

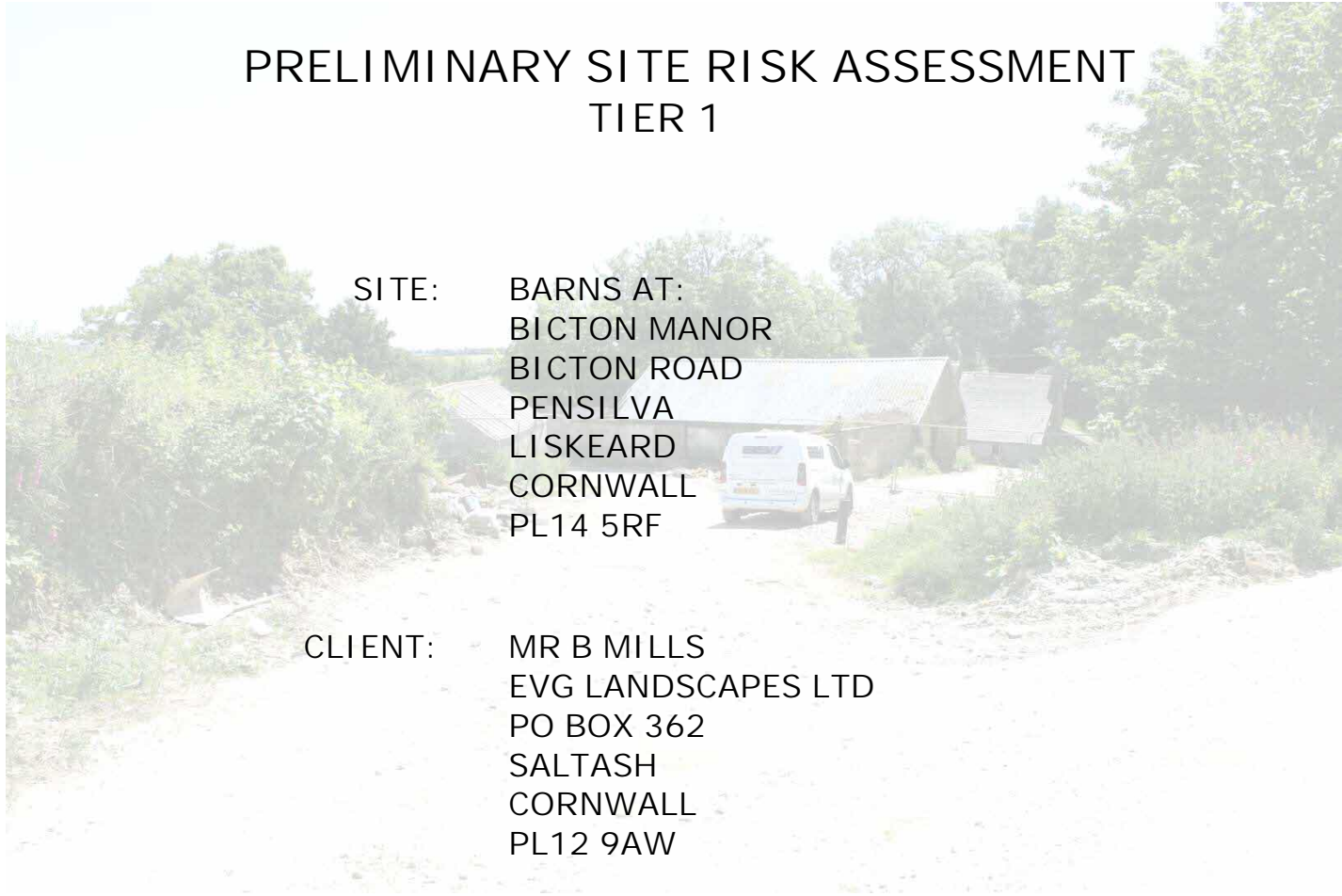


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Professional, Efficient Solutions

PRELIMINARY SITE RISK ASSESSMENT TIER 1



SITE: BARNs AT:
BICTON MANOR
BICTON ROAD
PENSILVA
LISKEARD
CORNWALL
PL14 5RF

CLIENT: MR B MILLS
EVG LANDSCAPES LTD
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SALTASH
CORNWALL
PL12 9AW

Our Ref: A2255/PSRA/JW

Planning Ref: NA

Date: 15th June 2023

OS Grid Ref: SX 3140/6926

Index

1.	Introduction	P.4
2.	Summary & Objectives	P.4
3.	Definition Of Contaminated Land	P.5
4.	Site Description & Information	P.6
4.1	Site Location, Population, Historic/Current Use & Setting	P.6
4.2	Prior Site Surveys and Investigations	P.8
5.	Historic OS Mapping	P.9
6.	Visual Site Inspection	P.10
6.1	Site Layout & Information	P.10
6.2	Site Plan	P.12
6.3	Surrounding Area	P.13
7.	Environmental Setting	P.13
7.1	Geology	P.13
7.2	Mining Information	P.13
7.3	Hydrogeology	P.13
7.4	UXO Ordnance Search	P.14
8.	Sitecheck Environmental Report Information	P.15
8.1	Surface Water Features	P.15
8.2	Potential Pollution Sources	P.15
8.3	Known Pollution Incidents	P.15
8.4	Discharge Consents	P.15
8.5	Contaminated Land Register	P.15
8.6	Current Industrial Land Use	P.16
8.7	Past Industrial Land Use	P.16
8.8	Water Abstraction	P.17
8.9	Flooding	P.17

8.10	Radon Affected Zones	P.17
8.11	Ground Stability Findings	P.17
9.	Preliminary Environmental Risk Assessment/Conceptual Model Showing Potential 'Source-Pathway-Receptor Linkage' Modes	P.18
9.1	Potential Onsite Contamination Sources: Current & Past	P.18
9.2	Potential Offsite Contamination Sources: Current	P.19
9.3	Potential Offsite Contamination Sources: Past	P.19
10.	Conclusions & Recommendations	P.20
11.	Notes	P.22
12.	Annexes	P.23
	Annex 1 - Environmental Report	
	Annex 2 - Site Photographs	
	Annex 3 - Mining Search Report	
	Annex 4 - UXO Ordnance Map	
	Annex 5 - References & Planning Procedure Guide	

1. Introduction

Following consultation and instruction from Mr J Pollard, of Pollard Architectural, on behalf of his client, Mr B Mills, of EVG Landscapes Ltd, ASI was commissioned to conduct a Preliminary Site Risk Assessment for the following site location.

Site locality: Barns at: Bicton Manor, Bicton Road, Pensilva, Liskeard, Cornwall.
End-use: Conversion of existing agricultural building to form a main dwelling house and annexe/holiday let 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

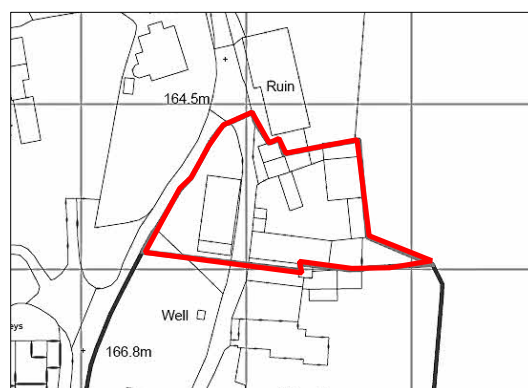
The objective of the Tier 1 Preliminary Site Risk Assessment is to identify potential contamination risks associated with the site locality and its current/historic utilisation. To comply with government legislation and Local Authorities planning requirements, a conceptual model needs to be defined for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



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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

Location:

The proposed site lies in a rural area at OS Grid Ref: SX 3140/6926.

Closest Main Population Centre:

Pensilva, Liskeard.

Historic/Current Usage & Setting:

The historic Ordnance Survey (OS) map of 1883 shows the site as lying across a farm track, woodland, and the western edge of a larger field. An outbuilding lies within the southern extent and a pond is illustrated towards the south-western corner. The site forms the northern part of an isolated farmstead named Bicton. A group of small neighbouring outbuildings lies adjacent to the southern boundary but the main farm buildings lie approximately 41m to the south. The surrounding area is rural in nature, comprising of agricultural fields and areas of woodland.

OS 1906, 1907: There are no further changes recorded to either the site or the surrounding area.

OS 1963: Two new barns are outlined within the central area of the site. This map edition names the farmstead as Bicton Manor. A neighbouring residential dwelling, Mapledale, has been constructed approximately 17m to the northwest. The main group of farm buildings to the south have been removed from the mapping data. Additional outbuildings have been erected approximately 25m and 60m to the west, as well as 65m to the southwest. A separate group of outbuildings have been established approximately 175m to the south.

OS 1976: Another outbuilding has been added towards the western side of the site. The pond has been removed from the mapping data. The word 'tanks' is noted beside the collection of outbuildings lying at distance to the west, although the position or purpose of these tanks is unknown. Another building has been erected approximately 78m to the southwest. The group of outbuildings 175m to the south have been extended and now form a smallholding named Ken Caro.

No further OS mapping information is available following 1976.

Satellite imagery available from circa 2001 shows the site as a collection of agricultural barns and associated yard areas operating as a working farm. A neighbouring barn adjoins the northern boundary. A residential dwelling, Bicton Farm, is now illustrated approximately 51m to the west. Only one of the outbuildings within the group to the west remains and it appears to be derelict. Pictures from 2006 show a small stable block approximately 101m to the southwest.

Between 2015 and 2018, part of the central northern barn upon the site, and the adjacent neighbouring barn appear to fall into disrepair with damaged roofs. During the same period, a new neighbouring barn was constructed approximately 90m to the southwest. By 2021, the damaged barn on site and the adjoining one to the north had both collapsed. The barn occupying the western side of the site also appeared to be derelict by this time. Subsequent imagery is not clearly detailed and ends in 2022.

4.2 Prior Site Surveys and Investigations

The following Regulated Mining Search report has been conducted on our behalf by Cornwall Mining Consultants, Ref: DG/CMS/138928, dated 15th June 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 mine waste from the former New Trelawny Mine, which lies 773 metres south. This feature is recorded on an old Ordnance 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.

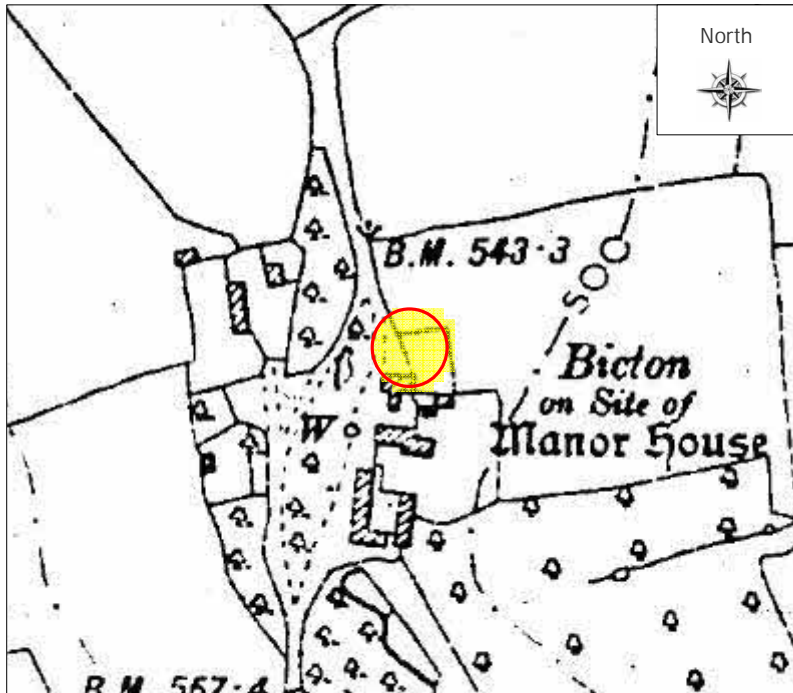
THE NEXT STEPS

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 1907



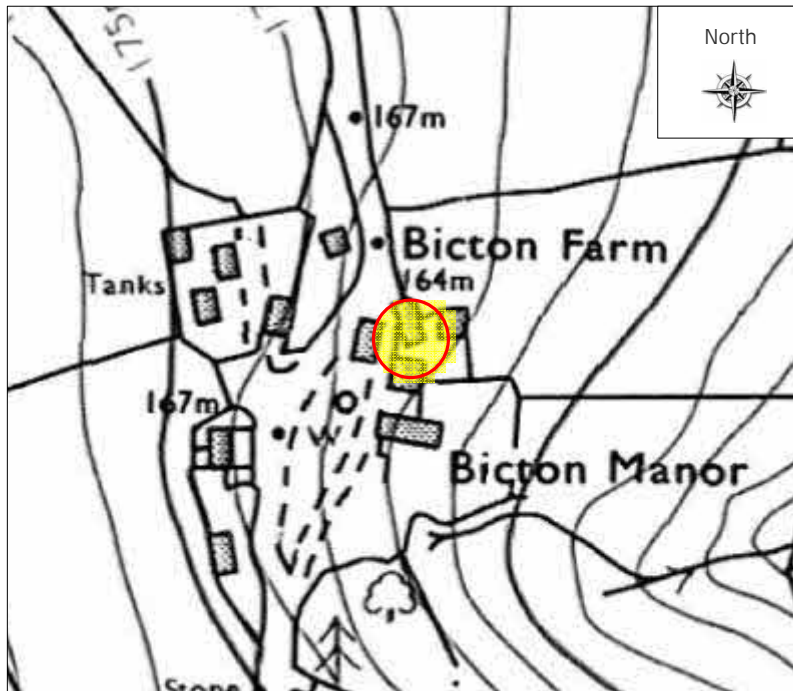
Historic Ordnance Survey Map copyright 2023
Dated 1907. Survey scale: 1:10,560

