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PRELIMINARY SITE RISK ASSESSMENT TIER 1



SITE: BOSANKETH BARN
BOSANKETH FARM
ST BURYAN
PENZANCE
CORNWALL
TR19 6HF

CLIENT: MR D NOLAN
4 ATLANTIC CRESCENT
SENNEN
PENZANCE
CORNWALL
TR19 7AS

Our Ref: A2250/PSRA/JW

Date: 6th June 2023

Planning Ref: PA20/00959

OS Grid Ref: SW 3843/2611

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1. Introduction

Following consultation and instruction from the client, Mr D Nolan, ASI was commissioned to conduct a Preliminary Site Risk Assessment for the following site:

Site locality: **Bosanketh Barn, Bosanketh Farm, St Buryan, Penzance, Cornwall. TR19 6HF**

End-use: **Conversion of redundant barn to form a single residential dwelling and associated works.**

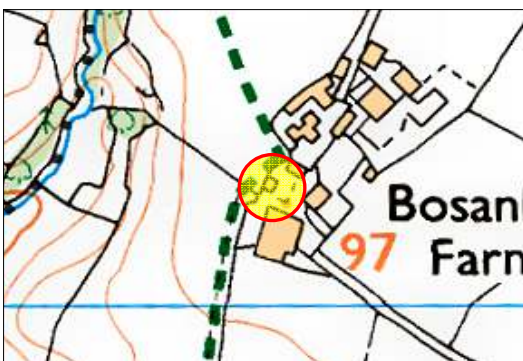
This report has been compiled utilising historical and current Ordnance Survey map information, non-interpretive environmental report information, British Geological Survey maps and historical mine search reporting (where applicable). Additional data sources have been referenced in conjunction with an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

2. Summary & Objectives

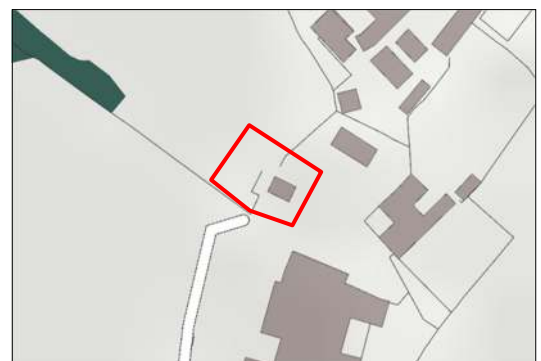
The objective of the Tier 1 Preliminary Site Risk Assessment is to identify potential contamination risks associated with the site locality and its current/historic utilisation. To comply with government legislation and Local Authorities planning requirements, a conceptual model needs to be defined for 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) 10175:2017 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 2023



OS Licence: 100045900 Crown copyright 2023

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, controlled water bodies, buried services.</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 the 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, Notes

Location:

The proposed site lies within a rural location at OS Grid Ref: SW 3843/2611.

Closest Main Population Centre:

St Buryan.

Historic/Current Usage & Setting:

The historic Ordnance Survey (OS) map of 1878 shows the site as an existing barn lying within the curtilage of an isolated farmstead known as Bosanketh, which comprises of various outbuildings, barns, yards and dwellings. A well is also located approximately 50m to northeast within the farmstead.

The area surrounding the site is rural in nature comprising of agricultural land. In the wider vicinity, located to the northwest is rough pasture/heath land.

OS 1888, 1906, 1908: The OS map of 1906 shows the barn as having been enlarged toward the south-eastern elevation creating a 'T' shaped structure.

OS 1944, 1945, 1950: There are still no further changes recorded to the site or surrounding area.

OS 1960, 1963, 1968: There are still no recorded changes depicted on these maps until the OS map of 1968, where the construction of an additional outbuilding has occurred at distance to the northeast of the site.

OS 1991: The site is still depicted as the existing barn and associated land. On land adjacent to the north, another outbuilding has been constructed. The main farmhouse and buildings to the southeast appear to have been enlarged.

No further mapping information is available following 1991.

Satellite imagery available from circa 2001 - 2022 shows that between 2001 and 2017 the roof of the original barn gradually falls into disrepair and becomes non-existent. All evidence for the adjacent outbuilding to the north (indicated on the OS map of 1991) has been removed.

In the wider vicinity to the northeast, from circa 2001, two new outbuildings have been erected at an approximate distance of 100m. These buildings belong to a commercial business known as Semmens Steel Fabrication. Circa 2009, a third outbuilding within this area has been erected to the northeast and part of a field has been used as a yard area. Circa 2017, land has been cleared to the southeast of the 'third' building which becomes overgrown by the end of the satellite imagery in 2022.

Notes:

The site lies within a Heritage Coast area (HC). 33% (1057 km) of scenic English coastline is conserved as Heritage Coasts. They are managed so that their natural beauty is conserved and where appropriate, the accessibility for visitors is improved.

4.2 Prior Site Surveys & Investigations

The following Regulated Mining Search report has been conducted on our behalf by Cornwall Mining Consultants, Ref: GR/CMS/138875, dated 23rd May 2023. For reference, historic mining activity is associated with potential land contamination issues, primarily through elevated levels of both naturally occurring and processed heavy metals.

For the complete report details please refer to Annex 3.

THE FINDINGS

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

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

The nearest recorded/suspected metalliferous mining related feature is an area of former alluvial tin streaming, which lies 650 metres southwest of the property. This feature is recorded on a Geological Survey map.

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

THE RESULT

Based on a detailed search and expert interpretation of our mining records archive we believe the likelihood that metalliferous mining subsidence hazards exist within the property is: **Low - Passed**

