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## PRELIMINARY SITE RISK ASSESSMENT TIER 1



**SITE:** 13 MARKET SQUARE  
ST JUST  
PENZANCE  
CORNWALL  
TR19 7HE

**CLIENT:** MR D MENEAR  
BOSTRAZE RECYCLING  
10 CHYWOONE WORKSHOPS  
ST JUST  
PENZANCE  
CORNWALL  
TR19 7RZ

Our Ref: A2325/PSRA/JW

Date: 14<sup>th</sup> November 2023

Planning Ref: NA

OS Grid Ref: SW 3707/3137

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## 1. Introduction

Following consultation and instruction from Cornwall Planning Group, on behalf of their client, Mr D Menear, ASI was commissioned to conduct a Preliminary Site Risk Assessment for the following site:

**Site locality:** 13 Market Square, St Just, Penzance, Cornwall. TR19 7HE.

**End-use:** Conversion of existing redundant first & second floor (including attic space) residential flats & storage area to apartments & associated works.

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

## 2. Summary & Objectives

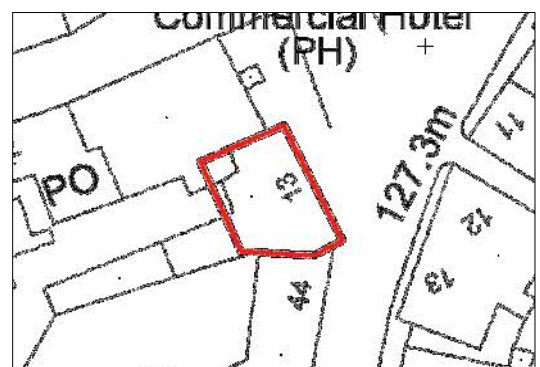
The objective of the Tier 1 Preliminary Site Risk Assessment is to identify potential contamination risks associated with the site locality and its current/historic utilisation. To comply with government legislation and Local Authorities planning requirements, a conceptual model needs to be defined for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

This report has been compiled with reference to the Land Contamination Risk Management (LCRM:2020) guidance produced by the Environment Agency (EA) and the British Standards Institute (BSI) 10175:2017 Investigation of Potentially Contaminated Sites (Code of Practice) and should be submitted to the relevant Council Authority for assessment.

### Map & Street Plan Showing Location Of Site



OS Licence: 100045900 Crown copyright 2023



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### 3. Definition Of Contaminated Land

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

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

- (a) significant harm is being caused or there is the significant possibility of such harm being caused; or
- (b) pollution of controlled waters is being, or is likely to be, caused...'

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

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

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

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

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

## 4. Site Description & Information

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

Location:

The proposed site lies within a residential location at OS Grid Ref: SW 3707/3137.

Closest Main Population Centre:

St Just, Penzance.

Historic/Current Usage & Setting:

The historic Ordnance Survey (OS) map of 1883 shows the site as an existing building located toward the south-western side of one of two public squares within the town of St Just.

Nearby features within the town include a church graveyard approximately 57m northeast, with an additional graveyard approximately 98m northeast. The area surrounding the town is rural in nature, primarily comprising of agricultural fields. There is evidence of metalliferous mining within the vicinity, with an area of mine waste containing a smithy illustrated approximately 207m to the south and a disused tin mine, East Boscean, noted approximately 334m to the north.

OS 1888: The site remains unchanged. The building adjacent to the northern elevation of the site is now labelled as a hotel.

OS 1908, 1909: No further changes are recorded to either the site or the surrounding area.

OS 1944: The site remains unchanged. The area of mine waste and the smithy to the south have been removed from the mapping data and replaced with a new building.

OS 1951: There are no visible changes to the site or the surrounding area.

OS 1959: The site remains unchanged. Schools have been constructed approximately 234m to the northwest.

OS 1963: There are no changes to the site. An abattoir is recorded approximately 167m to the southeast.

OS 1981: The site remains unchanged. Residential housing estates, a car park and a library have replaced fields approximately 83m to the southwest. The abattoir is now described as a slaughterhouse.

No further mapping information is available following 1981.

Client information states that the first floor of the building was utilised for residential purposes with the second floor being used for storage until becoming redundant during circa 2020.

Satellite imagery available from circa 2001 to 2023 shows no relevant changes to the site or the immediate surrounding area.

Online street view imagery dated from between 2009 and 2016 consistently depicts part of the ground floor of the property being operated as a Premier convenience store, with the remainder of the property remaining externally unaltered throughout the imagery. Presently, the ground floor is currently being operated as an off license/confectioners, trading under '13 Market Square'.

#### Notes:

The site lies within several designated areas, including an Area of Outstanding Natural Beauty (AONB), a World Heritage Site (WHS) and a Heritage Coast.

The AONB section, which includes the property, is named West Penwith. AONB's are designated areas where protection is afforded to protect and manage the areas for visitors and local residents. Homecheck reference: page 18.

The site is also included within the St Just Mining District section of the Cornwall and West Devon Mining Landscape World Heritage Site. WHS are defined in World Heritage Convention as 'places of outstanding universal value from the point of view of art, history, science or natural beauty'.

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

Approximately 42m to the northwest of the site is a Scheduled Monument named Plain An Gwary, a medieval playing place. Also located to the northeast at approximate distances of 61m and 74m, are two Churchyard crosses and two Cross slabs. Scheduling is the selection of nationally important archaeological sites which are closely managed by Historic England.

## 4.2 Prior Site Surveys & Investigations

The following Regulated Mining Search report has been conducted on our behalf by Cornwall Mining Consultants, Ref: DG/CMS/139888, dated 06<sup>th</sup> November 2023. For reference, historic mining activity is associated with potential land contamination issues, primarily through elevated levels of both naturally occurring and processed heavy metals.

For the complete report details please refer to Annex 3.

### THE FINDINGS

The property is situated within an area of extensive historic metalliferous mining activity.

There are no recorded/suspected metalliferous mining related hazards or mineralised deposits within 25 metres of the property boundary.

The nearest recorded/suspected metalliferous mining related feature is a mineral lode (deposit), which lies 161 metres southwest. This feature is recorded on a nineteenth century mining map.