The historical OS map of 1907 shows the site as comprising of farm yard and an area of field, with an outbuilding located toward the southern side. The site lies within an isolated farmstead named Bicton.

The surrounding area is rural in nature, comprising of agricultural fields and woodland.

No notable onsite features such as tracts of mining land or other similar surface related features are recorded that would impact the proposed development scheme.

Historical OS Map of 1976



Historic Ordnance Survey Map copyright 2023 Landmark Information Group
Dated 1976. Survey scale: 1:10,000

The historical OS map of 1976 shows the site as a group of four barns and an associated yard.

A neighbouring dwelling has been constructed to the northwest. A group of outbuildings is outlined to the west and marked as including tanks. Neighbouring outbuildings to the south have been removed.

Additional OS map data referenced: 1883 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 1976.

6. Visual Site Inspection

A walk over survey of the site was conducted on the 05th June 2023, with the weather conditions at the time of the survey being dry. The property was observed from within and outside of its boundaries (where possible) to identify any areas of concern on or adjacent to the site. Any items of note were photographed and recorded.

6.1 Site Layout & Information

The application site consists of an irregularly shaped plot of land occupying an estimated area of 2426m². Current and proposed access to the site can be made via a private gravel and compacted earth track which enters through the north-western corner. The track leads in directly from the adjacent public road, Bicton Road, which also adjoins the length of the western boundary.

During the course of the walk-over survey, the plot was recorded as comprising of two existing redundant barns and associated land.

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

Barn 1 is intended for conversion to a dwelling and lies at the southern extent of the site. The single-storey barn is roughly 'L' shaped and constructed from concrete and natural stone. Only the western elevation retains a roof, formed from corrugated metal sheets. The roofed parts of the building contain intact concrete floors. The interior floor of the eastern elevation has been mechanically removed, exposing the subsoil and bedrock horizons. Two mini-diggers were parked within the barn. Other items stored within the roofed section were a stack of cut timber and small equipment including two wheelbarrows.

Barn 2 is the smaller of the site barns and is positioned towards the centre of the northern boundary. The single storey barn is constructed from concrete with a suspected cement fibre asbestos sheet roof. The building is divided into three animal pens or stables, each containing old straw bedding. One also contained plastic bags and sheep's wool.

The associated land includes the footprints of three former barns, which have all been demolished and removed from the site. The first was located towards the north-western extent, beside the entrance drive. The concrete floor plinth remains in situ. A heap of concrete rubble was present in this area, as well as three digger buckets, Heras fencing panels and scattered pieces of metal. A redundant livestock trailer in a poor condition was also noted within this area.

The second barn previously occupied the western extent of the site and only the rear concrete block wall and pillars remains in situ. The ground surface consists of shale bedrock. With the exception of a small dumper truck and a small stack of timber and corrugated metal, this area was clear.

The third barn was positioned at the north-eastern extent of the site. This area is surfaced with mixed concrete and 'made' compacted earth, which is slightly raised to counteract the natural ground slope. A heap of mixed soil, concrete rubble and cleared vegetation was present, as were discarded timbers and pieces of metal. The ground at the north-eastern corner appears to be covered with old straw from a former animal pen.

The remainder of the associated land consists of the former farm yard area at the central eastern side of the site. The ground surface comprises of tracts of potentially 'made' compacted earth and aggregates. At the time of inspection, this area contained a telehandler, dumper truck and a trailer fuel bowser, which was noted to be bunded with no leaks. A heap of stone and concrete rubble lay beside Barn 2. Various timber and metal items were scattered around.

Throughout the site, small pieces of debris from the demolition works lie upon the ground and were mixed with the soil. This debris was observed to contain a significant amount of broken suspected cement fibre asbestos roofing materials created through the demolition of the site barns.

The majority of the boundaries of the property were noted to currently lie open to the continuation of neighbouring land. The only exceptions are the southern wall of Barn 1 which defines part of the southern boundary, and a section of the western perimeter is outlined by a concrete wall, which remains from a removed barn.

The natural topography of the site was recorded as sloping moderately from the northwest to the southeast. In addition, from onsite observations and the available environmental data, no static or running fresh water bodies were identified within the property, although a well is recorded to lie 13m to the south.

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

6.2 Site Plan

<p>Existing site plan:</p>	<p style="text-align: center;">North</p>
	<p>SITE:</p> <p>Barns at: Bicton Manor Bicton Road Pensilva Liskeard Cornwall PL14 5RF</p>
	<p>Site Inspection Date:</p> <p>05th June 2023</p>
	<p>Site Inspected by:</p> <p>Mr J.R Williamson</p> <p>Position:</p> <p>Site Investigation Manager</p>

Plan supplied by and copyright to: Pollard Architectural.

Notes:

- Not to scale, for diagrammatic purposes only.
- Application area highlighted by the red line.
- Existing/proposed site access indicated by the green arrow.
- Neighbouring land under ownership of the client outlined by the blue line.
- Total site perimeter estimated at 238m.
- Total site area estimated at 2426m².

6.3 Surrounding Area

North	Neighbouring agricultural unit.
East	Field.
South	Neighbouring residential dwelling, Bicton Manor.
West	Adjacent public road, Bicton Road.

7. Environmental Setting

7.1 <u>Geology</u>	<p>The geological survey map (British Geological Survey 1:50 000 series, sheet 337) shows the site as lying within sedimentary bedrock comprising of Slate of the Tavy Formation, formed during the Devonian Geological Period.</p> <p>Metalliferous lode zones (metalliferous minerals that in-fill a fissure or vein within a rock formation) that have the potential to introduce elevated heavy metal levels into the surrounding ground horizon are not indicated either within or in close proximity to the site bounds.</p>
7.2 <u>Mining Information</u>	<p>The site is not indicated to lie within historic metalliferous mining land comprising of spoil heaps, burrows or known workings.</p>
7.3 <u>Hydrogeology</u>	<p>Geological records indicate that the property is sited over rocks that can form minor aquifers of intermediate permeability. These can be fractured or potentially fractured rocks, which do not have a high permeability, or other formations of variable permeability including unconsolidated deposits. Although these aquifers will seldom produce large quantities of water for abstraction, they are important both for local supplies and in supplying base flow to rivers.</p> <p>Overlying soils classification: Soils of intermediate leaching potential. (Environment Agency: Policy & Practice for the Protection of Groundwater/Groundwater Vulnerability of Cornwall & Devon/ 1:100,000).</p>

<p>7.4 UXO Ordnance Search</p>	<p>Zeticauxo 'UXO Bomb Risk Mapping' records indicates that the site is in a low risk area for potential unexploded ordnance.</p> <p>Please refer to Annex 4: UXO Ordnance Map</p>
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8. Sitecheck Environmental Report Information - within 250m radius of site

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

<p>8.1 <u>Surface Water Features</u> (reference pages 13 & 14)</p>	<p>The environmental report indicates that there is one surface water feature within 250m of the site. (Well. SW 13m)</p>	
<p>8.2 <u>Potential Pollution Sources</u> (reference pages 7 - 8)</p>	<p>BGS Recorded Landfill Sites Licensed Waste Management Facilities Local Authority Recorded Landfill Sites Registered Waste Transfer Sites Registered landfill sites Historical landfill site Planning Hazardous Substance Consents Control of major accident hazards Radioactive Substances Register Integrated pollution controls Integrated pollution prevention and controls Local Authority Pollution Prevention and Controls</p>	<p>None None None None None None None None None None None None</p>
<p>8.3 <u>Known Pollution Incidents</u> (reference page 7)</p>	<p>The environmental report has indicated that there are no known substantiated pollution incidents located within 250m of the site.</p>	
<p>8.4 <u>Discharge Consents</u> (reference page 7)</p>	<p>There are no identified discharge consents located within 250 metres of the site.</p>	
<p>8.5 <u>Contaminated Land Register</u> (reference page 7)</p>	<p>Contaminated land register entries & notices Contraventions</p>	<p>None None</p>

<p>8.6 <u>Current Industrial Land Use</u></p> <p>(reference pages 7 - 8)</p> <p>PCA Potentially Contaminated Area Ref No.</p> <p>There are no identified 'current industrial land uses' within 250m of the property.</p>	<p>None identified</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 9 - 10)</p> <p>PCA Potentially Contaminated Area Ref No.</p> <p>There are two identified 'past industrial land uses' within 250m of the property.</p>	<p>PCA 1, 2 Tanks x2 (WNW 62m, W 110m)</p>
<p>(reference pages 9 - 10)</p> <p>PIL Potentially Infilled Land Ref No.</p> <p>The Environmental Report has indicated that there are no recorded PIL areas within 250m of the property.</p>	<p>None identified</p>
<p>Historic land uses within 100m of the site have been considered within the Conceptual Site Model, located within section 9 of this report (area of highest risk). Should a land use be recorded that lies outside of 100m and has been identified to present a contamination risk to the property, such activities will be delineated within the CSM where appropriate.</p>	

<p>8.8 Water Abstraction (reference page 13)</p>	<p>The environmental report has not identified any water abstraction licences within 250m of the site locality.</p> <p>BGS mapping records does not indicate any water boreholes or wells within 250m of the site.</p> <p>Historic OS mapping indicates one well within 250m of the site. (S 13m)</p> <p>Risk to groundwater – low</p>
<p>8.9 Flooding (reference page 12)</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>8.10 Radon Affected Zones (reference page 15)</p>	<p>The site lies within a radon affected area, it is indicated that between 10 and 30% of homes are above the action level.</p> <p>Radon is a natural gas found in soil and rocks. It has no colour, taste or smell. Levels vary from country to country, region to region and from house to house in the same street. In open spaces, when radon mixes with air, it is quickly diluted into the atmosphere. When air containing radon gas rises from the soil and rocks beneath your property it is possible it may migrate internally, primarily through cracks in floors, walls and gaps around service pipes.</p> <p>Generally a membrane of 300 micrometre (1200 gauge) polyethylene sheet (correctly installed) will be adequate to stop radon migration. Possible prevention measures may require the installation of an active radon ventilation system. We would recommend that advice is obtained from the Local Authorities regarding monitoring & protection.</p>
<p>8.11 Ground Stability Findings (reference page 15)</p>	<p>The British Geological Survey has identified the site as having a 'no hazard to very low' potential for natural ground instability within 50 metres.</p>

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

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

9.1 Potential 'Onsite' Contamination Sources: Current & Past

See section 7.1 & 8.10 - Geology and Radon Affected Zones for additional information.