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

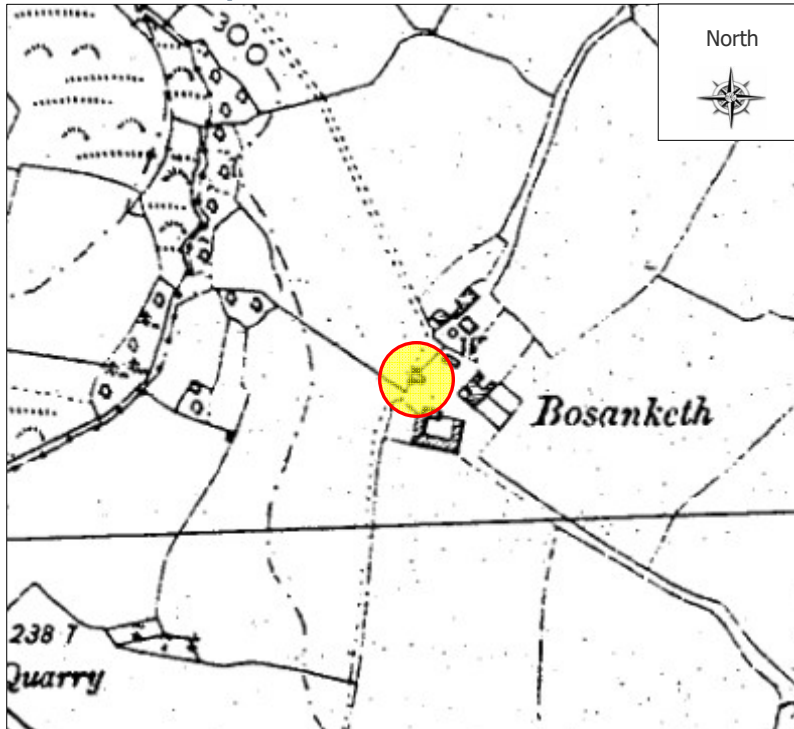
THE NEXT STEPS

To further assess the risks to this property we recommend the following course of action: **None**

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

5. Historic OS Mapping

Historical OS Map of 1906



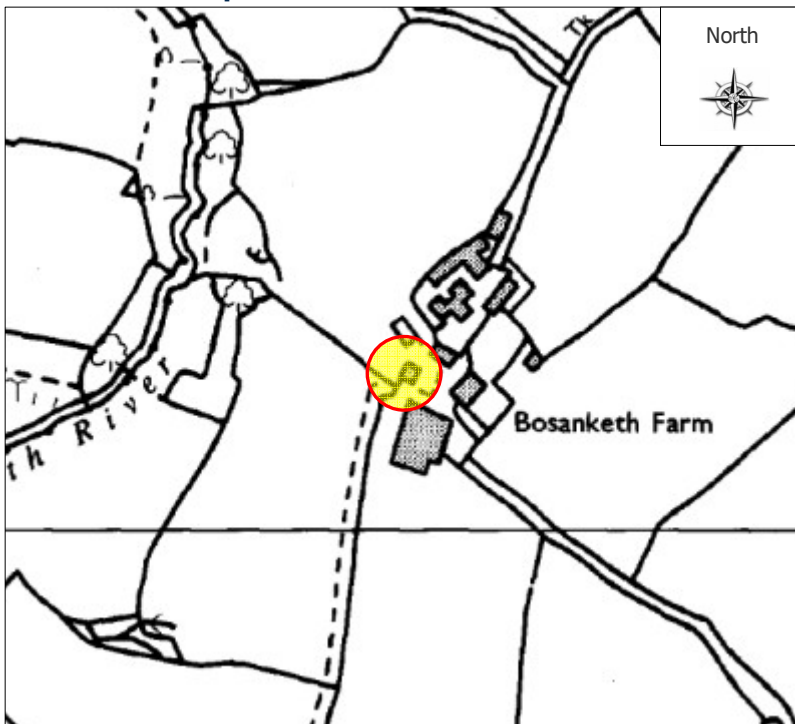
The historical OS map of 1906 shows the site as an existing outbuilding belonging to a farmstead known as Bosanketh.

The surrounding area is rural in nature consisting of mainly agricultural land with a quarry located to the southwest.

No notable onsite features are recorded that would impact the proposed development scheme.

Historic Ordnance Survey Map copyright 2023
Dated 1906. Survey scale: 1:10,560

Historical OS Map of 1991



The OS map of 1991 shows no notable change to the site or surrounding area which remains within the curtilage of the existing farmstead.

Additional OS map data referenced:
1876 - 1878 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 1991.

Historic Ordnance Survey Map copyright 2023 Landmark Information Group
Dated 1991. Survey scale: 1:10,000

6. Visual Site Inspection

A walk over survey of the site was conducted on the 22nd May 2023, 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 application site consists of an approximately square shaped plot of land occupying an estimated area of 718m². Current and proposed access to the site can be made via a private shared access track located upon the southern boundary of the site, which in-turn connects to an unnamed public road located approximately 300m to the south.

At the time of the walk-over survey, the site was recorded to comprise of an existing barn and associated land.

The barn, which lies approximately centrally within the site was noted to be a 'T' shaped single storey structure, constructed from granite stones. The north-western section of the barn was recorded as being split into two small rooms and currently lies in a state of general disrepair, with parts of the slate roof having collapsed. From observation this part of the barn would have once been utilised for livestock housing and as a store room, with several old milk churns still lying within.

The southeast section of the barn is presently being utilised by the client as a small workshop and storage area. This part of the barn was recorded as being in a moderate state of repair, with internal concrete flooring and roofed with intact corrugated metal roofing panels.

Lying within the vicinity of the barn were several heaps of granite stones, a stack of concrete blocks, some metal piping, plastic piping, wooden pallets and an IBC water tank. With the exception of the metal framework of an old water tank, a heap of broken wooden planks and some vegetation, no other features were recorded within the vicinity of the barn.

All other associated land lying within the application boundary was observed to comprise of open ground consisting of exposed naturally occurring soil. No other features were recorded at the site with the exception of a static caravan which encroaches within the western section of the property and an adjacent mound of topsoil.

The boundaries of the property were noted to lie generally open to the continuation of neighbouring land, with the exception of the southern boundary which comprises of a row of granite stones.

The natural topography of the land was recorded to be generally level. In addition, from onsite observations and the available environmental data, no naturally occurring static or running fresh water bodies were identified either within or in proximity to the site.

Having conducted the walkover survey, no obvious onsite contamination sources such as un-bunded fuel tanks, olfactory odours, fly tipped waste, made ground or similar characteristics that would be considered to have a detrimental impact upon the proposed development, were identified.

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

6.2 Site Plan

<p>Site Plan Showing Proposed Barn Conversion</p> <p>site plan</p>	<p>North</p>
	<p>SITE:</p> <p>Bosanketh Barn Bosanketh Farm St Buryan Penzance Cornwall TR19 6HF</p>
	<p>Site Inspection Date:</p> <p>22nd May 2023</p>
	<p>Site Inspection Supervised by:</p> <p>Mr J.R Williamson</p> <p>Position: Site Investigation Manager</p>
<p>Plan supplied by the client and copyright to Nicholas Clift & Associates</p>	
<p>Notes:</p> <ul style="list-style-type: none"> • Not to scale, for diagrammatic purposes only. • Proposed development area highlighted by the red line. • Existing site access indicated by the green arrow. • Total site perimeter estimated at 107m. • Total site area estimated at 718m². 	

