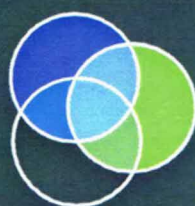


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CLIENT: LES ALLEN

PROJECT: SEAVIEW PERRANUTHNOE, CORNWALL

REPORT TITLE: PHASE 1 DESK STUDY

REPORT REF: YES 1113a

REPORT DATE: 23RD JUNE 2021

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SUMMARY

Your Environmental Solutions (YES) has been commissioned by Les Allen to undertake a Phase 1 Desk Study at a site known as Seaview, Perranuthnoe in Cornwall. This report has been commissioned to fulfil the contamination planning requirements for the proposed residential development.

It is proposed to remove the existing caravan and to construct a residential dwelling with soft, private garden area.

The site is situated within an area which has witnessed significant historical mining. A shaft is present to the east, a lode crosses the site and the site is recorded to be covered in mine waste material. Topsoil arsenic concentrations are recorded to range between 146mg/kg and 448mg/kg.

The site and immediate surrounding area are not recorded to be overlain by superficial deposits. The site is recorded to be underlain by the Mylor Slate Formation formed in the Devonian Period.

The site is recorded to be underlain by a secondary aquifer (A). There are no surface water features within 250m of the site. The site is not within a water source protection zone.

Due to the former mining and recorded mine waste across the site there is potential for heavy metals and/or hydrocarbons to be present in the site's soils. The preliminary contamination risk assessment identified a moderate risk to human health in line with its proposed use for a residential development with soft garden areas. A Phase 2 Site Investigation with soil sampling and chemical analyses should therefore be carried out to quantify the true risks.

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

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

The site is in a radon affected area. As such radon protection measures should be installed in all buildings.

A mining site investigation has been recommended, which could be carried out concurrently with the contamination site investigation.

1.0 INTRODUCTION

1.1 Background

Your Environmental Solutions (YES) has been commissioned by Les Allen to undertake a Phase 1 Desk Study at a site known as Seaview, Perranuthnoe 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:

- A walkover and photographic survey of the site (enclosed within Appendix A).
- Environmental Report (enclosed within Appendix B).
- Mining Report (enclosed within Appendix C).
- British Geological Survey 1:50,000 Solid and Drift Geological Mapsheet 351 & 358 'Penzance'.
- UK Soil Observatory Mapping.

1.4 Site Details and Development Proposals

The site location, site boundary and proposed development layout are shown on Figures 1, 2 and 3, respectively.

The site is located at coordinates: 154010 30010, postcode: TR20 9LZ.

The site comprises a mobile home and grassed garden area.

It is proposed to remove the caravan and to construct a residential dwelling with soft, private garden area.

2.0 SITE WALKOVER SURVEY

An Environmental Scientist from YES undertook the site walkover survey on the 29th June 2021 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 drivable lane that connects to the site to South Road.

The site is surrounded by grassed open space/farmland, a yard used for storage and sporadic residential dwellings.

The site comprises a residential mobile home with a grassed garden area.

The garden area is grassed and contains some areas of heavy herbaceous vegetation, surrounded by hedging of scrub and tree species. The ground level is very uneven and is formed from fill material.

The topography of the site and surrounding area is generally sloping down gradient from the east towards the west.

There were no visual signs of contamination noted during the walkover survey, with exception to the uneven/filled ground. There was no fly tipping or signs of fuel storage/disposal.

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 351 & 358 'Penzance' and mapping from the UK Soil Observatory.

3.1.1 Superficial Geology

The site and immediate surrounding area are not recorded to be overlain by superficial deposits.

3.1.2 Solid Geology

The site is recorded to be underlain by the Mylor Slate Formation - Hornfelsed Slate and Hornfelsed Siltstone formed approximately 359 to 383 in the Devonian Period. There were originally sedimentary rocks formed in open seas by pelagite deposits, that became later altered by the high temperatures of igneous intrusion(s).

3.1.3 Mineralisation

The site is situated within a mineralised area. A lode (mineralised structure), identified as being at surface outcrop on old geological maps extends across the site.

Topsoil arsenic concentrations in the area of the site are recorded to range between 146mg/kg and 448mg/kg.

3.1.4 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.

There are no surface water features within 250m of the site. The site is not 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.

The following potentially contaminative features and/or land uses are recorded within 250m of the site:

Potentially Infilled Land (pit, quarry etc): 0m, 142m, 183m, 227m, 233m, 242m.
Potentially Contaminative Historical Land Uses and Features:

- o Mining and quarrying: 0m, 122m, 142m, 183m, 227m, 231m, 233m, 242m.

The infilling/quarrying is directly related to the historical mining activity in the area – the associated contamination risks are discussed within Chapter 4.

There are no environmentally sensitive sites recorded within 250m of the site.

3.3 Historical Land Use

The historical maps for the site and surrounding area are presented in Figure 4. The findings from a review of the maps are outlined as follows.

1875 - 1878: The site lies within a wider field boundary. The site lies within Wheal Neptune Tin and Copper Mine and is shown to be partially covered by a mine waste tip. The mine is no longer active and the surrounding area of the site is entirely grassed open space/fields with further mine works.

1908: The site and the surrounding area appear mostly unchanged from the last mapping period with no new potentially contaminative features identified.

1973 - 1974: The site and the surrounding area appear mostly unchanged from the last mapping period with no new potentially contaminative features identified.

1970 – 1971: The site and the surrounding area appear mostly unchanged from the last mapping period with no new potentially contaminative features identified. There are now sporadic residential dwellings in the local area. The town of Perranuthnoe lies to the south of the site.

Modern Mapping: The site is accessed via a lane that connects the site to South Road. The site contains a building and a heavily vegetated area. The surrounding area is grassed open space/farmland. There are residential dwellings in the local area and the town of Perranuthnoe lies to the south of the site.

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 in a district which has seen considerable historical mining activity. It lies within the lease or sett bounds of the abandoned Wheal Neptune Mine, the plans of this mine appear to be incomplete.

There is no evidence of clay workings or other mineral workings in the immediate vicinity of the site.

There is no evidence of any water supply wells within the boundaries of the site, the nearest recorded example lies over 80 metres to the east-north-east.

An old mine shaft lies a short distance to the east of the site. A lode (mineralised structure), identified as being at surface outcrop on old geological maps extends across the site. Old mine waste dumps have been identified within the boundaries of the site. There are no known plans to exploit metallic minerals in the locality, nor is this considered to be a likely event.

Given the indicated presence of mining features and the location of the site in an area of known historic mining activity, it is not possible to offer a categorical assurance that the site is free from mining related risk.

It is recommended that a site investigation would be required to check for any unrecorded or otherwise unknown mining features.

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 5) 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 5) 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
Heavy Metals: Natural Mineralogy Mining Activity	Human Health: Direct soil and dust ingestion Consumption of vegetation Dermal contact with soils Inhalation of dust	Likely	Medium	Moderate
	Controlled Waters: Migration into groundwater Migration through soil Surface water runoff Deposition onto surface water	Likely	Mild	Low
	Flora/Fauna and Ecosystems: Plant uptake and accumulation	Unlikely	Mild	Low
	Building Materials: Direct contact with soils (SO ₄)	Likely	Medium	Moderate
Hydrocarbons & Volatile Organic Compounds: Mining Activity	Human Health: Direct soil and dust ingestion Consumption of vegetation Dermal contact with soils Inhalation of dust & vapours	Likely	Medium	Moderate
	Controlled Waters: Migration into groundwater Migration through soil Surface water runoff Deposition onto surface water	Unlikely	Mild	Low
	Flora/Fauna and Ecosystems:	Likely	Mild	Low

Table 4.1: Preliminary Contamination Risk Assessment

Sources	Receptors and Pathways	Categorisation of Risk		
		Probability	Consequence	Risk
	Plant uptake and accumulation			
	Building Materials: Direct contact with soils	Likely	Medium	Moderate

Due to the former mining and recorded mine waste across the site there is potential for heavy metals and/or hydrocarbons to be present in the site's soils. The preliminary contamination risk assessment identified a moderate risk to human health in line with its proposed use for a residential development with soft garden areas. A Phase 2 Site Investigation with soil sampling and chemical analyses should therefore be carried out to quantify the true risks.