CURRENT/PAST CONTAMINATION SOURCES : ONSITE	(1,2,3) number of entries/features identified SC - Sitecheck Ref	Om (onsite)
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE	POTENTIAL RISK TO RECEPTORS
Local geology	Naturally occurring heavy metals: potential migration via soil & water. Probability: unlikely due to site lying outside of mineralised zone (BGS mapping ref: 337 & BGS records).	Low
Demolished barns & yard	Asbestos, heavy metals, hydrocarbons, PAHs, phenols: potential migration via soil & water. Probability: potential exists within locality of demolished barns and yard area due to tracts of made/disturbed ground being recorded and through the presence of broken fragments of suspected asbestos roofing sheets throughout areas of the site.	Medium
Potential radon affected area, HC Ref: section 3	Radon gas migration within buildings: potential migration via air. Probability: between 10 and 30% of homes above action level, full radon protection measures are necessary'.	Medium/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 SC - Sitecheck Ref	Increasing distance from site
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
None identified	None identified		None identified
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 SC - Sitecheck Ref	Increasing distance from site
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
Tank (1) SC Ref: 1.	Hydrocarbons: potential migration via soil & water. Probability: unlikely due to distance from site.		Low (WNW 62m)
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 relating to land contamination at the site locality, we can conclude that the potential for contamination does exist, with the property being classified at medium risk from the ground horizon and at medium to high risk from probable radon gas migration.

For determinations relating to possible source contaminants within and in proximity to the site, please refer to section 9: Preliminary Environmental Risk Assessment/Conceptual Model Showing Potential Source-Pathway-Receptor Linkage Modes.

As possible risks have been established, we have the following recommendations to make with regards the sites future development.

Soil Horizon

A contamination risk has been identified from the ground horizon at the site locality due to the property being potentially affected from the following contamination features:

- a) Demolition of former site barns, with tracts of suspected made ground comprising of mixed soils and rubble beneath the former structures foundation footprints.
- b) Mixed debris generated through the demolition works at the site, with areas of broken suspected cement fibre asbestos fragments being identified.

Although we do not believe the level of risk to be high, we would advise, based upon the above findings, that an Intrusive Site Investigation is undertaken to assess the level of potential contaminants that may exist at the site from these activities. This should be in the form of a Tier 2 Generic Quantitative Risk Assessment. Should this demonstrate that the site is not contaminated, then no further works will be required. If the additional Tier 2 investigation establishes that the property is at risk, further reporting and testing may be required by the Local Authorities before the development can progress.

Groundwater

The risk to groundwater at this site is considered low, however should hydrocarbon based contaminants be identified within the surface profile (oils or similar), additional testing may be required to assess the risk to the local environment. This may be in the form of further soil sampling and/or a Tier 1 Groundwater Risk Assessment, however we would consider this unlikely based upon the available site data.

Additional Reporting

On completion of the onsite testing works and where elevated contamination has been identified, a Remediation Strategy will be required to demonstrate how the site can be safely developed in respect of the end-users. This may involve the removal of contaminated ground from the site and the subsequent incorporation of remedial methods (either singularly or combined) through the installation of suitable contamination break layers, such as hard standing, geotextile ground cover, gravel filtration layers and the importation of clean certified topsoil.

Following implementation, a Site Verification and Completion report will need to be undertaken upon finalisation of all building works. This will be issued upon completion of the development in order to establish that the recommendations have been satisfied.

Radon Gas

We would recommend that due to the site lying within a potential radon affected zone where between 10 and 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 due to the conversion of the existing barn(s), 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

Under government legislation, following the completion of the Tier 2 assessment, a Waste Classification Assessment (WCA) will need to be undertaken should excess waste be generated for landfill disposal. The WCA report will classify whether the waste material is 'non hazardous' or 'hazardous' for landfill disposal purposes, and can be utilised within the phased land assessment process.

It should be noted that any removal of material, classified as contaminated or suitable for use, must be by a licensed haulier and disposed of at an accredited landfill facility, unless otherwise agreed. All waste transfer notes must be kept for future reference.

Buried Services

The risks to buried service utilities and any subsequent recommendations will be considered following the completion of the Tier 2 Site Investigation. This may require the incorporation of barrier service piping or similar protection measures.

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 Ordinance Map
- Annex 5 - References & Planning Procedure Guide

Annex 1 - Environmental Report

Sitecheck Data

Bicton Manor, Bicton, Pensilva, LISKEARD, PL14 5RF

Prepared for:

Mr J Williamson
Approved Site Investigations Ltd
Duchy Business Centre
Wilson Way
Pool
Redruth
Cornwall
TR15 3RT

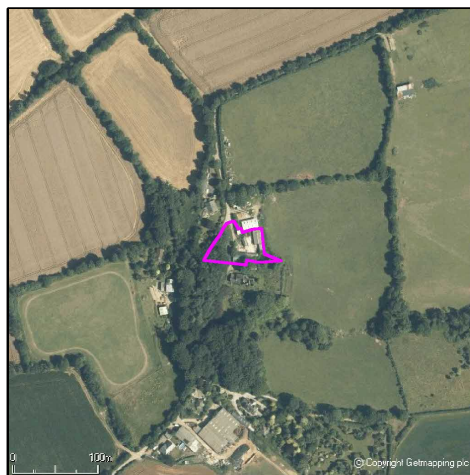
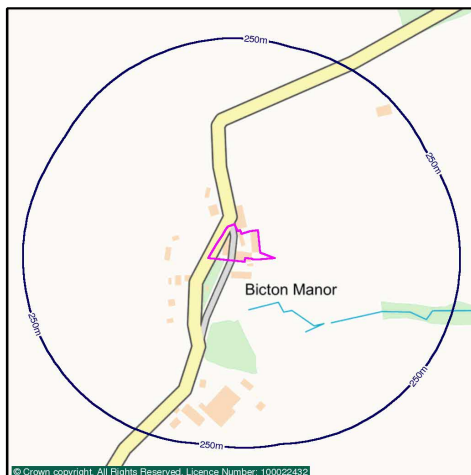
Report Reference: SCD_311996095_1_1

Report Date: 30-MAY-2023

Customer Reference: A2255

National Grid Reference: 231410 69270

Site Area: 2426 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0844 844 9966
Fax: 0844 844 9980
Email: info@landmarkinfo.co.uk
Website: www.sitecheck.co.uk

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	9
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	12
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	15
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	16
This section contains information which may be of use when interpreting the report.	
Useful Contacts	17
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

Other Factors	Page No.	Reference Number (Map ID)
Geological		
Mining Instability		
Risk: Conclusive Metaliferous Mining,	15	-
Non Coal Mining Areas of Great Britain		
Hazard Potential: Unlikely, Contact Ref: 1	15	-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Higher probability radon area (10 to 30% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	15	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: Full, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	15	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 1	15	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 1	15	-



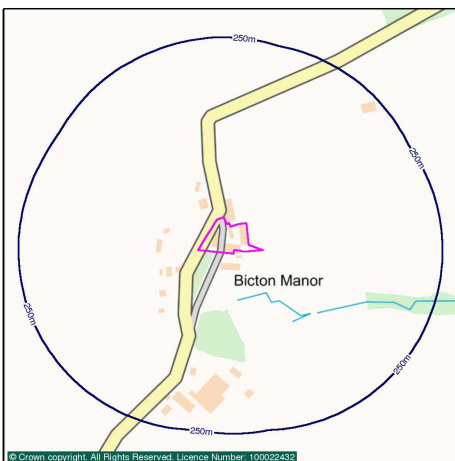
Site
Bicton Manor, Bicton,Pensilva,LISKEARD,PL14 5RF

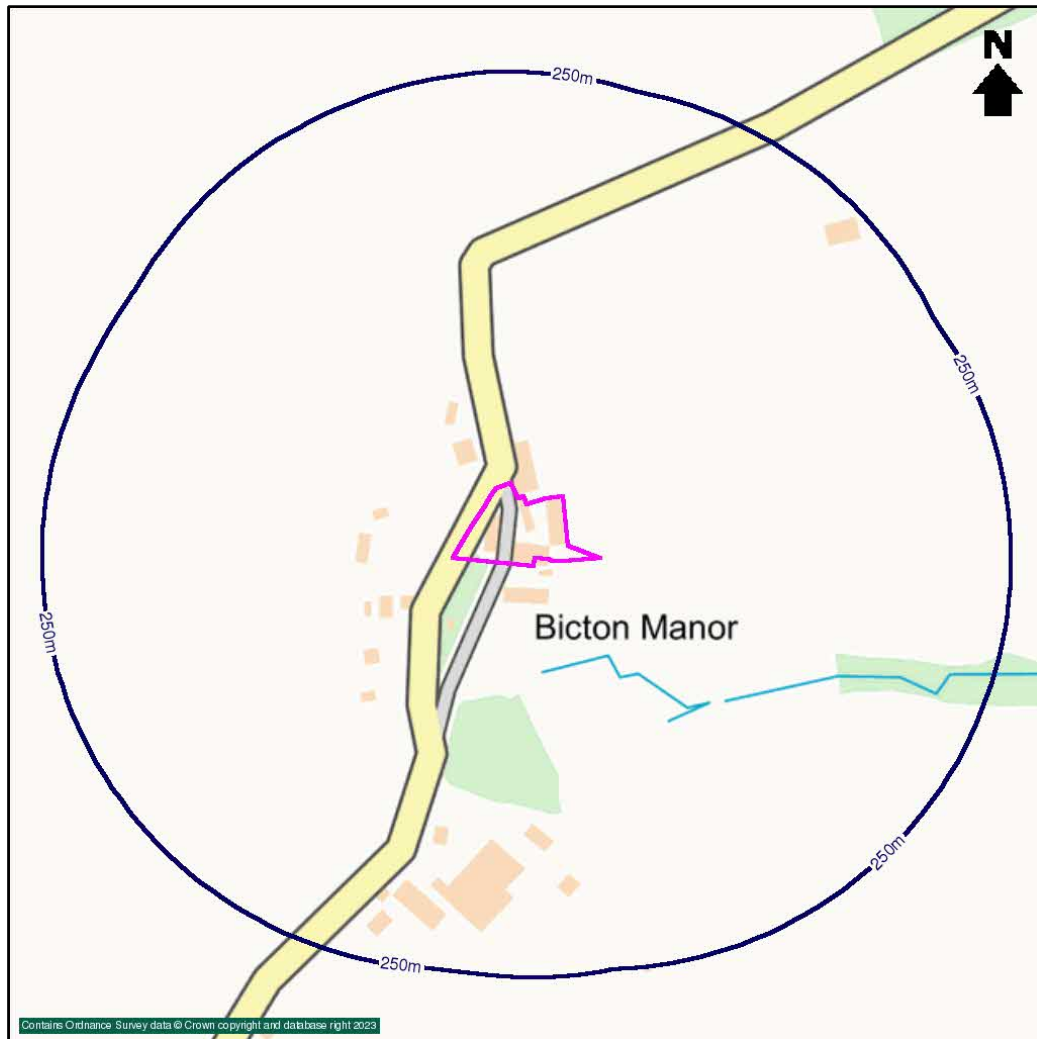
Grid Reference
231410, 69270

Report Reference
SCD_311996095_1_1

Customer Reference
A2255

Size of Site
2426 m²





Site
Bicton Manor, Bicton, Pensilva, LISKEARD, PL14 5RF

Grid Reference
231410, 69270

Report Reference
SCD_311996095_1_1

Customer Reference
A2255

Size of Site
2426 m²



Current Land Use	On Site	0-250m
Contaminants	0	0
Waste / Landfill Sites		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
Statutory Authorisations		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
Discharge Consents		
Discharge Consents	0	0
Water Industry Act Referrals	0	0
Industrial Processes		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
Storage of Hazardous Substances		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
Contraventions		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	0