6.3 Surrounding Area

Northeast	Little Bosanketh Farm.
Southeast	Bosanketh Cottage.
Southwest	Access track to site.
Northwest	Field.

7. Environmental Setting

7.1 <u>Geology</u>	<p>The geological survey map (British Geological Survey 1:50 000 series, sheet 351/358 & BGS records) shows the site as lying within igneous bedrock comprising of Granite of the Lands End Intrusion, formed during the Permian and Carboniferous Geological Periods.</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 metals into the surrounding ground horizon are not indicated either within or in proximity to the site bounds.</p>
7.2 <u>Mining Information</u>	<p>The site is not shown to lie within historic 'metalliferous' mining land comprising of spoil heaps, burrows or workings.</p>
7.3 <u>Hydrogeology</u>	<p>Geological records indicate that the property is sited over rocks that can form minor aquifers of high 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 high leaching potential. (Environment Agency: Policy & Practice for the Protection of Groundwater/ Groundwater Vulnerability of Cornwall & Devon/ 1:100,000).</p>

<p>7.4 <u>Water Abstraction</u></p>	<p>BGS mapping records indicates that there are no water boreholes/wells within 250m of the site.</p> <p>Historic OS mapping of 1878 indicates a well lying within the curtilage of Bosanketh, approximately 50m to the northeast.</p> <p>Risk to groundwater supplies considered low.</p>
<p>7.5 <u>UXO Ordnance Search</u></p>	<p>Zeticauxo 'UXO Bomb Risk Mapping' records indicates that the site is in a low risk area for potential unexploded ordnance.</p> <p>Low risk: Areas indicated as having a bombing density of less than 15 bombs per 1000 acres.</p> <p>Please refer to Annex 4: UXO Ordnance Map</p>

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

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

8.1 <u>Surface Water Features</u> (reference page 3)	The environmental report indicates that there is one surface water feature within 250m of the site. (Penberth River)	
8.2 <u>Potential Pollution Sources</u> (reference pages 4 - 6)	Registered landfill sites Local Authority recorded landfill sites Environmental Permitting Regulations - Waste Registered waste treatment or disposal site Registered waste transfer site BGS recorded mineral sites BGS recorded landfill sites Historical landfill sites	None None None None None None None
(reference pages 7 - 8)	Integrated pollution control (IPC) regulations Storage of hazardous substances Control of major accident hazards Explosive sites Radioactive Substances Register Local Authority Pollution Prevention and Controls	None None None None None None
8.3 <u>Known Pollution Incidents</u> (reference pages 7 - 9)	The environmental report has not indicated any known pollution incidents located within 250m of the site.	
8.4 <u>Discharges to Water</u> (reference pages 7 - 8)	There are no identified discharge to water consents located within 250 metres of the site.	
8.5 <u>Contaminated Land Register</u> (reference page 5)	Contaminated land register entries & notices Contraventions	None None

<p>8.6 <u>Current Industrial Land Use</u></p> <p>(reference pages 10 - 11)</p> <p>PCA Potentially Contaminated Area Ref No.</p> <p>There is one identified 'current industrial land use' within 250m of the property.</p>	<p>PCA 1 Dairies (N 61m) Active</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 10 - 11)</p> <p>PCA Potentially Contaminated Area Ref No.</p> <p>There is one identified 'past industrial land use' within 250m of the property.</p>	<p>PCA 2 Tanks (N 38m)</p>
<p>(reference pages 10 - 11)</p> <p>PIL Potentially Infilled Land Ref No.</p> <p>The Environmental Report has indicated that there are no recorded PIL area 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 12 - 14)</p>	<p>The site is not indicated to be affected by any type of flooding within 25m of the site area.</p> <p>Further information relating to flood risk zones can be located on the Environment Agency web site.</p>
<p>8.9 <u>Radon Affected Zones</u> (reference page 15)</p>	<p>The site lies within a radon affected area, it is indicated that over 30% of homes are at or 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 16)</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' 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, buried services.	

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 351/358 & BGS records).		Low
Historic barn	Heavy metals, hydrocarbons, PAH's, phenols, pesticides, potential migration via soil & water. Probability: unlikely, due to historic age of the structure, barn historically utilised for livestock and light storage, no evidence for contamination sources recorded.		Low
Potential radon affected area, HC Ref: section 3	Radon gas migration within buildings: potential migration via air. Probability: over 30% of homes above action level. Full radon protection measures are necessary.		High

9.2 Potential 'Offsite' Contamination Sources: Current

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

CURRENT CONTAMINATION SOURCES : OFFSITE		(1,2,3) number of entries/features identified HC - Homecheck Ref	Increasing distance from site
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
Dairies (1) HC Ref: 1	Hydrocarbons: potential migration via soil & water. Probability: unlikely due to distance from site.		Low (N 61m)
Current commercial/industrial activities lying beyond 100m distance (where identified) have been considered to be of negligible risk. Landfill sites lying within 250m distance are recorded within the conceptual site model where necessary.			

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
Tanks (1) HC Ref: 2	Hydrocarbons: potential migration via soil & water. Probability: unlikely due to distance from site.		Low (N 38m)
Historic commercial/industrial activities lying beyond 100m distance (where identified) have been considered to be of negligible risk. Landfill sites lying within 250m distance are recorded within the conceptual site model where necessary.			

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 probable radon gas migration.

Historic records dating from circa 1878 shows the site as comprising of the existing barn and associated land lying within the curtilage of an isolated farmstead known as Bosanketh Farm, with no recorded changes being indicated until circa 1906 where an extension was added to the southeast elevation of the barn.

During the course of the walkover survey 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 over 30% of homes are above the action level, that full 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.

Should it not be possible to install standard radon protection during the conversion of the existing barn, mitigation methods could employ the use of a fan-based ventilation system such as the Monsoon UT150/SC Radon Mitigation Fan, or similar approved product to remove radon gas. 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.

Buried Services

The risks to buried service utilities at the site are considered low. Although identified as low risk, we would for water supply services recommend that suitable polyethylene 'blue' P.E supply pipes are utilised when undertaking groundworks. The water service pipes should be laid within a gravel surround service trench (pipe separated with at least 150mm of gravel on all sides), or within a ducting pipe. The service pipes should be laid with a minimum cover from finished ground level to the crown of the pipe of 750mm to a maximum cover of 1200mm.

