

## 4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

*This data is sourced from the Health and Safety Executive.*

## 4.7 Regulated explosive sites

Records within 500m

0

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

*This data is sourced from the Health and Safety Executive.*

## 4.8 Hazardous substance storage/usage

Records within 500m

0

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

*This data is sourced from Local Authority records.*

## 4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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 This data represents a historical archive as the IPC regime has been superseded.

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

## 4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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



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

Records within 500m 0

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

*This data is sourced from Local Authority records.*

#### 4.12 Radioactive Substance Authorisations

Records within 500m 0

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

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

#### 4.13 Licensed Discharges to controlled waters

Records within 500m 0

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

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

#### 4.14 Pollutant release to surface waters (Red List)

Records within 500m 0

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

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

#### 4.15 Pollutant release to public sewer

Records within 500m 0

Discharges of Special Category Effluents to the public sewer.

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

#### 4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

#### 4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

#### 4.18 Pollution Incidents (EA/NRW)

Records within 500m

0

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

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

#### 4.19 Pollution inventory substances

Records within 500m

0

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

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

#### 4.20 Pollution inventory waste transfers

Records within 500m

0

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

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



## 4.21 Pollution inventory radioactive waste

Records within 500m

0

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

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



## 5 Hydrogeology - Superficial aquifer

### 5.1 Superficial aquifer

Records within 500m

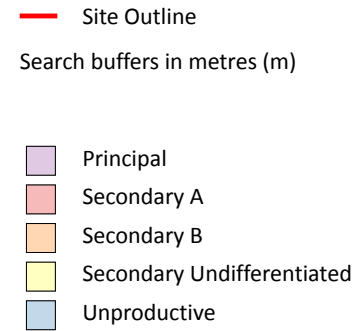
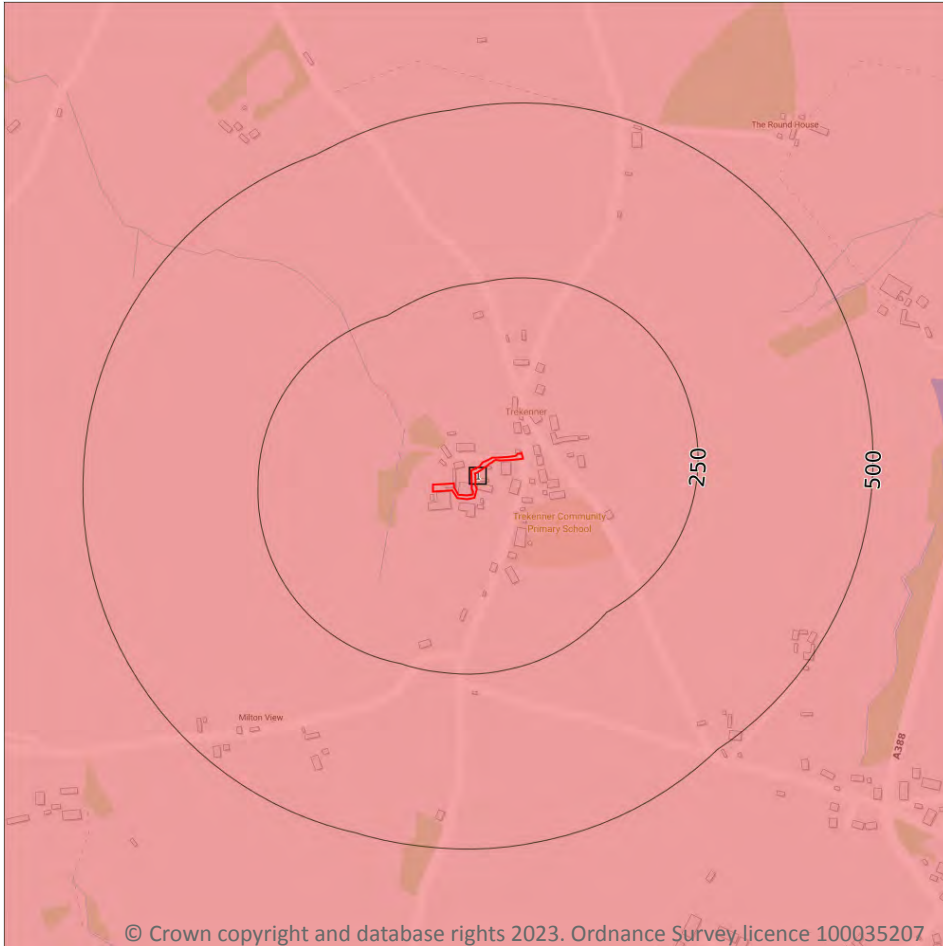
0

Aquifer status of groundwater held within superficial geology.

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



## Bedrock aquifer



### 5.2 Bedrock aquifer

Records within 500m

1

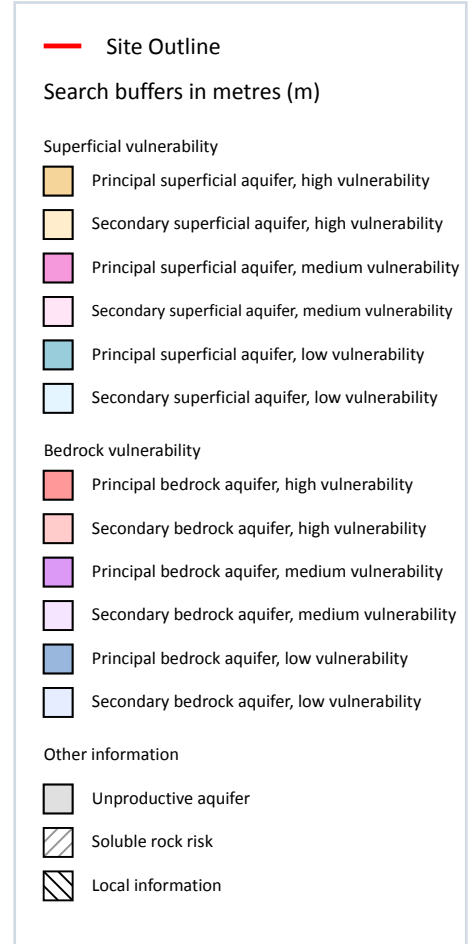
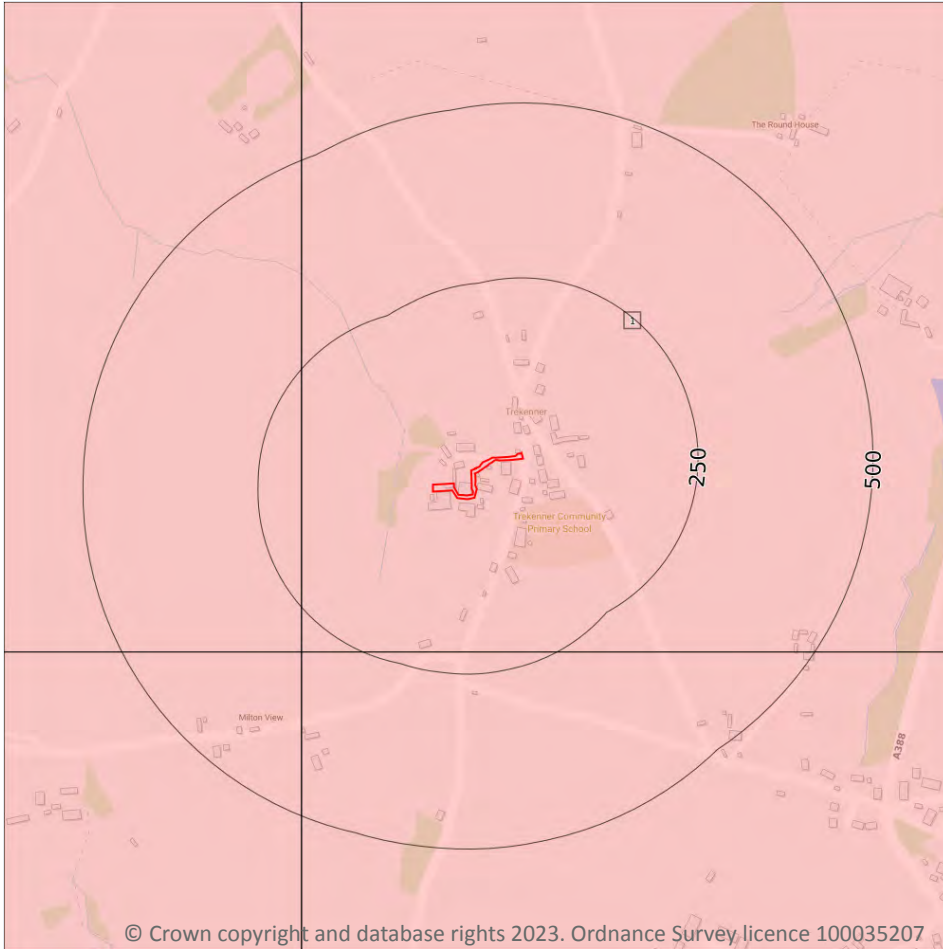
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 33](#) >

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

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

## Groundwater vulnerability



### 5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 34 >](#)

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

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

## 5.4 Groundwater vulnerability- soluble rock risk

<b>Records on site</b>	<b>0</b>
------------------------	----------

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

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

## 5.5 Groundwater vulnerability- local information

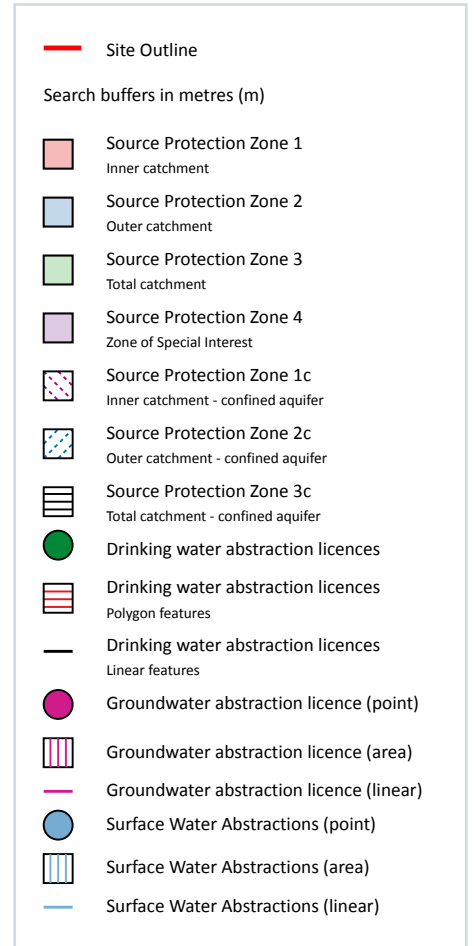
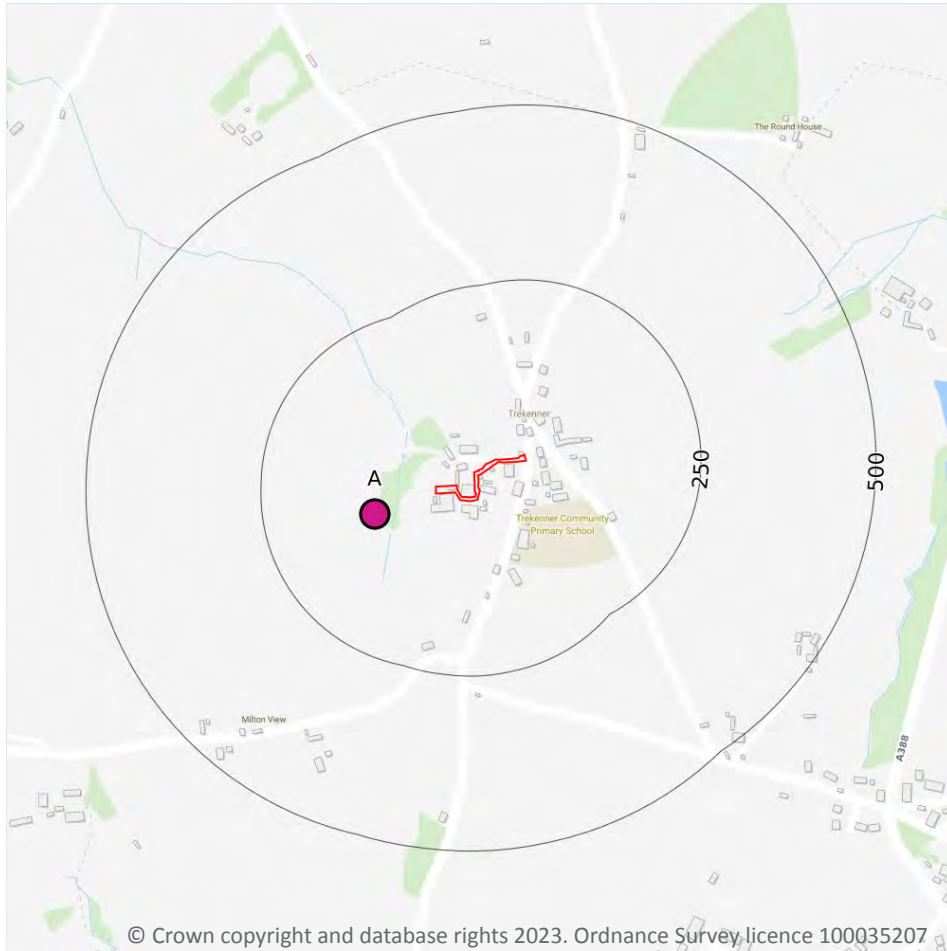
<b>Records on site</b>	<b>0</b>
------------------------	----------

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

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



## Abstractions and Source Protection Zones



### 5.6 Groundwater abstractions

Records within 2000m

17

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 36](#) >

ID	Location	Details	
A	92m W	Status: Historical Licence No: 15/47/013/G/064 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "TREKENNER FARM, LEZANT - BOREHOLE" Data Type: Point Name: Daniel Easting: 234100 Northing: 78200	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -
A	92m W	Status: Historical Licence No: 15/47/013/G/064 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: TREKENNER FARM, LEZANT - BOREHOLE Data Type: Point Name: Daniel Easting: 234100 Northing: 78200	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -
-	736m S	Status: Historical Licence No: 15/47/012/G/059 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: SLAUGHTERHOUSE AT TREBURLEY - BOREHOLE AT LEZANT Data Type: Point Name: Jasper & Son Ltd Easting: 234400 Northing: 77500	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/12/1977 Version End Date: -
-	763m S	Status: Historical Licence No: 15/47/012/G/006 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: TREBURLEY FARM - WELL Data Type: Point Name: Wearing Easting: 234500 Northing: 77500	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 31/12/1965 Version End Date: -
-	819m S	Status: Historical Licence No: 15/47/012/G/073 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "PENGLOSS, LEZANT - WELL" Data Type: Point Name: Gillbard Easting: 234200 Northing: 77400	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 30/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1968 Version End Date: -



ID	Location	Details	
-	819m S	Status: Historical Licence No: 15/47/012/G/073 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: PENGLOSS, LEZANT - WELL Data Type: Point Name: Gillbard Easting: 234200 Northing: 77400	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 30/06/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1968 Version End Date: -
-	829m S	Status: Historical Licence No: 15/47/012/G/001 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: PENGLOS FARM - WELL Data Type: Point Name: Parnell Easting: 234100 Northing: 77400	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 31/12/1965 Version End Date: -
-	921m NE	Status: Historical Licence No: 15/47/013/G/062 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "UNDERTOWN, LEZANT - BOREHOLE" Data Type: Point Name: Jasper Easting: 235000 Northing: 78900	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/10/1976 Version End Date: -
-	921m NE	Status: Historical Licence No: 15/47/013/G/062 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: UNDERTOWN, LEZANT - BOREHOLE Data Type: Point Name: Jasper Easting: 235000 Northing: 78900	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/10/1976 Version End Date: -
-	1052m E	Status: Historical Licence No: 15/47/013/G/048 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "NITTINGS-DOWN FARM, REZARE - WELL" Data Type: Point Name: North Easting: 235300 Northing: 77900	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -



ID	Location	Details	
-	1052m E	Status: Historical Licence No: 15/47/013/G/048 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: NITTINGS-DOWN FARM, REZARE - WELL Data Type: Point Name: North Easting: 235300 Northing: 77900	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -
-	1614m NW	Status: Historical Licence No: 15/47/013/G/040 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: LEZANT - BOREHOLE Data Type: Point Name: Parsons Easting: 233500 Northing: 79700	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -
-	1718m S	Status: Historical Licence No: 15/47/012/G/047 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WOODA FARM - WELL A Data Type: Point Name: Hooper Easting: 234200 Northing: 76500	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -
-	1725m S	Status: Historical Licence No: 15/47/012/G/047 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: WOODA FARM - WELL B Data Type: Point Name: Hooper Easting: 234400 Northing: 76500	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -
-	1907m E	Status: Historical Licence No: 15/47/012/G/051 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: "EAST FAERM, REZARE - WELL" Data Type: Point Name: Jewell Easting: 236100 Northing: 77600	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -



ID	Location	Details	
-	1907m E	Status: Historical Licence No: 15/47/012/G/051 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: EAST FAERM, REZARE - WELL Data Type: Point Name: Jewell Easting: 236100 Northing: 77600	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -
-	1988m W	Status: Historical Licence No: 15/47/012/G/043 Details: General Farming & Domestic Direct Source: Ground Water - Fresh Point: TREBULLET FARM - BOREHOLE A Data Type: Point Name: Stephens Easting: 232200 Northing: 78300	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1966 Version End Date: -

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

## 5.7 Surface water abstractions

### Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)

ID	Location	Details	
-	1240m S	Status: Active Licence No: 15/47/012/S/018 Details: Supply To A Leat For Throughflow Direct Source: Surface Water - Fresh Point: WOODA FARM, STOKE CLIMSLAND Data Type: Point Name: Hooper Easting: 234000 Northing: 77000	Annual Volume (m <sup>3</sup> ): 788400 Max Daily Volume (m <sup>3</sup> ): 2160 Original Application No: 12106 Original Start Date: 31/03/1993 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1993 Version End Date: -



ID	Location	Details	
-	1240m S	Status: Historical Licence No: 15/47/012/S/018 Details: Supply to a Leat for Throughflow Direct Source: Surface Water - Fresh Point: "WOODA FARM, STOKE CLIMSLAND" Data Type: Point Name: Hooper Easting: 234000 Northing: 77000	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: - Original Start Date: 31/03/1993 Expiry Date: - Issue No: 100 Version Start Date: 31/03/1993 Version End Date: -

