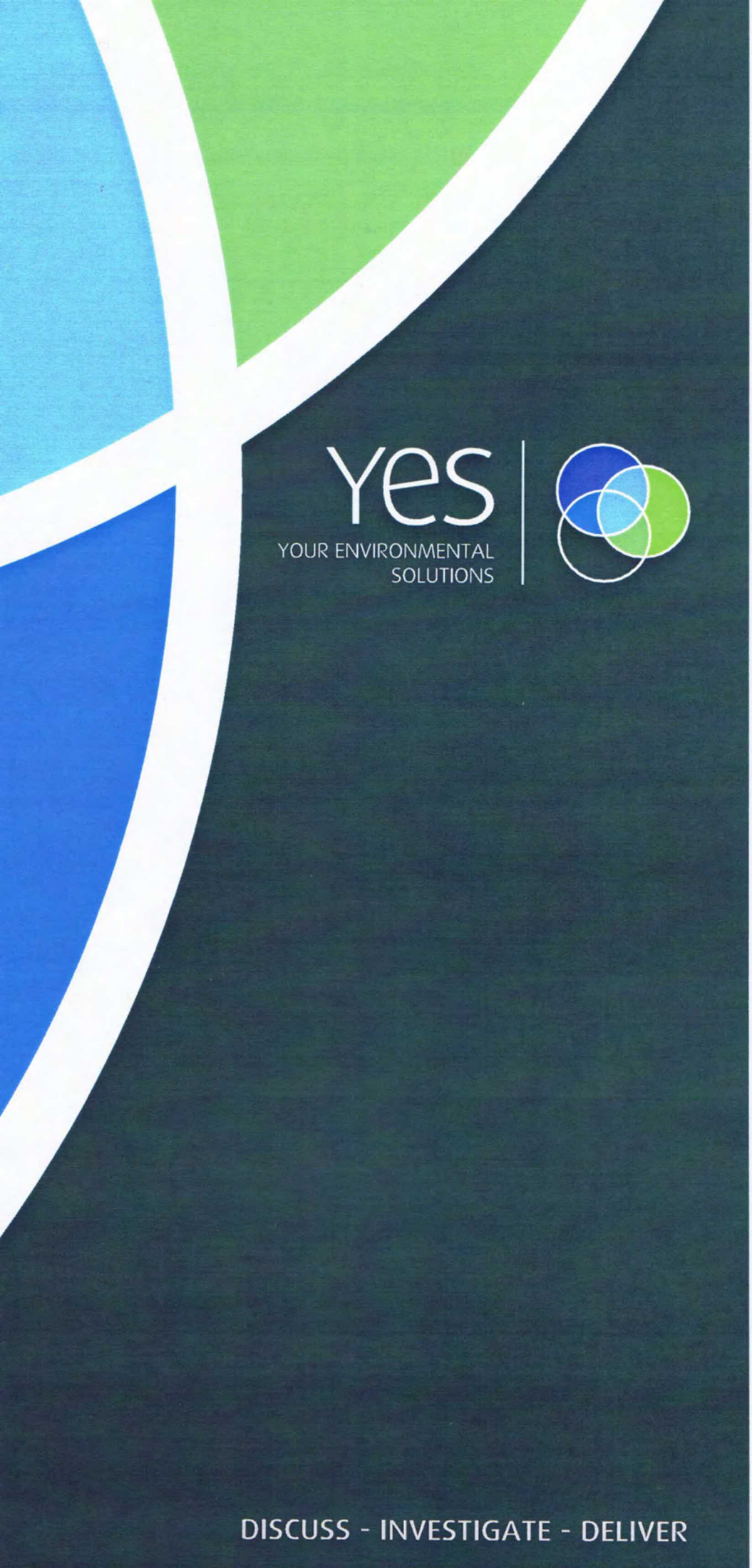
yes
YOUR ENVIRONMENTAL
SOLUTIONS
DISCUSS - INVESTIGATE - DELIVER

CLIENT:	**CAMILLA SWIDERSKA**
PROJECT:	**BEE PARK BARN, HAMATETHY, ST BREWARD CORNWALL**
REPORT TITLE:	**PHASE 1 DESK STUDY**
REPORT REF:	**YES 2070a**
REPORT DATE:	**17th MARCH 2023**
WRITTEN BY:	[redacted] **ANDREA WOODCOCK HND BSc ACSM AIEMA**

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SUMMARY

Your Environmental Solutions (YES) has been commissioned by Camilla Swiderska to undertake a Phase 1 Desk Study at a site known as Bee Park Barn, Hamatethy, St Breward in Cornwall. This report has been commissioned to fulfil the contamination planning requirements for the proposed holiday let development.

The site comprises an agricultural barn, yard area and part of a field. It is proposed to convert the barn into a dwelling for a holiday letting end use.

Historically the site has existed as farmland with the agricultural building. The surrounding area of the site has remained undeveloped.

The site is not recorded to be overlain by superficial deposits, however alluvial deposits are recorded to the northeast. The site is recorded to be underlain by the Bodmin Intrusion. These are silica-rich, magmatic intrusions of granite into the host rock.

Mineralised structures (lodes) are not recorded beneath or within the surrounding area of the site. Topsoil arsenic concentrations in the area of the site are recorded to range between 23mg/kg and 42mg/kg.

The site is located in an area where greater than 30% of homes have elevated radon concentrations within indoor air.

The site is recorded to be underlain by a secondary aquifer (A). The only surface water feature within 250m of the site is a river at approximately 210m distance to the northeast. The site is not recorded to be within a water source protection zone.

Due to the previous agricultural use there is a potential for hydrocarbons and/or pesticides to be present in the near surface/localised soils. It would therefore be prudent to either sample the existing tap water supply or carry out soil sampling to determine the true risks.

The risk to flora, fauna and ecosystems is considered to be low with no further action required.

The risk to controlled waters is considered to be low with no further action required.

A DS-1 grade of concrete will be suitable for the proposed foundations at the site.

Standard plastic pipework will be suitable for the proposed water supply at the site.

The site is in a radon affected area and natural superficial deposits containing organic, gas generating material may be present within 250m of the site. As such radon protection measures should be installed in all buildings to mitigate the risks to indoor air.

In accordance with the mining report, the site appears to be at low risk from past mining activity with no recommendations for further investigations made.

1.0 INTRODUCTION

1.1 Background

Your Environmental Solutions (YES) has been commissioned by Camilla Swiderska to undertake a Phase 1 Desk Study at a site known as Bee Park Barn, Hamatethy, St Breward in Cornwall. This report has been commissioned to fulfil the contamination planning requirements for the proposed residential development.

1.2 Objectives

The objectives of this report were as follows:

Summarise the site setting.
Carry out a walkover survey of the site.
Review of historical mapping for the site area.
Review of geological and soil mapping of the site area.
Review of a mining report for the site area.
Produce a conceptual model of sources, pathways and receptors of contamination.
Undertake a preliminary contamination risk assessment.
Provide recommendations for phase 2 intrusive works, if any.

1.3 Sources of Information

The following sources of information have been used:

Walkover and Photographic Survey of the Site (Appendix A).
British Geological Survey Online 3D Map of Britain.
DEFRA Online Magic Maps.
UK Soil Observatory Online Mapping.
British Geological Survey 1:50,000 Solid and Drift Geological Mapsheet 335/336 'Trevose Head and Camelford'
UK Health Security Agency Online UKradon mapping.
Environmental Report & Historical Mapping (Appendix B).
Mining Report (Appendix C).

1.4 Site Details and Development Proposals

The site location and site boundary are shown on Figures 1 and 2, respectively.

The site is located at coordinates: 210430 79350, postcode: PL30 4PG.

The site comprises an agricultural barn, yard and part of a field.

It is proposed to convert the barn into a holiday let end use.

2.0 SITE WALKOVER SURVEY

An Environmental Scientist from YES undertook the site walkover survey on the 14th March 2023 to assess the site for visual evidence of contamination.

Photographs taken during the walkover survey can be found within Appendix A.

The site is accessed via a private track which connects it to an unnamed road to the east.

The site is surrounded by open farmland with occasional copses of trees and uncultivated ground, associated with a river to the north/northeast.

The site comprises an agricultural barn, the northern area of a field and a yard.

The barn is of concrete block construction with a corrugated metal roof and concrete floor. It was reported to YES that the barn was historically used to house animals. There were signs of concrete feeding troughs and a cattle enclosure/holding pen in the outside yard area.

The area of field lies to the immediate south of the barn. The field is surfaced in grass and is used for grazing animals.

The topography of the site and surrounding area is generally sloping down gradient from the northwest towards both the southeast and northeast.

There were no visual signs of any contamination noted during the walkover survey.

3.0 ENVIRONMENTAL SETTING

3.1 Recorded Geology

Reference has been made to the British Geological Survey 1:50,000 Solid and Drift Geological Mapsheet 335/336 'Trevose Head and Camelford' and mapping from the UK Soil Observatory.

3.1.1 Superficial Geology

The site is not recorded to be overlain by superficial deposits, however alluvial deposits are recorded to the northeast. Alluvium comprises clay, silt, sand and gravel, with the potential to also include organic materials.

3.1.2 Solid Geology

The site is recorded to be underlain by the Bodmin Intrusion formed in the Permian and Carboniferous Periods. These are silica-rich, magmatic intrusions of granite into the host rock.

3.1.3 Mineralisation

Mineralised structures (lodes) are not recorded beneath or within the surrounding area of the site.

Topsoil arsenic concentrations in the area of the site are recorded to range between 23mg/kg and 42mg/kg.

3.1.4 Radon

In line with the UK Health Security Agency online UKradon mapping, the site is located in an area where greater than 30% of homes have elevated (>200 Bq per m^3) radon concentrations within indoor air.

3.1.5 Hydrogeological and Hydrological Setting

The site is recorded to be underlain by a secondary aquifer (A). These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.

The only surface water feature within 250m of the site is a river at approximately 210m distance to the northeast.

The site is not recorded to be within a water source protection zone.

3.2 Environmental Report Findings

The environmental report for the site is presented in Appendix B. Using the report, the following data has been investigated for the site:

Contaminated Land Register Entries and Notices.
BGS, Registered, Local Authority, Historical Landfill and Other Waste Sites.
Local Authority Pollution Prevention and Control Permits.
Registered Radioactive, Explosive and Hazardous Substances Sites.
Environmental Enforcement, Prohibition Notices and Prosecutions.
Discharge Consents to Controlled Waters.
Environmental Pollution Incidents.
Contemporary Trade Directory and Fuel Station Entries.
Potentially Contaminative Historical Land Uses and Features.
Environmentally Sensitive Sites.

No potentially contaminative features and/or land uses are recorded within 250m of the site.

The site is 155m distance from an Area of Outstanding Natural Beauty (AONB).

3.3 Historical Land Use

The historical maps for the site and surrounding area are presented in Appendix B. The findings from a review of the maps are outlined below.

1881: The site is shown to be part of a larger field surrounded by farmland and moorland.

1907: The site and the surrounding area appear mostly unchanged from the last mapping period with no new potentially contaminative features identified.

1976: The site is shown to contain its present building. The surrounding area of the site appears mostly unchanged from the last mapping period with no new potentially contaminative features identified.

1995: The site and the surrounding area appear mostly unchanged from the last mapping period with no new potentially contaminative features identified.

2000: The site and the surrounding area appear mostly unchanged from the last mapping period with no new potentially contaminative features identified.

2022: The site and the surrounding area appear mostly unchanged from the last mapping period with no new potentially contaminative features identified.

3.4 Mining Report

The mining report for the site is presented in Appendix C. The findings of the mining report are detailed as follows.

The site is located a considerable distance from the significant mineralised areas of Cornwall. However, some small-scale mining activity in pursuit of copper took place in the area during the 18th and 19th Centuries.

The only significant recorded mine in the area was the Great Onslow Consols Mine, which lies over 1.5km to the south-south-west of the site. An adit (drainage tunnel) is recorded to lie over 1.6km to the southwest of the site. An isolated shaft is indicated to lie over 1.3km to the south-south-east of the site.

There is no evidence of clay workings or other mineral workings within the boundaries of the site.

There is no evidence for the presence of any water supply wells, which can pose a subsidence risk, within the boundaries of the site.

Based on the information reviewed, documentary evidence to indicate the presence of old shallow or surface mine workings within the site has not been identified. As such the site appears to be at low risk from past mining activity with no recommendations for further investigations made.

4.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

4.1 Introduction

The contaminated land risk assessment has been undertaken in line with the conceptual site model (Figure 3) and the information collected from the desk study and site walkover survey.

Risk assessment is the process of collating known information on a hazard or set of hazards in order to estimate actual or potential risks to receptors. The guiding principle behind this approach is to establish connecting links between a hazardous source, via an exposure pathway to a potential receptor, referred to as a 'pollutant linkage'.

The conceptual model is a representation of the potential relationships between contaminant sources, pathways and receptors developed on the basis of hazard identification.

The objective of a preliminary contamination risk assessment is to identify the nature and magnitude of the potential risks through the consideration of likelihood (probability) and severity (consequence) of the hazard(s) to the receptor(s). The risk assessment has been carried out using the risk tables within Contaminated Land Risk Assessment. A guide to good practice (C552) (CIRIA, 2001), enclosed within Appendix D.

4.2 Preliminary Contamination Risk Assessment In Line with the Conceptual Site Model

The following table contains the sources, pathways and receptors, as identified in the conceptual model (Figure 3) and supporting table, compared to an appropriate level of risk.

Table 4.1: Preliminary Contamination Risk Assessment

Sources	Receptors and Pathways	Categorisation of Risk		
		Probability	Consequence	Risk
Radon: Natural Mineralogy	**Human Health:** Inhalation of gas	Likely	Medium	Moderate
Ground Gas: Natural Superficial Deposits	**Human Health:** Inhalation of gas Explosion risk	Likely	Medium	Low - Moderate
Heavy Metals: Natural Mineralogy	**Human Health:** Direct soil and dust ingestion Consumption of vegetation Dermal contact with soils Inhalation of dust	Unlikely	Medium	Low
	Controlled Waters: Migration into groundwater Migration through soil Surface water runoff Deposition onto surface water	Unlikely	Medium	Low
	Flora/Fauna and Ecosystems: Plant uptake and accumulation	Likely	Mild	Low
	Building Materials: Direct contact with soils	Unlikely	Medium	Low
Hydrocarbons and pesticides: Farm machinery/vehicles	**Human Health:** Consumption via drinking water	Likely	Medium	Moderate

Due to the previous agricultural use there is a potential for hydrocarbons and/or pesticides to be present in the near surface/localised soils. It would therefore be prudent to either sample

the existing tap water supply if this will be utilised in the proposed holiday let or sample the soil at the nominal depth of 900mm for the new water supply trench.