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 - Mining Search Report**
- Annex 4 - UXO Ordnance Map**
- Annex 5 - 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: None Identified

See Section 5a

Report issued for the property at
**Bosanketh Farm, St. Buryan
PENZANCE
TR19 6HF**

Report Reference
228787692_1_1

National Grid Reference
138470 26090

Customer Reference
Clive Olds_HCP

Report Date
19 December 2019

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, the level of contamination risk associated with the information disclosed in the Homecheck Professional report dated 19th December 2019 and reference 228787692_1_1, Clive Olds_HCP for

Bosanketh Farm, St. Buryan

PENZANCE

TR19 6HF

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	No	1c
Known Pollution Incidents	No	No	No	1d
Other Potential Contaminative Land Uses	No	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	No	5a



Site Location



Aerial Photograph

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



Homecheck® Report

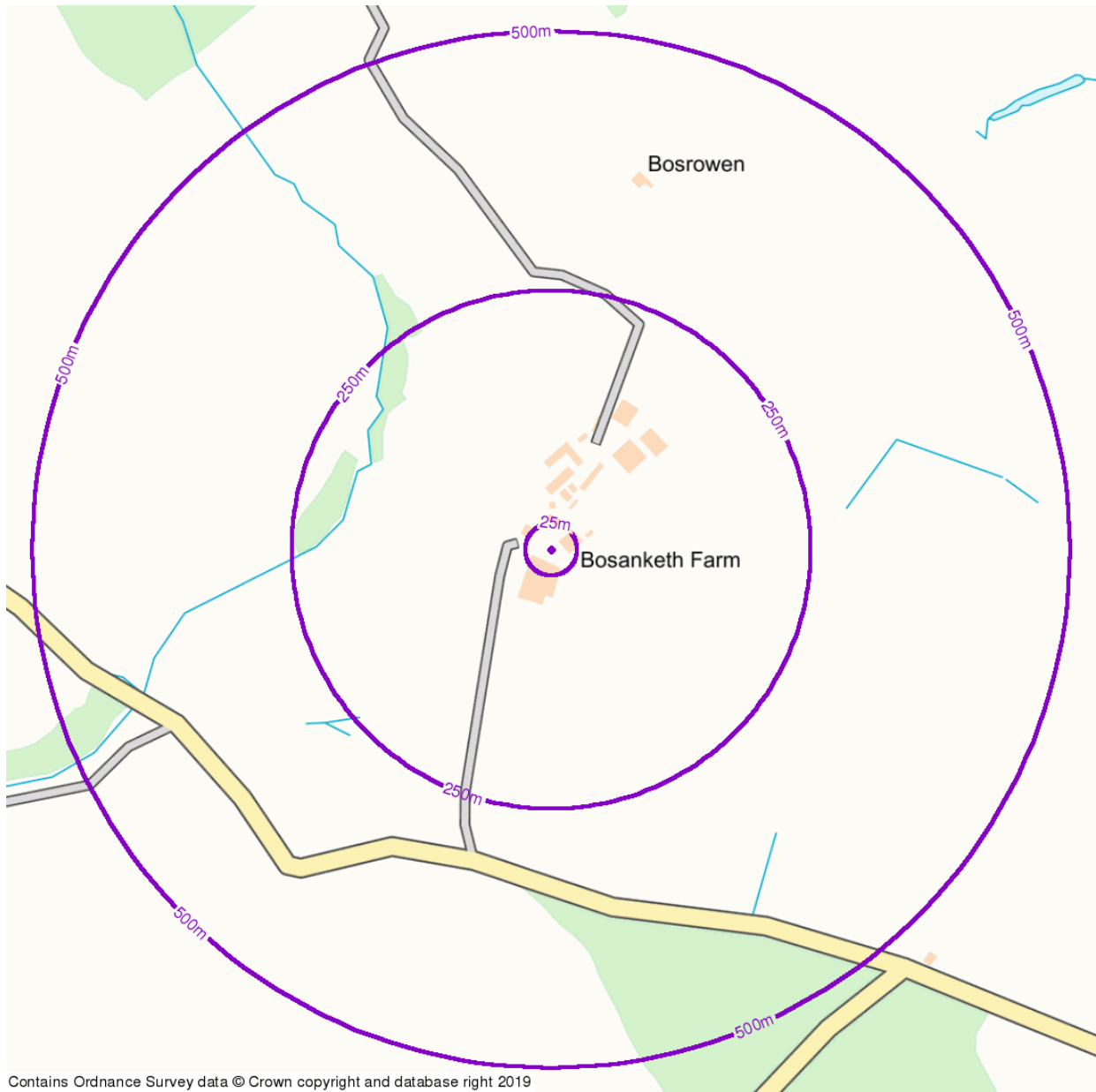
Bosanketh Farm, St. Buryan
PENZANCE
TR19 6HF