The risk to controlled waters is considered to be low, based on the topography and absence of surface water features. The potential soil contamination is likely to be widespread in the local area due to the historical mining. Furthermore, it is considered unlikely that the proposed development will encounter or penetrate the underlying groundwater body. Consequently the risks are considered to be low with no further action deemed necessary.

The risks to building materials are considered to be moderate. Due to the local mineralogy there may be aggressive ground conditions with the potential to impact on any new concrete foundations. Soil sampling and chemical analyses should be undertaken for water soluble sulphate to determine the appropriate grade of concrete to be used.

The risk to water supply pipework is considered to be moderate. There are potential sources of hydrocarbons and/or volatile contamination on site which could penetrate standard pipework. Soil sampling and appropriate chemical analyses should be carried out to quantify the risks and determine a suitable pipework material to be used. If an existing water supply is to be used as part of the proposed development, this should be sampled.

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 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 former mining and recorded mine waste across the site there is potential for heavy metals and/or hydrocarbons to be present in the site's soils. The preliminary contamination risk assessment identified a moderate risk to human health in line with its proposed use for a residential development with soft garden areas. A Phase 2 Site Investigation with soil sampling and chemical analyses should therefore be carried out to quantify the true risks.

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

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

The site is in a radon affected area. As such radon protection measures should be installed in all buildings.

The risks from mining are considered to be significant and it is recommended that a mining site investigation be carried out prior to any development at the site. The mining investigation could be carried out concurrently with the contamination site investigation.

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.

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FIGURES



Drawing Notes:

Legend:

Client:

Les Allen

Figure 1:

Site Location Plan

Seaview, Perranuthnoe, Cornwall

Project Ref No: YES 1113a Drawing Ref: YES 1113a

Drawn By: Date: 29/06/21

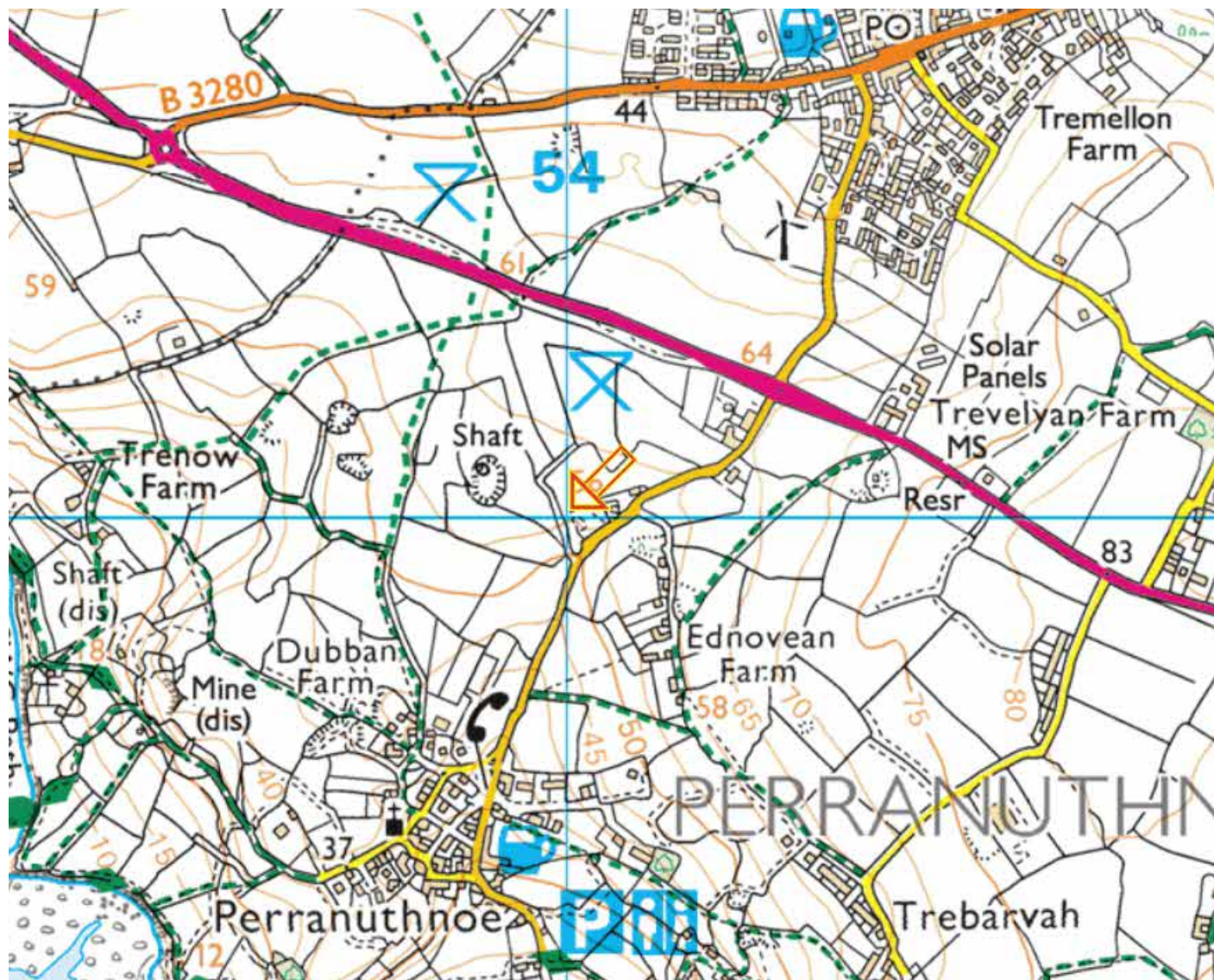
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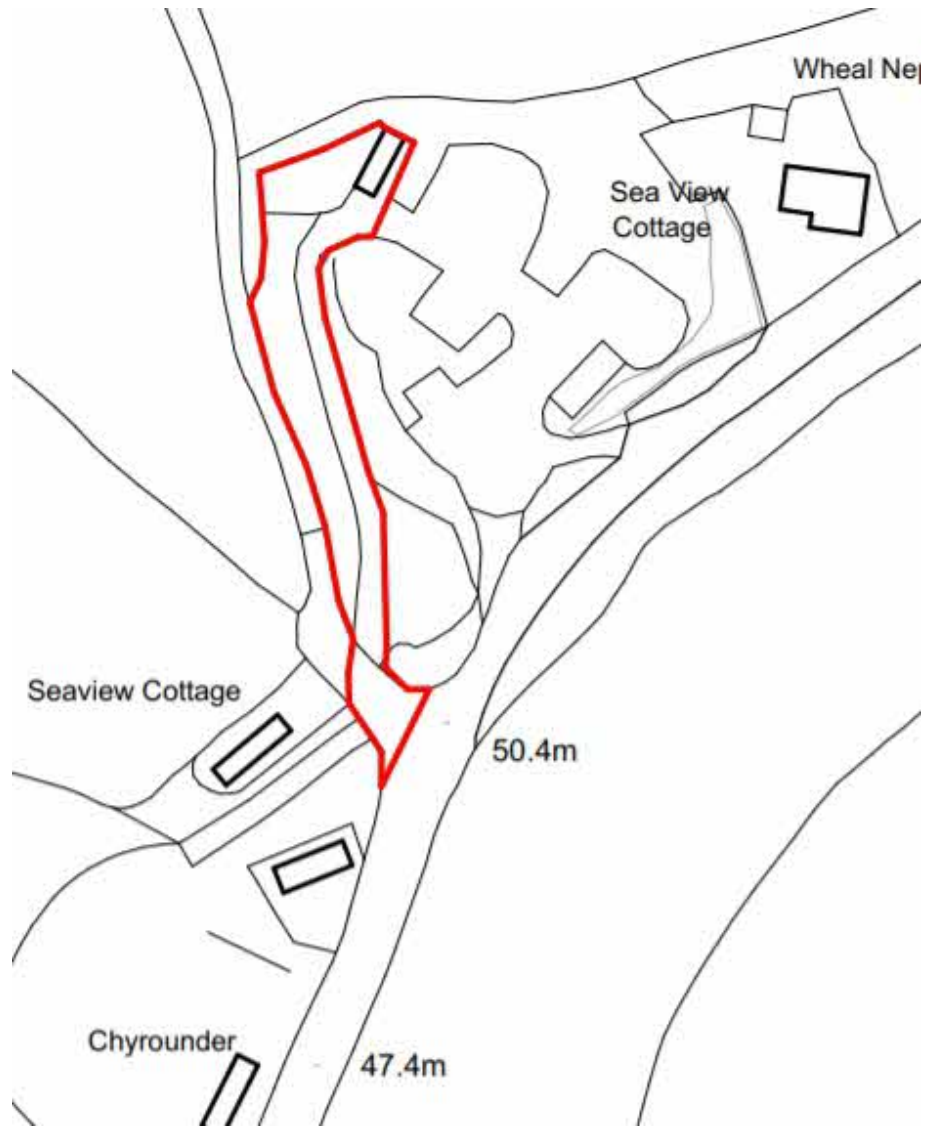
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yes
YOUR ENVIRONMENTAL
SOLUTIONS LTD



