



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

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

Professional, Efficient Solutions

PRELIMINARY SITE RISK ASSESSMENT TIER 1

SITE: LAND ADJ TO:
NEWLYN
CHURCH LANE
CARGREEN
SALTASH
CORNWALL
PL12 6NS

CLIENT: MR & MRS PROUT
MORWENNA
PUCKATOR LANE
TREMAR
LISKEARD
CORNWALL
PL14 6EA

Our Ref: A1904/PSRA/JW

Date: 12th May 2021

Planning Ref: N/A

OS Grid Ref: SX 4302/6233

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1. Introduction

Following consultation and instruction from Mr C Munson, of Studio Winter Chartered Architect, on behalf of their clients, Mr & Mrs Prout, ASI was commissioned to conduct a Preliminary Site Risk Assessment for the following site:

Site locality: Land adj to: Newlyn, Church Lane, Cargreen, Saltash, Cornwall. PL12 6NS

End-use: Demolition of existing buildings and erection of a new single dwelling and associated works.

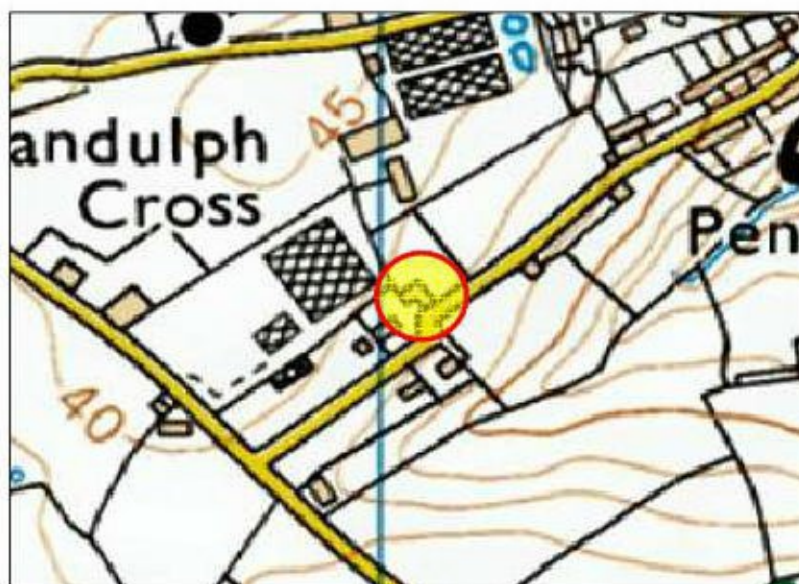
This report has been compiled utilising historical and current Ordnance Survey map information, non interpretive environmental report information, British Geological Survey maps and historical mine search reporting (where applicable). Additional data sources have been referenced in conjunction with an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

2. Summary & Objectives

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

This report has been compiled with reference to the Land Contamination Risk Management (LCRM:2020) guidance produced by the Environment Agency (EA) and the British Standards Institute (BSI) 10175:2011 Investigation of Potentially Contaminated Sites (Code of Practice) and should be submitted to the relevant Council Authority for assessment.

Map & Street Plan Showing Location Of Site



OS Licence: 100045900 Crown copyright 2021



OS Licence: 100045900 Crown copyright 2021

3. Definition Of Contaminated Land




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

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

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

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

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

SOURCE	PATHWAY	RECEPTOR
<p>The source of the contamination for example, industrial waste land with contaminated ground or water.</p> 	<p>The route that this contamination takes to reach the receptor, for instance via contaminated soil, water, vegetables.</p> 	<p>Receptors are humans, eco-systems (plants, animals, organisms), property or controlled water bodies.</p> 

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

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

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

4. Site Description & Information

4.1 Site Location, Population, Historic/Current Use & Setting

Location:

The proposed site lies within a rural area at OS Grid Ref: SX 4302/6233.

Closest Main Population Centre:

Cargreen, Saltash.

Historic/Current Usage & Setting:

The historic Ordnance Survey (OS) map of 1889 shows the site as undeveloped and straddling parts of two orchards and an open field, with a public road running adjacent to the length of the southeast boundary. The wider surrounding area is rural in nature, comprising of orchards and agricultural fields. The village of Cargreen lies around 406m to the northeast, situated upon the western bank of the River Tamar. A disused tin mine, Tamar Mine, is marked approximately 524m to the northeast of the site. The only other notable feature within the wider area is an old quarry around 351m to the northwest.

OS – 1895, 1896: The site remains undeveloped, but the open field within the southeast of the site has also been converted into an orchard, so the entire site now lies within orchard land. The only changes within the local area are that the former tin mine and old quarry are no longer indicated upon the mapping data.

OS – 1907: The maps from 1907 illustrate a small outbuilding and access track has been established upon the site, although it remains within orchard land. Another small outbuilding is also illustrated on neighbouring orchard land, around 21m to the south.

OS – 1914: The only change noted is that a small glasshouse now appears within the southern extent of the site. No other differences are recorded within the vicinity.

OS – 1919, 1942: No further changes are recorded to either the site or the surrounding area.

OS – 1952-1953, 1954: A second outbuilding is outlined towards the southern boundary which is marked as having a tank beside it upon the 1952-1953 map, the only edition to indicate the presence of a tank on-site. Two new neighbouring dwellings, Newlyn and Trenown, are now shown next to the southwest side of the site, replacing an area of former orchard land. Additional agricultural outbuildings are outlined around 60m and 144m to the northeast, with a tank also marked beside the latter. Further residential dwellings have been constructed around the edges of Cargreen, with the nearest located about 212m northeast of the site.

OS – 1970: The outbuildings upon the site have been extended into an 'L' shape which now lies within the southwest corner of a larger open field. None of the former orchards either upon the site or within the locality are illustrated upon this map, suggesting that they have all been cleared and replaced by agricultural or horticultural land. Commercial greenhouses are now outlined around 113m southwest and 209m north.

Satellite imagery available from circa 2001 shows the existing outbuildings upon the site with a detached Nissen hut to the southern side. The neighbouring land to the northwest is shown to contain several large horticultural glasshouses and polytunnels. A pond can also be seen around 25m to the north. Additional detached residential properties have been constructed nearby, two around 15m south, two around 62m north and one more about 143m southwest. A group of large agricultural or commercial buildings also appear approximately 176m to the west.

There are no relevant changes to the site between 2001 and 2020. In the surrounding area, the polytunnels were removed from the neighbouring land to the northwest. The glasshouses remained but over time the images show them as becoming damaged and overgrown. The group of commercial buildings to the west also steadily expands into a business park between 2001 and 2020.

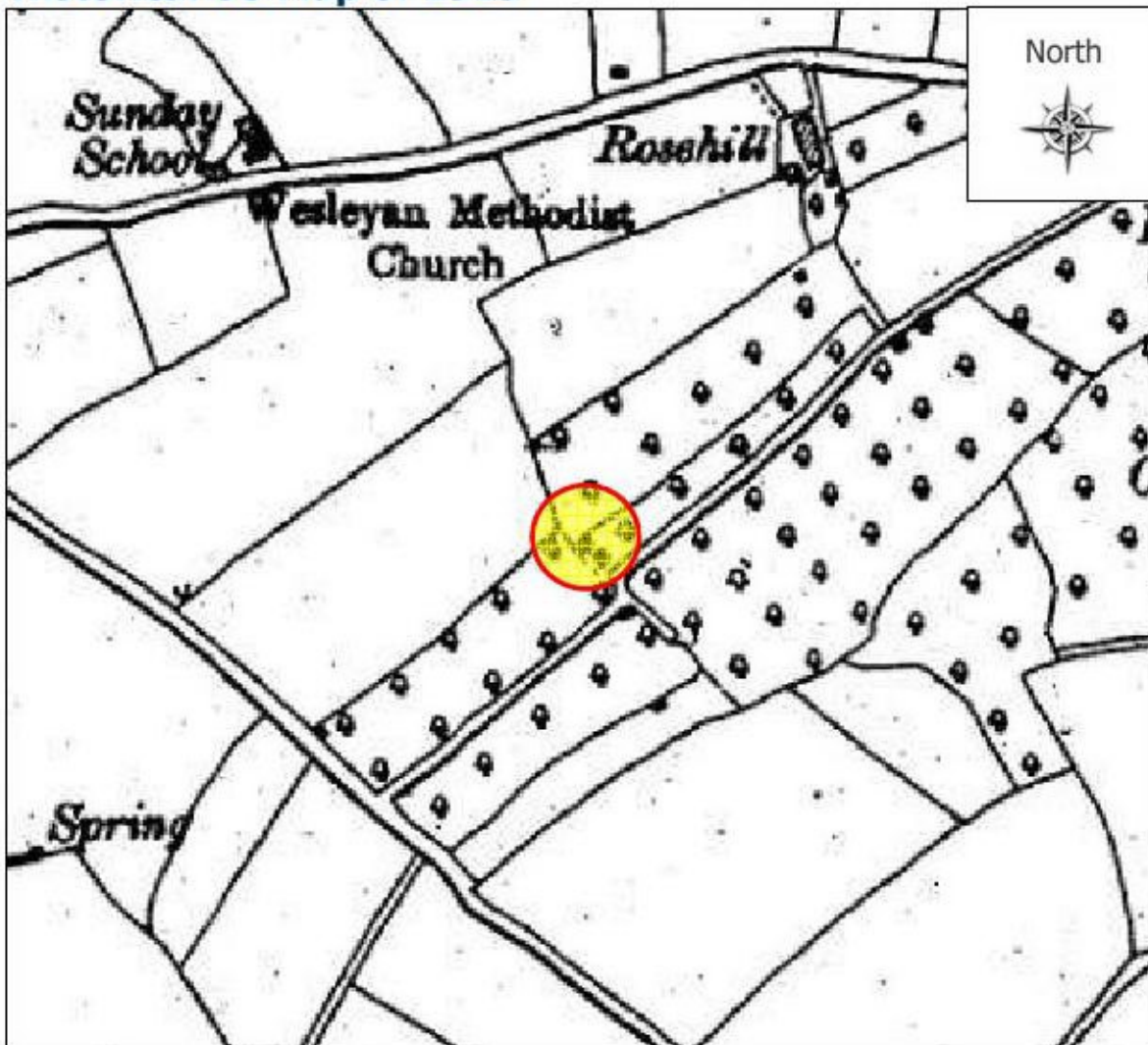
Historic client information states that historically the site was utilised primarily for market gardening purposes and to a lesser degree as a small scale piggery until its closure during circa 1991. Since this period the site has steadily fallen into redundancy.