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

### THE RESULT

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

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

### THE NEXT STEPS

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

No further direct action is required at this time; however, it is conceivable that unrecorded trial workings might exist that could impact future development. A mining consultant should inspect any adverse ground conditions encountered at that time.



## 5. Historic OS Mapping

Historical OS Map of 1938



The historical OS map of 1938 shows the site as an existing building located beside the town square.

The site is surrounded by a mix of residential and commercial buildings forming the town of St Just. Outside of the town, the surrounding area comprises of rural agricultural fields.

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

Historic Ordnance Survey Map copyright 2023  
Dated 1938. Survey scale: 1:10,560

Historical OS Map of 1981



The historic OS map of 1981 shows the site remains unchanged.

A residential housing estate has been developed to the southwest, replacing former fields. A slaughterhouse is indicated to the southeast.

Additional OS map data referenced: 1883 1:2,500, 1:10,000 & 1:10,560 series to present day.

No further relevant OS mapping data is available for the site following circa 1981.

Historic Ordnance Survey Map copyright 2023 Landmark Information Group  
Dated 1981. Survey scale: 1:10,000

## 6. Visual Site Inspection

A walk over survey of the site was conducted on the 06<sup>th</sup> November 2023, with the weather conditions at the time of the survey being dry. The site was observed from within and outside of its boundaries (where possible) to identify any areas of concern on or adjacent to the property. Any items of note were photographed and recorded.

### 6.1 Site Layout & Information

The application area consists of an irregularly shaped building occupying an estimated footprint of 164m<sup>2</sup>. Current and proposed access to the property is pedestrian only and can be made via a door located within the centre of the north-eastern elevation of the building. This door opens directly onto the adjacent pavement and public road, Market Square.

At the time of the walkover survey the site was recorded to comprise of the first and second floors of an existing building. The ground floor is not under the client's ownership and not subject to the proposals.

The terraced building is constructed in a traditional style from local stone with a slate tiled roof. The proposed property is currently redundant and unoccupied but was previously operated as a residential house of multiple occupation (HMO). The internal space is divided into 11 single-occupancy rooms and associated bathrooms across the first and second floors.

The first floor is accessed via stairs leading up from the main building entrance. The layout comprises of a landing, a studio flat and four single-occupancy rooms of varying sizes, each with a small bathroom attached. The rooms were observed to be generally empty, excepting for carpets, curtains and fixtures such as sinks and cupboards.

The second floor comprises of a landing area, a further six rooms and a separate bathroom, which although residential in nature were utilised for storage purposes only. These rooms were also all noted to be empty within the exception of carpets and curtains.

The interior visually appeared to be in a poor decorative condition but no notable features or concerning characteristics were recorded during the inspection.

The attic space is due to be converted into a further apartment under the proposals, however, due to the limited size of the access hatch could not be viewed.

The boundaries of the property comprise of the external walls of the site building.

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

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

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

6.2 Site Plan

<p>Proposed site plan:</p>	<p style="text-align: center;"><b>North</b></p>
	<p>SITE:</p> <p>13 Market Square St Just Penzance Cornwall TR19 7HE</p>
	<p>Site Inspection Date:</p> <p>06<sup>th</sup> November 2023</p>
	<p>Site Inspection Supervised by:</p> <p>Mr J.R Williamson</p> <p>Position: Site Investigation Manager</p>
<p>Plan supplied and copyright to: Cornwall Planning Group.</p>	
<p>Notes:</p> <ul style="list-style-type: none"> <li>• Not to scale, for diagrammatic purposes only.</li> <li>• Proposed development area highlighted by the red line.</li> <li>• Proposed site access indicated by the green arrow.</li> <li>• Total site perimeter estimated at 51m.</li> <li>• Total site area estimated at 164m<sup>2</sup>.</li> </ul>	

### 6.3 Surrounding Area

North	Neighbouring hotel and public house, The Commercial.
East	Adjacent public road, Market Square.
South	Neighbouring commercial shop and residential dwelling, 44 Fore Street.
West	Neighbouring buildings.

## 7. Environmental Setting

7.1 <u>Geology</u>	<p>The geological survey map (British Geological Survey 1:50 000 series, sheet 351/358 &amp; BGS records) show the site as lying within igneous bedrock comprising of Granite of the Lands End Intrusion, formed during the Permian and Carboniferous Geological Periods.</p> <p>No metalliferous lode zones (containing metalliferous minerals that in-fill a fissure or vein within a rock formation) that have the potential to introduce elevated heavy metal levels into the surrounding ground horizon are indicated either within or in close proximity to the site.</p>
7.2 <u>Mining Information</u>	<p>The site is not shown to lie within historic metalliferous mining land comprising of spoil heaps, burrows or known workings.</p>
7.3 <u>Hydrogeology</u>	<p>Geological records indicate that the property is sited over rocks that can form minor aquifers of intermediate permeability. These can be fractured or potentially fractured rocks, which do not have a high permeability, or other formations of variable permeability including unconsolidated deposits. Although these aquifers will seldom produce large quantities of water for abstraction, they are important both for local supplies and in supplying base flow to rivers.</p> <p>Overlying soils classification: Soils of intermediate leaching potential. (Environment Agency: Policy &amp; Practice for the Protection of Groundwater/ Groundwater Vulnerability of Cornwall &amp; Devon/ 1:100,000).</p>

<p>7.4 <u>Water Abstraction</u></p>	<p>BGS mapping records do not indicate any water boreholes/wells within 250m of the site.</p> <p>Historic OS mapping indicates 5 wells within 250m of the site. (WSW 10m, SSW 54m, SSE 62m, SSE 102m, S 201m)</p> <p>Risk to groundwater supplies considered low.</p>
<p>7.5 <u>UXO Ordnance Search</u></p>	<p>Zeticauxo 'UXO Bomb Risk Mapping' records indicates that the site is in a low-risk area for potential unexploded ordnance.</p> <p>Low risk: Areas indicated as having a bombing density of less than 15 bombs per 1000 acres.</p> <p>Please refer to Annex 4: UXO Ordnance Map</p>