No other potential contamination risks to human health have been found.

The risk to controlled waters is considered to be low. The site is underlain by a minor aquifer and it is considered unlikely that the proposed development will encounter or penetrate the underlying groundwater body. The site is not within a water source protection zone and the only surface water feature within 250m is at 210m distance. Contamination with the potential to impact on the water environment has not been identified on site.

The risks to building materials are considered to be low. Sources of contamination with the potential to impact on building materials have not been identified at the site.

The risk to flora, fauna and ecosystems is considered to be low. The site is not within an environmentally designated area and contamination with the potential to impact on local species or habitats has not been identified at the site.

The risk from the inhalation of radon is considered to be moderate; however, full radon protection measures should be installed within all buildings, which would mitigate this risk.

The risk to indoor air from ground gas is considered to be low to moderate. Natural superficial deposits containing organic, gas generating material may be present within 250m of the site. However the proposed development will include radon protection measures across all indoor areas which would mitigate any potential minor ingress of carbon dioxide and/or methane.

The risks to construction workers have not been included in this risk assessment. The risks to construction workers should be assessed independently in line with current health and safety legislation and regulations.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Due to the previous agricultural use there is a potential for hydrocarbons and/or pesticides to be present in the near surface/localised soils. It would therefore be prudent to either sample the existing tap water supply or carry out soil sampling to determine the true risks.

The risk to flora and fauna is considered to be low with no further action required.

The risk to controlled waters is considered to be low with no further action required.

A DS-1 grade of concrete should be suitable for the proposed foundations at the site.

The site is in a radon affected area and natural superficial deposits containing organic, gas generating material may be present within 250m of the site. As such radon protection measures should be installed in all buildings to mitigate the risks to indoor air.

In accordance with the mining report, the site appears to be at low risk from past mining activity with no recommendations for further investigations made.

6.0 LIMITATIONS

The work undertaken to provide the basis of this report includes a study of the readily available documented information from a variety of sources. The information reviewed should not be considered exhaustive and has been accepted in good faith by YES, as providing a true indication of the site conditions. However, no liability can be accepted for the detailed accuracy or otherwise of any of the reports or documents prepared by others for the Client or for third parties, or for any associated errors or omissions.

It should be noted that the environment and contaminated land guidance and legislation are constantly under review, with authoritative guidance documents subject to change. The conclusions presented herein are based on guidance and legislation available at the time of issuing this report, and no liability can be accepted for the retrospective effects of any changes or amendments to such guidance and/or legislation.

YES has produced this report solely for the use of the Client and his agent. The report should not be relied upon in any way by any third party.

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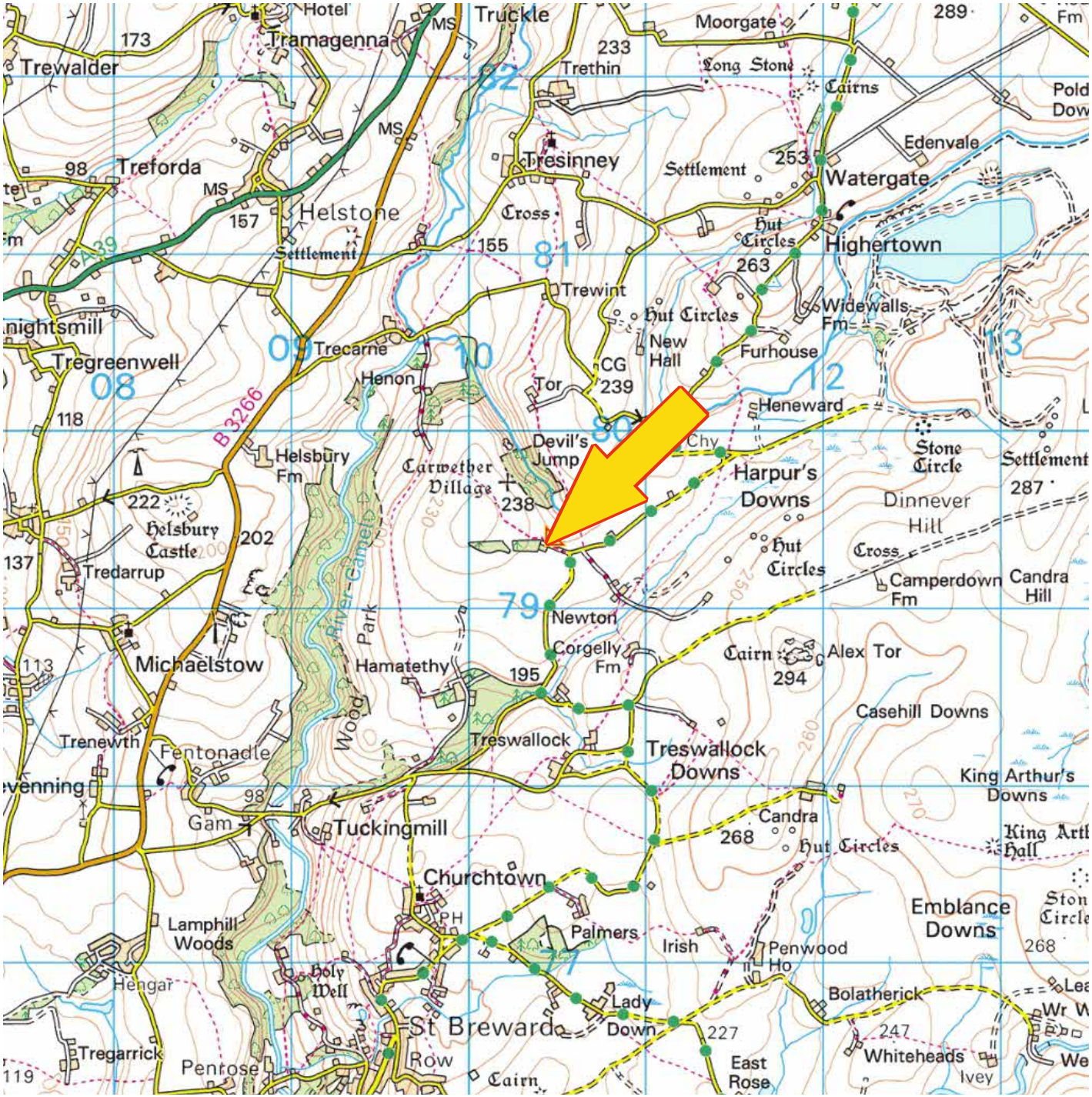
FIGURES



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Drawing Notes:

Legend:

Client:

Camilla Swiderska

Figure 1:

Site Location Plan

Bee Park Barn, Hamatethy,
St Breward Cornwall

Project Ref: YES 2070a	Drawing Ref: YES 2070a
Drawn By: AM	Date: 17/03/23
Checked By: AW	Date: 17/03/23
Grid Ref: 210430, 79350	Not To Scale

YES
YOUR ENVIRONMENTAL SOLUTIONS LTD

Woodcocks Roost,
Fore Street, Barripper,
Camborne, Cornwall TR14 0QR
M. 07766 850351
E. info@urenvironmentalsolutions.com
W. www.urenvironmentalsolutions.com

Drawing Notes:

Legend:

Site Boundary

Ownership Boundary

Client:

Camilla Swiderska

Figure 2:

Site Boundary Plan

Bee Park Barn, Hamatethy,
St Breward Cornwall

Project Ref: YES 2070a	Drawing Ref: YES 2070a
Drawn By: AM	Date: 17/03/23
Checked By: AW	Date: 17/03/23
Grid Ref: 210430, 79350	Not To Scale

YES
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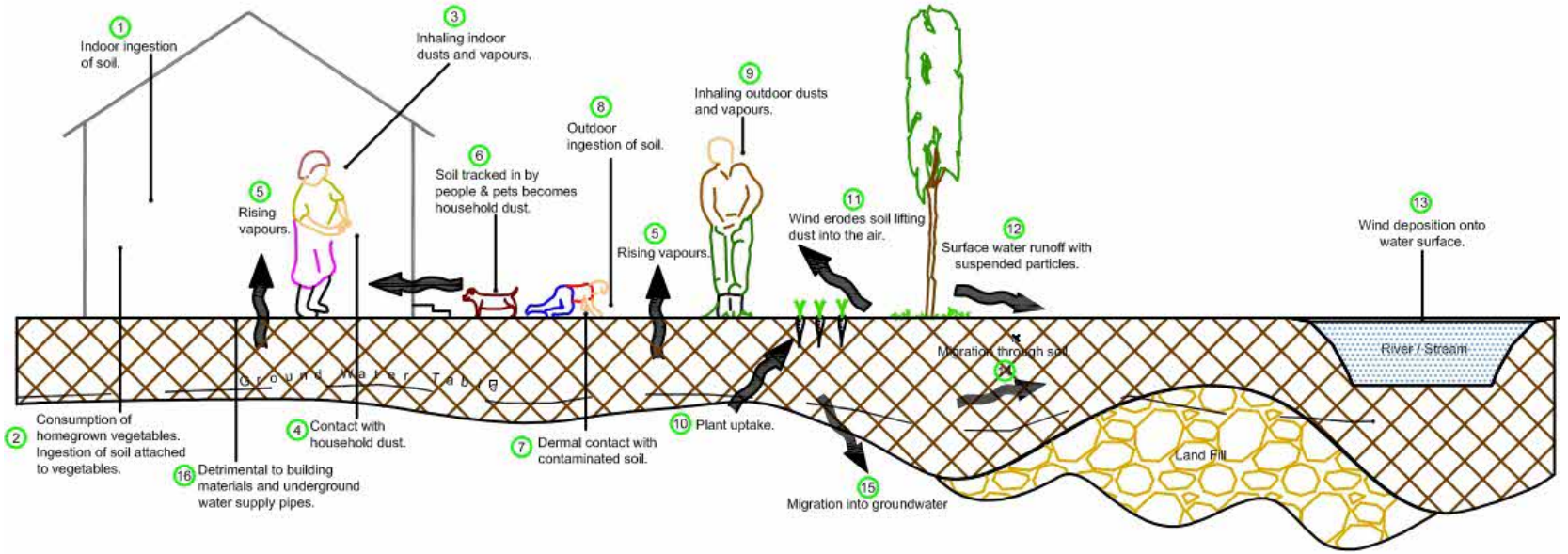

Drawing Notes:

Legend:

Client:

Camilla Swiderska

Figure 3:

Conceptual Site Model

Bee Park Barn, Hamatethy,
St Breward Cornwall

Project Ref: YES 2070a	Drawing Ref: YES 2070a
Drawn By: AM	Date: 17/03/23
Checked By: AW	Date: 17/03/23
Grid Ref: 210430, 79350	Not To Scale

YES
YOUR ENVIRONMENTAL SOLUTIONS LTD

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Camborne, Cornwall TR14 0QR
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W. www.urenvironmentalsolutions.com

FIGURE 3

CONCEPTUAL SITE MODEL – SITE SPECIFIC PLAUSIBLE POLLUTANT LINKAGES

Contaminant	Hazards	Pathways
Arsenic & Other Heavy Metals	Toxic by ingestion, skin contact and inhalation. Water pollutant. May reduce plant growth.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16
Radon	Toxic at elevated levels by inhalation.	5
Ground Gas (Carbon Dioxide & Methane)	Toxic at elevated levels by inhalation. May be explosive	5

APPENDIX A

SITE WALKOVER PHOTOGRAPHS

SITE WALKOVER PHOTOGRAPHS

PHOTOGRAPH 1: View of the site's access from the east

PHOTOGRAPH 2: View of the eastern wall of the building and southern proposed garden.

PHOTOGRAPH 3: View along the eastern building toward the southern proposed garden

PHOTOGRAPH 4: View of the northern side of the building on site with its concrete yard in the foreground

PHOTOGRAPH 5: View across the site's yard towards the east

PHOTOGRAPH 6: View of an animal pen on site

PHOTOGRAPH 7: View of the eastern interior of the building on site

PHOTOGRAPH 8: View of the western interior of the building on site

APPENDIX B

ENVIRONMENTAL REPORT

Homecheck Environmental

Contamination Risk PASSED

Professional Opinion

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

Flood Risk: None Identified

Refer to Section 2 for further information

Conveyancer Guidance

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

Radon: IDENTIFIED

Refer to Section 3 for further information

Ground Stability: None Identified

Refer to Section 4 for further information

Other Influential Factors:

Refer to Section 5 for further information

Environmental Constraints: IDENTIFIED — See Section 5a

Report issued for the property at
Hamatethy, St. Breward
BODMIN
PL30 4PG

Report Reference
308372257_1_1

National Grid Reference
210430 79350

Customer Reference
2070_HCP

Report Date
10 March 2023

Contact Details

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

Landmark Contribution

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

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 10th March 2023 and reference 308372257_1_1, 2070_HCP for

Hamatethy, St. Breward
BODMIN
PL30 4PG

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

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

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

Approved by

Argyll Environmental Ltd

Contents and Summary of Findings

Site Location

Section 1: Contamination Risk Findings

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

Section 2: Flood Findings

Flood	0-25m	25-250m	See Section
River Flooding	No	Yes	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

