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**Geotechnical & Environmental Specialists**

**MR & MRS HERITAGE**

**BEACH VIEW  
MAWGAN PORTH TR8 4DB**

**SINGLE UNIT PRELIMINARY INVESTIGATION  
REPORT**

**Contract: C61594**

**Date: JULY 2018**

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**SINGLE UNIT PRELIMINARY INVESTIGATION REPORT**

carried out at

**BEACH VIEW**

**MAWGAN PORTH TR8 4DB**

Prepared for

**MR & MRS HERITAGE**

**Beach View**

**Trenance**

**Mawgan Porth**

**Newquay**

**TR8 4DB**

Contract: C61594

Date: JULY 2018



## EXECUTIVE SUMMARY

On the instructions of Mr & Mrs Heritage, a Preliminary Investigation in the form of a desk study and site reconnaissance has been carried out in order to assess the potential hazards on and adjacent to the site and prepare a risk assessment for further consideration.

It is understood that it is proposed to demolish the existing dwelling to allow the construction of a new replacement residential property under planning application reference PA18/04468.

The site is situated at Trenance, approximately 6.80km to the northeast of the town centre of Newquay and may be located by Grid Reference SW 84953 67843.

The geological map indicates the site to be underlain by the Staddon Formation, described as grey brown, medium to thick beds (1-4m) of fine- to medium-grained sandstone, thickening and coarsening upwards with thin interbedded grey mudstone and siltstone.

A review of the history of the site has been conducted based on readily available historical maps and a walkover survey of the site was conducted on the site was conducted on the 26<sup>th</sup> of June 2018. At the time of the site walkover the site comprised a single residential property, Beach View, and garden with a garage and annexe located in the northeast of the site. The site was access via a gateway from the tarmac road which formed the sites southern boundary.

The site sloped in a southerly direction, with a drop across the site of between 35-40m, the area surrounding the property had been cut into the hillside to create a level terrace. The site boundaries were formed by predominantly wooden fencing, with the northeastern boundary being formed by the natural site topography. Residential development surrounded the site in all directions.

The surface of the site comprised ornamental grassed lawns with established trees and shrubs, the remainder of the site comprised the residential property and associated hardstanding, such as paths and patio. Numerous juvenile and mature trees were present across the site. It was unclear at the time of the site walkover if any of these trees were subject to Tree Protection Orders (TPO).

The surface of the site was dry with no areas of surface water encountered. There were domestic services, such as service covers, and overhead telecom cables noted to be present on the site. All vegetation on the site and in the surrounding area appeared to be in a healthy condition.

There was no significant visual or olfactory evidence of contamination or evidence of Made Ground, asbestos containing material, electric substations, bonfires or chemical storage on the site at the time of the site walkover.

The research has not identified any significant potential sources of contamination and as such pollutant linkages have not been suggested. These findings suggest the site would not be classified by the Local Authority as 'Contaminated Land', under the current contaminated land legislation and no further investigation is deemed necessary.

Full radon protection measures should be installed in the proposed development in line with the Building Research Establishment, Report BR211 to mitigate the ingress of radon.



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## 1.0 INTRODUCTION

### 1.1 General

- 1.1.1 On the instructions of Mr & Mrs Heritage, a Preliminary Investigation in the form of a desk study and site reconnaissance has been carried out in order to assess the potential hazards on and adjacent to the site and prepare a risk assessment for further consideration.
- 1.1.2 It is understood that it is proposed to demolish the existing dwelling to allow the construction of a new replacement residential property under planning application reference PA18/04468.
- 1.1.3 This report has been prepared for the sole use of the Client for the purpose described and no extended duty of care to any third party is implied or offered. Third parties using any information contained within this report do so at their own risk.
- 1.1.4 It is recommended that a copy of this report be submitted to the relevant authorities to enable them to carry out their own site assessment and provide any comments.
- 1.1.5 The comments given in this report and the opinions expressed herein are based on the information obtained from the desk study and site reconnaissance. No intrusive investigation has been carried out to confirm the actual ground or environmental conditions.
- 1.1.6 Any risks identified in this report are perceived risks based on information reviewed. Actual risks can only be assessed following a physical investigation of the site.
- 1.1.7 This report has been based, in part, on information supplied by others. The report has been prepared on the basis of that information being accurate.
- 1.1.8 The conclusions presented in this report are based on the guidance available at the time of preparation of the report. No liability can be accepted for the retrospective effects of any changes or amendments to legislation or guidance.
- 1.1.9 This Preliminary Investigation has been conducted in general accordance with CLR 3, ref. 8.1, CLR 11, ref 8.2, BS 10175, ref 8.3, and GPLC 1, ref 8.4.



## 2.0 SITE

### 2.1 Site Location

2.1.1 The site is situated at Trenance, approximately 6.80km to the northeast of the town centre of Newquay and may be located by Grid Reference SW 84953 67843. A site location plan and aerial photograph are included in Appendix 1, Figures A1.1 and A1.2.

### 2.2 Site Walkover and Description

2.2.1 A walkover survey of the site was conducted on the 26<sup>th</sup> of June 2018. The walkover was carried out in general accordance with CLR 2, ref. 8.5.

2.2.2 At the time of the site walkover the site comprised a single residential property, Beach View, and garden with a garage and annexe located in the northeast of the site. The site was access via a gateway from the tarmac road which formed the sites southern boundary.

2.2.3 The site sloped in a southerly direction, with a drop across the site of between 35-40m, the area surrounding the property had been cut into the hillside to create a level terrace.

2.2.4 The site boundaries were formed by predominantly wooden fencing, with the northeastern boundary being formed by the natural site topography. Residential development surrounded the site in all directions.

2.2.5 The surface of the site comprised ornamental grassed lawns with established trees and shrubs, the remainder of the site comprised the residential property and associated hardstanding, such as paths and patio. Numerous juvenile and mature trees were present across the site. It was unclear at the time of the site walkover if any of these trees were subject to Tree Protection Orders (TPO).

2.2.6 The surface of the site was dry with no areas of surface water encountered. There were domestic services, such as service covers, and overhead telecom cables noted to be present on the site.

2.2.7 All vegetation on the site and in the surrounding area appeared to be in a healthy condition.

2.2.8 There was no significant visual or olfactory evidence of contamination or evidence of Made Ground, asbestos containing material, electric substations, bonfires or chemical storage on the site at the time of the site walkover.

2.2.9 Photographs from the walkover survey are included within Appendix 2, Figures A2.1 to A2.10.



## 2.3 Historical Maps

2.3.1 A review of the history of the site has been conducted based on readily available historical maps. Details of the findings are provided in the table below.

Map, Date and Scale	Site Description	Regional Setting
Cornwall & Isles of Scilly 1880 1:2500	The site comprises part of a larger agricultural field. An area of disturbed ground lies to the north of the site. Rough pasture lies to the west of the site.	The surrounding area comprises agricultural fields. A settlement shown as Trenance is located approximately 385m northwest of the site. A quarry is located approximately 130m south of the site. The beach at Mawgan Porth is located approximately 175m to the southwest of the site.
Cornwall & Isles of Scilly 1888 1:10560	There are no observable changes to the site since the previously published map.	The larger scale map shows the extent of agricultural land in the surrounding area.
Cornwall & Isles of Scilly 1907 1:2500	There are no observable changes to the site since the previously published map.	A pumping house is located approximately 95m east of the site. The quarry previously indicated approximately 130m south of the site is no longer shown.
Cornwall & Isles of Scilly 1908 1:10560	There are no observable changes to the site since the previously published map.	Minor residential development has taken place in the surrounding area.
Ordnance Survey 1963 1:10560	A rectangular structure is located on the site.	Residential properties have been constructed in the immediately surrounding area. A hotel has been constructed 200m southeast of the site.
Ordnance Survey 1972 1:2500	The site is now occupied by a property called Dorners with an ancillary structure located in the northeast of the site.	A property shown as Headlands is located immediately to the east. A disused quarry lies 50m to the east. A property shown as Waylea is located approximately 150m northeast. A tank is located 100m east of the site. An electricity substation is located approximately 240m northeast of the site.
Ordnance Survey 1974 1:10000	There are no observable changes to the site since the previously published map.	The larger scale map shows the extent of development which has taken place within the village of Mawgan Porth.
Ordnance Survey 1974-1983 1:10560	There are no observable changes to the site since the previously published map.	Residential infill development has taken place in the surrounding area.
VectorMap Local 2018 1:10000	The historical map appears to be substantially accurate in comparison to the current setting.	The historical map appears to be substantially accurate in comparison to the current setting.



### 3.0 SITE SETTING

#### 3.1 Geological Setting

- 3.1.1 Details of the geology underlying the site have been obtained from the relevant geological map of the area, ref. 8.6.
- 3.1.2 The geological map indicates the site to be underlain by the Staddon Formation, described as medium to thick beds (1-4m) of fine- to medium-grained sandstone, thickening and coarsening upwards with thin interbedded grey mudstone and siltstone.

#### 3.2 Hydrogeological Setting

- 3.2.1 The hydrogeological records, provided by the Environment Agency, indicate that the site is situated on a Secondary A Aquifer, relating to the variably permeable Staddon Formation.
- 3.2.2 The Environment Agency defines Secondary A aquifers as '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'.
- 3.2.3 The site is not located within a groundwater source protection zone.
- 3.2.4 There are no groundwater abstraction wells indicated within 250m of the site.

