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ENERGY AND CLIMATE CHANGE
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MINERAL ESTATES
WASTE RESOURCE MANAGEMENT



RIG NEWQUAY LIMITED

ST EVAL PERMIT APPLICATION

SITE CONDITION REPORT

MARCH 2025

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ST EVAL PERMIT APPLICATION

SITE CONDITION REPORT

MARCH 2025

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CONTENTS

1	INTRODUCTION.....	1
2	SITE LOCATION AND SETTING.....	1
3	CONDITION OF THE LAND AT PERMIT APPLICATION.....	2
4	STATEMENT OF SITE CONDITION.....	7

APPENDICES

Appendix 1	Groundsure Report
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DRAWINGS

TITLE

CPG_2844_001	Site Location Plan
RIG_RNL_MM_044	Permit Boundary Plan

1 INTRODUCTION

- 1.1.1 RIG NEWQUAY Limited ("RIG") have commissioned Wardell Armstrong to prepare a Site Condition Report to support an Environmental Permit Application for their RIG NEWQUAY Site, Karenza Yard, Downhill, St Eval, PL27 7UN.
- 1.1.2 A site condition report is required set the baseline conditions at the site prior to operation of the Environmental Permit. The report will be used to demonstrate that the land has remained in a satisfactory state up until permit surrender.

2 SITE LOCATION AND SETTING

Site details	
Name of the applicant	RIG NEWQUAY LIMITED
Activity address	Karenza Yard, Downhill, St Eval, PL27 7UN.
National grid reference	SW 86662 69291
Document reference	NT16904/005 Site Condition Report
Dates for Site Condition Report at permit application	01/02/2025
Document references for site plans (including location and boundaries)	RIG_RNL_MM_044

- 2.1.1 The site comprises an area of deposited wastes that will be remediated via a mobile plant permit prior to the operation of the site under a site based environmental permit.
- 2.1.2 The closest residential receptors are isolated farm dwellings including Manor Green Farm, Alandale Farm, The Old Vicarage and Brynn Farm, the closest of which is approximately 370m west of the site.
- 2.1.3 A screen of the DEFRA Magic map¹ showed several statutory designated areas. There is an area of outstanding natural beauty located ~300m west of the site stretching to the coastline. The Bedruthan Steps and Park Head SSSI is located 1.55km from the site boundary and is an area of rocky shore comprising maritime cliff and shore and lowland dry heath.
- 2.1.4 Other designated sites within 2km of the RIG NEWQUAY site include a Special Area of Conservation, Bristol Channel Approaches/Dynesfeydd Môr Hafren which is protected due to the presence of harbour porpoise.

¹ <https://magic.defra.gov.uk/>

2.1.5 The site location and permit boundary are shown on drawing RIG_RNL_MM_044

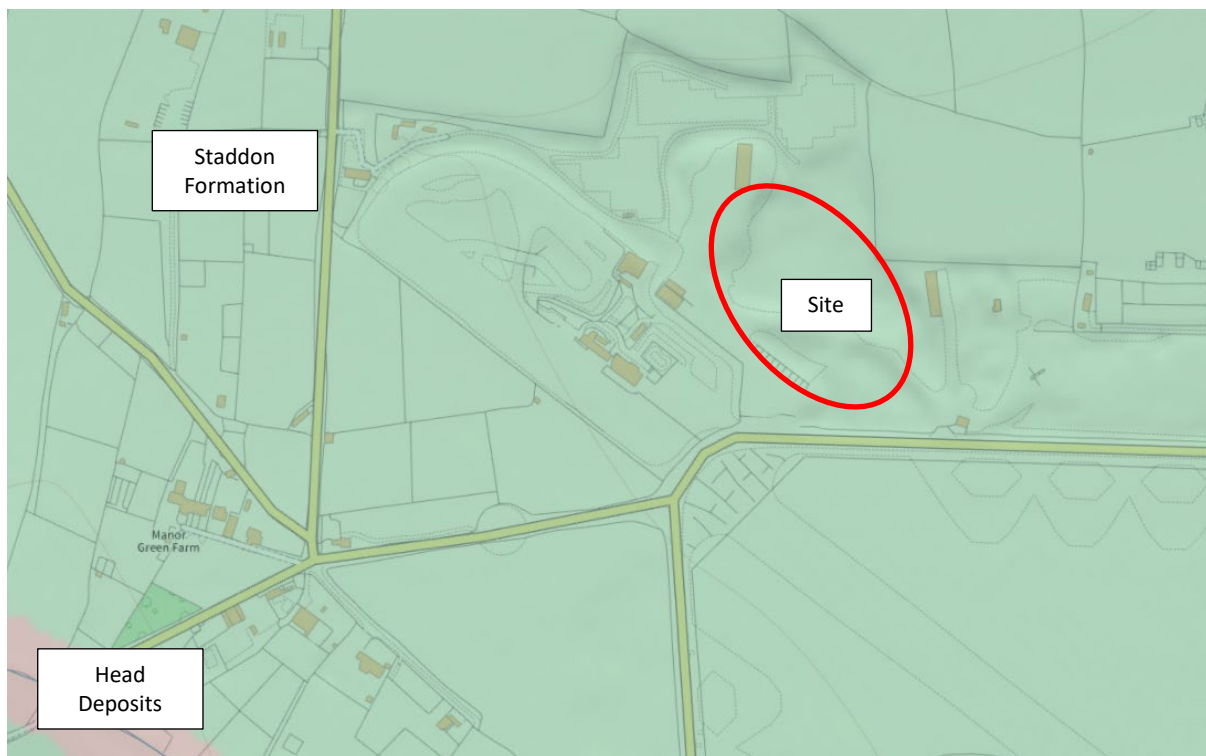
3 CONDITION OF THE LAND AT PERMIT APPLICATION

3.1 Geology

3.1.1 The underlying geology at the site comprises the Staddon Formation, a sedimentary bedrock formed in the Devonian Period. The formation is made up of medium to thick sandstone beds with interbedded siltstone and grey mudstone.

3.1.2 Superficial deposits are absent from the site but locally comprise discontinuous head deposits, associated with surface water features (Figure 1).

Figure 1 – Superficial and Bedrock Geology (Extract from BGS Geology Viewer²)



3.2 Hydrogeology

3.2.1 The underlying bedrock formation is classified as a Secondary A aquifer, which comprise permeable layers that can support local water supplies and may form an important source of base flow to rivers.

² <https://geologyviewer.bgs.ac.uk>

3.2.2 The site is not located within a source protection zone.

3.2.3 The closest groundwater Abstraction Licence is 533m east of the site and is a historical church well at the Church of St Eval.