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

## 5.8 Potable abstractions

<b>Records within 2000m</b>	<b>0</b>
-----------------------------	----------

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

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

## 5.9 Source Protection Zones

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

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

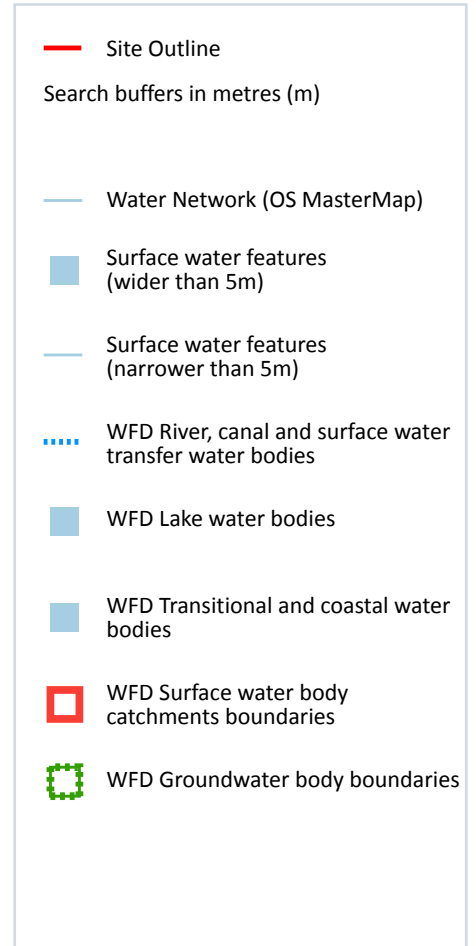
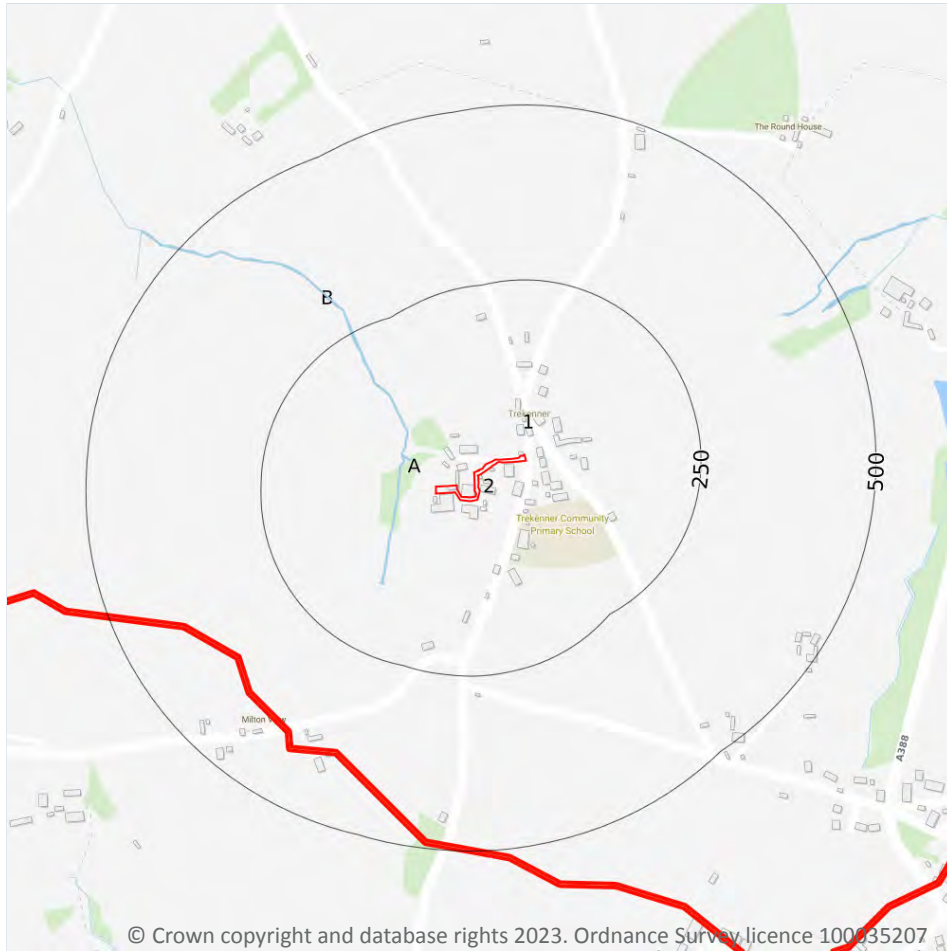
## 5.10 Source Protection Zones (confined aquifer)

<b>Records within 500m</b>	<b>0</b>
----------------------------	----------

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

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

## 6 Hydrology



© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

### 6.1 Water Network (OS MasterMap)

Records within 250m

9

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	52m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
A	53m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	54m W	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	54m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	57m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	67m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	145m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	145m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	145m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

*This data is sourced from the Ordnance Survey.*

## 6.2 Surface water features

**Records within 250m**

**6**

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

Features are displayed on the Hydrology map on [page 42 >](#)

*This data is sourced from the Ordnance Survey.*





### 6.3 WFD Surface water body catchments

#### Records on site

**1**

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Lowley Brook	GB108047007920	Tamar Lower and Inny	Tamar

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

### 6.4 WFD Surface water bodies

#### Records identified

**1**

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1237m NE	River	Lowley Brook	<a href="#">GB108047007920 ↗</a>	Moderate	Fail	Moderate	2019

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

### 6.5 WFD Groundwater bodies

#### Records on site

**1**

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Tamar	<a href="#">GB40802G806700</a> ↗	Poor	Poor	Good	2019

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



## 7 River and coastal flooding

### 7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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

### 7.2 Historical Flood Events

Records within 250m

0

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

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

### 7.3 Flood Defences

Records within 250m

0

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

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



## 7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

## 7.5 Flood Storage Areas

Records within 250m

0

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

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



## River and coastal flooding - Flood Zones

### 7.6 Flood Zone 2

Records within 50m

0

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

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

### 7.7 Flood Zone 3

Records within 50m

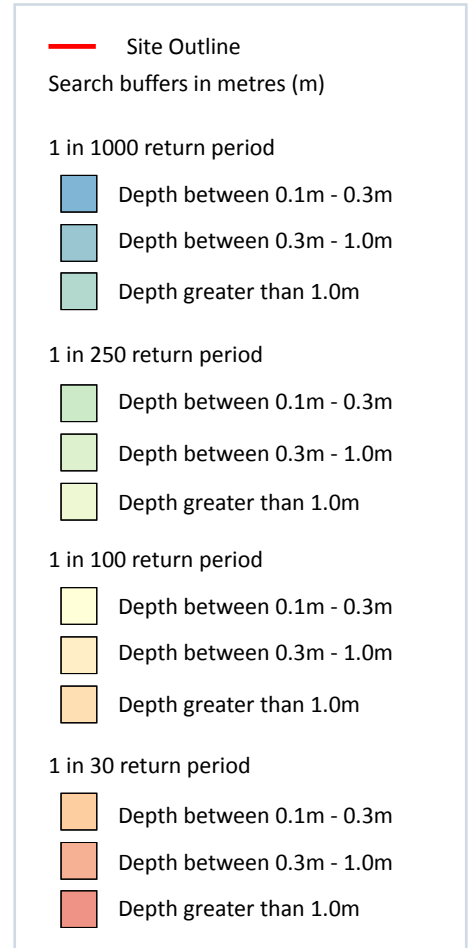
0

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

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



## 8 Surface water flooding



### 8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 49 >](#)

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

The table below shows the maximum flood depths for a range of return periods for the site.

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

*This data is sourced from Ambiental Risk Analytics.*

## 9 Groundwater flooding



### 9.1 Groundwater flooding

**Highest risk on site**

**Negligible**

**Highest risk within 50m**

**Negligible**

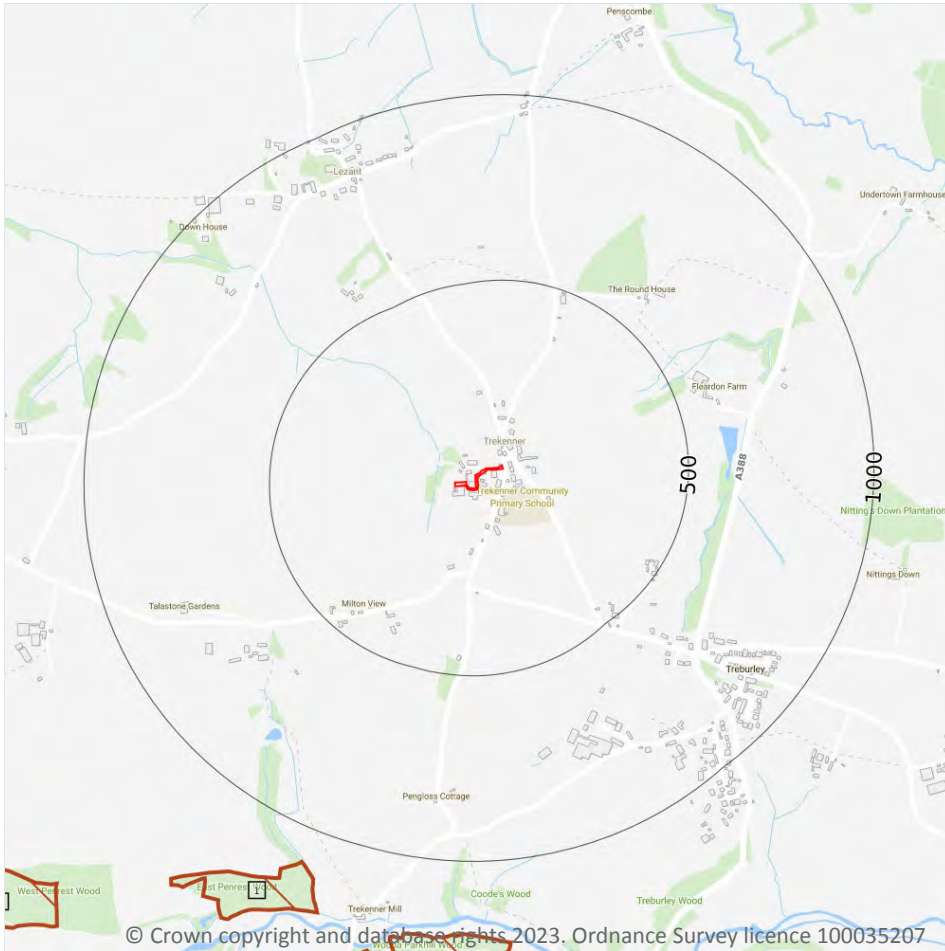
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks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


Features are displayed on the Groundwater flooding map on [page 51](#) >

*This data is sourced from Ambiental Risk Analytics.*



## 10 Environmental designations



- Site Outline
- Search buffers in metres (m)
-  Designated Ancient Woodland

### 10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

## 10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

## 10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

## 10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

## 10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



## 10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

## 10.7 Designated Ancient Woodland

Records within 2000m

11

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

Features are displayed on the Environmental designations map on [page 52 >](#)

ID	Location	Name	Woodland Type
1	1093m SW	Unknown	Ancient & Semi-Natural Woodland
2	1195m S	Great/watergate Woods	Ancient Replanted Woodland
3	1271m S	Call/westhill Woods	Ancient Replanted Woodland
4	1516m SW	Penrest Wood	Ancient Replanted Woodland
-	1527m SW	Great Wood	Ancient & Semi-Natural Woodland
-	1535m S	Unknown	Ancient Replanted Woodland
-	1591m S	Great/watergate Woods	Ancient & Semi-Natural Woodland
-	1663m E	Greystone Wood	Ancient & Semi-Natural Woodland
-	1811m E	Leigh Wood	Ancient Replanted Woodland
-	1819m E	Greystone Wood	Ancient Replanted Woodland
-	1954m SW	Trerafters Wood	Ancient & Semi-Natural Woodland

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



## 10.8 Biosphere Reserves

Records within 2000m

0

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

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

## 10.9 Forest Parks

Records within 2000m

0

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

*This data is sourced from the Forestry Commission.*

## 10.10 Marine Conservation Zones

Records within 2000m

0

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

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

## 10.11 Green Belt

Records within 2000m

0

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

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

## 10.12 Proposed Ramsar sites

Records within 2000m

0

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

*This data is sourced from Natural England.*



### 10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

### 10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

*This data is sourced from Natural England.*

### 10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

*This data is sourced from Natural England.*

### 10.16 Nitrate Vulnerable Zones

Records within 2000m

0

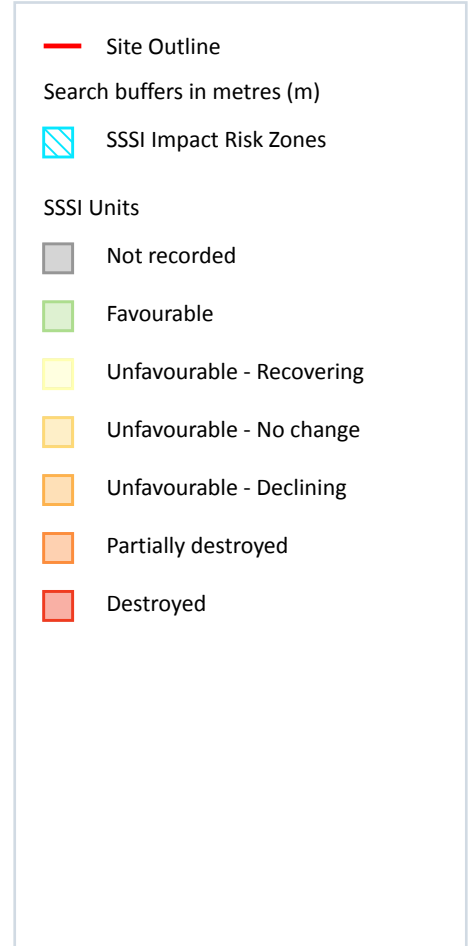
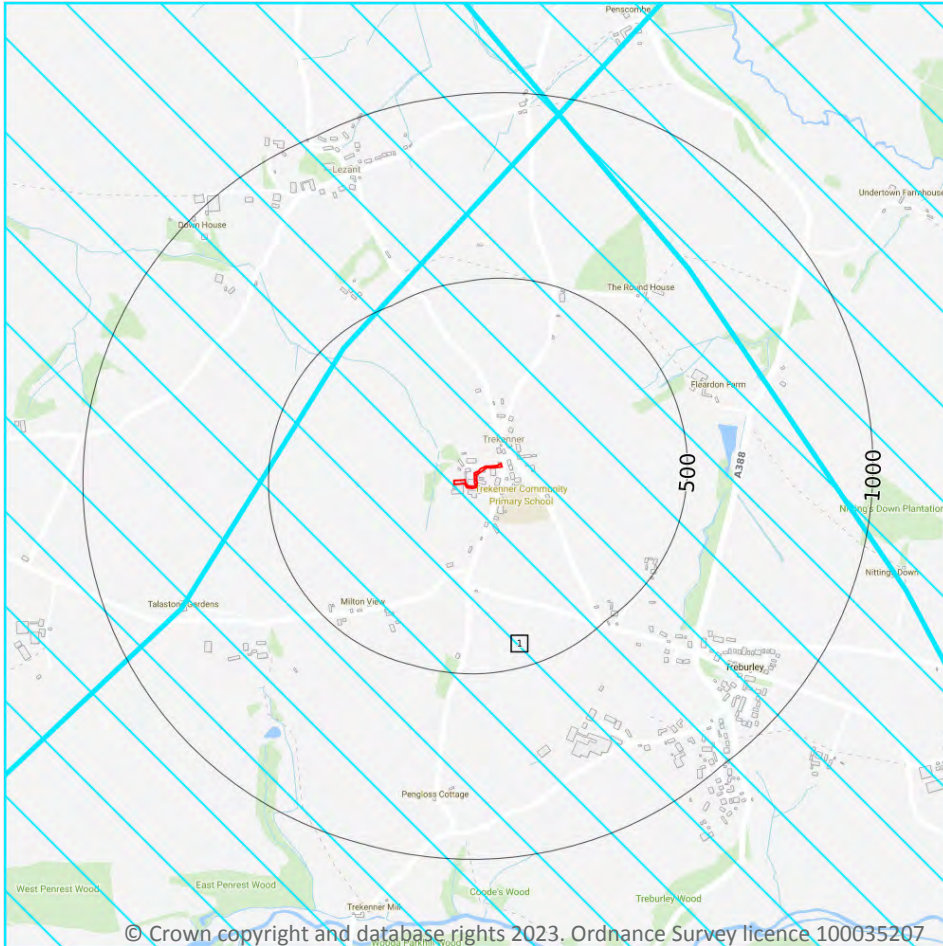
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

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





## SSSI Impact Zones and Units



### 10.17 SSSI Impact Risk Zones

#### Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 57](#) >

ID	Location	Type of developments requiring consultation
1	On site	<p><b>Air pollution - Livestock &amp; poultry units with floorspace &gt; 500m<sup>2</sup>, slurry lagoons &amp; digestate stores &gt; 4000m<sup>2</sup>.</b></p> <p><b>Combustion - General combustion processes &gt;50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion</b></p> <p><b>Discharges - Any discharge of water or liquid waste of more than 20m<sup>3</sup>/day to ground (ie to seep away) or to surface water, such as a beck or stream</b></p> <p><b>Notes: Strategic solutions for recreational impacts are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.</b></p>

*This data is sourced from Natural England.*

## 10.18 SSSI Units









<b>Records within 2000m</b>	<b>0</b>
-----------------------------	----------

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

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

## 11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
-  Listed buildings
-  Conservation areas
-  Conservation areas - no data
-  National Parks
-  Areas of Outstanding Natural Beauty
-  Registered parks and gardens
-  Scheduled Monuments
-  World Heritage Sites

### 11.1 World Heritage Sites

Records within 250m

0

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

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



## 11.2 Area of Outstanding Natural Beauty

**Records within 250m****0**

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

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

## 11.3 National Parks

**Records within 250m****0**

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

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

## 11.4 Listed Buildings

**Records within 250m****1**

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

Features are displayed on the Visual and cultural designations map on [page 59 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	33m N	Lower Trekenner Farmhouse And Cottage	II*	1291321	11/05/1989

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

## 11.5 Conservation Areas

Records within 250m

0

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

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

## 11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

## 11.7 Registered Parks and Gardens

Records within 250m

0

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

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



## 12.2 Open Access Land

Records within 250m

0

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

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

## 12.3 Tree Felling Licences

Records within 250m

0

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

*This data is sourced from the Forestry Commission.*

## 12.4 Environmental Stewardship Schemes

Records within 250m

9

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

Location	Reference	Scheme	Start Date	End date
9m W	AG00448296	Entry Level Stewardship	01/11/2013	31/10/2018
51m S	AG00448296	Entry Level Stewardship	01/11/2013	31/10/2018
59m SW	AG00448296	Entry Level Stewardship	01/11/2013	31/10/2018
64m NW	AG00448296	Entry Level Stewardship	01/11/2013	31/10/2018
82m NE	AG00448296	Entry Level Stewardship	01/11/2013	31/10/2018
124m SE	AG00448296	Entry Level Stewardship	01/11/2013	31/10/2018
129m SW	AG00448296	Entry Level Stewardship	01/11/2013	31/10/2018
219m NE	AG00479671	Entry Level Stewardship	01/10/2013	30/09/2018
230m S	AG00448296	Entry Level Stewardship	01/11/2013	31/10/2018

*This data is sourced from Natural England.*



## 12.5 Countryside Stewardship Schemes

**Records within 250m****6**

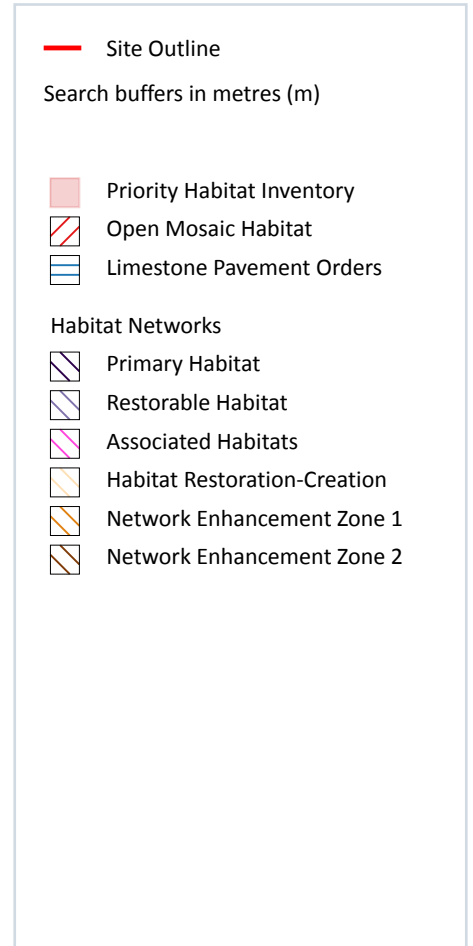
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
2m NE	326040	Countryside Stewardship (Middle Tier)	01/01/2016	31/12/2021
9m W	1061453	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025
51m S	1061453	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025
53m W	1031026	Countryside Stewardship (Higher Tier)	01/01/2021	31/12/2030
64m NW	1061453	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025
226m NW	326040	Countryside Stewardship (Middle Tier)	01/01/2016	31/12/2021