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





Drawing Notes:

Legend:

 Site Boundary

Client:

Les Allen

Figure 2:

Site Boundary Plan

Seaview, Perranuthnoe, Cornwall

Project Ref No: YES 1113a Drawing Ref: YES 1113a

Drawn By: Date: 29/06/21

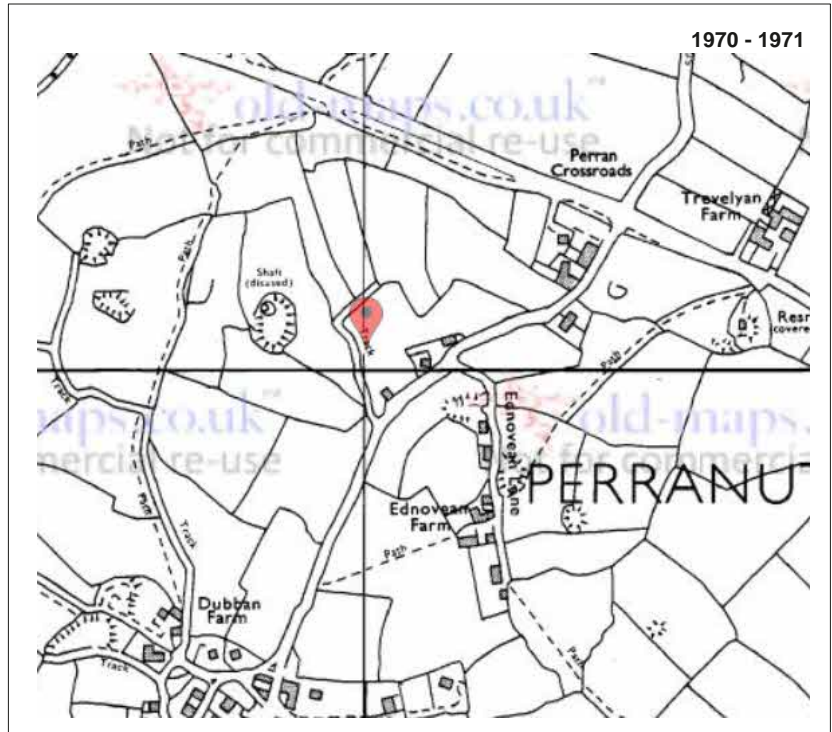
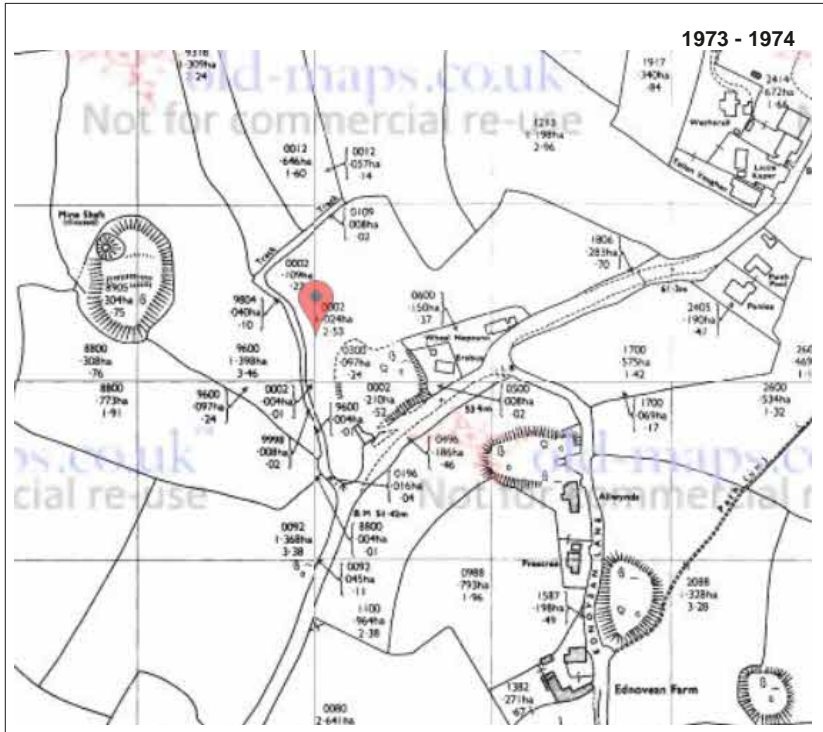
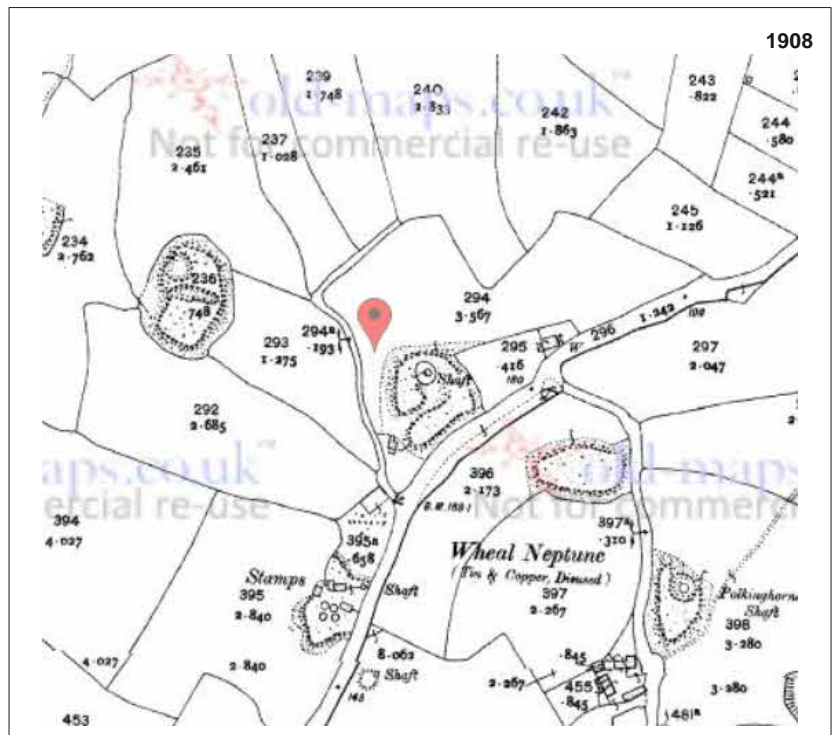
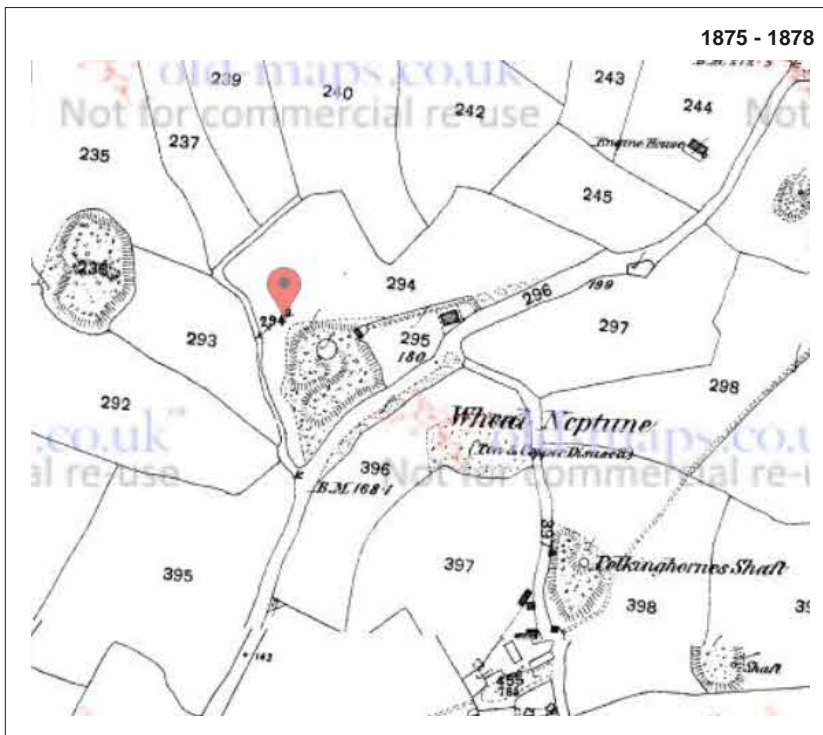
Checked By: AW Date: 29/06/21