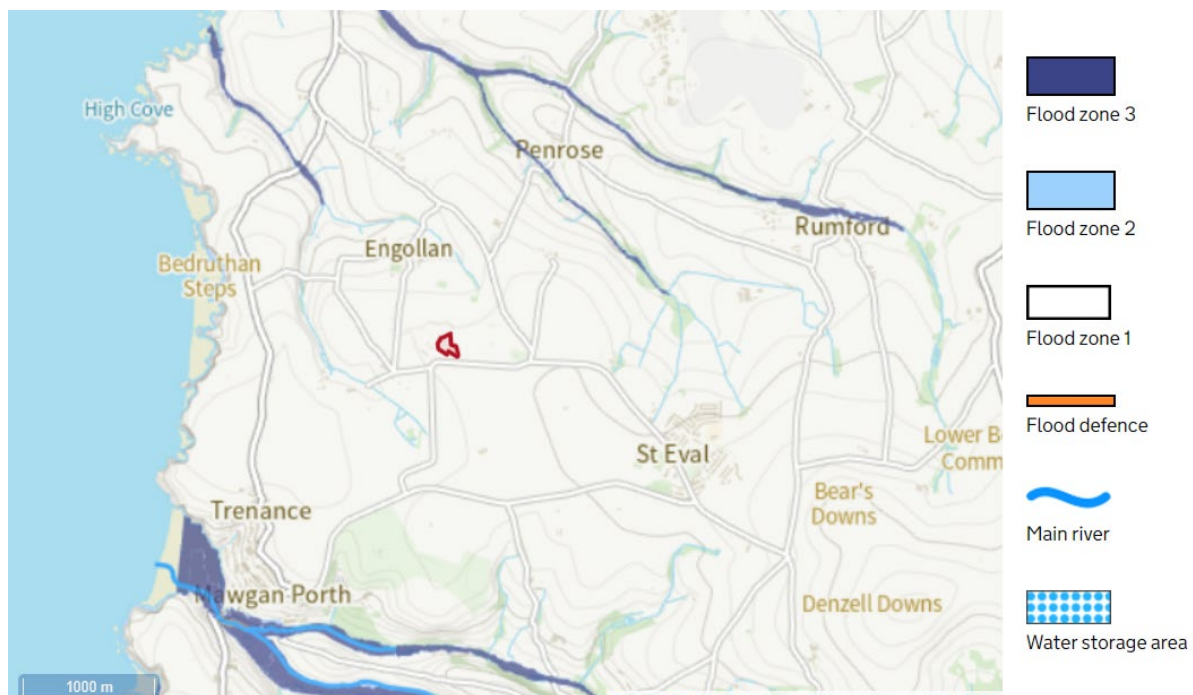
3.3 Hydrology

3.4 The site is located within a Coastal Catchment for the Gannel Porth and Menalhyl rivers.

3.4.1 There are no licensed surface water abstractions within 1km of the site.

3.4.2 The risk of surface water and groundwater flooding on site are both classed as negligible. The site is in Flood Zone 1 which indicates a less than 0.1% chance of flooding each year from rivers or surface water.

Figure 2 – Flood Risk Map



3.5 Historical Land Use

3.5.1 From 1881 to 1908, the land is predominantly fields, with a few residential buildings, named Glebe Cottages, present within 100m south of the site. Within 500 m of the site, a small number of buildings are present to the west of the site at Downhill, and St. Eval's Church and vicarage are located to the east. The villages of Engollan (Northwest) and St Eval (Southeast) are also located within 750m of the site.

3.5.2 From 1958 to 1974, the land encompassing the site and to the south is part of St Eval Airfield (disused). Survey maps show an unspecified pit is present less than 100m northwest of the site boundary. The buildings previously seen at Glebe Cottages are no longer present. In 1974, 10 masts are erected on the airfield to the south of the site boundary.

3.5.3 From 2001 onwards, several buildings are erected within the vicinity, specifically within 100m of the site boundary, and the infrastructure surrounding St Eval Airfield is removed as of the 2010 survey.

3.6 Current Land Use

3.6.1 On site there is presently a stockpile of historical waste that was left at the site by the previous permit holders after their Permit was revoked. It is estimated there is 81,192m³ of waste on the site. Removal of the inherited stockpile of waste soils will bring the ground levels to the pre-depositional land surface of approximately 92.5m AOD.

3.6.2 Currently, the land around the site is dominantly fields to the northeast; Padstow Sea Sand Ltd sand plant is located to the east; St Eval Airfield is located to the south; St Eval Kart Circuit is located to the west, bordering the site; and a solar farm borders the northern edge of the site.

3.7 Waste Operations

3.7.1 Licensed waste facilities adjacent to the site include:

- Padstow Sand Company, 77m South, Permit Ref: EA/EPR/RP3692HX.

3.7.2 Records of activities involving storage, treatment, use or disposal of waste that are exempt from requiring a permit within a 500m radius of the site are listed in the table below.

Table 1 Records of waste exemption within 500m of the site		
Reference	Category and description	Direction and distance
WEX147665	Use of waste in construction. Treatment of scrap metal.	7m SE
WEX152275	Use of waste in a specified purpose and in construction	9m SE
EPR/EE5083JC /A001	Use of waste for burning as fuel in small appliances Storage of waste in secure spaces/containers	15m S
WEX232947	Use of waste for burning as fuel in small appliances	16m SE
WEX087202	Use of waste for burning as fuel in small appliances	16m SE
WEX364722	Treatment of waste for screening and blending	98m E
WEX286272	Use of waste for specified purposes.	105m E

Table 1 Records of waste exemption within 500m of the site

Reference	Category and description	Direction and distance
	Treatment of scrap metal Disposal of waste via burning	
WEX089972	Use of waste for a specified purpose	110m SW
WEX268922	Use of waste in construction. Storage of waste in a secure place.	129m E
EPR/NE5983Z G/A001	Use of waste in construction	374m N
EPR/ZE5288KP /A001	Use of waste for a specified purpose, as mulch, for spreading on agricultural land to confer benefit, and for burning as fuel in small appliances. Treatment of waste for cleaning, washing, spraying, or coating relevant waste. Deposition of waste from dredging of inland waters	380m SW
WEX234165	Use of waste for specified purpose	402m W
WEX239947	Use of waste for a specified purpose and construction. Treatment of scrap metal and waste wood/plant matter by chipping, cutting, shredding, or pulverising. Disposal of waste by burning in the open	402m W

3.8 Pollution Prevention Measures

- 3.8.1 The site processing plant has a fully recirculating surface water management system, recycling 95% of the wash water used using a thickener and filter press. Recovered water goes back into the feed tank to be reused as wash water.
- 3.8.2 The plant and operating area will be concreted, the concrete is designed with a 1:125 fall to allow the surface water to run to a single drain. This drain falls to a sump ring, where the collected water is pumped back to the plant for re-use in the system.
- 3.8.3 Surface water is generated by rainfall and the aggregates and sands draining (although this is anticipated to be minimal). The plant has a 300m³ water storage capacity, but in the unlikely event when the plant is not operational of the system not being able to handle the surface water run-off, the automated valve diverts the water from the plant to soakaways on site.
- 3.8.4 The unsurfaced areas of compacted stone/hardcore will be used for the storage of the inert wastes only and derived products, namely soil, soil substitutes and aggregates, none of which give rise to potentially polluting runoff. These areas will drain naturally to ground, with the perimeter of the permitted area being constructed with a French Drain to collect any surface run off prior to silt trap with an isolation valve followed by an interceptor and soakaway discharge.

