



The Coal
Authority

The Coal Authority Property Search Services
200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848

Groundsure Reference: 51001856157004
Our Reference: 51001856157004
Your Reference: XXXXXXXXXXXXXXXX
RRUID: 000000000769011291
Report Date 8 Jun 2018

Commercial Enviro All-in-One

Address:

Thank you for placing your order with the Coal Authority Property Search Services.

Please find enclosed the Groundsure Screening and Coal Authority CON29M Coal Mining report.

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of the report.

Coal Mining	no
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If you need any further assistance, please do not hesitate to contact our helpline on 0345 7626 848 quoting the above report reference number.

Enc.
Groundsure Screening and the Coal Authority CON29M Coal Mining Report

SAMPLE

Groundsure Screening

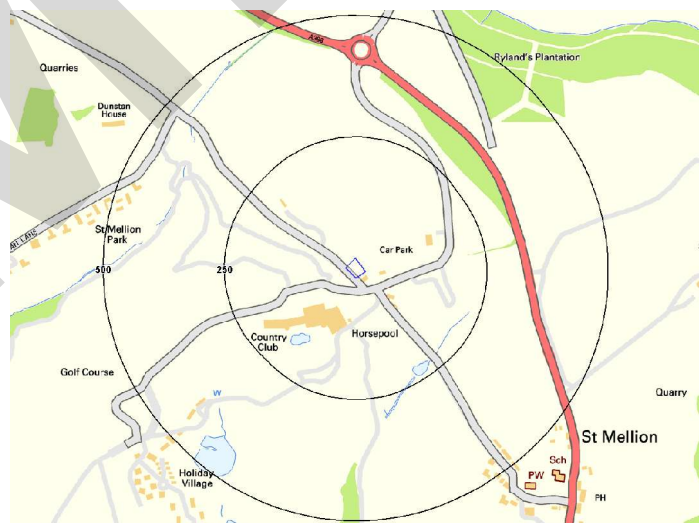
Address:

Date: 8 Jun 2018

Groundsure Reference: 51001856157004

Your Reference: XXXXXXXXXXXXXXXX

Client: The Coal Authority



Brought to you by the Coal Authority Property Search Services



Aerial Photograph of Study Site



Site Name:

Grid Reference: 238488,066022

Size of Site: 0.08 ha

Aerial photography supplied by Getmapping PLC.
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Executive Summary

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.

Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low

The Coal Authority Assessment

This table summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the location above. A fuller explanation of the condition and its potential to result in ground movement are given in Appendix 1 at the back of this report.

Coal Mining	no
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This assessment is based on and limited to the records held by the Coal Authority at the time we answer the search.

Recommendations

None required.

Further Information

Environmental Consultancy: If you would like any further assistance regarding this report, please consult our FAQs located at <http://www.groundsure.com/help-documents/faqs>. If anything further is required contact the Groundsure Helpline to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment: If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance: Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

SAMPLE

Consultant's Opinion

Issue	Guidance
Current land use	Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to be used for residential purposes
Proposed land use	Groundsure has not been advised by the client (or their advisers) of the proposed use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	No potentially contaminative land uses have been identified in proximity to the study site.
Potentially vulnerable receptors	<p>Potentially vulnerable receptors have been identified including:</p> <p>Human health: Site users and residents of adjacent dwellings with gardens</p> <p>Aquifer - Superficial: None</p> <p>Aquifer - Bedrock: Secondary A On Site</p> <p>Source Protection Zones (SPZ) within 100m: None</p> <p>Confined Aquifer SPZ within 50m: None</p> <p>Abstractions – Potable (within 2000m): 463m SW</p> <p>Abstractions – Groundwater (within 200m): None</p> <p>Abstractions – Surface Water (within 200m): None</p> <p>Surface Water Features (within 50m): None</p> <p>Designated sites: None</p> <p>Notes: None</p>
Conclusion	Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	Areas of made and worked ground have been identified at or in close proximity to the property. In the first instance it would be prudent to seek the views presented by a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during any infilling processes.
Flooding	The property does not lie within 25m of an Environment Agency/Natural Resources Wales floodplain.
Natural Ground Subsidence	No issues identified.
BGS non Coal Mining	The BGS have identified that rare and localised small scale past underground mining may have occurred in the near vicinity of the property. Further details can be found in Section 11 of this report.
Radon	3-5% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.

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If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Issue	Guidance
Radon Protection	Basic radon protective measures are likely to be required at the property. A prudent purchaser may wish to contact the Building Control department at the Local Authority or Public Health England for further guidance. Contact details are given in Section 12 of this report.
Unexploded Ordnance (UXO)	The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2007.

SAMPLE

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	0	0	0	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	0 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	1	0	0*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	4	0	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-

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3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
Environment Agency/Natural Resources Wales Registered landfill Sites	0	0	0	0	0	-
Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	1	0	1
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
Landfills in Local Authority and Historical Mapping records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency/Natural Resources Wales licensed Waste Sites	0	0	0	0	2	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	0	1	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0	0	-	-
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0	-	-

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	Yes
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	No
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 348	

* This includes an automatically generated 50m buffer zone around the site.

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				No		
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	3	0	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	1	0	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	1	0	2
6.6 Are there any Source Protection Zones within 500m of the study site?				No		
6.7 Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?				No		
6.8 River Quality						
Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.9 Ordnance Survey MasterMap Water Network entries within 500m of the site	0	0	8	30	-	-
6.10 Surface water features within 250m of the study site	No	No	Yes	-	-	-

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7. Flooding

7.1 What is the risk of flooding at the centre of the study site?	Very Low
7.2 Are there any Flood Defences within 250m of the study site?	No
7.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.4 Are there any areas used for Flood Storage within 250m of the study site?	No
7.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Site not considered prone to groundwater flooding
7.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable

8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	1	2
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	1
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	1
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	1	0	1
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.12 Records of Green Belt land	0	0	0	0	0	0

9. Additional Information

	on-site	0-50	51-250	250-500
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	0	0
9.2 Mobile Phone Mast Planning Records	0	0	0	0
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Very Low
10.2 Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	Basic radon protective measures are necessary

11. Non CON29M Coal Mining Information

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	Yes
The Coal Authority CON29M Coal report	Appendix 1

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If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and tidal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

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10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

11. Non Con29m Mining Information

Are there any coal mining areas within 75m of the study site?