*This data is sourced from Natural England.*



## 13 Habitat designations



### 13.1 Priority Habitat Inventory

Records within 250m

3

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

Features are displayed on the Habitat designations map on [page 65](#) >

ID	Location	Main Habitat	Other habitats
A	34m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	50m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
1	53m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

*This data is sourced from Natural England.*

## 13.2 Habitat Networks

Records within 250m

0

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

*This data is sourced from Natural England.*

## 13.3 Open Mosaic Habitat

Records within 250m

0

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

*This data is sourced from Natural England.*

## 13.4 Limestone Pavement Orders

Records within 250m

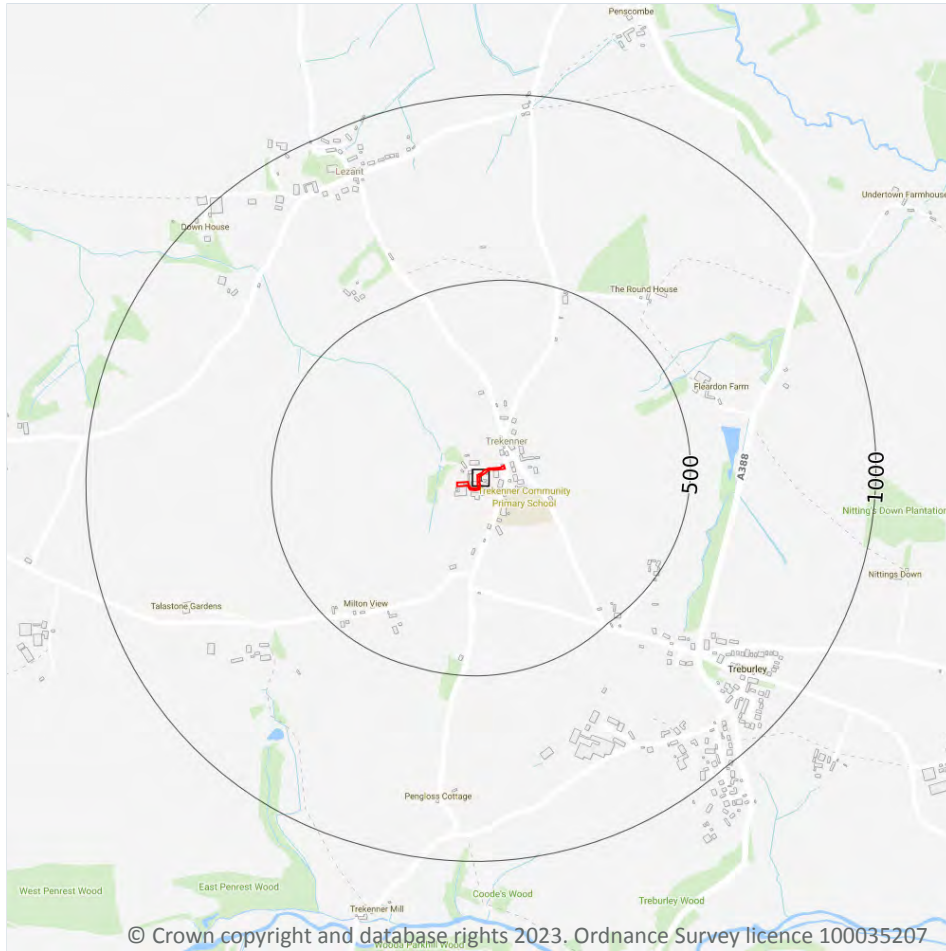
0

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

*This data is sourced from Natural England.*



## 14 Geology 1:10,000 scale - Availability



— Site Outline  
 Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

### 14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 67](#) >

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

*This data is sourced from the British Geological Survey.*

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

### 14.2 Artificial and made ground (10k)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*





## Geology 1:10,000 scale - Superficial

### 14.3 Superficial geology (10k)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*

### 14.4 Landslip (10k)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Bedrock

### 14.5 Bedrock geology (10k)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*

### 14.6 Bedrock faults and other linear features (10k)

Records within 500m

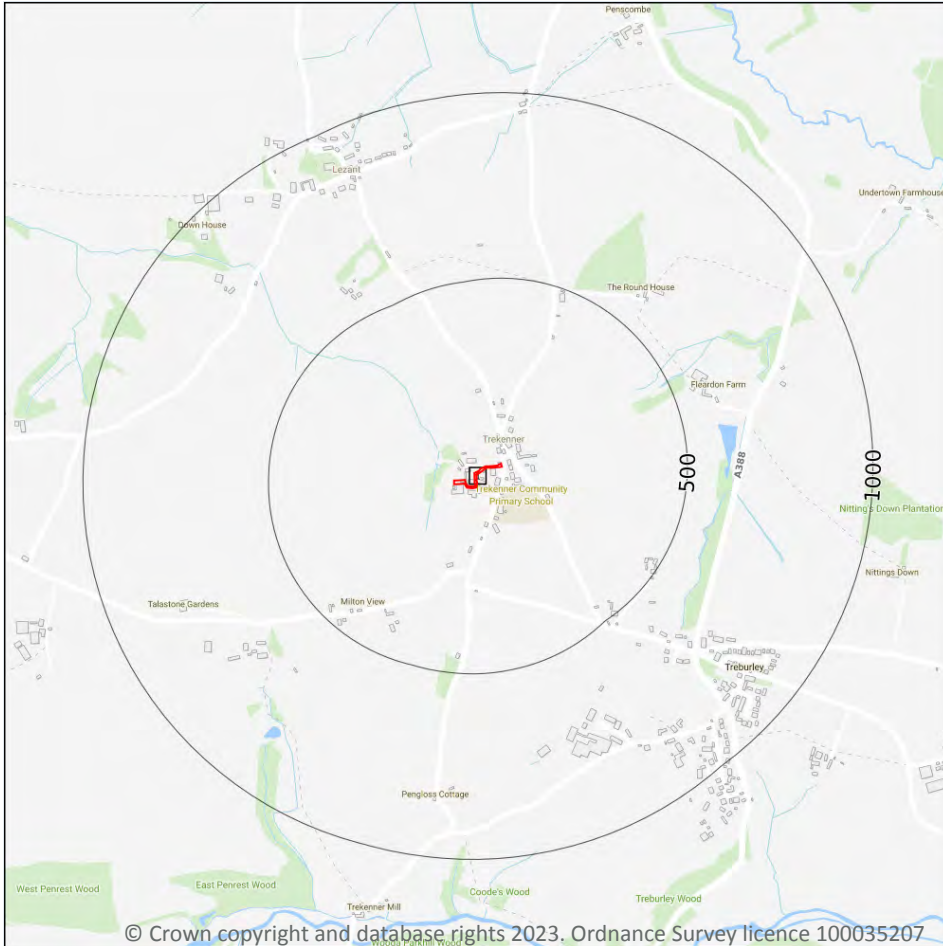
0

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

*This data is sourced from the British Geological Survey.*



## 15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

### 15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 71](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	EW337_tavistock_v4

*This data is sourced from the British Geological Survey.*

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

### 15.2 Artificial and made ground (50k)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*

### 15.3 Artificial ground permeability (50k)

Records within 50m

0

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

*This data is sourced from the British Geological Survey.*

## Geology 1:50,000 scale - Superficial

### 15.4 Superficial geology (50k)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*

### 15.5 Superficial permeability (50k)

Records within 50m

0

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

*This data is sourced from the British Geological Survey.*

### 15.6 Landslip (50k)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*

### 15.7 Landslip permeability (50k)

Records within 50m

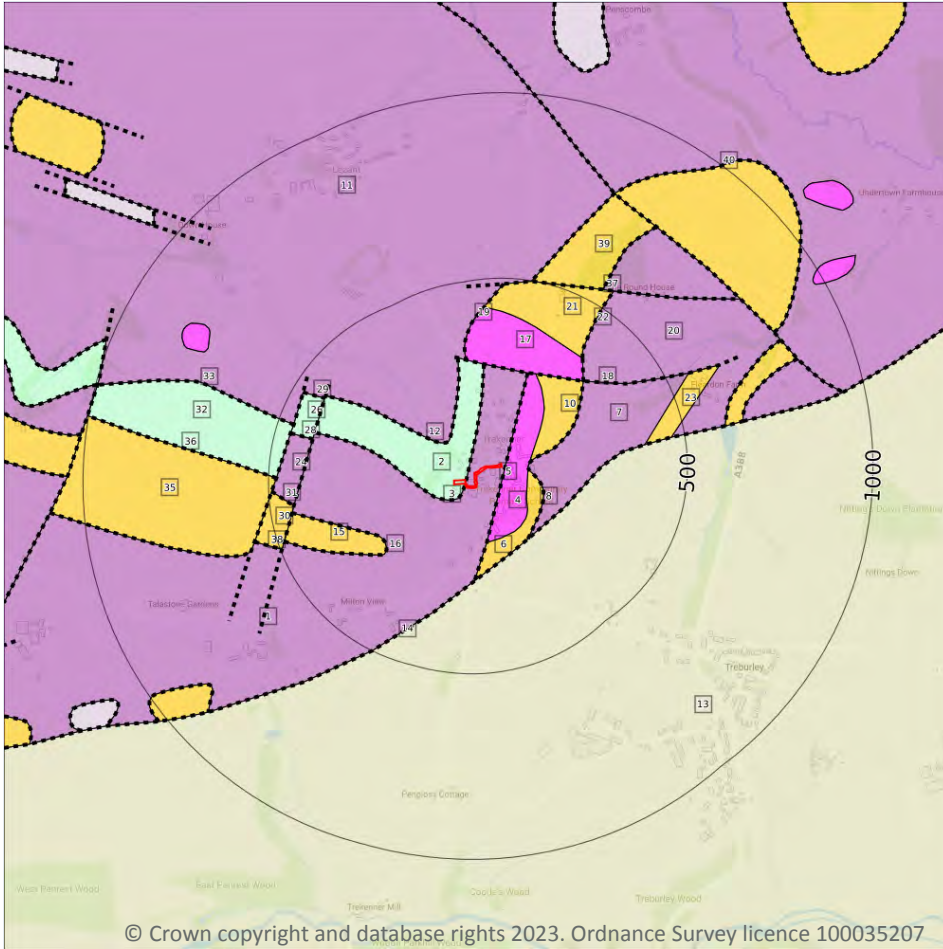
0

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

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- ..... Bedrock faults and other linear features (50k)
- Bedrock geology (50k)  
Please see table for more details.

### 15.8 Bedrock geology (50k)

Records within 500m

19

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 74 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LZSL-SLTE	LEZANT SLATE FORMATION - SLATE	FAMENNIAN
2	On site	STB-STLM	STOURSCOMBE FORMATION - SLATE AND LIMESTONE	FAMENNIAN
4	9m E	UIIDC-MCGB	UNNAMED IGNEOUS INTRUSION, DEVONIAN TO CARBONIFEROUS - MICROGABBRO	-

ID	Location	LEX Code	Description	Rock age
6	70m E	TCH-CHRT	TEIGN CHERT FORMATION - CHERT	WISEAN
7	70m E	LZSL-SLTE	LEZANT SLATE FORMATION - SLATE	FAMENNIAN
10	73m E	TCH-CHRT	TEIGN CHERT FORMATION - CHERT	WISEAN
11	104m NW	LZSL-SLTE	LEZANT SLATE FORMATION - SLATE	FAMENNIAN
13	193m SE	BEAL-SDAR	BEALSMILL FORMATION - SANDSTONE AND [SUBEQUAL/SUBORDINATE] ARGILLACEOUS ROCKS, INTERBEDDED	NAMURIAN
15	242m SW	TCH-CHRT	TEIGN CHERT FORMATION - CHERT	WISEAN
17	254m NE	UIIDC-MCGB	UNNAMED IGNEOUS INTRUSION, DEVONIAN TO CARBONIFEROUS - MICROGABBRO	-
20	314m NE	LZSL-SLTE	LEZANT SLATE FORMATION - SLATE	FAMENNIAN
21	359m NE	TCH-CHRT	TEIGN CHERT FORMATION - CHERT	WISEAN
23	390m E	TCH-CHRT	TEIGN CHERT FORMATION - CHERT	WISEAN
24	397m W	LZSL-SLTE	LEZANT SLATE FORMATION - SLATE	FAMENNIAN
26	397m W	STB-STLM	STOURSCOMBE FORMATION - SLATE AND LIMESTONE	FAMENNIAN
30	436m W	TCH-CHRT	TEIGN CHERT FORMATION - CHERT	WISEAN
32	457m W	STB-STLM	STOURSCOMBE FORMATION - SLATE AND LIMESTONE	FAMENNIAN
35	479m W	TCH-CHRT	TEIGN CHERT FORMATION - CHERT	WISEAN
39	498m N	TCH-CHRT	TEIGN CHERT FORMATION - CHERT	WISEAN

This data is sourced from the British Geological Survey.

## 15.9 Bedrock permeability (50k)

Records within 50m

3

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

Location	Flow type	Maximum permeability	Minimum permeability
<b>On site</b>	<b>Fracture</b>	<b>Low</b>	<b>Low</b>
<b>On site</b>	<b>Fracture</b>	<b>High</b>	<b>Low</b>
9m E	Fracture	Low	Low

This data is sourced from the British Geological Survey.



## 15.10 Bedrock faults and other linear features (50k)

Records within 500m

21

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 74 >](#)

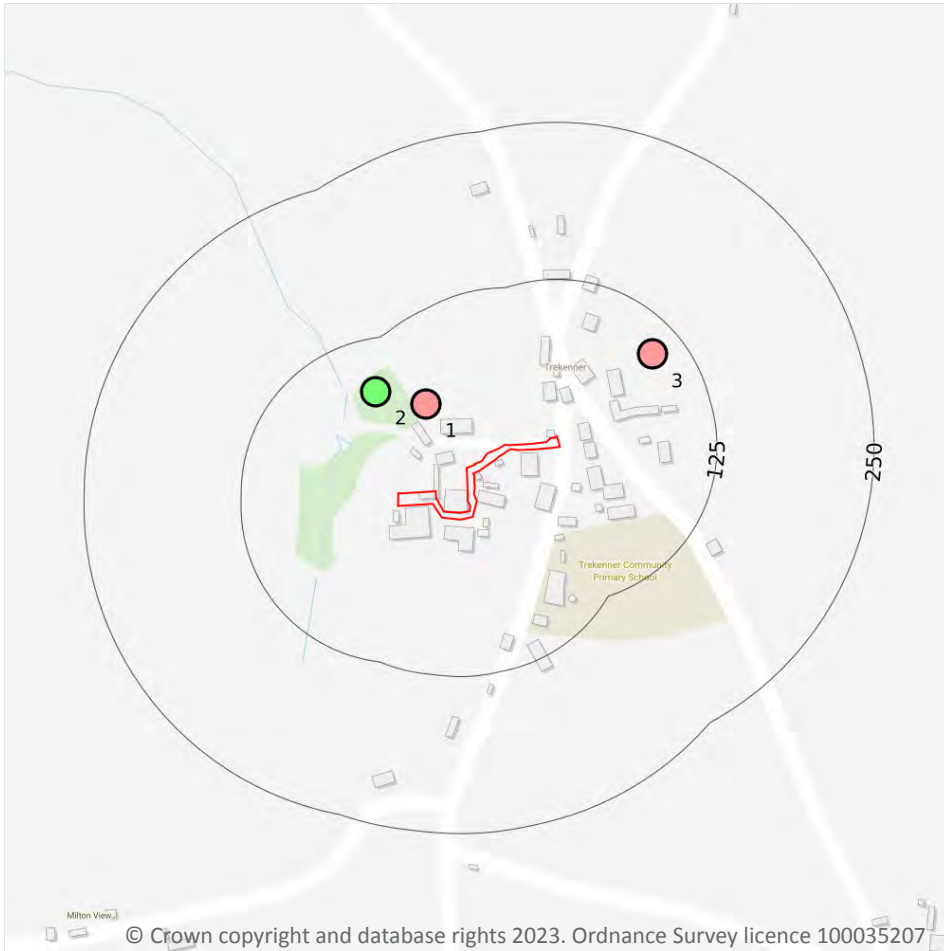
ID	Location	Category	Description
<b>3</b>	<b>On site</b>	<b>FAULT</b>	<b>Fault, inferred, displacement unknown</b>
5	9m E	FAULT	Fault, inferred, displacement unknown
8	70m E	FAULT	Reverse or thrust fault, inferred
9	70m E	FAULT	Reverse or thrust fault, inferred
12	104m NW	FAULT	Reverse or thrust fault, inferred
14	193m SE	FAULT	Fault, inferred, displacement unknown
16	242m SW	FAULT	Reverse or thrust fault, inferred
18	254m NE	FAULT	Fault, inferred, displacement unknown
19	291m N	FAULT	Reverse or thrust fault, inferred
22	359m NE	FAULT	Reverse or thrust fault, inferred
25	397m W	FAULT	Fault, inferred, displacement unknown
27	397m W	FAULT	Fault, inferred, displacement unknown
28	397m W	FAULT	Fault, inferred, displacement unknown
29	413m NW	FAULT	Reverse or thrust fault, inferred
31	436m W	FAULT	Reverse or thrust fault, inferred
33	457m W	FAULT	Reverse or thrust fault, inferred
34	457m W	FAULT	Fault, inferred, displacement unknown
36	479m W	FAULT	Reverse or thrust fault, inferred
37	483m N	FAULT	Fault, inferred, displacement unknown
38	496m W	FAULT	Reverse or thrust fault, inferred
40	498m N	FAULT	Reverse or thrust fault, inferred

*This data is sourced from the British Geological Survey.*





## 16 Boreholes



— Site Outline  
 Search buffers in metres (m)