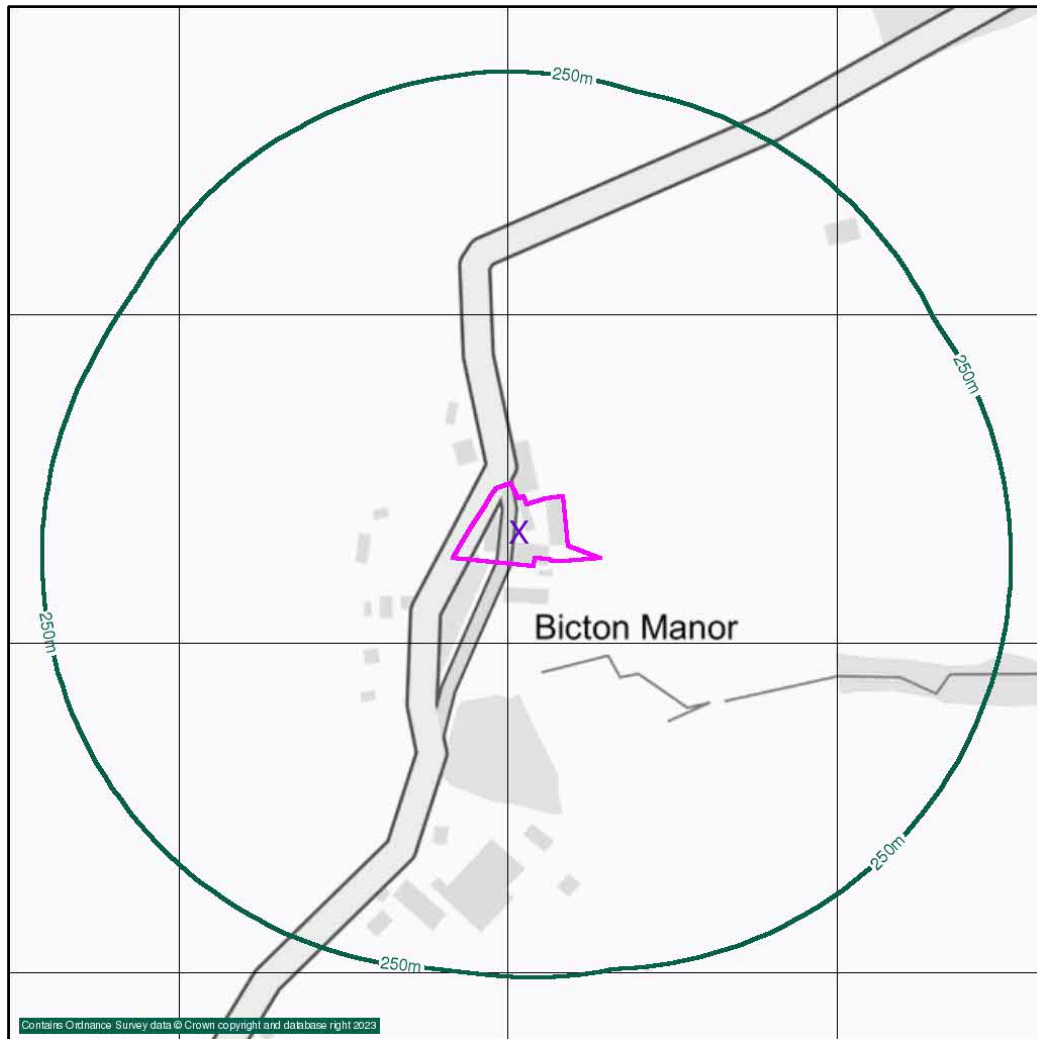
Current Land Use	On Site	0-250m
Contaminants	0	0
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	0
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	0

Historical Land Use	On Site	0-250m
Contaminants	0	2
Potentially Contaminative Uses		
Historical Tanks And Energy Facilities	0	2
Potentially Contaminative Industrial Uses (Past Land Use)	0	0
Potentially Infilled Land		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	0
Potentially Infilled Land (Water)	0	0

Sensitivity	On Site	0-250m
Pathways and Receptors	0	1
Pathways		
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0
Flooding from Rivers or Sea without Defences	0	0
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0

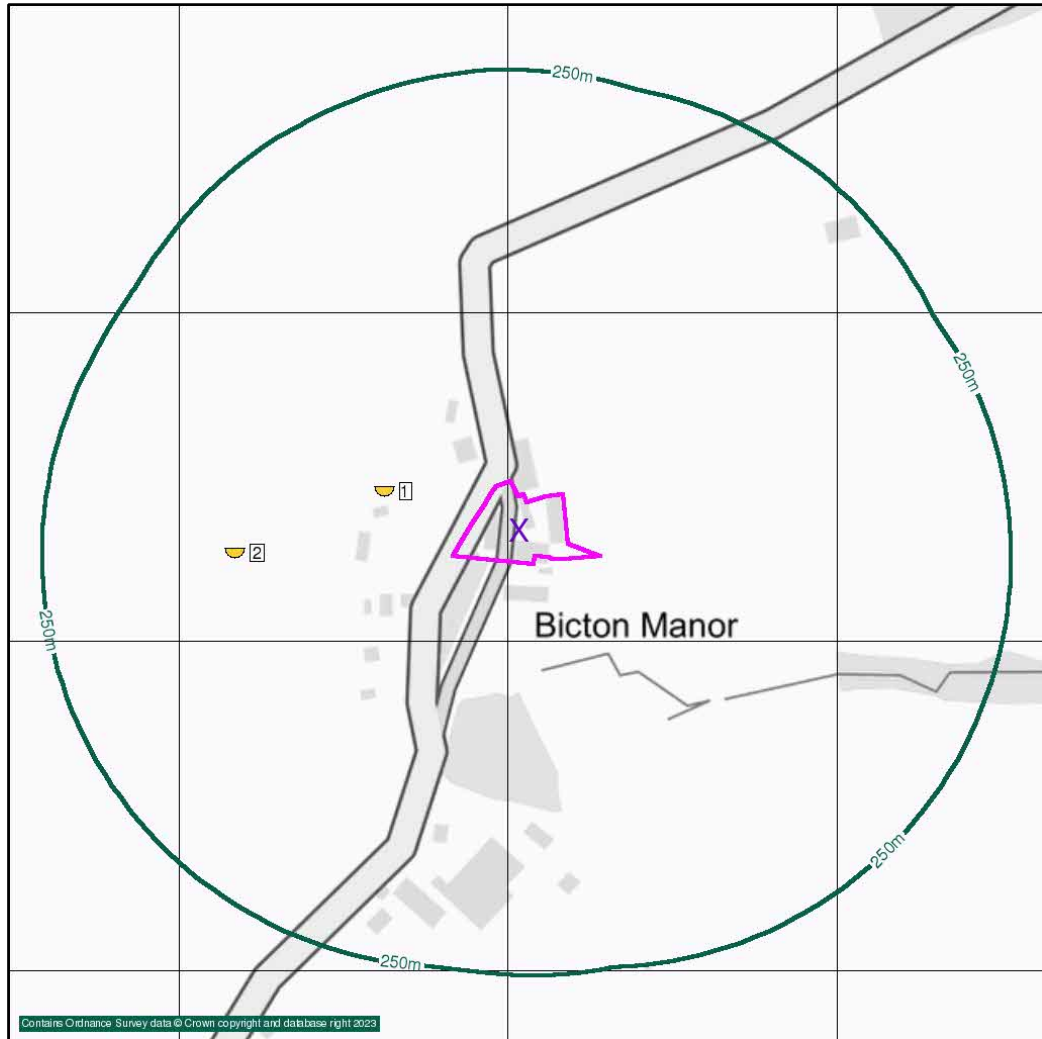
Sensitivity	On Site	0-250m
Pathways and Receptors	0	1
Environmentally Sensitive Receptors		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	0	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	0	1
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	0
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

Other Factors	On Site	0-250m
Geological	10	0
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	1	0
Man-Made Mining Cavities	0	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	0
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	0
Potential for Ground Dissolution Stability Hazards	1	0
Potential for Landslide Ground Stability Hazards	1	0
Potential for Running Sand Ground Stability Hazards	1	0
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0
Non Coal Mining Areas of Great Britain	1	0



General	Waste/Landfill Sites	Contraventions	Storage Of Hazardous Substances	Statutory Authorisations	
<ul style="list-style-type: none"> Site Boundary Search Buffer Bearing Reference Point Reference Number 	<ul style="list-style-type: none"> BGS Recorded Landfill Site Licensed Waste Management Facilities (Landfill) Local Authority Recorded Landfill Site Registered Waste Transfer Site Registered Waste Treatment or Disposal Site Registered Landfill Site Point Location of Registered Landfill Site 	<ul style="list-style-type: none"> BGS Recorded Landfill Site (Point) Licensed Waste Management Facilities (Location) Local Authority Recorded Landfill Site (Point) Registered Waste Transfer Site (Point) Registered Waste Treatment or Disposal Site (Point) Registered Landfill Site Potential Landfill Buffer 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Enforcement Planning Hazardous Substance Enforcement Prosecution Relating to Authorised Processes Enforcement and Prohibition Notice Substantiated Pollution Incident Register Prosecution Relating to Controlled Waters 	<ul style="list-style-type: none"> COMAH Planning Hazardous Substance Consent Explosive Site NHHS Integrated Pollution Control Integrated Pollution Prevention Control Integrated Pollution Control Registered Waste Site Local Authority Integrated Pollution Prevention and Control 	<ul style="list-style-type: none"> Local Authority Pollution Prevention and Control Contaminated Land Register Entry or Notice (Point) Contaminated Land Register Entry or Notice Registered Radioactive Substance Discharge Consents Discharge Consent Water Industry Act Referral
<ul style="list-style-type: none"> Miscellaneous BGS Recorded Mineral Site Potentially Contaminative Use 					

Contaminants Waste / Landfill Sites	Ref No.	Search Buffer	Direction
Local Authority Landfill Coverage			
Name: Caradon District Council, - Has no landfill data to supply, Contact Ref: 2	-	On Site	W
Name: Cornwall County Council, - Had landfill data but passed it to the relevant environment agency, Contact Ref: 3	-	On Site	W



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number		

Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1973	1	0-250m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1973	2	0-250m	W

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

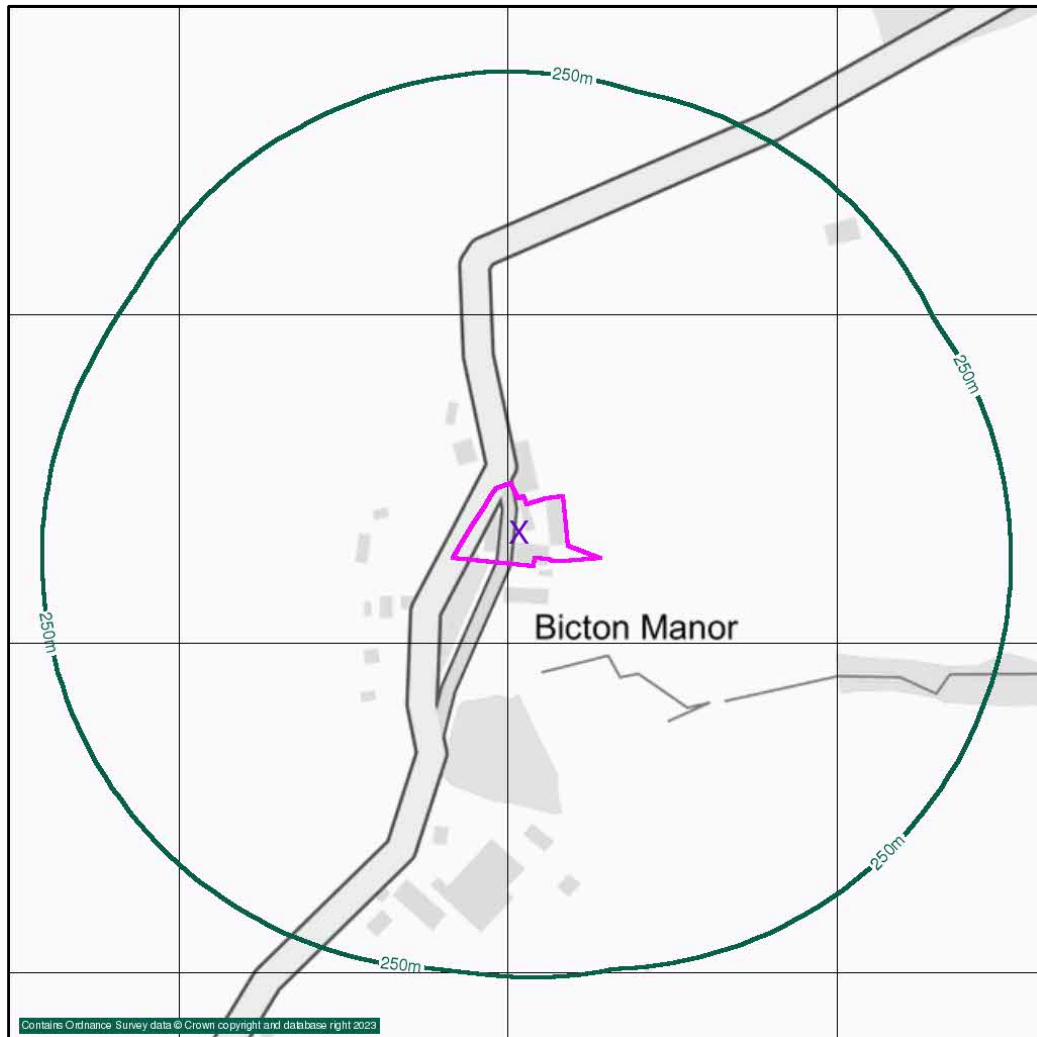
1:2,500	Mapsheet	Published
Ordnance Survey Plan	SX3169	1973