#### 3.3 Hydrological Setting

- 3.3.1 The nearest surface watercourse is an unnamed stream located approximately 80m to the southeast of the site at its closest point.
- 3.3.2 The surface water is at approximately 10m below the level of the site.
- 3.3.3 The site is not defined by the Environment Agency as being at risk of flooding from rivers or the sea.
- 3.3.4 There is no available river quality classification data for the nearest watercourse.
- 3.3.5 There are no surface water abstractions indicated within 250m of the site.

#### 3.4 Radon

- 3.4.1 The British Geological Survey, in conjunction with the Radiation Protection Division of the Health Protection Agency, ref. 8.7, indicates the site to lie within an area where there is a probability of 10% to 30% of present or future homes being above the action level of 200Bq/m<sup>3</sup>. As such, the site is classified as a Radon Affected Area.
- 3.4.2 Therefore, the guidance recommends that full radon protective measures should be installed in the proposed development in line with the Building Research Establishment, Report BR211, ref 8.8.



### 3.5 Soil Geochemistry

3.5.1 The British Geological Survey data indicates the following concentrations of naturally occurring metals to be representative of background levels in natural soil underlying the site. The levels are based on those present in rural soils and are not necessarily representative of levels within Made Ground which may be encountered on site:

Element	Concentration (mg/kg)
Arsenic	15-30
Cadmium	<1.8
Chromium	60-90
Lead	50-100
Nickel	15-30

## 4.0 ASSESSMENT OF GEOTECHNICAL RISK

### 4.1 Mining

- 4.1.1 An historic mining report was undertaken by Mining Searches UK on behalf of the clients, which details that the property lies within an historic mining area with sporadic underground and surface activity.
- 4.1.2 The report details that a poorly recorded mineralised vein passes through the subject property at an undefined elevation of plot. This mineralised vein follows a WSW-ENE alignment. There is no documentary evidence that this mineralised vein has been observed or worked at surface within the area covered by the search plan.
- 4.1.3 A geological fault is recorded to pass through the subject property. There is no documentary evidence to indicate this fault has been mineralised to a merchantable quality or has been the subject of any mineral trials.
- 4.1.4 An area of rough ground/heath land is recorded to pass close to the north of the subject property area. This rough ground/heath land is not considered to be mining related.
- 4.1.5 An old quarry is recorded to lie approximately 30m to the ENE of the subject property. The nearest recorded mine shaft lies approximately 70m to the north west of the subject property.
- 4.1.6 The report concludes that while there is no documentary evidence of any mine shafts, adits or adit portals within the subject property. There is a slight possibility of unrecorded mining features associated with the poorly recorded mineralised vein within the subject property and the possibility of unrecorded mining features associated with unrecorded mineralised veins within the subject property.
- 4.1.7 A mining and ground stability report was subsequently undertaken by Datson Consulting Ltd in 2014 for the clients, the purpose of which was to assess the property for any signs of settlement or subsidence, or for any unusual topographical irregularities which may be attributable to past mining or quarrying activity, or other untoward features or unstable ground conditions.
- 4.1.8 The mining and ground stability reports conclude that "With all the known facts of the property put into perspective it is clear it appears free from current mining related damage at present. It is possible that unknown mining features exist but no evidence of their presence is known or indicated at the site visit. It is concluded from the above that as regards the mining and quarrying related aspects, the presently identifiable risks are considered to within an acceptable level, and no further precautionary measures are indicated to be necessary".

### 4.2 Conclusions of Geotechnical Risk Assessment

- 4.2.1 The research has not identified any significant hazards associated with the anticipated underlying ground conditions, based on the information obtained during the desk based research and site reconnaissance, and no further investigation is deemed necessary.



## 5.0 ENVIRONMENTAL SEARCHES

### 5.1 Potential Sources of Contamination

5.1.1 A search was made of records held by the various regulatory authorities and other statutory bodies to determine the presence or otherwise of past and current activities which have the potential to give rise to the presence on site of contaminants. The findings are given in the table below:

Activity	On Site	Off Site	Detail (distance / direction)
Contaminated Land Register Entries	None	None within 250m	
Discharge Consents	None	Three within 250m	Closest at 119m south, relates to a sewage discharge to a freshwater stream/river.
Historical Tanks and Energy Features	None	Two within 250m	Closest at 108m southeast relates to an unspecified tank, dated 1972
Landfill Sites	None	None within 250m	
Waste Sites	None	None within 250m	
Potentially Infilled Land	None	One within 250m	Closest at 133m southwest relates to unknown filled ground (pit/quarry)
Potentially Contaminative Industrial sites	None	Two within 250m	Closest at 72m northeast, relates to general quarrying, dated 1974.
Prosecutions Relating to Authorised Processes	None	None within 250m	
Registered Radioactive Substances	None	None within 250m	
Hazardous Substances	None	None within 250m	
Fuel Station Entries	None	None within 250	
Contemporary Trade Entries	None	None within 250m	

### 5.2 Designated Sites

5.2.1 A review of the MultiAgency Geographic Information for the Countryside website, ref 8.10, was undertaken to assess whether there were any Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserves (LNR) which may be impacted by the development.

5.2.2 The enquiries indicated there are no SSSIs, NNRs or LNRs within 1km of the site.

### 5.3 Nitrate Vulnerable Zone

5.3.1 The site is not located within an area designated as a nitrate vulnerable zone.



## 6.0 ASSESSMENT OF GEOENVIRONMENTAL RISK

### 6.1 General

- 6.1.1 The definition of 'contaminated land', along with the relevant details on legislation and guidance is set out in Appendix 3.
- 6.1.2 The assessment of potential risk has been based on the guidelines given in CIRIA report C552, ref 8.9. These guidelines are summarised in Appendix 3.
- 6.1.3 The assessment of environmental risk is aimed at identifying the possible risk, if any, arising from substances used or deposited on the site, or from any other sources of land contamination, based on the principles of the pollutant linkage.
- 6.1.4 The assessment is based on the proposed development end use, taking account of present and previous use. It is based only on a review of historical maps, desk based data and site reconnaissance; therefore it contains some elements of conjecture based on professional judgement. A comprehensive risk assessment can only be made following an intrusive investigation and testing regime.
- 6.1.5 It is proposed to demolish the existing dwelling to allow the construction of a new replacement residential property under planning application reference PA18/04468.

### 6.2 Hazard Identification

- 6.2.1 The site is not located within a mineralised area and the levels of heavy metals indicated to be present in the underlying soils are not considered to potentially pose a risk to human health.
- 6.2.2 Historical mapping indicates the presence of a structure on the site, which was still present at the time of the site walkover, there was no sign of any contamination within the structure such as chemical storage or staining. There was no evidence of Made Ground present on the site.
- 6.2.3 The Homecheck Environmental report indicates an area of potentially infilled land 133m southwest of the site, however, this area was observed during the site walkover and was not found to be infilled, the old quarry still being visible.
- 6.2.4 Therefore, the risk posed to human health from any contamination is considered to be negligible and no further investigation is considered necessary.
- 6.2.5 There is evidence for the potential for radon to be present at levels for which full protection measures have been recommended. However, with the correct implementation of radon protection measures this could be considered negligible.
- 6.2.6 There is considered to be a very low risk due to the chemical attack on construction materials emplaced within the Staddon Formation.
- 6.2.7 The risk to controlled waters is considered to be negligible. The proposed development is unlikely to encounter the underlying groundwater body which is classed as a secondary aquifer and there are no water abstractions indicated within 250m of the site. The nearest surface water feature is an unnamed stream located approximately 80m to the southeast of the site, and approximately 10m below the level of the site of the site at its closest point. The proposed development is not likely to impact on groundwater.



### 6.3 Conceptual Site Model

Potential Contamination Sources	Potential Contaminants of Concern	Potential Pathways	Receptor Group
Natural Geology	•Radon	• Inhalation	• Human Health

### 6.4 Discussion & Conclusions of Geoenvironmental Risk Assessment

6.4.1 The research has not identified any significant potential sources of contamination and as such pollutant linkages have not been suggested. These findings suggest the site would not be classified by the Local Authority as 'Contaminated Land', under the current contaminated land legislation and no further investigation is deemed necessary.

6.4.2 Full radon protection measures should be installed in the proposed development in line with the Building Research Establishment, Report BR211 to mitigate the ingress of radon.

### 6.5 Consultation

6.5.1 During development, consultation may be required for a number of reasons with a number of regulatory Authorities. The following provides an indication as to the most likely Authorities with which consultation may be required:

- **Local Authority.** There may be a planning condition regarding contamination and consultation will be required with a designated Contaminated Land Officer within the Environmental Health Department. The Local Authority is generally concerned with human health risks.
- **National House Building Council, NHBC.** Section 4.1 of the NHBC Standards, ref 8.10, requires land management to be addressed. For a new housing development to be approved by the NHBC, any contamination will require remediation accompanied by a validation report.



## 7.0 RECOMMENDATIONS

### 7.1 Further Work

7.1.1 There are no recommendations for further investigative work, based on the information detailed within Sections 1-6.

7.1.2 Full radon protection measures should be installed in the proposed development in line with the Building Research Establishment, Report BR211

### 7.2 Other Considerations

7.2.1 There are several other areas of research which are beyond the scope of this report. All or none of the following may be applicable to the site, either on the outcome of consultation with a regulatory body or as a result of the research for this Preliminary Investigation. They include:

- **Archaeology.** Should the site be situated on or within an area of archaeological sensitivity, the advisor to the relevant local authority should be consulted. The requirement for an archaeological report may be identified within a planning condition, if appropriate, for the site.
- **Ecology.** There may be a requirement for a detailed ecological report, dependant on the type or size of the development, or due to evidence identified during the site reconnaissance or desk study. This requirement may be identified within a planning condition, if appropriate, for the site.