No

Provides information on areas of coal and BGS non-coal mining hazard. A Coal Authority CON29M Coal Mining Report is provided in Appendix 1 at the end of this report.

12. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

Groundsure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in National Planning Policy Framework (NPPF), however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

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If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 0

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 100m of the search centre: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 100m of the search centre: 0

Database searched and no data found.

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

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Records of historical garage and motor vehicle repair sites within 100m of the search centre: 0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 1

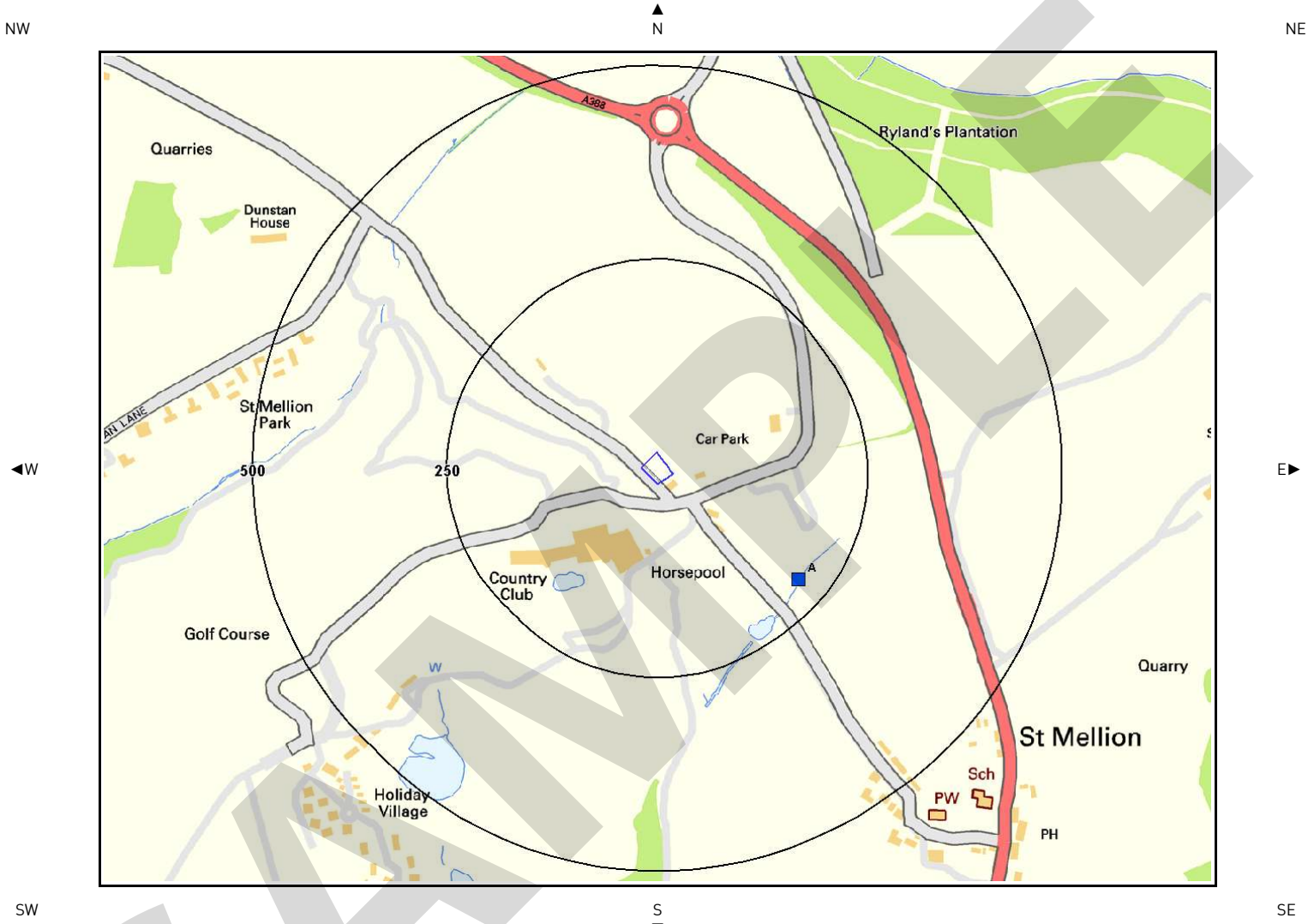
The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

Distance (m)	Direction	Use	Date
0	On Site	Pool	1963

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If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

2. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

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- | | | |
|--|---|---|
|  Site Outline |  Recorded Pollution Incident |  Radioactive Consents (Lower Risk) |
|  250 Search Buffers (m) |  Dangerous Substances (List 1) |  Part A(1) Authorised Processes & Historic IPC Authorisations |
|  500 Search Buffers (m) |  Dangerous Substances (List 2) |  Part A(2) and Part B Authorisations |
| |  Water Industry Referrals |  Sites Determined as Contaminated Land |
| |  Licensed Discharge Consents |  COMAH / NIHHS Sites |
| |  Red List Discharge Consents |  Hazardous Substance Consents & Enforcements |

Report Reference: 51001856157004

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

Records of historic IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0

Database searched and no data found.