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	SX36NW	1976

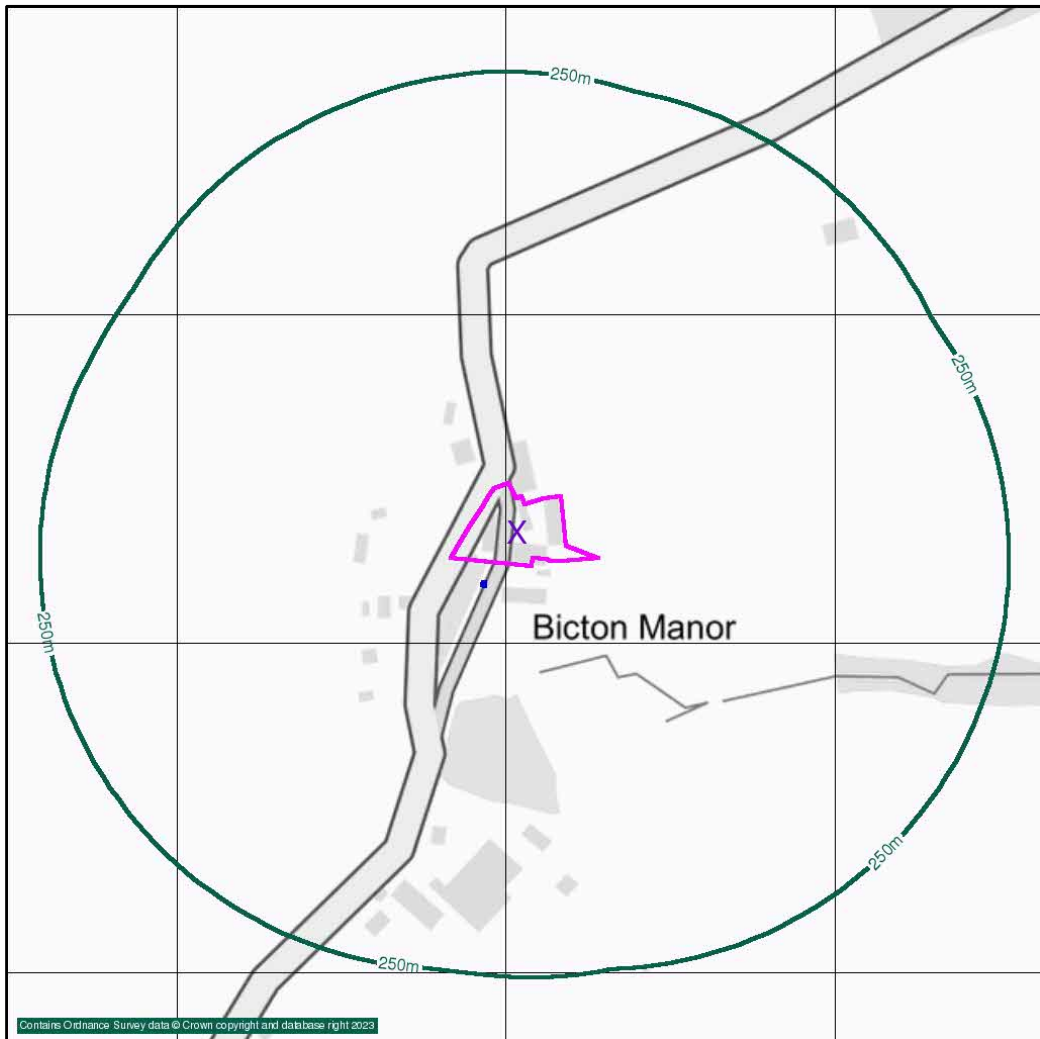
1:10,560	Mapsheet	Published
Cornwall & Isles Of Scilly	028_SE	1888
Cornwall & Isles Of Scilly	028_SE	1907
Ordnance Survey Plan	SX36NW	1963

Flood Map



General		Area of Floodplain	
Site Boundary	Areas Benefiting from Flood Defences	Extreme Flooding from Rivers or Sea without Defences (Zone 2)	Flooding from Rivers or Sea without Defences (Zone 3)
Search Buffer	Flood Water Storage Areas	Flood Defences	
Bearing Reference Point	Reference Number		

Sensitivity Map



General	Environmentally Sensitive Land Use	Protected Countryside Areas
Site Boundary	Area of Outstanding Natural Beauty	Forest Park
Search Buffer	Environmentally Sensitive Area	National Park
Bearing Reference Point	Local Nature Reserve	National Scenic Area
Reference Number	Marine Nature Reserve	Nearest Surface Water Feature
	National Nature Reserve	Water Abstractions
	Ramsar Site	
	Site of Special Scientific Interest	
	Special Area of Conservation	
	Special Protection Area	

Pathways and Receptors Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 13m	-	0-250m	SW

Other Factors	Search Buffer	Direction
Geological		
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Mining Instability		
Risk: Conclusive Metaliferous Mining,	On Site	W
Non Coal Mining Areas of Great Britain		
Hazard Potential: Unlikely Contact Ref: 1	On Site	W
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Higher probability radon area (10 to 30% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	On Site	W
Radon Potential - Radon Protection Measures		
Radon Protection Measures: Full, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 1	On Site	W
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low Contact Ref: 1	On Site	W
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 1	On Site	W
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 1	On Site	W
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 1	On Site	W
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 1	On Site	W
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 1	On Site	W

Registered Landfill Sites

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, 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 an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

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The Sitecheck Data User guide is available free of charge from our website www.sitecheck.co.uk

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Contact Names and Addresses

1 British Geological Survey Enquiry Service

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Keyworth
Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

2 Caradon District Council (now part of Cornwall Council)

County Hall
Treyew Road
Truro
Cornwall
TR1 3AY

Telephone 0300 1234 100

enquiries@cornwall.gov.uk
www.cornwall.gov.uk

3 Cornwall County Council (now part of Cornwall Council)

County Hall
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Truro
Cornwall
TR1 3AY

Telephone 0300 1234 100

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www.cornwall.gov.uk

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RG2 0TD

Telephone 0844 844 9966
Fax 0844 844 9980

info@landmarkinfo.co.uk
www.landmarkinfo.co.uk

Consumer Protection

Important Consumer Protection Information

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

Tel: 0844 844 9966
Fax: 0844 844 9980
Email: helpdesk@landmark.co.uk

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- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
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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 TPO.

TPOs Contact Details:

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

Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

Consumer Protection

Landmark Complaints Procedure

If you want to make a complaint to Landmark, 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:

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

Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

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

Tel: 01722 333306
Email: admin@tpos.co.uk

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

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In these Terms, we refer to Landmark Information Group Limited (whose registered office is 7 Abbey Court, Eagle Way, Exeter, EX2 7HY) as "**We**", "**Us**" and "**Our**" and we refer to the contracting party who accesses the Website or places an Order with Us or with an Authorised Reseller as "**You**", "**Your**" and "**Yourself**". All Services and Reports are provided by Landmark Information Group Limited unless otherwise stated.

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"**Agreement**" has the meaning set out in clause 1.e.

"**Authorised Reseller**" means an agent or reseller who We have duly appointed to resell Our Reports and Services.

"**Beneficiaries**" means those persons, as relevant, referred to in clause 2e.

"**Content**" means any data, computing and information services and software, and other content and documentation or support materials and updates included in and/or supplied by or through the Websites, in Reports or Services or in any other way by Us and shall include both material developed by or on behalf of Us and Third Party Content.

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"**Fees**" means any charges levied by Us or an Authorised Reseller for Services provided to You.

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"**Report**" means any Content that We supply to You in the form of a Report on a Property Site.

"**Services**" means the provision of any service by Us pursuant to these Terms, including without limitation, the use of the Website (whether or not You Order a paid-for Service), any Report and/or On-Demand Service.

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"**Subscription User**" means any individual who accesses and uses the On-Demand Services on a Subscription basis.

"**Supplier**" means any third party organisation that provides services, software, data, information and other content or functionality of any form to Us.

"**Terminal**" means a laptop, PC, workstation or other equipment containing a screen on which the Content may be displayed or used and which is internal or personal to You.

"**Terms**" means these terms and conditions.

"**Third Party Content**" means the services, software, data, information and other content or functionality provided by Suppliers and linked to or contained in the Services.

"**Third Party Content Terms**" the terms and conditions, as set out at http://www.landmarkinfo.co.uk/Terms/terms_and_conditions_299431_8.0_annexes.pdf that are specific to Third Party Content, are required by the Suppliers of such Third Party Content and which take precedence over these Terms in the event of any inconsistency.

"**Website**" means any website hosted by Us and includes the Content and any Report, service, document, data-set, software or information contained in such websites or derived from them.

1 Basis of Contract

- a. These Terms (including, where applicable, Third Party Content Terms) govern the relationship between Us and You where You use or purchase Services from Us. Where these Terms are not expressly accepted by You, they will be deemed to have been accepted by You, and You agree to be bound by these Terms: (a) when You place any Order, or pay for any Services provided to You by Us; and (b) in respect of Your use of any Website, by accessing and continuing to use any part of this Website. If You do not agree with any of the Terms that apply to Our Websites, then You must not use the Website.
- b. You may be required to register Your details and/or open an account to access or order certain Services. Submission of Your registration and Your use of such Services shall be deemed acceptance of these Terms. You shall ensure that all information provided when submitting your registration is up to date, true, accurate and complete. We reserve the right to suspend or terminate Your access to the Website or block Your ability to place Orders in the event of any breach of this clause 1.b. Each registration is for a single user only. We do not permit You as Subscription Users to share user names and passwords with any other person nor with multiple users on a network. It is Your responsibility to maintain the confidentiality of Your password and those of Subscription Users for whom you are responsible and You are responsible for all activity that occurs under such user names and passwords. We will not be liable where Your password or those of Subscription Users for whom you are responsible are used by someone else. You should notify Us immediately of any unauthorised use of passwords and any breach of security as soon as You become aware of it.
- c. You shall take all reasonable steps to check that the details that You provide in relation to Your Order are complete, accurate and correct and that the Service is provided for the correct location and property type. Neither We nor any Suppliers shall have any liability for errors or omissions in information provided by or on behalf of You or from Your failure to check that the Service relates to the correct location or property.
- d. We may modify these Terms, and may discontinue or revise any or all other aspects of the Services at Our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on Our Websites. Continued Orders of the Services or continued use of the Website by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms. We will not file or store a copy of these Terms for each interaction or transaction by You via the Website.

e. These Terms together with the Third Party Content Terms, any Order You make (if applicable), the Fees (if applicable) and delivery details in relation to the Order and Our privacy policy, which is available on the Website, constitute the entire agreement between the parties relating to the supply of Services to You by Us ("**Agreement**"). You acknowledge that You have not relied on any statement, promise or representation made or given by or on behalf of Us which is not set out in the Agreement or delivery details. Nothing in this clause 1.e shall limit or exclude any liability for fraud.