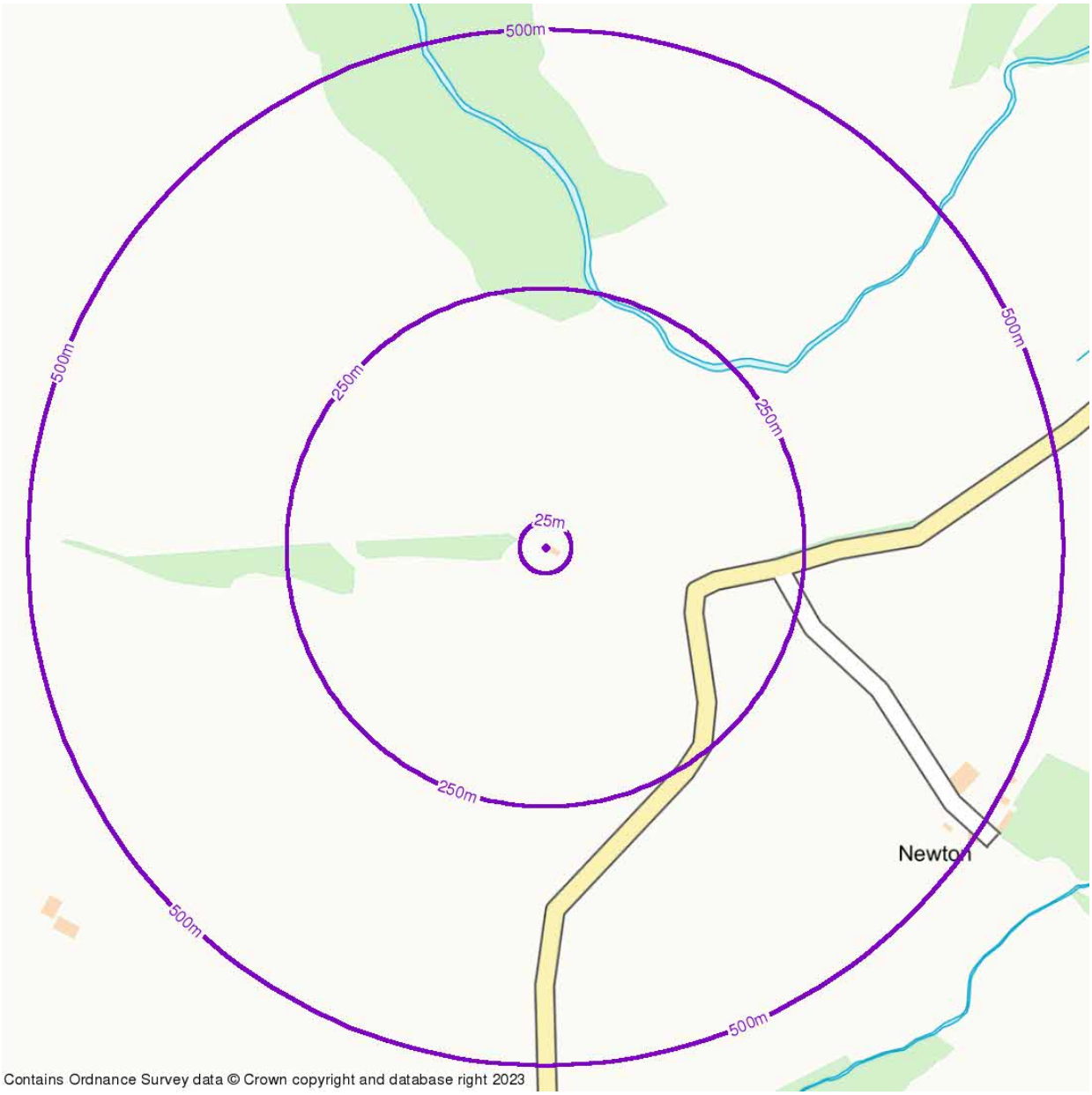
Site Location

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.

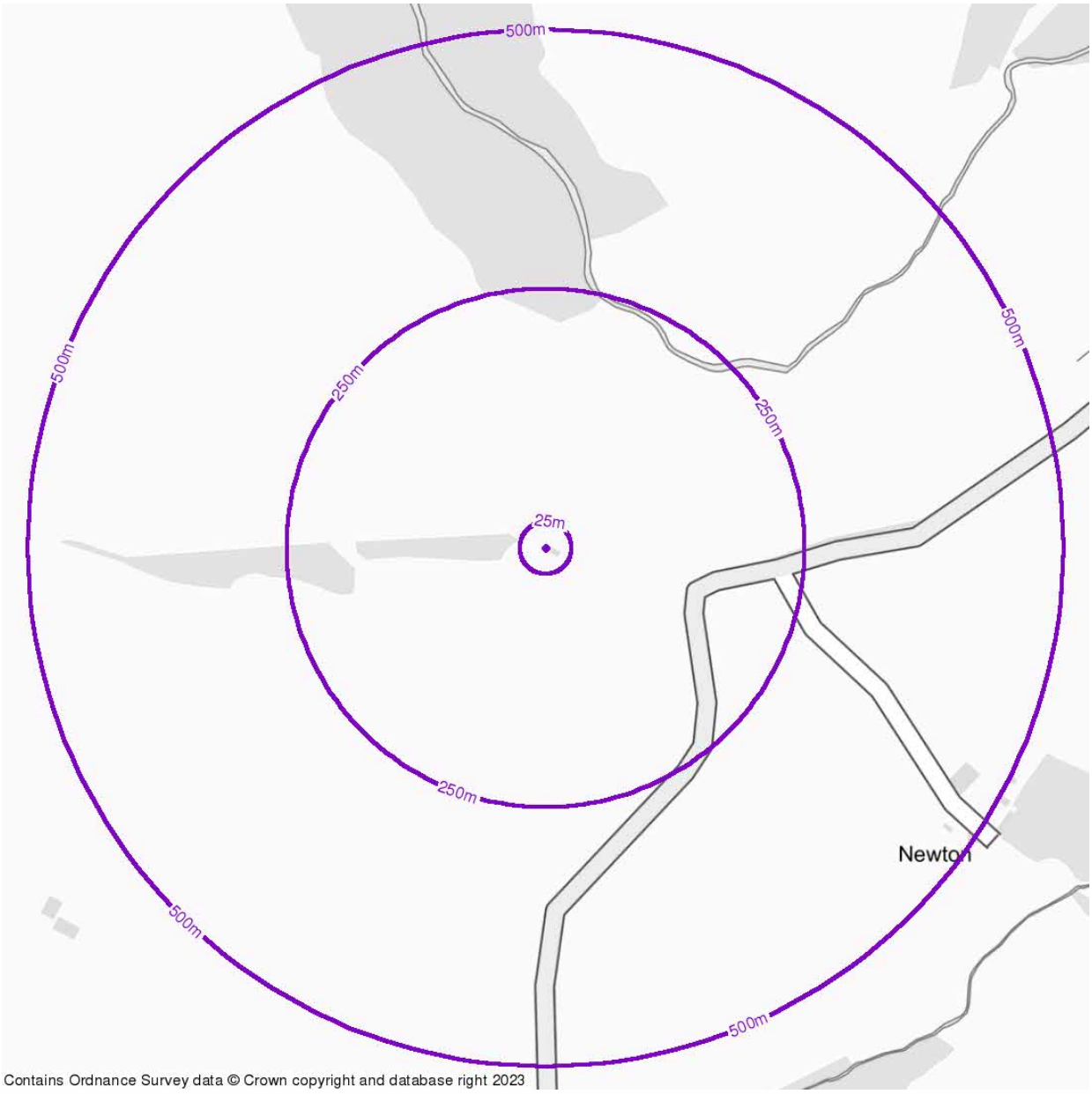


Section 1: Contamination Risk Findings

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: **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:

North Cornwall District Council	- Has no landfill data to supply	3
Cornwall County Council	- Had landfill data but passed it to the relevant environment agency	4

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

Historical Landfill Sites

No factors identified for this property

Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

Environmental Permitting Regulations - Waste

No factors identified for this property

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

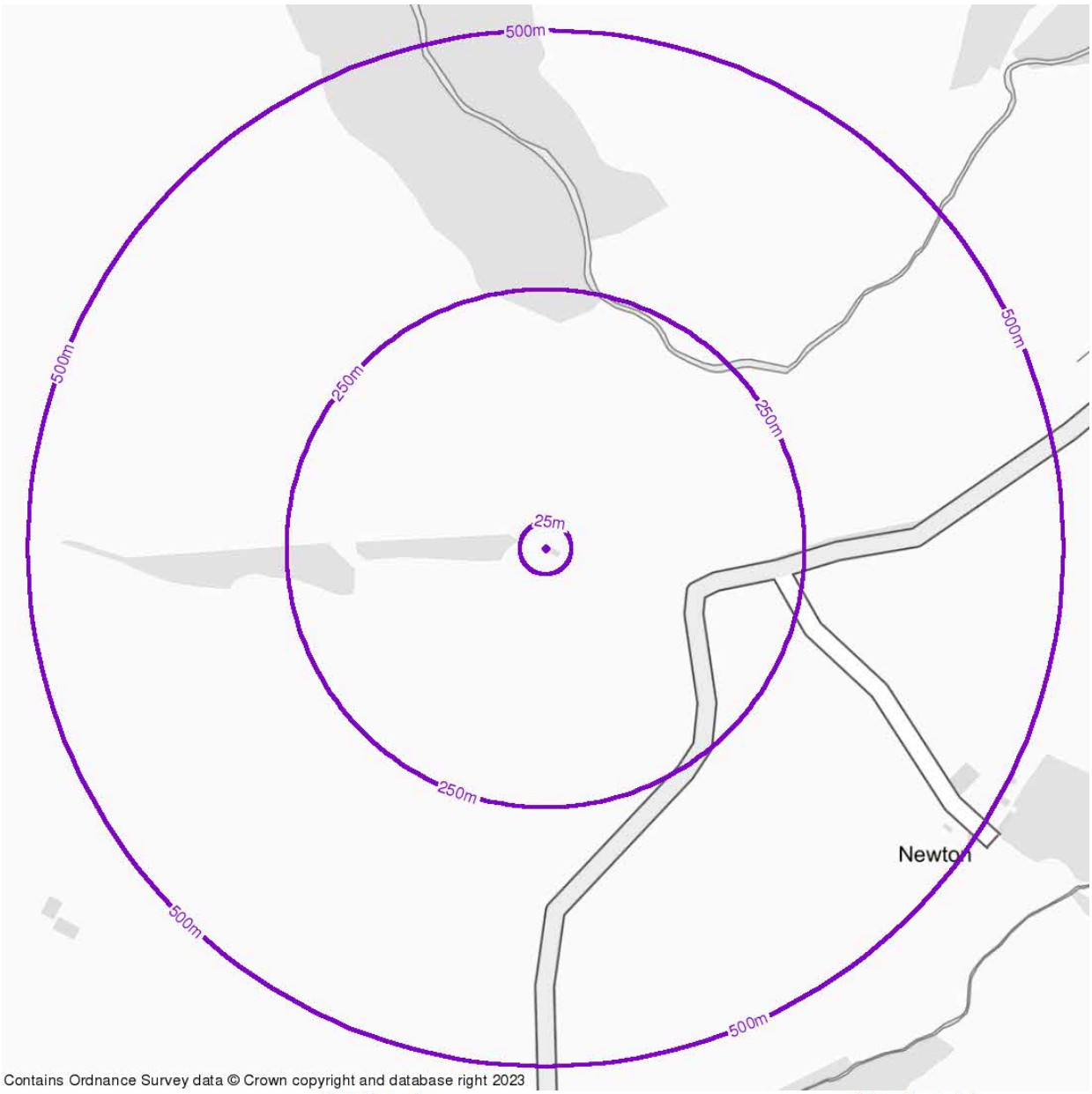
No factors identified for this property

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.



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?	No

Map ID	Reference	Location	Details	Distance	Contact

Local Authority Pollution Prevention and Controls

No factors identified for this property

Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

Integrated Pollution Controls

No factors identified for this property

Environmental Permitting Regulations - Industry

No factors identified for this property

Consent to Discharge to Controlled Waters

No factors identified for this property

Radioactive Substances Register

No factors identified for this property

Planning Hazardous Substance Consents

No factors identified for this property

Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

Explosive Sites

No factors identified for this property

Section 1d: Known Pollution Incidents

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

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

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

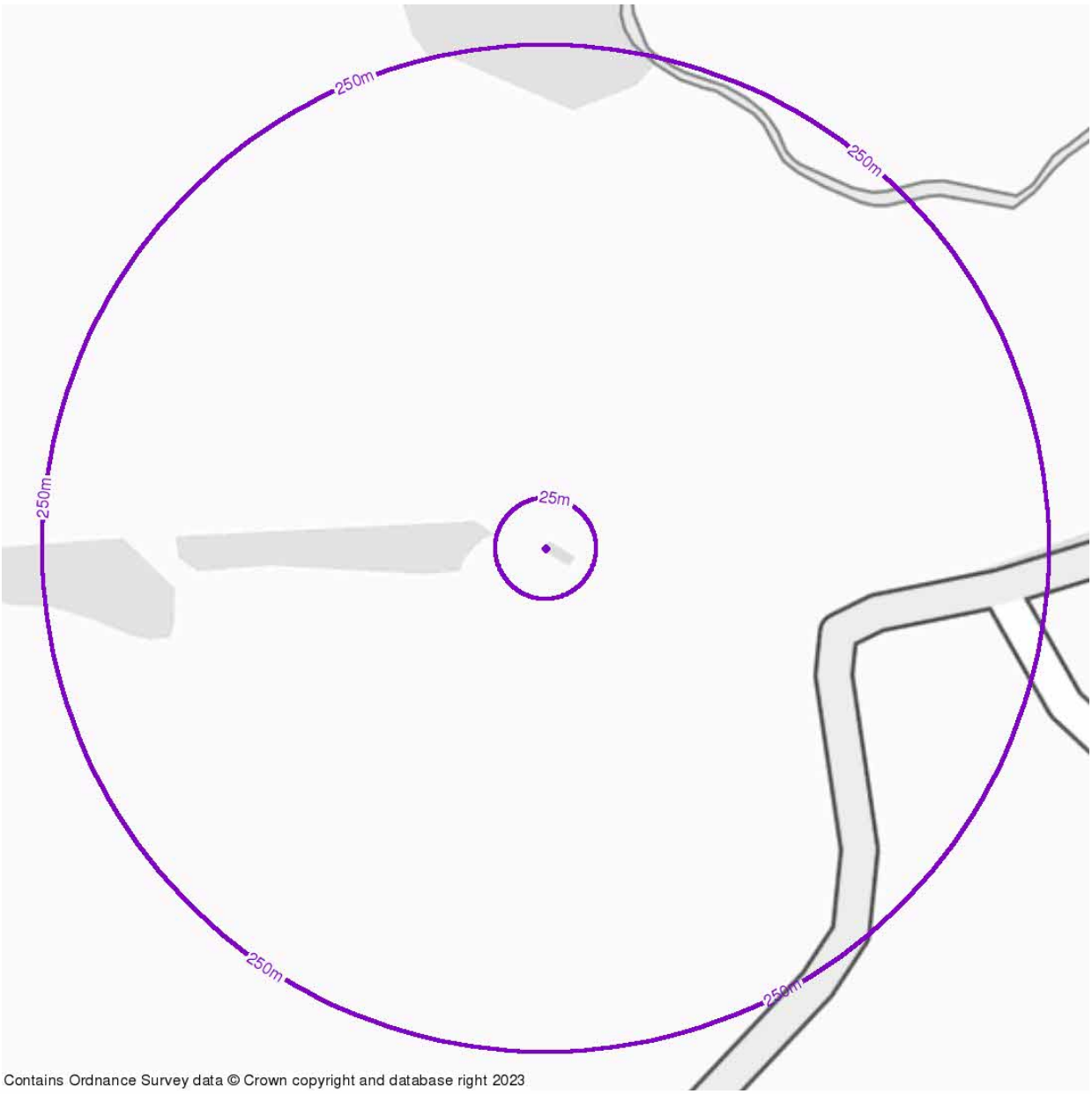
No factors identified for this property

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.