4.2 Additional Reporting Relating to Land Contamination

We are not aware of any prior site surveys or reporting produced for the application area.

5. Historic OS Mapping

Historical OS Map of 1919



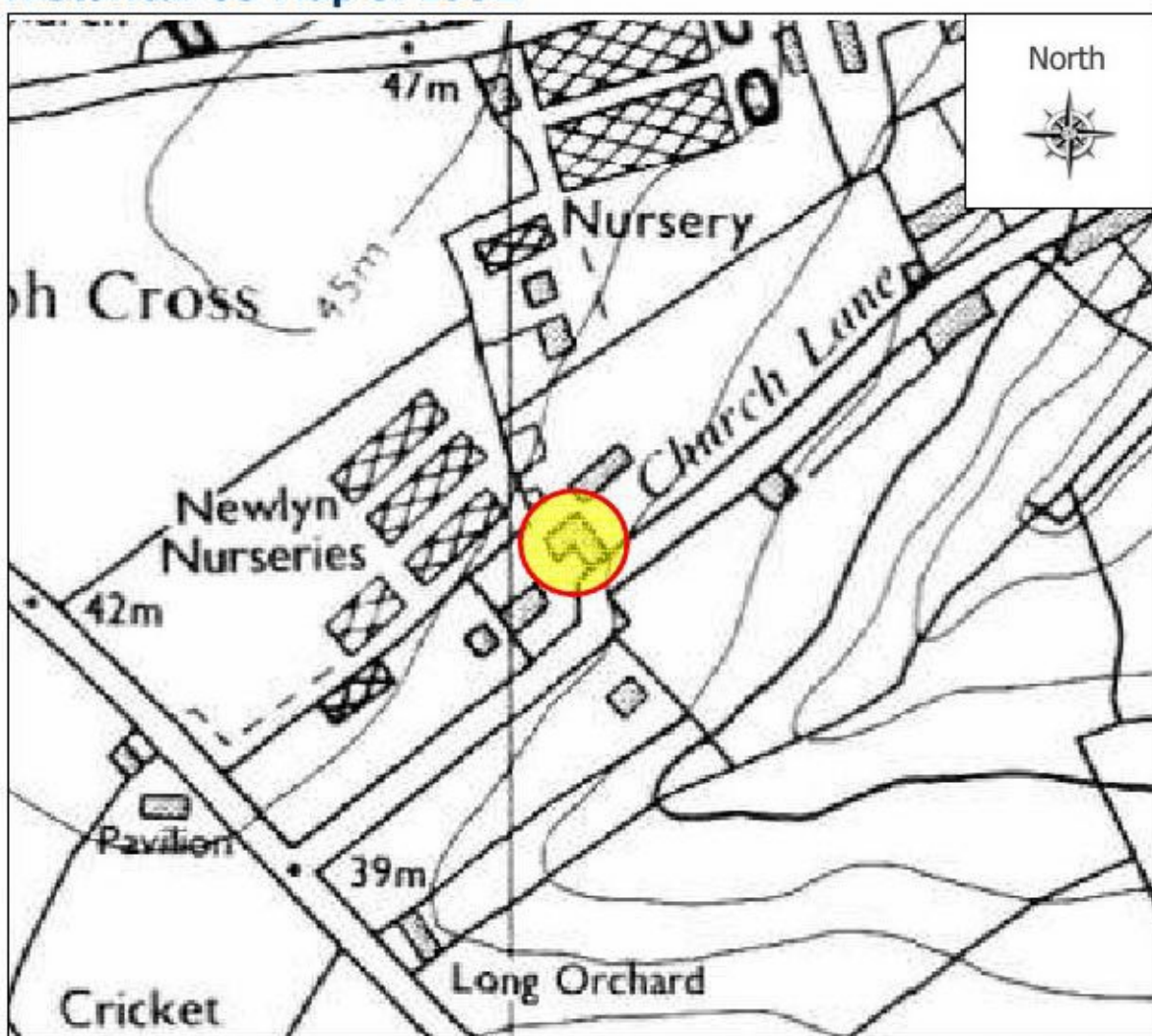
Historic Ordnance Survey Map copyright 2021
Dated 1919. Survey scale: 1:10,560

The historical OS map of 1919 shows the site as largely undeveloped, with the exception of two small outbuildings and lying within a collection of orchards to the southwest of the village of Cargreen.

The surrounding land is comprised of orchards and agricultural fields with no notable features marked nearby.

No onsite characteristics have been identified that would impact the application area.

Historical OS Map of 1992



Historic Ordnance Survey Map copyright 2021 Landmark Information Group
Dated 1992. Survey scale: 1:10,000

The historical OS map of 1992 shows the site as a collection of existing outbuildings.

The former orchards no longer appear. Commercial greenhouses and polytunnels now occupy land to the north and northwest. Residential dwellings have been developed across the local area, with several neighbouring the site and a number more around the edges of Cargreen village.

Additional OS map data referenced:
1889 1:2,500, 1:10,000 & 1:10,560 series to present day.

No further relevant OS mapping data is available for the site following circa 1992.

6. Visual Site Inspection

A walk over survey of the site was conducted on the 04th May 2021, with the weather conditions at the time of the survey being dry. The site was observed from within and outside of its boundaries (where possible) to identify any areas of concern on or adjacent to the property. Any items of note were photographed and recorded.

6.1 Site Layout & Information

The proposed application site consists of an irregularly shaped plot of land occupying an estimated area of 1484m². Current access to the property can be made via a parking space and pedestrian gate located within the south-eastern boundary of the plot, leading in from the adjacent public road, Church Lane.

At the time of the walkover survey, the development area was recorded to comprise of a collection of three existing outbuildings and associated land.

For the purpose of this report, we have numbered the outbuildings as Units 1, 2 and 3, with the buildings being referred to upon the site plan located within report section 6.2: Site Plan.

Unit 1 is a detached Nissen hut located towards the central south-eastern extent of the site. A rectangular based building with a curved semi-circular roof, it appears to be constructed from a combination of concrete block and suspected corrugated cement fibre asbestos panels. It is currently full of stored materials including boxes, timber, wire and metal. The flooring appeared to be intact concrete.

Unit 2 is the largest building, a single-storey concrete barn which lies towards the central north-western boundary of the site. The roof appears to be a mixture of corrugated metal sheets and suspected cement fibre asbestos panels, although the roof on the north-western side has largely collapsed inwards which, along with the extensive vegetation covering it, renders a large part of the interior unsafe to access. The only accessible part of the interior is the south-eastern side, which contains animal pens (former piggery) divided by concrete walls and concrete flooring throughout. The building is redundant and currently used to store items such as timber lengths and fencing wire.

Unit 3 is a small shed style outbuilding next to the south-western elevation of Unit 2 and located towards the western extent of the site. This unit appears to be constructed from pre-fabricated concrete panels, which due to the age of the building, is likely to contain asbestos, along with the roof panels. Internally, it has a concrete floor and is being used to store general domestic items including armchairs and garden tools. It stands in a poor condition, with considerable ivy growth penetrating into the interior.

The surrounding associated land extends around all sides of the outbuildings. The majority of the plot comprises of open grass areas, with a few planted shrubs and a concrete path alongside the southern side of the buildings. Towards the north-western boundary lies an open topped metal tank containing rain water, a dilapidated timber hen house and a concrete plinth with a heap of cut tree branches piled on it. Two water taps are attached to timber posts within the north-western corner. The north-eastern side contains three metal inspection/access covers for domestic services, surrounded by a timber fence.

The boundaries of the property were recorded to comprise of a timber panel fence along the south-western side, a combination of stone walling and shrub hedging along the south-east and a wire fence with wooden posts along the north-eastern perimeter. The north-western boundary is currently open to the continuation of the neighbouring property.

The natural topography of the site was recorded to slope moderately from the northwest to southeast. In addition no naturally occurring static, or running fresh water bodies such as ponds, streams or rivers were identified either within or in close proximity to the property.

Having conducted the walkover survey, no obvious contamination features such as unbunded fuel tanks, olfactory odours, fly tipped waste or similar characteristics that could have a detrimental impact upon the proposed development were recorded.

Please refer to section 6.2: Site Plan and Annex 2: Site Photographs for further details.

