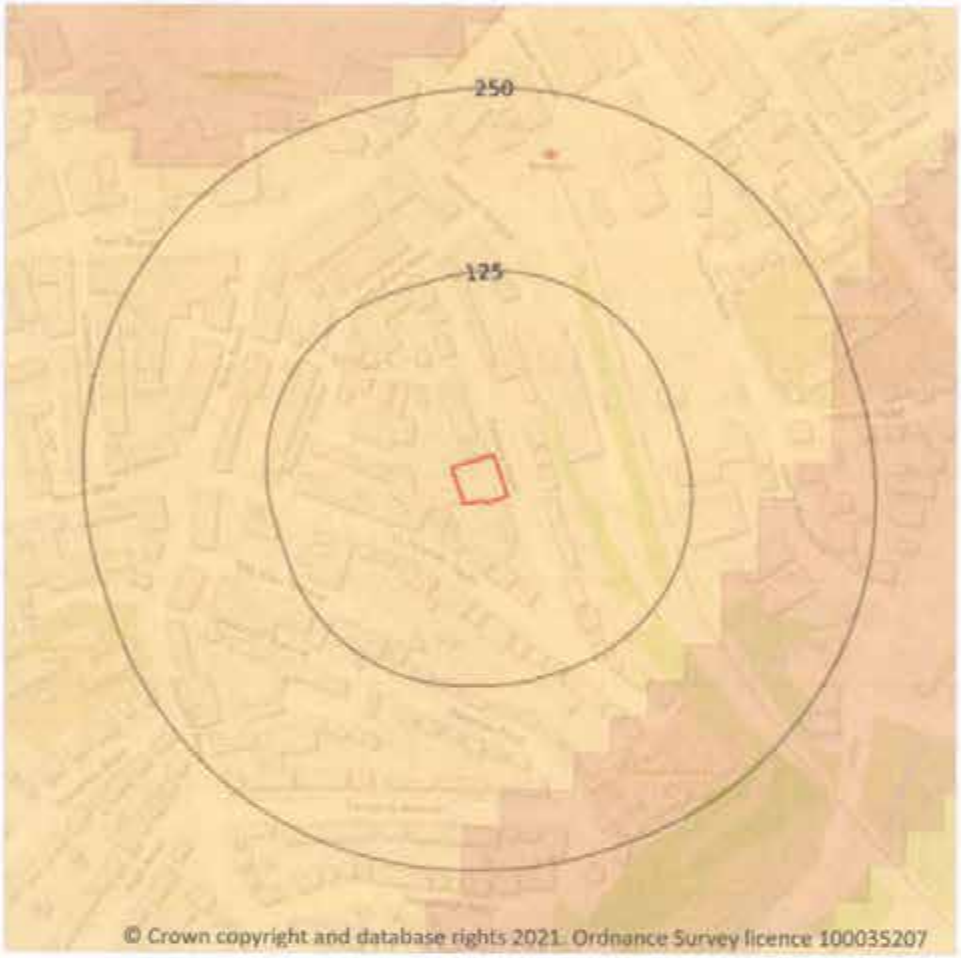
18.13 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

19.1 Radon

Records on site	1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 98**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Between 3% and 5%**	**Basic**

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**25 - 35 mg/kg**	**4 - 5 mg/kg**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**25 - 35 mg/kg**	**4 - 5 mg/kg**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
41m NW	25 - 35 mg/kg	4 - 5 mg/kg	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
46m SW	25 - 35 mg/kg	4 - 5 mg/kg	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	16

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 101**

Location	Land Use	Year of mapping	Mapping scale
41m E	Railway Sidings	1958	10560
42m E	Railway Sidings	1983	10000
44m E	Railway Sidings	1974	10000
49m E	Railway Sidings	1973	2500
49m E	Railway Sidings	1967	2500
56m E	Railway Sidings	1933	10560
56m E	Railway Sidings	1906	10560
57m NE	Railway Sidings	1933	2500
57m NE	Railway Sidings	1907	2500
61m E	Railway Sidings	1938	10560
62m NE	Railway Sidings	1933	10560
76m E	Railway Sidings	1988	2500
79m NE	Railway	1880	-
81m E	Railway Sidings	1880	2500
86m NE	Tramway Sidings	1880	10560
86m E	Railway Sidings	1992	2500

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	3

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on **page 101**

Location	Description
59m NE	Dismantled
82m E	Abandoned
89m E	Abandoned

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	6

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on **page 101**

Location	Name	Type
100m E	Not given	Single Track
100m E	Not given	Single Track
100m E	The Atlantic Coast Line	rail
137m SE	Not given	Single Track
158m SE	Not given	Single Track
206m N	Not given	Single Track