3.9 Pollution Incidents

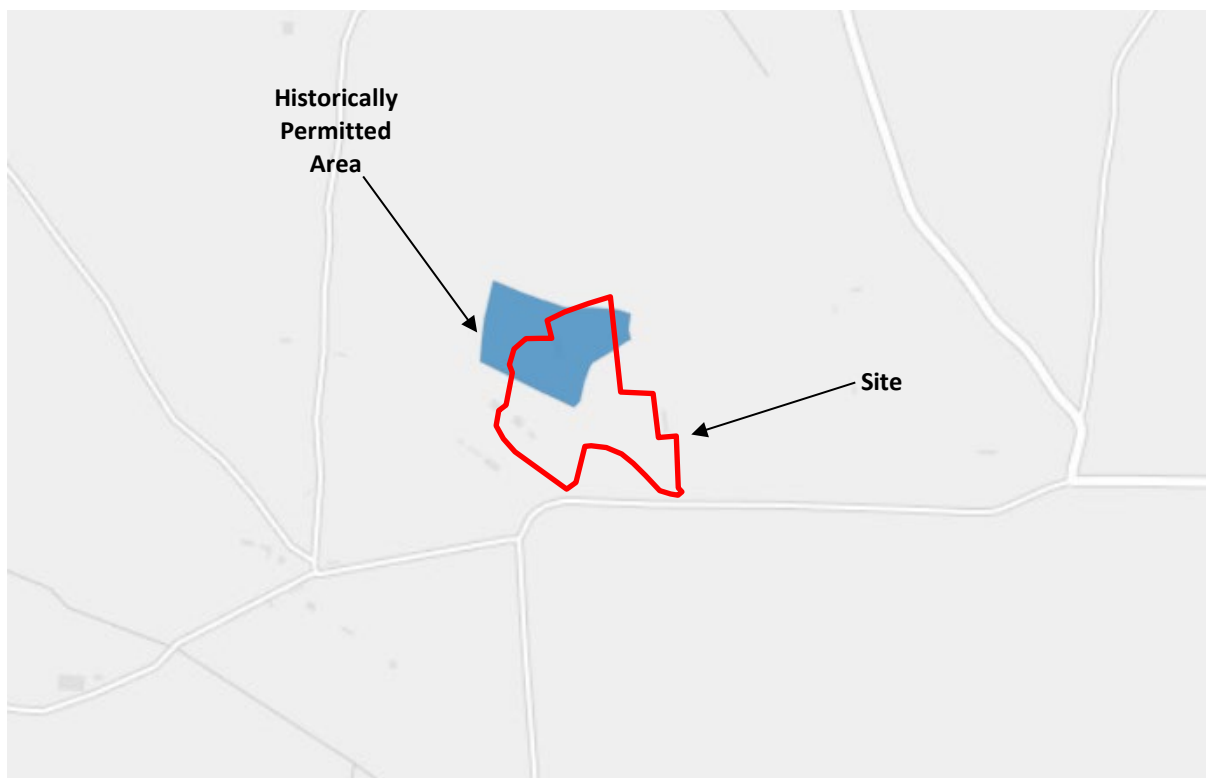
3.9.1 The recorded pollution incidents within 500m of the site are listed below:

- Category 3 (Minor) Smoke pollution, incident in 2003, 115m W of site
- Category 3 (Minor) Vegetable cuttings and deposits, incident in 2002, 468m SW of site

3.10 Historical Contamination

3.10.1 Part of the site was a historic waste site associated with a land spreading permit as shown in blue on Figure 3.

Figure 3 – Historical Landfill Location



3.10.2 Testing of the waste has been undertaken via 20 trial pits which confirmed the waste samples were all confirmed as non-hazardous soil and stone (EWC 17-05-04).

3.10.3 Although classified as non-hazardous, heavy metals may still be present that have seeped into the underlying ground surface via leachate.

3.10.4 Non-hazardous levels of asbestos were identified within TP9, however asbestos was not identified at any other test locations around the site.

3.11 Baseline Data

3.11.1 Estimated background data is available for the site, taken from the Groundsure report. The estimated values provide the likely background concentration of the potentially harmful elements and is sourced from the British Geological Survey:

- Arsenic 45-60mg/kg;
- Lead 100mg/kg;
- Cadmium 1.8mg/kg;
- Chromium 60-90mg/kg;
- Nickel 15-30mg/kg.

3.11.2 There is no measured urban soil chemistry data available for the site. Environmental monitoring is not currently undertaken at the site for soil or water.

3.11.3 Testing of the underlying ground will be conducted onsite once waste deposits have been removed and the site has been remediated. This will be used to establish the baseline data for the soil chemistry at the site.

4 STATEMENT OF SITE CONDITION

4.1.1 In January 2006, waste management licence EAWML/20031 was revoked for the site of St Eval Recycling Company and since then a large waste pile has been left at the site.

4.1.2 RIG NEWQUAY Ltd have applied for a contaminated land remediation permit to deploy mobile plant to remove the contaminated waste from site. Waste will be treated via soil washing and sold as recycled aggregate under a quality protocol, any waste will be disposed offsite to a suitably permitted facility.

4.1.3 Visual observations of test pits revealed nearly all material was soil and stone with occasional concrete fragments and very small amounts of particle plastic. Stone fragments were observed to vary in size from 20mm to 140mm, including the size of occasional concrete or brick.

4.1.4 The made ground under the waste was observed to be brown, very gravelly sandy silty clay with occasional organic matter, brick fragments and concrete.

4.1.5 Once the waste is cleared from the site testing will be done to establish the baseline condition of the underlying ground. This will then be added into the Site Condition Report to provide a holistic overview of the site chemistry after the remediation is

complete. This updated report will then be submitted to the Local Area Officer for review.