- Fuel Station Entries
- Contemporary Trade Directories
- Former Marshes
- Historical Tanks and Energy Facilities
- Potentially Infilled Land (Non-Water)
- Potentially Infilled Land (Water)
- Potentially Contaminative Industrial Uses (Past Land Use)

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?	No

Map ID	Reference	Location	Details	Distance	Contact

Fuel Station Entries

No factors identified for this property

Contemporary Trade Directory Entries

No factors identified for this property

Former Marshes

No factors identified for this property

Potentially Infilled Land (Non-Water)

No factors identified for this property

Potentially Infilled Land (Water)

No factors identified for this property

Potentially Contaminative Industrial Uses (Past Land Use)

No factors identified for this property

Historical Tanks And Energy Facilities

No factors identified for this property

Section 2: Flood Findings

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

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

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

River Flooding

- 1 in 1000 year return
- 1 in 200 year return
- 1 in 75 year return

Coastal Flooding

- 1 in 1000 year return
- 1 in 200 year return
- 1 in 75 year return

Section 2c: Surface Water Flood Map

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

Surface Water Flooding

1 in 1000 year return
1 in 200 year return
1 in 75 year return

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?	Yes	-

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.

Section 3: Radon Findings

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

Enquiry	Result	Contact
Is the property in a radon affected area?	The property is in a radon affected area, as over 30% of homes are above the action level	1
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	Full radon protective measures are necessary in the construction of new dwellings or extensions	1

Next Steps

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

Further Action

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

Section 4: Ground Stability Findings

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

Section 4a: Man-Made Factors

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

Section 4b: Natural Factors

Enquiry	Result	Contact
What is the potential for natural ground instability in the area within 50m of the property?	Very Low	-

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.

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
Areas of Outstanding Natural Beauty					
N/A	Name: Cornwall Reference: Not Supplied	N/A	Total Area (m2) 964031731.7351665 Designation Date 30th November 1959	155m	2
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 - Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards

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

Contact 2 - Natural England

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

Contact 3 - North Cornwall District Council (now part of Cornwall Council)

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

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

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

Landmark Information Group Limited

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

The Landmark website contains links to many of our data suppliers which may prove useful.

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

Landmark works in association with:

Report Version: HCP v1.0.4.5

Useful Information

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

Professional Opinion

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

Flood Risk

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

Location Map

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

Positional Accuracy

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

Section 1b: Landfill and Waste

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

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

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

Section 1c: Potentially Contaminative Activities

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

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

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

Section 1e: Other Potential Contaminative Land Uses

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

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

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

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

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

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

Section 5a: Environmental Constraints
The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

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

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

The Purpose and Scope of the Report

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

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Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

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

TPOs Contact Details:

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

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

Consumer Protection

Landmark Complaints Procedure

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

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

Complaints should be sent to:

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

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

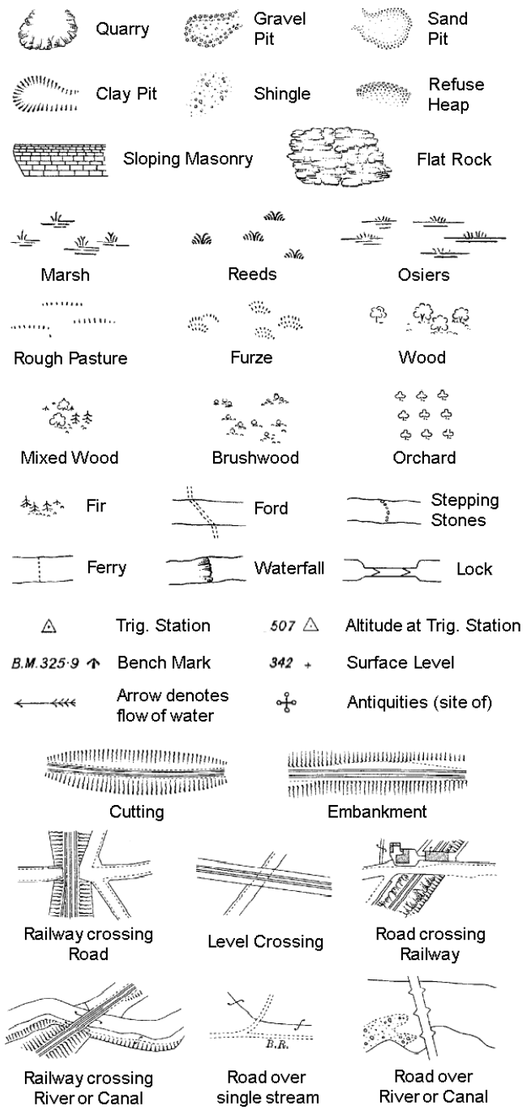
If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):

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

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

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)

County & Civil Parish Boundary

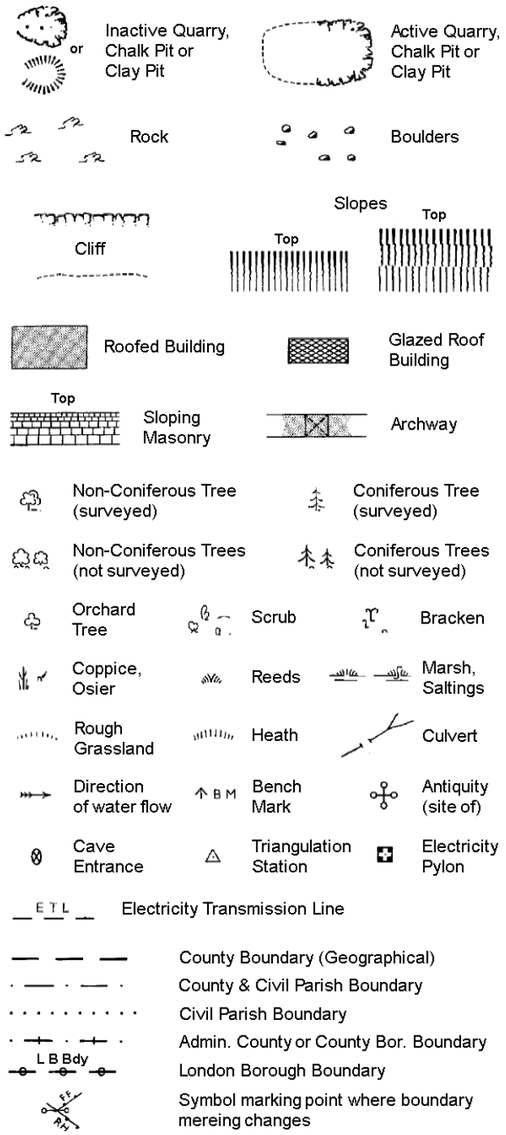
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	Sl.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

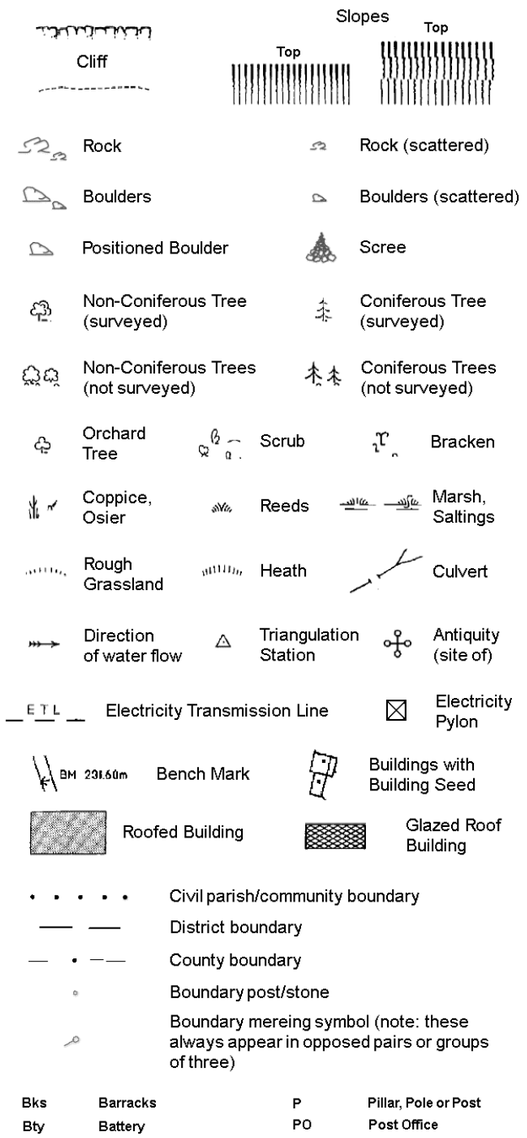
Admin. County or County Bor. Boundary

L B Bdy London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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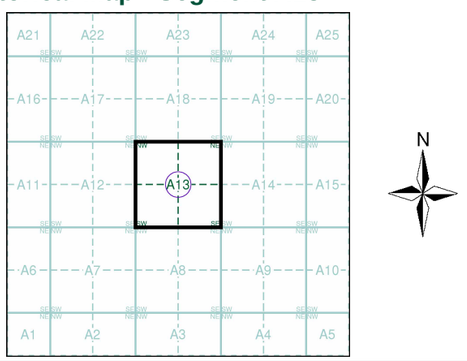
Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cornwall & Isles Of Scilly	1:2,500	1881	2
Cornwall & Isles Of Scilly	1:2,500	1907	3
Ordnance Survey Plan	1:2,500	1976	4
Large-Scale National Grid Data	1:2,500	1995	5

Historical Map - Segment A13



Order Details

Order Number:	308372540_1_1
Customer Ref:	2070
National Grid Reference:	210430, 79350
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Hamatethy, St. Breward, BODMIN, PL30 4PG

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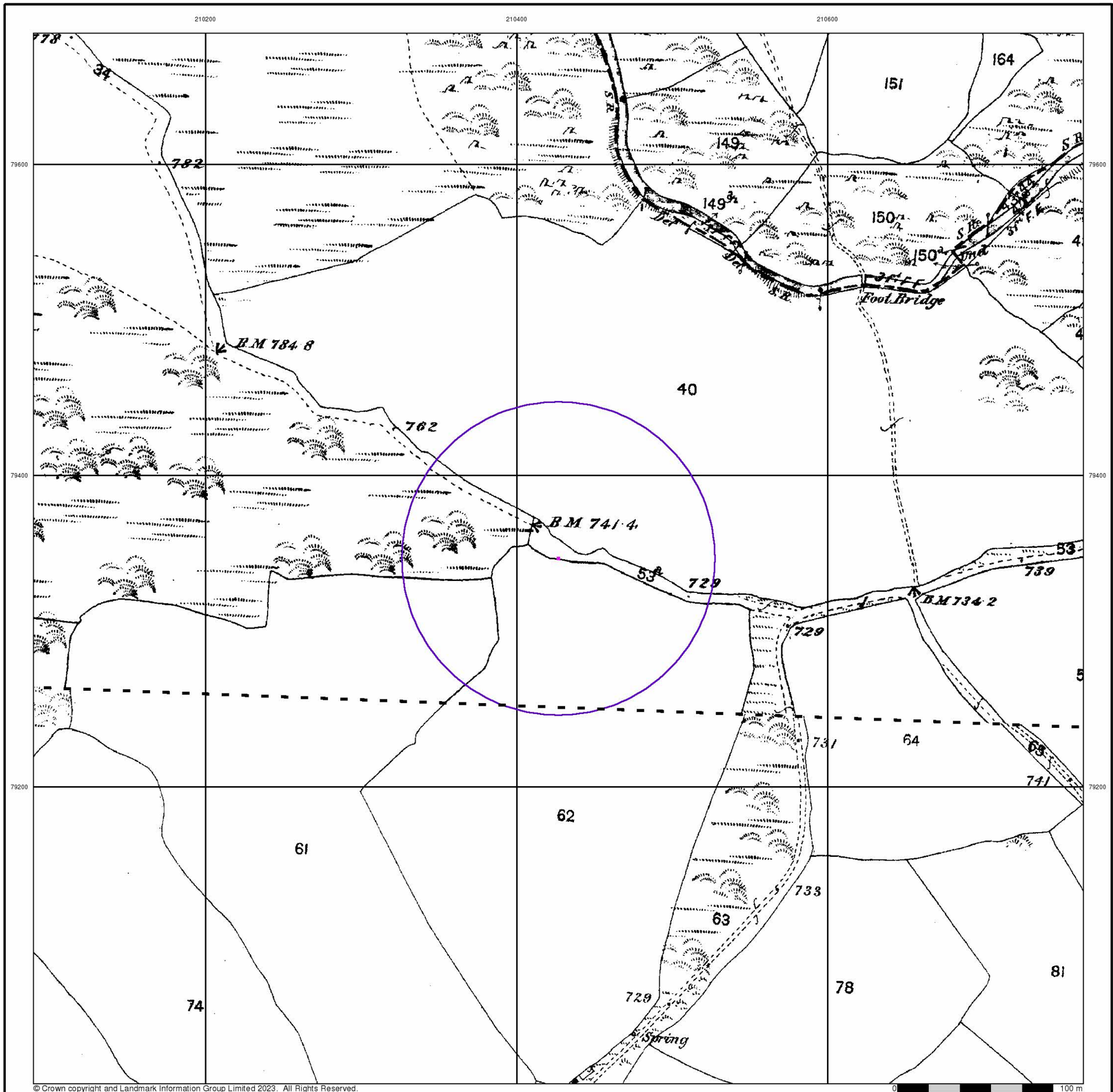

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Cornwall & Isles Of Scilly

Published 1881

Source map scale - 1:2,500

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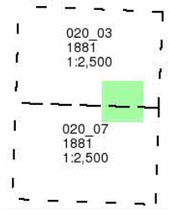
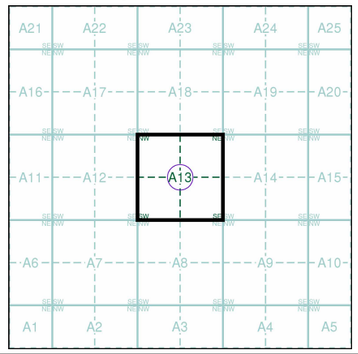
Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Customer Ref:	2070
National Grid Reference:	210430, 79350
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Search Buffer (m):	100