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 4

[Report Reference: 51001856157004](#)

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details	
1A	211	SE	238670, 065880	Address: ST MELLION SEWAGE TREATMENT WORKS, NR HORSEPOOL FARM, ST MELLION, NR SALTASH, PLYMOUTH, DEVON, PL12 6RN Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 302488 Permit Version: 1	Receiving Water: TRIB OF DEANS BROOK(S) Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY Issue date: 03/10/2002 Effective Date: 27-Jan-2003 Revocation Date: 31/03/2009
2A	211	SE	238670, 065880	Address: ST MELLION SEWAGE TREATMENT WORKS, NR HORSEPOOL FARM, ST MELLION, NR SALTASH, PLYMOUTH, DEVON, PL12 6RN Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 302488 Permit Version: 2	Receiving Water: TRIB OF DEANS BROOK(S) Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY Issue date: 14/10/2008 Effective Date: 01-Apr-2009 Revocation Date: 27/04/2009
3A	211	SE	238670, 065880	Address: ST MELLION SEWAGE TREATMENT WORKS, NR HORSEPOOL FARM, ST MELLION, NR SALTASH, PLYMOUTH, DEVON, PL12 6RN Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 302488 Permit Version: 3	Receiving Water: TRIB OF DEANS BROOK(S) Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 28/04/2009 Effective Date: 28-Apr-2009 Revocation Date: 30/03/2010
4A	211	SE	238670, 065880	Address: ST MELLION SEWAGE TREATMENT WORKS, NR HORSEPOOL FARM, ST MELLION, NR SALTASH, PLYMOUTH, DEVON, PL12 6RN Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 302488 Permit Version: 4	Receiving Water: TRIB OF DEANS BROOK(S) Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 31/03/2010 Effective Date: 31-Mar-2010 Revocation Date: -

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Database searched and no data found.

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

Database searched and no data found.

Report Reference: 51001856157004

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2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990¹

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.


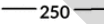







SAMPLE

3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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-  Site Outline
-  250 Search Buffers (m)
-  500 Search Buffers (m)
-  EA/NRW Active Landfill
-  EA/NRW Historic Landfill
-  BGS / DoE Survey Landfill
-  Historic and Planned Waste Sites
-  EA/NRW Licensed Waste Site
-  Local Authority/Historical Mapping Landfill Records

Report Reference: 51001856157004

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3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site: 0

Database searched and no data found.

Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site: 2

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
1	476	NW	238100, 66500	<p>Site Address: Dunston Quoin Landfill, St Mellion, Saltash, Cornwall Waste Licence: Yes Site Reference: WM2/2/176, 6/64 Waste Type: Inert Regis Reference: EL1/L/COR078</p> <p>Licence Issue: 29-Mar-1996 Licence Surrendered: 13-Feb-2004 Licence Hold Address: Central Group Centre, Castle Canyke Road, Bodmin, Cornwall Operator: Cormac First recorded input: Last recorded input: 31-Dec-1996</p>
Not shown	1304	N	238600, 67300	<p>Site Address: Tipwell Farm, Tipwell Farm, St Dominick, Saltash Waste Licence: - Site Reference: 6/38 Waste Type: Waste unknown Regis Reference: -</p> <p>Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First recorded input: Last recorded input:</p>

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0

Database searched and no data found.

Records of Landfills in Local Authority and Historical Mapping records within 1500m of the study site: 0

Database searched and no data found.

3.2 Other Waste Sites

Records of waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site: 2

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

Report Reference: 51001856157004

ID	Distance (m)	Direction	NGR	Details	
3A	539	NW	238200, 66500	Site Address: St Mellion, Saltash, Cornwall, PL12 6RX Type: Landfill taking Non- Biodegradeable Wastes Size: < 25000 tonnes Regis Licence Number: COR078 Operator: Cormac Surrendered Date: 13/02/2004 Waste Management licence No: 20538 Annual Tonnage: 250000.0	Issue Date: 29/03/1996 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Dunston Quoin Landfill Cancelled Date: - Correspondence Address: -
4A	539	NW	238200, 66500	Site Address: St Mellion, Saltash, Cornwall, PL12 6RX Type: Landfill taking Non- Biodegradeable Wastes Size: >= 25000 tonnes < 75000 tonnes Regis Licence Number: COR078 Operator: Cormac Surrendered Date: - Waste Management licence No: 20538 Annual Tonnage: 0.0	Issue Date: 29/03/1996 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Dunston Quoin Landfill Cancelled Date: - Correspondence Address: Central Group Centre, Castle Canyke Road, Bodmin, Cornwall, PL31 1D2




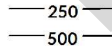


SAMPLE

4. Current Land Use Map



Current Land Use Legend

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- | | | |
|--|--|--|
|  Site Outline |  Current Industrial Sites |  Gas Transmission Pipeline |
|  Search Buffers (m) |  Petrol & Fuel Sites |  Electricity Transmission Cable |

Report Reference: 51001856157004

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4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 1

The following records are represented as points on the Current Land Uses map:

ID	Distance (m)	Direction	Company	Address	Activity	Category
1	96	SE	Pump	PL12	Water Pumping Stations	Industrial Features

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site: 0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

Report Reference: 51001856157004

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

5. Geology

5.1 Artificial Ground and Made Ground

The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5.2 Superficial Ground and Drift Geology

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
SME-SDSM	ST MELLION FORMATION	SANDSTONE, SILTSTONE AND MUDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

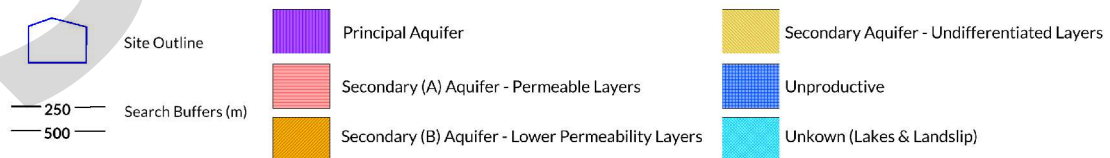
For more detailed geological and ground stability data please refer to the "Groundsure Geology and Ground Stability Report". Available from our website.