APPENDIX 1

Groundsure Report

NT16904 ST EVAL

Order Details

Date: 22/01/2025
Your ref: NT16904 ST EVAL
Our Ref: GS-RQU-DOR-XJD-9XM

Site Details

Location: 186669 069256
Area: 2.06 ha
Authority: [Cornwall Council \(Unitary\)](#) ↗



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Summary of findings[p. 2 >](#)**Aerial image**[p. 9 >](#)**OS MasterMap site plan**[p.14 >](#)[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	1	1	0	2	-
16	1.2	Historical tanks	0	0	0	0	-
16	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	2	2	0	2	-
19	2.2	Historical tanks	0	0	0	0	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
19	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21 >	3.4 >	Historical landfill (EA/NRW records) >	1	0	0	0	-
21 >	3.5 >	Historical waste sites >	2	0	0	0	-
23 >	3.6 >	Licensed waste sites >	2	3	1	0	-
25 >	3.7 >	Waste exemptions >	3	11	8	14	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
29	4.2	Current or recent petrol stations	0	0	0	0	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
29	4.5	Sites determined as Contaminated Land	0	0	0	0	-



29	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
31	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.15	Pollutant release to public sewer	0	0	0	0	-
31	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	1	-
32	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
33	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
34 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
36 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
37	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	1
39 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	2
40	5.8	Potable abstractions	0	0	0	0	0
40	5.9	Source Protection Zones	0	0	0	0	-
40	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
41	6.1	Water Network (OS MasterMap)	0	0	0	-	-



41	6.2	Surface water features	0	0	0	-	-
42 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
42	6.4	WFD Surface water bodies	0	0	0	-	-
42 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
44	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
44	7.2	Historical Flood Events	0	0	0	-	-
44	7.3	Flood Defences	0	0	0	-	-
45	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
45	7.5	Flood Storage Areas	0	0	0	-	-
46	7.6	Flood Zone 2	None (within 50m)				
46	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
47	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
48 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
49 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
50	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
50 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	2
50	10.4	Special Protection Areas (SPA)	0	0	0	0	0
51	10.5	National Nature Reserves (NNR)	0	0	0	0	0
51	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
51	10.7	Designated Ancient Woodland	0	0	0	0	0
51	10.8	Biosphere Reserves	0	0	0	0	0
52	10.9	Forest Parks	0	0	0	0	0
52	10.10	Marine Conservation Zones	0	0	0	0	0
52	10.11	Green Belt	0	0	0	0	0
52	10.12	Proposed Ramsar sites	0	0	0	0	0



52	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
53	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
53	10.15	Nitrate Sensitive Areas	0	0	0	0	0
53	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
54 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
55 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
57	11.1	World Heritage Sites	0	0	0	-	-
57	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
57	11.3	National Parks	0	0	0	-	-
57	11.4	Listed Buildings	0	0	0	-	-
58	11.5	Conservation Areas	0	0	0	-	-
58	11.6	Scheduled Ancient Monuments	0	0	0	-	-
58	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
59 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
60	12.2	Open Access Land	0	0	0	-	-
60	12.3	Tree Felling Licences	0	0	0	-	-
60 >	12.4 >	Environmental Stewardship Schemes >	0	1	0	-	-
60 >	12.5 >	Countryside Stewardship Schemes >	0	0	2	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
62	13.1	Priority Habitat Inventory	0	0	0	-	-
62	13.2	Habitat Networks	0	0	0	-	-
62	13.3	Open Mosaic Habitat	0	0	0	-	-
62	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	14.1 >	10k Availability >	Identified (within 500m)				
64	14.2	Artificial and made ground (10k)	0	0	0	0	-
65	14.3	Superficial geology (10k)	0	0	0	0	-

65	14.4	Landslip (10k)	0	0	0	0	-
66	14.5	Bedrock geology (10k)	0	0	0	0	-
66	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	15.1 >	50k Availability >	Identified (within 500m)				
68	15.2	Artificial and made ground (50k)	0	0	0	0	-
68	15.3	Artificial ground permeability (50k)	0	0	-	-	-
69 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
70	15.5	Superficial permeability (50k)	None (within 50m)				
70	15.6	Landslip (50k)	0	0	0	0	-
70	15.7	Landslip permeability (50k)	None (within 50m)				
71 >	15.8 >	Bedrock geology (50k) >	1	0	0	2	-
72 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
72 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	3	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
73	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
74 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
75 >	17.2 >	Running sands >	Negligible (within 50m)				
76 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
77 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
78 >	17.5 >	Landslides >	Very low (within 50m)				
79 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
81	18.1	BritPits	0	0	0	0	-
82 >	18.2 >	Surface ground workings >	0	2	0	-	-
82	18.3	Underground workings	0	0	0	0	0
82	18.4	Underground mining extents	0	0	0	0	-
82	18.5	Historical Mineral Planning Areas	0	0	0	0	-



83 >	18.6 >	Non-coal mining >	1	0	0	0	1
83	18.7	JPB mining areas	None (within 0m)				
83	18.8	The Coal Authority non-coal mining	0	0	0	0	-
84	18.9	Researched mining	0	0	0	0	-
84	18.10	Mining record office plans	0	0	0	0	-
84	18.11	BGS mine plans	0	0	0	0	-
84	18.12	Coal mining	None (within 0m)				
84	18.13	Brine areas	None (within 0m)				
85	18.14	Gypsum areas	None (within 0m)				
85	18.15	Tin mining	None (within 0m)				
85	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
86	19.1	Natural cavities	0	0	0	0	-
86	19.2	Mining cavities	0	0	0	0	0
86	19.3	Reported recent incidents	0	0	0	0	-
86	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
88 >	20.1 >	Radon >	Greater than 30% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
90	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
90	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
91	22.1	Underground railways (London)	0	0	0	-	-
91	22.2	Underground railways (Non-London)	0	0	0	-	-
91	22.3	Railway tunnels	0	0	0	-	-
91	22.4	Historical railway and tunnel features	0	0	0	-	-
91	22.5	Royal Mail tunnels	0	0	0	-	-
92	22.6	Historical railways	0	0	0	-	-



92	22.7	Railways	0	0	0	-	-
92	22.8	Crossrail 2	0	0	0	0	-
92	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 06/08/2022

Site Area: 2.06ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 22 January 2025

Recent site history - 2019 aerial photograph



Capture Date: 22/06/2019

Site Area: 2.06ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 22 January 2025

Recent site history - 2013 aerial photograph



Capture Date: 08/06/2013

Site Area: 2.06ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 22 January 2025

Recent site history - 2005 aerial photograph



Capture Date: 09/08/2005

Site Area: 2.06ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 22 January 2025