Grid Ref: 154010 30010 Not To Scale

yes
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Drawing Notes:

Legend:

Client:

Les Allen

Figure 5:

Historical Mapping

Seaview, Perranuthnoe, Cornwall

Project Ref No: YES 1113a Drawing Ref: YES 1113a

Drawn By: Date: 29/06/21

Checked By: AW Date: 29/06/21

Grid Ref: 154010 30010 Not To Scale



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FIGURE 5

CONCEPTUAL SITE MODEL – SITE SPECIFIC PLAUSIBLE POLLUTANT LINKAGES

Contaminant	Hazards	Pathways
Polyaromatic Hydrocarbons & Total Petroleum Hydrocarbons	Toxic by ingestion, skin contact and inhalation. Water pollutant. May reduce plant growth. Detrimental to buildings and water supply pipes.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16
Volatile Organic Compounds (VOCs)	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
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



Contaminant	Hazards	Pathways
Unknown Miscellaneous Waste	Toxic by ingestion, skin contact and inhalation. Water pollutant. May reduce plant growth. Detrimental to buildings and water supply pipes.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16

APPENDIX A

SITE WALKOVER PHOTOGRAPHS

SITE WALKOVER PHOTOGRAPHS



PHOTOGRAPH 1: Existing caravan on site



PHOTOGRAPH 2: View of site



PHOTOGRAPH 3: Soft grassed areas of site



PHOTOGRAPH 4: Uneven ground level and vegetation on site



PHOTOGRAPH 5: Existing caravan on site



PHOTOGRAPH 6: Site access

APPENDIX B

ENVIRONMENTAL REPORT

Homecheck Environmental



Contamination Risk **FURTHER ACTION**

Professional Opinion

In the opinion of Argyll Environmental Consultants, this report requires Further Action. 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
Seaview, Perranuthnoe
PENZANCE
TR20 9LZ

Report Reference
280840556_1_1

National Grid Reference
154010 30010

Customer Reference
1113_HCP

Report Date
22 June 2021

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

FURTHER ACTION

The Homecheck Professional report dated 22nd June 2021 and reference 280840556_1_1, 1113_HCP has been prepared for

Seaview, Perranuthnoe
PENZANCE
TR20 9LZ

A review of the available historical map data has identified that the centre of the search is located on or within 25 metres of unknown filled ground.

The data examined in this risk assessment indicates that there may be a potential source of contamination which may have implications for the property.

In our opinion, there is the potential that the property could be described as "contaminated land" as defined by Part 2A of the EPA 1990.

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



Next Steps

A re-review of the report can be requested if you have further information relating to the site. See below for instructions on how to submit this and for further information.

Submit Further Information and Request a Re-Review

In completing this report Argyll Environmental Ltd have undertaken a review of data made available to them. No site inspection, further enquiries or investigation of ground conditions has been completed as part of this assessment.

1) In order to potentially revise the risk assessment provided, additional information will need to be reviewed. This could include:

NHBC, LABC or Premier Guarantee Certificates where contaminated land cover has been provided.

Local Authority Environmental Health Department: obtain recent information regarding relevant details under the Council's Part 2A strategy including, any past industrial land uses, pollution incidents/records of contamination, past site investigations/remediation, and any other concerns regarding ground conditions on and adjacent to the property.

Local Authority Planning Department: obtain information on the development of the property (i.e. a summary planning history) identifying any existing reports/information on any environmental conditions attached to planning permissions (e.g. a site investigation or remediation work) confirming that these conditions have been satisfied.

Petroleum Licensing Officer / Trading Standards Department: for information on a property with potential bulk fuel storage (i.e. former petrol filling station) obtain information to confirm if there are any records held including details of storage tank numbers, volumes, dates of integrity testing, details of any past leakages or spills and subsequent decommissioning of former storage tanks.

If you have obtained any of the above further information and would like to take advantage of our free re-review service, please send it to helpdesk@landmark.co.uk or alternatively by post to Customer Services, Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire RG2 0TD.

Any relevant information will be reviewed within 2 working days and a revised risk assessment opinion issued. (Note: a time charge will be discussed in advance for any significant volumes of information).

2) If you do not have any additional information, a follow up report can be obtained from Argyll Environmental Ltd, who will carry out further enquiries on your behalf. This report will cost £250+ VAT. This cost includes the Local Authority's own search fees and may take up to 25 working days, dependant on the Authority's response time. Please email: orders@argyllenviro.com quoting the report reference number so that we can process your request efficiently.

3) After the above enquiries, if further information is still required to address the potential contamination issue on site, a Sampling Investigation Report could be considered. This report includes a site visit, soil sampling and a quantitative risk assessment. The cost is dependent on location, scope and timescale and is usually completed within 15-25 working days. Please email helpdesk@landmark.co.uk with your specific requirements.