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

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

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

<p><u>8.6 Current Industrial Land Use</u></p> <p>(reference pages 10 - 12)</p> <p><b>PCA</b> Potentially Contaminated Area Ref No.</p> <p>There are nine identified 'current industrial land uses' within 250m of the property.</p>	<p><b>PCA 3</b> Pet foods &amp; animal feeds (S 19m) Inactive</p> <p><b>PCA 4</b> Dry cleaners (WSW 54m) Inactive</p> <p><b>PCA 5</b> Damp &amp; dry rot control (S 79m) Inactive</p> <p><b>PCA 6</b> Printers (NW 111m) Inactive</p> <p><b>PCA 7</b> Stained glass designers &amp; producers (S 130m) Inactive</p> <p><b>PCA 8</b> Bus &amp; coach operators (NW 130m) Inactive</p> <p><b>PCA 9</b> Printers, textiles (NW 132m) Inactive</p> <p><b>PCA 10</b> Car breakdown &amp; recovery services (S 165m) Active</p> <p><b>PCA 11</b> Textile manufacturing (SSW 231m) Active</p>
<p>Commercial/industrial land uses within 100m of the site have been considered within the Conceptual Site Model, located within section 9 of this report (area of highest risk). Should a land use be recorded that lies outside of 100m and has been identified to present a contamination risk to the property, such activities will be delineated within the CSM where appropriate.</p>	



<p>8.7 <u>Past Industrial Land Use</u> (reference pages 10 &amp; 12)</p> <p><b>PCA</b> Potentially Contaminated Area Ref No.</p> <p>There are five identified 'past industrial land use' within 250m of the property.</p>	<p><b>PCA 12</b> Cemetery/graveyard (NE 136m)</p> <p><b>PCA 13</b> Animal slaughtering &amp; meat processing (SSE 186m)</p> <p><b>PCA 14, 15, 16</b> Electrical substation facilities x3 (NNE 70m, S 172m, SW 196m)</p>
<p>(reference pages 10 &amp; 12)</p> <p><b>PIL</b> Potentially Infilled Land Ref No.</p> <p>The Environmental Report has indicated that there are no recorded PIL areas within 250m of the property.</p>	<p>None identified</p>
<p>Historic land uses within 100m of the site have been considered within the Conceptual Site Model, located within section 9 of this report (area of highest risk). Should a land use be recorded that lies outside of 100m and has been identified to present a contamination risk to the property, such activities will be delineated within the CSM where appropriate.</p>	

<p>8.8 <u>Flooding</u> (reference pages 13 - 15)</p>	<p>The site is not indicated to be affected by any type of flooding within 25m of the site area.</p> <p>Further information relating to flood risk zones can be located on the Environment Agency web site.</p>
<p>8.9 <u>Radon Affected Zones</u> (reference page 16)</p>	<p>The site lies within a radon affected area, it is indicated that over 30% of homes are at or above the action level.</p> <p>Radon is a natural gas found in soil and rocks. It has no colour, taste or smell. Levels vary from country to country, region to region and from house to house in the same street. In open spaces, when radon mixes with air, it is quickly diluted into the atmosphere. When air containing radon gas rises from the soil and rocks beneath your property it is possible it may migrate internally, primarily through cracks in floors, walls and gaps around service pipes.</p> <p>Generally a membrane of 300 micrometre (1200 gauge) polyethylene sheet (correctly installed) will be adequate to stop radon migration. Possible prevention measures may require the installation of an active radon ventilation system. We would recommend that advice is obtained from the Local Authorities regarding monitoring &amp; protection.</p>
<p>8.10 <u>Ground Stability Findings</u> (reference page 17)</p>	<p>The British Geological Survey has identified the site as having a 'very low' potential for natural ground instability within 50 metres.</p>

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

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

9.1 Potential 'Onsite' Contamination Sources: Current & Past

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

<b>POTENTIAL CONTAMINATION SOURCE</b>	<b>POTENTIAL CONTAMINANTS &amp; PATHWAY LINKAGE</b>	<b>POTENTIAL RISK TO RECEPTORS</b>
CURRENT/PAST CONTAMINATION SOURCES : ONSITE	(1,2,3) number of entries/features identified HC - Homecheck Ref	Om (onsite)
Local geology	Naturally occurring heavy metals: potential migration via soil horizon. Probability: unlikely due to site lying outside of mineralised zone (Ref: BGS 1:50 000 series, sheet 351/358, BGS records, Annex 3: Mining Search Report).	Low
Asbestos	Asbestos Containing Materials (ACMs) within building: potential migration via air. Probability: potential exists due to the age of the site building for ACMs to be in existence.	Medium
Potential radon affected area, HC Ref: section 3	Radon gas migration 'within buildings': potential migration via air. Probability: over 30% of homes above action level. Full radon protection measures are necessary.	High

## 9.2 Potential 'Offsite' Contamination Sources: Current

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

CURRENT CONTAMINATION SOURCES : OFFSITE		(1,2,3) number of entries/features identified HC - Homecheck Ref	Increasing distance from site
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
Dry cleaners (1) HC Ref: 4	Heavy metals, hydrocarbons, phenols: potential migration via soil & water. Probability: unlikely due to distance from site.		Low (WSW 54m)
Damp & dry rot control (1) HC Ref: 5	Chemicals (fungicides): potential migration via soil, water & air. Probability: unlikely due to distance from site.		Low (S 79m)
Current commercial/industrial activities lying beyond 100m distance (where identified) have been considered to be of negligible risk. Landfill sites lying within 250m distance are recorded within the conceptual site model where necessary.			

## 9.3 Potential 'Offsite' Contamination Sources: Past

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

PAST CONTAMINATION SOURCES : OFFSITE		(1,2,3) number of entries/features identified HC - Homecheck Ref	Increasing distance from site
POTENTIAL CONTAMINATION SOURCE	POTENTIAL CONTAMINANTS & PATHWAY LINKAGE		POTENTIAL RISK TO RECEPTORS
Electrical sub-station (1) HC Ref: 14	Hydrocarbons, PCBs: potential migration via soil & water. Probability: unlikely due to distance from site, no recorded pollution incidents.		Low (NNE 70m)
Historic commercial/industrial activities lying beyond 100m distance (where identified) have been considered to be of negligible risk. Landfill sites lying within 250m distance are recorded within the conceptual site model where necessary.			