6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

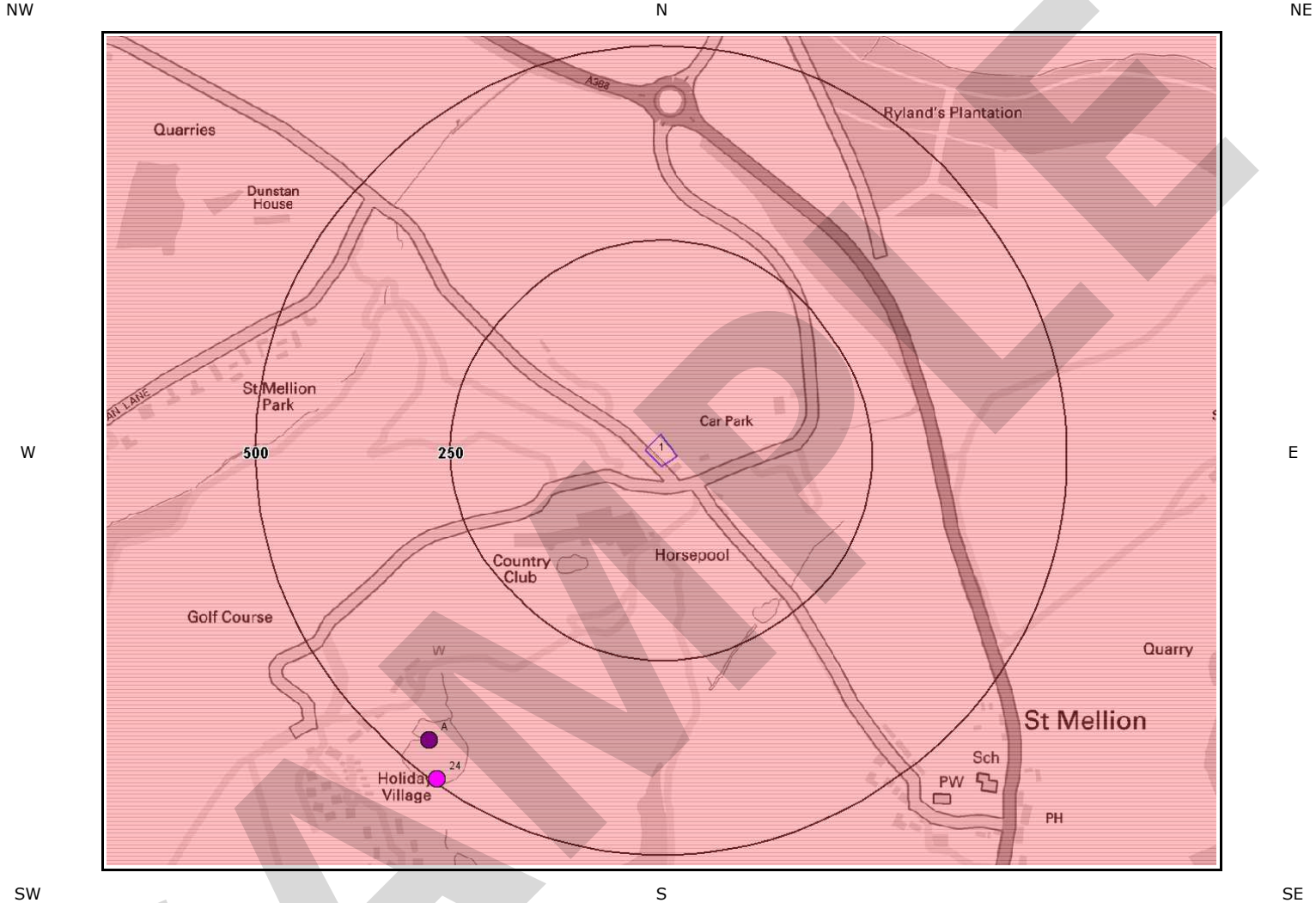
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Report Reference: 51001856157004

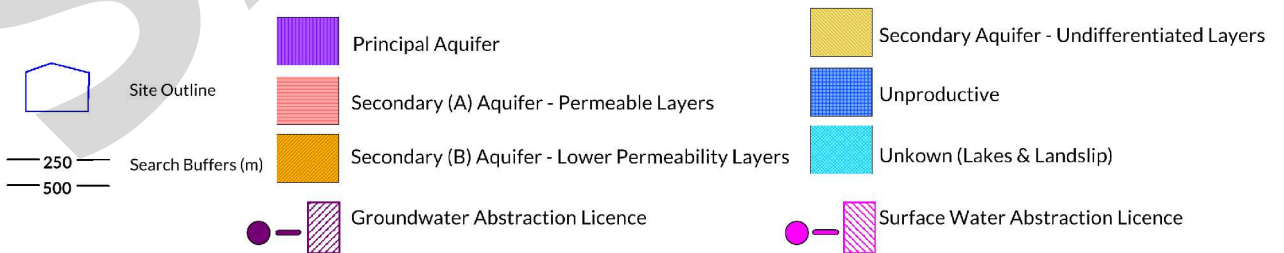
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



Aquifer Within Bedrock Geology Legend

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Report Reference: 51001856157004

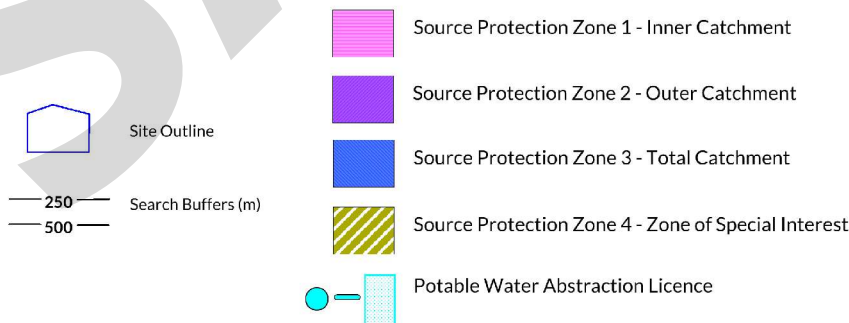
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