If you have any questions please don't hesitate to contact us on 0844 844 9966 or helpdesk@landmark.co.uk.

Contents and Summary of Findings



Site Location



Section 1: Contamination Risk Findings

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



Section 2: Flood Findings

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



Section 3: Radon Findings

Radon	Result	See Section
Radon Affected Property	Yes	3



Section 4: Ground Stability Findings

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



Section 5: Other Influential Factors

Other Influential Factors	Result	See Section
Environmental Constraints	Yes	5a

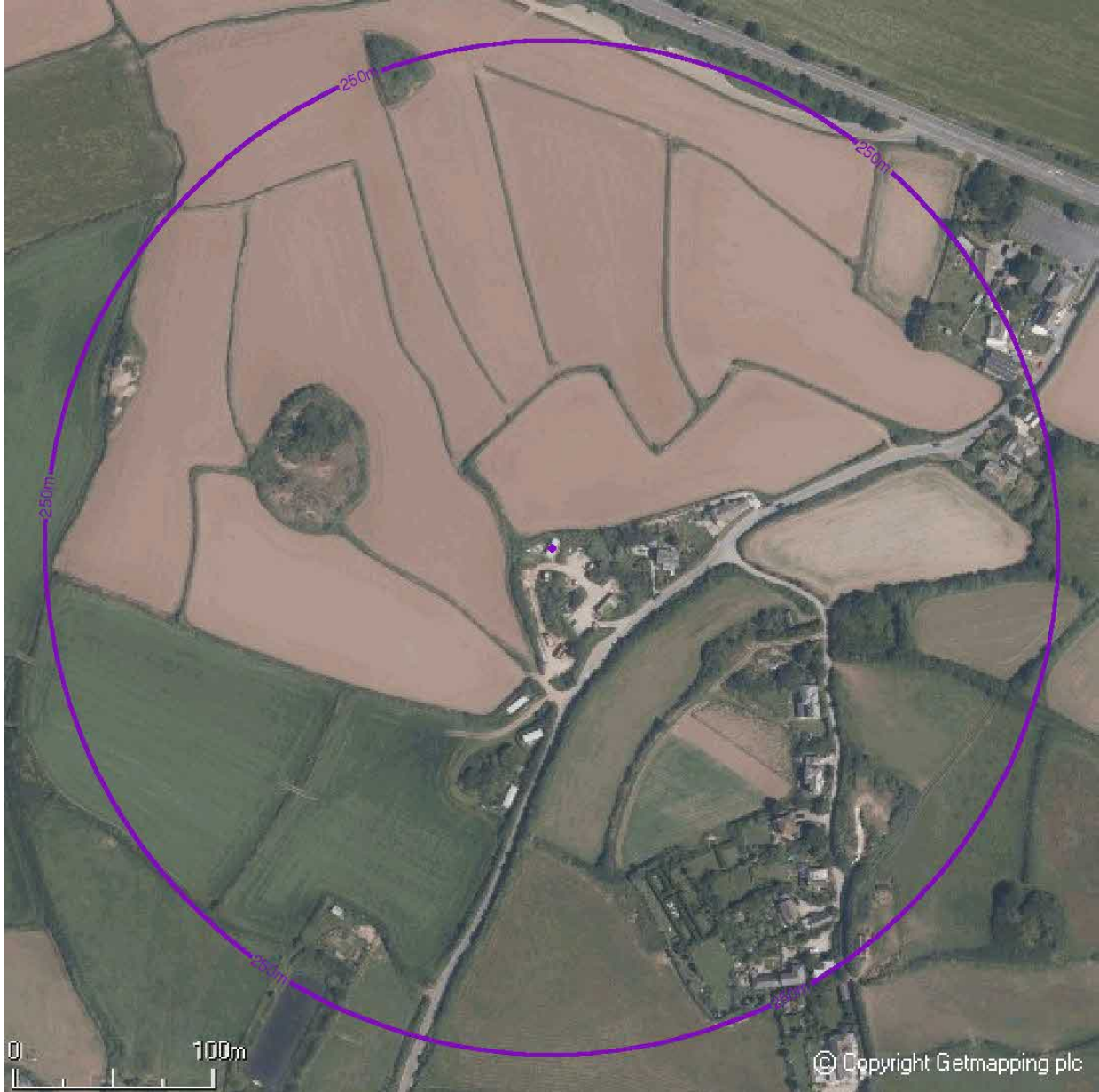


Site Location



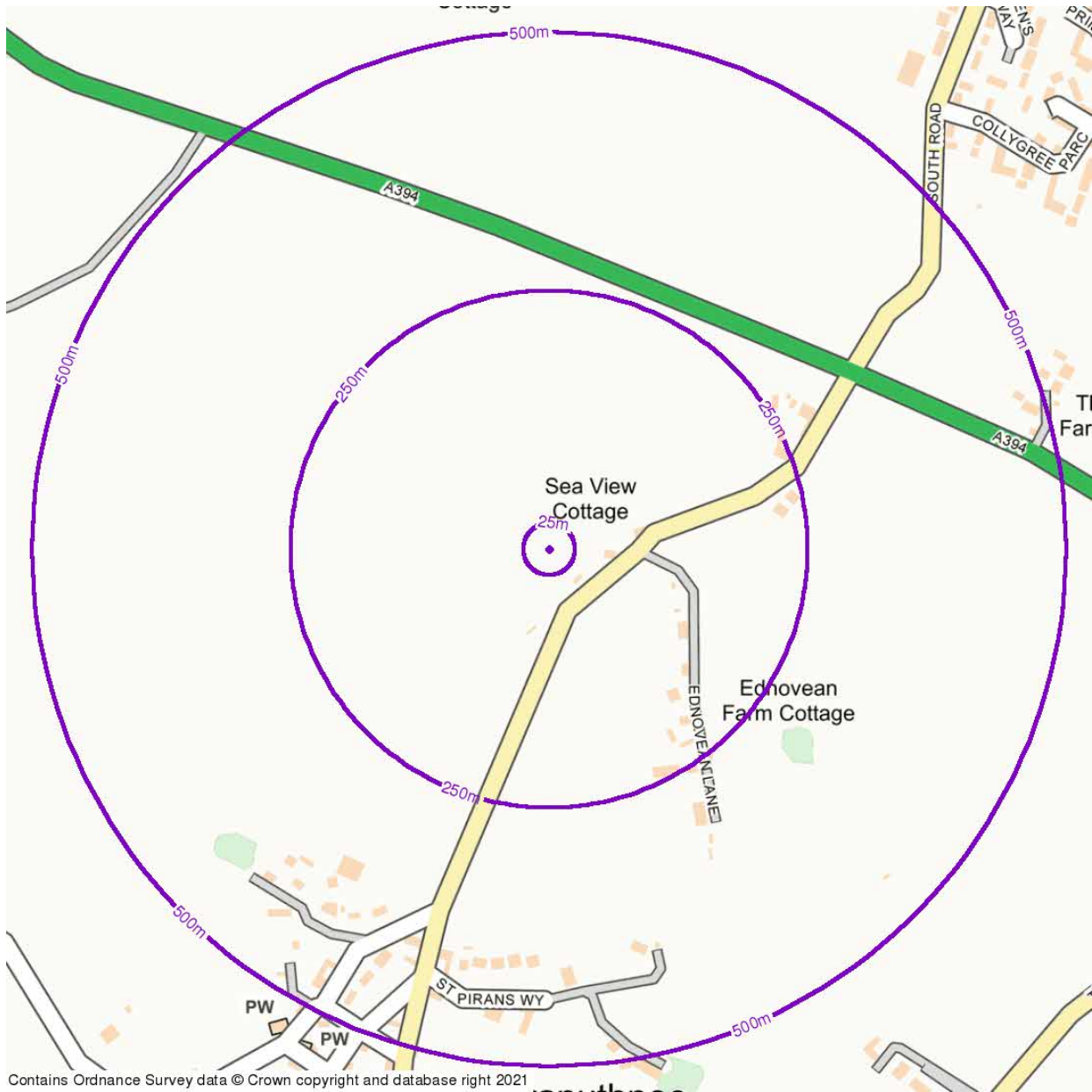
Aerial Photograph

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



Location Map

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





Section 1: Contamination Risk Findings

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



Section 1a and 1b: Information Map

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



Section 1a

- Contaminated Land Registry Entries and Notices

Section 1b

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

Section 1a: Designated Contaminated Land

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

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

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

Contaminated Land Register Entries and Notices

No factors identified for this property

Section 1b: Landfill and Waste

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

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

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

Registered Landfill Sites

No factors identified for this property

BGS Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Coverage

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

Penwith District Council	- Has supplied landfill data	4
Cornwall County Council	- Had landfill data but passed it to the relevant environment agency	5

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

Historical Landfill Sites

No factors identified for this property

Permitted Waste Sites - Authorised Landfill Site Boundaries

No factors identified for this property

Environmental Permitting Regulations - Waste

No factors identified for this property

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

Integrated Pollution Control Registered Waste Sites

No factors identified for this property

Registered Waste Treatment or Disposal Sites

No factors identified for this property

Registered Waste Transfer Sites

No factors identified for this property



Section 1c and 1d: Information Map

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



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Section 1c

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