## 8.0 REFERENCES

- 8.1 CLR 3, '*Documentary research on industrial sites*', Report by RPS Consultants Ltd, DoE, 1994
- 8.2 CLR 11, '*Model Procedures for the Management of Land Contamination*' Report by Defra and the Environment Agency, 2004
- 8.3 BS 10175: 2011 '*Investigation of potentially contaminated sites. Code of practice*', British Standards Institute, 2011
- 8.4 GPLC1, '*Guiding principles for land contamination*', Environment Agency, 2010
- 8.5 CLR 2, '*Guidance on preliminary site inspection of contaminated land*', Report by Applied Environmental, DoE, 1994
- 8.6 British Geological Survey website, Geology of Britain Viewer, <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- 8.7 HPA-RPD-033, '*Indicative Atlas of Radon in England and Wales*', Health Protection Agency, 2007
- 8.8 BR211, '*Radon: Protective measures for new dwellings*'. BRE, 2007
- 8.9 C552, '*Contaminated Land Risk Assessment, A Guide to Good Practice*', CIRIA, 2001
- 8.10 Multi-Agency Geographic Information for the Countryside website, <http://www.magic.gov.uk>
- 8.11 Standards, '*Land Quality – Managing Ground Conditions*', Chapter 4, NHBC, 2010
- 8.12 The Environmental Protection Act, Part IIA, Section 78, 1990
- 8.13 Environment Act 1995, Section 57, DoE, 1995
- 8.14 Water Environment and Water Services (Scotland) Act, 2003
- 8.15 Planning Policy Statement 23: Planning and Pollution Control, ODPM, 2004
- 8.16 Science Report SC050021/SR2, '*Human health toxicological assessment of contaminants in soil*'. Environment Agency, 2009
- 8.17 Science Report SC050021/SR3, '*Updated technical background to the CLEA model*'. Environment Agency, 2009

For and on behalf of Ian Farmer Associates (1998) Limited



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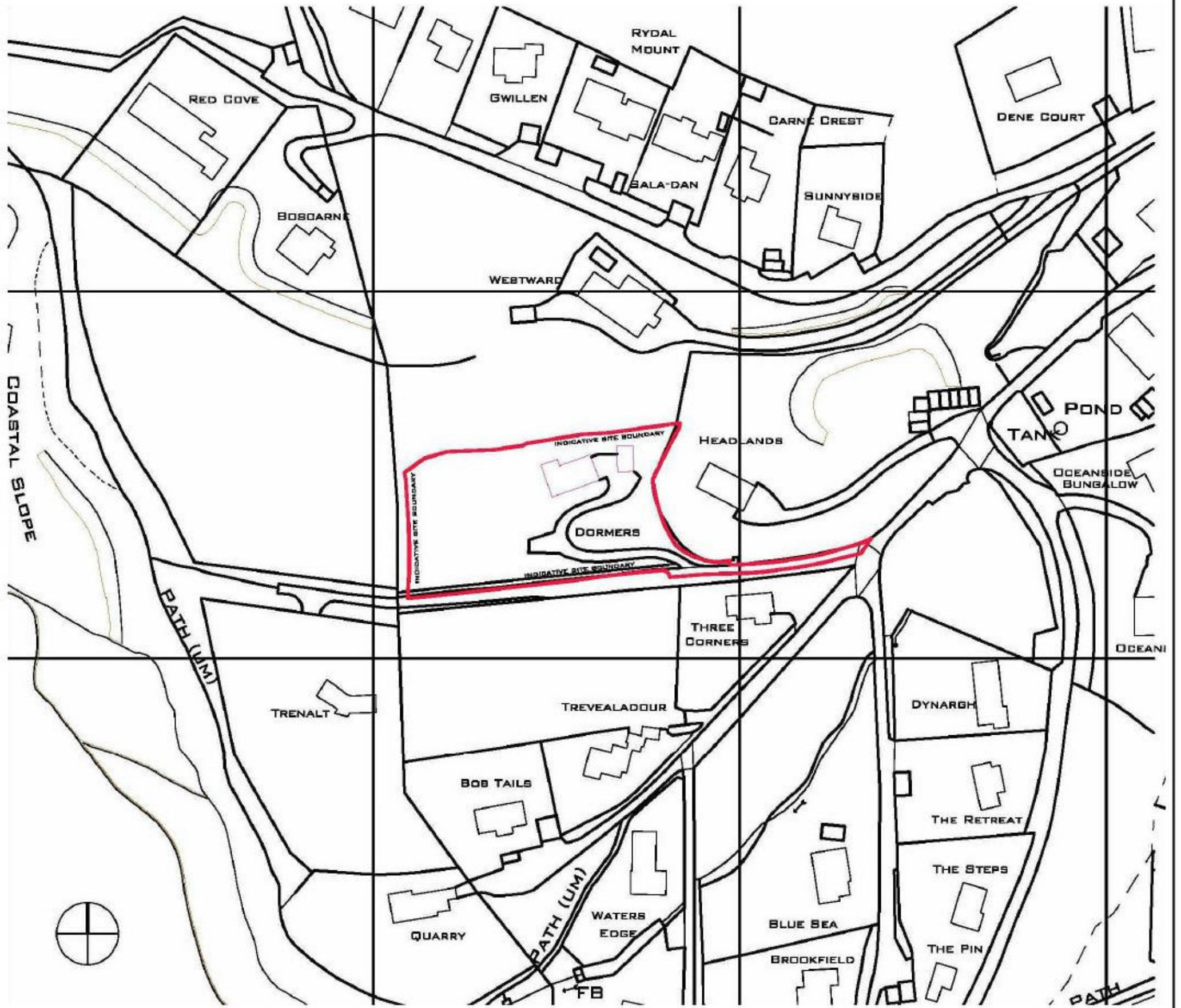
M.J Austin  
Regional Manager  
BEng FGS ACSM