6.2 Site Plan

<p>Existing site plan</p>	<p style="text-align: center;">North</p> <p>SITE:</p> <p>Land adj to: Newlyn Church Lane Cargreen Saltash Cornwall PL12 6NS</p> <p>Site Inspection Date:</p> <p>04th May 2021</p> <p>Site Inspected by:</p> <p>Mr J.R Williamson</p> <p>Position: Site Investigation Manager</p>
<p>Plan drawn and copyright to ACE Surveys Ltd</p>	
<p>Notes:</p> <ul style="list-style-type: none"> • Not to scale, for diagrammatic purposes only. • Application area outlined in red. • Site access indicated by the green arrow. • Total site perimeter estimated at 170m. • Total site area estimated at 1484m². 	

6.3 Surrounding Area

Northwest	Neighbouring horticultural nursery, Newlyn Nursery.
Northeast	Field.
Southeast	Access and public road, Church Lane.
Southwest	Neighbouring residential dwelling, Newlyn.

7. Environmental Setting

7.1 <u>Geology</u>	<p>The geological survey map (British Geological Survey 1:50 000 series, sheet 348 & BGS records) show the site as lying within sedimentary bedrock comprising of Slate of the Tavy Formation, formed during the Devonian Geological Period.</p> <p>Metalliferous lode zones (metalliferous minerals that in-fill a fissure or vein within a rock formation) that have the potential to introduce elevated heavy metal levels into the surrounding ground horizon are not indicated within or in close proximity to the site area.</p>
7.2 <u>Mining Information</u>	The site is not shown to lie within historic 'metalliferous' mining land comprising of spoil heaps, burrows or workings.
7.3 <u>Hydrogeology</u>	<p>Geological records indicate that the property is sited over rocks that can form minor aquifers of intermediate permeability. These can be fractured or potentially fractured rocks, which do not have a high permeability, or other formations of variable permeability including unconsolidated deposits. Although these aquifers will seldom produce large quantities of water for abstraction, they are important both for local supplies and in supplying base flow to rivers.</p> <p>Overlying soils classification: Soils of intermediate leaching potential. (Environment Agency: Policy & Practice for the Protection of Groundwater/ Groundwater Vulnerability of Cornwall & Devon/ 1:100,000).</p>

7.4 <u>Water Abstraction</u>	<p>BGS mapping records indicates that there are no water boreholes within 250m of the site.</p> <p>Risk from groundwater considered low.</p> <p>Historic OS mapping does not indicate any wells within 250m.</p> <p>Risk from groundwater considered low.</p>
7.5 <u>UXO Ordnance Search</u>	<p>Zeticauxo 'UXO Bomb Risk Mapping' records indicates that the site is in a low risk area for potential unexploded ordnance.</p> <p>Please refer to Annex 3: UXO Ordnance Map</p>

8. Homecheck Professional Report Information - within 250m radius of site

See Annex 1: Environmental Report For Full Reference Details up to 250m

<p>8.1 <u>Surface Water Features</u> (reference page 3)</p>	<p>The environmental report indicates that there are surface water features within 250m of the site. (Ponds: NE 166m, NE 191m) (Aerial mapping shows pond: N 25m)</p>	
<p>8.2 <u>Potential Pollution Sources</u> (reference pages 4 - 6)</p>	<p>Registered landfill sites BGS recorded landfill sites Local Authority recorded landfill sites Environmental Permitting Regulations Registered waste treatment or disposal site Waste transfer BGS recorded mineral sites Historical landfill site</p>	<p>None None None None None None</p>
<p>(reference pages 7, 8, 10 & 11)</p>	<p>Integrated pollution control (IPC) regulations Local Authority Pollution Prevention and Controls Control of major accident hazards Storage of hazardous substances Explosive sites Radioactive Substances Register</p>	<p>None None None None None</p>
<p>8.3 <u>Known Pollution Incidents</u> (reference pages 7 & 11)</p>	<p>The environmental report has indicated that there are no known pollution incidents located within 250m of the site.</p>	
<p>8.4 <u>Discharges to Water</u> (reference pages 7 - 10)</p>	<p>There are no identified discharge to water consents located within 250 metres of the site.</p>	
<p>8.5 <u>Contaminated Land Register</u> (reference page 5)</p>	<p>Contaminated land register entries & notices Contraventions</p>	<p>None None</p>

<p>8.6 <u>Current Industrial Land Use</u></p> <p>(reference pages 12 - 14)</p> <p>PCA Potentially Contaminated Area Ref No.</p> <p>There are four identified 'current industrial land uses' within 250m of the property.</p>	<p>PCA 11 Garage services (SW 138m) Inactive</p> <p>PCA 12 Powder coatings (SW 159m) Inactive</p> <p>PCA 13 Car body repairs (SW 159m) Inactive</p> <p>PCA 14 Engine rebuilding & reconditioning (NE 168m) Inactive</p>
<p>Commercial/industrial land uses within 100m of the site have been considered within the Conceptual Site Model, located within section 9 of this report (area of highest risk). Should a land use be recorded that lies outside of 100m and has been identified to present a contamination risk to the property, such activities will be delineated within the CSM where appropriate.</p>	

<p>8.7 <u>Past Industrial Land Use</u></p> <p>(reference pages 12 – 14)</p> <p>PCA Potentially Contaminated Area Ref No.</p> <p>There are two identified 'past industrial land uses' within 250m of the property.</p>	<p>PCA 15, 16 Tanks x2 (S 8m, NE 159m)</p>
<p>(reference pages 12 - 14)</p> <p>PIL Potentially Infilled Land Ref No.</p> <p>The Environmental Report has indicated that there are no recorded PIL areas within 250m of the property.</p>	<p>None identified</p>
<p>Historic land uses within 100m of the site have been considered within the Conceptual Site Model, located within section 9 of this report (area of highest risk). Should a land use be recorded that lies outside of 100m and has been identified to present a contamination risk to the property, such activities will be delineated within the CSM where appropriate.</p>	

<p>8.8 <u>Flooding</u> (reference pages 15 - 17)</p>	<p>The site is not indicated to be affected by any type of flooding within 25m of the site area.</p> <p>Further information relating to flood risk zones can be located on the Environment Agency web site.</p>
<p>8.9 <u>Radon Affected Zones</u> (reference page 18)</p>	<p>The site lies within a potential radon affected area, it is indicated that between 3 and 5% of homes are above the action level.</p> <p>Radon is a natural gas found in soil and rocks. It has no colour, taste or smell. Levels vary from country to country, region to region and from house to house in the same street. In open spaces, when radon mixes with air, it is quickly diluted into the atmosphere. When air containing radon gas rises from the soil and rocks beneath your property it is possible it may migrate internally, primarily through cracks in floors, walls and gaps around service pipes.</p> <p>Generally a membrane of 300 micrometre (1200 gauge) polyethylene sheet (correctly installed) will be adequate to stop radon migration. Possible prevention measures may require the installation of an active radon ventilation system. We would recommend that advice is obtained from the Local Authorities regarding monitoring & protection.</p>
<p>8.10 <u>Ground Stability Findings</u> (reference page 19)</p>	<p>The British Geological Survey has identified the site as having a 'very low' potential for natural ground instability within 50 metres.</p>

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

POTENTIAL SOURCE	
See tables below - Potential Contamination Source.	
POTENTIAL PATHWAY	
Inhalation of dust & soil particles, inhalation of vapours, direct ingestion of soil & dust particles, dermal absorption (soil exposure), private water abstraction, ground water, aquifers, consumption of fruit & vegetables, radon gas, landfill gas, alluvium gas (ground source migration pathways).	
POTENTIAL RECEPTOR	
Humans, eco-systems (plants, animals, organisms), property or controlled water bodies.	

9.1 Potential 'Onsite' Contamination Sources: Current & Past

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

CURRENT/PAST CONTAMINATION SOURCES : ONSITE	(1,2,3) number of entries/features identified HC - Homecheck Ref	0m (onsite)
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE	POTENTIAL RISK TO RECEPTORS
Local geology	Naturally occurring heavy metals: potential migration via soil. Probability: unlikely, due to site lying outside of mineralised zone (Ref: BGS 1:50 000 series, sheet 348/BGS records).	Low
Potential radon affected area, HC Ref: section 3	Radon gas migration within buildings: potential migration via air. Probability: between 3 and 5% of homes above action level, recommend 'Basic Radon Protection Measures' necessary.	Low
Site buildings (historic use)	Heavy metals, hydrocarbons, PAHs, phenols: potential migration via soil & water. Probability: unlikely, no evidence for contaminants identified, internal surfacing within buildings comprises of concrete, site utilised primarily for gardening purposes and as a small scale piggery. Operations ceased circa 1991.	Low

CURRENT/PAST CONTAMINATION SOURCES : ONSITE (continued)		(1,2,3) number of entries/features identified HC - Homecheck Ref	0m (onsite)
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
Tank (1) Error identified within HC report, tank feature relates to HC ref 15, not HC ref 14.	Hydrocarbons: potential migration via soil & water. Probability: unlikely, tank historically removed from site, no evidence for this feature currently exists, or residual contamination features from former tank location (staining, odours, reduced plant growth). Likely former water tank for market garden/orchards.		Low

9.2 Potential 'Offsite' Contamination Sources: Current

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

CURRENT CONTAMINATION SOURCES : OFFSITE		(1,2,3) number of entries/features identified HC - Homecheck Ref	Increasing distance from site
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
None identified	None identified		None identified
Commercial/industrial activities lying beyond 100m distance (where identified) have been considered to be of negligible risk and are not included within the conceptual site model.			

9.3 Potential 'Offsite' Contamination Sources: Past

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

PAST CONTAMINATION SOURCES : OFFSITE		(1,2,3) number of entries/features identified HC - Homecheck Ref	Increasing distance from site
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
None identified	None identified		None identified

Historic activities lying beyond 100m distance (where identified) have been considered to be of negligible risk and are not included within the conceptual site model.