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

Section 1d

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

Section 1c: Potentially Contaminative Activities

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

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

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

Local Authority Pollution Prevention and Controls

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

1	Name: Mr P Bettens Reference: 302377	Plot 2 Rear Of The Dubban Perranuthnoe Penzance Cornwall Tr20 9nr	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/ Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Discharge Environment Type: Land/Soakaway Receiving Water: Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Date of Issue: 8th January 2002 Positional Accuracy: Located by supplier to within 10m	367m	1
2	Name: Mr Graham Orchard Reference: 301524	Dubban Farm Treneglos Perranuthnoe Penzance Cornwall Tr20 9nr	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/ Treated Effluent - Not Water Company Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Discharge Environment Type: Land/Soakaway Receiving Water: Soakaway Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Date of Issue: 13th December 2000 Positional Accuracy: Located by supplier to within 10m	424m	1

Radioactive Substances Register

No factors identified for this property

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

Planning Hazardous Substance Consents

No factors identified for this property

Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

Explosive Sites

No factors identified for this property

Next Steps

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

Section 1d: Known Pollution Incidents

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

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

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

Local Authority Pollution Prevention and Control Enforcements

No factors identified for this property

Enforcement and Prohibition Notices

No factors identified for this property

Planning Hazardous Substance Enforcements

No factors identified for this property

Prosecutions Relating to Authorised Processes

No factors identified for this property

Environmental Pollution Incidents

No factors identified for this property

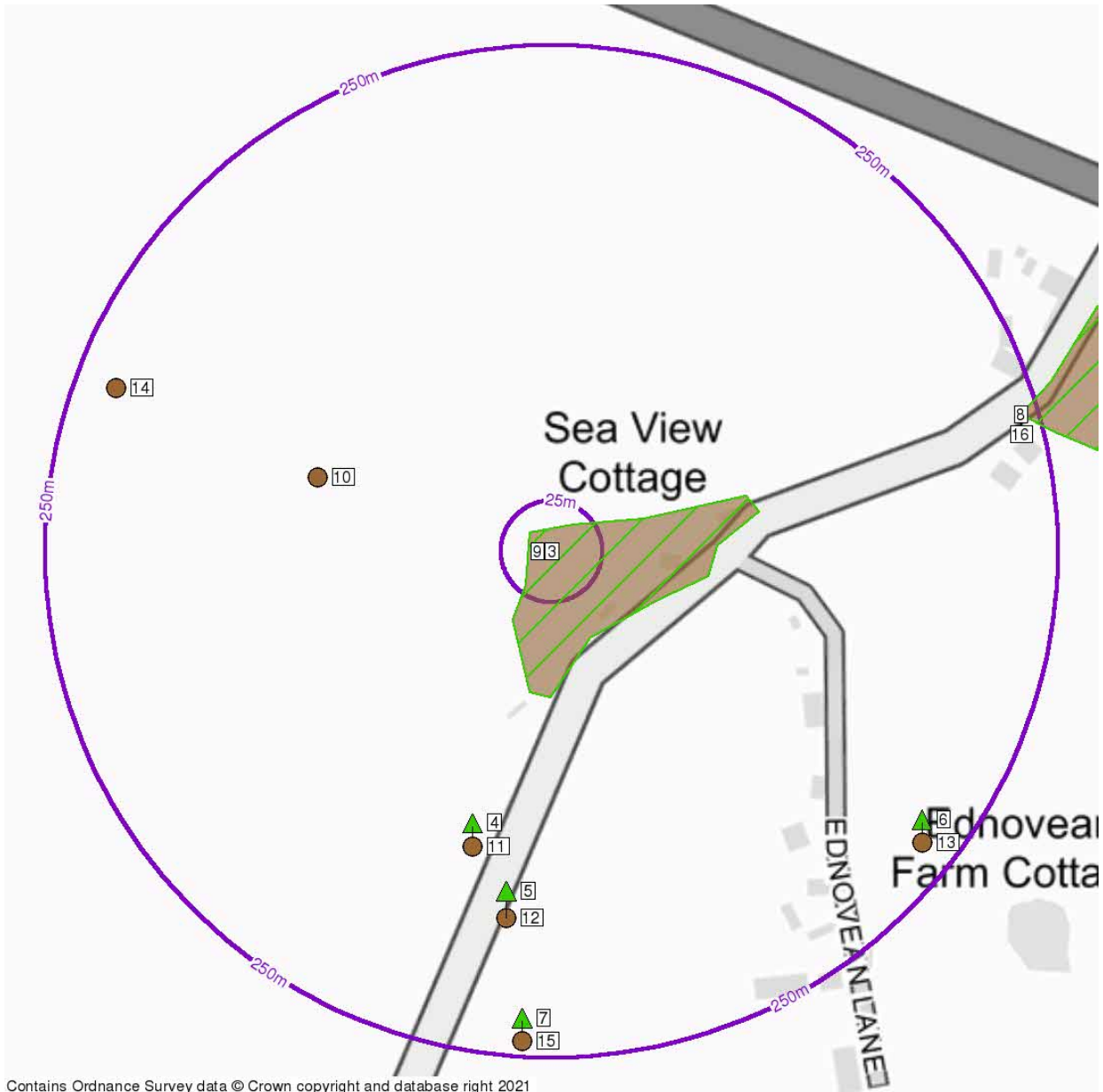
Prosecutions Relating to Controlled Waters

No factors identified for this property



Section 1e: Information Map

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



- | | |
|--|---|
| ✘ Fuel Station Entries | ▣ ▲ ▫ Potentially Infilled Land (Non-Water) |
| ★ Contemporary Trade Directories | ▣ ▲ ▫ Potentially Infilled Land (Water) |
| ⊕ Former Marshes | ▣ ● ○ Potentially Contaminative Industrial Uses (Past Land Use) |
| ▼ Historical Tanks and Energy Facilities | |