Site Details

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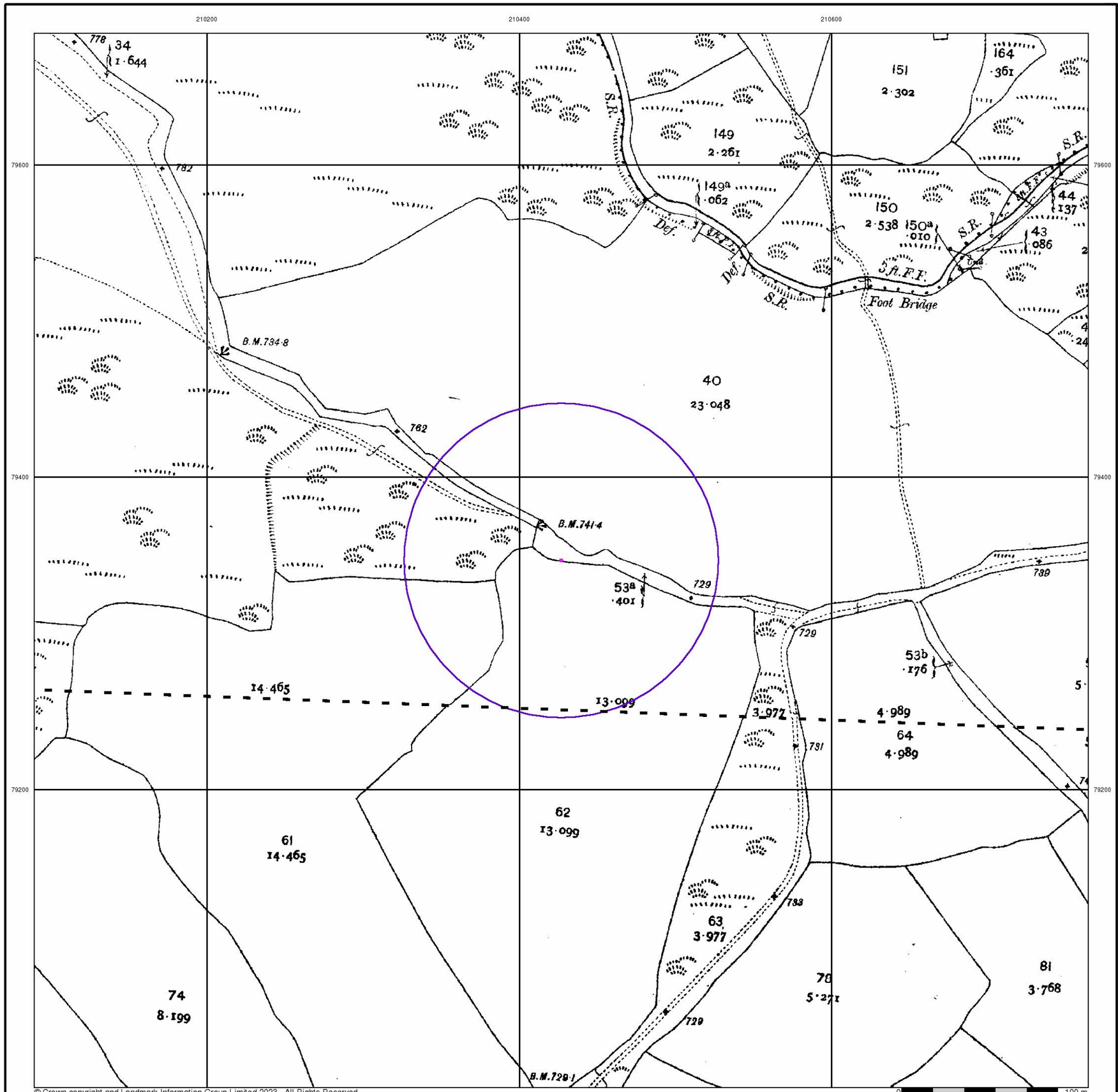

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Cornwall & Isles Of Scilly

Published 1907

Source map scale - 1:2,500

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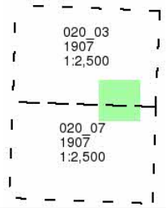
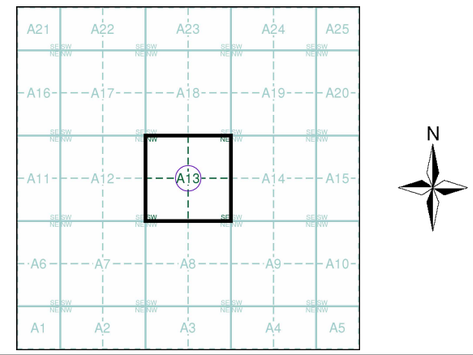


Historical Map - Segment A13



Order Details

Order Number:	308372540_1_1
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National Grid Reference:	210430, 79350
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

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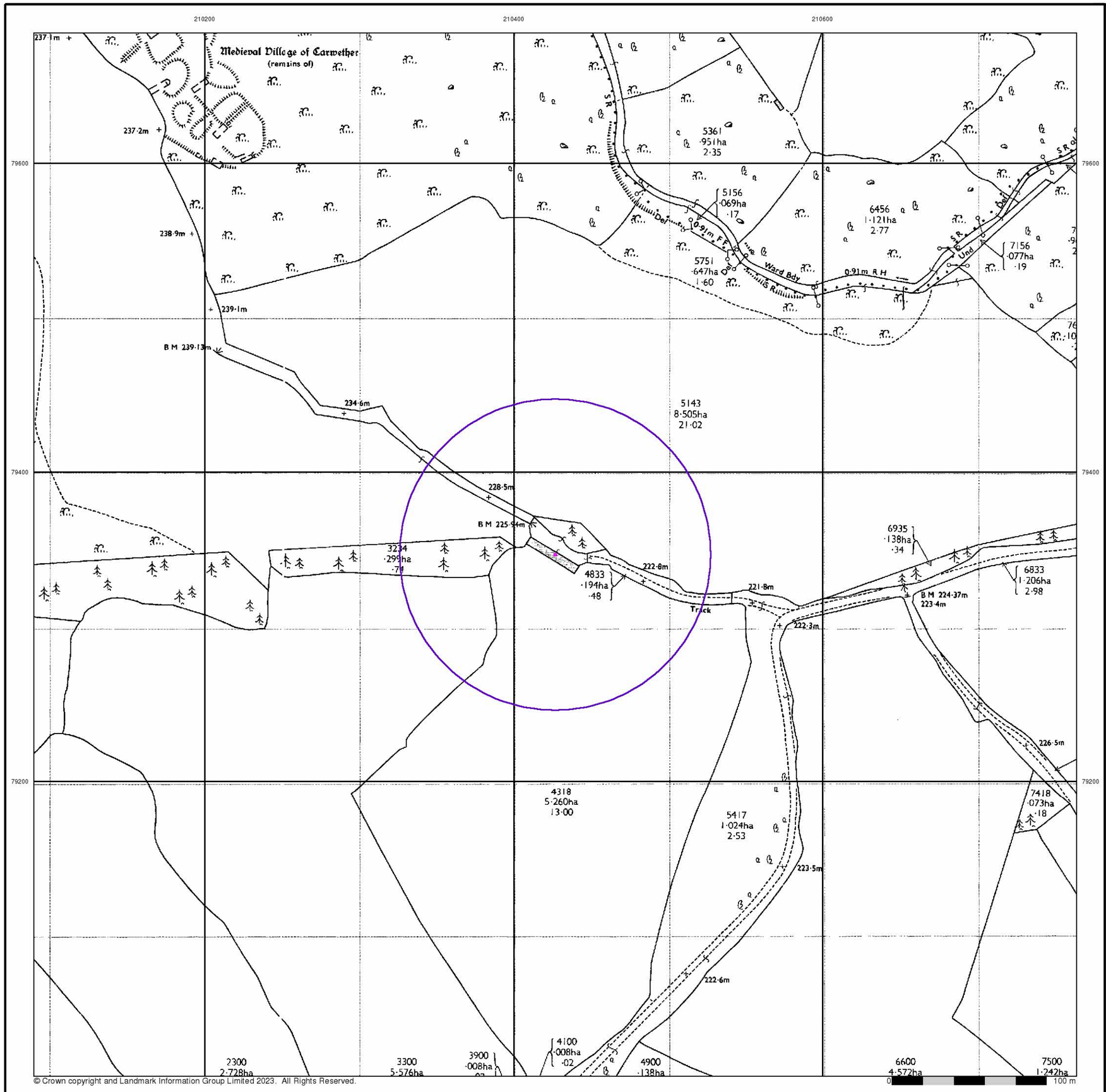

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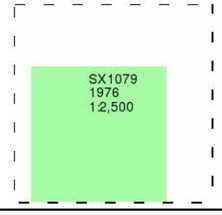
Ordnance Survey Plan

Published 1976

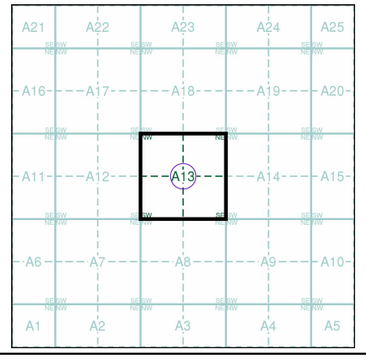
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



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Order Number:	308372540_1_1
Customer Ref:	2070
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Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

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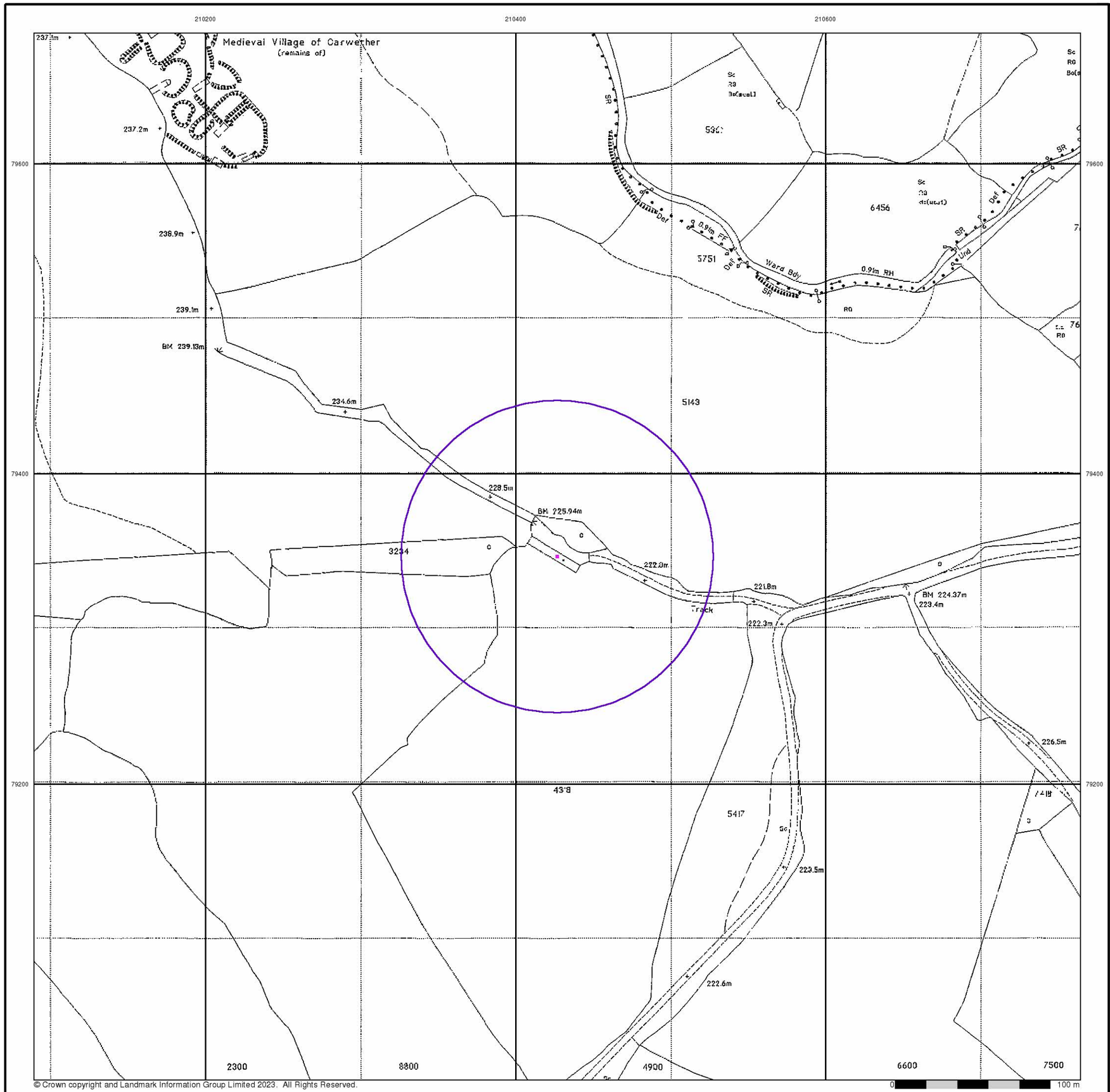

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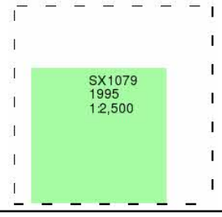
Large-Scale National Grid Data

Published 1995

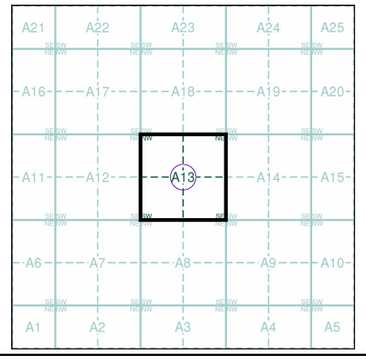
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Customer Ref:	2070
National Grid Reference:	210430, 79350
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy.
County Borough Boundary (England)
Co. Burgh Bdy.
County Burgh Boundary (Scotland)
R.D. Bdy.
Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Electricity Transmission Line
Sloping Masonry
Pole
Cutting
Embankment
Standard Gauge Multiple Track
Standard Gauge Single Track
Road Under
Road Over
Level Crossing
Foot Bridge
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

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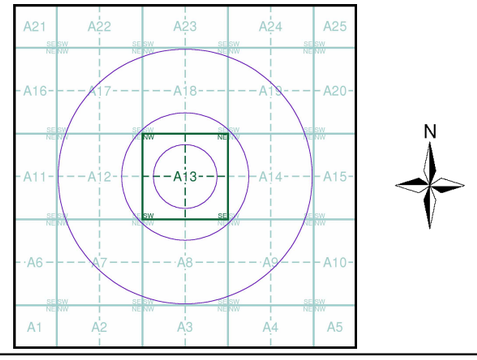
Historical Mapping & Photography included:

Historical Map - Slice A



Order Details

Order Number: 308372540_1_1
Customer Ref: 2070
National Grid Reference: 210430, 79350
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