10. Conclusions & Recommendations

Having conducted an onsite inspection and research of the available environmental and historic data relating to land contamination at the site locality, we can conclude that the potential contamination risks to end-users and local eco-system under the proposed planning application would be considered low with the exception of radon gas migration.

Historic records dating from circa 1889 have shown the site to have once lain within orchard land. Very little occurs until circa 1907 where a small outbuilding is indicated. From circa 1950 the existing site buildings are shown, which were utilised primarily for market garden purposes and to a lesser degree as a small scale piggery (see report section 6.1), however from circa 1991 the site fell into redundancy with the buildings being used where possible (due to dereliction) for general storage purposes.

Although lying in a generally disorderly and run down condition no notable contamination sources were observed or evidence of contaminants that would warrant a secondary phase of investigation. In addition no external contamination sources have been identified that would impact the proposed development.

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

Please note however that we have the following recommendations to make for the sites continued development:

Radon Gas

We would recommend that due to the site lying within a potential radon affected zone where between 3 and 5% of homes are above the action level, that basic radon gas protection be incorporated within any new building designs. Such measures would generally require the correct installation of a passive radon barrier such as 'Visqueen Ultimate RadonBlok600', Cordek Radon Membrane or similar approved product with adequate under floor ventilation to disperse possible radon gas migration.

Following installation all works should be verified by the L.A Building Control Department, or suitably qualified individual. Further advice on radon gas prevention measures can be found at:

<https://www.ukradon.org/information/reducelevels>.

Excess Soil Disposal

Due to government legislation on landfill waste, should excess soil be generated through the construction process, such material must be removed by a licensed haulier and disposed of at an accredited waste disposal facility. All records relating to haulage and disposal destinations must be kept for future reference and should include the following information: Haulage company details, date(s) of transfer/quantity of material and receiving landfill address.

Asbestos Sheet Roofing Panels

We would recommend that all cement based asbestos sheet panels encountered during the clearance phase be removed from site by an accredited asbestos removal operator and disposed of at a licensed waste disposal facility. Records must be kept of all transportation and disposal for future reference should they be required.

Unexpected Contamination

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

Following the above conclusions and recommendations, we have no further comments to make within the scope of this report.

11. Notes

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

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



Approved Site Investigations Ltd



Verified by:

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

12. Annexes

- Annex 1 - Environmental Report**
- Annex 2 - Site Photographs**
- Annex 3 - UXO Ordnance Map**
- Annex 4 - References & Planning Procedure Guide**

Annex 1 - Environmental Report

Homecheck Environmental



Contamination Risk **PASSED**

Professional Opinion

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



Flood Risk: None Identified

Refer to Section 2 for further information

Conveyancer Guidance

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



Radon: **IDENTIFIED**

Refer to Section 3 for further information



Ground Stability: None Identified

Refer to Section 4 for further information



Other Influential Factors:

Refer to Section 5 for further information

Environmental Constraints: IDENTIFIED

See Section 5a

Report issued for the property at
Newlyn, Church Lane
Cargreen
SALTASH
PL12 6NS

Report Reference
277643949_1_1

National Grid Reference
243020 62340

Customer Reference
A1904_HCP

Report Date
28 April 2021

Contact Details

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

Landmark Contribution

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



Professional Opinion

Contamination Risk

PASSED

In the professional opinion of Argyll Environmental Consultants, following a review of additional information, the level of contamination risk in respect of the Homecheck Professional report dated 28th April 2021 and reference 277643949_1_1, A1904_HCP for

Newlyn, Church Lane

Cargreen

SALTASH

PL12 6NS

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

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

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

Approved by

Argyll Environmental Ltd



Contents and Summary of Findings



Site Location



Section 1: Contamination Risk Findings

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



Section 2: Flood Findings

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



Section 3: Radon Findings

Radon	Result	See Section
Radon Affected Property	Yes	3



Section 4: Ground Stability Findings

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



Section 5: Other Influential Factors

Other Influential Factors	Result	See Section
Environmental Constraints	Yes	5a



Site Location



Aerial Photograph

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



Homecheck® Report

Newlyn, Church Lane
Cargreen
SALTASH
PL12 6NS

Report Reference 277643949_1_1

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Date 28 April 2021
Page 2 of 25



Location Map

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





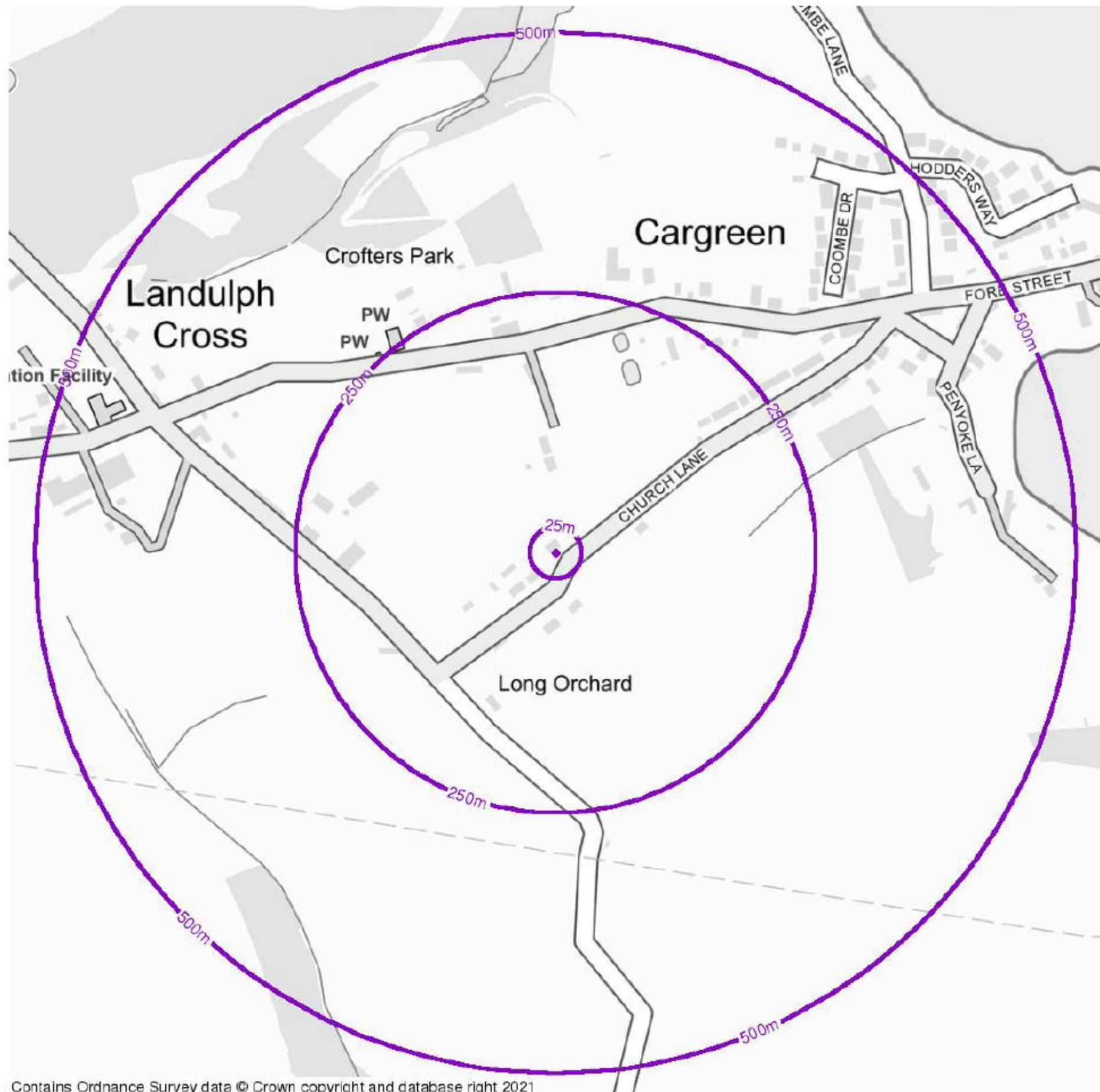
Section 1: Contamination Risk Findings

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



Section 1a and 1b: Information Map

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



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Section 1a

- Contaminated Land Registry Entries and Notices

Section 1b

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

Section 1a: Designated Contaminated Land

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

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

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

Contaminated Land Register Entries and Notices

No factors identified for this property

Section 1b: Landfill and Waste

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

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	No

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

Registered Landfill Sites

No factors identified for this property

BGS Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Coverage

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

Caradon District Council	- Has no landfill data to supply	4
Cornwall County Council	- Had landfill data but passed it to the relevant environment agency	5