SPZ and Potable Water Abstraction Licenses Legend

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Report Reference: 51001856157004

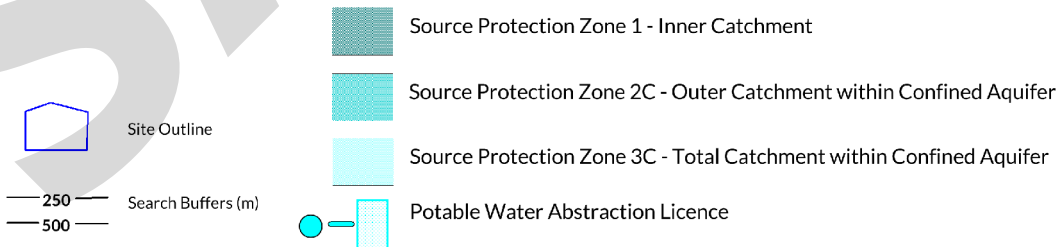
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6d. Hydrogeology – Source Protection Zones within confined aquifer



SPZ within confined aquifer Legend

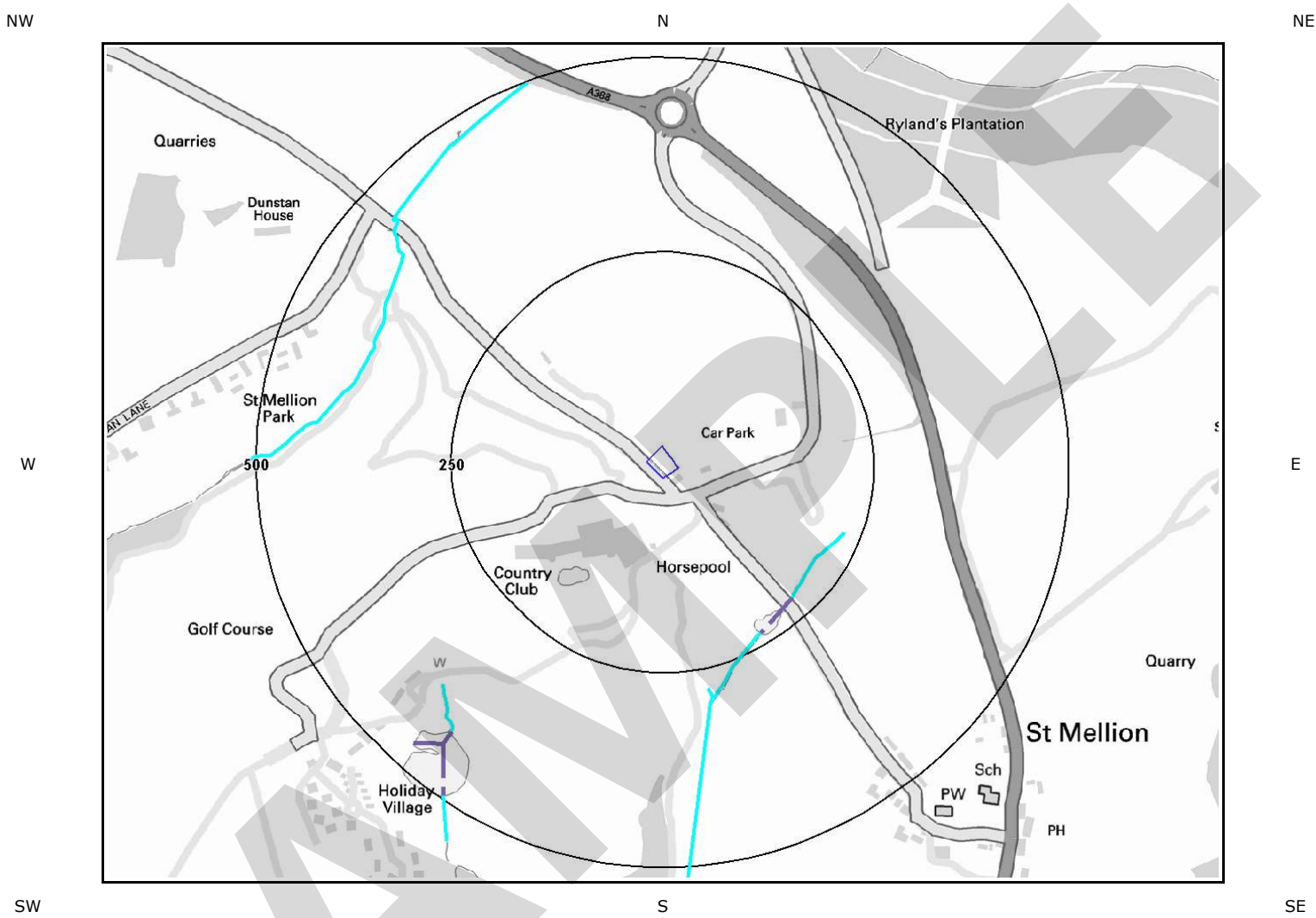
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Report Reference: 51001856157004