## 10. Conclusions & Recommendations

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

Historic Ordnance Survey (OS) mapping dating from 1883 shows the site (first, second floors & attic space) as an existing town building located toward the centre of St. Just. Over the course of time records relating to the application areas initial usage are non-existent. However, we can confirm that the application building, until circa 2020, has been utilised for residential (first floor) and storage purposes (second floor/attic), however currently lies redundant.

Following the inspection, no notable contamination sources were observed or evidence of contaminants that would initiate a secondary phase of investigation. In addition, no external contamination sources have been identified that would impact the proposed development.

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

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

### Radon Gas

We would recommend that due to the site lying within a potential radon affected zone where over 30% of homes are above the action level, that full radon gas protection be incorporated within any new building designs. Such measures would generally require the correct installation of a passive radon barrier such as 'Visqueen Ultimate RadonBlok600', Cordek Radon Membrane or similar approved product with adequate under floor ventilation to disperse possible radon gas migration.

Should it not be possible to install standard radon protection due to the conversion of the existing building, mitigation methods could employ the use of a positive input ventilation system such as the Airtec Air+ Loft PIV Ventilation Unit or similar approved product to reduce radon gas migration. Further advice regarding suitable mitigation methods can be found at:

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

Following installation all works should be verified by the L.A Building Control Department, or suitably qualified individual.

### Asbestos Survey

Due to the age of the building we would advise that an asbestos survey is undertaken by a licensed survey company to identify whether asbestos containing materials (ACMs) are present.

The findings of the survey and any subsequent recommendations or remedial action should be made available to the Local Authorities.

#### Potable Water Services

The risks to any existent buried services utilities at the site are considered low, with potable water utilities, generally considered to be at possible risk from potentially aggressive ground conditions (none identified) being supplied via current mains water supply.

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

## 11. Notes

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

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



## Approved Site Investigations Ltd



Verified by:

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

## 12. Annexes

- Annex 1 - Environmental Report
- Annex 2 - Site Photographs
- Annex 3 - Mining Search Report
- Annex 4 - UXO Ordnance Map
- Annex 5 - References & Planning Procedure Guide



## Annex 1 - Environmental Report

## Homecheck Environmental



### Contamination Risk **PASSED**

#### Professional Opinion

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

Report issued for the property at  
Flat 2, Arica House  
13  
Market Square  
PENZANCE  
TR19 7HE

Report Reference  
323148441\_1\_1

National Grid Reference  
137080 31380

Customer Reference  
A2325\_HCP

Report Date  
2 November 2023



### Flood Risk: None Identified

Refer to Section 2 for further information

#### Conveyancer Guidance

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

#### Contact Details

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



### Radon: **IDENTIFIED**

Refer to Section 3 for further information

#### Landmark Contribution

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



### Ground Stability: None Identified

Refer to Section 4 for further information



### Other Influential Factors:

Refer to Section 5 for further information

Environmental Constraints: **IDENTIFIED**

See Section 5a

# Homecheck Environmental



## Professional Opinion Contamination Risk **PASSED**

In the professional opinion of Argyll Environmental Consultants, the level of contamination risk associated with the information disclosed in the Homecheck Professional report dated 2nd November 2023 and reference 323148441\_1\_1, A2325\_HCP for

Flat 2, Arica House  
13  
Market Square  
PENZANCE  
TR19 7HE

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

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

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

Approved by

Argyll Environmental Ltd



## Contents and Summary of Findings



### Site Location



### Section 1: Contamination Risk Findings

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



### Section 2: Flood Findings

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



### Section 3: Radon Findings

Radon	Result	See Section
Radon Affected Property	Yes	3



### Section 4: Ground Stability Findings

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



### Section 5: Other Influential Factors

Other Influential Factors	Result	See Section
Environmental Constraints	Yes	5a



Site Location



Aerial Photograph

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



# Location Map

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



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## Section 1: Contamination Risk Findings

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



## Section 1a and 1b: Information Map

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



### Section 1a

- Contaminated Land Registry Entries and Notices

### Section 1b

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

## Section 1a: Designated Contaminated Land

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

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

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

### Contaminated Land Register Entries and Notices

No factors identified for this property

## Section 1b: Landfill and Waste

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

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

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

### Registered Landfill Sites

No factors identified for this property

### BGS Recorded Landfill Sites

No factors identified for this property

### Local Authority Recorded Landfill Sites

No factors identified for this property

### Local Authority Recorded Landfill Coverage

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

Penwith District Council	- Has supplied landfill data	5
Cornwall County Council	- Had landfill data but passed it to the relevant environment agency	6