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

Historical Landfill Sites

No factors identified for this property

Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

Environmental Permitting Regulations - Waste

No factors identified for this property

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

Integrated Pollution Control Registered Waste Sites

No factors identified for this property

Registered Waste Treatment or Disposal Sites

No factors identified for this property

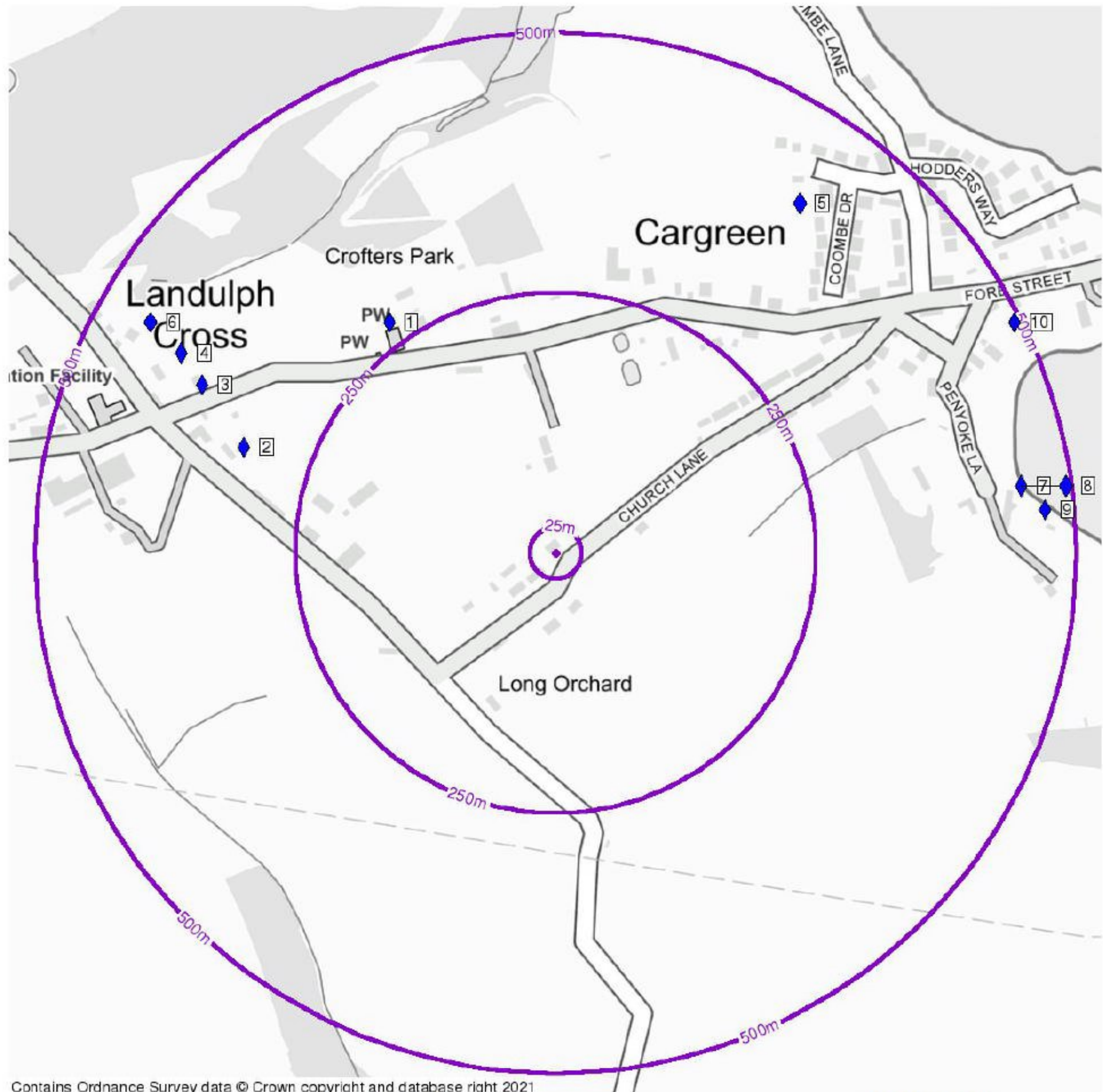
Registered Waste Transfer Sites

No factors identified for this property



Section 1c and 1d: Information Map

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



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Section 1c

- ▲ Local Authority Pollution Prevention and Controls
- ▼ Local Authority Integrated Pollution Prevention and Control
- ◀ Integrated Pollution Controls
- ▶ Environmental Permitting Regulations - Industry
- ◆ Consent to Discharge to Controlled Waters
- ✕ Radioactive Substances Register
- ✕ Planning Hazardous Substance Consents
- ✕ Control of Major Accident Hazards Sites (COMAH)
- ✕ Notification of Installations Handling Hazardous Substances (NIHHS)
- ★ Explosive Sites

Section 1d

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

Section 1c: Potentially Contaminative Activities

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

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

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

Local Authority Pollution Prevention and Controls

No factors identified for this property

Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

Integrated Pollution Controls

No factors identified for this property

Environmental Permitting Regulations - Industry

No factors identified for this property

Consent to Discharge to Controlled Waters

1	Name: The Church Council Reference: 300136/Sa/01	Landulph Methodist Church Landulph Saltash Cornwall PL12 6nd	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/ Treated Effluent - Not Water Company Property Type: CHURCH/MONASTERY/ABBEY/ RELIGIOUS RETREAT/ASSOCIATION HQ Discharge Environment Type: Land/Soakaway Receiving Water: Soakaway Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Date of Issue: 29th October 1996 Positional Accuracy: Located by supplier to within 100m	274m	1
2	Name: Mr J Holmes Reference: Nra-Sw-7494	Adj Long Orchard Landulph Saltash Cornwall	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/ Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Discharge Environment Type: Land/Soakaway Receiving Water: Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Date of Issue: 26th July 1995 Positional Accuracy: Located by supplier to within 100m	317m	1

Map ID	Reference	Location	Details	Distance	Contact
3	Name: Miss N Edmonds Reference: Nra-Sw-2718	Landulph Cross Landulph Saltash Cornwall	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/ Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Discharge Environment Type: Land/Soakaway Receiving Water: Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Date of Issue: 19th April 1991 Positional Accuracy: Located by supplier to within 100m	377m	1
4	Name: Mr & Mrs Kitney Reference: Nra-Sw-7123	Tregwheal Landulph Cross Nr Saltash Cornwall PL12 6qq	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/ Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Discharge Environment Type: Land/Soakaway Receiving Water: Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Date of Issue: 6th December 1994 Positional Accuracy: Located by supplier to within 100m	408m	1
5	Name: Mr Simon Braund Reference: Npswqd002299	Land Adjacent To 21 Coombe Drive Cargreen Saltash Cornwall PL12 6pd	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/ Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Discharge Environment Type: Land/Soakaway Receiving Water: Groundwaters Via A Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Date of Issue: 23rd June 2008 Positional Accuracy: Located by supplier to within 10m	410m	1
6	Name: A D & K M Harvey Reference: Nra-Sw-8033	Dwelling At Landulph Cross Landulph Saltash Cornwall	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/ Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Discharge Environment Type: Land/Soakaway Receiving Water: Soakaway Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Date of Issue: 26th April 1996 Positional Accuracy: Located by supplier to within 100m	449m	1

Map ID	Reference	Location	Details	Distance	Contact
7	Name: Mr Gary W. Cooper & Mrs Patricia Cooper Reference: Eprjb3093nn	Penyoke Mill & Penyoke Barn Cargreen Cornwall Saltash PL12 6pa	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Discharge Environment Type: Saline Estuary Receiving Water: The River Tamar (Estuary) Status: New issued under EPR 2010 Date of Issue: 19th July 2013 Positional Accuracy: Located by supplier to within 10m	452m	1
8	Name: Mr Euan Armstrong & Mrs Edwina Armstrong Reference: Eprjb3093nn	Penyoke Mill & Penyoke Barn Cargreen Cornwall Saltash PL12 6pa	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Discharge Environment Type: Saline Estuary Receiving Water: The River Tamar (Estuary) Status: New issued under EPR 2010 Date of Issue: 19th July 2013 Positional Accuracy: Located by supplier to within 10m	452m	1
9	Name: Mr N Glassborow Reference: 301954	Penyoke Farmhouse Cargreen Saltash Cornwall PL12 6pa	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Discharge Environment Type: Freshwater Stream/River Receiving Water: River Tamar Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Date of Issue: 23rd March 2001 Positional Accuracy: Located by supplier to within 10m	472m	1
10	Name: Mr Nigel Cummings Reference: Nra-Sw-8017	Adj To Springfield Cargreen Saltash Cornwall	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Discharge Environment Type: Land/Soakaway Receiving Water: Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Date of Issue: 26th March 1996 Positional Accuracy: Located by supplier to within 100m	493m	1

Radioactive Substances Register

No factors identified for this property

Planning Hazardous Substance Consents

No factors identified for this property

Homecheck® Report

Newlyn, Church Lane
Cargreen
SALTASH
PL12 6NS

Report Reference 277643949_1_1

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Date 28 April 2021
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Map ID	Reference	Location	Details	Distance	Contact
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Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

Explosive Sites

No factors identified for this property

Next Steps

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

Section 1d: Known Pollution Incidents

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

Enquiry	Result
Have any known pollution incidents been identified within 500m of the property?	No