**APPENDIX 1**

**DRAWINGS**





Date Drawn:  
05-07-2018

Scale: NTS

Title: Site Location Plan

Site: Beach View, Mawgan Porth, Newquay, TR8 4DB

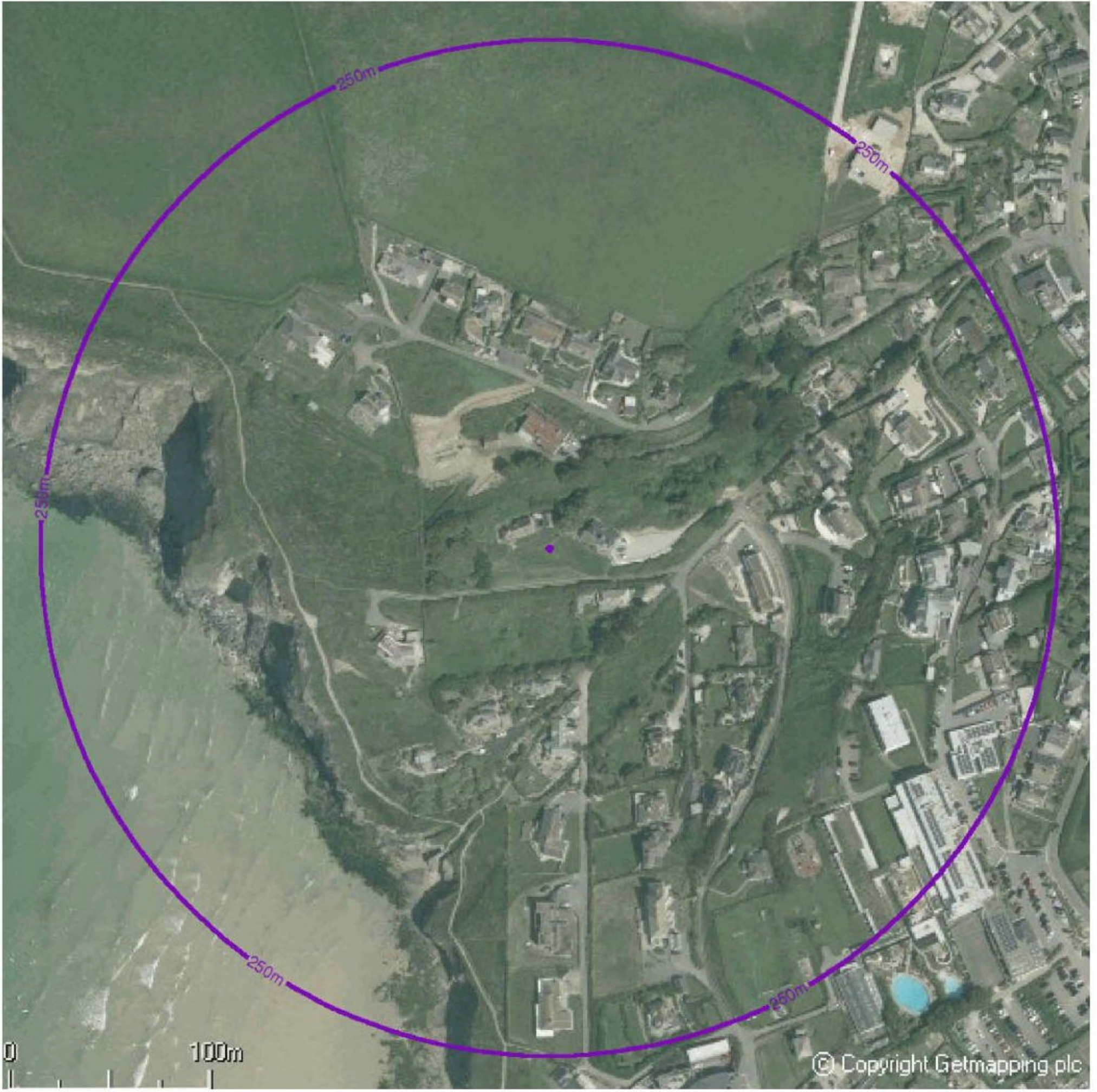
Client: Mr & Mrs Heritage

Job No: C61594

Figure Number: A1.1







Date Drawn:  
05-07-2018

Scale: NTS

Title: Aerial Photograph

Site: Beach View, Mawgan Porth, Newquay, TR8 4DB

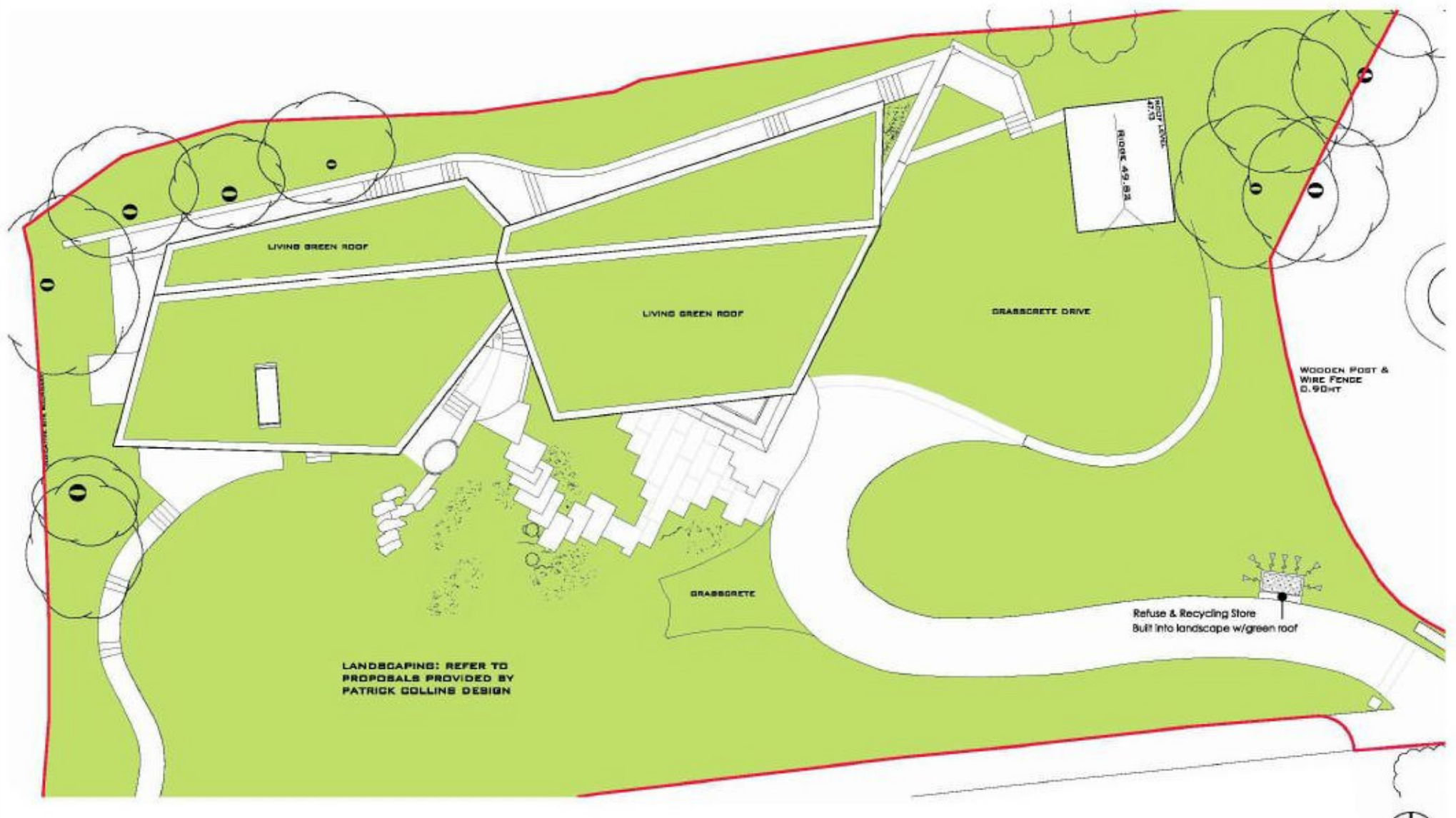



Client: Mr & Mrs Heritage

Job No: C61594

Figure Number: A1.2





Date Drawn: 05-07-2018	Scale: NTS	Title: Proposed Development Plan	
 <p><b>IAN FARMER ASSOCIATES</b> Geotechnical &amp; Environmental Specialists</p>		Site: Beach View, Mawgan Porth, Newquay, TR8 4DB	
		Client: Mr & Mrs Heritage	Job No: C61594
		Figure Number: A1.3	



**APPENDIX 2**  
**SITE WALKOVER PHOTOGRAPHS**





Date Drawn:  
05-07-2018

Scale: NTS

Title: Site Photographs

Site: Beach View, Mawgan Porth, Newquay, TR8 4DB

Client: Mr & Mrs Heritage

Job No: C61594

Figure Number: A2.1-A2.2







Date Drawn:  
05-07-2018

Scale: NTS

Title: Site Photographs

Site: Beach View, Mawgan Porth, Newquay, TR8 4DB

Client: Mr & Mrs Heritage

Job No: C61594

Figure Number: A2.3-A2.4







Date Drawn:  
05-07-2018

Scale: NTS

Title: Site Photographs

Site: Beach View, Mawgan Porth, Newquay, TR8 4DB

Client: Mr & Mrs Heritage

Job No: C61594

Figure Number: A2.5-A2.6







Date Drawn:  
05-07-2018

Scale: NTS

Title: Site Photographs

Site: Beach View, Mawgan Porth, Newquay, TR8 4DB

Client: Mr & Mrs Heritage

Job No: C61594

Figure Number: A2.7-A2.8







Date Drawn:  
05-07-2018

Scale: NTS

Title: Site Photographs

Site: Beach View, Mawgan Porth, Newquay, TR8 4DB

Client: Mr & Mrs Heritage

Job No: C61594

Figure Number: A2.9-A2.10





**APPENDIX 3**  
**ENVIRONMENTAL RISK**



## APPENDIX 3

### ENVIRONMENTAL RISK ASSESSMENT

#### A3.1 STATUTORY FRAMEWORK AND DEFINITIONS

A3.1.1 The statutory definition of 'contaminated land' is defined in Part IIA of the Environmental Protection Act 1990, ref 8.12, which was inserted by Section 57 of the Environment Act 1995, ref 8.13, and came into force in England in 2000, as;

*'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 a significant possibility of such harm being caused; or*

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

A3.1.2 In Scotland, this has been amended by the Water Environment and Water Services (Scotland) Act 2003, ref 8.14, to *'significant pollution of the water environment is being caused or there is a significant possibility of such pollution being caused'.*

A3.1.3 The purpose of Part IIA was to help address the problems caused by historical contamination, with the voluntary remediation of such land encouraged without the use of the Act. The planning regime assists in this, with Planning Policy Statement 23: Planning and Pollution Control (PPS23), ref 8.15, published in 2004, setting out the minimum requirements for the remediation of land affected by contamination as *'after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990'.*

A3.1.4 The UK guidance on the assessment of contaminated has developed as a direct result of the introduction of these two Acts. The technical guidance supporting the legislation was originally summarised in a number of key documents collectively known as the Contaminated Land Reports (CLRs), a proposed series of twelve documents. Seven were originally published in March 1994, four more were published in April 2002, while the final guidance document, CLR 11 was published in 2004. CLR7 to 10 were withdrawn in 2008, with CLR 9 and 10 effectively replaced by the Environment Agency in the form of Science Reports SR2, ref 8.16 and SR3, ref 8.17.

A3.1.5 CLR11 remains valid and sets out the framework of the investigation process, with the overall approach one of risk management, with risk given the definition of *'a combination of the probability or frequency, of occurrence of a defined hazard and the magnitude of the consequences of the occurrence'.* In establishing whether a site fulfils the statutory definition of 'contaminated land' it is necessary to identify whether the three essential elements of risk exist. These are defined as:

- A contaminant - a substance which is in, on or under the land and has the potential to cause harm or to cause pollution of controlled waters;
- A receptor - something which could be adversely affected by a contaminant, such as people, an ecological system, property or a water body; and
- A pathway – a route or means by which a receptor can be exposed to, or affected by, a contaminant.

A3.1.6 A *'pollutant linkage'* may be defined as the link between a contaminant *'source'* and a *'receptor'* by means of a *'pathway'*. There may be none, one or many pollutant linkages existing on a site, which may utilise the same or different sources, pathways and receptors, which may change over the passage of time.