Hamatethy, St. Breward, BODMIN, PL30 4PG

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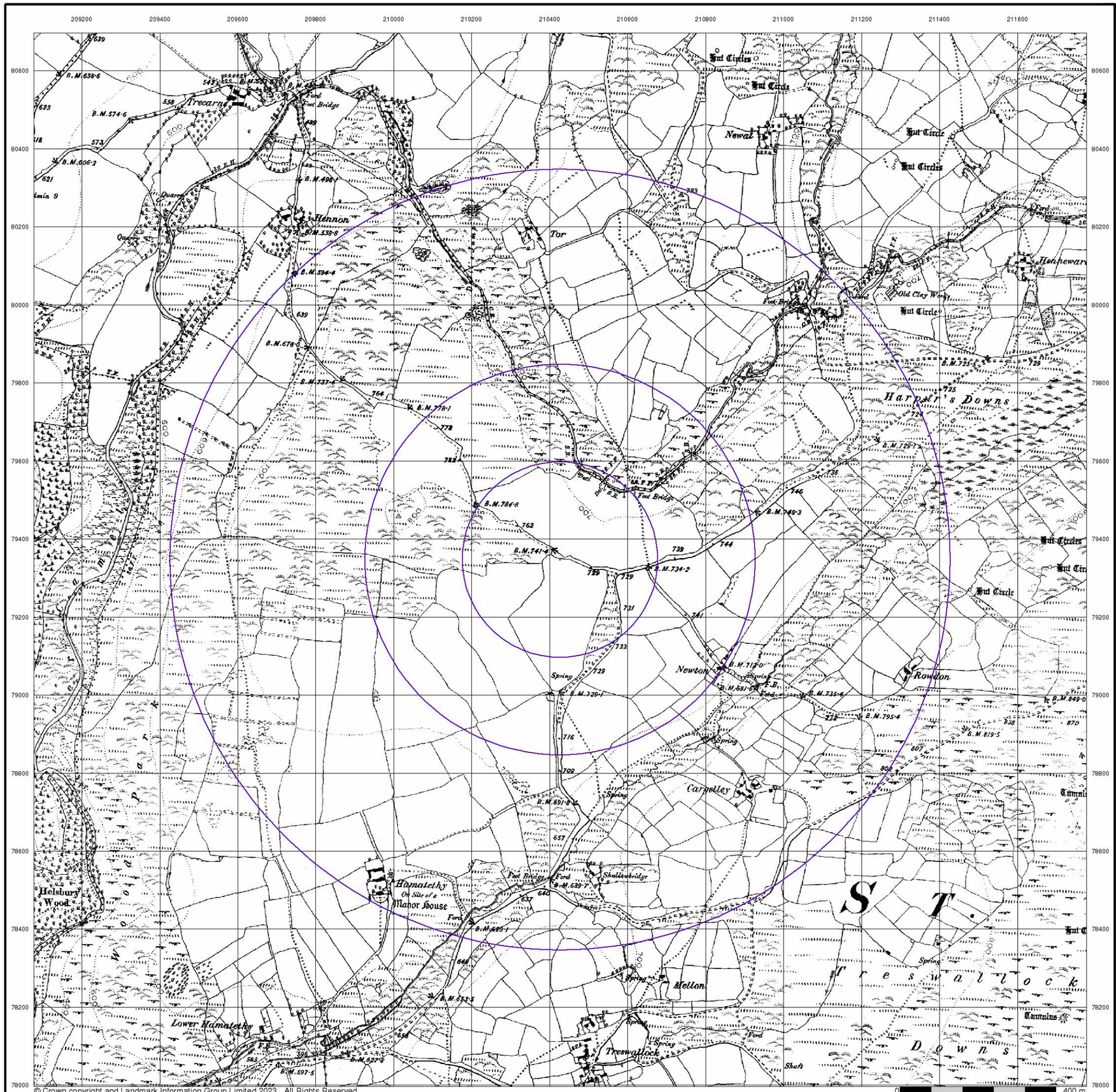

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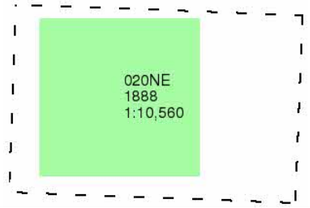
Cornwall & Isles Of Scilly

Published 1888

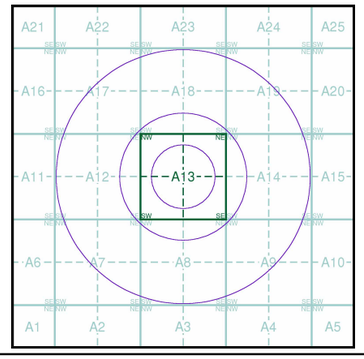
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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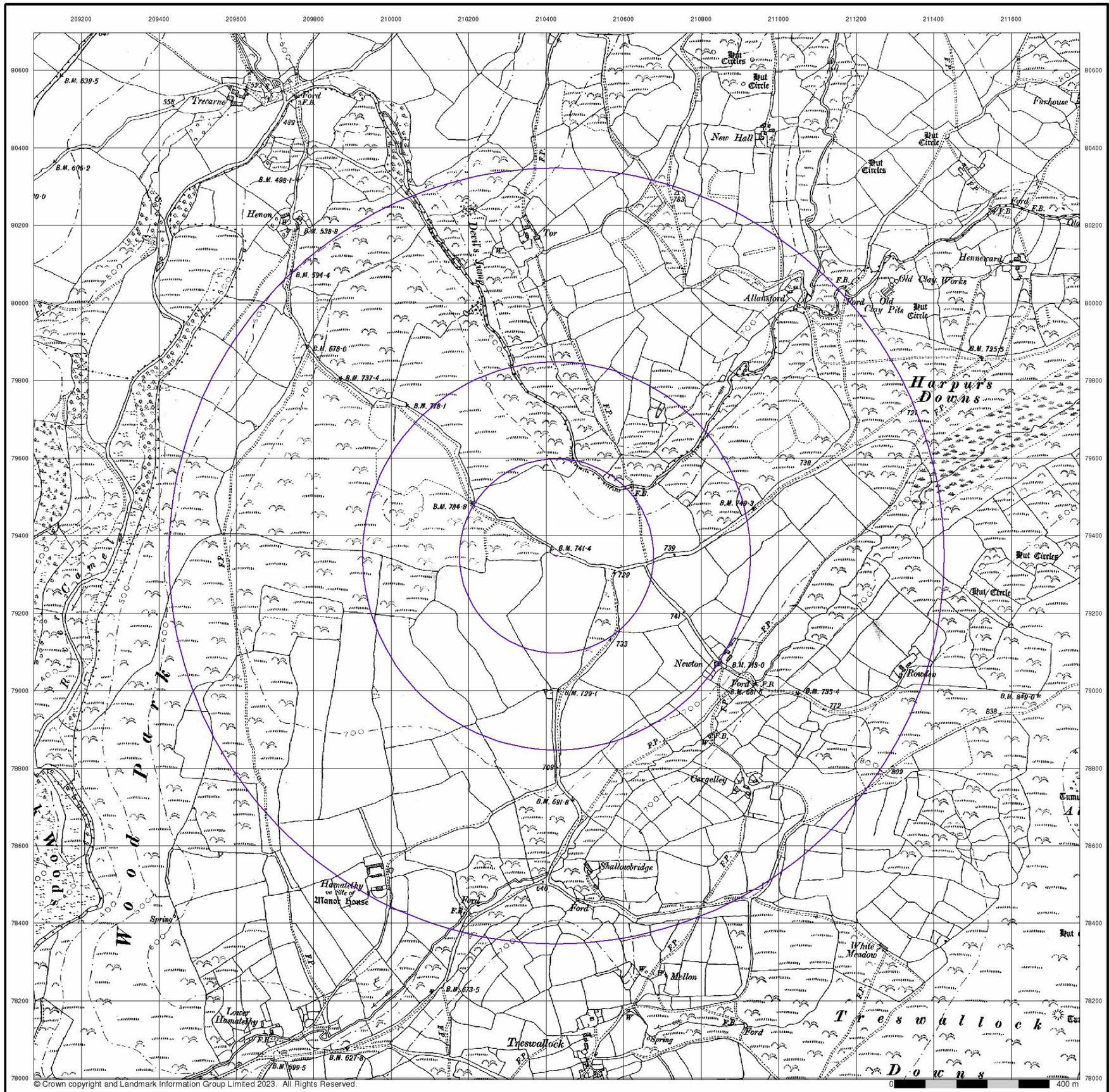
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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LANDMARK INFORMATION GROUP®

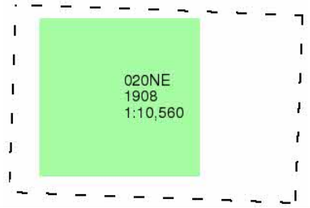
Cornwall & Isles Of Scilly

Published 1908

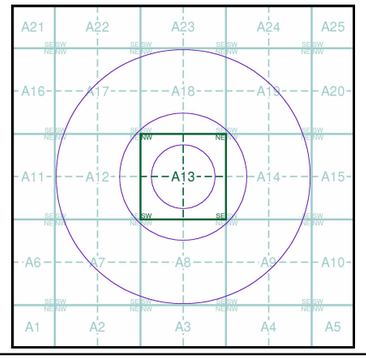
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	308372540_1_1
Customer Ref:	2070
National Grid Reference:	210430, 79350
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Hamatethy, St. Breward, BODMIN, PL30 4PG

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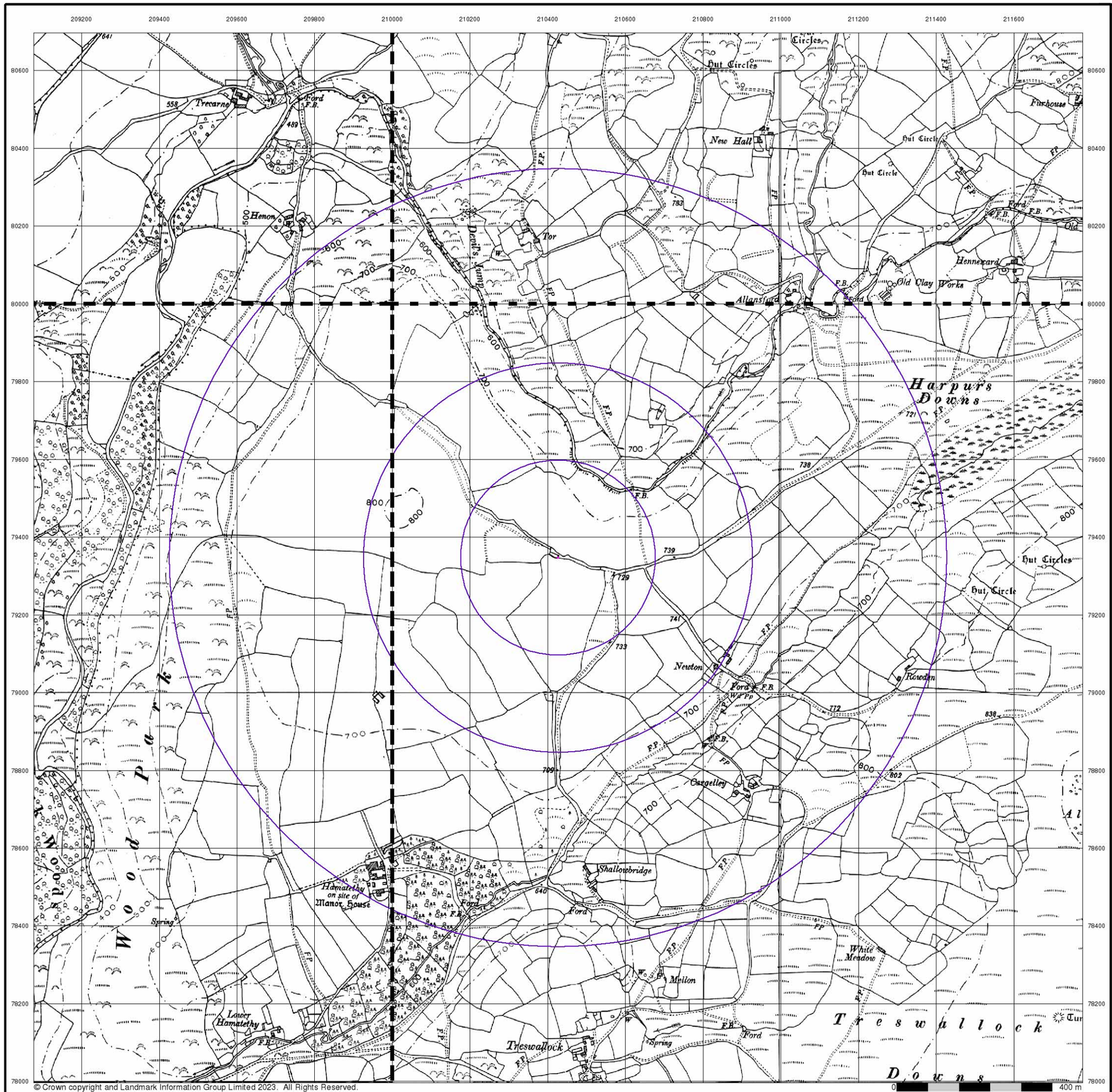

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Ordnance Survey Plan

Published 1962

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

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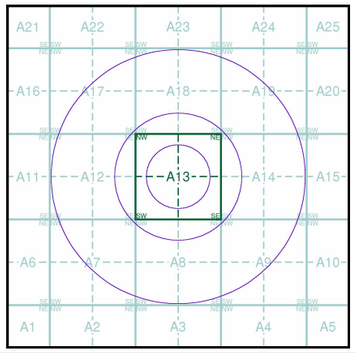
SX07NE 1962 1:10,560	SX17NW 1962 1:10,560

Historical Map - Slice A



Order Details

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Customer Ref:	2070
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Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Hamatethy, St. Breward, BODMIN, PL30 4PG