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

Local Authority Pollution Prevention and Control Enforcements

No factors identified for this property

Enforcement and Prohibition Notices

No factors identified for this property

Planning Hazardous Substance Enforcements

No factors identified for this property

Prosecutions Relating to Authorised Processes

No factors identified for this property

Environmental Pollution Incidents

No factors identified for this property

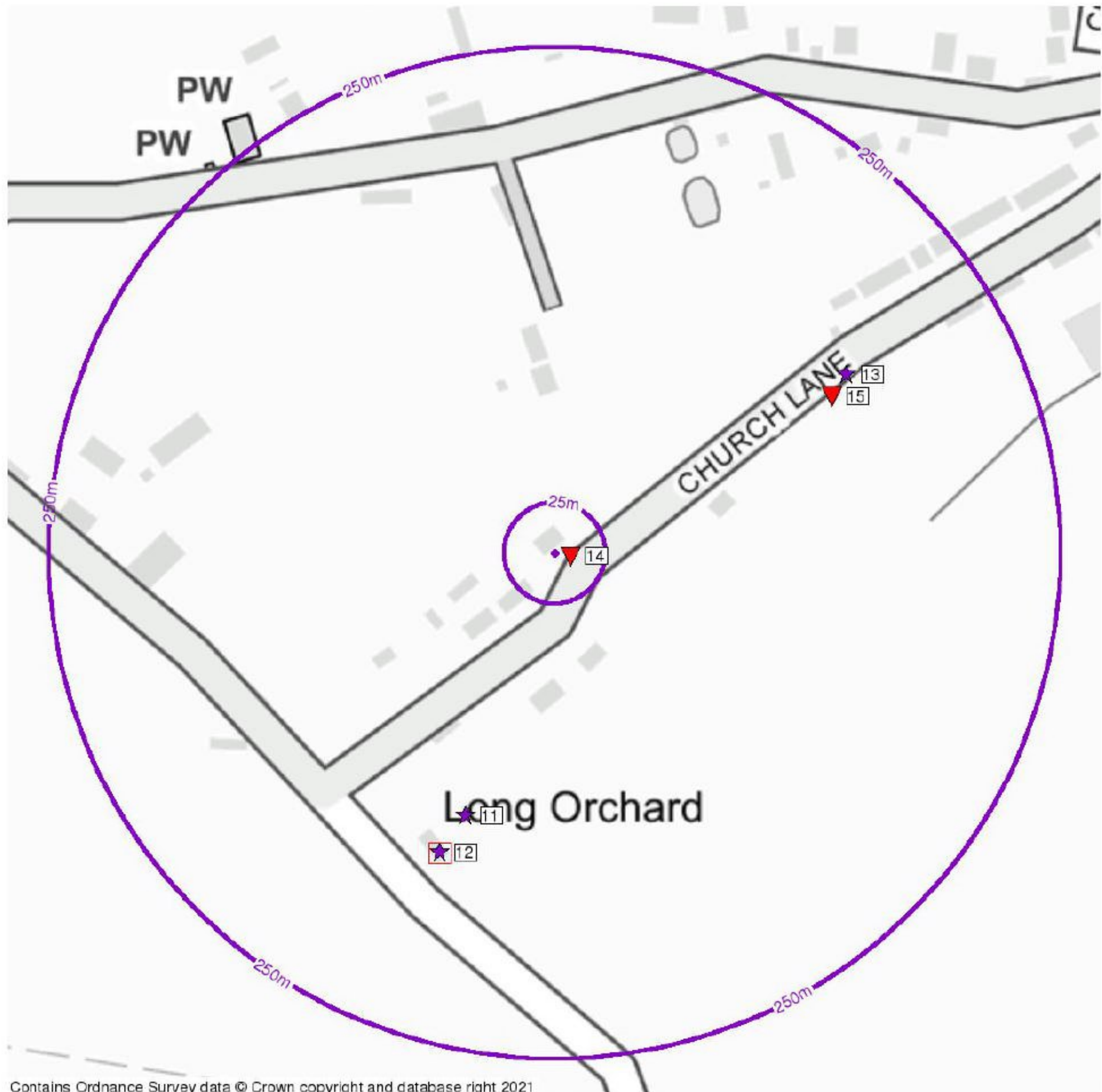
Prosecutions Relating to Controlled Waters

No factors identified for this property



Section 1e: Information Map

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



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

Section 1e: Other Potential Contaminative Land Uses

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

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

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

Fuel Station Entries

No factors identified for this property

Contemporary Trade Directory Entries

11	Name: Jre Motorsport Ltd	Unit 4,Long Orchard Business Park Landulph Saltash Cornwall PL12 6ND	Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	138m	-
12	Name: R B Powder Coating	Long Orchard Landulph Saltash Cornwall PL12 6NG	Classification: Powder Coatings Status: Inactive Positional Accuracy: Automatically positioned to the address	159m	-
13	Name: Karls Bodyshop	Long Orchard Landulph Saltash Cornwall PL12 6NG	Classification: Car Body Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	159m	-
14	Name: K S P Engines	Unit 4 Long Orchard Landulph Saltash Cornwall PL12 6NG	Classification: Engine Rebuilding & Reconditioning Status: Inactive Positional Accuracy: Automatically positioned to the address	168m	-

Former Marshes

No factors identified for this property

Potentially Infilled Land (Non-Water)

No factors identified for this property

Potentially Infilled Land (Water)

No factors identified for this property

Potentially Contaminative Industrial Uses (Past Land Use)

No factors identified for this property

Historical Tanks And Energy Facilities

15	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1953	8m	-
----	--------------	--------------	---	----	---

Map ID	Reference	Location	Details	Distance	Contact
16	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1953	159m	-

Next Steps

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



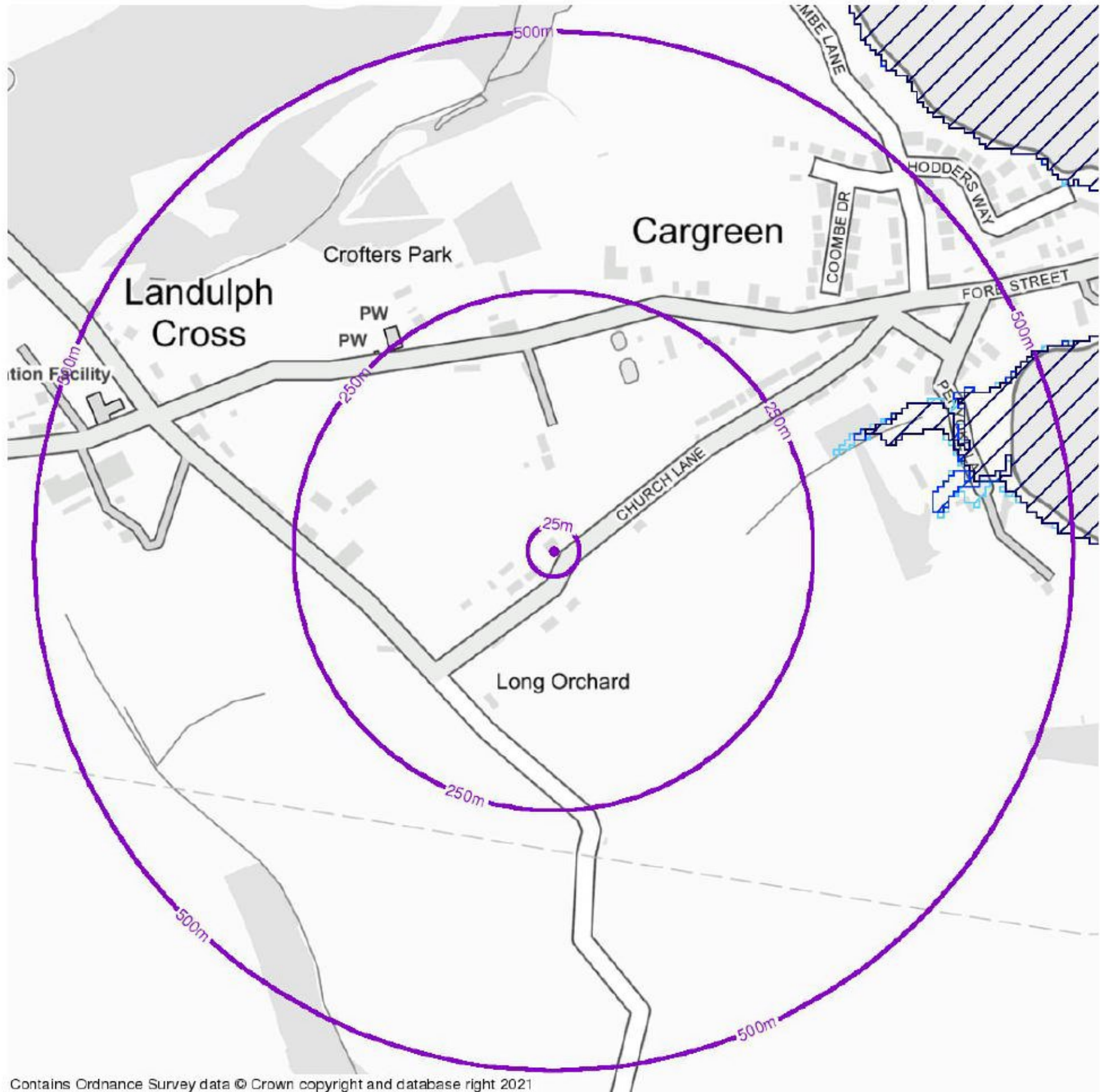
Section 2: Flood Findings

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



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

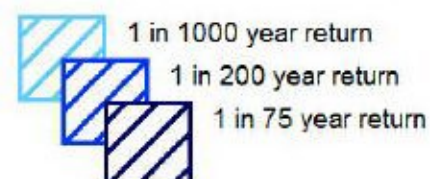
The map detailed below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