A3.1.7 Each pollutant linkage that exists in respect of the land in question must fulfil one or more of the following criteria:



- significant harm is being caused to the receptor in the pollutant linkage,
- there is a significant possibility of significant harm being caused to that receptor,
- there is (significant) pollution of controlled waters (the water environment) which constitute the receptor, or
- pollution of controlled waters is likely to be caused
- (there is a significant possibility of such pollution being caused).

A3.1.8 A pollutant linkage indicates that all three elements have been identified. The site can only be defined as 'Contaminated Land' under Part IIA if a pollutant linkage exists and the criteria above are met.

A3.1.9 The main potential receptors include:

- 1) Humans – current site occupants, construction workers, future site users and neighbouring site users.
- 2) Controlled Waters – surface water and groundwater resources
- 3) Property – including buildings, crops, livestock and pets
- 4) Ecological systems – including current/future site and neighbouring vegetation

A3.1.10 The main potential pathways to be considered include:

- a) Ingestion and/or inhalation.
- b) Uptake of contaminants via cultivated vegetables.
- c) Dermal contact
- d) Migration through permeable strata
- e) Drains or services
- f) Direct contact with building materials and services
- g) Fire and explosion

## **A3.2 ASSESSMENT METHODOLOGY**

A3.2.1 The guidance proposes a four-stage assessment process for identifying potential pollutant linkages on a site. These stages are set out in the table below:



No.	Process	Description
1	Hazard Identification	Establishing contaminant sources, pathways and receptors (the conceptual model).
2	Hazard Assessment	Analysing the potential for unacceptable risks (what linkages may be present and what could be the effects?).
3	Risk Estimation	Trying to establish the magnitude and probability of the possible consequences (what degree of harm might result and to what receptors, and how likely is it).
4	Risk Evaluation	Deciding whether the risk is unacceptable.

A3.2.2 Stages 1 and 2 develop a '*conceptual model*' based upon information collated from desk based studies, and reconnaissance of the site (a walkover survey). The walkover survey should be conducted in general accordance with CLR 2. The formation of a conceptual model is an iterative process and as such, it should be updated and refined throughout each stage of the project to reflect any additional information obtained.

A3.2.3 The extent of the desk based research and enquiries to be conducted should be in general accordance with CLR 3. The information from these enquiries is presented in a preliminary investigation report with recommendations, if necessary, for further work based upon the conceptual model. In the absence of specific information on contamination anticipated to be encountered, specific DoE 'Industry Profiles' provide guidance on the nature of contaminants relating to a variety of industrial processes and should be used as the basis for determining which contaminants are more likely to be present on a site.

A3.2.4 If potential pollutant linkages are identified within the conceptual model, an intrusive ground investigation and report will be recommended. The investigation should be planned in general accordance with CLR 4, and BS10175. The number of exploratory holes and samples collected for analysis should be consistent with the size of the site and the level of risk envisaged. This will enable a generic quantitative risk assessment (GQRA) to be conducted, at which point the conceptual model can be updated and relevant pollutant linkages can be identified.

A3.2.5 A two-stage investigation may be more appropriate where time constraints are less of an issue. The first stage investigation may be conducted as an initial assessment for the presence of potential sources, with the second being more refined in order to delineate or further characterise any contamination or the physical properties of the site.

### A3.3 RISK EVALUATION

A3.3.1 The risk evaluation is a qualitative method for interpreting the data from the hazard estimation stage. It involves the classification of the:

- magnitude of the potential 'consequence' (severity) of the risk occurring and:
- magnitude of the 'probability' (likelihood) of the risk occurring.

A3.3.2 These are defined in the following sections:



### A3.4 CLASSIFICATION OF CONSEQUENCE

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

A3.4.1 In theory, both severe and medium classification can result in death. The differential is that severe relates to short term risk while medium relates to long-term risk. Therefore, the classification of severe requires urgent action while medium may require urgent action but usually long term action would be sufficient.



### A3.5 CLASSIFICATION OF PROBABILITY

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

A3.5.1 For the purposes of this preliminary investigation, any source of contamination that has been identified by professional judgement as potentially impacting on the site has been classified as being 'likely' to be present, unless proven otherwise by intrusive investigation.

### A3.6 COMPARISON OF CONSEQUENCE AGAINST PROBABILITY

A3.6.1 These classifications are compared to indicate the risk presented by each pollutant linkage. Once the consequence and probability have been classified they can be used to produce a risk category as below:

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/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



A3.6.2 The action required for the classified risks are as follows:

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



**APPENDIX 4**  
**HOME CHECK REPORT**



# Homecheck Environmental



## Contamination Risk **PASSED**

### Professional Opinion

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



## Flood Risk: None Identified

Refer to Section 2 for further information

### Conveyancer Guidance

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



## Radon: IDENTIFIED

Refer to Section 3 for further information



## Ground Stability: None Identified

Refer to Section 4 for further information



## Other Influential Factors:

Refer to Section 5 for further information

**Environmental Constraints: None Identified**

**See Section 5a**

Report issued for the property at  
**Site at 184950, 67850**  
**Beach View**  
**Trenance**  
**Mawgan Porth, Newquay**  
**TR8 4DB**

Report Reference  
**169105631\_1\_1**

National Grid Reference  
**184970 67840**

Customer Reference  
**C61594\_HCP**

Report Date  
**7 June 2018**

### Contact Details

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

### Landmark Contribution

By purchasing this report, the recipient may be eligible for Remediation Contribution of up to £60,000 if served with a Remediation Notice by the Local Authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.





## Professional Opinion

Contamination Risk

# PASSED

In the professional opinion of Argyll Environmental Consultants, the level of contamination risk associated with the information disclosed in the Homecheck Professional report dated 7th June 2018 and reference 169105631\_1\_1, C61594\_HCP for

**Site at 184950, 67850  
Beach View  
Trenance  
Mawgan Porth, Newquay  
TR8 4DB**

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

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

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

Approved by

**Argyll Environmental Ltd**





## Contents and Summary of Findings



### Site Location



### Section 1: Contamination Risk Findings

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



### Section 2: Flood Findings

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



### Section 3: Radon Findings

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



### Section 4: Ground Stability Findings

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



### Section 5: Other Influential Factors

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





## Site Location



## Aerial Photograph

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



### Homecheck® Report

Site at 184950, 67850  
Beach View, Trenance  
Mawgan Porth, Newquay  
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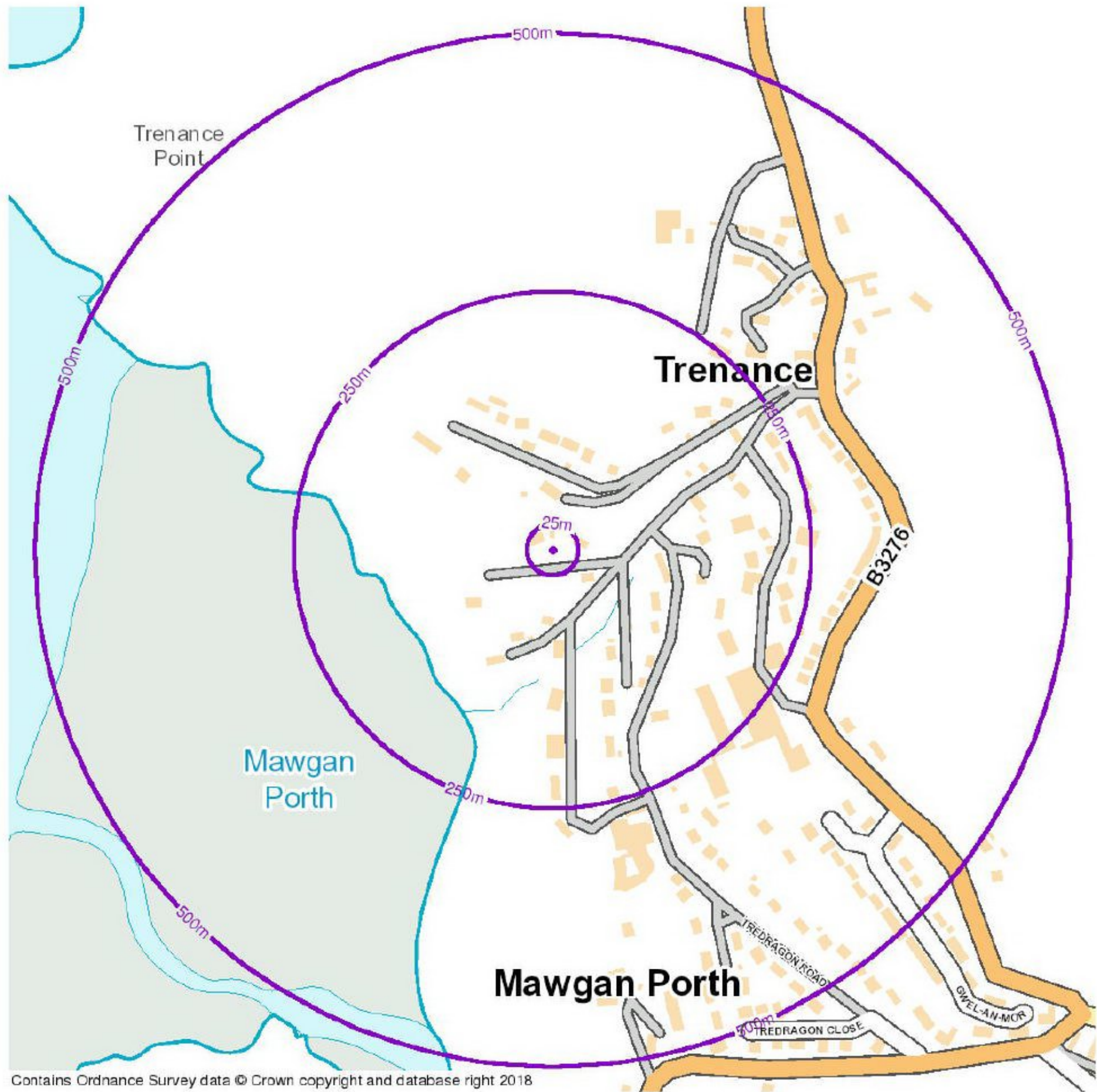
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## Location Map