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

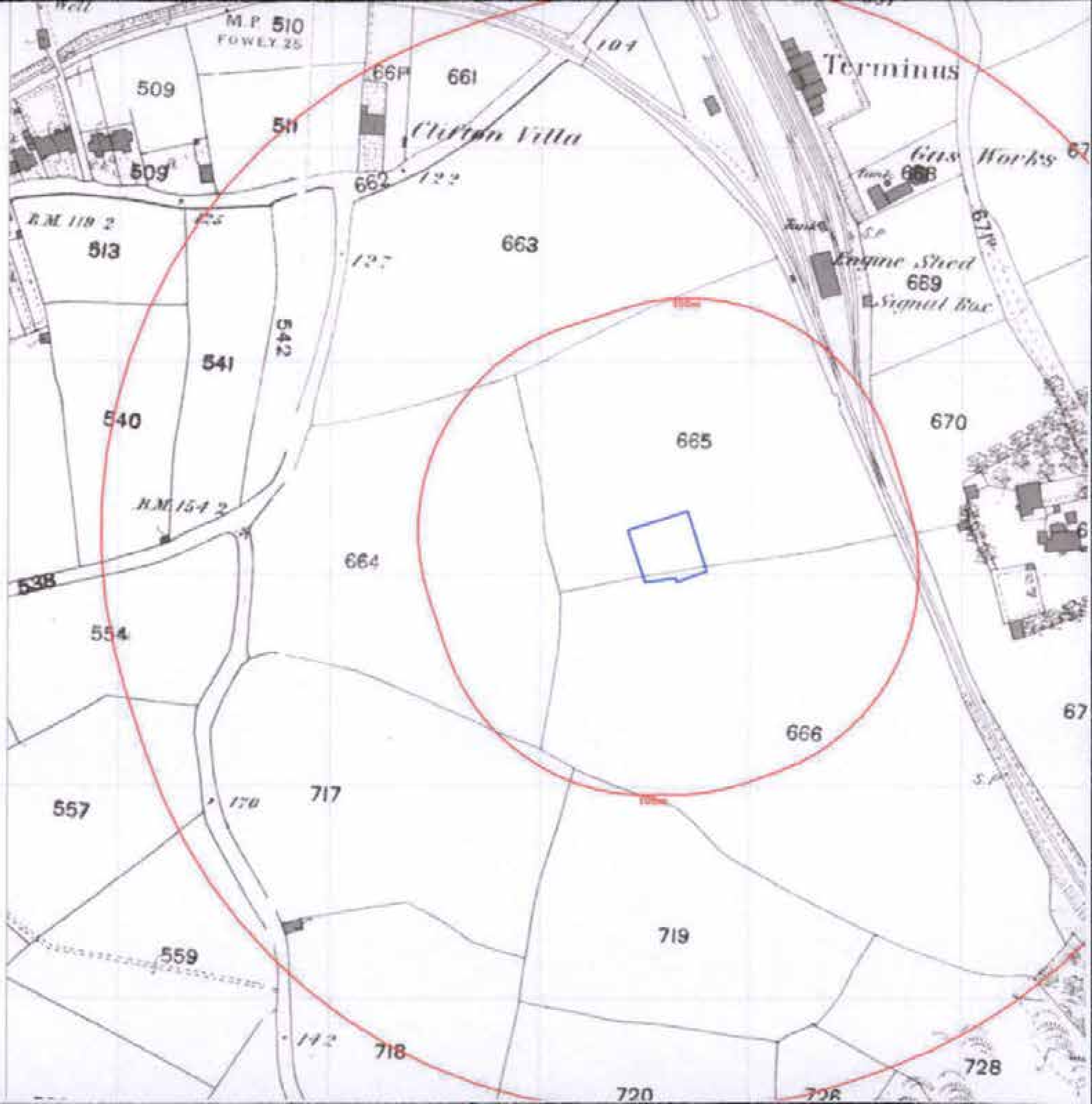
Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/.