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

### Historical Landfill Sites

No factors identified for this property

### Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

### Environmental Permitting Regulations - Waste

No factors identified for this property



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

### Integrated Pollution Control Registered Waste Sites

No factors identified for this property

### Registered Waste Treatment or Disposal Sites

No factors identified for this property

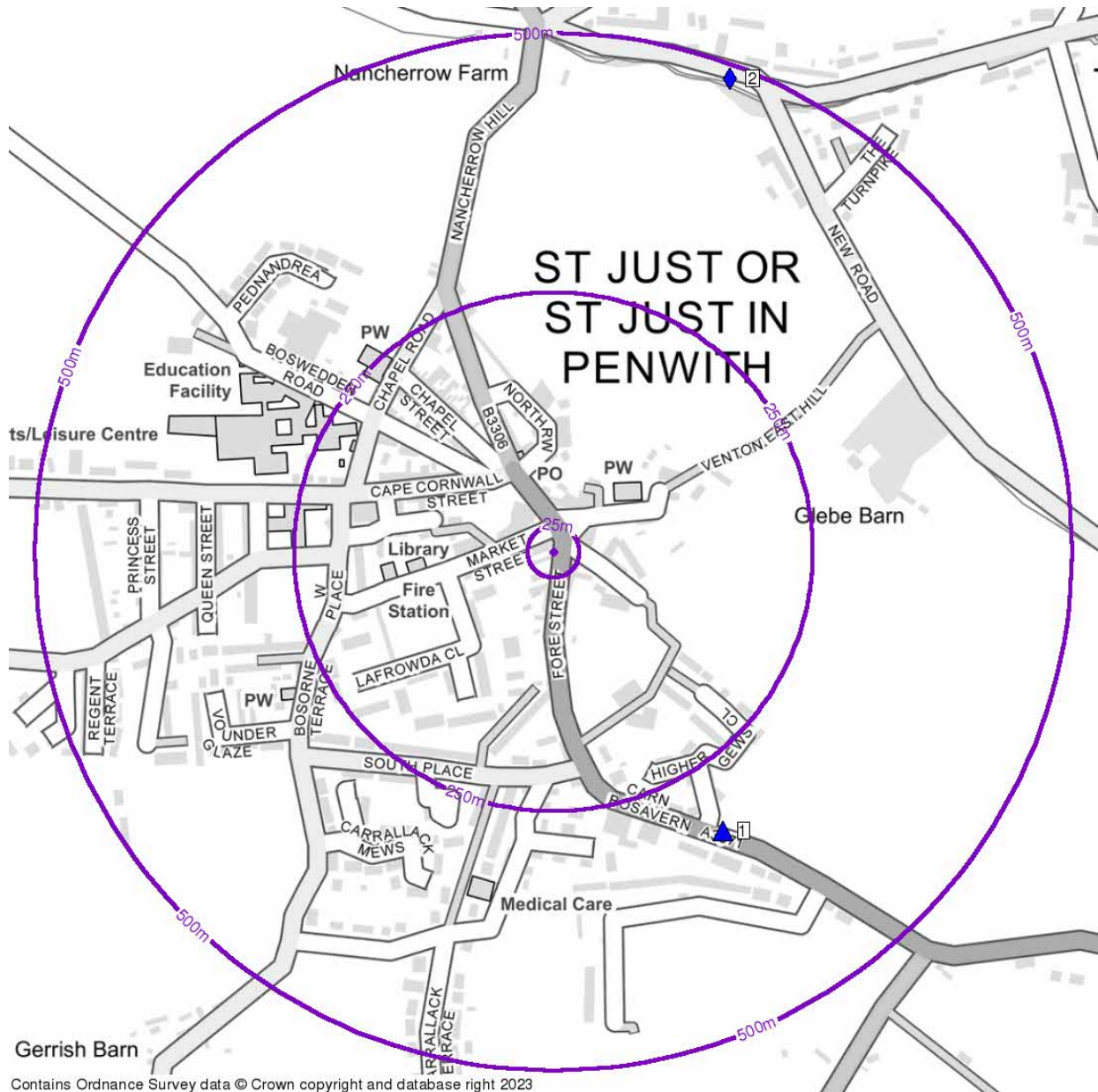
### Registered Waste Transfer Sites

No factors identified for this property



## Section 1c and 1d: Information Map

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



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### Section 1c

- ▲ Local Authority Pollution Prevention and Controls
- ▼ Local Authority Integrated Pollution Prevention and Control
- ▶ Integrated Pollution Controls
- ▶ Environmental Permitting Regulations - Industry
- ◆ Consent to Discharge to Controlled Waters

- ✕ Radioactive Substances Register
- ✕ Planning Hazardous Substance Consents
- ✕ Control of Major Accident Hazards Sites (COMAH)
- ✕ Notification of Installations Handling Hazardous Substances (NIHHS)
- ★ Explosive Sites

### Section 1d

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

## Section 1c: Potentially Contaminative Activities

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

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

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

### Local Authority Pollution Prevention and Controls

1	Name: Carn Bosavern Reference: P012	St Just Penzance TR19 7QU	Description: PG1/14 Petrol filling station Status: Authorised Date of Issue: Not Supplied Positional Accuracy: Manually positioned to the road within the address or location	318m	1
---	--	---------------------------------	--	------	---

### Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

### Integrated Pollution Controls

No factors identified for this property

### Environmental Permitting Regulations - Industry

No factors identified for this property

### Consent to Discharge to Controlled Waters

2	Name: South West Water Services Ltd. Reference: NRA-SW-0541/1	St Just PENZANCE Cornwall	Type: Surface Water Discharge Discharge Type: Discharge Of Other Matter-Surface Water Property Type: Not Given Discharge Environment Type: Saline Estuary Receiving Water: Tregaseal Stream, Licence Status: Lapsed, Revoked Or Cancelled Status: Not Supplied Date of Issue: 12th March 1990 Positional Accuracy: Located by supplier to within 100m	487m	2
---	--	---------------------------------	--	------	---