Recent site history - 1999 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 02/09/1999

Site Area: 2.06ha



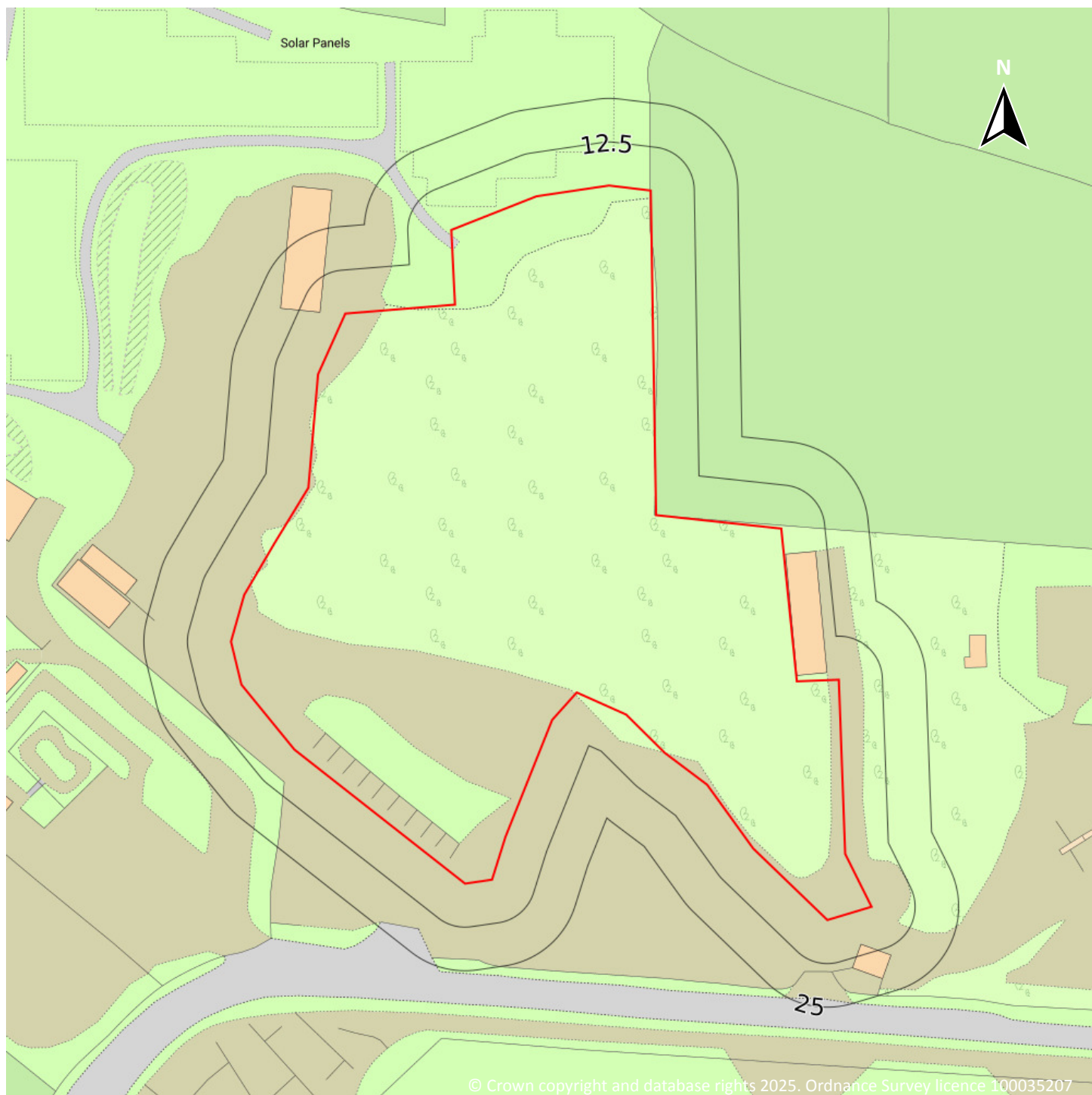
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 22 January 2025

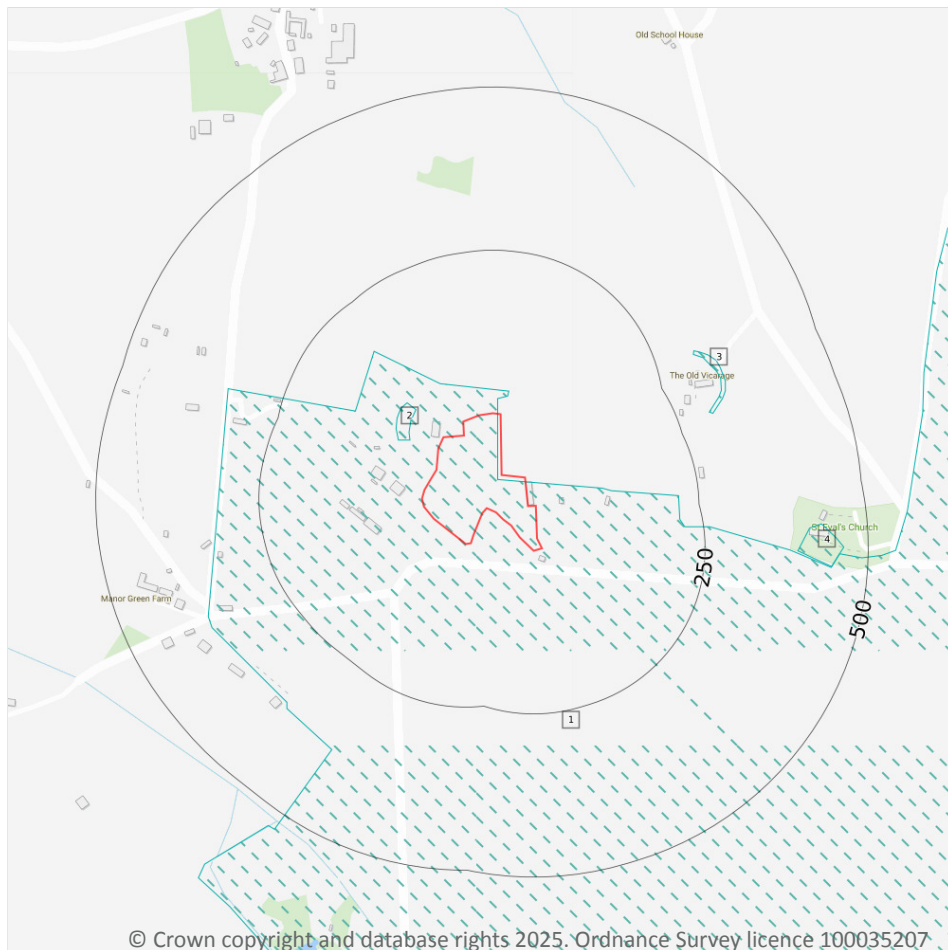
OS MasterMap site plan



Site Area: 2.06ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m

4

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	On site	Disused Airfield	1962 - 1974	64440