River Flooding



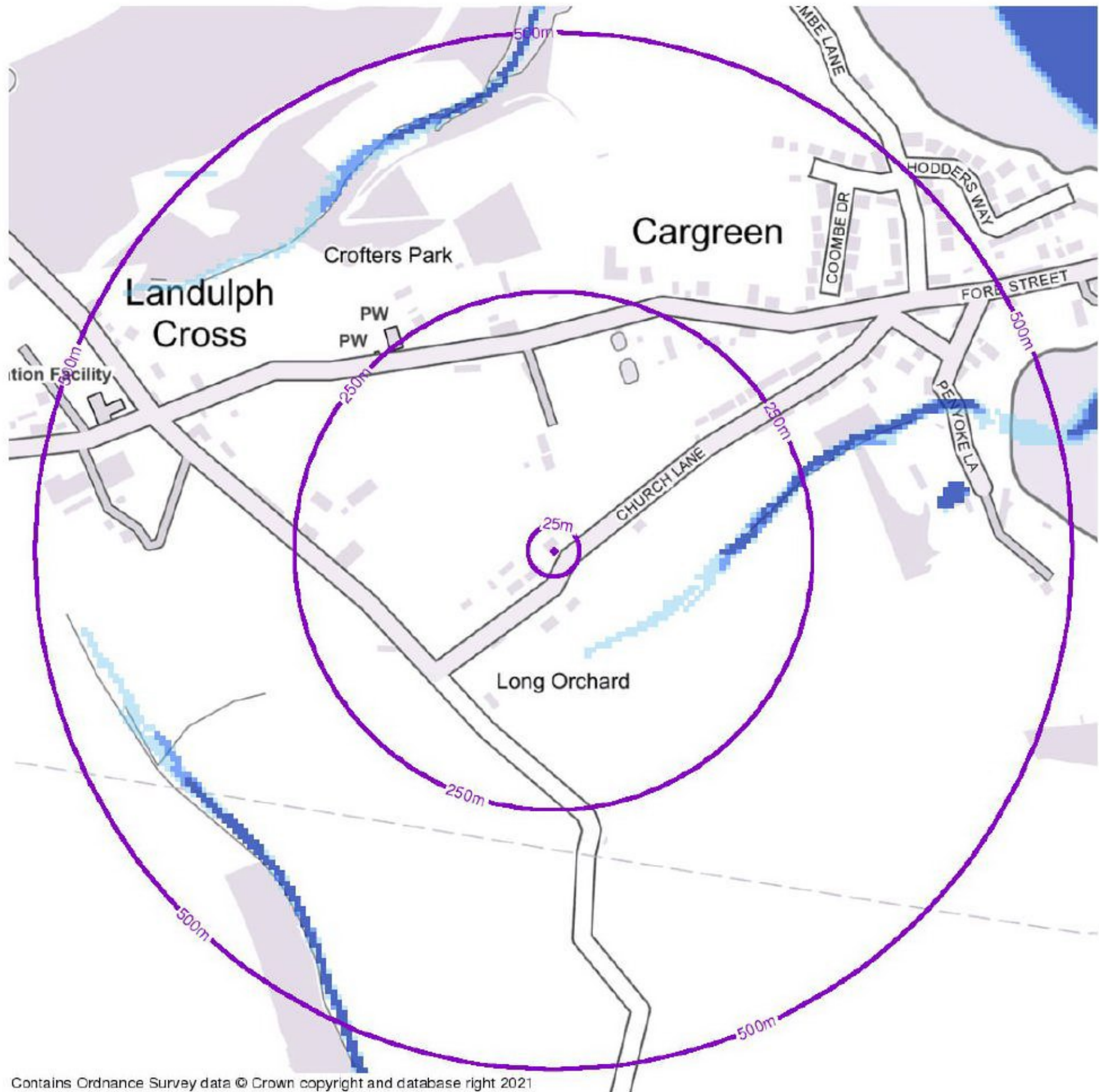
Coastal Flooding





Section 2c: Surface Water Flood Map

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



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Surface Water Flooding



Section 2a: River Flooding

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

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

Section 2b: Coastal Flooding

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

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

Section 2c: Surface Water Flooding

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

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

Next Steps

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

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

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



Section 3: Radon Findings

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

Enquiry	Result	Contact
Is the property in a radon affected area?	The property is in a radon affected area, as between 3 and 5% of homes are above the action level	2
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	Basic radon protective measures are necessary in the construction of new dwellings or extensions	2

Next Steps

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

Further Action

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



Section 4: Ground Stability Findings

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

Section 4a: Man-Made Factors

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

Section 4b: Natural Factors

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



Section 5: Other Influential Factors

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



Section 5a: Environmental Constraints

Enquiry	Result
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	Yes

Map ID	Reference	Location	Details	Distance	Contact
Areas of Outstanding Natural Beauty					
N/A	Name: Tamar Valley	N/A	Total Area (m2) 196493528.08053434	0m	3
	Reference: Not Supplied		Designation Date 30th August 1995		

Local Nature Reserves

No factors identified for this property

National Nature Reserves

No factors identified for this property

National Parks

No factors identified for this property

Ramsar Sites

No factors identified for this property

Sites of Special Scientific Interest

No factors identified for this property

Special Areas of Conservation

No factors identified for this property

Special Protection Areas

No factors identified for this property

Next Steps

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

Useful Contacts

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

PO Box 544 Templeborough Rotherham S60 1BY	Tel: 03708 506 506	enquiries@environment-agency.gov.uk
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Contact 2 - Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards

Chilton Didcot Oxfordshire OX11 0RQ	Tel: 01235 822622 Fax: 01235 833891	radon@phe.gov.uk www.ukradon.org
--	--	--

Contact 3 - Natural England

County Hall Spetchley Road Worcester WR5 2NP	Tel: 0300 060 3900	enquiries@naturalengland.org.uk www.naturalengland.org.uk
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Contact 4 - Caradon District Council (now part of Cornwall Council)

County Hall Treyew Road Truro Cornwall TR1 3AY	Tel: 0300 1234 100	enquiries@cornwall.gov.uk www.cornwall.gov.uk
--	--------------------	--

Contact 5 - Cornwall County Council (now part of Cornwall Council)

County Hall Treyew Road Truro Cornwall TR1 3AY	Tel: 0300 1234 100	enquiries@cornwall.gov.uk www.cornwall.gov.uk
--	--------------------	--

Landmark Information Group Limited

Legal and Financial Imperium Reading Berkshire RG2 0TD	Tel: 0844 844 9966 Fax: 0844 844 9980	helpdesk@homecheck.co.uk www.landmarkinfo.co.uk
--	--	--

The Landmark website contains links to many of our data suppliers which may prove useful.

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

Landmark works in association with:



Report Version: HCP v1.0.4.5

Useful Information

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

Professional Opinion

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

Flood Risk

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

Location Map

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

Positional Accuracy

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

Section 1b: Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant environment agency or authority referenced in the Useful Contacts section.

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

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

Section 1c: Potentially Contaminative Activities

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

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

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

Section 1e: Other Potential Contaminative Land Uses

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

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

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

Section 2: Flood Findings

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

Section 3: Radon Findings

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

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

Section 5a: Environmental Constraints

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

General

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

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

The Purpose and Scope of the Report

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

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Insurance

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

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Fax: 0844 844 9980

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TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

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

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

Complaints should be sent to:

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

Tel: 0844 844 9966

Email: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

Tel: 01722 333306

Email: admin@tpos.co.uk

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

Annex 2 - Site Photographs

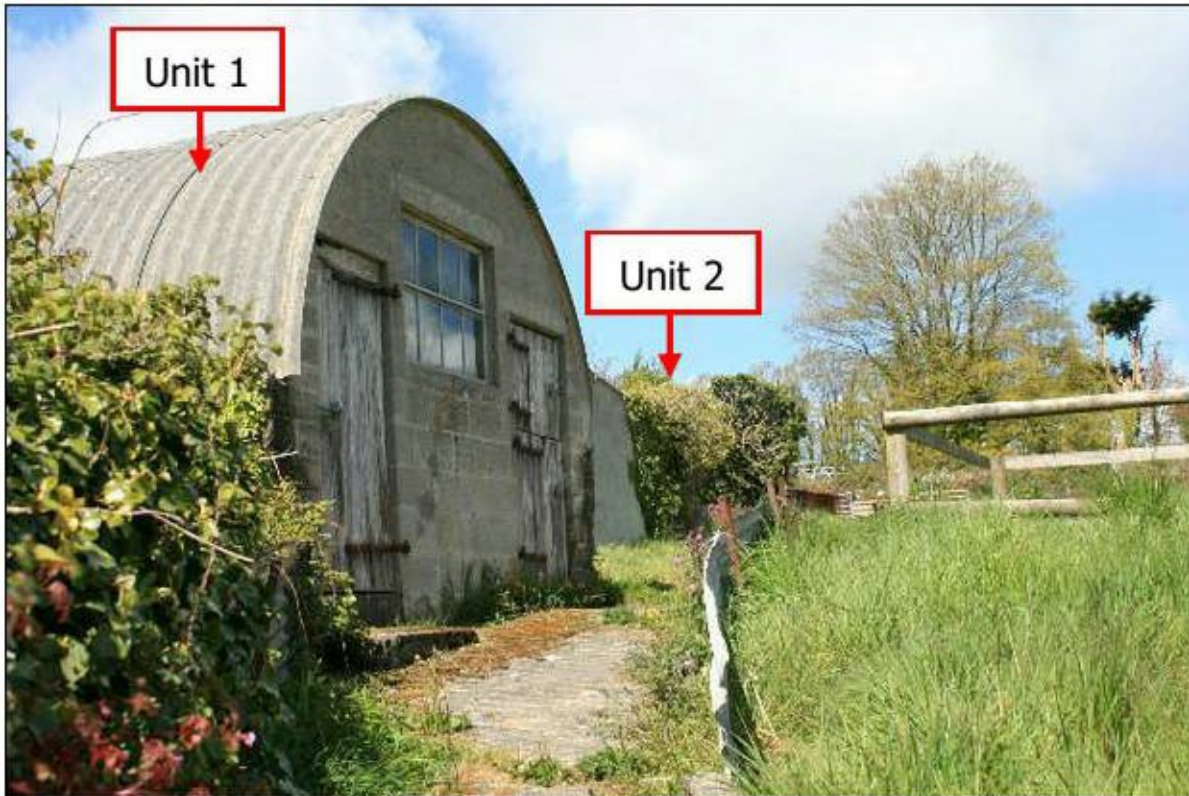
Photograph 1.