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

### 16.1 BGS Boreholes

Records within 250m

3

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

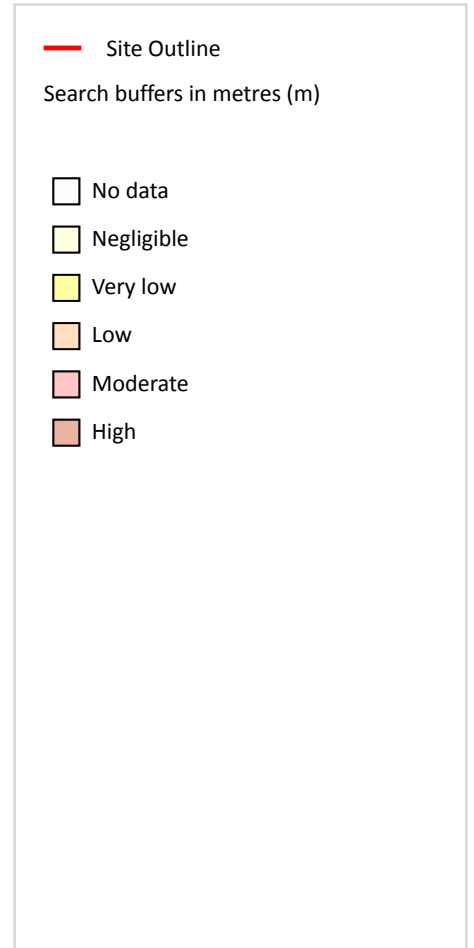
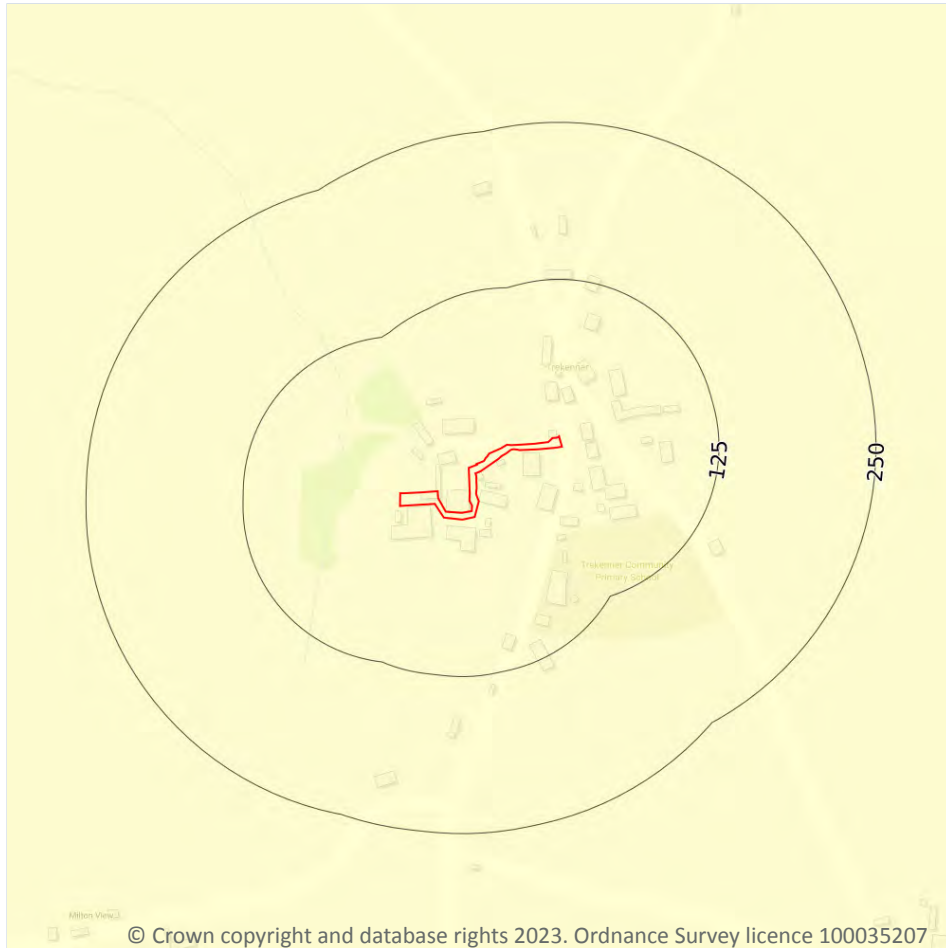
Features are displayed on the Boreholes map on [page 77 >](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	60m NW	234210 78310	TREKENNER FARM LEZANT	33.52	N	<a href="#">615427 ↗</a>
2	83m NW	234170 78320	TREKENNER FARM LEZANT	24.38	N	<a href="#">615428 ↗</a>
3	100m NE	234390 78350	TREKENNER FARM LEZANT	39.62	N	<a href="#">615429 ↗</a>

*This data is sourced from the British Geological Survey.*



## 17 Natural ground subsidence - Shrink swell clays



### 17.1 Shrink swell clays

Records within 50m

1

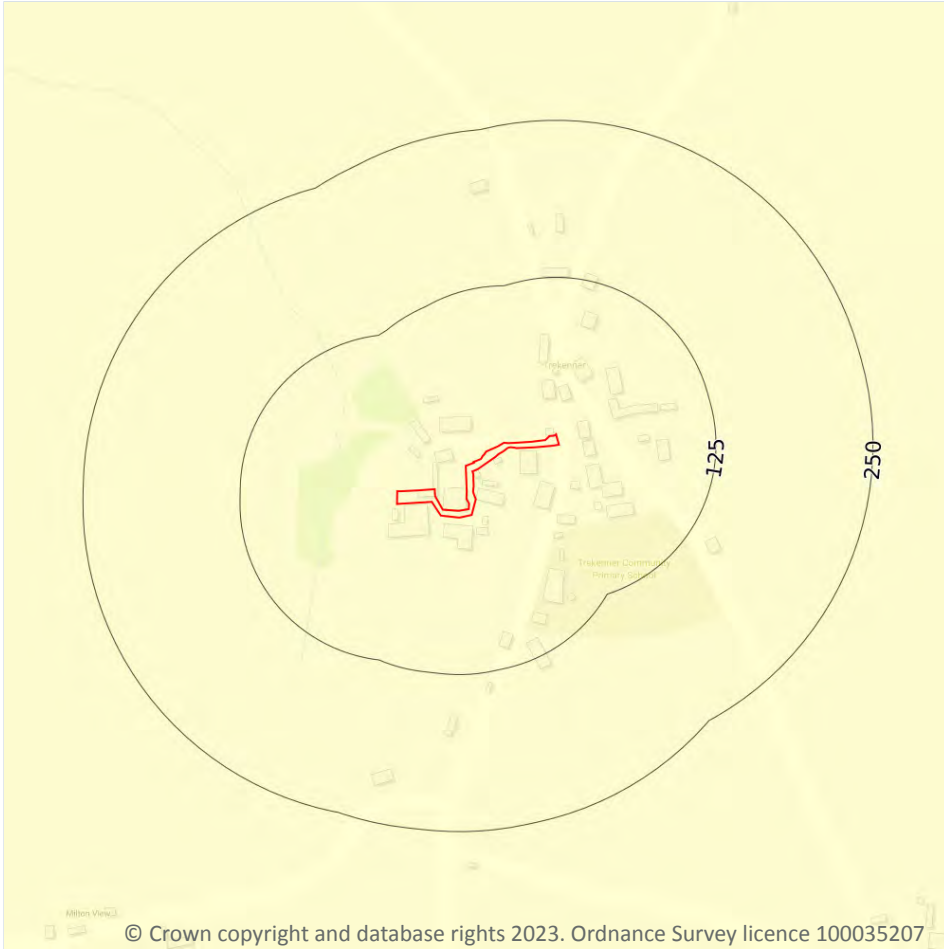
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 79 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

*This data is sourced from the British Geological Survey.*

## Natural ground subsidence - Running sands



— Site Outline  
Search buffers in metres (m)

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

### 17.2 Running sands

Records within 50m

1

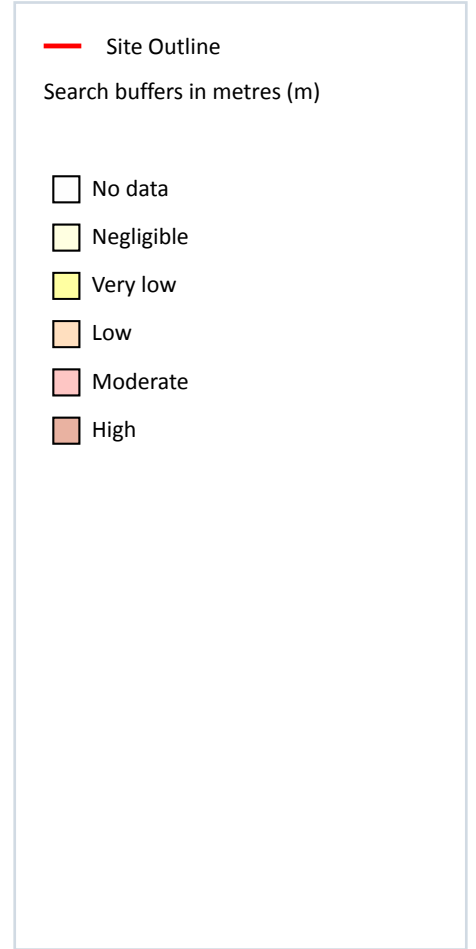
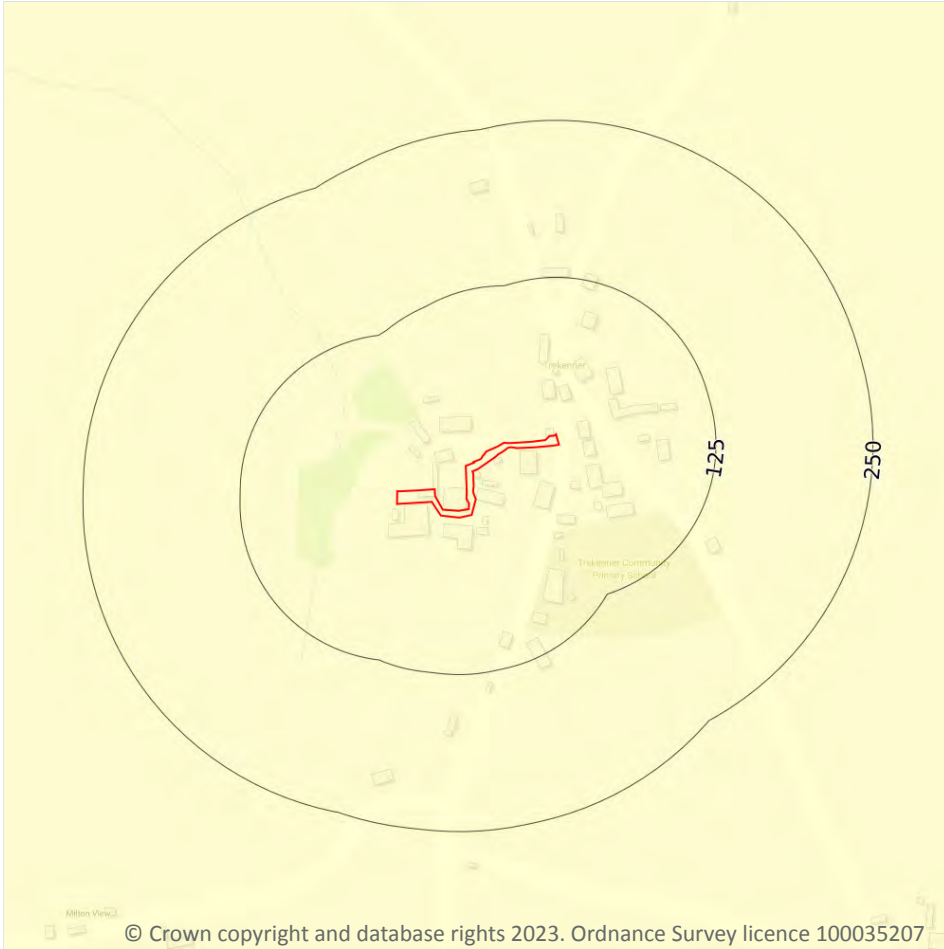
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 80](#) >

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

*This data is sourced from the British Geological Survey.*

## Natural ground subsidence - Compressible deposits



### 17.3 Compressible deposits

Records within 50m

1

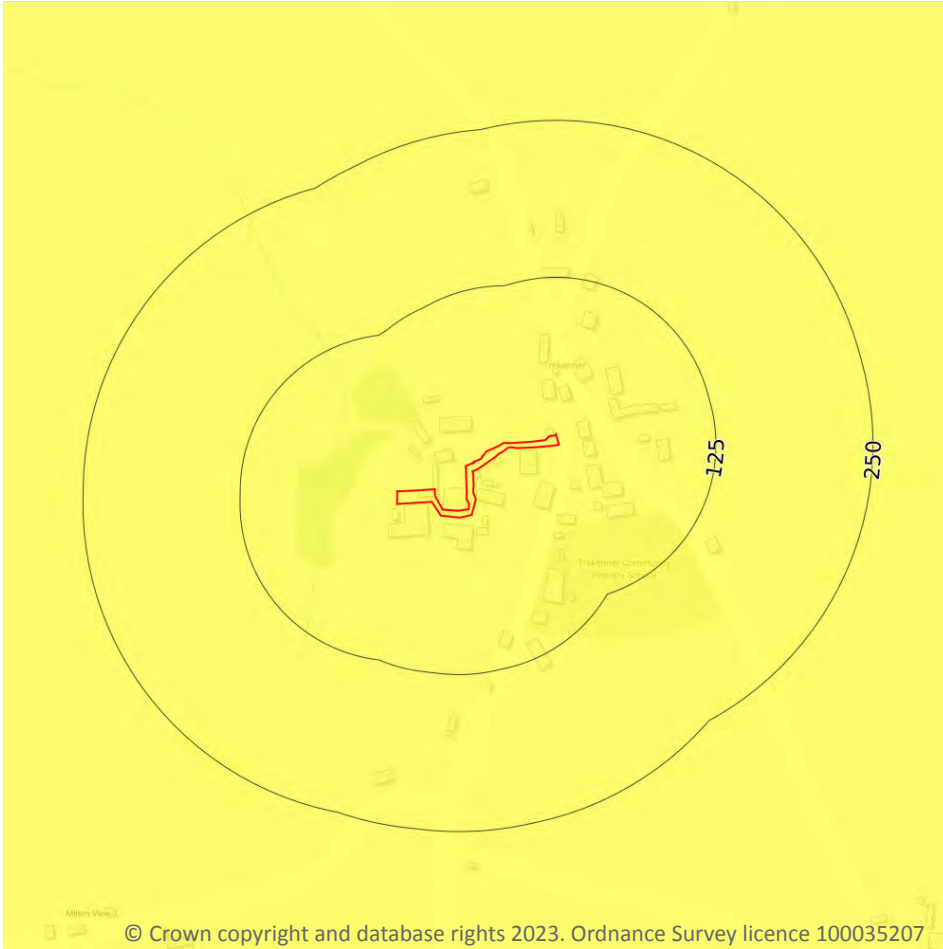
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 81](#) >

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

*This data is sourced from the British Geological Survey.*

## Natural ground subsidence - Collapsible deposits



### 17.4 Collapsible deposits

Records within 50m

1

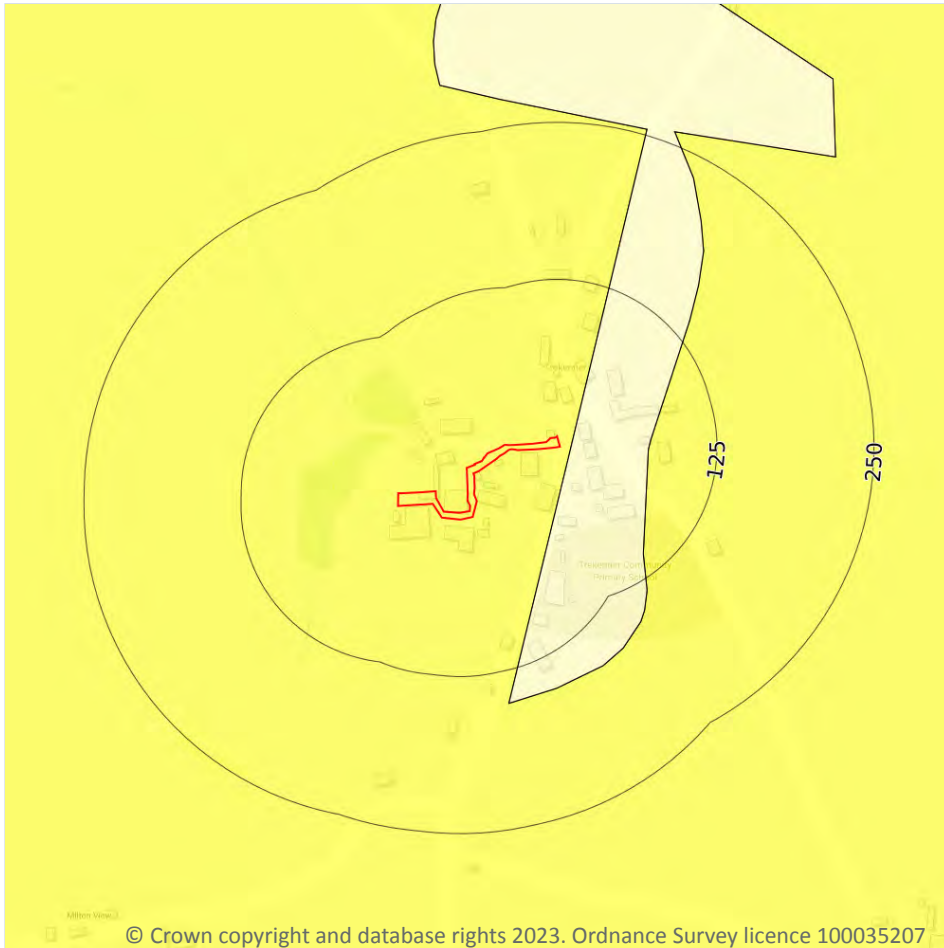
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 82 >](#)

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

*This data is sourced from the British Geological Survey.*

## Natural ground subsidence - Landslides



### 17.5 Landslides

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 83](#) >

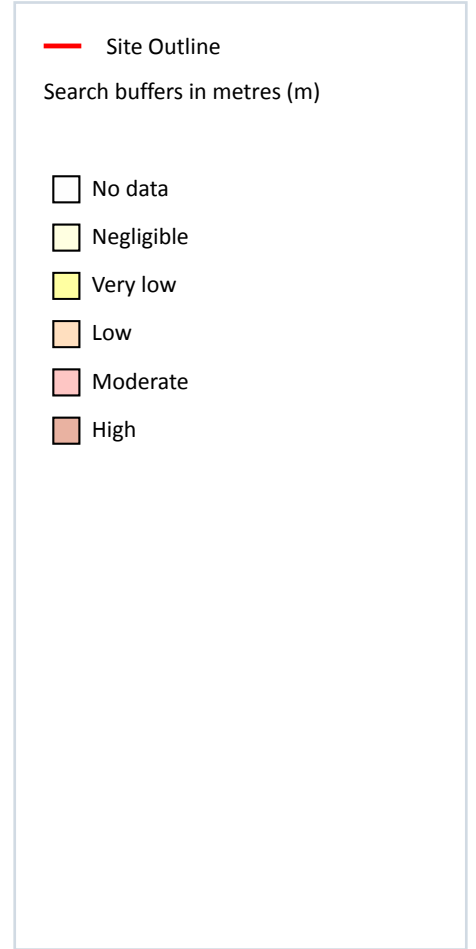
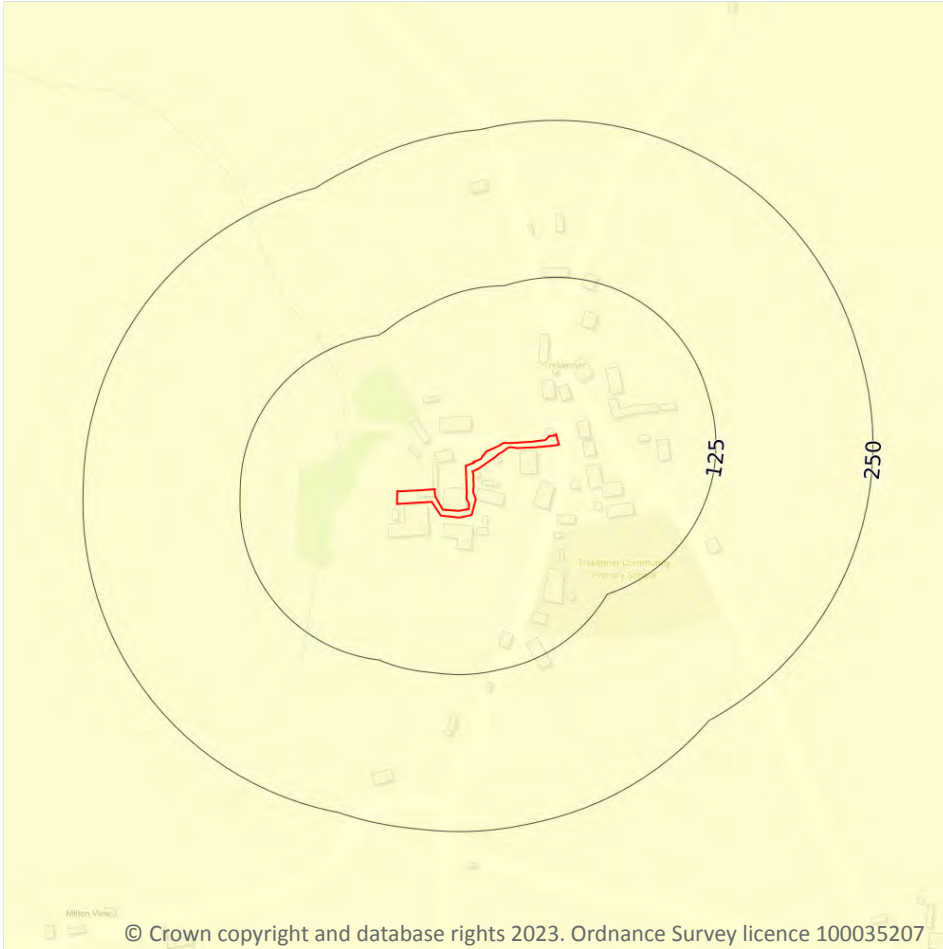
Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