ID	Location	Land use	Dates present	Group ID
2	45m NW	Unspecified Heap	1962 - 1974	69353
3	300m E	Unspecified Ground Workings	1907	39021
4	392m E	Grave Yard	1888	36305

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

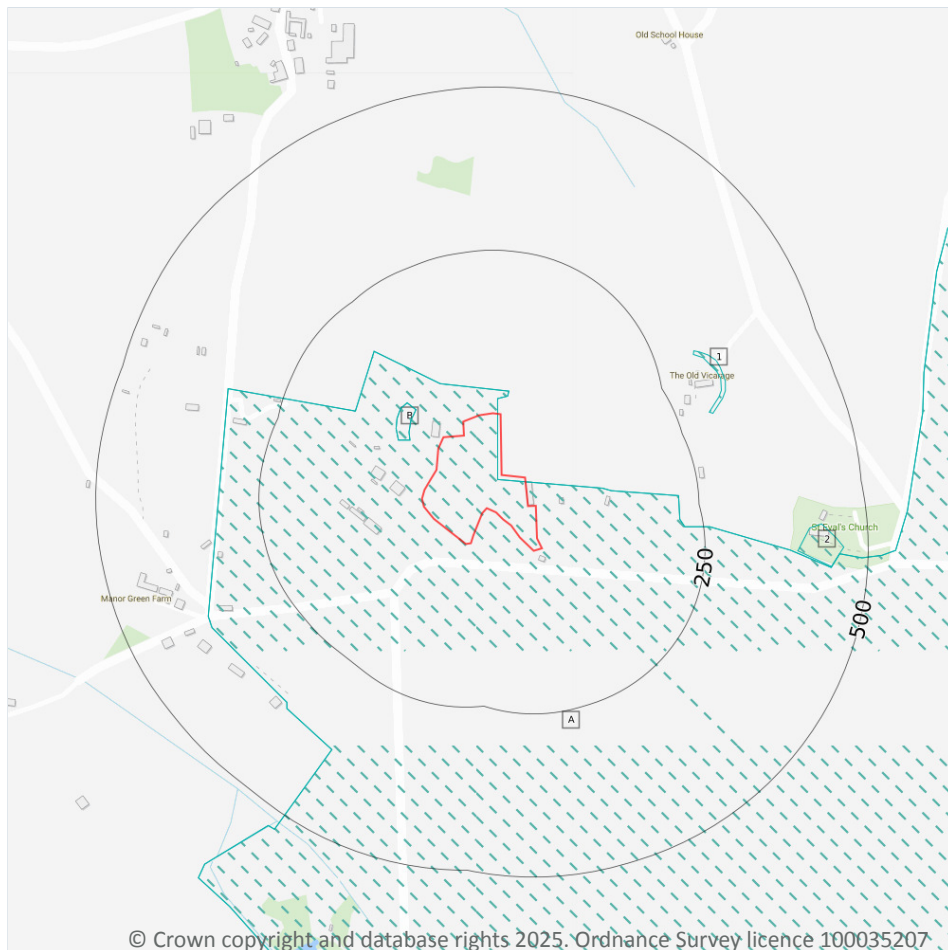
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses

2.1 Historical industrial land uses

Records within 500m

6

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Disused Airfield	1962	64440
A	On site	Disused Airfield	1974	64440
B	45m NW	Unspecified Heap	1962	69353



ID	Location	Land Use	Date	Group ID
B	45m NW	Unspecified Heap	1974	69353
1	300m E	Unspecified Ground Workings	1907	39021
2	392m E	Grave Yard	1888	36305

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

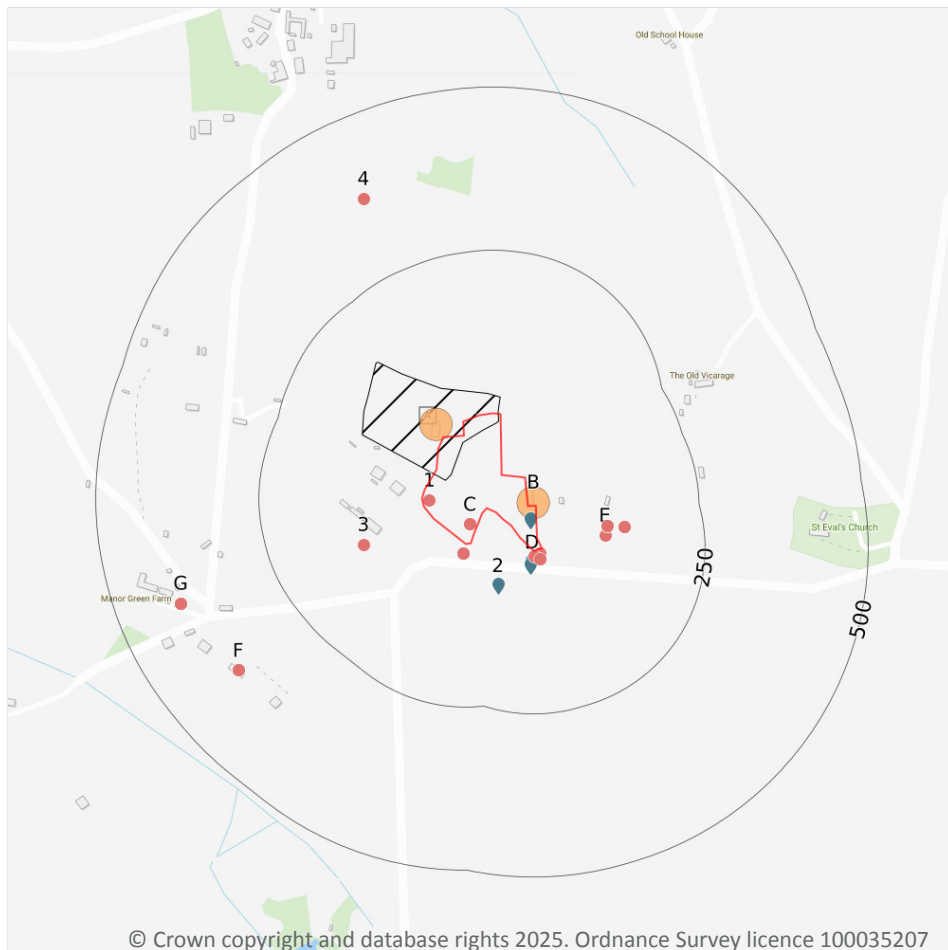
0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on [page 20 >](#)