Section 1e: Other Potential Contaminative Land Uses

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

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

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

Fuel Station Entries

No factors identified for this property

Contemporary Trade Directory Entries

No factors identified for this property

Former Marshes

No factors identified for this property

Potentially Infilled Land (Non-Water)

3	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1977	0m	-
4	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1977	142m	-
5	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1977	183m	-
6	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1977	227m	-
7	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1977	233m	-
8	Not Supplied	Not Supplied	Unknown Filled Ground (Pit, quarry etc) Map Published Date: 1989	242m	-

Potentially Infilled Land (Water)

No factors identified for this property

Potentially Contaminative Industrial Uses (Past Land Use)

9	Not Supplied	Not Supplied	Class: Mining & quarrying general Map Published Date: 1888	0m	-
10	Not Supplied	Not Supplied	Class: Mining & quarrying general Map Published Date: 1888	122m	-
11	Not Supplied	Not Supplied	Class: Mining & quarrying general Map Published Date: 1909	142m	-
12	Not Supplied	Not Supplied	Class: Mining & quarrying general Map Published Date: 1909	183m	-
13	Not Supplied	Not Supplied	Class: Mining & quarrying general Map Published Date: 1888	227m	-
14	Not Supplied	Not Supplied	Class: Heap, unknown constituents Map Published Date: 1888	231m	-

Map ID	Reference	Location	Details	Distance	Contact
15	Not Supplied	Not Supplied	Class: Mining & quarrying general Map Published Date: 1909	233m	-
16	Not Supplied	Not Supplied	Class: Mining & quarrying general Map Published Date: 1888	242m	-

Historical Tanks And Energy Facilities

No factors identified for this property

Next Steps

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



Section 2: Flood Findings

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

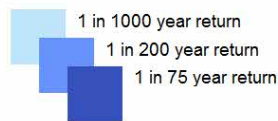


Section 2a and 2b: River and Coastal Flood Map

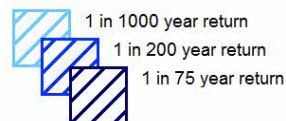
The map detailed below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



River Flooding



Coastal Flooding





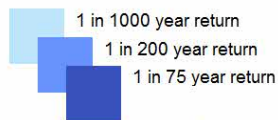
Section 2c: Surface Water Flood Map

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



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Surface Water Flooding



Section 2a: River Flooding

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

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

Section 2b: Coastal Flooding

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

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

Section 2c: Surface Water Flooding

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

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

Next Steps

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

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

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2021



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 between 10 and 30% of homes are above the action level	2
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	2

Next Steps

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

Further Action

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



Section 4: Ground Stability Findings

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

Section 4a: Man-Made Factors

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

Section 4b: Natural Factors

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



Section 5: Other Influential Factors

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



Section 5a: Environmental Constraints

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

Map ID	Reference	Location	Details	Distance	Contact
Areas of Outstanding Natural Beauty					
N/A	Name: Cornwall Reference: Not Supplied	N/A	Total Area (m2) 964031731.7351665 Designation Date 30th November 1959	0m	3

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 - Environment Agency - National Customer Contact Centre (NCCC)

PO Box 544 Templeborough Rotherham S60 1BY	Tel: 03708 506 506	enquiries@environment-agency.gov.uk
---	--------------------	--

Contact 2 - 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 3 - Natural England

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

Contact 4 - Penwith 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 5 - 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. EI Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Section 2: Flood Findings

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

Section 3: Radon Findings

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

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

Section 5a: Environmental Constraints

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

General

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

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

The Purpose and Scope of the Report

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

Limitations

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

Insurance

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

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

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

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

TPOs Contact Details:

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

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

Landmark Complaints Procedure

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

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

Complaints should be sent to:

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

Tel: 0844 844 9966

Email: helpdesk@landmark.co.uk

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.

APPENDIX C

MINING REPORT



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

Wheal Jane
Consultancy



Geotechnical, environmental
& mining services

Archival (Desktop) Mining Search

Mining Risk: Significant
Action: Site Investigation

Address: Seaview
Perranuthnoe
Penzance
Cornwall
TR20 9LZ

Client: Your Environmental Solutions Ltd
Woodcocks Roost
Fore Street
Barripper
Camborne
Cornwall
TR14 0QR

Your Ref.:

Our Ref.: MS40521

Date: 25 June 2021

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



Action: Site Investigation

Dear Sirs,

Re: Seaview, Perranuthnoe, Penzance, Cornwall, TR20 9LZ

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.

This report is of a format suitable for conveyancing purposes.

Mining Activity

The property, which is shown edged in green on the attached plan, is located in a district which has seen considerable historical mining activity.

It lies within the lease or sett bounds of the abandoned Wheal Neptune Mine, the plans of this mine appear to be incomplete.

We have found no evidence of clay workings or other mineral workings in the immediate vicinity of the property.

We have found no evidence of any water supply wells within the boundaries of the property, the nearest recorded example lies over 80 metres to the east-north-east.

An old mine shaft lies a short distance to the east of the property as depicted by a red circle.

A lode (mineralised structure), identified as being at surface outcrop on old geological maps extends across the property within the zone coloured orange.

Old mine waste dumps are shown shaded in brown.

Conclusions & Recommendations

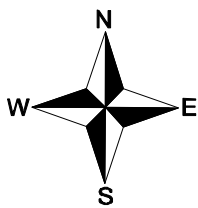
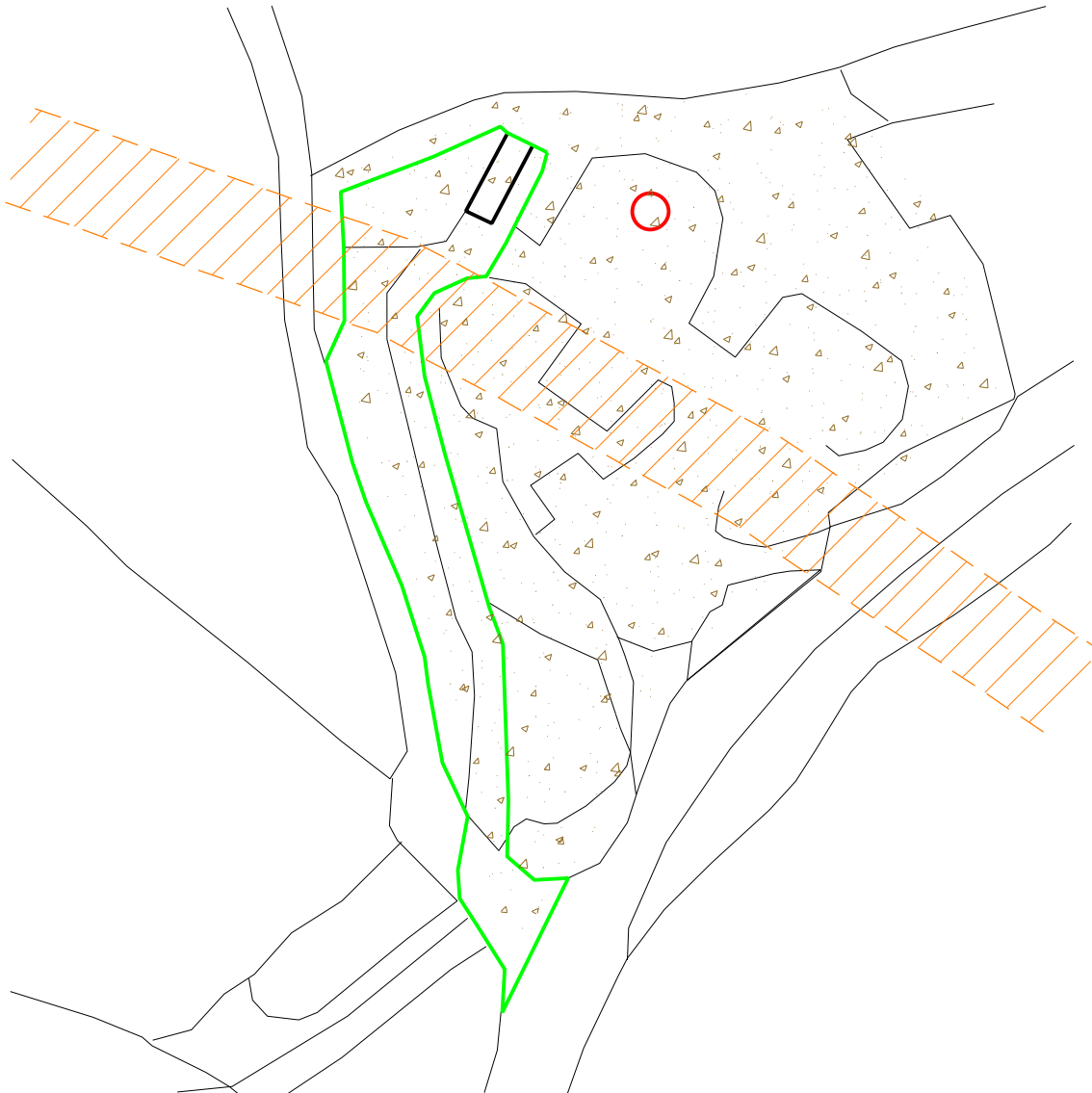
We know of no plans to exploit metallic minerals in the locality, nor do we consider this a likely event.