Location	Hazard rating	Details
9m E	Negligible	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Ground dissolution of soluble rocks



### 17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

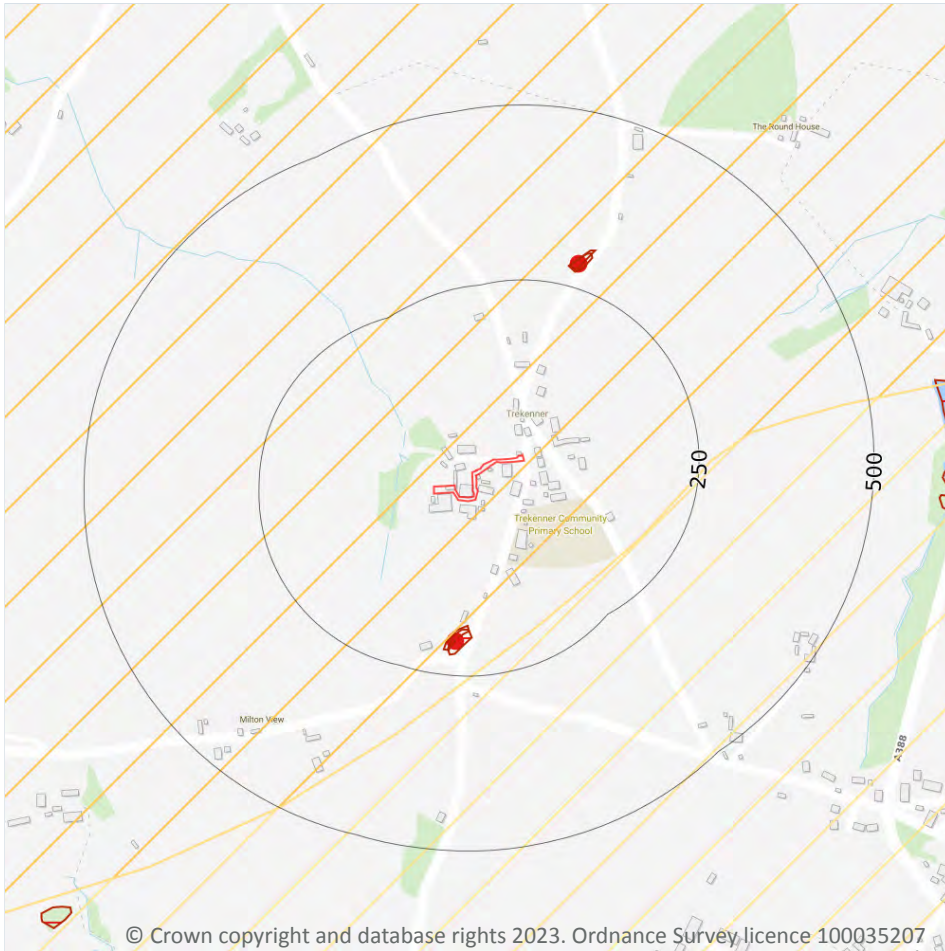
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 85](#)

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

*This data is sourced from the British Geological Survey.*



## 18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
  - Sporadic underground mining of restricted extent possible
  - Localised small scale underground mining possible
  - Small scale mining possible
  - Underground mining known or likely within or in close proximity
  - Underground mining known within or in very close proximity

### 18.1 BritPits

Records within 500m

2

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

Features are displayed on the Mining and ground workings map on [page 87 >](#)

ID	Location	Details	Description
A	201m S	Name: Trekenner Head Address: Treburley, LAUNCESTON, Cornwall Commodity: Slate Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
B	285m NE	Name: Curvoda Green Address: Treburley, LAUNCESTON, Cornwall Commodity: Igneous & Metamorphic Rock Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

## 18.2 Surface ground workings

<b>Records within 250m</b>	<b>2</b>
----------------------------	----------

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

Features are displayed on the Mining and ground workings map on [page 87 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	178m S	Unspecified Ground Workings	1957	1:10560
A	183m S	Unspecified Old Quarry	1882	1:10560

This data is sourced from Ordnance Survey/Groundsure.

## 18.3 Underground workings

<b>Records within 1000m</b>	<b>0</b>
-----------------------------	----------

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

This data is sourced from Ordnance Survey/Groundsure.



## 18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

*This data is sourced from Groundsure.*

## 18.5 Historical Mineral Planning Areas

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*

## 18.6 Non-coal mining

Records within 1000m

4

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

Features are displayed on the Mining and ground workings map on [page 87 >](#)

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Vein Mineral	B	<b>Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.</b>
2	193m SE	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	683m E	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

ID	Location	Name	Commodity	Class	Likelihood
-	696m E	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

*This data is sourced from the British Geological Survey.*

## 18.7 JPB mining areas

**Records on site**

**0**

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

*This data is sourced from Johnson Poole and Bloomer.*

## 18.8 The Coal Authority non-coal mining

**Records within 500m**

**0**

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

*This data is sourced from The Coal Authority.*

## 18.9 Researched mining

**Records within 500m**

**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

*This data is sourced from Groundsure.*



## 18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

*This data is sourced from Groundsure.*

## 18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

*This data is sourced from Groundsure.*

## 18.12 Coal mining

Records on site

0

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

*This data is sourced from the Coal Authority.*

## 18.13 Brine areas

Records on site

0

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

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

## 18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

*This data is sourced from British Gypsum.*



## 18.15 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

*This data is sourced from Groundsure.*

## 18.16 Clay mining

Records on site

0

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

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



## 19 Ground cavities and sinkholes

### 19.1 Natural cavities

Records within 500m

0

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

*This data is sourced from Stantec UK Ltd.*

### 19.2 Mining cavities

Records within 1000m

0

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

*This data is sourced from Stantec UK Ltd.*

### 19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

*This data is sourced from Groundsure.*

### 19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



*This data is sourced from Groundsure.*

## 19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

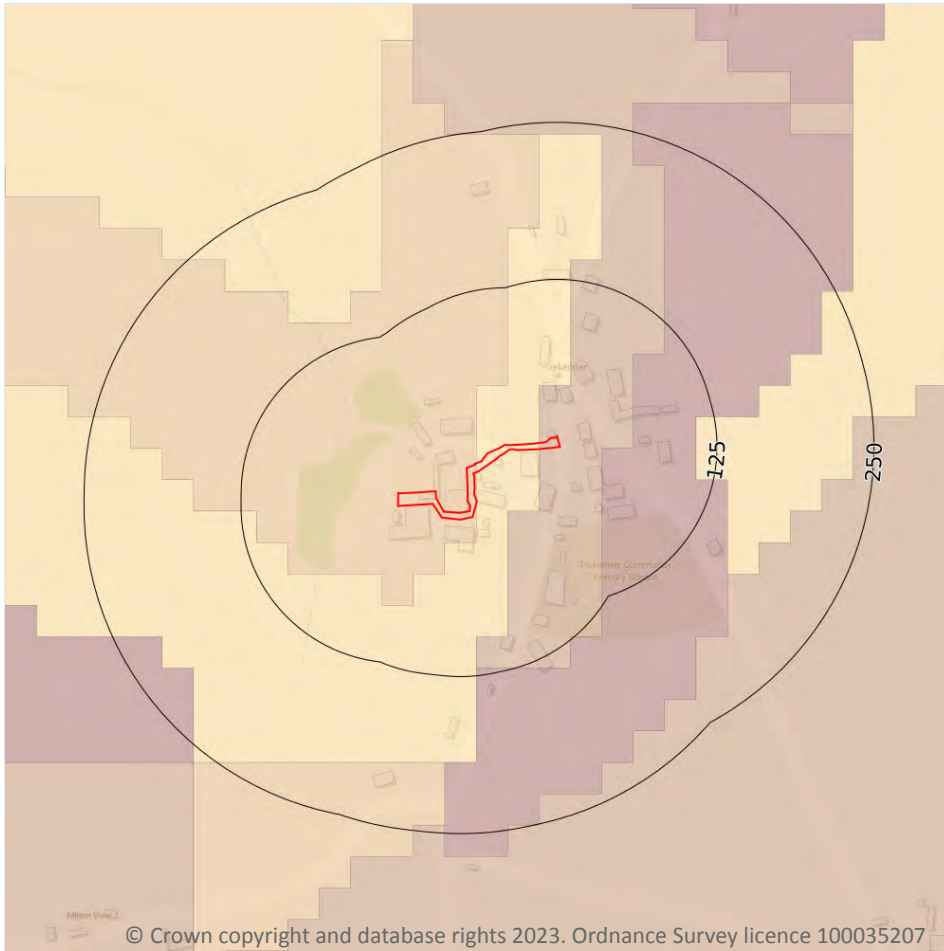
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

*This data is sourced from the British Geological Survey.*



## 20 Radon



— Site Outline  
 Search buffers in metres (m)

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

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

### 20.1 Radon

#### Records on site

3

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 95 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 5% and 10%	Basic



Location	Estimated properties affected	Radon Protection Measures required
On site	Between 10% and 30%	Full
On site	Between 3% and 5%	Basic

*This data is sourced from the British Geological Survey and UK Health Security Agency.*



## 21 Soil chemistry

### 21.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg
9m E	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	90 - 120 mg/kg	30 - 45 mg/kg

*This data is sourced from the British Geological Survey.*

### 21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

*This data is sourced from the British Geological Survey.*

### 21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

*This data is sourced from the British Geological Survey.*



## 22 Railway infrastructure and projects

### 22.1 Underground railways (London)

Records within 250m 0

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

*This data is sourced from publicly available information by Groundsure.*

### 22.2 Underground railways (Non-London)

Records within 250m 0

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

*This data is sourced from publicly available information by Groundsure.*

### 22.3 Railway tunnels

Records within 250m 0

Railway tunnels taken from contemporary Ordnance Survey mapping.

*This data is sourced from the Ordnance Survey.*

### 22.4 Historical railway and tunnel features

Records within 250m 0

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

*This data is sourced from Ordnance Survey/Groundsure.*

### 22.5 Royal Mail tunnels

Records within 250m 0

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



*This data is sourced from Groundsure/the Postal Museum.*

## 22.6 Historical railways

**Records within 250m** **0**

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

*This data is sourced from OpenStreetMap.*

## 22.7 Railways

**Records within 250m** **0**

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

*This data is sourced from Ordnance Survey and OpenStreetMap.*

## 22.8 Crossrail 1

**Records within 500m** **0**

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

*This data is sourced from publicly available information by Groundsure.*

## 22.9 Crossrail 2

**Records within 500m** **0**

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

*This data is sourced from publicly available information by Groundsure.*

## 22.10 HS2

**Records within 500m** **0**

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

*This data is sourced from HS2 Ltd.*



## Data providers

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

## Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-april-2023/> ↗.





# Appendix C

## Historical Maps



**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** County Series

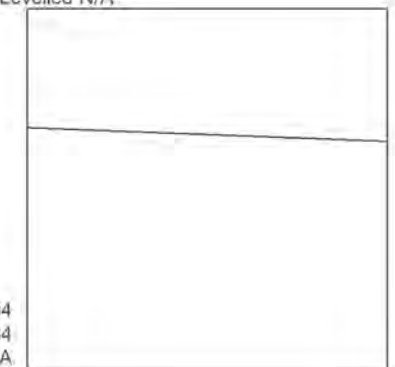
**Map date:** 1884

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1884  
 Revised 1884  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



Surveyed 1884  
 Revised 1884  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



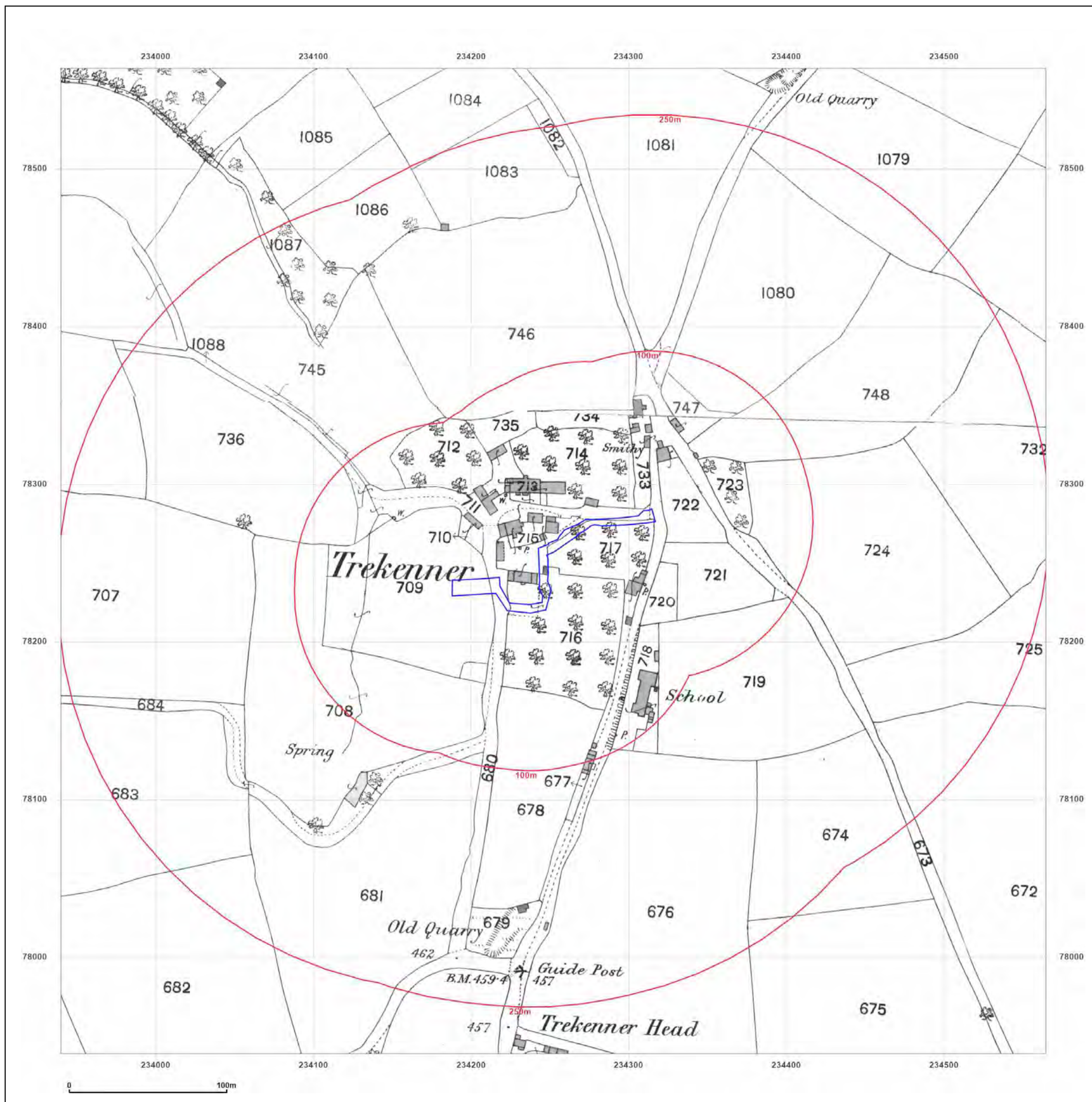
Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** County Series

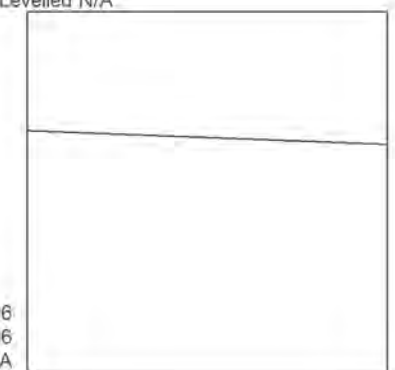
**Map date:** 1906

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed N/A  
 Revised N/A  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



Surveyed 1906  
 Revised 1906  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



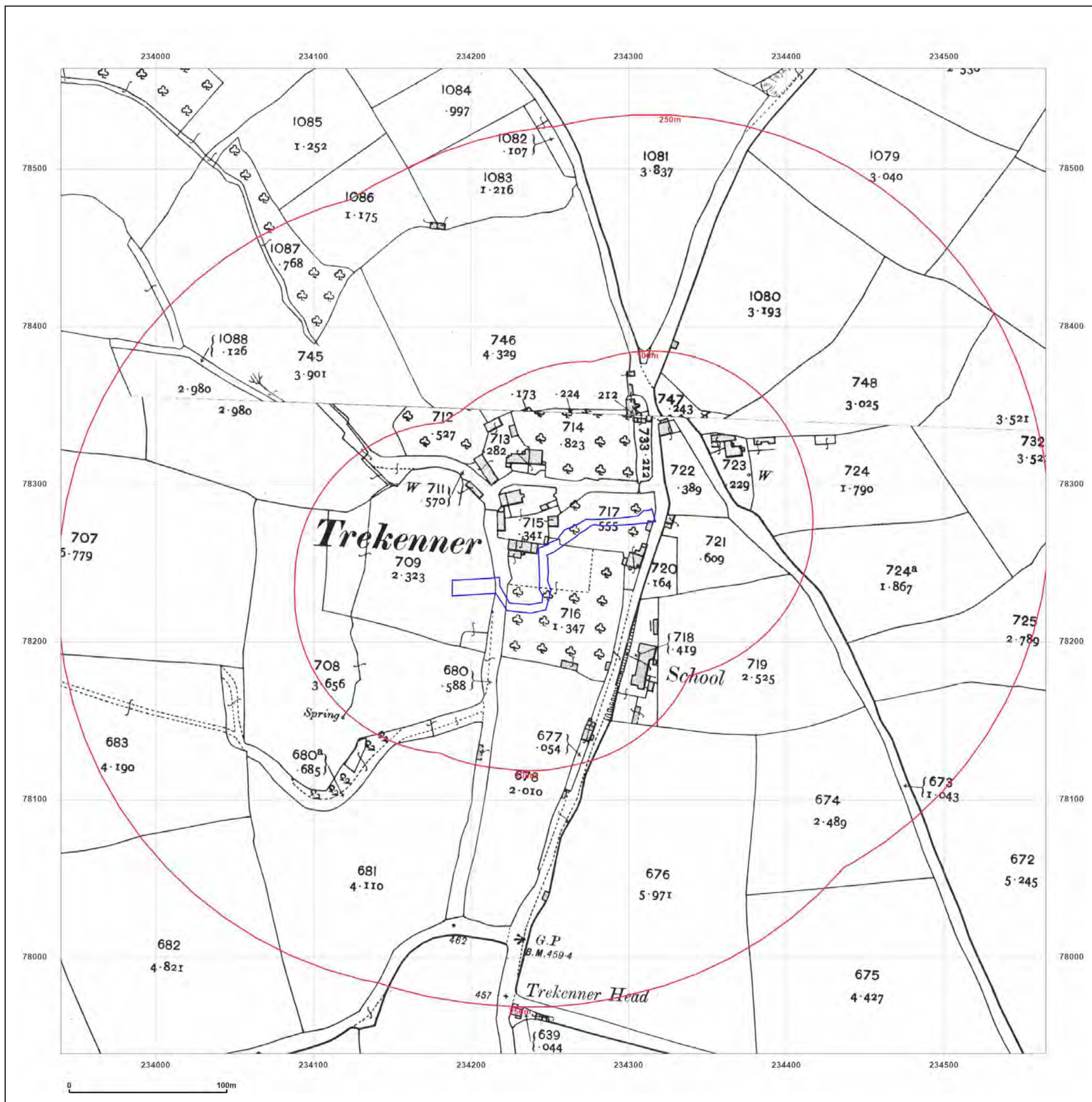
Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** National Grid