### Radioactive Substances Register

No factors identified for this property

### Planning Hazardous Substance Consents

No factors identified for this property

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

No factors identified for this property

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

No factors identified for this property

### Explosive Sites

No factors identified for this property

## Next Steps

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

## Section 1d: Known Pollution Incidents

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

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

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

### Local Authority Pollution Prevention and Control Enforcements

No factors identified for this property

### Enforcement and Prohibition Notices

No factors identified for this property

### Planning Hazardous Substance Enforcements

No factors identified for this property

### Prosecutions Relating to Authorised Processes

No factors identified for this property

### Environmental Pollution Incidents

No factors identified for this property

### Prosecutions Relating to Controlled Waters

No factors identified for this property



## Section 1e: Information Map

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



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

## Section 1e: Other Potential Contaminative Land Uses

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

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

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

### Fuel Station Entries

No factors identified for this property

### Contemporary Trade Directory Entries

3	Name: Clemo'S Pets & Diy	44 Fore Street St. Just Penzance Cornwall TR19 7LJ	Classification: Pet Foods & Animal Feeds Status: Inactive Positional Accuracy: Automatically positioned to the address	19m	-
4	Name: Just Laundry	Market Street St Just Penzance Cornwall TR19 7HU	Classification: Dry Cleaners Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	54m	-
5	Name: B Sinclair	7 Fore Street St. Just Penzance Cornwall TR19 7LL	Classification: Damp & Dry Rot Control Status: Inactive Positional Accuracy: Automatically positioned to the address	79m	-
6	Name: A 0 Printworks	Unit 1 5 Bank Square St. Just Penzance TR19 7HH	Classification: Printers Status: Inactive Positional Accuracy: Automatically positioned to the address	111m	-
7	Name: Art Glass Uk	30 Fore Street St. Just Penzance Cornwall TR19 7LJ	Classification: Stained Glass Designers & Producers Status: Inactive Positional Accuracy: Automatically positioned to the address	130m	-
8	Name: West Penwith Community Bus Association	3 Chapel Street St. Just Penzance Cornwall TR19 7LS	Classification: Bus & Coach Operators & Stations Status: Inactive Positional Accuracy: Manually positioned to the address or location	130m	-
9	Name: Makers Emporium	5 Cape Cornwall Street St Just Penzance Cornwall TR19 7JZ	Classification: Printers Textile Status: Inactive Positional Accuracy: Automatically positioned to the address	132m	-
10	Name: St Just Garage	Fore Street St. Just Penzance Cornwall TR19 7LJ	Classification: Car Breakdown & Recovery Services Status: Active Positional Accuracy: Automatically positioned to the address	165m	-

Map ID	Reference	Location	Details	Distance	Contact
11	Name: Betty Boyns	1 Carrallack Terrace St. Just Penzance Cornwall TR19 7LW	Classification: Textile Manufacturing  Status: Active  Positional Accuracy: Automatically positioned to the address	231m	-

#### Former Marshes

No factors identified for this property

#### Potentially Infilled Land (Non-Water)

No factors identified for this property

#### Potentially Infilled Land (Water)

No factors identified for this property

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

12	Not Supplied	Not Supplied	Class: Cemetery or Graveyard  Map Published Date: 1887	136m	-
13	Not Supplied	Not Supplied	Class: Animal slaughtering & basic processing of meat [other than poultry]  Map Published Date: 1963 - 1981	186m	-

#### Historical Tanks And Energy Facilities

14	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1977	70m	-
15	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1977	172m	-
16	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities  Positional Accuracy: Positioned to location of cartographic text  Date of Mapping: 1977	196m	-

#### Next Steps

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



## Section 2: Flood Findings

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



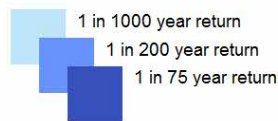
### Section 2a and 2b: River and Coastal Flood Map

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

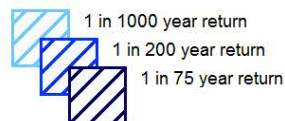


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#### River Flooding



#### Coastal Flooding

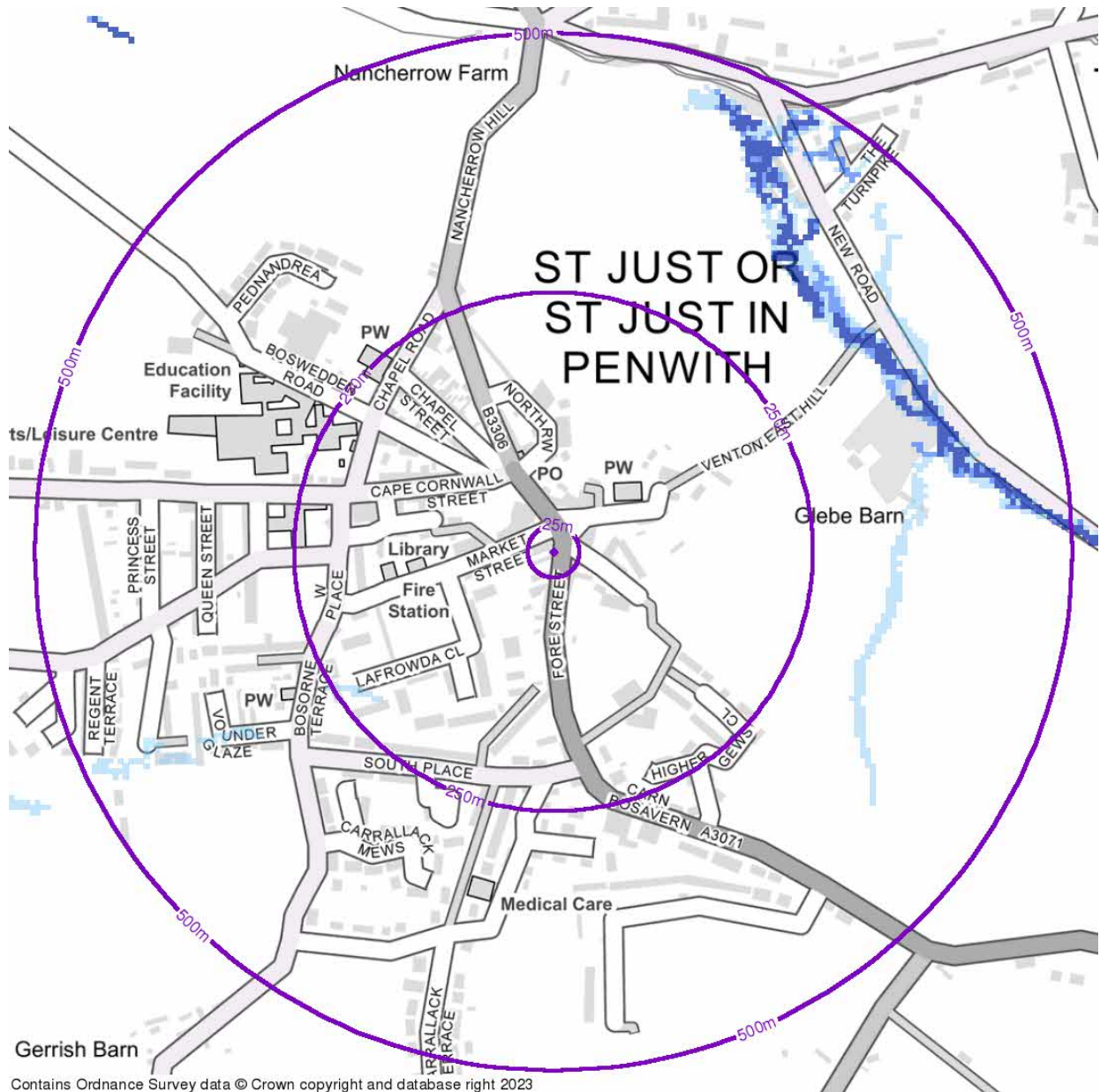






## Section 2c: Surface Water Flood Map

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



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### Surface Water Flooding



## Section 2a: River Flooding

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

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

## Section 2b: Coastal Flooding

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

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

## Section 2c: Surface Water Flooding

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

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

### Next Steps

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

If you would like more information please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email [helpdesk@homecheck.co.uk](mailto:helpdesk@homecheck.co.uk).