f. These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

2 Services and Licensed Use

a. Subject to clauses 6.d, 6.k and 6.l, We shall use all reasonable skill, care and diligence in the performance of the Services. In performing the Services we shall comply with the standards as developed by the Conveyancing Information Executive (CIE).

b. You shall not hold Yourself out or describe Yourself as Our agent or an agent of any of the Suppliers or as having had any of Your activities endorsed by Us.

c. Where Content is provided as part of an On-Demand Service, We grant You a non-exclusive, non-transferable licence (without rights to sub-license to any third party other than End Users) to access and use the On-Demand Service (and any output of that service) for the purposes of viewing the Content for the duration permitted in any Order (subject to any Terminal limits (if appropriate)).

d. Where Content are provided in printed form or in an electronic format for printing (including Reports), We grant You a non-exclusive, perpetual non-transferable licence (without rights to sub-license or provide copies or extracts to any third party other than End Users) to use Content in printed form or in an electronic format for printing (including Reports) for Your commercial or non-commercial use, but without any right to copy, modify, extract or re-utilise any information or data within such printed Content other than as expressly set out in this clause 2.d.

e. Subject always to these Terms, You may, without further charge, make Reports (other than Envirocheck® Reports) available to:

- i. the owner of the whole or part of the Property Site at the date of the Report;
- ii. any person who purchases or intends to purchase the whole or part of the Property Site;
- iii. any person who provides or intends to provide funding secured on the whole or part of the Property Site;
- iv. any person for whom You act in a professional or commercial capacity in relation to the Property Site; and/or
- v. any person who acts for You in a professional or commercial capacity in relation to the Property Site;

together the "**Beneficiaries**".

f. The Beneficiaries shall be entitled to rely on the Report as if it was addressed to them and any such person shall be entitled to enforce these Terms as if they were named in the Order, provided always that the person to whom the Report is made available accepts these Terms.

g. You shall ensure that acknowledgements of copyright and database right ownership are included in a conspicuous position in all copies of the Content. You may not delete any of Our or the Suppliers' intellectual property protection notices (including without limitation copyright notices or trade marks) from the Content.

h. You shall not reverse engineer, separate or otherwise tamper with the Content so that Content can be extracted and used for any purpose outside the scope of the Agreement.

i. If You are a Company or public body, You agree that the licensed use of Content pursuant to the Agreement always excludes its use by any of Your subsidiaries, holding companies or subsidiaries of such holding companies (as such terms are defined in section 1159 of the Companies Act 2006) or by any government entity associated with You (in each case as applicable). You agree, and shall procure, that any such company or entity shall enter into a separate agreement with Us.

j. All other uses of the Content other than as permitted by the Agreement are prohibited. If You wish to use the Content in a manner which is not authorised by the Terms, then You must contact Us to seek the necessary consents or licences (which may include further licences from the Suppliers), for which there may be additional Fees.

k. You agree to notify Us should You suspect any infringement of Our or any of Our Supplier's Intellectual Property Rights.

l. You agree that you will not use the Services (including without limitation Our Websites) in any way that may lead to the encouragement, procurement or carrying out of any criminal or unlawful activity or do anything that may cause damage to the Website or our servers, systems or equipment or those of third parties, nor access any users' data or penetrate or circumvent any Website security measures or attempt to do any such acts.

3 Intellectual Property, Confidentiality and Privacy Policy

a. You acknowledge and agree that all Intellectual Property Rights in Content and Our Websites are and shall continue to be owned by Us or Our Suppliers and nothing in the Agreement shall transfer, assign or grant any rights to You (save for the licence as set out above).

b. The names, images and logos identifying Us, companies in the Landmark group, our partners or third parties and our/their products and/or services contained in or sold via the Website are proprietary marks and may not be reproduced or otherwise used without express permission.

c. Subject to any use of the Content in accordance with these Terms, You acknowledge and agree that You shall, and shall procure that any person to whom You provide access to the Content shall, treat as strictly private and confidential the Services, the Content and all information which they obtain from the Services and Content and you agree to use adequate technical and organisational measures to protect the Content from unauthorised use.

d. Where mapping is provided by Ordnance Survey, You acknowledge and agree that such mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services. Where mapping is provided by any other Supplier, You acknowledge and agree that such mapping is the copyright of the Supplier and must not be used for any purpose outside the context of the Services.

e. With regard to Ordnance Survey mapping (other than OS OpenData™ in respect of which see Third Party Content Terms (OS OpenData)), copying in whole or in part by any means of map prints or run-on copies provided with the Services is not permitted without appropriate licensing from the relevant Supplier. You must be in possession of or obtain a valid Ordnance Survey Paper Map Copying Licence if You wish to make any further copies of any Ordnance Survey maps supplied with or forming part of the Services.

4 Termination

a. In respect of any Subscription, You may terminate Your Subscription at the end of any given month by providing us with written notice during that month. You will continue to have access to the relevant On-Demand Services for the duration of the month in which the notice is given.

b. At any time, either party may terminate the Agreement with immediate effect by giving the other party written notice:

- i. if the other party is in material breach of the Terms and, if such breach is capable of remedy, that party fails to remedy the breach within 30 days of written notice specifying the breach and requiring it to be remedied;

- ii. the other party has a receiver or administrative receiver or administrator appointed over any part of its undertaking or assets or passes a resolution for winding up (otherwise than for the purpose of a bona fide scheme of solvent amalgamation or reconstruction) or if a court of competent jurisdiction makes an order to that effect or if it become subject to an administration order or enter into a voluntary arrangement with its creditors or shall cease or threaten to cease to carry on business or if they are presented with a bankruptcy petition; or
 - iii. if We or a Supplier loses the right to administer Crown copyright and/or Crown database right in respect of the Ordnance Survey Data.
- c. In the event of the termination or expiry of the Agreement with respect to the Service ordered by You:
- i. You shall, subject to clause 4.c.iii, immediately cease to use the affected Service and Content;
 - ii. You shall, subject to clause 4.c.iii, within 30 days of such termination or expiry, destroy all Content relating to the terminated Service in any media which is in Your possession or control and provide, at Our request, a sworn statement by a duly authorised person that You no longer hold such Content;
 - iii. except in the event of termination by Us under clause 4.b, You may retain Content in an archive following expiry of the Agreement for the sole purpose of addressing a complaint or challenge from a regulator or other third party regarding Your use of such Content during the term of the Agreement. Your rights are on condition that: (a) the archive rights do not apply to Content that include third party Intellectual Property Rights (other than Content provided by Ordnance Survey to the extent that the Intellectual Property Rights in such Content are owned by Ordnance Survey); (b) You shall not disclose Content retained under this clause 4.c.iii to any regulator or other third party except strictly to the extent necessary for the relevant purpose of addressing a complaint or challenge from a regulator or other third party and in paper or read-only electronic format only; (c) You must store such Content separately from any other data which You hold; and (d) subject to clause 6.a, We shall have no liability for Your use of it following termination or expiry of the Agreement; and
 - iv. the parties shall have no further obligations or rights under the Agreement (save in respect of any continued use of publicly accessible Websites), without prejudice to those which have accrued to either party prior to termination or expiry save that the "Definitions", clauses 2.f to 2.k (inclusive), this clause 4.c, clauses 5.d, 6, 7, 9, 10 and 11 together with those other clauses the survival of which is necessary for the interpretation or enforcement of the Agreement or which by their nature can be reasonably interpreted as surviving the expiry or termination of the Agreement, shall continue to have effect after such expiry or termination.

5 Payments

- a. Where You do not pay the Fees at the point of purchase You agree that You will pay the Fees at the rates set out in Our or Our Authorised Reseller's invoice within 30 days of the date of each invoice without deduction, counterclaim or set off. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Us or an Authorised Reseller to provide an element or elements of the Services shall not prejudice Our or an Authorised Reseller's ability to require prompt payment in respect of the Services delivered to You.
 - a.i. If You have purchased a Subscription this shall be payable monthly in arrears.
 - b. VAT shall be due in addition to any Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.
 - c. Neither We nor any Authorised Reseller shall be required to notify You in advance of any amendment to the Fees and the placing of any further Order for Services shall be deemed acceptance of any

revisions to the Fees.

- d. If You fail to pay by the due date any amount due and payable by You under the Agreement, We shall be entitled, but not obliged to, charge You interest on the overdue amount, payable by You immediately on demand, accruing on a daily basis from the due date up to the date of actual payment, after as well as before judgment, at the rate set out in the Late Payment of Commercial Debts (Interest) Act 1998 from time to time and fixed sum compensation under the Late Payment of Commercial Debts Regulations 2002.

5A Subscriptions

- a. If you are accessing the Services under a Subscription you must:
 - i. ensure that the maximum number of Subscription Users that you authorise to access and use the Services does not exceed the number of Subscriptions purchased from time to time; and
 - ii. not allow any Subscription which has been purchased on a per-username basis to be used by more than one individual Subscription User (unless it has been reassigned in its entirety to another individual Subscription User, in which case the prior Subscription User shall no longer have any right to access or use the Services).
- b. Subscription User's use of the Services must be reasonable and proportionate to enable Us to continue to provide Our services to all of Our customers. If at any time We consider Your use of the Services to be excessive We shall contact You and We reserve the right to restrict Your use to normal limits.
- c. If We consider Your use of the Services to exceed the expected usage levels, based on the number of Subscriptions You have purchased, You shall permit Us to audit Your access and use of the Services in order to establish Your compliance with these Terms.
- d. If any audit referred to in clause 5A.c reveals that any password has been provided to any individual who is not a Subscription User, then we shall be entitled to cancel any such Subscription and/or block the applicable Subscription User account.
- e. If any of the audits referred to in clause 5A.c reveal that You have underpaid Us for any Subscription Fees, then without prejudice to the Our other rights, You shall pay to Us an amount equal to such underpayment within 14 days of the date of the relevant audit.

6. Liability

- a. Nothing in these Terms excludes or limits either party's liability for death or personal injury caused by that party's negligence or wilful default or for fraud, and the remainder of this clause 6 is subject to this provision. If You are a consumer, Your statutory rights (which include, for example, that We will provide the Services to a reasonable standard and within a reasonable time) are not affected by anything in these Terms.
- b. Save as set out in clause 6.a, We shall not be liable to You or to any End User in contract, tort (including negligence) or for breach of statutory duty or in any other way for:
 - i. any indirect or consequential losses (which includes any loss that could not have been reasonably expected by You and Us at the time of entering into these Terms);
 - ii. loss arising from or in connection with loss of revenues, profits, contracts or business or failure to realise anticipated savings; or
 - iii. loss of goodwill or reputation.
- c. Save as set out in clause 6.a, Our total liability to You and/or any End User in contract or tort (including negligence) or for breach of statutory duty shall not exceed:
 - i. in respect of any Services other than the Promap® service, an amount of ten million pounds (£10,000,000) in the aggregate; and
 - ii. in respect of our Promap® service, an aggregate amount of £350,000.