ID	Location	Details		
A	On site	Site Address: St Eval, St Eval, Cornwall Licence Holder Address: -	Waste Licence: - Site Reference: CON/E/L/CHE003, 5/48 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: 31/12/1995

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

3.5 Historical waste sites

Records within 500m

2

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 20 >](#)

ID	Location	Address	Further Details	Date
A	On site	Site Address: Karenza Yard, St. Eval, WADEBRIDGE, Cornwall, PL27 7UN	<p>Type of Site: Waste Transfer Station</p> <p>Planning application reference: 2008/00808</p> <p>Description: Scheme comprises part retrospective application seeking : extension of the site to provide a new access/egress point; siting of relocated wheel wash; weighbridge, office and welfare block; parking of vehicles (empty and loaded); storage of empty skips; use of building as a workshop and associated plant storage. (this extended area is not proposed to be used for any storage of waste or processed materials), regularize the planning status of an area of land in the vicinity of the site entrance for continued use for materials storage/vehicle manoeuvring and provision of locked gates for this access in favour of the new access proposed in (i) above, revised internal layout of the approved waste recycling/transfer/composting/sea sand operation for the waste sorting, storage and processing areas referred to in (ii) and (iii) above it is proposed that no vehicle shall enter or leave the consented areas, that there shall be no working in these parts of the site except between 0800 and 1800 hours Mondays to Saturday with no such activities on Sundays, Bank or public holidays, for the extension area, the operating hours are proposed to be the same except that it is proposed that vehicles operated by St Eval recycling alone be permitted to access solely for parking purposes, and exit this part of the site only, to and from the public highway between 0700 purposes, and exit this part of the site only, to and from the public highway between 0700 and 0800 hours and between 1800 and 2100 hours Monday to Friday but excluding Bank and public holidays, no such vehicles will undertake loading or unloading or operate within the current permitted area of the site. Construction - black top surfacing site works. An application (ref: 2008/00808) for detailed planning per</p> <p>Data source: Historic Planning Application</p> <p>Data Type: Point</p>	-
B	On site	Site Address: St Eval Airfield, St Eval, WADEBRIDGE, Cornwall, PL27	<p>Type of Site: Waste Transfer Station</p> <p>Planning application reference: 97/0619</p> <p>Description: Construction of a waste transfer station. An application (ref: 97/0619) for Detailed Planning permission was submitted to North Cornwall D.C. on 1st May 1997.</p> <p>Data source: Historic Planning Application</p> <p>Data Type: Point</p>	-

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.



3.6 Licensed waste sites

Records within 500m

6

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 20](#) >

ID	Location	Details		
B	On site	Site Name: St Eval Recycling Company Site Address: Kerenza Yard, Downhill, St Eval, Nr Padstow, Cornwall, PL28 8NP Correspondence Address: Lyndale, St Merryn, Cornwall, PL28 8NP	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PRY006 EPR reference: - Operator: St Eval Recycling Co Waste Management licence No: 20031 Annual Tonnage: 0	Issue Date: 18/10/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	On site	Site Name: St Eval Recycling Company Site Address: Karenza Yard, Downhill, St Eval, Padstow, Cornwall, PL28 8NP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 652356 EPR reference: EA/EPR/YP3292HU Operator: St Eval Recycling Co Ltd Waste Management licence No: 20031 Annual Tonnage: 74999	Issue Date: 18/10/2002 Effective Date: 18/10/2002 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
D	19m SE	Site Name: St Eval Recycling Company Site Address: Karenza Yard, Downhill, St Eval, Wadebridge, Cornwall, PL27 7UN Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 635017 EPR reference: EA/EPR/SP3896HR Operator: Mr C J Prynn And Mrs K A Prynn Waste Management licence No: 20095 Annual Tonnage: 24999	Issue Date: 09/01/2006 Effective Date: 09/01/2006 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked



ID	Location	Details		
D	25m SE	Site Name: St Eval Recycling Company Site Address: Karenza Yard, Downhill, St Eval, Wadebridge, Cornwall, PL27 7UN Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PRY007 EPR reference: EA/EPR/SP3896HR/A001 Operator: Mr Christopher J Prynn & Mrs Karen A Prynn Waste Management licence No: 20095 Annual Tonnage: 24999	Issue Date: 09/01/2006 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
D	25m SE	Site Name: St Eval Recycling Company Site Address: Karenza Yard, Downhill, St Eval, Wadebridge, Cornwall, PL27 7UN Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PRY007 EPR reference: EA/EPR/SP3896HR/A001 Operator: St Eval Recycling Company Waste Management licence No: 20095 Annual Tonnage: 24999	Issue Date: 09/01/2006 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
2	77m S	Site Name: Padstow Sand Company Site Address: Lyndale House, St. Merryn, Padstow, Cornwall, PL28 8NP Correspondence Address: -	Type of Site: Physical Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 652832 EPR reference: EA/EPR/RP3692HX Operator: Christopher John Prynn Waste Management licence No: 20007 Annual Tonnage: 24999	Issue Date: 03/12/1999 Effective Date: 03/12/1999 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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



3.7 Waste exemptions

Records within 500m
36

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 20 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	On site	St. Eval Airfield Farm Downhill PI27 7un	EPR/MF0130A Q/A001	Using waste exemption	Non-agricultural waste only	Use of waste for a specified purpose
C	On site	-	WEX397716	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	On site	-	WEX397716	Using waste exemption	Not on a farm	Use of waste in construction
D	7m SE	-	WEX147665	Using waste exemption	Not on a farm	Use of waste in construction
D	7m SE	Karenza Yard Downhill Wadebridge Cornwall PI27 7un	EPR/JF0203NN /A001	Treating waste exemption	Non-agricultural waste only	Recovery of scrap metal
D	7m SE	-	WEX147665	Treating waste exemption	Not on a farm	Recovery of scrap metal
D	9m SE	Karenza Yard Wadebridge Cornwall PI27 7un	EPR/ZF0505NV /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
D	9m SE	-	WEX152275	Using waste exemption	Not on a farm	Use of waste in construction
D	9m SE	-	WEX152275	Using waste exemption	Not on a farm	Use of waste for a specified purpose
C	15m S	St. Eval Airfield Farm Downhill PI27 7un	EPR/EE5083JC /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
C	15m S	St. Eval Airfield Farm Downhill PI27 7un	EPR/EE5083JC /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
C	15m S	St. Eval Airfield Farm Downhill PI27 7un	EPR/EE5083JC /A001	Using waste exemption	Non-agricultural waste only	Burning of waste as a fuel in a small appliance