Report Reference 228787692_1_1

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Location Map

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



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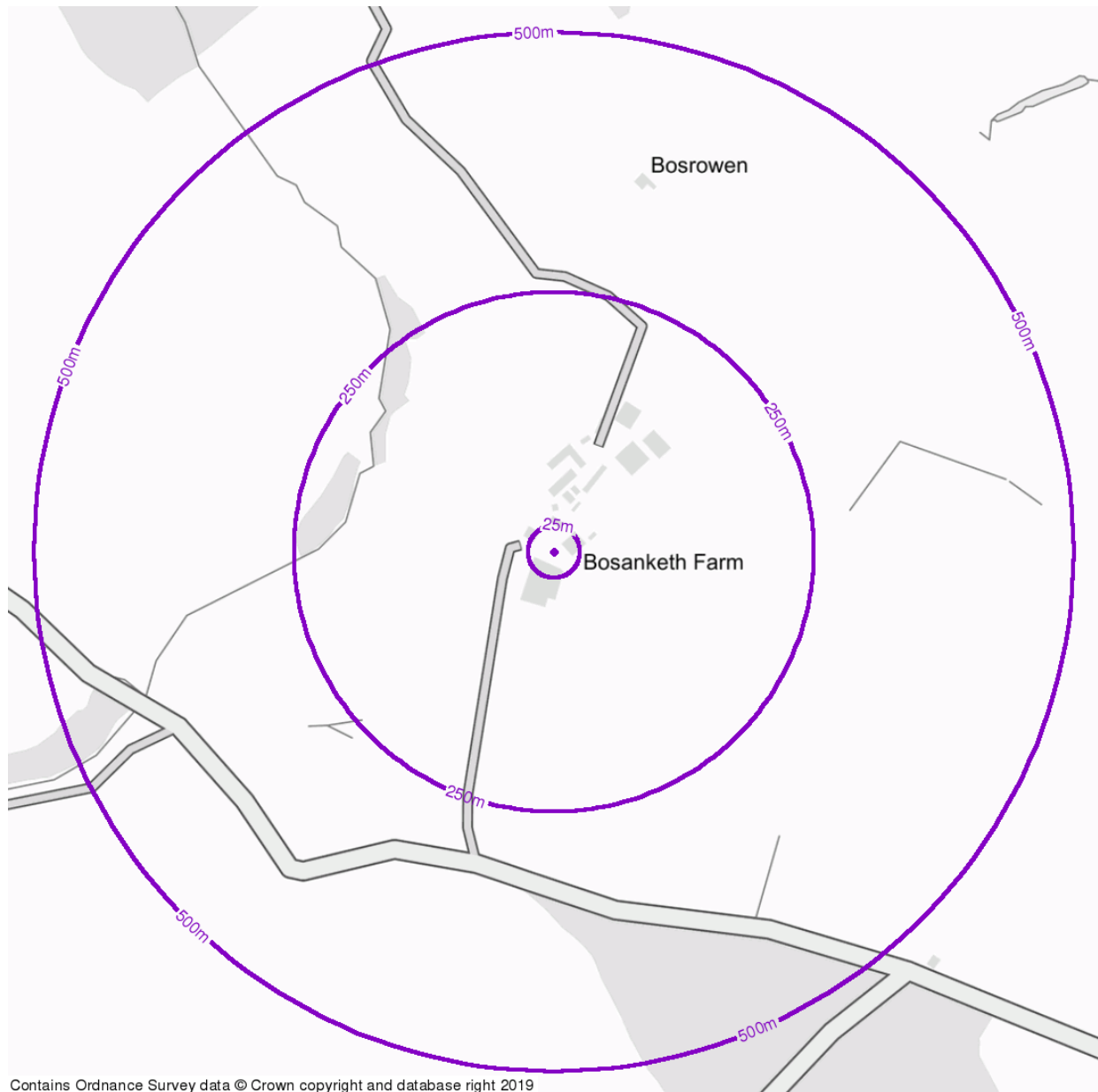
Section 1: Contamination Risk Findings

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.



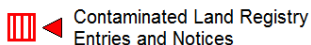
Section 1a and 1b: Information Map

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:

Penwith District Council	- Has supplied landfill data	2
Cornwall County Council	- Had landfill data but passed it to the relevant environment agency	3

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?	No

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

No factors identified for this property

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

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

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

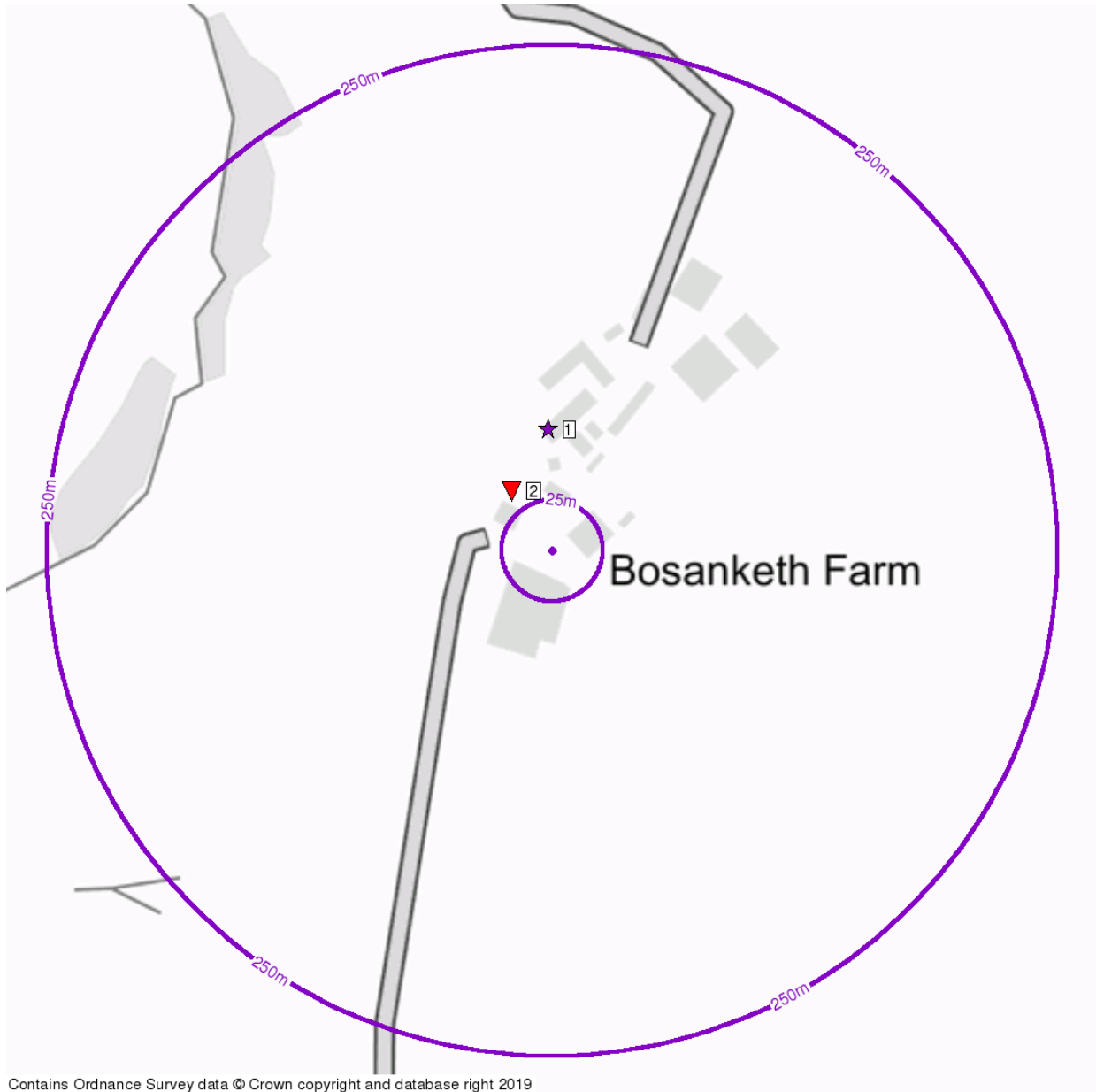
Prosecutions Relating to Controlled Waters

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

1	Name: R G & C W Semmens	Little Bosanketh Farm St. Buryan Penzance TR19 6HF	Classification: Dairies Status: Active Positional Accuracy: Automatically positioned to the address	61m	-
---	--------------------------------	---	--	-----	---

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

2	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1964	38m	-
---	--------------	--------------	---	-----	---

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.