- d. The Content that Services are based on is partly derived from third party sources. Therefore, save as set out in clause 6.1 in respect of risk assessments and professional opinions, We do not warrant the accuracy or completeness of any information or Content provided, unless We should reasonably have been alerted to any omission, error or inaccuracy in the Content. Such Content is provided specifically from the sources as described by Us and We do not claim that these represent an exhaustive or comprehensive list of all sources that might be consulted. We shall not be liable for any inaccurate statement, opinion or risk rating in a Service which resulted from a reasonable interpretation of the Content
- e. You acknowledge and agree that neither You nor any End User shall have any claim or recourse against any Supplier of Third Party Content.
- f. You acknowledge and agree that We do not warrant that the online supply of Website, Content or Services or any internet ordering service will be: uninterrupted or error free or provide any particular facilities or functions; free from defects; free from software viruses; free of error from computer malfunction, inaccurate processing; free from corruption of data whilst geo-coding, processing by computer or electronic means or in the course of transmission; or similar, although We will use reasonable endeavours to correct any such issues within a reasonable period of them becoming known (which may be limited to notifying the relevant Supplier). We will not be liable to You or to any other person in the event that all or any part of Our Websites is discontinued, modified or changed in any way. Time shall not be of the essence in providing the Website, Content or Services.
- g. You acknowledge and agree that no physical inspection of the Property Site reported on is carried out as part of any Services offered by Us and We do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose.
- h. You acknowledge and agree that any party, other than You or the Beneficiaries, who relies on a Report does so entirely at its own risk, including, without limitation, any insurers. We accept no responsibility and shall not be liable to any such party for any loss caused as a result of any such reliance upon a Report.
- i. You acknowledge and agree that We will not be held liable in any way if a Service is used otherwise than as provided for in these Terms and/or in the Report or Service.
- j. You acknowledge and agree that the Services have not been prepared to meet Your or anyone else's individual requirements and it is Your responsibility to ensure that the Services ordered are suitable for Your (or the End User's) intended purpose.
- k. You acknowledge and agree that You shall, on receipt of a Report carry out a reasonable inspection to satisfy Yourself that there are no apparent defects or failures with respect to the description and location of the Property Site and shall promptly inform Us if there are any such defects or failures.
- l. All liability for any insurance products purchased by You rests solely with the insurer. We do not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that:
- if You Order any such insurance We will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, You acknowledge and agree that You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice;
 - all decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and We accept no liability in this regard; and
 - the provision of a Report does not constitute any indication by Us that insurance will be available on the Property Site.
- m. We may provide You with professional opinions or a risk assessment in a Report. You acknowledge and agree that We shall carry out (or procure that third parties carry out) such assessment with reasonable skill and care and that We shall be liable where any such risk assessment is carried out negligently.
- n. Neither You, nor any End User or any other person may rely on a Service more than 12 months after it was originally provided.
- o. Without limiting Our liability under these Terms for Content that You purchase, while We endeavour to ensure that the information on Our Websites is correct, We make no promise nor do We give any warranty or guarantee regarding the accuracy and completeness of the material on Our Website. We may make changes to the material on Our Websites, or to the products and prices described in it, at any time without notice.
- p. Without limiting Our liability under these Terms for Content that You purchase, the material on Our Website is provided "as is", without any conditions, warranties or other terms of any kind. Accordingly, to the maximum extent permitted by law, We provide you with Our Websites on the basis that all representations, warranties, conditions and other terms (including, without limitation, the conditions implied by law of satisfactory quality, fitness for purpose and the use of reasonable care and skill) which but for this legal notice might have effect in relation to Our Websites are excluded. This does not affect Your statutory rights.
- q. We shall not be, nor shall any authors be, held liable for any damage or loss that You incur arising from errors or omissions in information provided or for technical problems encountered on Websites or any other websites to which links are established. We do not accept any liability for damage to Your computer or for any loss of data that results from Your use of the Websites and We cannot guarantee that any files that You download are free from viruses, contamination or destructive features or for any problems or inadequacies with Your computer, software, email system, internet facilities, or equipment.
- r. Links to other third party websites on Our Websites are provided solely for ease of reference and Your convenience. If You use these links, You leave Our Website. We have not reviewed these third party websites and We do not have any control over, nor are We responsible for, these websites or their content or availability or for the products or services that such third parties may offer. We do not endorse or make any representations about them, or any material found there, or any results that may be obtained from using them. If You decide to access any of the third party websites linked to via Our Websites, You do so entirely at Your own risk. We give no promises or guarantees as to the availability or operation of the links and We shall not be liable for any broken or incorrectly operating link. You are not permitted to create links to Our Websites. Should You wish to link to a Website (whether by way of a hypertext link or framed content), please contact Us. Creation of any link shall be subject to such terms as We may notify from time to time and We reserve the right at any time for any reason to require You to remove or disable any link.
- s. You shall use all reasonable endeavours to ensure that End Users are made aware of and agree to the limitations and exclusions of liability set out in this clause 6.
- 7. Contribution – Envirosearch® Residential and Homecheck Professional® Environmental Reports Only**
- a. Nothing in this clause 7 shall operate to override or vary the provisions of clause 6. Save where expressly provided and regardless of the result of Reports, this clause 7 shall apply solely to:
- Envirosearch® Residential Reports; and
 - Homecheck Professional® Environmental where Our preferred risk assessment provider certifies that the level of environmental risk identified in the report is not likely to be sufficient for the property to be described as "contaminated land" as defined by section 78(A)2 of Part IIA of the Environmental Protection Act 1990 and where Our preferred risk assessment provider should have identified such risk.
- b. We are prepared to offer, on a discretionary basis without any admission or inference of liability, a contribution towards the costs of

- any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution") – subject to us reserving the right to withdraw the offer of a contribution at any time.
- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part IIA of the Environmental Protection Act 1990 ("the Notice") We may, at our absolute discretion, contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
- i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
 - ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
 - iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site; and
 - iv. the Contribution will not be paid in respect of any of the following: (1) radioactive contamination of whatsoever nature; (2) asbestos or asbestos-containing materials on or in structures or services serving the Property Site. For the avoidance of doubt, We may contribute towards asbestos in the ground; (3) the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority; (5) any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report; (6) any condition which is caused by acts of war or an act of terrorism; (7) any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure; and/or (8) any losses incurred following a material change in use of, alteration or development of the Property Site.
- d. Without prejudice to Your other rights and remedies under the Agreement, the maximum sum that may be contributed by Us in respect of any Contribution shall be limited to: £100,000 for Homecheck Professional® Reports; £150,000 for Envirosearch® Residential Reports; and £250,000 for RiskView Residential Reports. In the event that more than one Report is purchased on the Property Site the Contribution shall only be considered under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution shall be considered in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.
- e. We shall only consider a Contribution where the Notice is served within 36 months of the issue date of the Report.
- f. Any rights to a Contribution under this clause 7 are not assignable in the event of a sale of the Property Site and We shall not make any Contribution after the date of completion of such sale.
- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Us in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all Our reasonable requirements with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Our prior written consent to any estimates for such works or complying with any other reasonable request by Us, We shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Us the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.
- h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under Part IIA of the Environmental Protection Act 1990 You shall use reasonable endeavours to ensure that they advise Us within a maximum period of two months from receipt of such communication. This clause 7.h and the service of any notice under it shall not affect the provisions of clauses 7.e and 7.g, and any such communications, even if advised to Us will not operate as notice under clause 7.e.

8. Assignment and Sub-contracting

- a. We shall be entitled to assign or transfer the Agreement.
- b. The Agreement is personal to You. You shall not assign, transfer, sub-licence or otherwise deal with any of Your rights and obligations under the Agreement without Our prior written consent.
- c. We may authorise or allow Our contractors and other third parties to provide to Us and/or to You services necessary or related to the Services and to perform Our obligations and exercise Our rights under these Terms, which may include collecting payment on Our behalf.

9. Events Beyond Our Control

- a. Neither party to the Agreement shall be liable for any delay or failure to perform their obligations caused by any circumstance beyond their control, and such party shall be entitled to a reasonable extension of time for the performance of such obligation.

10. Complaints and Dispute Resolution

- a. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at Our registered office. We will (or Our agents will) respond to any such complaints in writing as soon as practicably possible. Alternatively you may wish to make a complaint to The Property Ombudsman by contacting them at <https://www.tpos.co.uk/>.
- b. If any dispute arises out of or in connection with the Terms of the Agreement or their validity ("**Dispute**") the parties undertake, subject to clause 10.c, that prior to commencement of court proceedings they will negotiate in good faith to settle such Dispute by mediation in accordance with the Centre for Effective Dispute Resolution Model Mediation Procedure as in force from time to time, which Procedure is deemed to be incorporated by reference into this clause. Unless otherwise agreed between the parties, the mediator will be nominated by the Centre for Effective Dispute Resolution. To initiate the mediation a party shall give notice in writing to the other party to the dispute requesting a mediation. The mediation will start not later than 21 days after the date of service of such notice. If the Dispute has not been resolved to the mutual satisfaction of the parties within 60 days (or such other period as they shall agree) after the date of service of such notice then either party may refer the Dispute to the courts in accordance with clause 11.f.
- c. Clause 10.b shall be without prejudice to the rights of termination stated in clause 4.b and in addition shall not prevent Us from:
 - i. applying for injunctive relief in the case of: (1) breach or threatened breach of confidentiality; or (2) infringement or threatened infringement of Our or Our Suppliers' Intellectual Property Rights; or
 - ii. pursuing a debt claim for the payment of the Fees.

11. General

- a. If any provision of the Agreement is found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from the Agreement and never to have formed part of the Agreement and the remaining provisions shall continue in full force and effect.
- b. No delay, failure or omission on Our, or any Supplier's, part in enforcing, exercising or pursuing any right, power, privilege, claim or remedy conferred by or arising under the Agreement or by law shall be deemed to be or construed as a waiver of that or any other right, power, privilege, claim or remedy, nor shall any single or partial exercise of any such right, power, privilege, claim or remedy preclude

the exercise of that or any other right, power, privilege, claim or remedy.

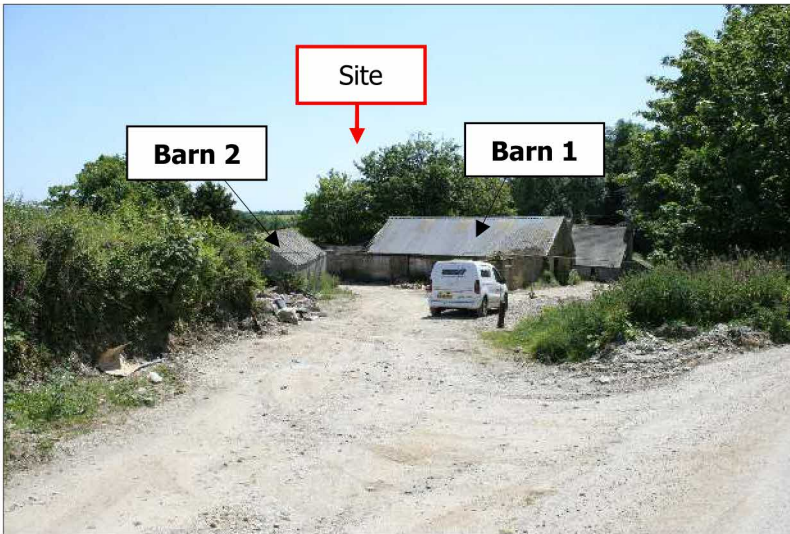
- c. Our privacy policy as displayed on Our Website and updated from time to time governs the use that We shall make of any information provided by You or an End User.
- d. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Agreement and We shall not be liable to any such third party in respect of the Products, save that any Supplier may enforce any of these terms and conditions against You in accordance with the Contracts (Rights of Third Parties) Act 1999. Notwithstanding any other provisions of the Agreement, We may rescind or vary the Agreement in accordance with its terms without the consent of the Suppliers and accordingly section 2(1) of the Contracts (Rights of Third Parties) Act 1999 shall not apply.
- e. You shall ensure that each End User agrees to comply with and is bound by the Terms and shall procure that We may in Our own right enforce such terms and conditions against the End User pursuant to the Contracts (Rights of Third Parties) Act 1999.
- f. The Agreement and any non-contractual obligations arising out of or in connection with it shall be governed by and construed in accordance with the laws of England and, subject to clause 10.b, each party irrevocably submits to the exclusive jurisdiction of the courts of England and Wales.

Version 9.0. Last updated: October 2020

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Annex 2 - Site Photographs

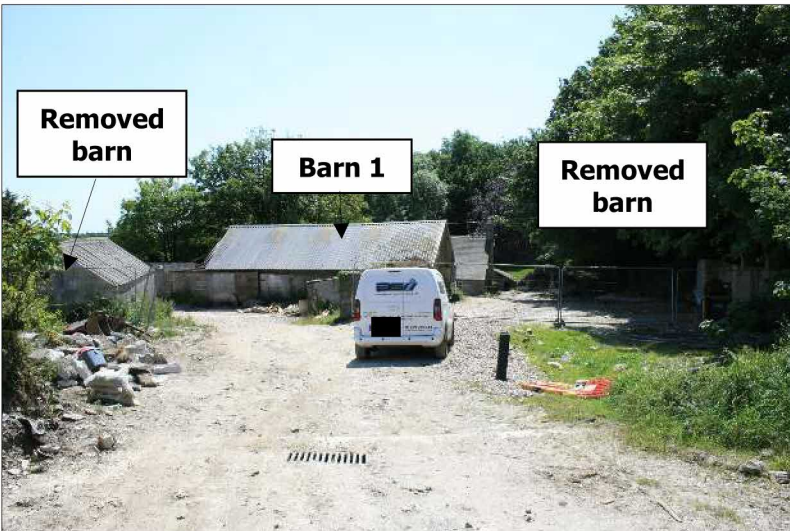
Photograph 1.