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



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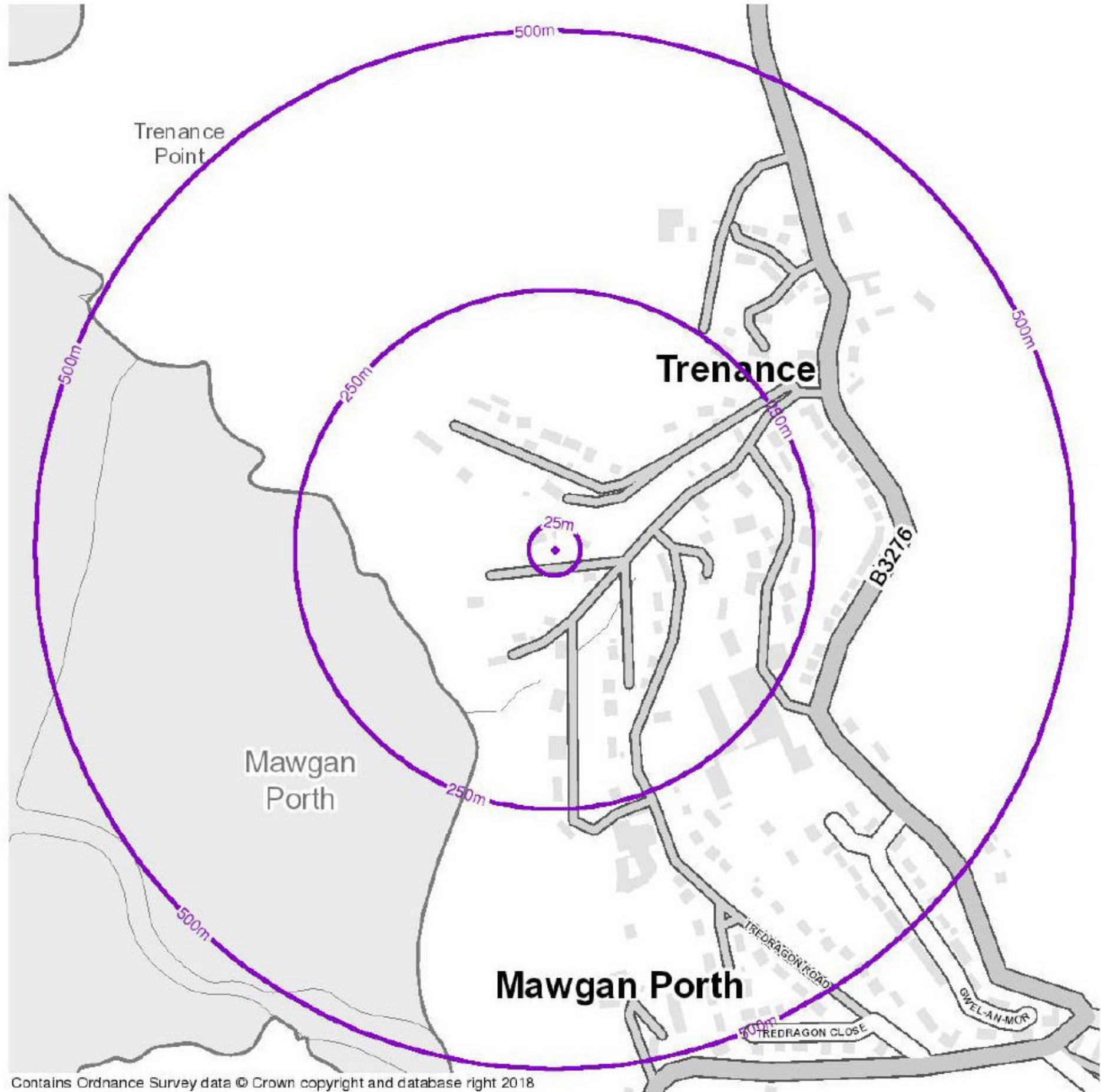
## Section 1: Contamination Risk Findings

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



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

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



#### Section 1a

- Contaminated Land Registry Entries and Notices

#### Section 1b

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

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## Section 1a: Designated Contaminated Land

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

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

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

### Contaminated Land Register Entries and Notices

No factors identified for this property

## Section 1b: Landfill and Waste

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

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

<b>Restormel Borough Council</b>	- Has no landfill data to supply	3
<b>Cornwall County Council</b>	- Had landfill data but passed it to the relevant environment agency	4

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



### 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

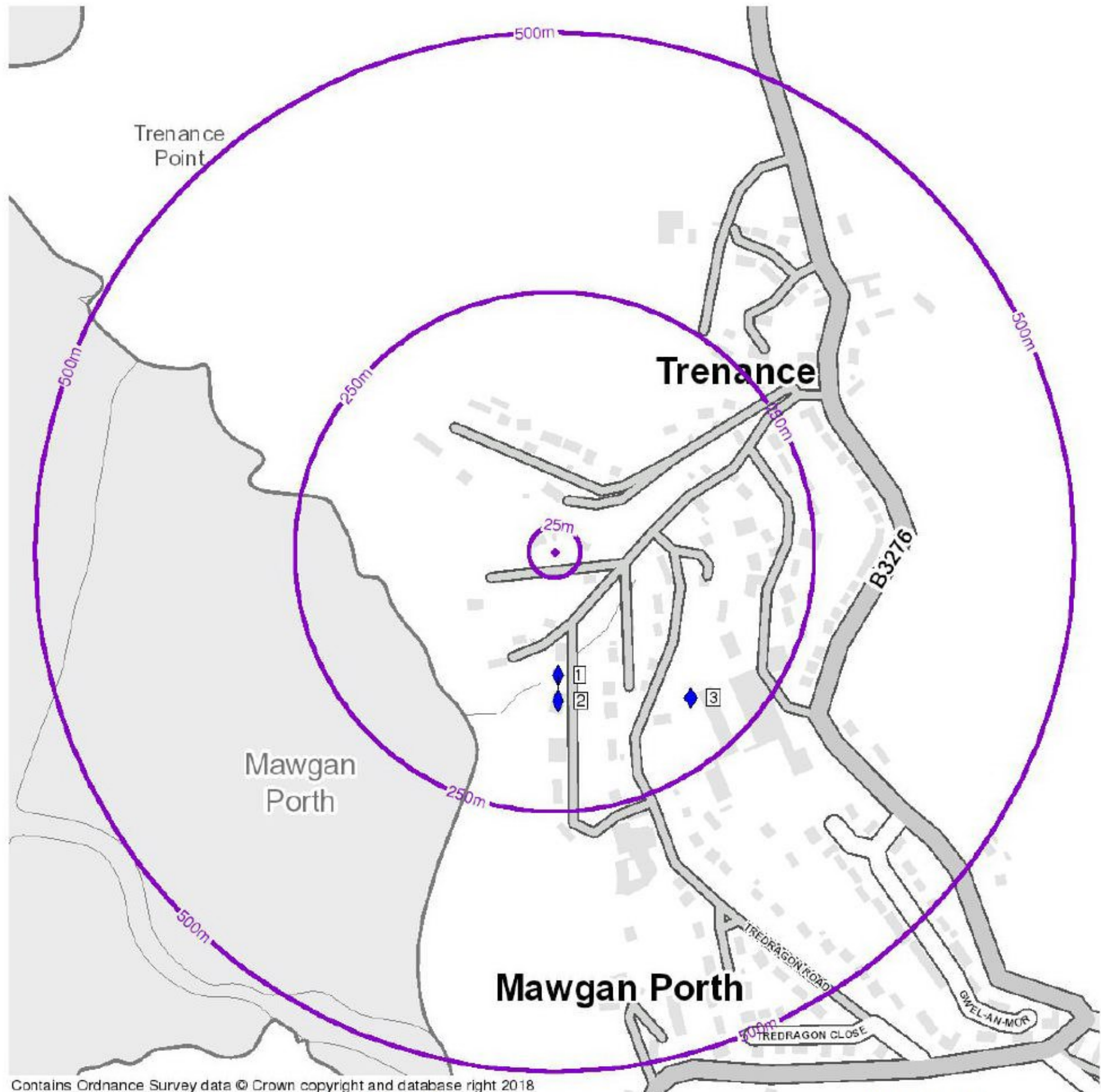
No factors identified for this property





## 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

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## Section 1c: Potentially Contaminative Activities

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

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

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

### Local Authority Pollution Prevention and Controls

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	<b>Name:</b> South West Water <b>Reference:</b> 301548	Trenance Porth Pseo Mawgan Porth Newquay Cornwall Tr8 4dd	<b>Type:</b> Sewage Discharge <b>Discharge Type:</b> Sewage Discharges - Pumping Station - Water Company <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> Local Stream (S) <b>Status:</b> New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) <b>Date of Issue:</b> 1st October 2000 <b>Positional Accuracy:</b> Located by supplier to within 10m	119m	1
2	<b>Name:</b> South West Water <b>Reference:</b> 301548	Trenance Porth Pseo Mawgan Porth Newquay Cornwall Tr8 4dd	<b>Type:</b> Sewage Discharge <b>Discharge Type:</b> Sewage Discharges - Pumping Station - Water Company <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> Local Stream (S) <b>Status:</b> Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) <b>Date of Issue:</b> 25th March 2010 <b>Positional Accuracy:</b> Located by supplier to within 10m	119m	1