View: northwest

Looking towards the pedestrian access gate from the adjacent public road.

Photograph 2.



View: north-northwest

View of the northeast elevations of Unit 1 and Unit 2.

Photograph 3.



View: northwest

Looking across the site and associated land from the southeast corner of the plot.

Photograph 4.



View: north-northwest

Continuation of open land to the northeast of the site buildings.

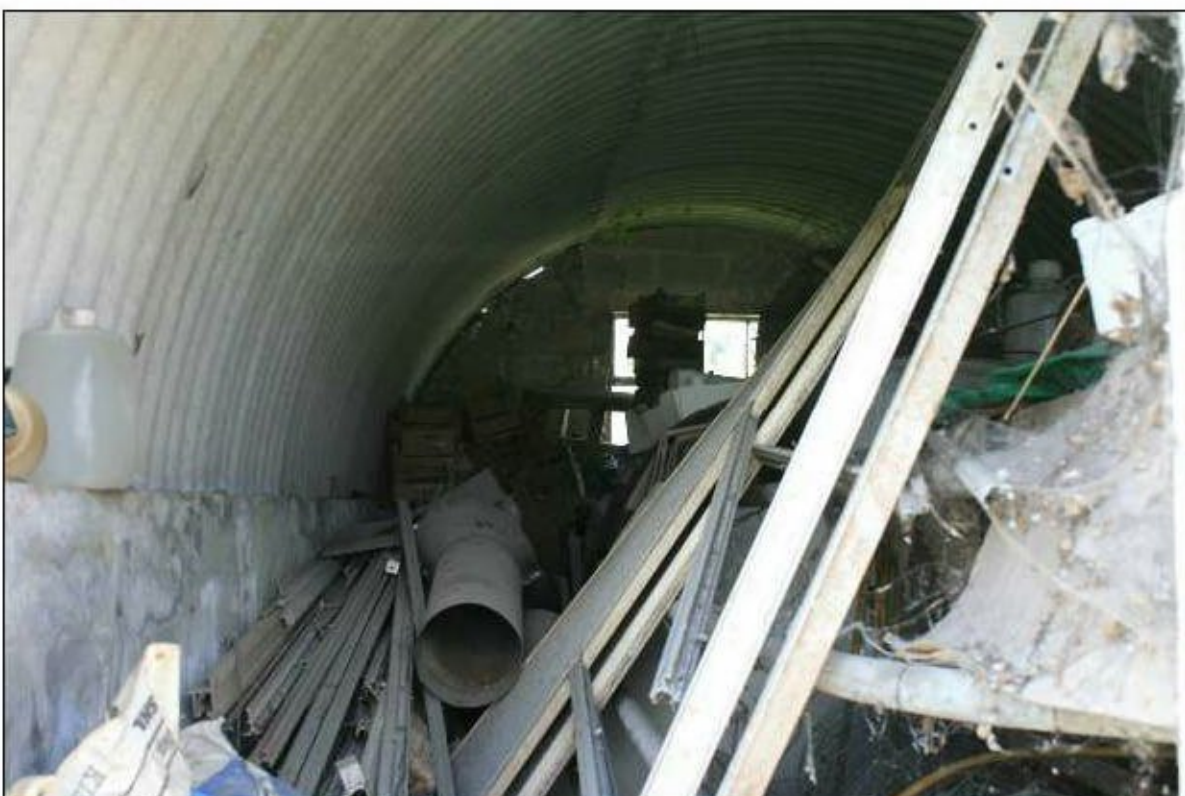
Photograph 5.



View: southwest

Close up view of Unit 1.

Photograph 6.



View: southwest

Internal view of Unit 1, used historically for market gardening purposes.

Although currently disorderly all internal surfacing was recorded to comprise of concrete.

Photograph 7.



View: northwest

Close up view of Unit 2.

Photograph 8.



View: southwest

Internal view of Unit 2 used historically as a piggery.

All internal surfacing was recorded to comprise of concrete.

Photograph 9.



View: southeast

Looking from the northern extent of the site toward Unit 3, located upon the southwest elevation of Units 1 & 2.

Photograph 10.



View: northeast

Looking from the front elevation of Unit 3 toward Unit 1. Note surfacing between buildings comprises of concrete.

Photograph 11.



View: north-northwest

Close up view of Unit 3.

Photograph 12.



View: north-northwest

Internal view of Unit 3 used historically for market gardening purposes/storage.

All internal surfacing was recorded to comprise of concrete.

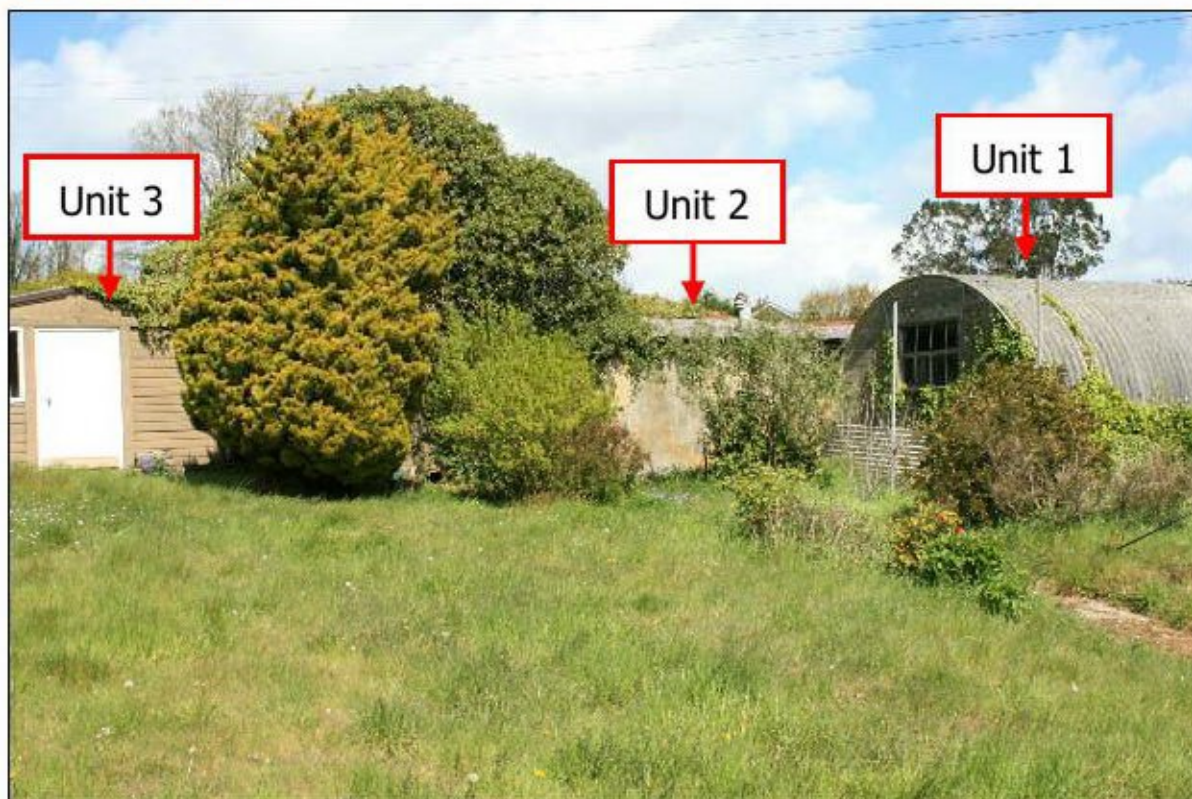
Photograph 13.



View: south

Looking from Unit 3 toward open land associated to the site and the existing gated entrance.

Photograph 14.



View: north

Looking from the southern section of the site back towards Units 1 to 3.

Photograph 15.



View: north

Looking from the southern boundary to the former area of the suspected historic tank location.

Note, no reduced or stunted growth within this area or obvious signs of contamination.

Annex 3 - UXO Ordnance Search

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Map Centre: 243048,62368



LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- military
- industry
- UXO find
- transport
- dock
- Luftwaffe targets
- utilities
- Bombing decoy
- other

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682

email: uxo@zetica.com

web: www.zeticauxo.com

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

Annex 4 - Reference & Planning Procedure Guide

References:

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Zeticauxo Website, Unexploded Ordnance (UXO) Risk Assessment

Maps & Plans:

Dines, H.G. Composites

Get mapping: Aerial Photographs

Jenkin, A.K.H

Ordnance Survey Maps/historical & current

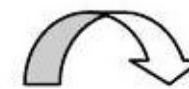


General Planning Procedure Chart

Desktop Site Report (Preliminary Risk Assessment)

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

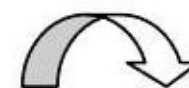
Submit planning application & desktop report



Site Investigation & Risk Assessment

Ground investigations in the form of potential:
 Soil sampling, trenching investigation/drilling
 Undertake risk evaluation & recommendations
 Proceed to remedial strategy should contamination be identified

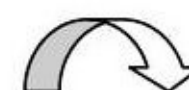
Submit report for approval



Remediation Strategy

Remediation strategy report for the development of the site

Submit report for approval



Site Monitoring

Site verification and completion of remedial works
 Monitoring of site should it be required





ASI Core Services:

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

Our client commitment is to provide you with:

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

Please contact us for further information on:

Tel: 01209 204744
Fax: 01209 204766
Email: admin@asiconsultancy.co.uk
Website: <http://www.asiconsultancy.co.uk>