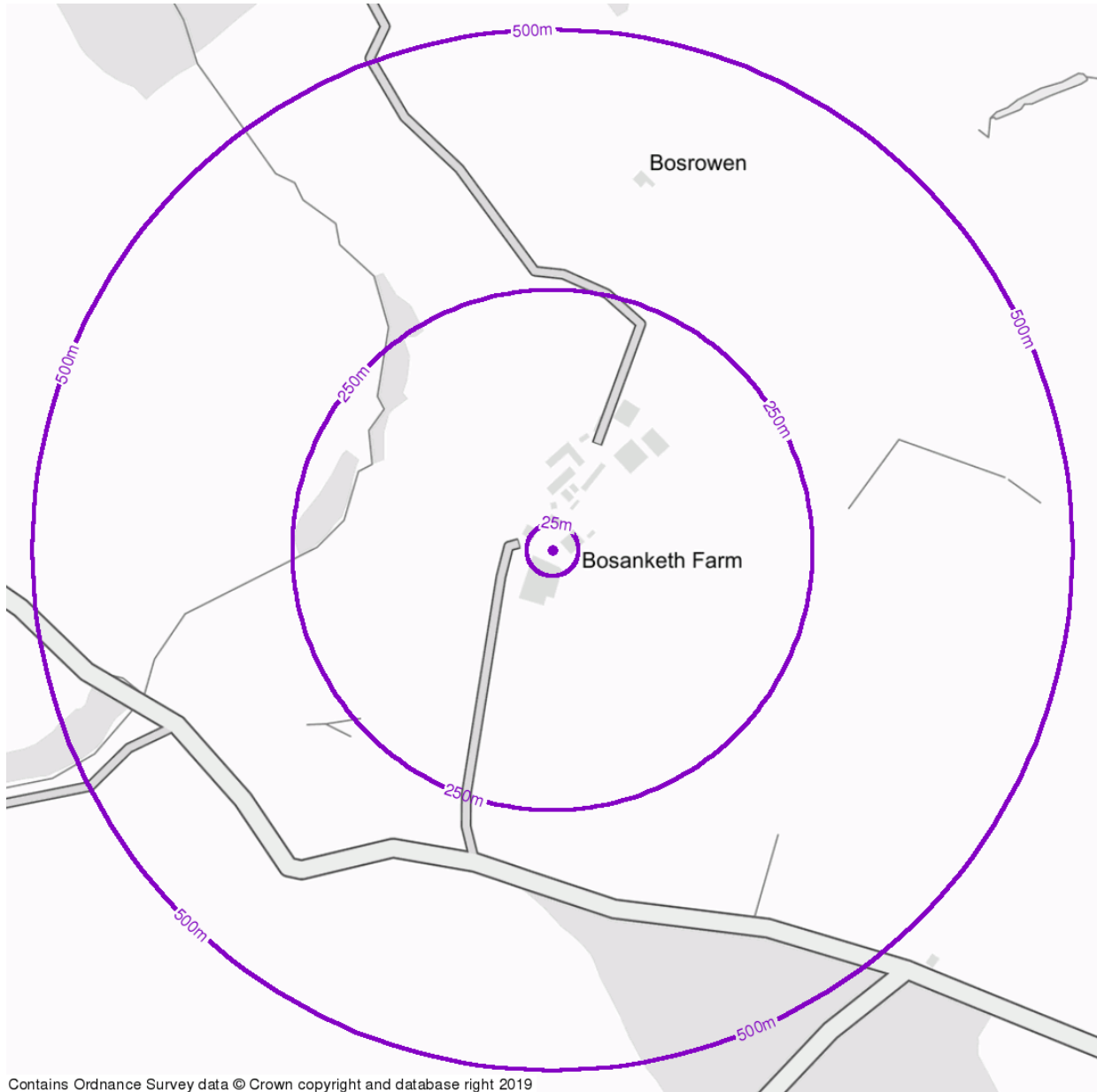
Section 2: Flood Findings

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

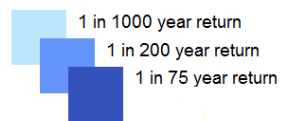


Section 2a and 2b: River and Coastal Flood Map

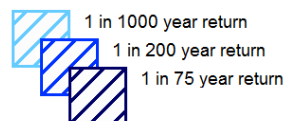
The map detailed below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