Map ID	Reference	Location	Details	Distance	Contact
3	<b>Name:</b> South West Water <b>Reference:</b> 15/49/272/P/32	Trenance Sps St Mawgan Cornwall	<b>Type:</b> Sewage Discharge <b>Discharge Type:</b> Sewage Discharges - Final/ Treated Effluent - Water Company <b>Property Type:</b> PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) <b>Discharge Environment Type:</b> Freshwater Stream/River <b>Receiving Water:</b> Trenance Stream <b>Status:</b> Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) <b>Date of Issue:</b> 10th October 1972 <b>Positional Accuracy:</b> Located by supplier to within 100m	192m	1

### Radioactive Substances Register

No factors identified for this property

### Planning Hazardous Substance Consents

No factors identified for this property

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

No factors identified for this property

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

No factors identified for this property

### Explosive Sites

No factors identified for this property

### Next Steps

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

## Section 1d: Known Pollution Incidents

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

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

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

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**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**

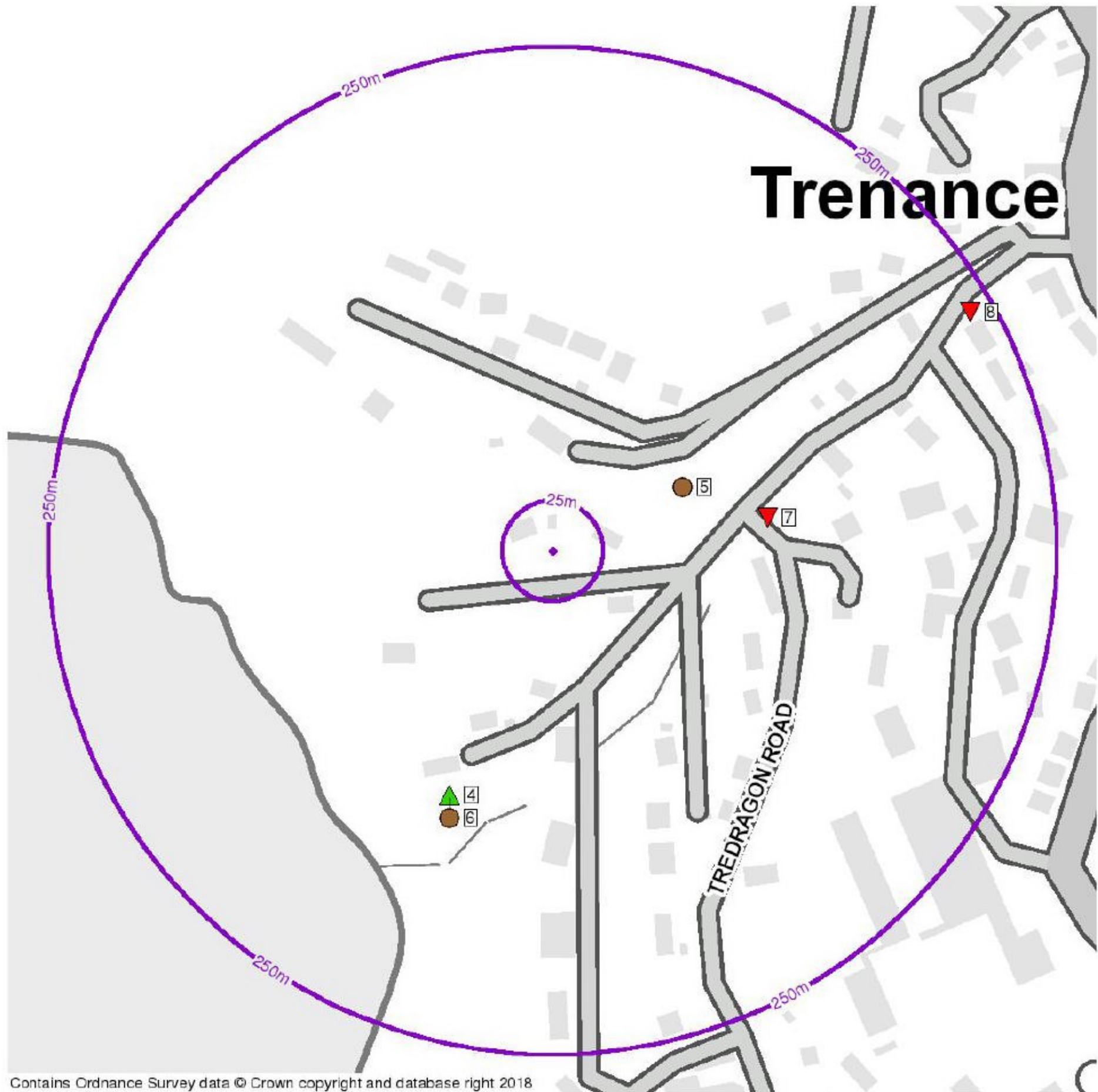
No factors identified for this property





## 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.



- |  |   |
|--|---|
| ✕ 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 |   |

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## Section 1e: Other Potential Contaminative Land Uses

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

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

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

### Fuel Station Entries

No factors identified for this property

### Contemporary Trade Directory Entries

No factors identified for this property

### Former Marshes

No factors identified for this property

### Potentially Infilled Land (Non-Water)

4	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc)	133m	-
<b>Map Published Date:</b> 1983					

### Potentially Infilled Land (Water)

No factors identified for this property

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

5	Not Supplied	Not Supplied	<b>Class:</b> General quarrying	72m	-
<b>Map Published Date:</b> 1974					
6	Not Supplied	Not Supplied	<b>Class:</b> General quarrying	133m	-
<b>Map Published Date:</b> 1888					

### Historical Tanks And Energy Facilities

7	Not Supplied	Not Supplied	<b>Type:</b> Tanks	108m	-
<b>Positional Accuracy:</b> Positioned to location of cartographic text					
<b>Date of Mapping:</b> 1972					
8	Not Supplied	Not Supplied	<b>Type:</b> Electrical Sub Station Facilities	240m	-
<b>Positional Accuracy:</b> Positioned to location of cartographic text					
<b>Date of Mapping:</b> 1972					

### 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.





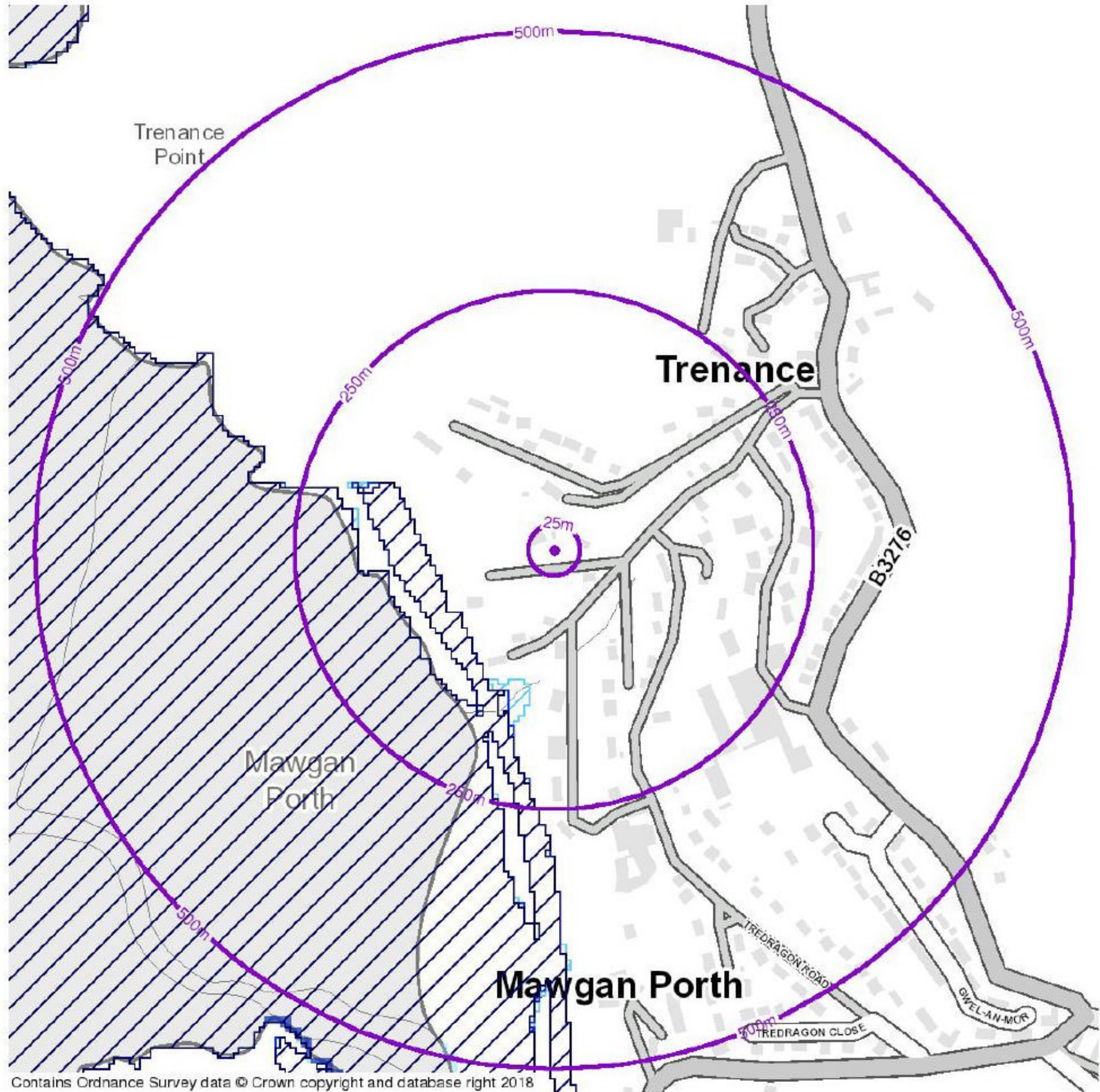
## Section 2: Flood Findings

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.