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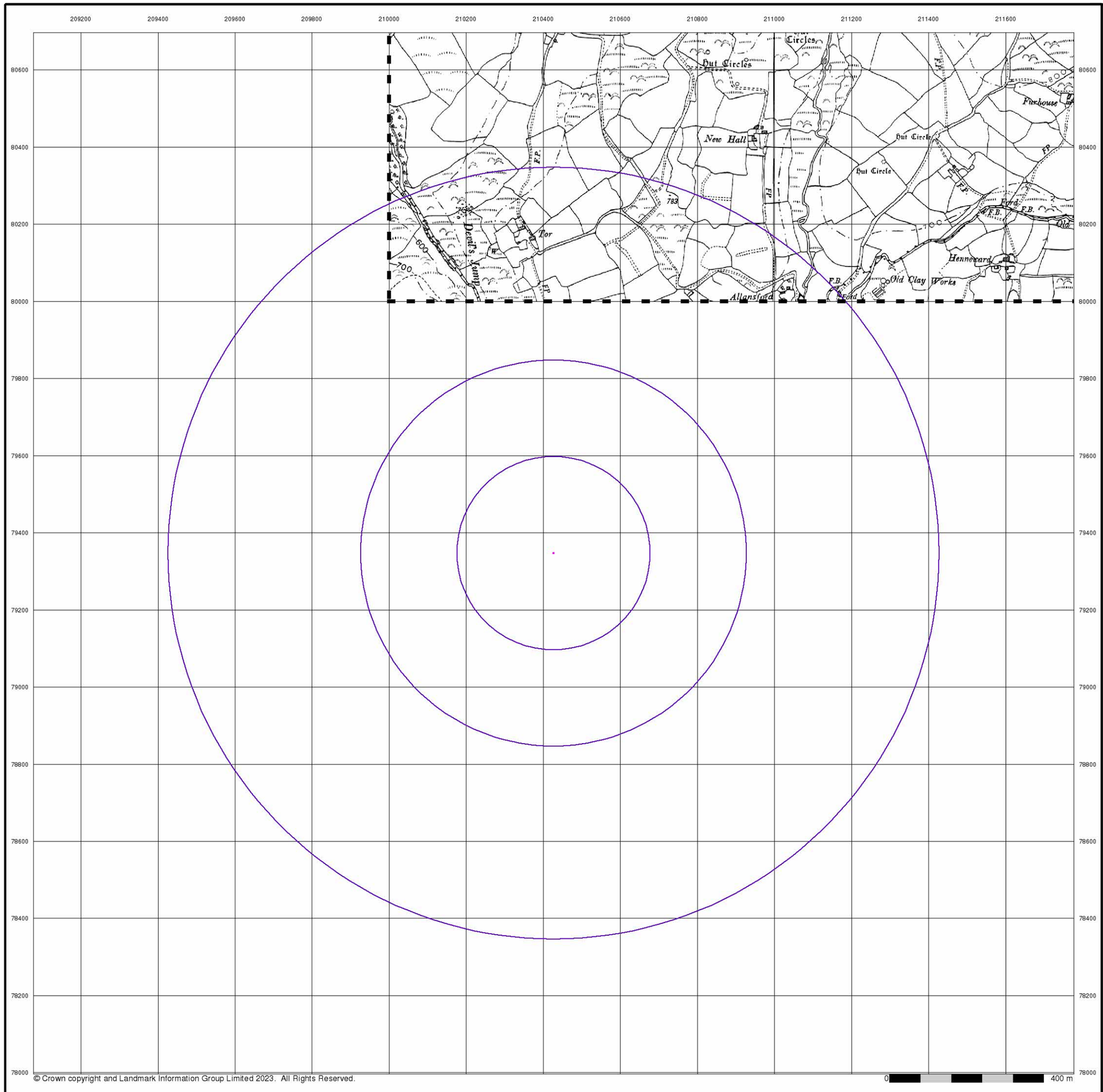

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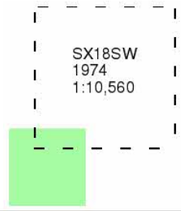
Ordnance Survey Plan

Published 1974

Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



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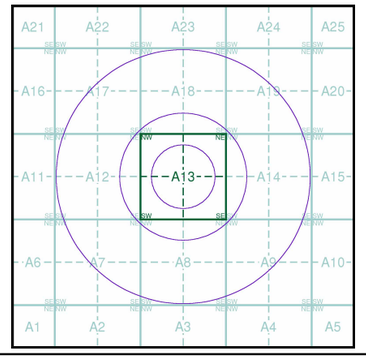

Order Details

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Customer Ref:	2070
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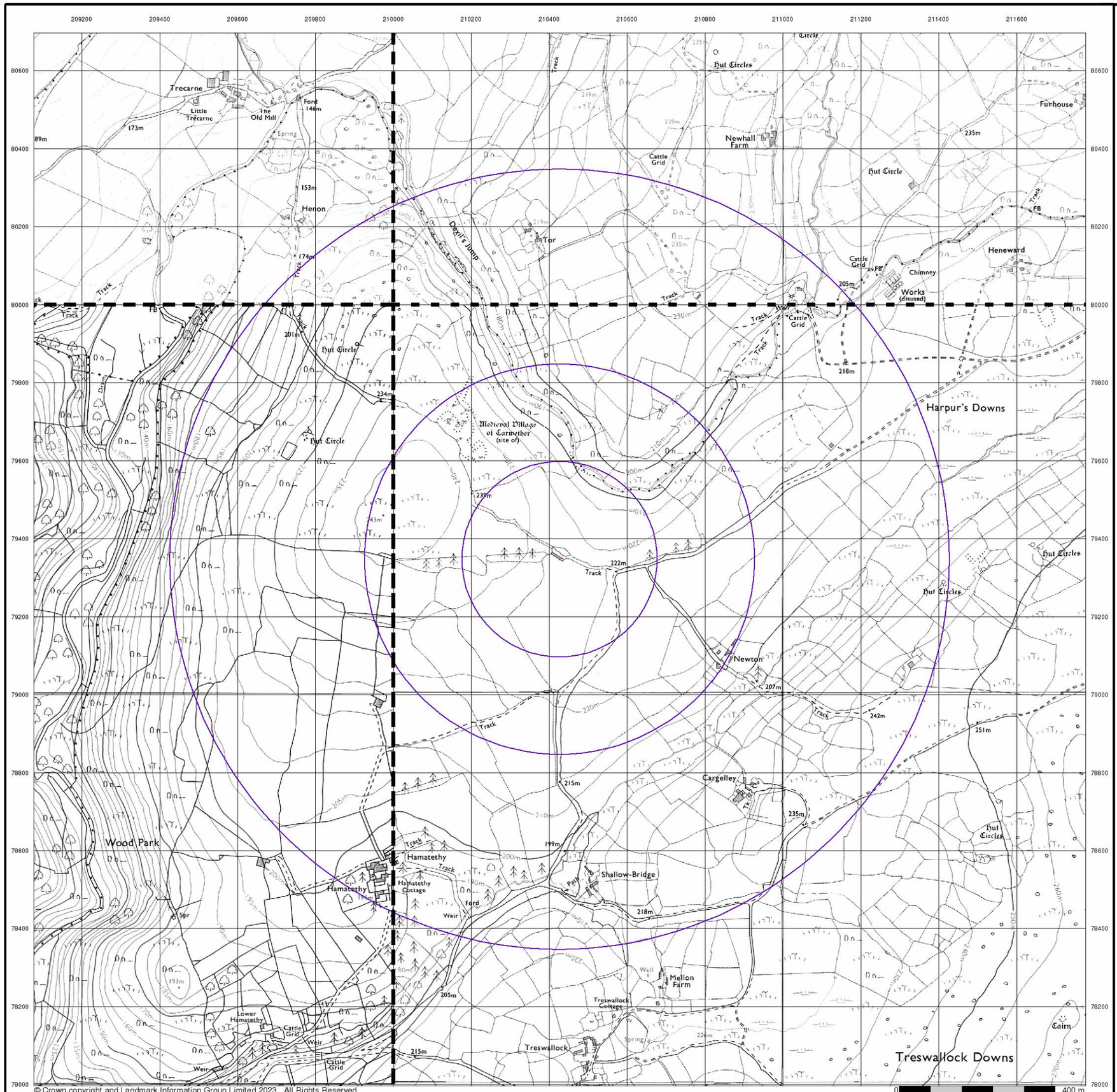

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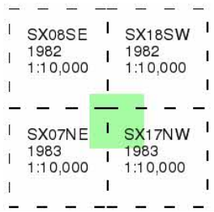
Ordnance Survey Plan

Published 1982 - 1983

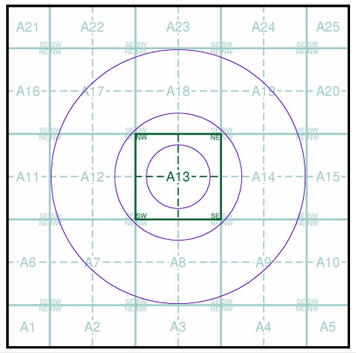
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



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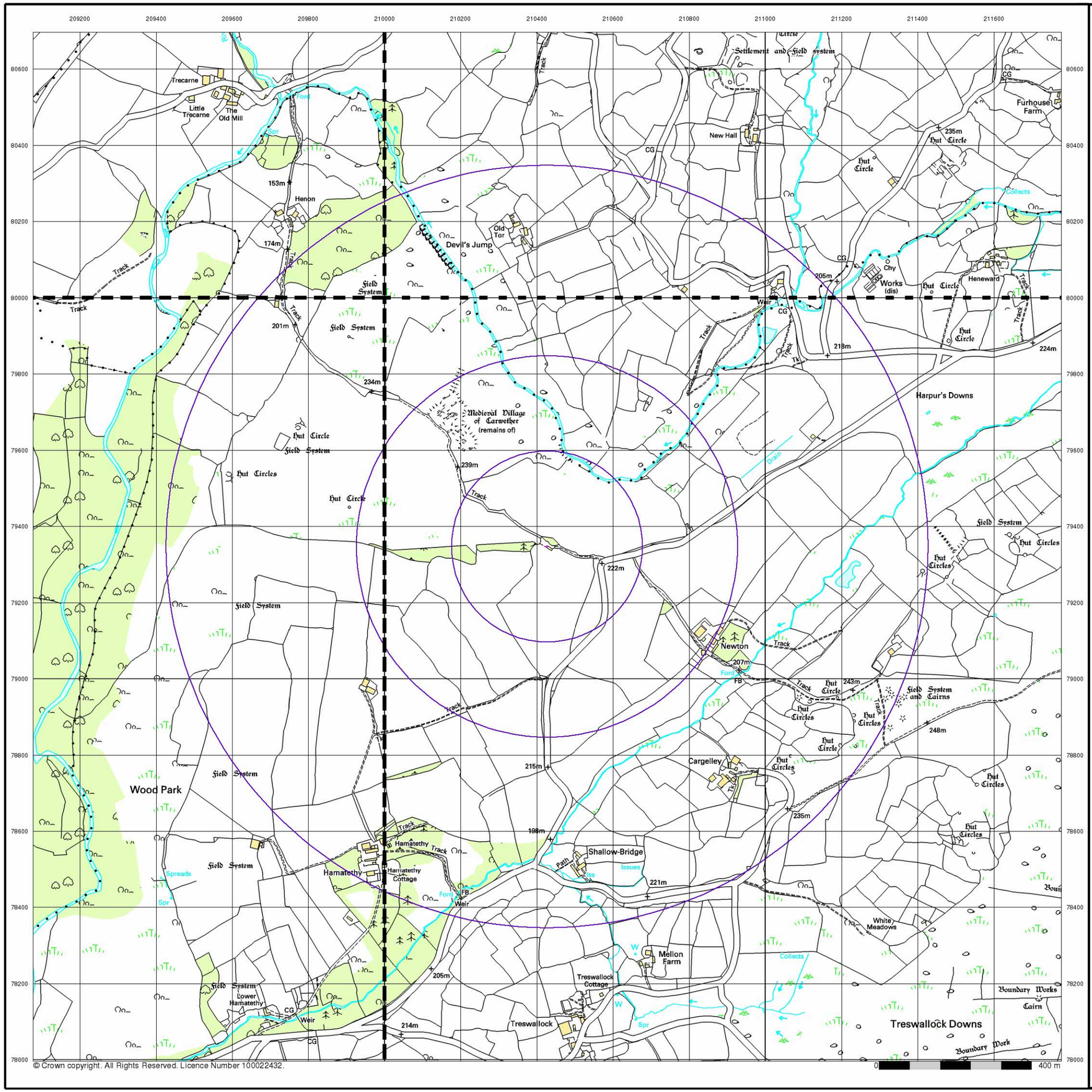

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10k Raster Mapping

Published 2000

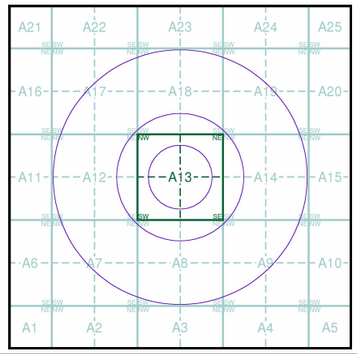
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SX08SE 2000 1:10,000	SX18SW 2000 1:10,000
SX07NE 2000 1:10,000	SX17NW 2000 1:10,000

Historical Map - Slice A



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Customer Ref:	2070
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Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Hamatethy, St. Breward, BODMIN, PL30 4PG