APPENDIX E: Historical Ordnance Survey Maps



M.P. 510
FOWEY 25
509
511
66P
661
104
Terminus
Clifton Villa
509
662
122
Gas Works
668
B.M. 119 2
125
513
127
663
Engine Shed
669
Signal Box
542
541
540
670
665
B.M. 154 2
664
538
554
666
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719
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142
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720
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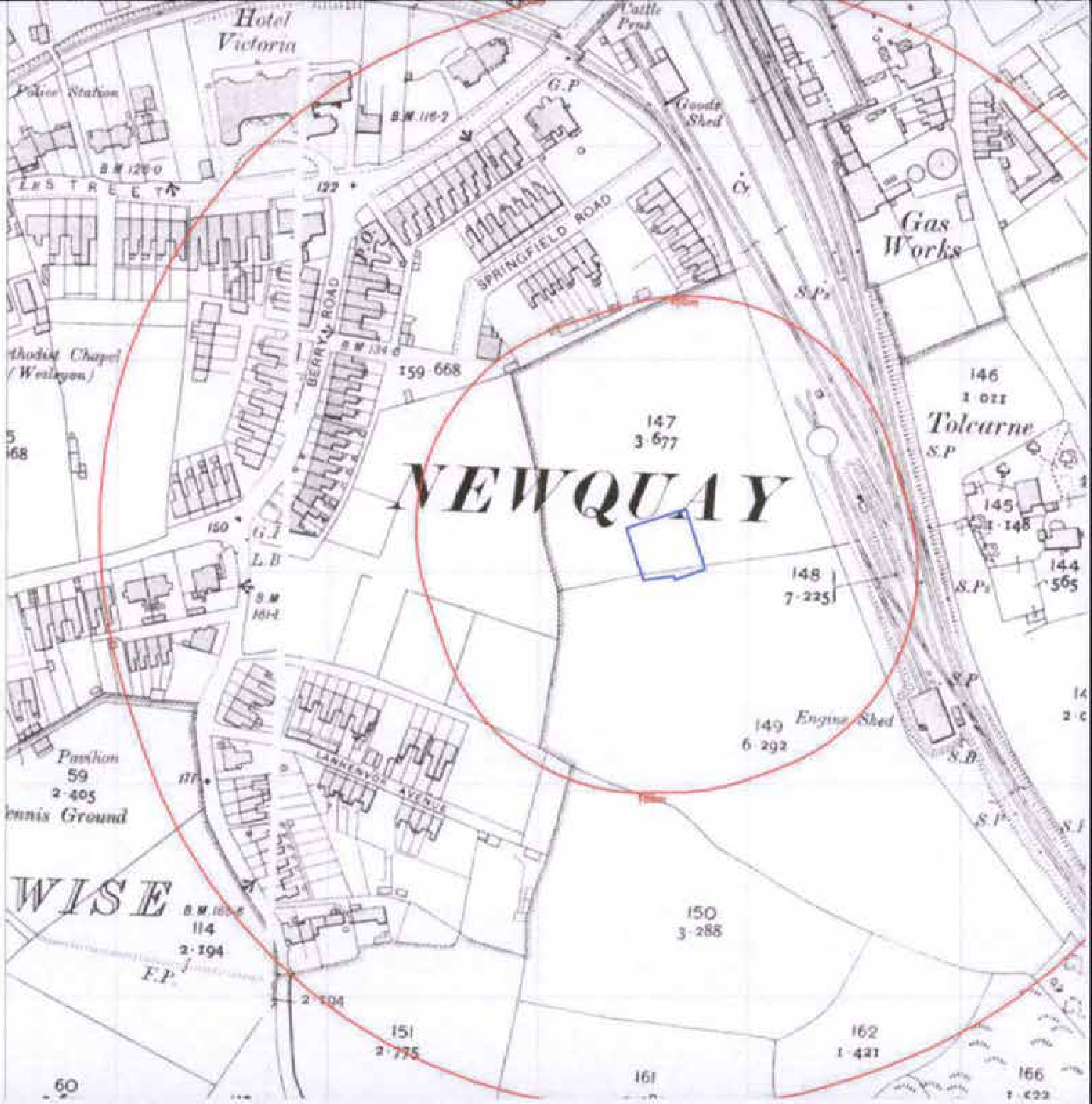
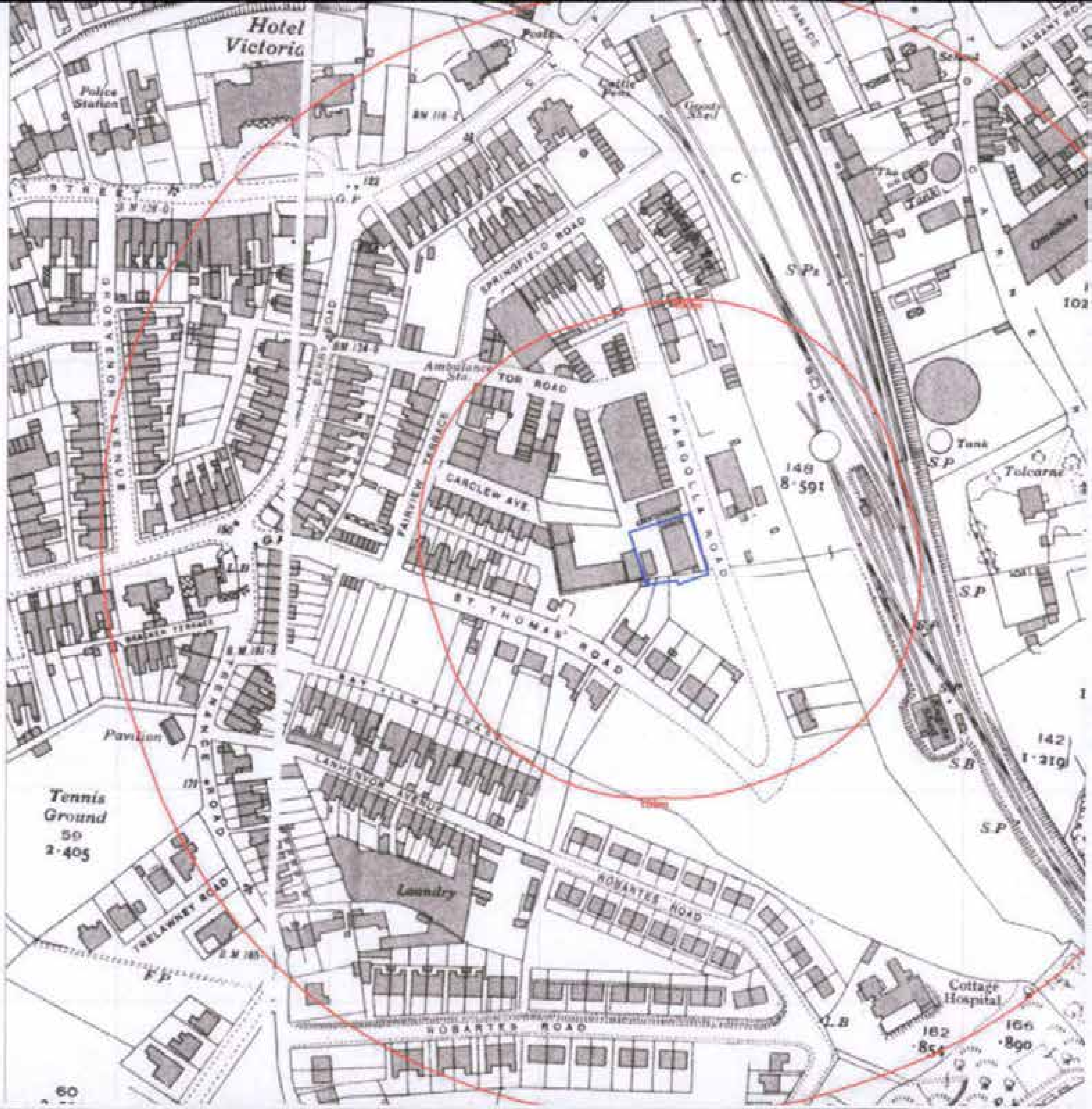
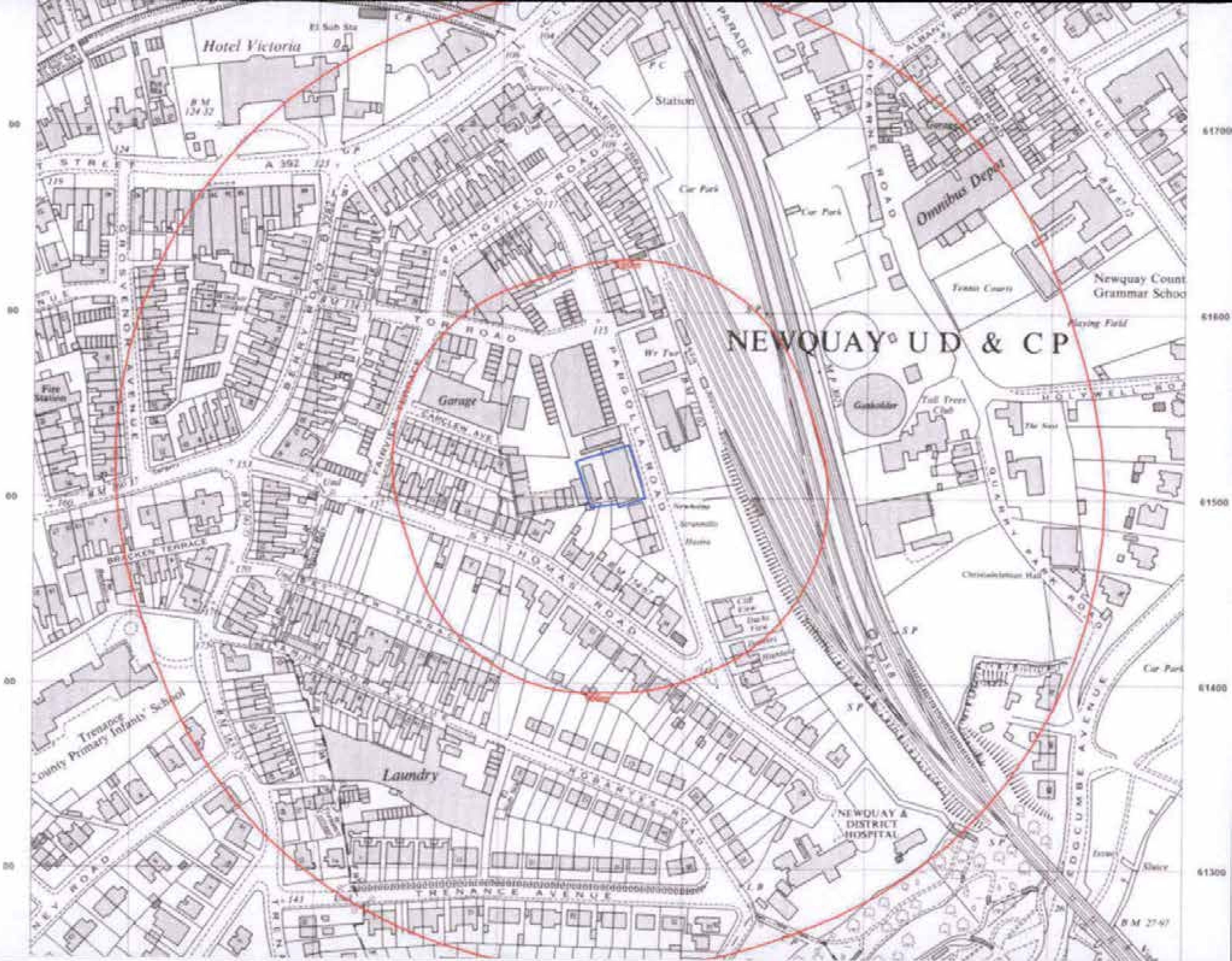
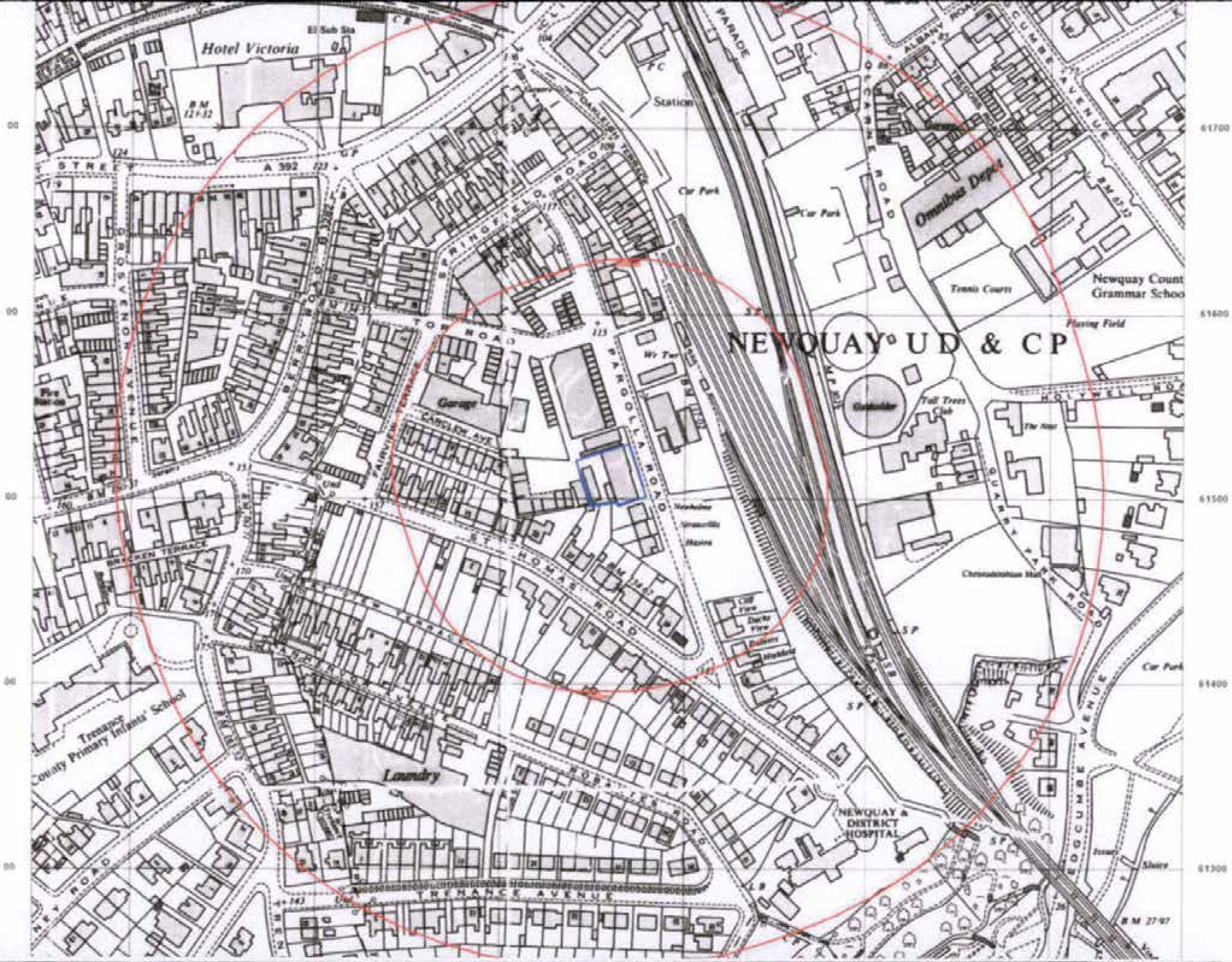