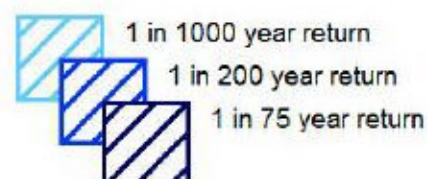


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#### River Flooding



#### Coastal Flooding

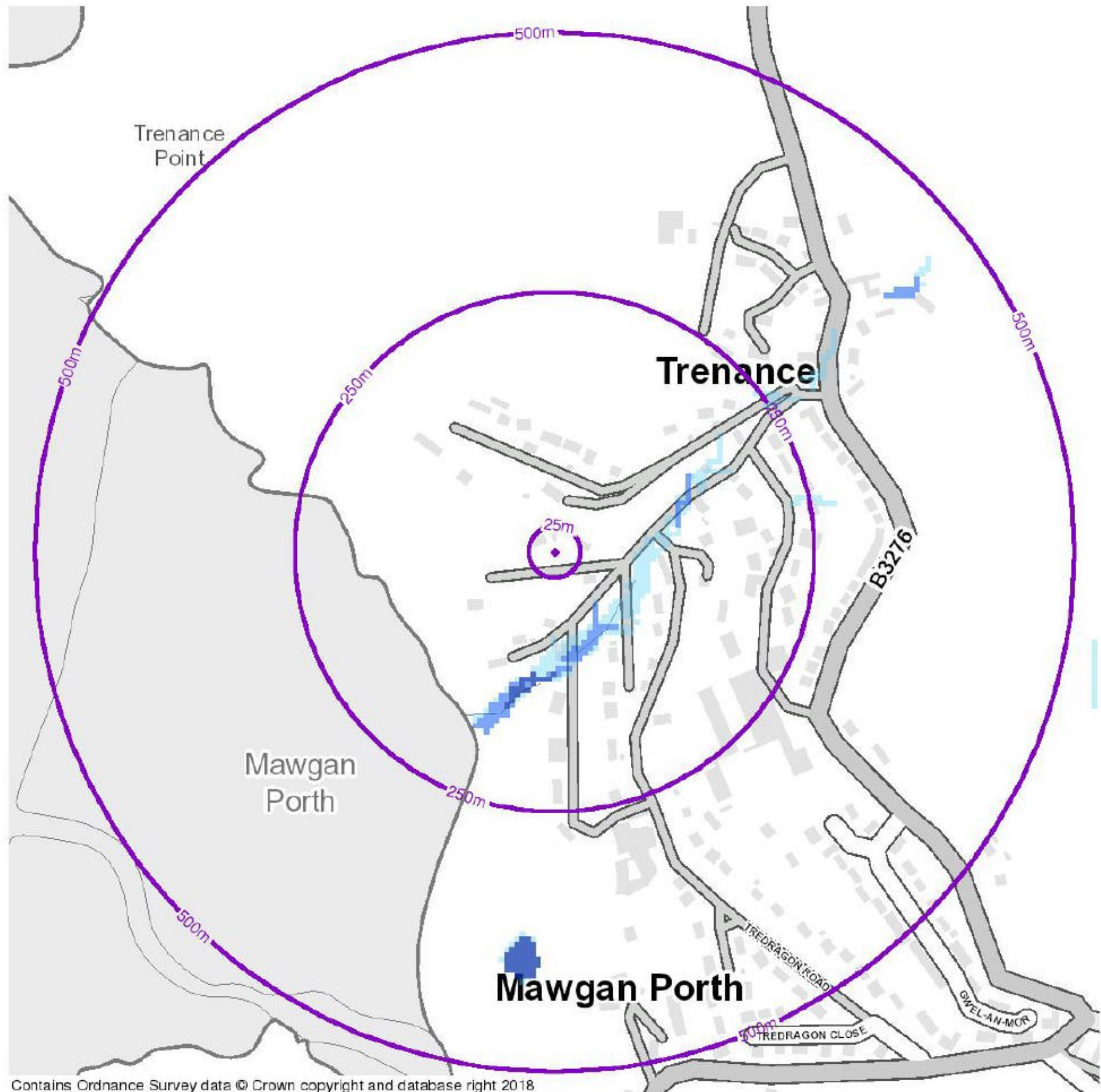






## Section 2c: Surface Water Flood Map

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.



### Surface Water Flooding



#### Homecheck® Report

Site at 184950, 67850  
Beach View, Trenance  
Mawgan Porth, Newquay  
TR8 4DB

#### Report Reference 169105631\_1\_1

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## Section 2a: River Flooding

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

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

## Section 2b: Coastal Flooding

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

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

## 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 Homecheck Professional 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 2008-2018





## Section 3: Radon Findings

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

Enquiry	Result	Contact
<b>Is the property in a radon affected area?</b>	<b>The property is in a radon affected area, as between 10 and 30% of homes are above the action level</b>	2
<b>What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?</b>	<b>Full radon protective measures are necessary in the construction of new dwellings or extensions</b>	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><b>Comment:</b> The British Geological Survey has assessed the area of search as having very low potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.</p>		





## Section 5: Other Influential Factors

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



### Section 5a: Environmental Constraints

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

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

No factors identified for this property

#### Local Nature Reserves

No factors identified for this property

#### National Nature Reserves

No factors identified for this property

#### National Parks

No factors identified for this property

#### Ramsar Sites

No factors identified for this property

#### Sites of Special Scientific Interest

No factors identified for this property

#### Special Areas of Conservation

No factors identified for this property

#### Special Protection Areas

No factors identified for this property



## Useful Contacts

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

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PO Box 544  
Templeborough  
Rotherham  
S60 1BY

Tel: 03708 506 506

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

### Contact 2 - Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards

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Chilton  
Didcot  
Oxfordshire  
OX11 0RQ

Tel: 01235 822622  
Fax: 01235 833891

[radon@phe.gov.uk](mailto:radon@phe.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)

### Contact 3 - Restormel Borough Council (now part of Cornwall Council) - Environmental Health Department

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County Hall  
Treyew Road  
Truro  
Cornwall  
TR1 3AY

Tel: 0300 1234 100

[enquiries@cornwall.gov.uk](mailto:enquiries@cornwall.gov.uk)  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### Contact 4 - Cornwall County Council (now part of Cornwall Council)

---

County Hall  
Treyew Road  
Truro  
Cornwall  
TR1 3AY

Tel: 0300 1234 100

[enquiries@cornwall.gov.uk](mailto:enquiries@cornwall.gov.uk)  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

### Landmark Information Group Limited

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Imperium  
Reading  
Berkshire  
RG2 0TD

Tel: 0844 844 9966  
Fax: 0844 844 9980

[helpdesk@homecheck.co.uk](mailto:helpdesk@homecheck.co.uk)  
[www.landmarkinfo.co.uk](http://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

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#### Homecheck® Report

Site at 184950, 67850  
Beach View, Trenance  
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#### Report Reference 169105631\_1\_1

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## Useful Information

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

### Professional Opinion

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

### Flood Risk

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

### Location Map

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

### Positional Accuracy

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

### Section 1b: Landfill and Waste

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

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

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

### Section 1c: Potentially Contaminative Activities

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

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

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

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

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

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

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



## Section 2: Flood Findings

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

## Section 3: Radon Findings

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

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

## Section 5a: Environmental Constraints

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

## General

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

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



## The Purpose and Scope of the Report

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

## Limitations

This report has been published by Landmark Information Group Limited ("Landmark") and is supplied subject to our Terms and Conditions of Business, which can be found at <http://www.landmarkinfo.co.uk/Terms/Show/515>. It has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction. This report is neither a guarantee of the physical condition of the subject property nor a substitute for any physical investigation or inspection. The information in Homecheck Professional is derived from a number of statutory and non-statutory sources (see The Practitioner Guide for details). Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. If you are a private individual using this report Landmark recommends that you discuss its contents in full with your professional advisor. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Argyll Environmental Consultants.

## Insurance

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

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

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## Search Code

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

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- 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.

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- ensure that products and services comply with industry registration rules and standards and relevant laws
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#### **COMPLAINTS**

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

#### **TPOs Contact Details:**

The Property Ombudsman Scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP Tel:  
01722 333306  
Fax: 01722 332296  
Web site: [www.tpos.co.uk](http://www.tpos.co.uk)  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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

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





## **Search Code**

### **COMPLAINTS PROCEDURE**

If you want to make a complaint, we will:

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

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

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

Telephone: 0844 844 9966

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

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

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



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