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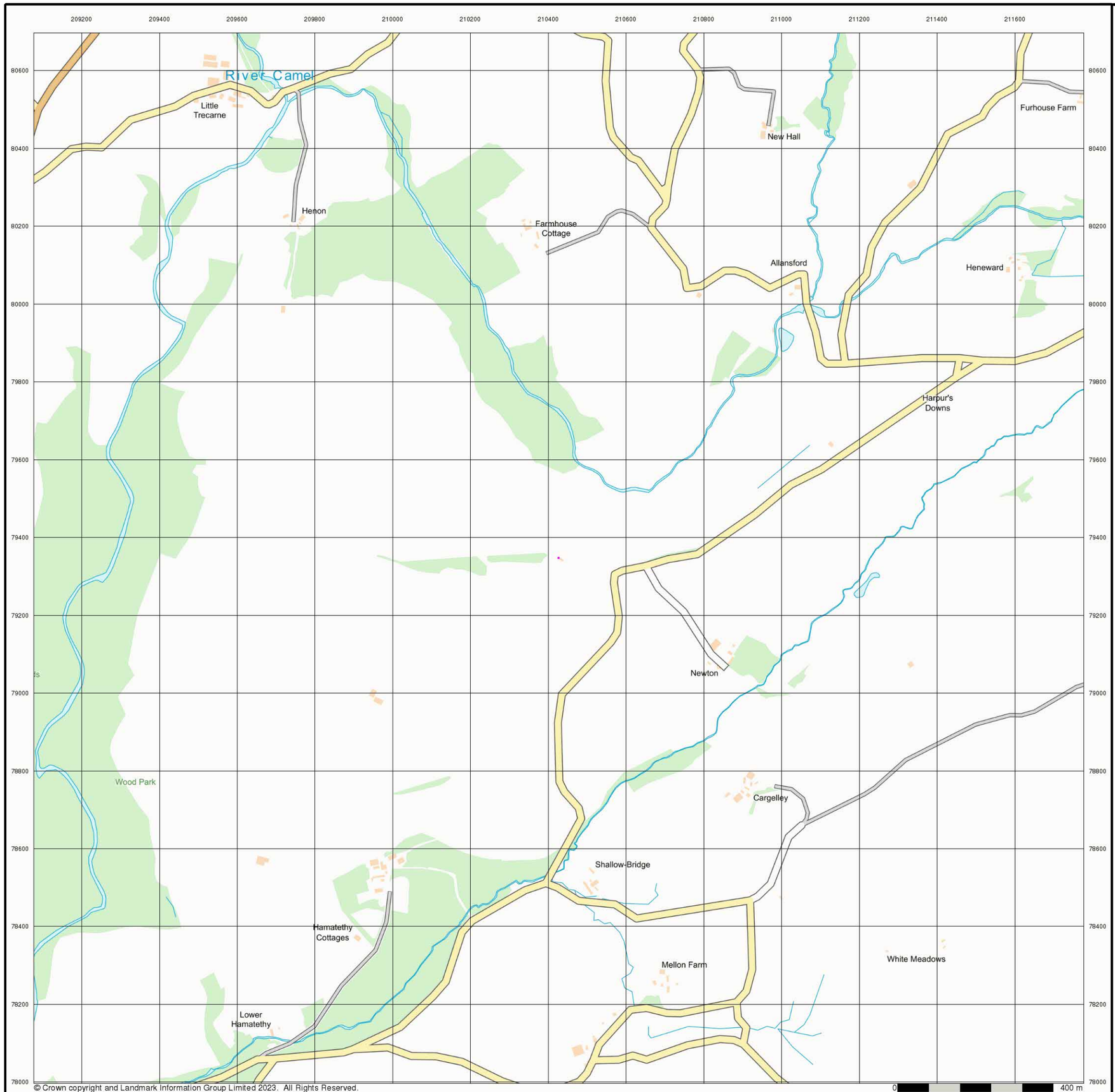


Envirocheck®

LANDMARK INFORMATION GROUP®

Street View

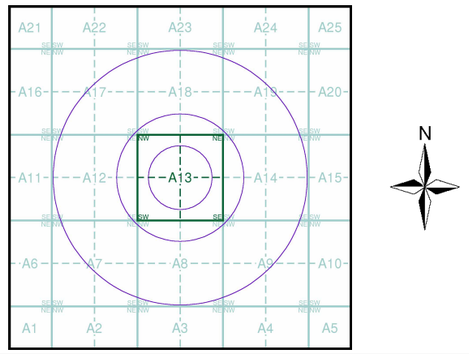
Published 2023

Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)

Street View Map - Slice A



Order Details

Order Number:	308372540_1_1
Customer Ref:	2070
National Grid Reference:	210430, 79350
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Hamatethy, St. Breward, BODMIN, PL30 4PG

Landmark® INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

APPENDIX C

MINING REPORT

Wheal Jane Consultancy
Old Mine Offices
Wheal Jane
Baldhu, Truro
Cornwall, TR3 6EE

Archival (Desktop) Mining Search

Mining Risk: Low

Address: **Bee Park Barn**
Hamatethy
St Breward
Bodmin
Cornwall
PL30 4PG

Client: **YES Consultants**
Woodcocks Roost
Fore Street
Barripper
Camborne
Cornwall
TR14 0QR

Your Ref: **2070a**

Our Ref.: **MS43365**

Date: **16 March 2023**

01872 560 200
consultancy@wheal-jane.co.uk

Wheal Jane Consultancy
Geotechnical, environmental & mining services

Low Risk

Dear Sirs,

Re: Bee Park Barn, Hamatethy, St Breward, Bodmin, Cornwall, PL30 4PG

We thank you for your recent request.

As instructed, we have carried out a mining search in respect of the above property, as delineated on the plan supplied for the purpose of requesting this search (a copy of which is included with this report).

The purpose of this mine search is to examine and interpret the plans and records in our possession relating to metalliferous mining activity and based upon this information, give a professional opinion in respect of potential risk to the property from such historical mining activity and, if required, make recommendations as may be deemed appropriate.

Where other workings relating to clay, stone or other minerals are noted to be in close proximity to the property mention will be made of them.

It is of a format suitable for conveyancing purposes.

Mining Activity

The property is located a considerable distance from the significant mineralised areas of Cornwall.

However, some small-scale mining activity in pursuit of copper took place in the area during the 18th and 19th Centuries.

The plans and records that are currently held in our possession at the time of compiling this report, relating to this district, do not indicate the presence of any old shallow/surface mine workings or shafts within the boundaries of the property.

The only significant recorded mine in the area was Great Onslow Consols Mine, which lies over 1.5 km to the south-south-west of the property.

An adit (drainage tunnel) is recorded to lie over 1.6 km to the south-west of the property.

An isolated shaft is indicated to lie over 1.3 km to the south-south-east of the property.

We have found no evidence of clay workings or other mineral workings within the boundaries of the property.

Based upon the historic mapping sources we have reviewed we have found no evidence for the presence of any water supply wells within the boundaries of the property.

Conclusions

We know of no plans to exploit metallic minerals in the locality, nor do we consider this a likely event.

Low Risk

Based upon the information that is held in our possession, at the time of writing this report, we have found no documentary evidence to indicate the presence of old shallow or surface mine workings underlying the property.

We would consider that the property appears to be at low risk from past mining activity.

Recommendations

We have no recommendations to make in respect of this property.

Scope of Search & Limitations

This search has been carried out with reference to the extensive collection of plans, records and archives that are held in our possession at the time of writing this report and from this material we have endeavoured to give as accurate a report as possible in respect of the property as delineated in the initial request.

However, taking into account that such records may not be wholly complete or accurate, that records may exist of which we do not hold copies, or records exist that are held in private sources which are not available to us and that in Cornwall, Devon and Somerset many ancient shallow workings and shafts exist of which there are no records, we cannot accept liability for any inaccuracies there may be.

This report is concerned solely with the property searched and should not be used in connection with adjacent properties as only relevant mining features have been mentioned and any known features that would not have a direct influence upon the target property may have been omitted for clarity.

The report is based upon the property boundaries as shown on the supplied request plan.

We cannot accept liability for any inaccuracies if the property boundaries, as supplied to us by the client or the client's agent, are subsequently shown to be incorrect, incomplete or if no such request plan has been supplied when the search has been requested.

We accept no liability if any part of the property address / postcode, as supplied to us by the client or the client's agent, is incorrect.

This report is confidential to the client, the client's legal advisor and/or mortgage lender or any other party involved in the conveyancing of the property and / or development of the dwelling or land contained within the boundaries defined on the request plan.

We have no liability toward any person or organisation not party to commissioning this report.

This report or any part of it, is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

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 or organisation other than the person/organisation commissioning this report.

This report is not a contaminated land, environmental, geotechnical or archaeological survey and should not be interpreted as such.

No site visit has been made.

We trust that this report is to your satisfaction and will be happy to answer any queries with respect to it.

Yours faithfully,

Wheal Jane Consultancy
dalef@wheal-jane.co.uk
01872 560200

Mining Glossary

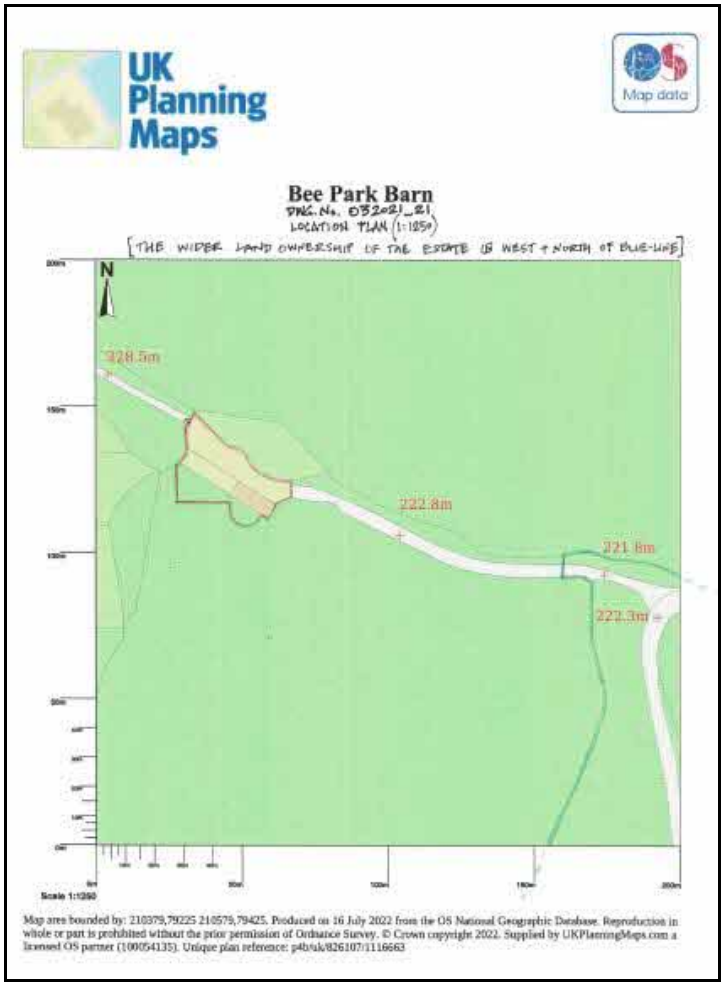
Adit	Horizontal mine drainage tunnel driven from low ground into mine workings. The adit tunnel is the shallowest level shown on mine plans and usually represents the earliest period of workings recorded. Adits have ventilation shafts at regular intervals, which are mostly unrecorded.
Alluvium	Clay, sand and debris deposited by a river. Often streamed for tin.
Burrow	A mine waste tip.
Caunter lode	A lode which runs in a different direction to the general trend of lodes in the district.
Coffin/Koffen	Trench-like openwork at surface.
Costean Pit	A small surface pit excavated to locate and/or sample a lode.
Crosscourse	Geological features which run at right-angles to the principal lodes of a district, and are vertical or sub-vertical faults. Mostly barren of payable minerals, but can carry values of iron ore, cobalt and other metallic minerals. Also known as ‘guides’ or ‘trawns’ in the St Just and St Ives mining districts respectively.
Crosscut	Tunnel driven underground, usually at right-angles to the lodes.
Dip of Lode	Angle of inclination of a lode from the horizontal.
Drive	Tunnel driven along the course of a lode.
Elvan	Igneous rock (quartz-porphyry) occurring as a vein or dyke. Can be extremely hard. Exploited by quarrying.
Granite	Igneous rock. Crystalline mixture of quartz, feldspar and mica.
Greenstone	Igneous rock also called 'blue elvan'. Generally extremely hard.
Gunnis	Open stope at surface or underground.
Kaolinisation	Alterations or weathering of granite to clay and sand from solid rock.
Killas	Generic term given to sedimentary rock in Cornwall.
Leat	A man-made watercourse.
Level	Horizon underground where ore movement and communications are maintained. Levels consist of lode drives and crosscut tunnels: i.e. 12 fathom level; the system of tunnels driven at 12 fathoms below adit horizon.
Lode	A mineralised structure or vein. Most lodes run from surface vertically or sub-vertically, and can vary from a few inches to several metres in width.
Mundic	Iron pyrite, arsenic and sulphur - arsenopyrite.
Openwork	A surface working, which has usually left a pit or backfilled excavation.
Outcrop	The part of the lode which breaks surface. Worked-out voids and backfilled areas are outcrop features.
Rab	Weathered zone of mixed rock and soil (natural profile)
Sett	An area of land leased for mining.
Shaft	Holes in the ground, which can vary from 0.5m x 1m up to shafts 7m across. Engine shafts tends to be large (typically 3m x 2m) and adit shafts are smaller (typically 1.2m x 1.8m). Depths vary down to 700m.
Stockwork	Mass of narrow veins or lodes running parallel and sub-parallel.
Stope	Ground where lode has been removed leaving void. Sometimes open to surface.
Tailings	Residual sands and slimes from ore dressing. Usually heavily contaminated.

Mining References (generic listing)

H G Dines - The Metalliferous Mining Region of South West England (2 Vols)
A K Hamilton Jenkin - Mines & Miners of Cornwall (16 Vols)
A K Hamilton Jenkin - Mines of Devon (2 Vols)
A K Hamilton Jenkin - Wendron
Thomas Spargo - Tin Mines of Cornwall (6 Vols)
J H Collins - Observations of West of England Mining Region
Sellwood, Durrance & Bristow - Geology of Cornwall
Durrance & Laming - Geology of Devon
Burt, Waite & Burnley - Cornish Mines
MRO Plans (CRO)
MRO Copies (SC Archive)
MRO Microfiche (SC)
South Crofty Archive
Tehidy Minerals Archive
JMS/JAB/JHB Archive
Wheal Jane Collection
Wheal Pendarves Collection
Geevor Collection
Thyssen Review & Plans
A K H Jenkin, Annotated 6" Plans
Geological 6" Plans
Richard Thomas Plans
Robert & Brenton Symons Plans
Nicholas Whitley Plans
K Bennet Annotated Plans
R Lyon Annotated Plans
Ordnance Survey 1880, 1906, etc Maps
H G Dines Composites

Search Request Plan

Copy of the request plan(s) provided to Wheal Jane Consultancy to identify the property for search purposes:



Please note that request plans do not automatically follow the convention for north to be oriented 'up' the page, however, all directional references made in this report are based upon correctly oriented mapping resources that are held by Wheal Jane Consultancy.

APPENDIX D

TABLES 6.3 – 6.6 ‘CONTAMINATED LAND RISK ASSESSMENT, A GUIDE TO GOOD PRACTICE’. CIRIA REPORT C552. PUBLISHED 2001

Table 6.3 *Classification of consequence*

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

Table 6.4 *Classification of probability*

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

Table 6.5 *Comparison of consequence against probability*

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High likelihood	**Very high risk**	**High risk**	**Moderate risk**	Moderate/ low risk
	Likely	**High risk**	**Moderate risk**	Moderate/ low risk	Low risk
	Low likelihood	**Moderate risk**	Moderate/ low risk	Low risk	Very low risk
	Unlikely	Moderate/ low risk	Low risk	Very low risk	Very low risk

Table 6.6 *Description of the classified risks and likely action required*

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

YES

Your Environmental Solutions

Woodcocks Roost, Fore Street

Barripper, Camborne

Cornwall, TR14 0QR

T: 01209 715077 M: 07766 850 351

www.urenvironmentalsolutions.com

info@urenvironmentalsolutions.com