**Map date:** 1952

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1952 Revised 1952 Edition N/A Copyright N/A Levelled 1951	Surveyed 1952 Revised 1952 Edition N/A Copyright N/A Levelled 1951
Surveyed 1952 Revised 1952 Edition N/A Copyright N/A Levelled 1951	Surveyed N/A Revised 1952 Edition N/A Copyright 1954 Levelled 1951



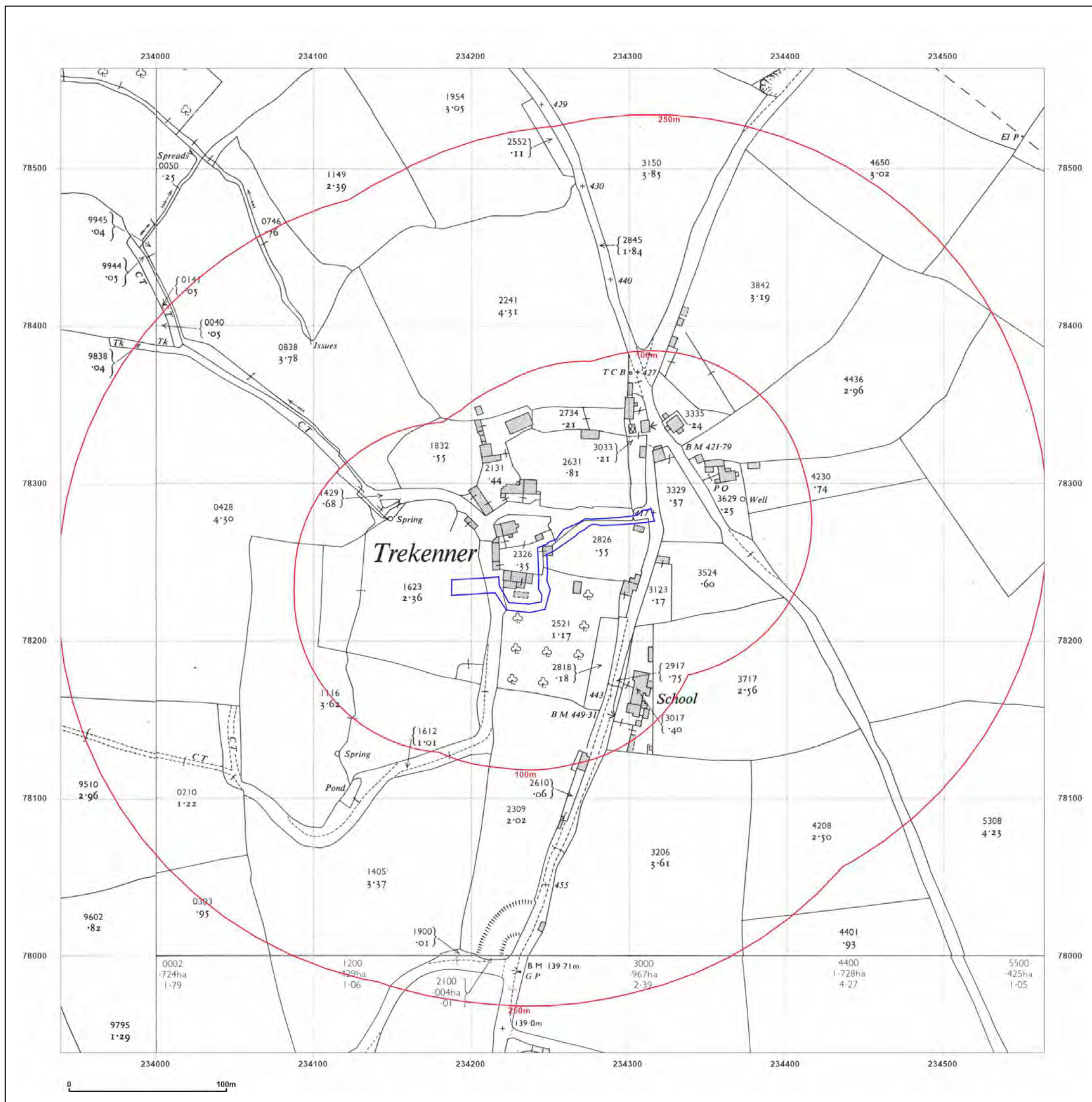
Produced by Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

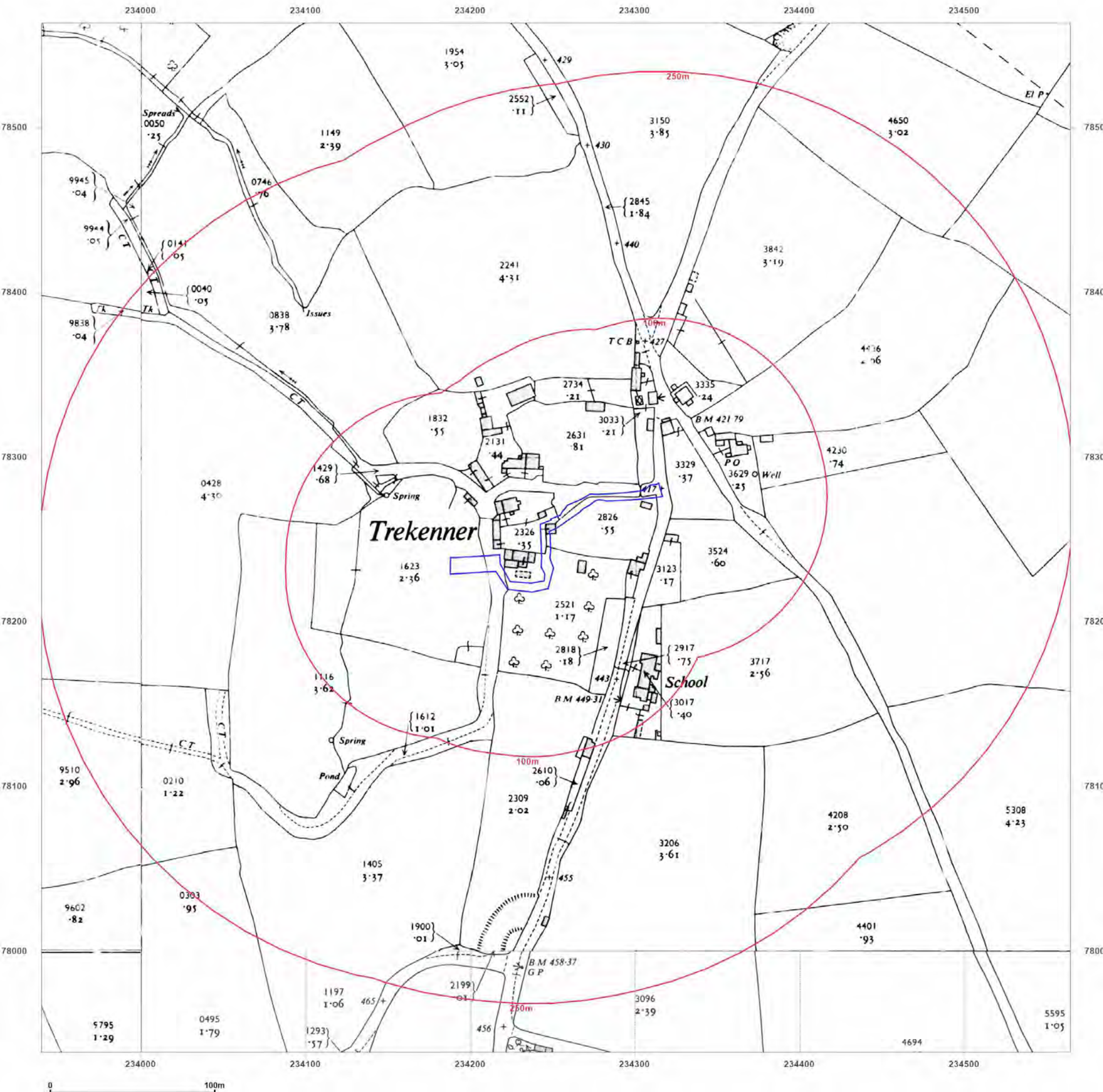
**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** National Grid

**Map date:** 1952-1953

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1952  
Revised 1952  
Edition N/A  
Copyright N/A  
Levelled 1951



Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** National Grid

**Map date:** 1989

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1951  
Revised 1989  
Edition N/A  
Copyright 1989  
Levelled 1951



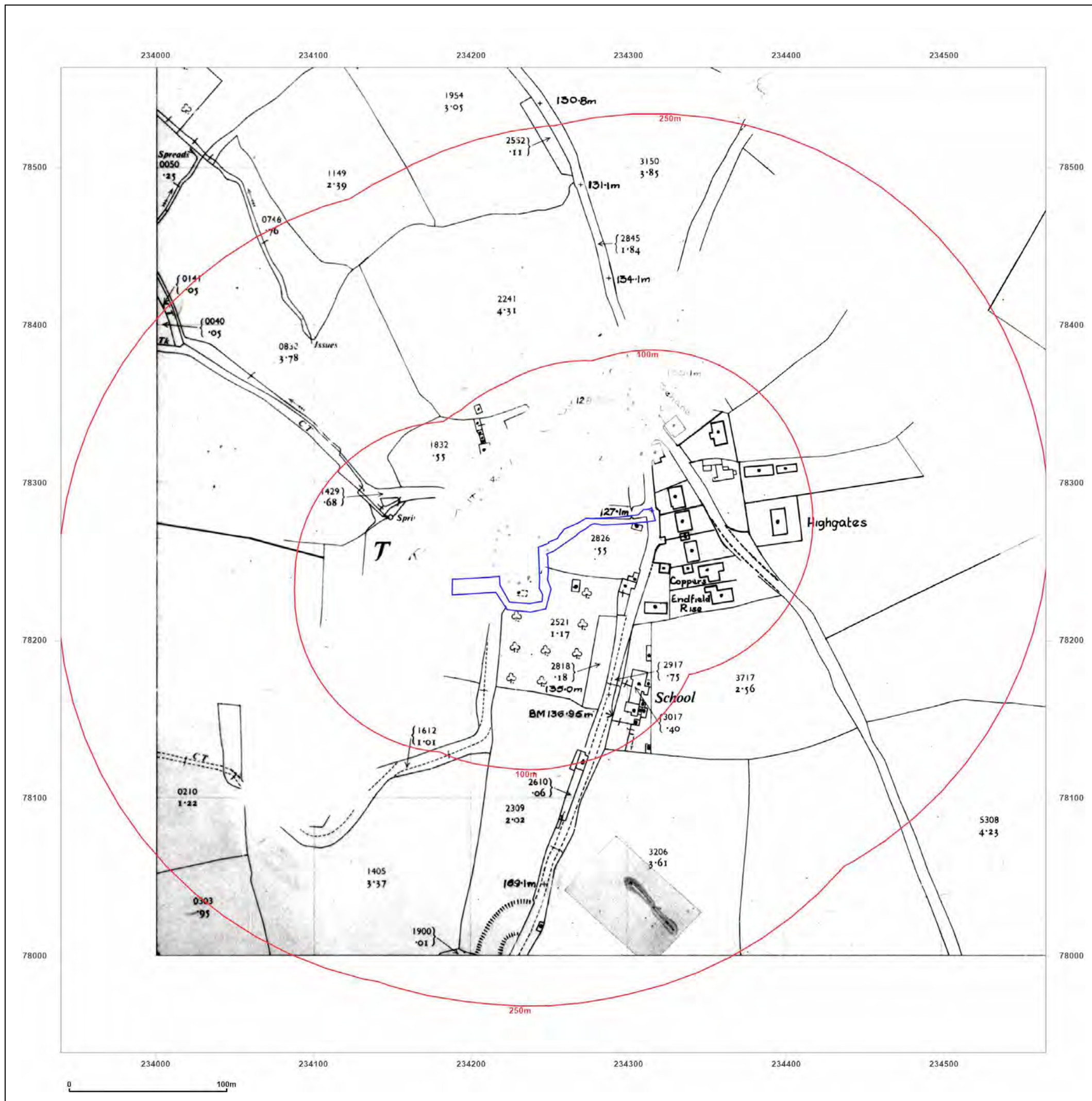
Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** National Grid

**Map date:** 1989-1994

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright 1994  
Levelled N/A

Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright 1994  
Levelled N/A

Surveyed 1993  
Revised 1993  
Edition N/A  
Copyright 1993  
Levelled N/A



Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

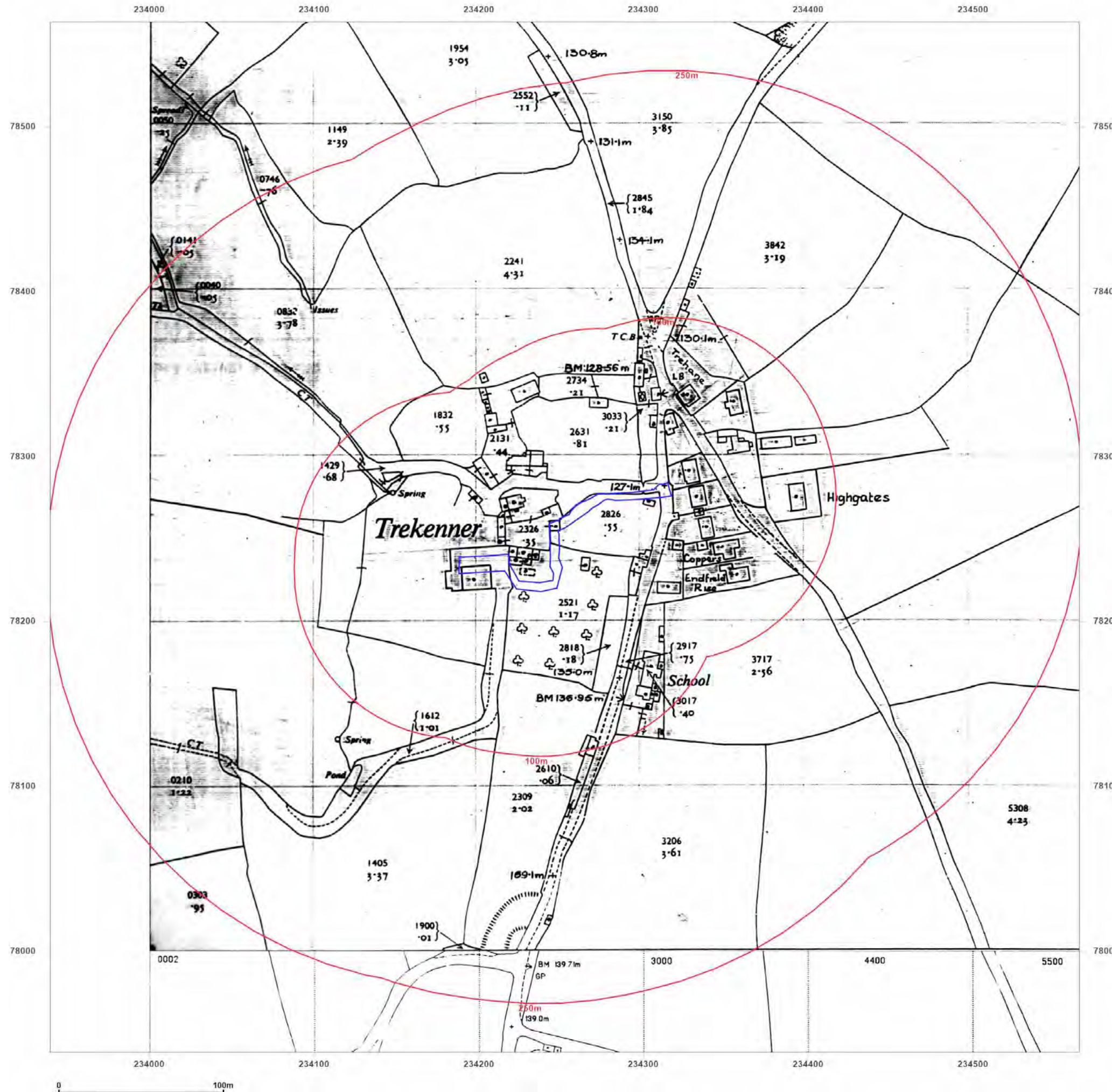
**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** National Grid

**Map date:** 1989-1994

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1951  
 Revised 1989  
 Edition N/A  
 Copyright 1989  
 Levelled 1951

Surveyed N/A  
 Revised N/A  
 Edition N/A  
 Copyright 1994  
 Levelled N/A



Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** National Grid

**Map date:** 1994

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
Copyright 1994  
Levelled N/A