Based upon the information that is held in our possession, at the time of writing this report, given the indicated presence of mining features and the location of the property in an area of known historic mining activity, we are unable to offer a categorical assurance that the property is free from mining related risk.








We would recommend that a site investigation would be required to check for any unrecorded or otherwise unknown mining features.

Action: Site Investigation

TITLE: Mining Archive Plan	SCALE: no scale	CLIENT REF.:
OUR REF: ms40521	DATE: 25 June 2021	SITE ADDRESS: Seaview Perranuthnoe Penzance, TR20 9LZ



Legend

-  Confirmed/
Possible Mine Shaft
-  Adit
(drainage tunnel)
-  Mine Burrows
(waste tips)
-  Lode Zone
(surface or undefined
elevation of plotting)
-  Crosscourse (Fault)
-  Property Boundary
-  Deep Mine Workings

Wheal Jane Consultancy

Wheal Jane Mine Tel: 01872 560200
 Baldhu Fax: 01872 562000
 Truro e-mail: consultancy@wheal-jane.co.uk
 Cornwall www.wheal-jane-consultancy.co.uk
 TR3 6EE

OS Licence No. AL 100040807

Action: Site Investigation

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.

This report is confidential to the client and the client's legal advisor and the client's mortgage lender and as such may be used by them for conveyancing or related purposes.

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

Action: Site Investigation

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 streambed 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-porphry) 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.

Action: Site Investigation

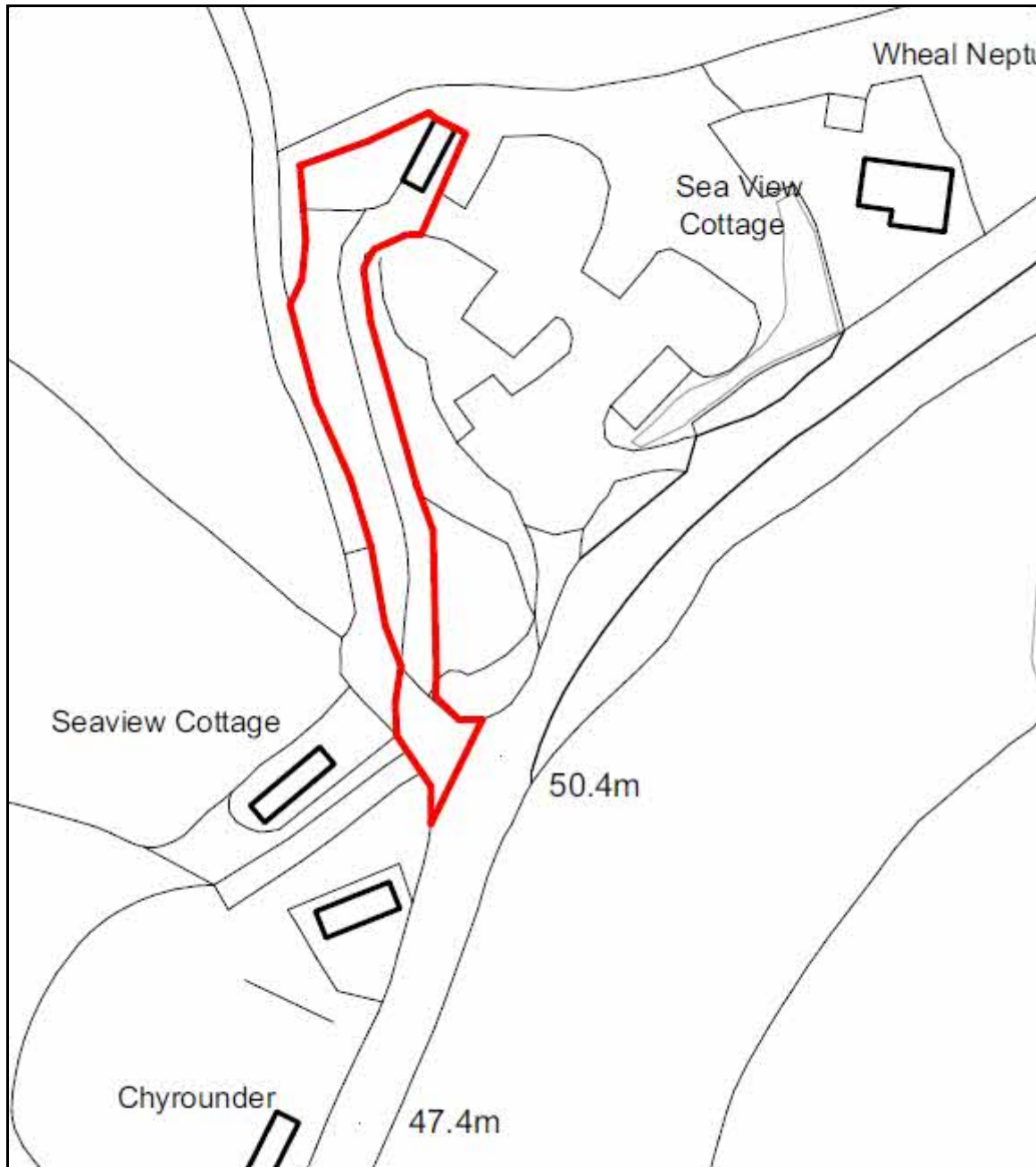
Mining References (generic listing)

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

Action: Site Investigation

Search Request Plan

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





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 <i>Draft Circular on Contaminated Land</i> , 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
P R O B A B I L I T Y	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	<p>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.</p> <p>This risk, if realised, is likely to result in a substantial liability.</p> <p>Urgent investigation (if not undertaken already) and remediation are likely to be required.</p>
High risk	<p>Harm is likely to arise to a designated receptor from an identified hazard.</p> <p>Realisation of the risk is likely to present a substantial liability.</p> <p>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.</p>
Moderate risk	<p>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.</p> <p>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.</p>
Low risk	<p>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.</p>
Very low risk	<p>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.</p>

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