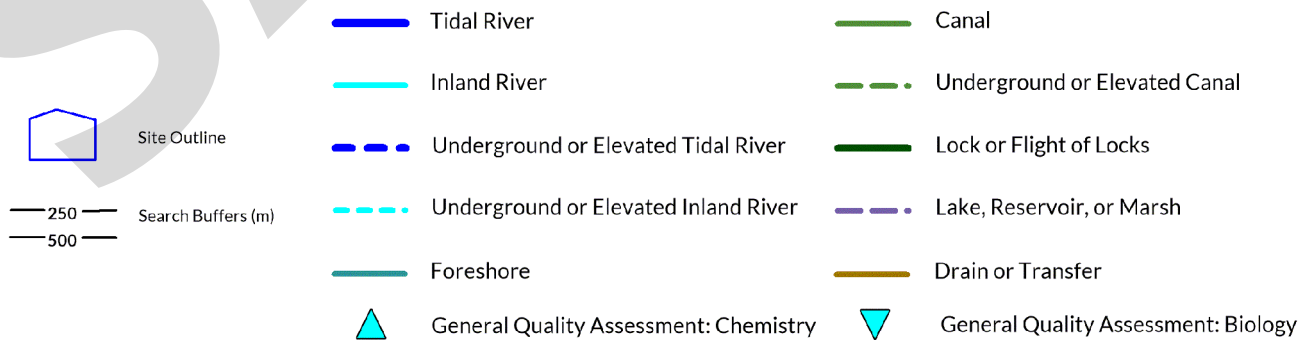
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

6e. Hydrology - Watercourse Network and River Quality



Hydrology Hydrology - Watercourse Network and River Quality Legend

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Report Reference: 51001856157004

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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property? No

Database searched and no data found.

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure User Guide.

6.2 Aquifer within Bedrock Deposits

Are there records of productive strata within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site? Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance	Direction	NGR	Details
2A	463	SW	238190, 65650	Licence No: 15/47/141/G/072 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - Fresh Point: St. Mellion Golf Club - Borehole Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 10882 Original Start Date: 11/4/1978 Expiry Date: - Issue No: 100 Version Start Date: 1/7/1998 Version End Date:
3A	463	SW	238190, 65650	Licence No: 15/47/141/G/072 Details: Spray Irrigation - Direct Direct Source: Ground Water - Fresh Point: St. Mellion Golf Club - Borehole Data Type: Point Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 10882 Original Start Date: 11/4/1978 Expiry Date: - Issue No: 100 Version Start Date: 1/7/1998 Version End Date:

Report Reference: 51001856157004

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

4A 463 SW 238190,
65650

Licence No: 15/47/141/G/072
Details: General Farming & Domestic
Direct Source: Ground Water - Fresh
Point: St. Mellion Golf Club - Borehole
Data Type: Point

Annual Volume (m³): -
Max Daily Volume (m³): -
Original Application No: 10882
Original Start Date: 11/4/1978
Expiry Date: -
Issue No: 100
Version Start Date: 1/7/1998
Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance	Direction	NGR	Details
24	496	SW	238200, 65600	<p>Licence No: 15/47/141/S/027 Details: Spray Irrigation - Storage Direct Source: Surface Water - Fresh Point: River Lynher At St Mellion G&c Club Data Type: Point</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Application No: 10812 Original Start Date: 10/6/1977 Expiry Date: - Issue No: 100 Version Start Date: 1/7/1998 Version End Date:</p>

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance	Direction	NGR	Details
1	463	SW	238190, 65650	<p>Licence No: 15/47/141/G/072 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - Fresh Point: St. Mellion Golf Club - Borehole Data Type: Point</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 10882 Original Start Date: 11/4/1978 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:</p>
Not shown	1151	NE	239500, 66600	<p>Licence No: 15/47/015/G/062 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household" Direct Source: Ground Water - Fresh Point: "heathfield, Birchenhayes, Hillbrow And Halton Barton Farms" Data Type: Point</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 10312 Original Start Date: 30/9/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:</p>
Not shown	1151	NE	239500, 66600	<p>Licence No: 15/47/015/G/062 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - Fresh Point: Heathfield, Birchenhayes, Hillbrow And Halton Barton Farms Data Type: Point</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 10312 Original Start Date: 30/9/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:</p>

Report Reference: 51001856157004

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6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 River Quality

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site? **No**

Biological Quality:

Database searched and no data found.

Chemical Quality:

Database searched and no data found.

6.9 Ordnance Survey MasterMap Water Network

Are there any Ordnance Survey MasterMap Water Network entries within 500m of the study site?

Yes

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
5	210 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
1	210 SE	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided

Report Reference: 51001856157004

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6	221	-	Lake, loch or reservoir.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 0.7
	SE			
2	221	-	Lake, loch or reservoir.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 0.7
	SE			
7	235	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
	SE			
3	235	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
	SE			
8	236	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.7
	SE			
4	236	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.7
	SE			
9	276	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
	S			
5	276	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
	S			
10	280	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
	S			
6	280	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
	S			
11	281	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.2
	S			
7	281	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.2
	S			
12	290	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.1
	S			
8	290	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.1
	S			
13	293	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
	S			

Report Reference: 51001856157004

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9	293 S	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
14	378 W	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
10	378 W	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
15	381 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
16	381 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
11	381 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
12	381 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
17	388 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
13	388 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
18	393 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
14	393 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
19	406 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
15	406 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
20	423 SW	-	Lake, loch or reservoir.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 5.6
16	423 SW	-	Lake, loch or reservoir.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 5.6

Report Reference: 51001856157004

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

21	442	-	Lake, loch or reservoir.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 34.3
	SW			
22	442	-	Lake, loch or reservoir.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 21.2
	SW			
17	442	-	Lake, loch or reservoir.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 34.3
	SW			
18	442	-	Lake, loch or reservoir.	Catchment Area: River Tamar Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 21.2
	SW			
23	495	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
	SW			
19	495	-	Inland river not influenced by normal tidal action.	Catchment Area: River Tamar Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided
	SW			

6.10 Surface Water Features

Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	No	Yes



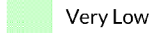
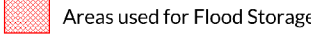

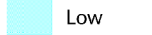
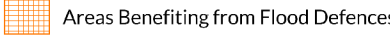

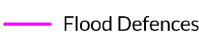

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7. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map Legend

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	Site Outline	RoFRaS Rating	Flood Defences
	250 Search Buffers (m)	 Very Low	 Areas used for Flood Storage
	500 Search Buffers (m)	 Low	 Areas Benefiting from Flood Defences
		 Medium	 Flood Defences
		 High	

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7. Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the risk of flooding at the centre of the study site?

Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

Any relevant data within 250m is represented on Map 7- RoFRaS Flooding.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.2 Flood Defences

Are there any Flood Defences within 250m of the study site ?

No

7.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.4 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

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If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

7.5 Groundwater Flooding Susceptibility Areas

What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions? **The area is not considered to be prone to groundwater flooding**

Guidance: The area is not considered to be prone to groundwater flooding based on rock type.

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded. The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface. The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7.6 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? **Not Applicable**

Notes:

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

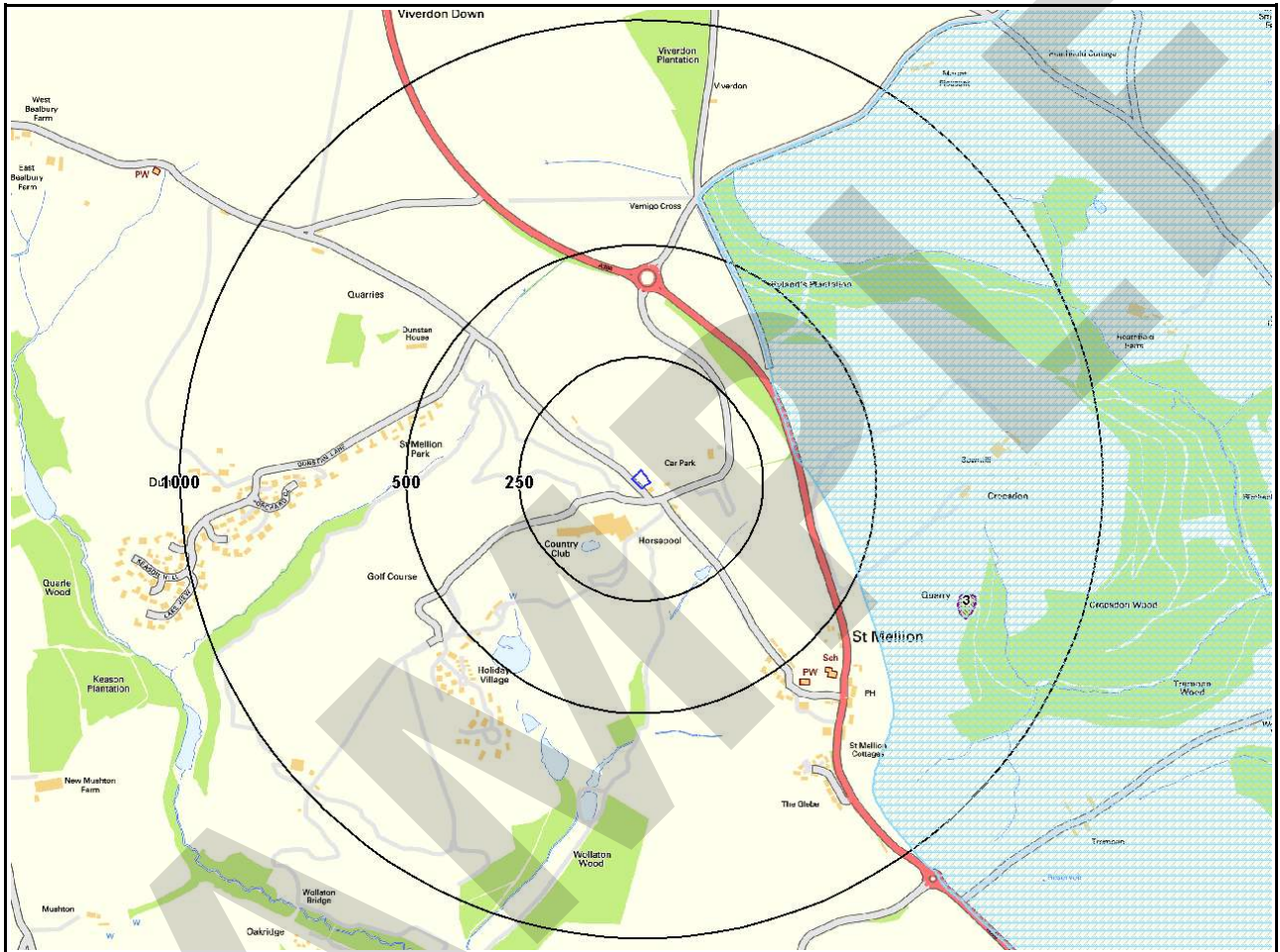
The **confidence rating** is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map

NW

N

NE



W

E
















SW

S

SE

Designated Environmentally Sensitive Sites Legend

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	Site Outline		AONB		Green Belt		National Nature Reserve
	250 Search Buffers (m)		National Park		Environmentally Sensitive Areas		Nitrate Sensitive Areas
	500 Search Buffers (m)		SSSI		Special Areas of Conservation		Local Nature Reserves
			Special Protection Areas		World Heritage Sites		Ramsar Sites

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If you would like any further information regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site: **Yes**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **3**

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
3	730	E	Crocodon Quarry	Natural England
Not shown	1802	NW	Viverdon Quarry	Natural England
Not shown	1859	E	Tamar - Tavy Estuary	Natural England

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **1**

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SAC Name	Data Source
Not shown	1859	E	Plymouth Sound & Estuaries	Natural England

Records of Special Protection Areas (SPA) within 2000m of the study site: **1**

The following Special Protection Area (SPA) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SPA Name	Data Source
Not shown	1893	E	Tamar Estuaries Complex	Natural England

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

[Report Reference: 51001856157004](#)

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 2

The following Area of Outstanding Natural Beauty (AONB) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	AONB/NSA Name	Data Source
6	324	E	Tamar Valley	Natural England
Not shown	1491	E	Tamar Valley	Natural England

Records of National Parks (NP) within 2000m of the study site: 0

Database searched and no data found.