River Flooding



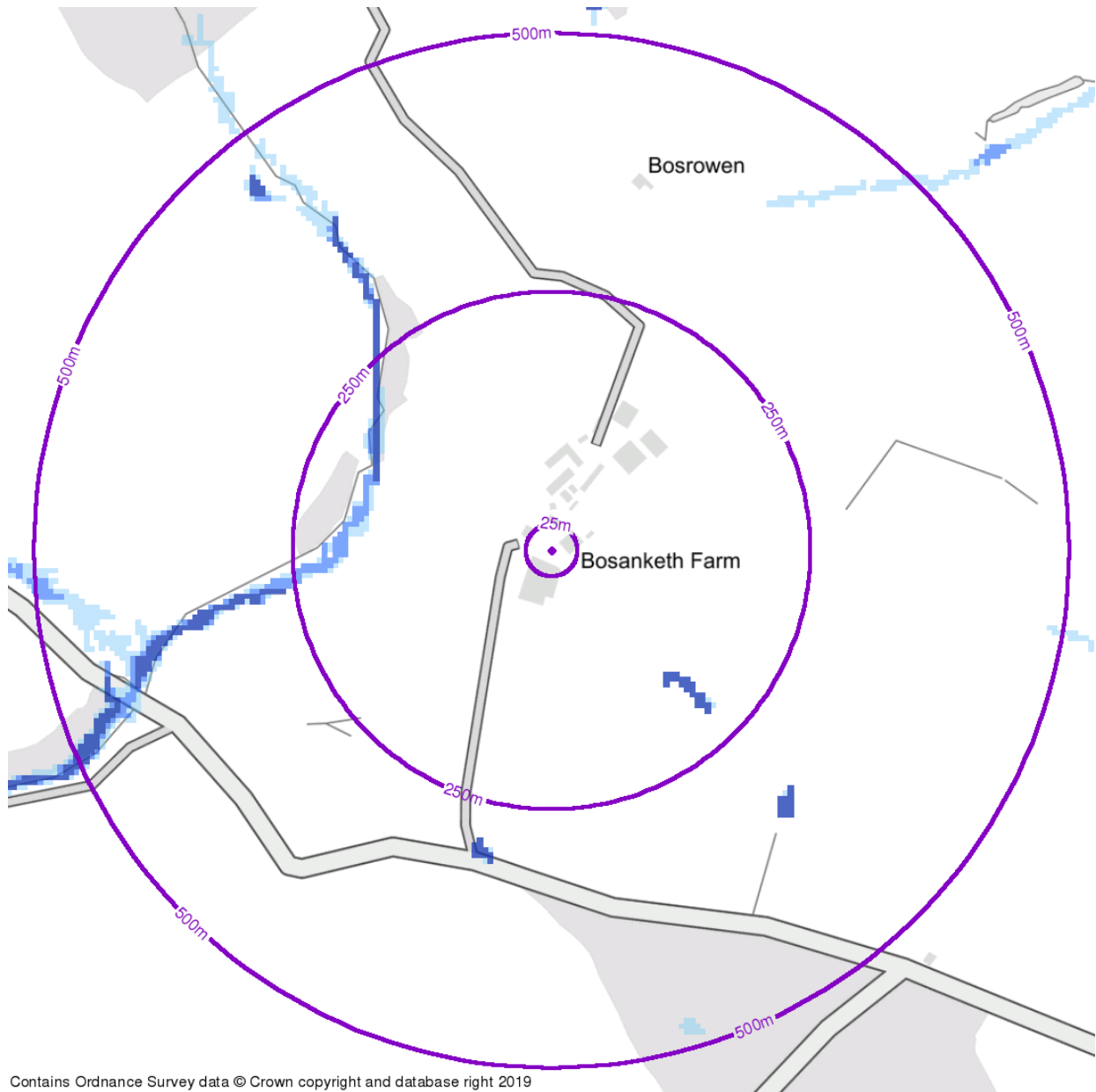
Coastal Flooding





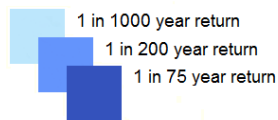
Section 2c: Surface Water Flood Map

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



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Section 2a: River Flooding

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

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

Section 2b: Coastal Flooding

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

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

Section 2c: Surface Water Flooding

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

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

Next Steps

In order to gain more detailed information on the type and likelihood of your property being impacted by a flood event, and the potential impact on insurance, we recommend that you purchase our 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 2008-2019



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 over 30% of homes are above the action level	1
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	Full radon protective measures are necessary in the construction of new dwellings or extensions	1

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?	No

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

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

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

Contact 2 - Penwith District Council (now part of Cornwall Council)

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

Contact 3 - Cornwall County Council (now part of Cornwall Council)

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

Landmark Information Group Limited

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

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.

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.

Landmark Standard Terms and Conditions

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
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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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Firms which subscribe to the Code will:

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- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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

TPOs Contact Details:

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

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

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



Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

Complaints should be sent to:

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

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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

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

Annex 2 - Site Photographs

Photograph 1.



View: northeast

Looking to the site barn and associated open land from the private shared entrance lane.

Photograph 2.



View: north

Looking towards the barn from the southern extent of the site.

Photograph 3.



View: northwest

Looking across the application area from adjacent land to the southeast, with the neighbouring static caravan being shown toward the rear of image.

Photograph 4.



View: west-northwest

Internal view of the south-eastern section of the barn, currently utilised as a store and workshop.

Photograph 5.



View: west-northwest

Internal view of the former livestock pen located within the northwest section of the barn.

Photograph 6.



View: northeast

Internal view of the former storage area located within the northwest section of the barn.

Photograph 7.



View: south-southwest

Looking toward the barn from the northern extent of the plot.

Photograph 8.



View: south

Looking back across the site from the northern boundary.

Photograph 9.



View: south-southwest

Looking to the continuation of the application site from the northern boundary.

Annex 3 - Mining Search Report

Regulated Mining Search METALLIFEROUS MINERALS

**PROPERTY ADDRESS:**

Bosanketh Barn, Bosanketh Farm, St Buryan, Penzance
TR19 6HF

CLIENT:

Approved Site
Investigations Ltd

REPORT REFERENCE:

GR/CMS/138875

NATIONAL GRID REFERENCE:

138439, 26114

CLIENT REFERENCE:

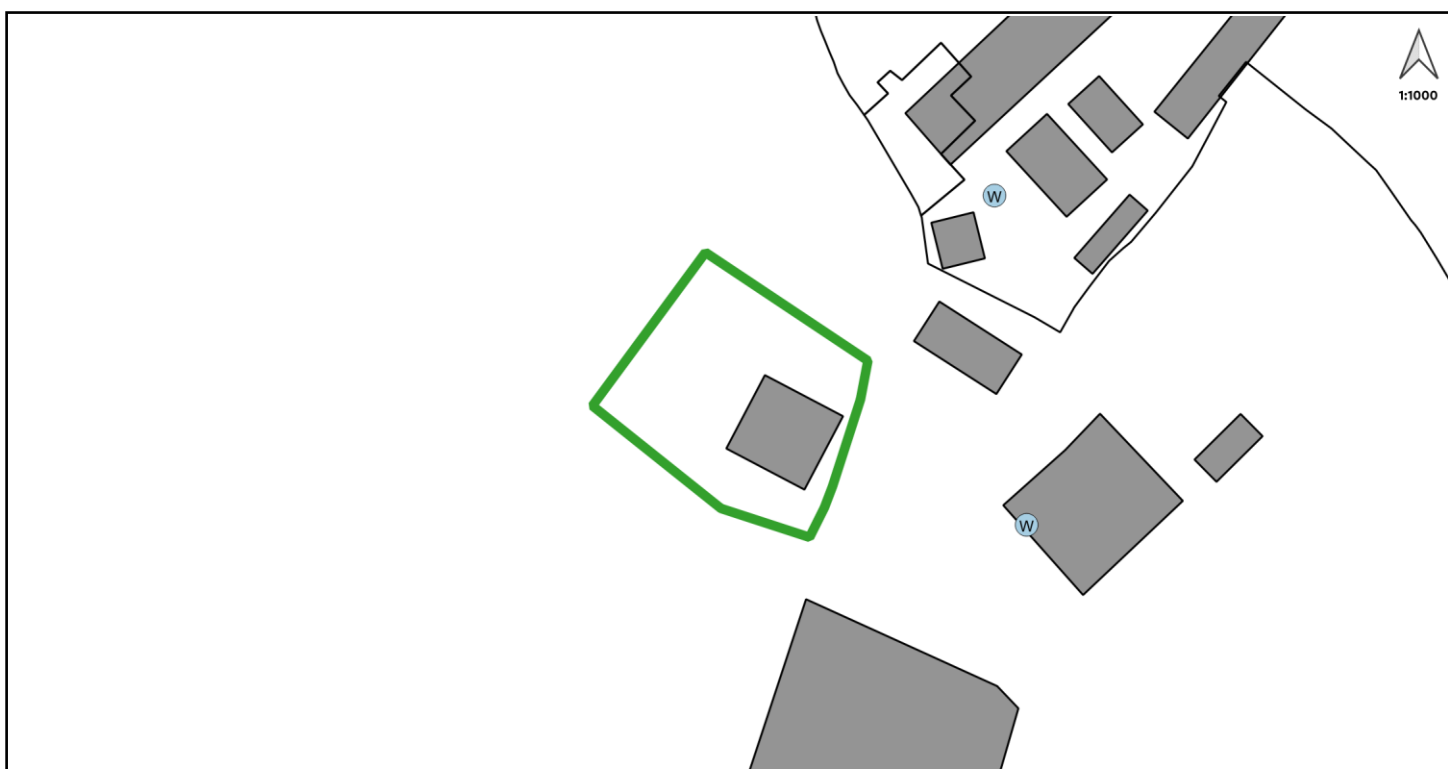
email request

DATE:

23 May 2023

Result: Low
PASSED

Next steps:
NONE



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

OPINION

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



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

cornwallminingconsultants.co.uk
 enquiries@cornwallminingconsultants.co.uk
 01209 313511

ABOUT

This Mining Search appraises the likelihood that mining subsidence hazards exist within the property. The report findings are based on factual information from maps, plans and records in our unique archive, the results of relevant on-site investigations, as well as commercially available datasets. This information has been interpreted by our experts to predict, where possible, the existence and location of unrecorded mine workings and related subsidence hazards.

THE FINDINGS

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

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

The nearest recorded/suspected metalliferous mining related feature is an area of former alluvial tin streaming, which lies 650 metres southwest of the property. This feature is recorded on a Geological Survey map.

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

THE RESULT

Based on a detailed search and expert interpretation of our mining records archive we believe the likelihood that metalliferous mining subsidence hazards exist within the property is:

Result: Low PASSED

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

THE NEXT STEPS

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

Next steps: NONE

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

GEOLOGY

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

MINING METHODS & HISTORY

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

MINING ARCHIVE & UNRECORDED WORKINGS

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

SUBSIDENCE RISKS

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

MORE INFORMATION

LIMITATIONS OF MINING SEARCH

This Mining Search evaluates the subsidence risk from the extraction of metalliferous minerals only. It cannot be relied upon to indicate risk from clay, stone, coal, oil or other non-metalliferous extraction. It has been produced following a search and review of the extensive collection of abandoned mine plans, maps, records and archives in our possession and from this material we have endeavoured to provide as accurate a report as possible. However, considering that such records may not be wholly complete or accurate, we cannot accept liability for any inaccuracies or omissions with respect to those records. This Mining Search does not include an assessment of soil contamination risks. This report and any mining features described are applicable to the subject property only, the location or boundaries of which have been approved by the client in instructing and receiving this report. We cannot be liable for any erroneous or omitted information as portrayed on any plan or property boundary supplied to us for this Mining Search. The report must not be relied upon for neighbouring properties, as any adjacent mining features may have been omitted for clarity. This report is confidential to the client, client's solicitor and/or mortgage lender or those acting through a conveyance service provider (as per the quoted reference number) and may not be reproduced or further distributed, re-sold or reassigned without our permission. We shall be under no liability whatsoever to any person who has not been party to the commissioning and fee paid for this report or any undisclosed third party. We have not visited the property.

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Cornwall Consultants Ltd trading as Cornwall Mining Consultants, Unit 3 East Pool, Tolvaddon Business Park, Camborne TR14 0HX. Tel: (01209) 313511. Email: enquiries@cornwallminingconsultants.co.uk, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code. This search has been completed in accordance with our Terms and Conditions of business that can be viewed [here](#).

RESULT CLASSIFICATIONS FOR MORTGAGE

This regulated Mining Search report does not comment on the value or mortgage-ability of any specific property; however, guidance on the implications of results is as follows:

PASSED

Acceptable for conveyance and typically acceptable to mortgage lenders.

ACTION REQUIRED

The likelihood that mining subsidence hazards exist within the property is moderate. Value, enjoyment may be affected, and the advised further action should be satisfied before conveyance proceeds.

ACTION REQUIRED

The likelihood that mining subsidence hazards exist within the property is high. The value, enjoyment and security of the property may be affected. The advised further action should be completed, and a satisfactory result attained before mortgage or transaction proceeds.

ABOUT THE SEARCH CODE AND COMPLAINTS

THE SEARCH CODE

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- Sets out minimum standards which firms compiling and selling search reports have to meet
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- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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Firms which subscribe to the Search Code will:

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

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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

Contact Cornwall Mining Consultants if you would like a copy of the Search Code or our Complaints Procedure. We trust this report provides the information you require, however should you have any queries, please contact Cornwall Mining Consultants.

TPOS CONTACT DETAILS

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

T: 01722 333306 | **Fax:** 01722 332296

E: admin@tpos.co.uk | **W:** tpos.co.uk

You can get more information about the PCCB from propertycodes.org.uk or from our website at cornwallconsultants.com

COMPLAINTS PROCEDURE

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

If you wish to make a complaint directly to Cornwall Mining Consultants, we will:

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

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

The Property Ombudsman scheme (TPOs):

T: 01722 333306 | **E:** admin@tpos.co.uk | **W:** tpos.co.uk

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

COMPLAINTS SHOULD BE SENT TO:

The Managing Director
Cornwall Mining Consultants
Unit 3 East Pool
Tolvaddon Business Park
Camborne
Cornwall
TR14 0HX

E: help@cornwallminingconsultants.co.uk | **T:** 01209 313511

You can also view our [complaints procedure here](#).

Annex 4 - UXO Ordnance Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Location: TR19 6HF,
Map Centre: 138485,26098



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/>)

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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 5 - Reference & Planning Procedure Guide

References:

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

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

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

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>