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2023



## Section 3: Radon Findings

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

Enquiry	Result	Contact
Is the property in a radon affected area?	The property is in a radon affected area, as over 30% of homes are above the action level	3
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	Full radon protective measures are necessary in the construction of new dwellings or extensions	3

### Next Steps

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

### Further Action

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



## Section 4: Ground Stability Findings

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

### Section 4a: Man-Made Factors

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

### Section 4b: Natural Factors

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



## Section 5: Other Influential Factors

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



## Section 5a: Environmental Constraints

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

Map ID	Reference	Location	Details	Distance	Contact
<b>Areas of Outstanding Natural Beauty</b>					
N/A	Name: Cornwall Reference: Not Supplied	N/A	Total Area (m2) 964031731.7351665 Designation Date 30th November 1959	0m	4

### Local Nature Reserves

No factors identified for this property

### National Nature Reserves

No factors identified for this property

### National Parks

No factors identified for this property

### Ramsar Sites

No factors identified for this property

### Sites of Special Scientific Interest

No factors identified for this property

### Special Areas of Conservation

No factors identified for this property

### Special Protection Areas

No factors identified for this property

### Next Steps

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

## Useful Contacts

### Contact 1 - Cornwall Council - Environmental Health Department

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County Hall Treyew Road Truro Cornwall TR1 3AY	Tel: 0300 1234 212	envhealthandlicensing@cornwall.gov.uk www.cornwall.gov.uk
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### Contact 2 - Environment Agency - National Customer Contact Centre (NCCC)

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PO Box 544 Templeborough Rotherham S60 1BY	Tel: 03708 506 506	enquiries@environment-agency.gov.uk
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### Contact 3 - Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards

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Chilton Didcot Oxfordshire OX11 0RQ	Tel: 01235 822622 Fax: 01235 833891	radon@phe.gov.uk www.ukradon.org
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### Contact 4 - Natural England

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County Hall Spetchley Road Worcester WR5 2NP	Tel: 0300 060 3900	enquiries@naturalengland.org.uk www.naturalengland.org.uk
---	--------------------	--

### Contact 5 - Penwith District Council (now part of Cornwall Council)

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County Hall Treyew Road Truro Cornwall TR1 3AY	Tel: 0300 1234 100	enquiries@cornwall.gov.uk www.cornwall.gov.uk
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### Contact 6 - Cornwall County Council (now part of Cornwall Council)

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

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Legal and Financial Imperium Reading Berkshire RG2 0TD	Tel: 0844 844 9966 Fax: 0844 844 9980	helpdesk@homecheck.co.uk www.landmarkinfo.co.uk
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The Landmark website contains links to many of our data suppliers which may prove useful.

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

Landmark works in association with:



Report Version: HCP v1.0.4.5

## Useful Information

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

### Professional Opinion

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

### Flood Risk

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

### Location Map

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

### Positional Accuracy

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

### Section 1b: Landfill and Waste

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

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

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

### Section 1c: Potentially Contaminative Activities

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

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

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

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

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

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

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



## Section 2: Flood Findings

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

## Section 3: Radon Findings

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

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

## Section 5a: Environmental Constraints

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

## General

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

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

## The Purpose and Scope of the Report

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

## Limitations

This report has been published by Landmark Information Group Limited ("Landmark") and is supplied subject to our Terms and Conditions of Business, which can be found at <http://www.landmarkinfo.co.uk/Terms/Show/534>. It has been prepared on the understanding that it is to be used for an individual residential property transaction and should not be used or relied upon in a commercial property transaction. This report is neither a guarantee of the physical condition of the subject property nor a substitute for any physical investigation or inspection. The information in Homecheck Professional is derived from a number of statutory and non-statutory sources (see The Practitioner Guide for details). Whilst every effort is made to ensure the details in the report are correct, Landmark cannot guarantee the accuracy or completeness of such information or data, nor identify all the factors that may be relevant. If you are a private individual using this report Landmark recommends that you discuss its contents in full with your professional advisor. The methodology for risk assessment and the conclusions drawn therefrom are the responsibility of Argyll Environmental Consultants.

## Insurance

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

## Landmark Standard Terms and Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/534>

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

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## Important Consumer Protection Information

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

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Landmark adheres to the Conveyancing Information Executive (CIE) standards.

## The Standards:

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.
- The standards can be seen here: <http://www.conveyinfoexec.com>

## Complaints

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

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

## TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Website: [www.tpos.co.uk](http://www.tpos.co.uk)

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

## Landmark Complaints Procedure

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

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

Complaints should be sent to:

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

Tel: 0844 844 9966

Email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Fax: 0844 844 9980

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

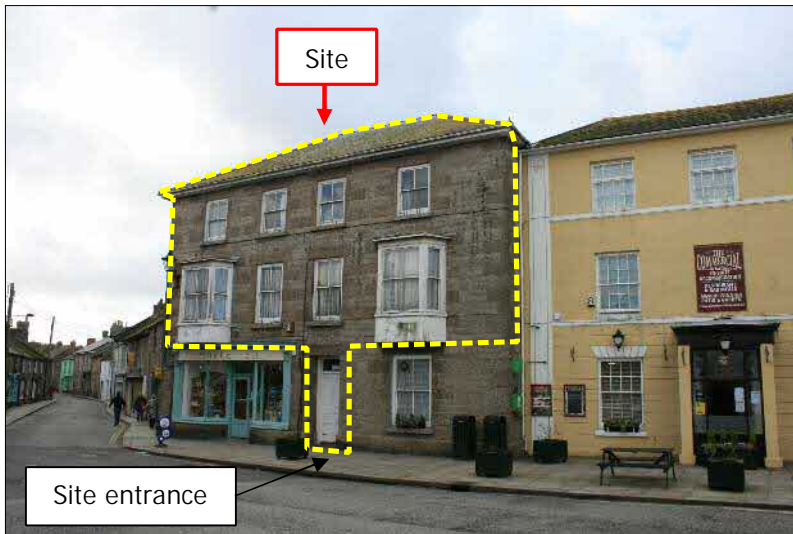
Tel: 01722 333306

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

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

## Annex 2 - Site Photographs

Photograph 1.