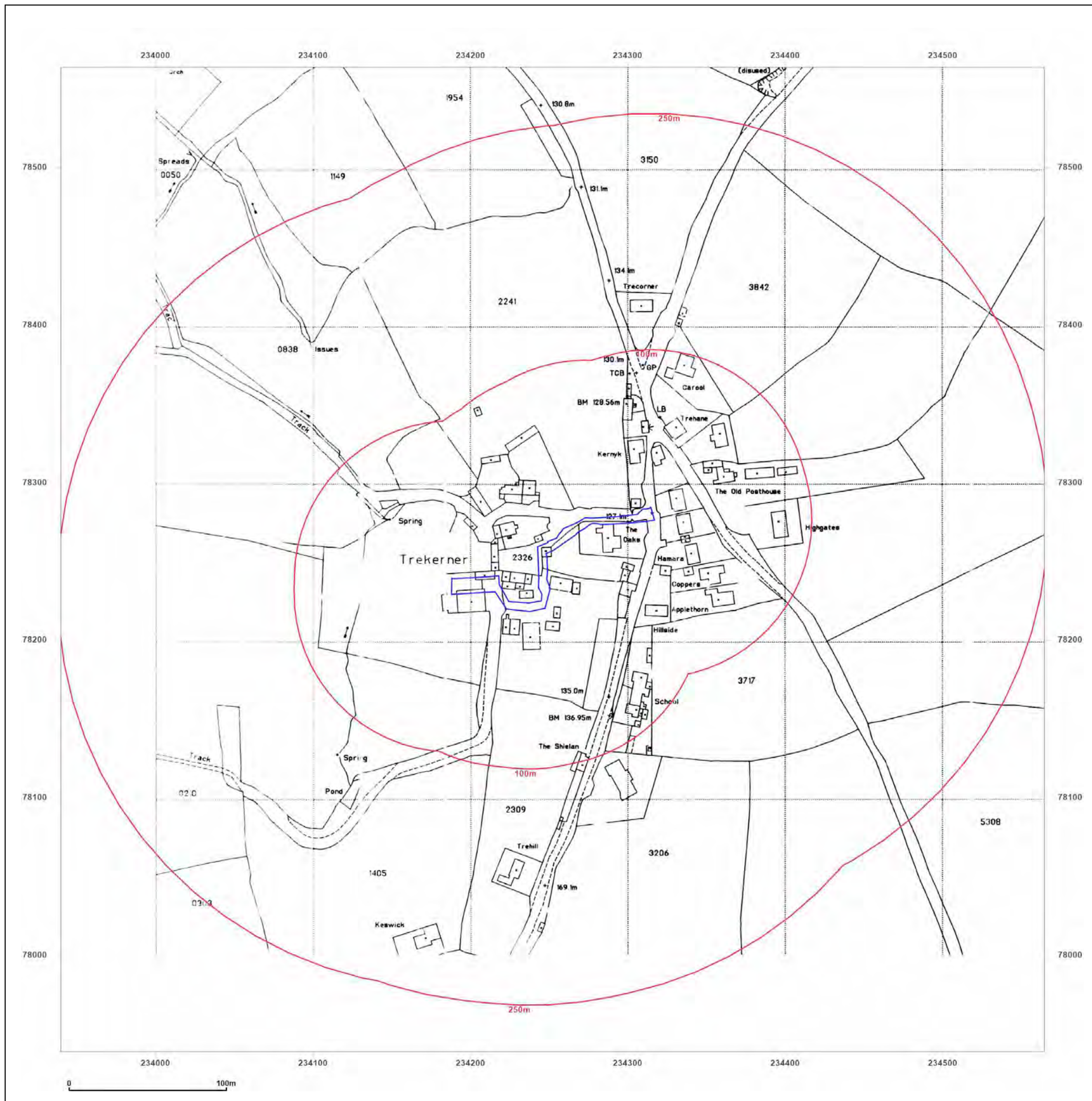
Produced by Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at: [www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)







**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

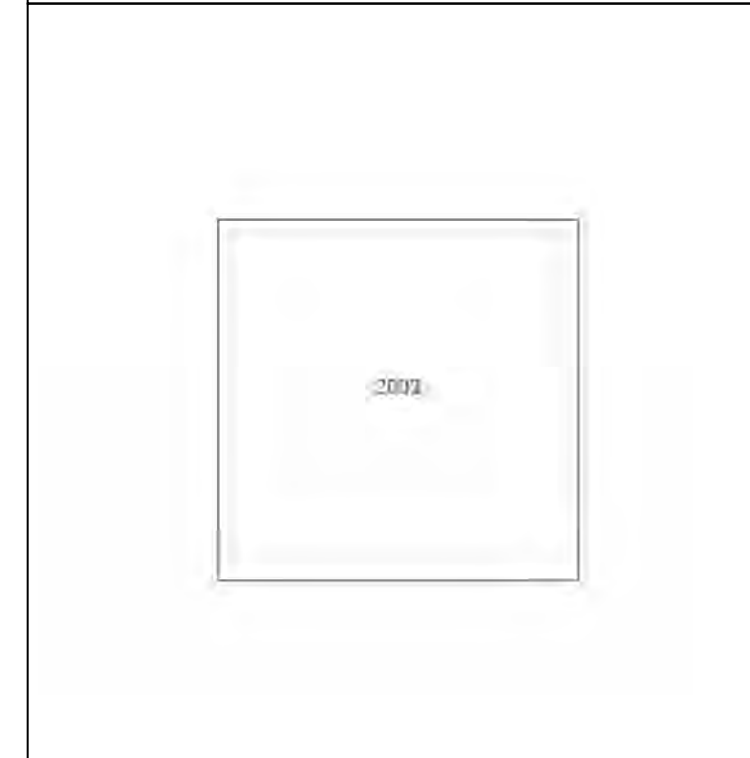
**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250



Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** County Series

**Map date:** 1882

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1882  
Revised 1882  
Edition N/A  
Copyright N/A  
Levelled N/A



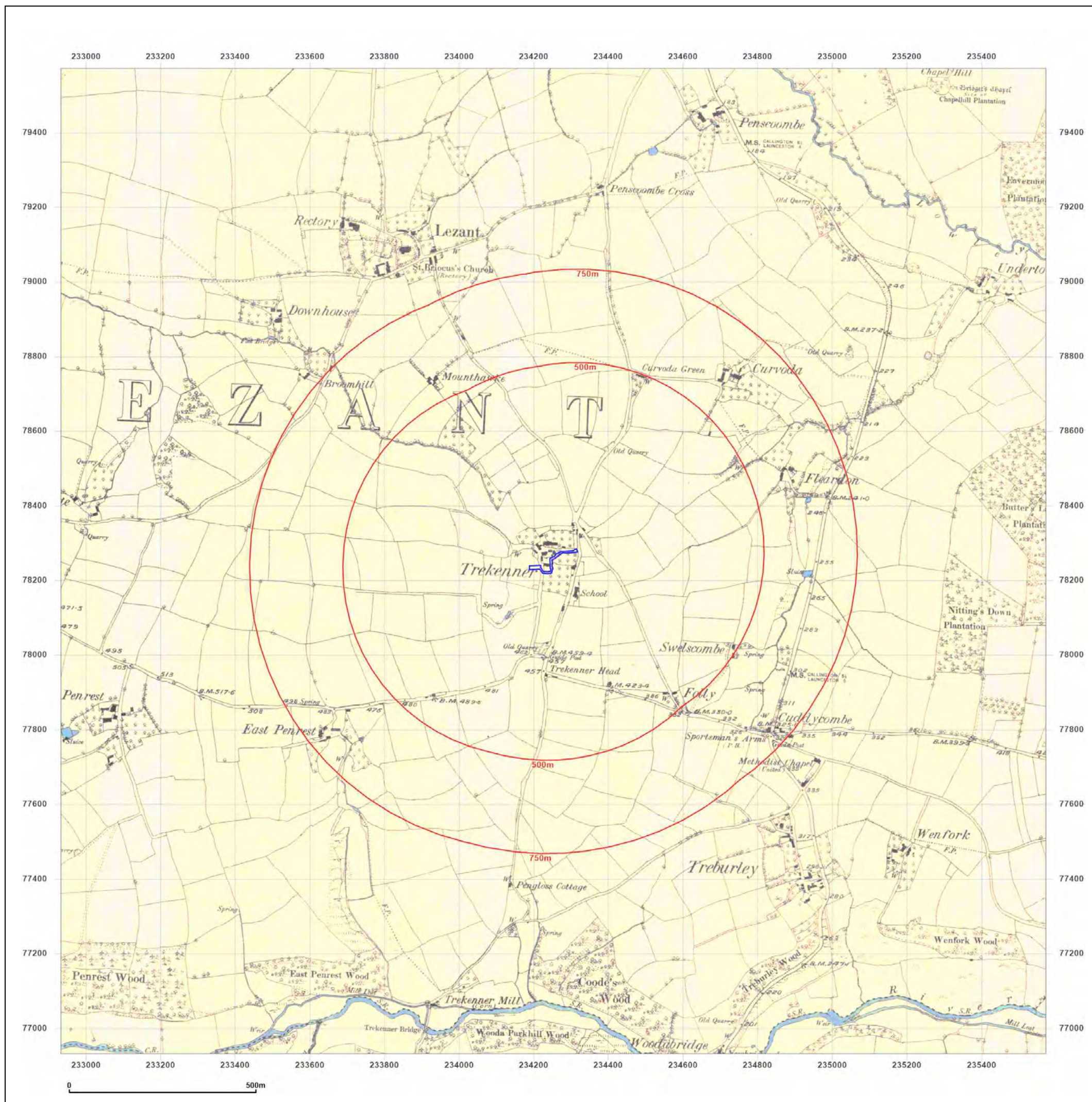
Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

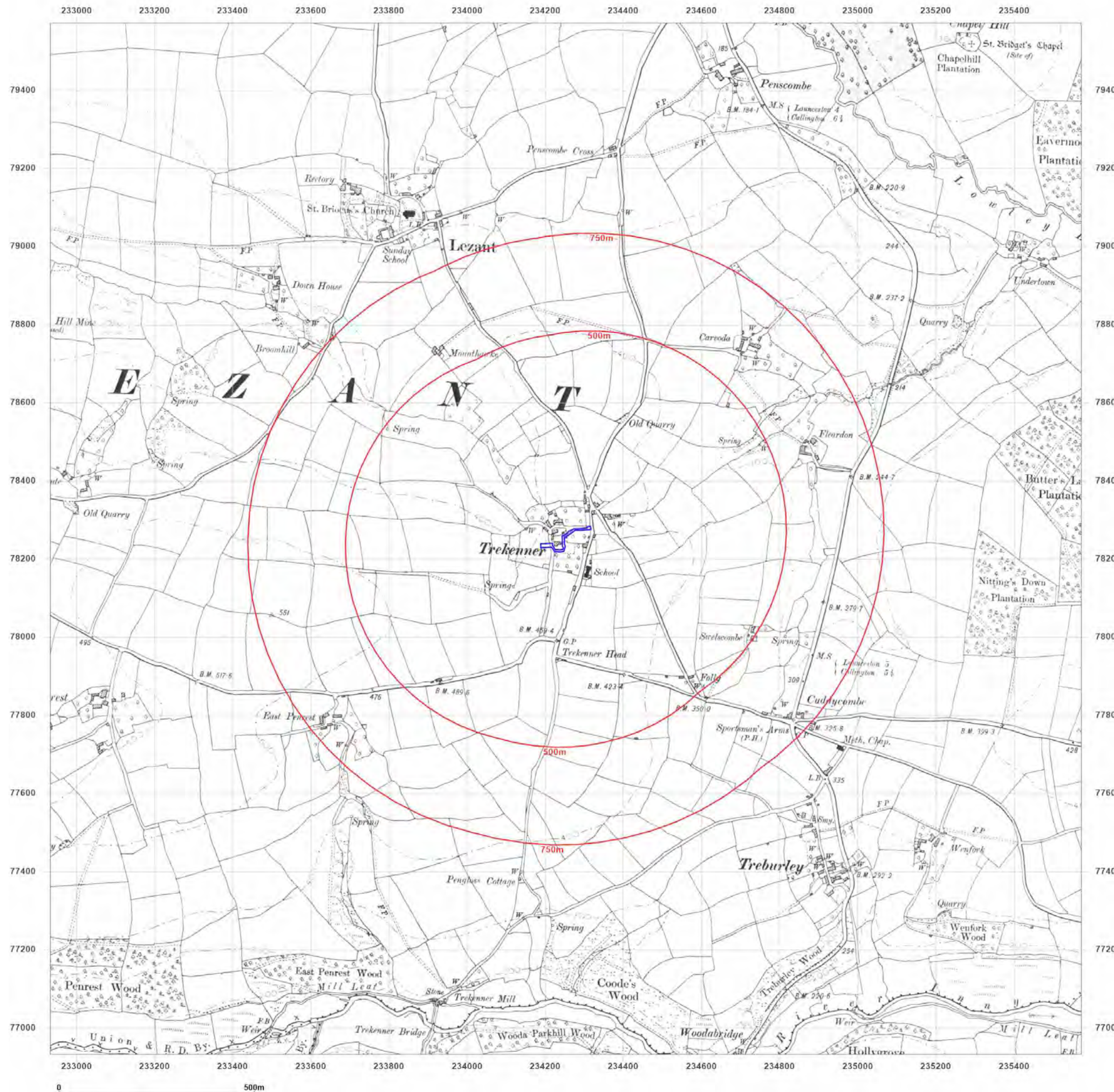
**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** County Series

**Map date:** 1905-1907

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1882  
Revised 1907  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1882  
Revised 1905  
Edition N/A  
Copyright N/A  
Levelled N/A



Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

TREKENNER FARM, ROAD  
 FROM JUNCTION NORTH EAST  
 OF TREKENNER TO JUNCTION  
 SOUTH OF PENGLOS COTTAGE,  
 LEZANT, LAUNCESTON, PL15  
 9PH

**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** Provisional

**Map date:** 1956-1957

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1957  
 Revised 1957  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1956  
 Revised 1956  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



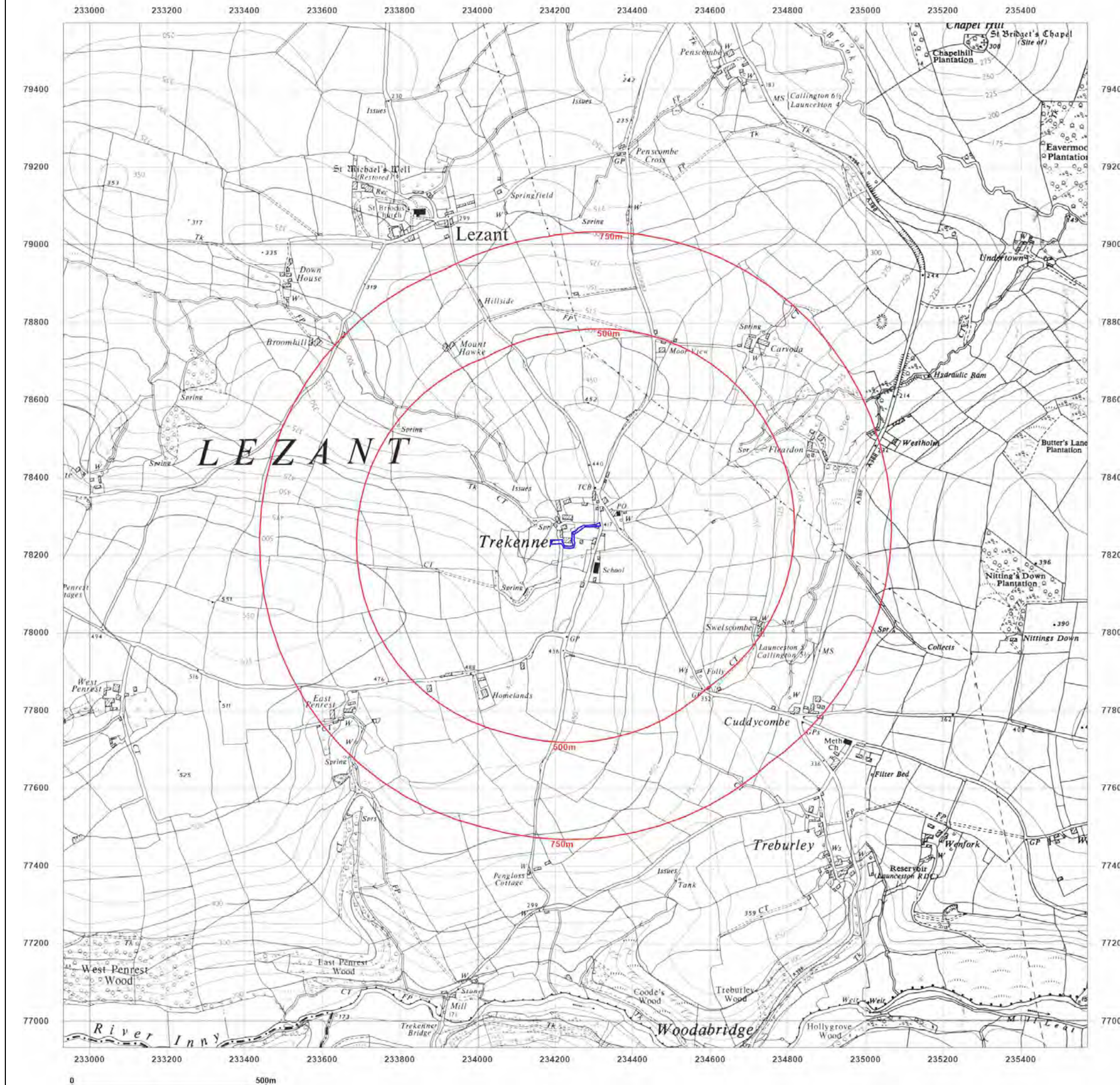
Produced by  
 Groundsure Insights  
 T: 08444 159000  
 E: [info@groundsure.com](mailto:info@groundsure.com)  
 W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** National Grid

**Map date:** 1981-1982

**Scale:** 1:10,000

**Printed at:** 1:10,000



Surveyed 1952  
Revised 1981  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1952  
Revised 1982  
Edition N/A  
Copyright N/A  
Levelled N/A



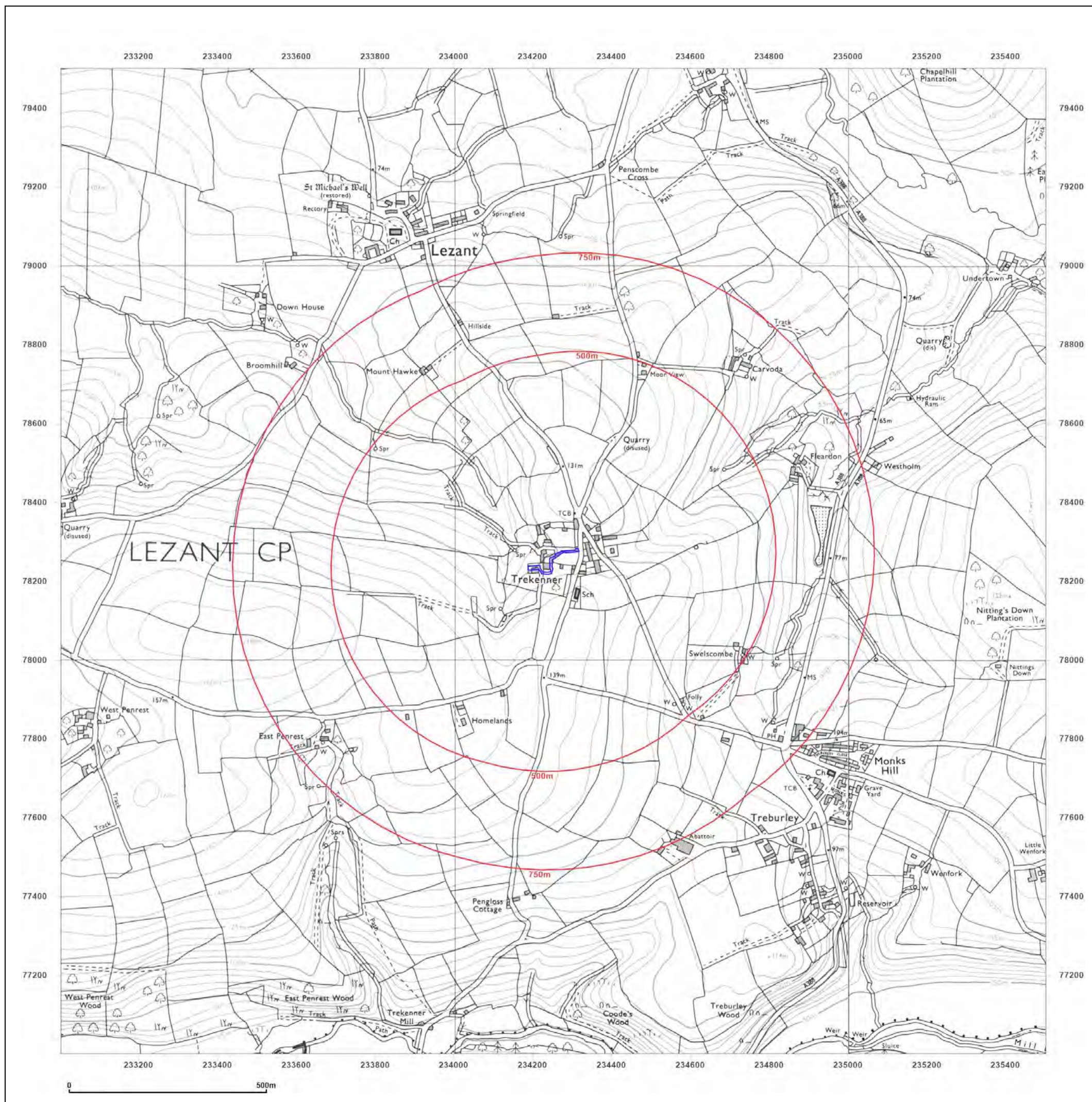
Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)



© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



0 500m



**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOSS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

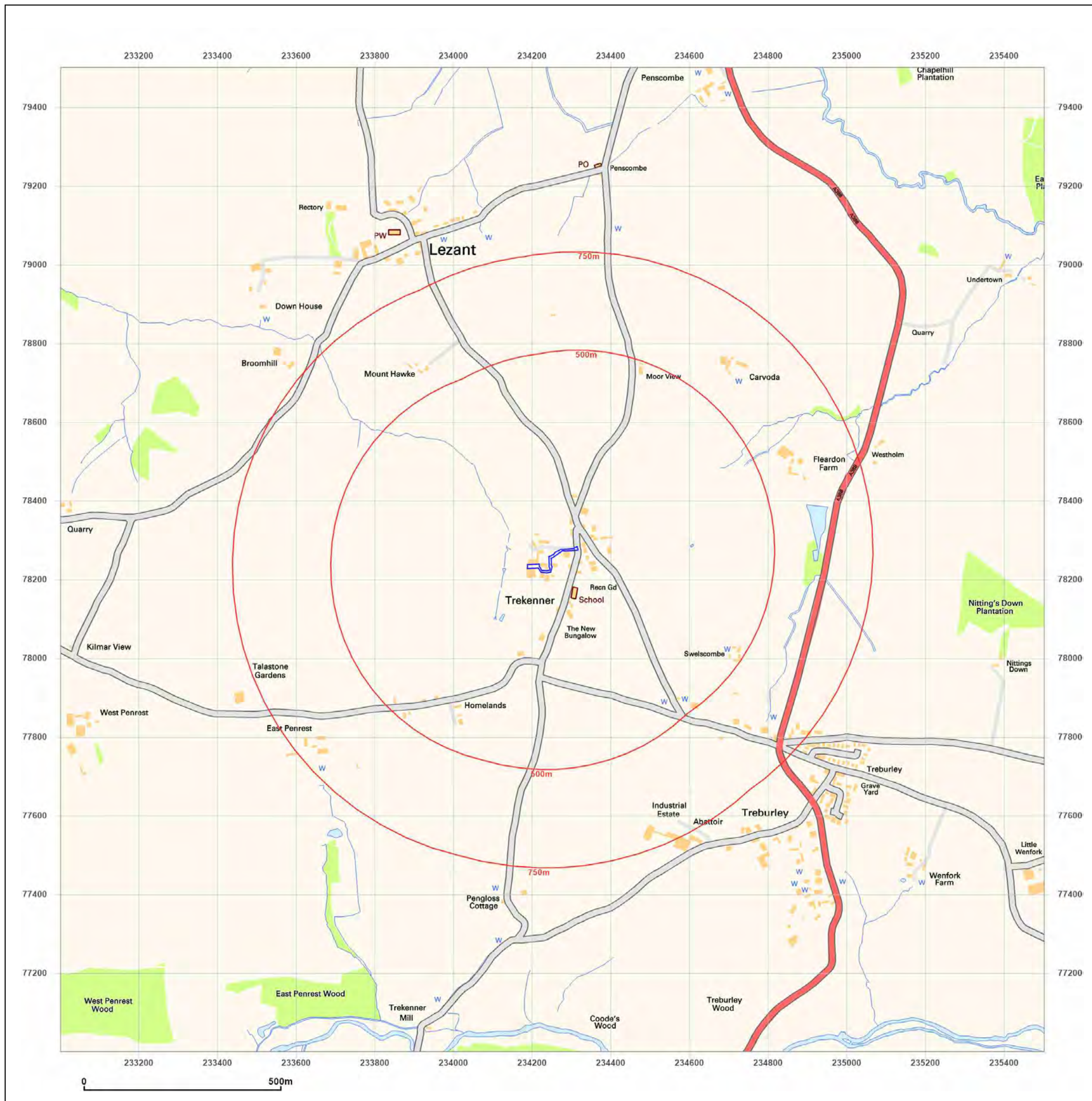
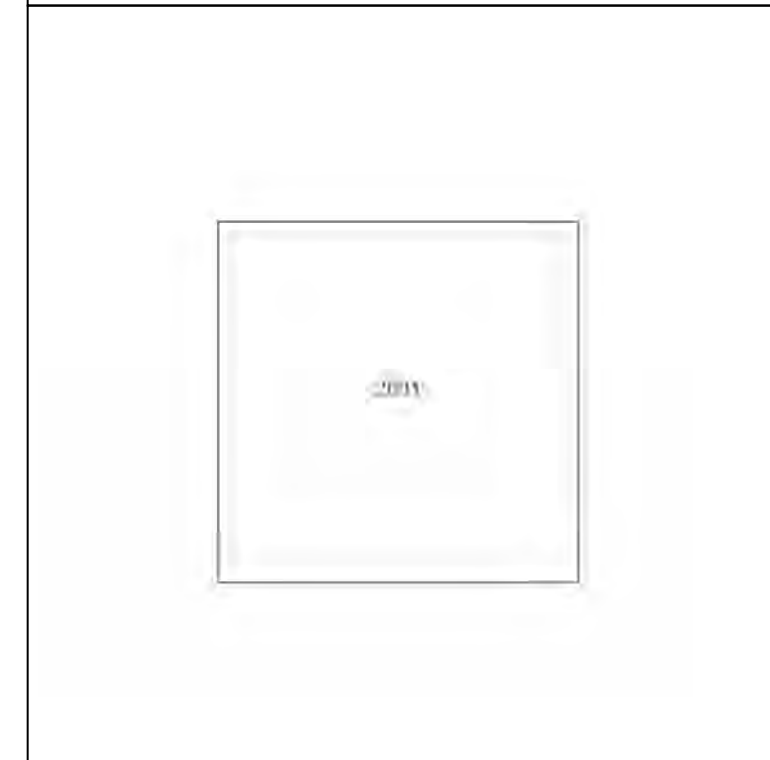
**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** National Grid

**Map date:** 2001

**Scale:** 1:10,000

**Printed at:** 1:10,000



Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOSS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

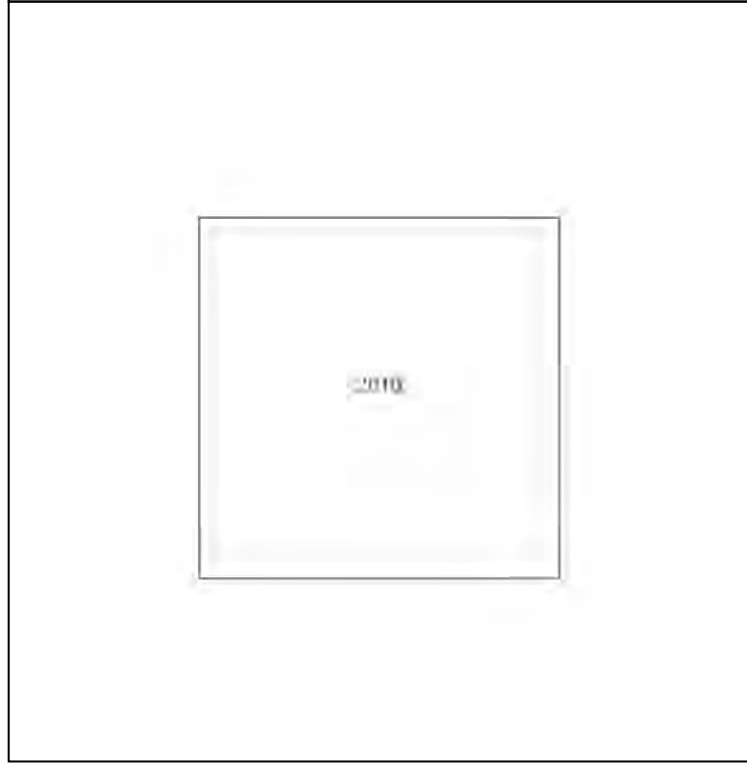
**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** National Grid

**Map date:** 2010

**Scale:** 1:10,000

**Printed at:** 1:10,000

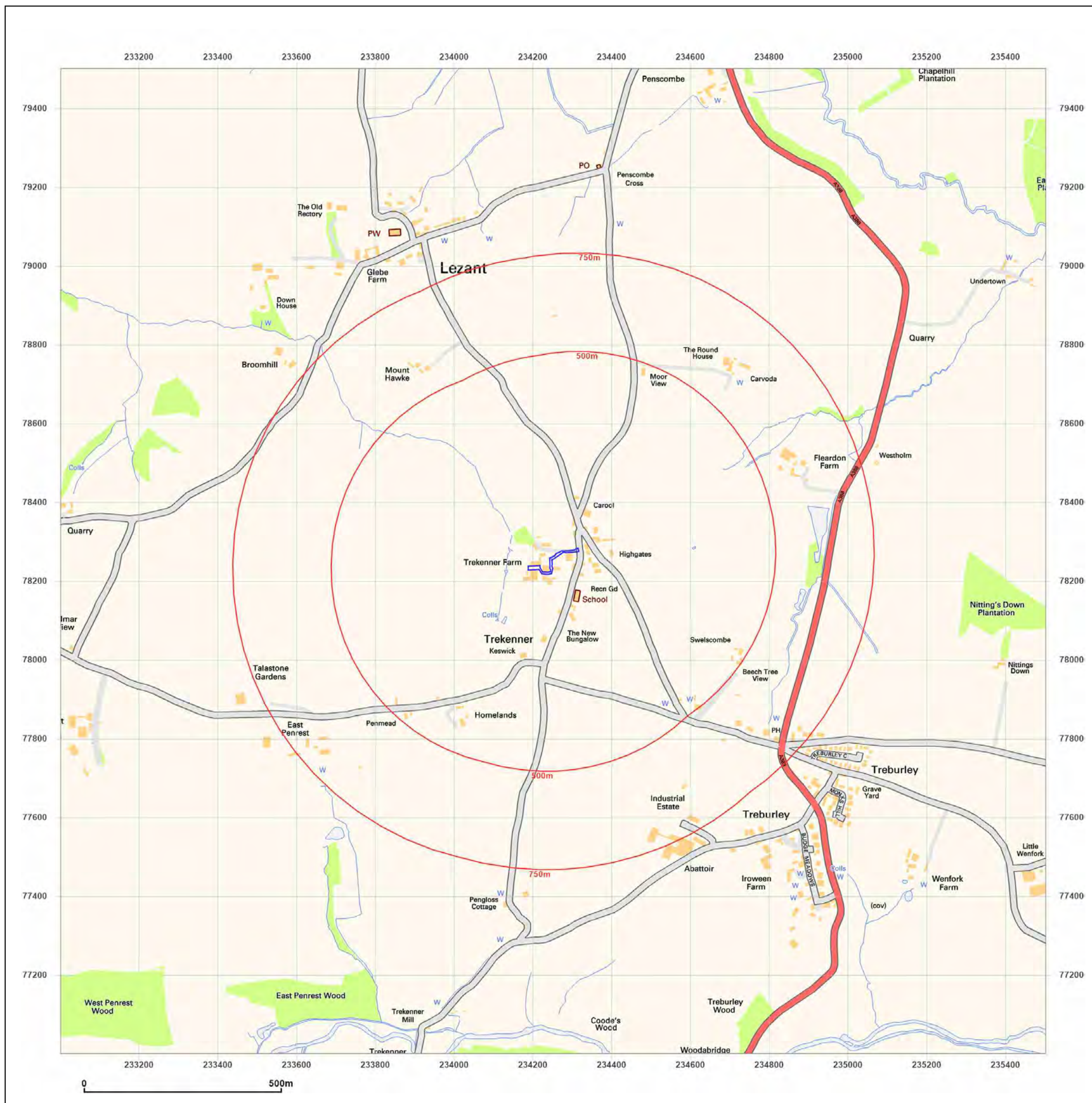


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)





**Site Details:**

TREKENNER FARM, ROAD FROM JUNCTION NORTH EAST OF TREKENNER TO JUNCTION SOUTH OF PENGLOSS COTTAGE, LEZANT, LAUNCESTON, PL15 9PH

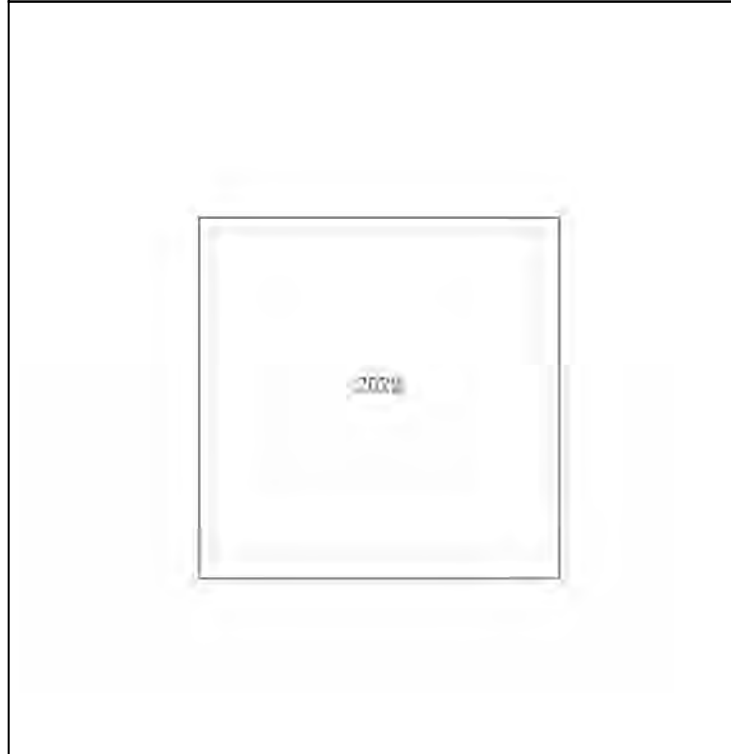
**Client Ref:** 23545  
**Report Ref:** GCL-MSS-LPX-D3V-7QS  
**Grid Ref:** 234252, 78251

**Map Name:** National Grid

**Map date:** 2023

**Scale:** 1:10,000

**Printed at:** 1:10,000

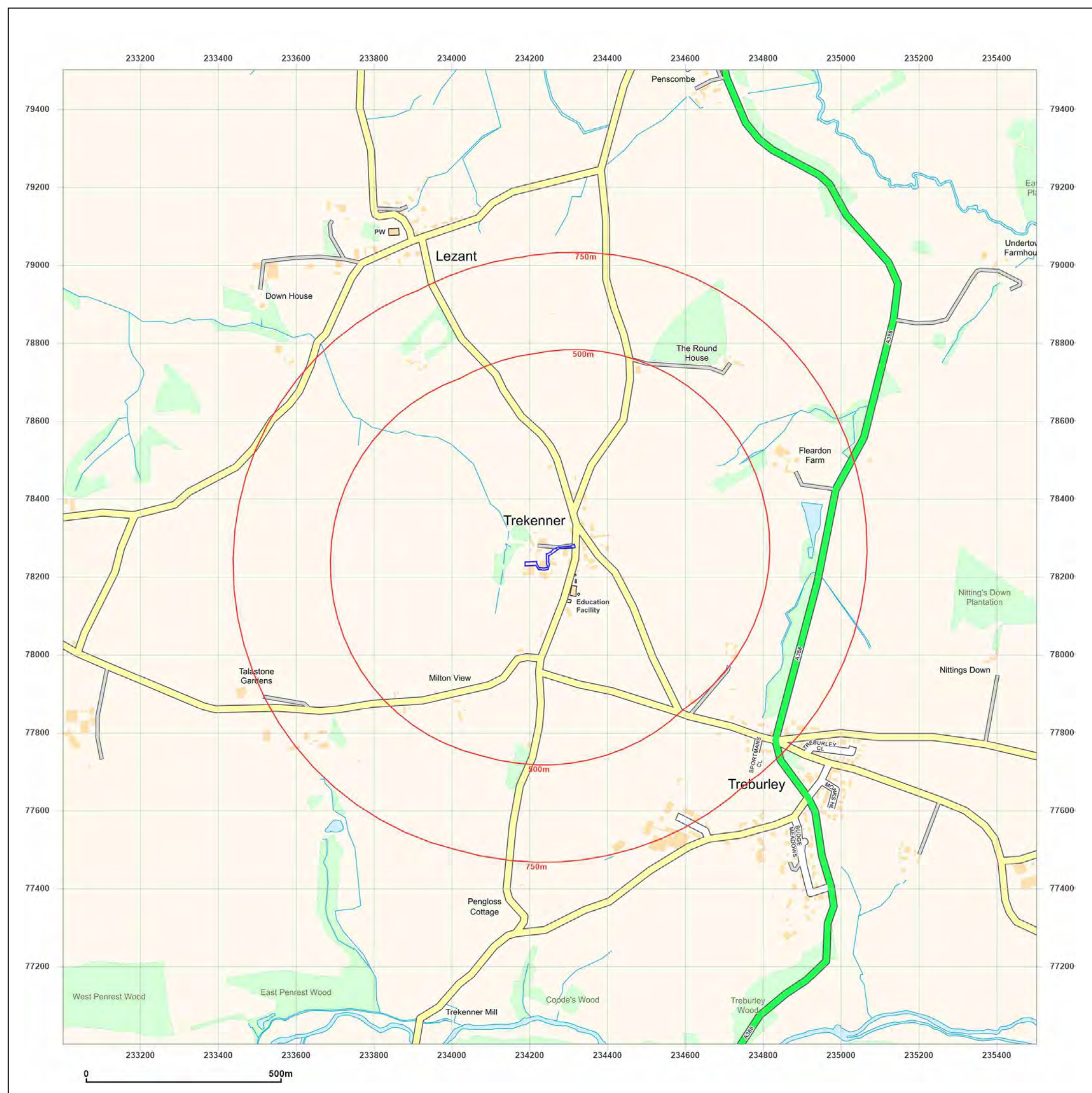


Produced by  
Groundsure Insights  
T: 08444 159000  
E: [info@groundsure.com](mailto:info@groundsure.com)  
W: [www.groundsure.com](http://www.groundsure.com)

© Crown copyright and database rights 2022 Ordnance Survey 100035207

Production date: 25 October 2023

Map legend available at:  
[www.groundsure.com/sites/default/files/groundsure\\_legend.pdf](http://www.groundsure.com/sites/default/files/groundsure_legend.pdf)



# Appendix D

## UXO Risk Map



# UNEXPLODED BOMB RISK MAP



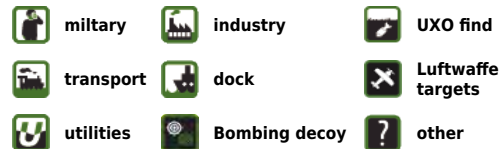
## SITE LOCATION

Location: PL15 9PH,  
Map Centre: 234292,78261



## 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.



### 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'.