NEWQUAY
Hotel Victoria
Police Station
Gas Works
Goods Shed
Cattle Pens
Tolcarne
Springfield Road
Berry Road
Lanhenvor Avenue
Engine Shed
Pavilion
Tennis Ground
Methodist Chapel (Wesleyan)
WISE
147
3·677
148
7·225
149
6·292
150
3·288
151
2·775
146
1·021
145
1·148
144
·565
159
·668
162
1·421
114
2·194
59
2·405



Hotel
Victoria
Police Station
Tennis Ground
59
2·405
Pavilion
Laundry
Cottage Hospital
Tolcarne
Tank
TOR ROAD
SPRINGFIELD ROAD
CARCLEW AVE.
ST. THOMAS' ROAD
ROBARTES ROAD
TRELAWNEY ROAD
LANHERNE AVENUE
FAIRVIEW TERRACE
PARGOLLA ROAD
148
8·591
142
1·219
162
·854
166
·890
S.P
S.B
L.B
F.P
60



Hotel Victoria
El Sub Sta
Station
Car Park
PARADE
Omnibus Depot
Tennis Courts
Newquay County
Grammar School
Playing Field
NEWQUAY U D & C P
Gasholder
Garage
TOR ROAD
SPRINGFIELD ROAD
PENGOLLA ROAD
ST THOMAS ROAD
STREET
A 392
GROSVENOR AVENUE
BERRY ROAD
FAIRVIEW TERRACE
BRACKEN TERRACE
HOLYWELL RO
Christadelphian Hall
Fire Station
Trenance
County Primary Infants' School
Laundry
NEWQUAY &
DISTRICT
HOSPITAL
TRENANCE AVENUE
Car Park
Sluice
61700
61600
61500
61400
61300