View: south

Looking towards the north-eastern elevation of the site building, as viewed from the adjacent public road, Market Square.

The yellow dashed line indicates the approximate site boundary.

Photograph 2.



View: west-southwest

Looking towards the internal access stairs leading from the ground floor to the first floor of the proposed site.

Photograph 3.



View: east-northeast

View of first floor landing which leads into three single-occupancy rooms. The doorway on the left is another hallway which leads into two more single-occupancy rooms.

Photograph 4.



View: south

Interior view of a single-occupancy room and bathroom within the southern extent of the first floor.

Photograph 5.



View: south

Interior view of the studio flat within the south-eastern extent of the first floor.

Photograph 6.



View: east-northeast

Interior view of a single-occupancy room and kitchenette within the northern extent of the first floor.

Photograph 7.



View: east-northeast

Looking up the stairs to the second floor entrance.

Although fitted for residential purposes we have been informed by the client that this floor, including the attic space, was utilised for storage purposes only.

Photograph 8.



View: south

Interior view of a single storage room located at the southern extent of the second floor.

Photograph 9.



View: north

Interior view of a single storage room located within the northern extent of the second floor.





## Annex 3 - Mining Search Report

# Regulated Mining Search METALLIFEROUS MINERALS

**PROPERTY ADDRESS:**

13, Market Square, St Just, Penzance TR19 7HE

**CLIENT:**

Approved Site  
Investigations Ltd

**REPORT REFERENCE:**

DG/CMS/139888

**NATIONAL GRID REFERENCE:**

137080, 31382

**CLIENT REFERENCE:**

email request

**DATE:**

06 November 2023

Result: Low  
**PASSED**

Next steps:

**ADVISORY FOR  
DEVELOPMENT**

[FIND OUT MORE](#)



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

## OPINION

We believe that the property is unlikely to be affected by subsidence related to historic metalliferous mining. No further direct action is required at this time; however, it is conceivable that unrecorded trial workings might exist that could impact future development. A mining consultant should inspect any adverse ground conditions encountered at that time.



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[cornwallminingconsultants.co.uk](http://cornwallminingconsultants.co.uk)  
[enquiries@cornwallminingconsultants.co.uk](mailto:enquiries@cornwallminingconsultants.co.uk)  
01209 313511

## ABOUT

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

## THE FINDINGS

The property is situated within an area of extensive historic metalliferous mining activity.

There are no recorded/suspected metalliferous mining related hazards or mineralised deposits within 25 metres of the property boundary.

The nearest recorded/suspected metalliferous mining related feature is a mineral lode (deposit), which lies 161 metres southwest. This feature is recorded on a nineteenth century mining map.

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

## THE RESULT

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

**Result: Low PASSED**

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

## THE NEXT STEPS

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

Next steps: **ADVISORY FOR DEVELOPMENT**

[FIND OUT MORE](#)

No further direct action is required at this time; however, it is conceivable that unrecorded trial workings might exist that could impact future development. A mining consultant should inspect any adverse ground conditions encountered at that time.

---

## GEOLOGY

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

---

## MINING METHODS & HISTORY

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

---

## MINING ARCHIVE & UNRECORDED WORKINGS

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

---

## SUBSIDENCE RISKS

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

---

## MORE INFORMATION

### LIMITATIONS OF MINING SEARCH

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

### IMPORTANT CONSUMER PROTECTION INFORMATION

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

### RESULT CLASSIFICATIONS FOR MORTGAGE

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

#### PASSED

Acceptable for conveyance and typically acceptable to mortgage lenders.

#### ACTION REQUIRED

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

#### ACTION REQUIRED

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

## ABOUT THE SEARCH CODE AND COMPLAINTS

### THE SEARCH CODE

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

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

Firms which subscribe to the Search Code will:

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

### COMPLAINTS

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

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

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

### TPOS CONTACT DETAILS

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

T: 01722 333306 | Fax: 01722 332296

E: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) | W: [tpos.co.uk](http://tpos.co.uk)

You can get more information about the PCCB from [propertycodes.org.uk](http://propertycodes.org.uk) or from our website at [cornwallconsultants.com](http://cornwallconsultants.com)

### COMPLAINTS PROCEDURE

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

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

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

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

The Property Ombudsman scheme (TPOs):

T: 01722 333306 | E: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) | W: [tpos.co.uk](http://tpos.co.uk)

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

### COMPLAINTS SHOULD BE SENT TO:

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

E: [help@cornwallminingconsultants.co.uk](mailto:help@cornwallminingconsultants.co.uk) | T: 01209 313511

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

## **Annex 4 - UXO Ordnance Map**

# UNEXPLODED BOMB RISK MAP

## SITE LOCATION

Location: TR19 7HE,  
Map Centre: 137080,31381



## LEGEND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### If I have any questions, who do I contact?

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

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

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

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

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

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



## **Annex 5 - Reference & Planning Procedure Guide**

## **References:**

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

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

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

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

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

Zeticauxo Website, Unexploded Ordnance (UXO) Risk Assessment

## **Maps & Plans:**

Dines, H.G. Composites

Get mapping: Aerial Photographs

Jenkin, A.K.H

Ordnance Survey Maps/historical & current



# General Planning Procedure Chart

## Desktop Site Report (Preliminary Risk Assessment)

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

Submit planning application & desktop report



## Site Investigation & Risk Assessment

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

Submit report for approval



## Remediation Strategy

Remediation strategy report for the development of the site

Submit report for approval



## Site Monitoring

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





## ASI Core Services:

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

Our client commitment is to provide you with:

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

Please contact us for further information on:

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