Records of Nitrate Sensitive Areas within 2000m of the study site: 0

Database searched and no data found.

Records of Green Belt land within 2000m of the study site: 0

Database searched and no data found.

9. Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 500m of the study site? **No**

Database searched and no data found.

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 500m of the study site? **No**

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? **No**

Database searched and no data found.

Guidance:None required.

10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Groundsure Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? **Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

10.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

10.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? **Negligible**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

10.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Report Reference: 51001856157004

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Very low potential for compressible deposits to be present. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

10.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

10.1.6 Running Sand

What is the maximum Running Sand* hazard rating identified on the study site? **Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

* This indicates an automatically generated 50m buffer and site.

10.2 Radon

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

Basic radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). Basic radon protective measures need to be installed for new dwellings or extensions to existing dwellings, where between 3% but less than 10% of homes are estimated to exceed the Action Level. The joint PHE-BGS radon potential data forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211 2007).

Report Reference: 51001856157004

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11. Non CON29M Mining Information

11.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

No

A Coal Authority CON29M Coal Mining Report is provided in Appendix 1 at the end of this report.

11.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary?

Yes

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of Likelihood
0	On Site	Not available	Vein Mineral	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

Past underground mine workings may occur. The rock types present in these areas are such that small mineral veins may be present on which it is possible that small scale mining has been undertaken and/or it is possible that limited underground extraction of other materials may have occurred. All such occurrences are likely to be of minor localised extent and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

Report Reference: 51001856157004

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

12. Contacts

The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848
Email: groundstability@coal.gov.uk
Web: www.groundstability.com



**The Coal
Authority**

British Geological Survey (England & Wales)

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries



**British
Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



**Environment
Agency**

Public Health England

Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



**Public Health
England**

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Authority: Cornwall Council (Unitary)
Phone: 0300 1234 100
Web: <http://www.cornwall.gov.uk/>
Address: County Hall, Treyew Road, Truro, Cornwall, TR1 3AY

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444



Acknowledgements

Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protect on Area, Special Area of Conservation data is prov ded by, and used w th the permisson of, Natural Englandwho retain the Copyright and Intellectual Property Rights for the data.

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Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

COMPLAINTS

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

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

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

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Report Reference: 51001856157004

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

COMPLAINTS PROCEDURE

If you want to make a complaint, 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: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com

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, E-mail: admin@tpos.co.uk.

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

13. Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:
<https://www.groundsure.com/terms-and-conditions-may25-2018>

SAMPLE

Report Reference: 51001856157004

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Groundsure on (T) 08444 159 000, email: info@groundsure.com

Appendix 1
**The Coal Authority CON29M Coal
Mining report**

Report Reference: 51001856157004

If you would like any further assistance regarding this report then please contact
Groundsure on (T) 08444 159 000, email: info@groundsure.com



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

**THE COAL AUTHORITY
200 LICHFIELD LANE
MANSFIELD
NOTTINGHAMSHIRE
NG18 4RG**

Our reference: **51001856157004**
Your reference: **XXXXXXXXXXXXXXXX**
Date of your enquiry: **08 June 2018**
Date we received your enquiry: **08 June 2018**
Date of issue: **11 June 2018**

This report is for the property described in the address below and the attached plan.

Non-Residential Enviro All-in-One - Off Coalfield

SAMPLE ADDRESS

This report is based on and limited to the records held by, the Coal Authority, at the time we answer the search.

Coal mining	No
-------------	----

Information from the Coal Authority

The property lies outside any defined coalfield area.

Additional Remarks

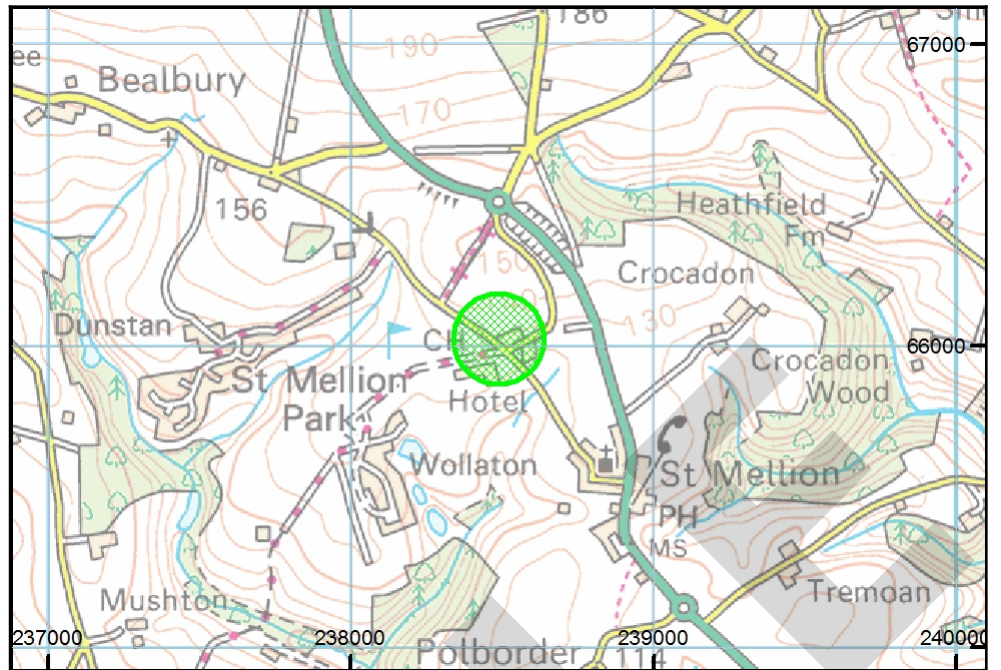
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Location map



Approximate position of property



Enquiry boundary

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Key

Approximate position of enquiry boundary shown