 Hotel Victoria
El Sub Sta
Station
PARADE
ALBANY ROAD
Car Park
Car Park
Omnibus Depot
Tennis Courts
Newquay Count
Grammar Schoo
Playing Field
NEWQUAY UD & CP
Garage
TOR ROAD
PARGOLLA ROAD
ST THOMAS ROAD
Tall Trees Club
HOLYWELL ROAD
QUARRY PARK ROAD
Christadelphian Hall
Car Park
Trenance County Primary Infants' School
Laundry
TRENANCE AVENUE
NEWQUAY & DISTRICT HOSPITAL
Fire Station
A 392
61700
61600
61500
61400
61300

Hotel Victoria
Station
Car Park
Omnibus Depot
Tennis Courts
Newquay County Primary Junior School
Playing Field
Gasholder
Tall Trees Club
Depot
Depot
Engineering Works
Car Park
Fire Station
Ambulance Station
Laundry
Trenance County Primary Infants School
Newquay & District Hospital
TOR ROAD
ST THOMAS ROAD
TRENANCE AVENUE
A 392
61700
61600
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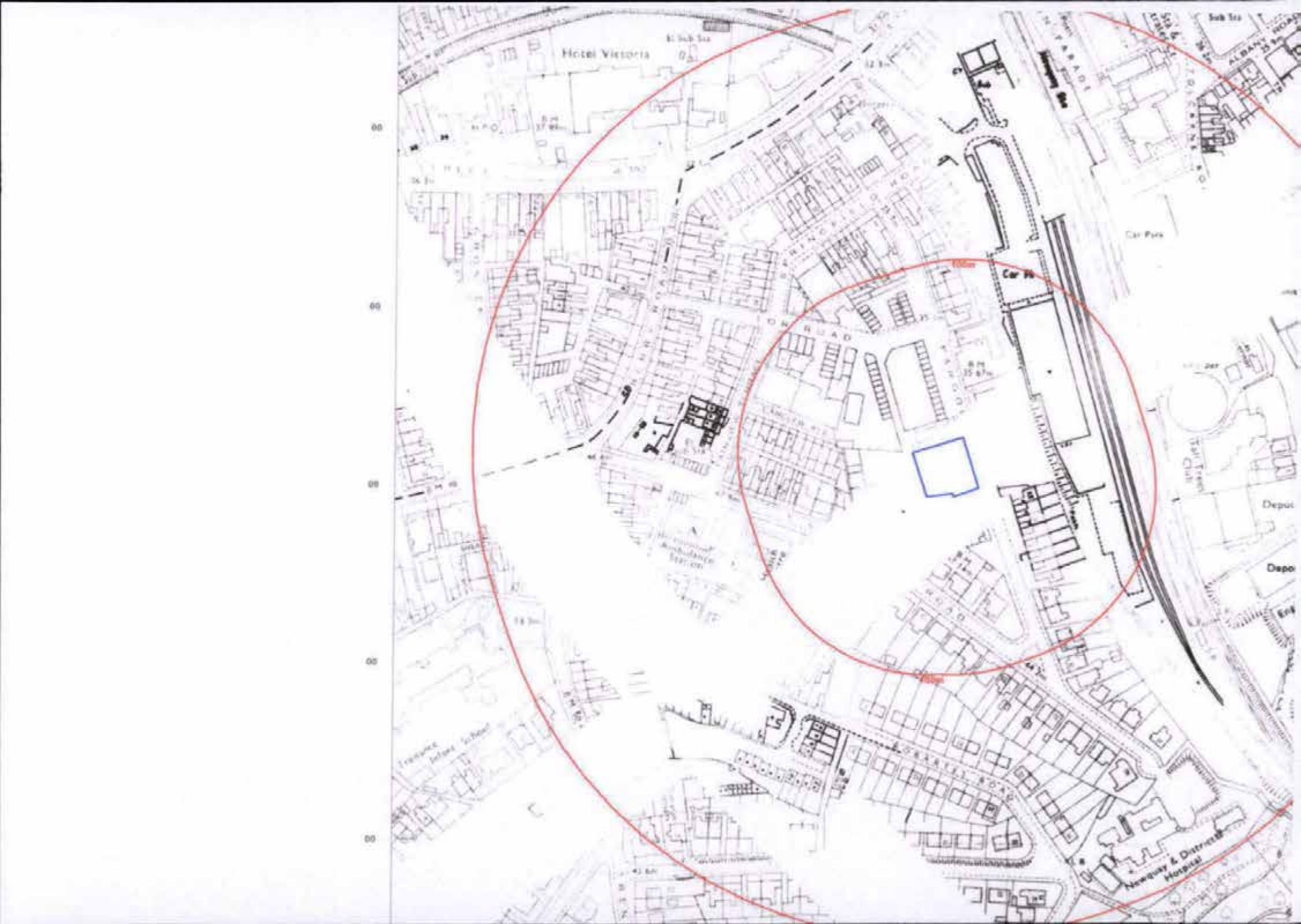
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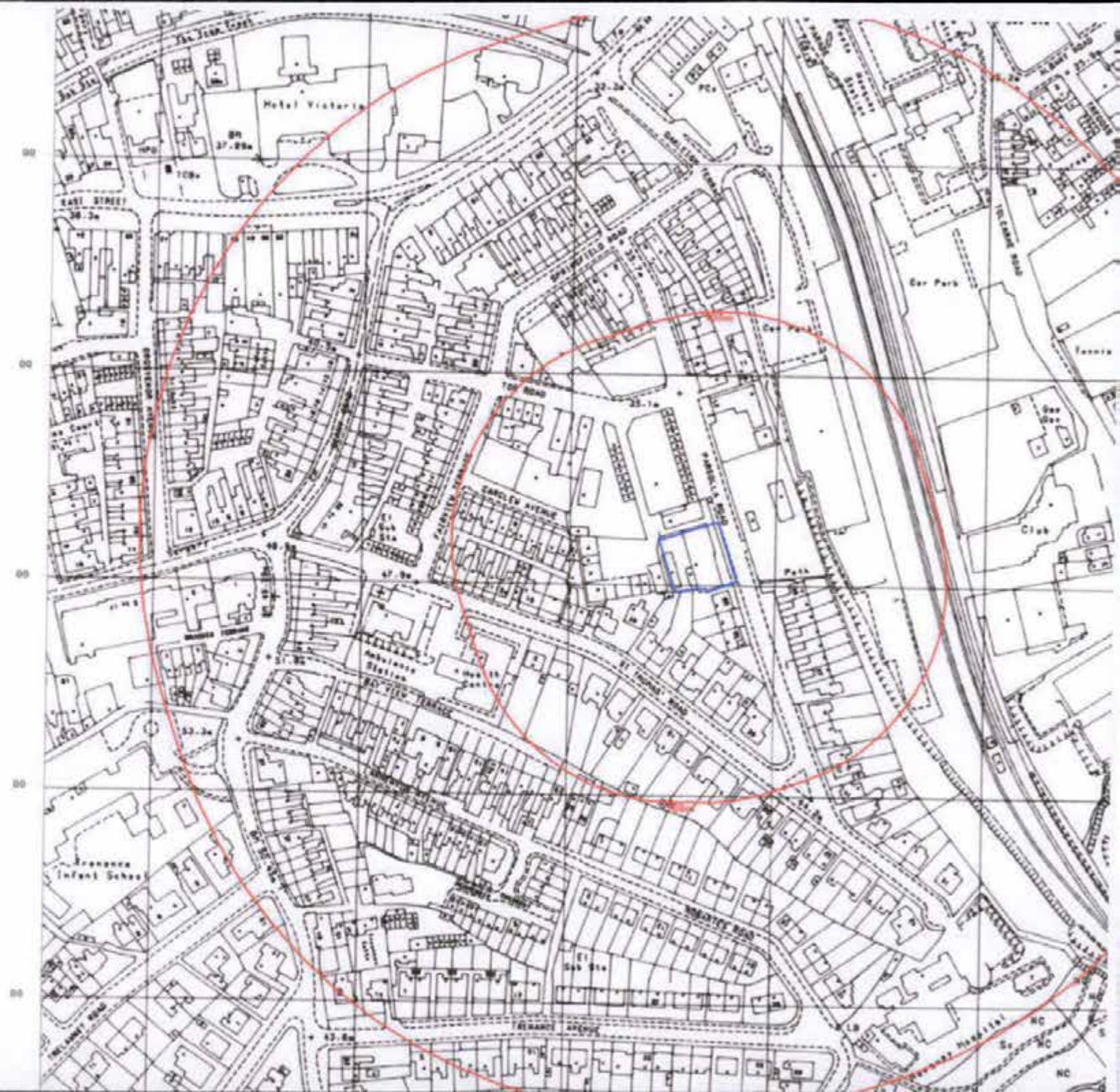
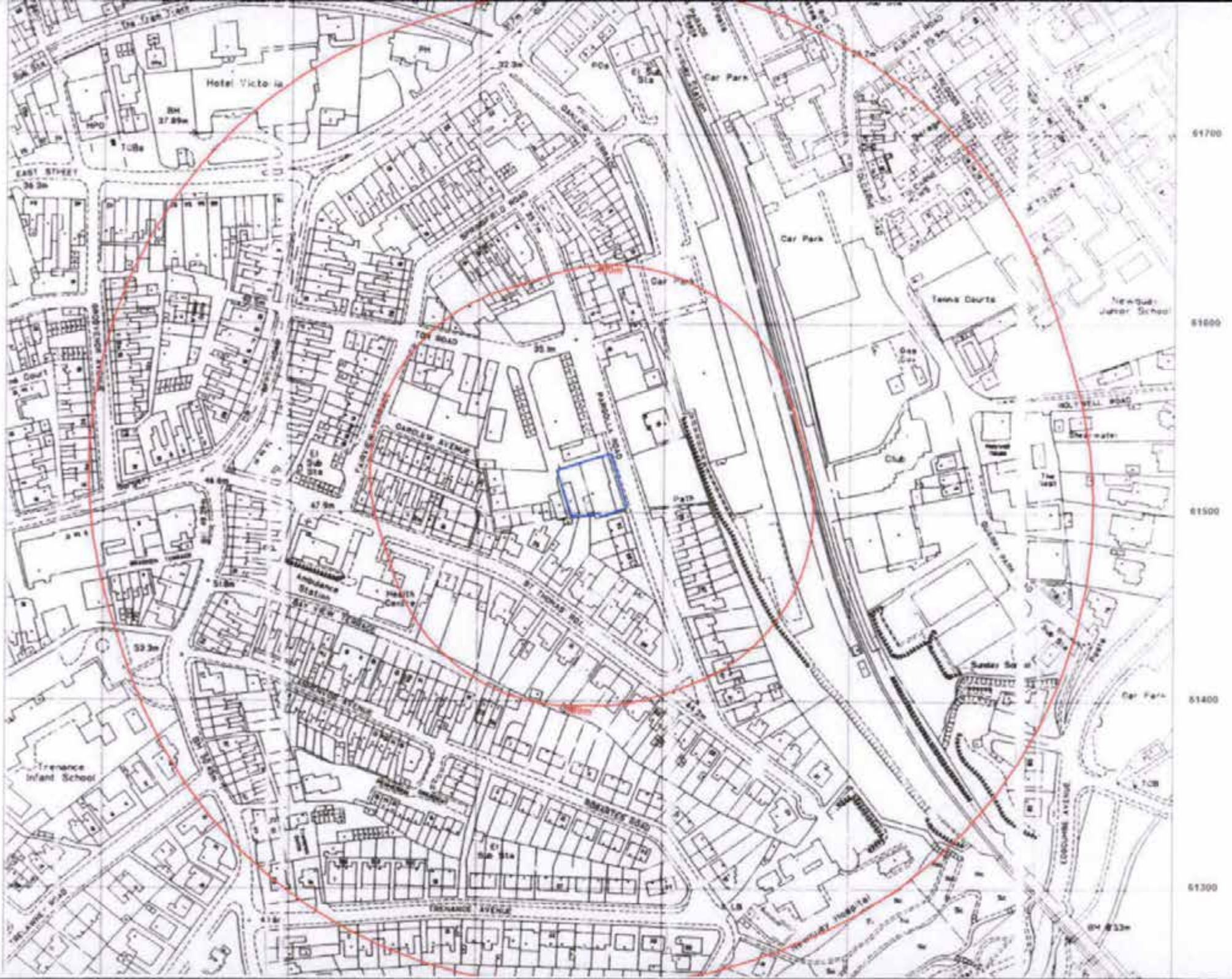