View: south-southeast

Looking towards the site from the adjacent public road, Bicton Road.

Photograph 2.



View: south-southeast

Looking along the entrance drive to and along the western extent of the site.

Photograph 3.



View: southeast

Closer view of a removed barn located toward the north-western extent of the site.

Photograph 4.



View: northeast

Closer view of the southern and western elevations of Barn 2.

Photograph 5.



View: east

Looking across the yard area between Barns 1 and 2.

Photograph 6.



View: southeast

Looking along the northern elevation of Barn 1.

Photograph 7.



View: southwest

Closer view of the western elevation of Barn 1.

Photograph 8.



View: west

Looking toward the western elevation of Barn 1.

Photograph 9.



View: east

Looking towards the eastern boundary of the site and the footprint of a removed barn.

Photograph 10.



View: north

Looking across the north-eastern extent of the site and location of removed barns.

Photograph 11.



View: southwest

Looking towards Barn 2 from the north-eastern corner of the site.

Photograph 12.



View: west

Interior view of Barn 2.

Photograph 13.



View: south

Looking back across the eastern extent of the site towards Barn 1.

Photograph 14.



View: west

Interior view of Barn 1 as observed from the eastern elevation.

Photograph 15.



View: west-northwest

Interior view of the western elevation of Barn 1.

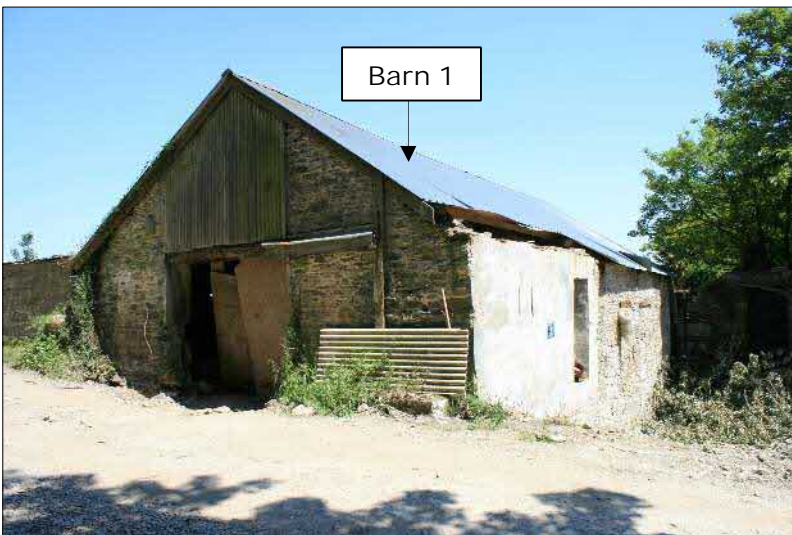
Photograph 16.



View: east

Rubble containing suspected cement fibre asbestos materials within the eastern extent of Barn 1 and further recorded within the general site area.

Photograph 17.



View: east-northeast

View of Barn 1 from the south-western corner of the site.

Photograph 18.



View: north

Looking across the western extent of the site, also the location site of a removed barn.

Annex 3 - Mining Search Report

Regulated Mining Search METALLIFEROUS MINERALS

**PROPERTY ADDRESS:**

Bicton Manor, Bicton Road, Pensilva, Liskeard PL14 5RF

CLIENT:

Approved Site
Investigations Ltd

REPORT REFERENCE:

DG/CMS/138928

NATIONAL GRID REFERENCE:

231408, 69269

CLIENT REFERENCE:

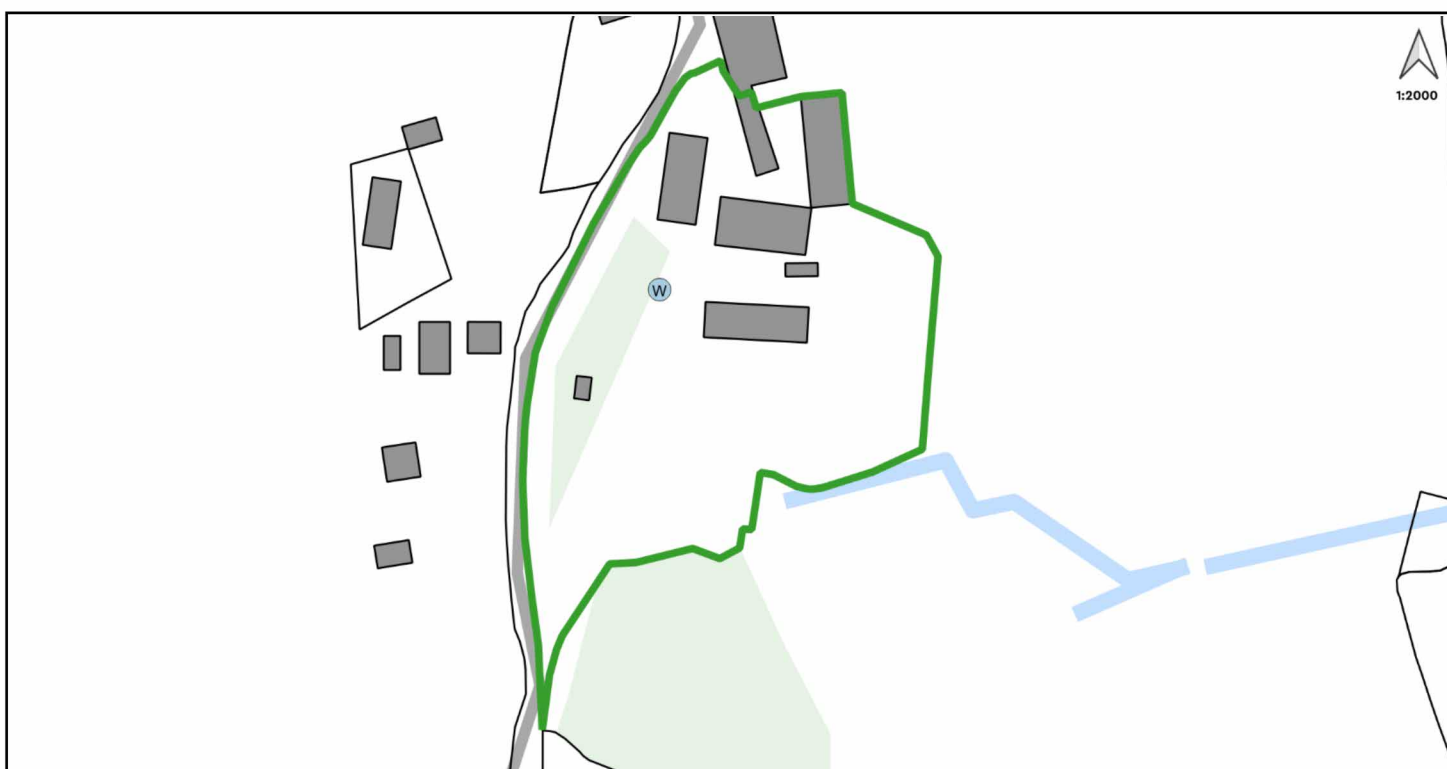
email request

DATE:

15 June 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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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 mine waste from the former New Trelawny Mine, which lies 752 metres south. This feature is recorded on an old Ordnance 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
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

Contact Cornwall 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](#).

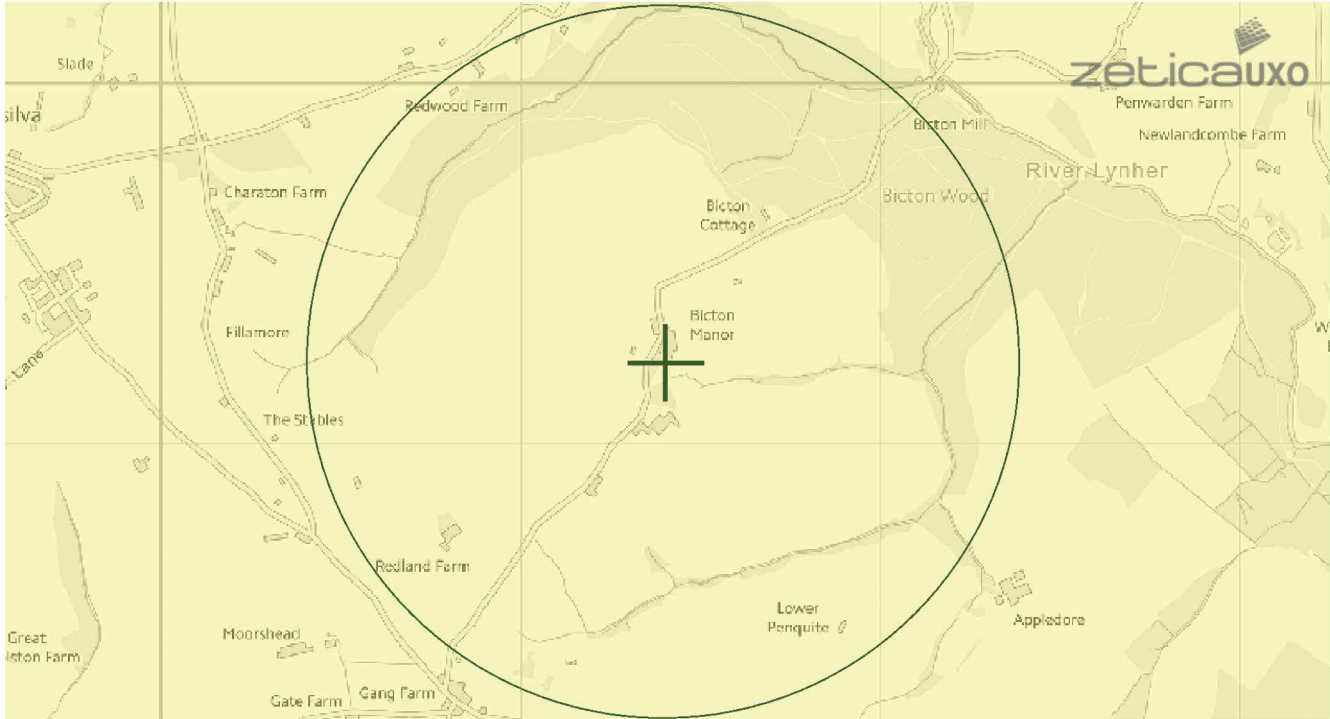
Annex 4 - UXO Ordnance Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Location: PL14 5RF,
Map Centre: 231409,69228



LEGEND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

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

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

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

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

Annex 5 - Reference & Planning Procedure Guide

References:

AGS: Association of Geotechnical & Geoenvironmental Specialists, (2003)

British Standards Institution, 1999, BS 5930:1999 Code of Practice for Site Investigations

British Standards Institute 2017, 10175: Investigation of Potentially Contaminated Sites (Code of practice)

CIRCA Report C552 Contaminated Land Risk Assessment, A Guide To Good Practice (2001)

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Environment Agency (2004) CLR Report No 11 Model Procedures for the Management of Land Contamination

Environment Agency (2020), Land Contamination Risk Management (LCRM)

Environment Agency, Policy & Practice for the Protection of Groundwater/ Groundwater Vulnerability of East Cornwall/ 1:100,000

ICRCL - Interdepartmental Committee for the Redevelopment of Contaminated Land (1976-1990) Various Publications, HMSO

Magic Website, Multi-Agency Geographic Information for the Countryside.

National Planning Policy Framework ,2012

NHBC/EA (2008) - Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D Publication 66

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

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:

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Website: <http://www.asiconsultancy.co.uk>