Hotel Victoria
Car Park
Club
Terrance Infant School



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APPENDIX F: Risk Categorisation

NHBC - Guidance for the Safe Development of Housing on Land Affected by Contamination (2008)
Chapter 1.7

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 an attempt to establish connecting links between a hazardous source, via an exposure pathway to a potential receptor, referred to as a 'pollutant linkage'. The objective of a Preliminary Risk Assessment is to identify the nature and magnitude of the potential risks. This involves consideration of:

- each potential pollutant linkage (contaminant source – pathway – receptor);
- current status of the site, construction activity, proposed new use etc.;
- short-term (acute) and long-term (chronic) risks; and
- uncertainty (does enough data exist to provide confidence in the assessment?).

This approach is in accordance with the Statutory Guidance on Contaminated Land (Defra 2006a, WAG 2006a and Scottish Executive 2006a) and the Model Procedures (Defra/Environment Agency 2004a).

Risk is based on a consideration of both:

- **the likelihood of an event** (probability) [takes into account both the presence of the hazard and receptor and the integrity of the pathway];
- and **the severity of the potential consequence** [takes into account both the potential severity of the hazard and the sensitivity of the receptor].

A pollutant linkage must first be established before tests for probability and consequence are applied. If there is no pollutant linkage then there is no potential risk.

There is a need for a logical, transparent and repeatable system in defining the categories of severity of consequence and likelihood as well as for the risk itself.

Severity (consequence) can be defined as the adverse effects (or harm) arising from a defined hazard, which impairs the quality of human health or the environment in the short or longer term. For example a consequence defined as "Severe" could be defined as "Highly elevated concentrations likely to result in 'significant harm' to human health as defined by the EPA 1990, Part 2A, if exposure occurs". The type and form of the contaminant needs to be known in order to understand the effect on humans and therefore severity of potential harm. For instance different forms of cyanide behave differently. Complex cyanide ("blue billy") is relatively "non toxic" whereas free cyanide is "highly toxic" (Environment Agency 2002b).

Probability can be defined as the chance of a particular event occurring in a given period of time. For example, a "High Likelihood" could be defined as "where an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution".

Risk classification

Once the consequence and probability have been classified for a pollutant linkage they can be compared to produce a risk category from "very high risk" to "very low risk". It is not possible to identify a risk rating of "no risk" as the acceptability of risk may depend on the viewpoint of the stakeholder concerned. It may be necessary to deal with a risk even if it is "very low" although this action may not be urgent. The following classification of risk has been developed to assist in qualitative assessment of potentially unacceptable risks:

RISK CATEGORISATION					
		CONSEQUENCE			
		Severe	Medium	Mild	Minor
PROBABILITY (LIKELIHOOD)	High Likelihood	Very High Risk	High Risk	Moderate Risk	Low Risk
	Likely	High Risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate/Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

DESCRIPTION OF RISK	
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without appropriate remediation action.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action.
Moderate Risk	It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild.
Very Low Risk	The presence of an identified hazard does not give rise to the potential to cause harm to a designated receptor.