ID	Location	Site	Reference	Category	Sub-Category	Description
D	16m SE	-	WEX232947	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
D	16m SE	-	WEX087202	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
E	98m E	-	WEX364722	Treating waste exemption	Not on a farm	Screening and blending of waste
E	105m E	-	WEX286272	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
E	105m E	-	WEX286272	Using waste exemption	Not on a farm	Use of waste for a specified purpose
E	105m E	-	WEX286272	Disposing of waste exemption	Not on a farm	Burning waste in the open
E	105m E	-	WEX286272	Treating waste exemption	Not on a farm	Recovery of scrap metal
3	110m SW	Karenza Yard, St Eval, Wadebridge, PL27 7un	WEX089972	Using waste exemption	Not on a farm	Use of waste for a specified purpose
E	129m E	Within Padstow Sea Sand And Aggregate Grounds	WEX268922	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	129m E	Within Padstow Sea Sand And Aggregate Grounds	WEX268922	Using waste exemption	Not on a farm	Use of waste in construction
4	374m N	Carnewas Farm Wadebridge Cornwall PL27 7uw	EPR/NE5983Z G/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
F	380m SW	Larks End Wadebridge Cornwall PL27 7un	EPR/ZE5288KP /A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
F	380m SW	Larks End Wadebridge Cornwall PL27 7un	EPR/ZE5288KP /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of mulch
F	380m SW	Larks End Wadebridge Cornwall PL27 7un	EPR/ZE5288KP /A001	Using waste exemption	Non-agricultural waste only	Spreading waste on agricultural land to confer benefit
F	380m SW	Larks End Wadebridge Cornwall PL27 7un	EPR/ZE5288KP /A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters



ID	Location	Site	Reference	Category	Sub-Category	Description
F	380m SW	Larks End Wadebridge Cornwall PI27 7un	EPR/ZE5288KP /A001	Treating waste exemption	Agricultural waste only	Cleaning, washing, spraying or coating relevant waste
F	380m SW	Larks End Wadebridge Cornwall PI27 7un	EPR/ZE5288KP /A001	Using waste exemption	Agricultural waste only	Burning of waste as a fuel in a small appliance
F	380m SW	Larks End Wadebridge Cornwall PI27 7un	EPR/ZE5288KP /A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
G	402m W	Karenza Yard, St Eval, Wadebridge, PI27 7un	WEX234165	Using waste exemption	Not on a farm	Use of waste for a specified purpose
G	402m W	Alandale Farm, Downhill, St Eval, PI277un	WEX239947	Treating waste exemption	Not on a farm	Recovery of scrap metal
G	402m W	Alandale Farm, Downhill, St Eval, PI277un	WEX239947	Disposing of waste exemption	Not on a farm	Burning waste in the open
G	402m W	Alandale Farm, Downhill, St Eval, PI277un	WEX239938	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
G	402m W	Alandale Farm, Downhill, St Eval, PI277un	WEX239947	Using waste exemption	Not on a farm	Use of waste for a specified purpose
G	402m W	Alandale Farm, Downhill, St Eval, PI277un	WEX239947	Using waste exemption	Not on a farm	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 28](#) >

ID	Location	Company	Address	Activity	Category
1	78m NW	Solar Panels	Cornwall, PL27	Energy Production	Industrial Features

This data is sourced from Ordnance Survey.



4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

2

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

Features are displayed on the Current industrial land use map on [page 28 >](#)

ID	Location	Details	
2	115m W	Incident Date: 09/10/2003 Incident Identification: 195288 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
3	468m SW	Incident Date: 06/02/2002 Incident Identification: 56683 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Vegetable Cuttings and Deposits	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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



4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

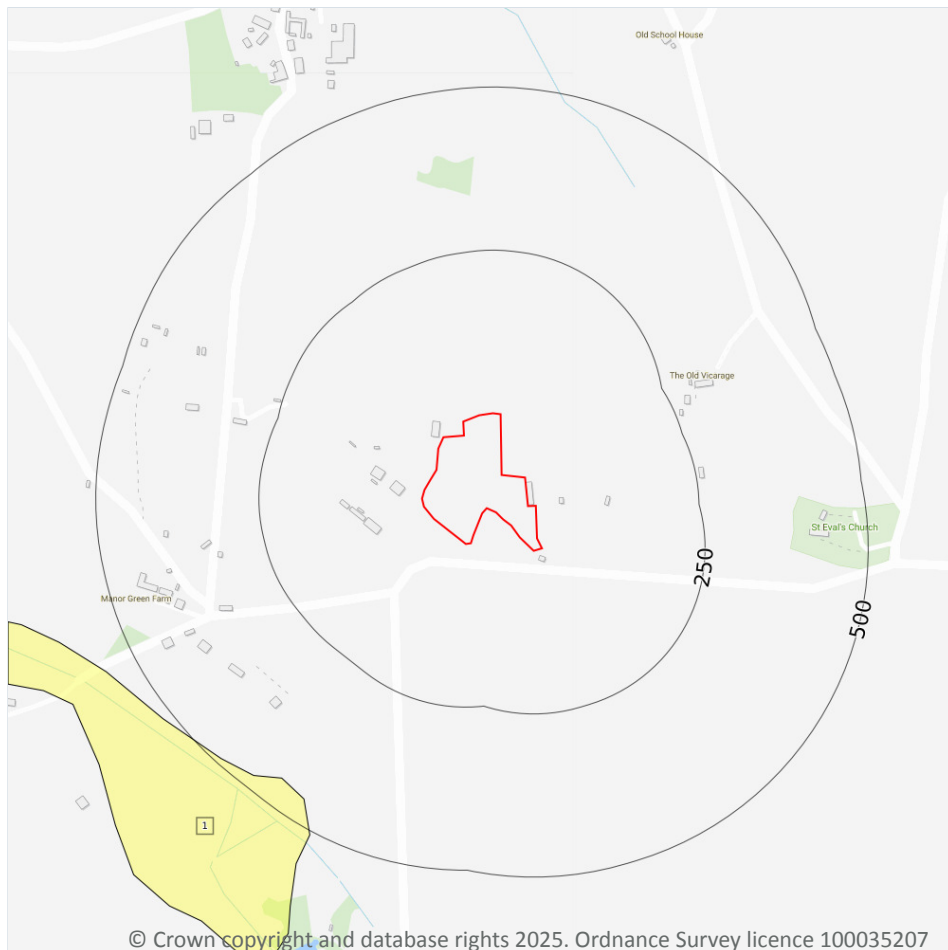
0

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

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



5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

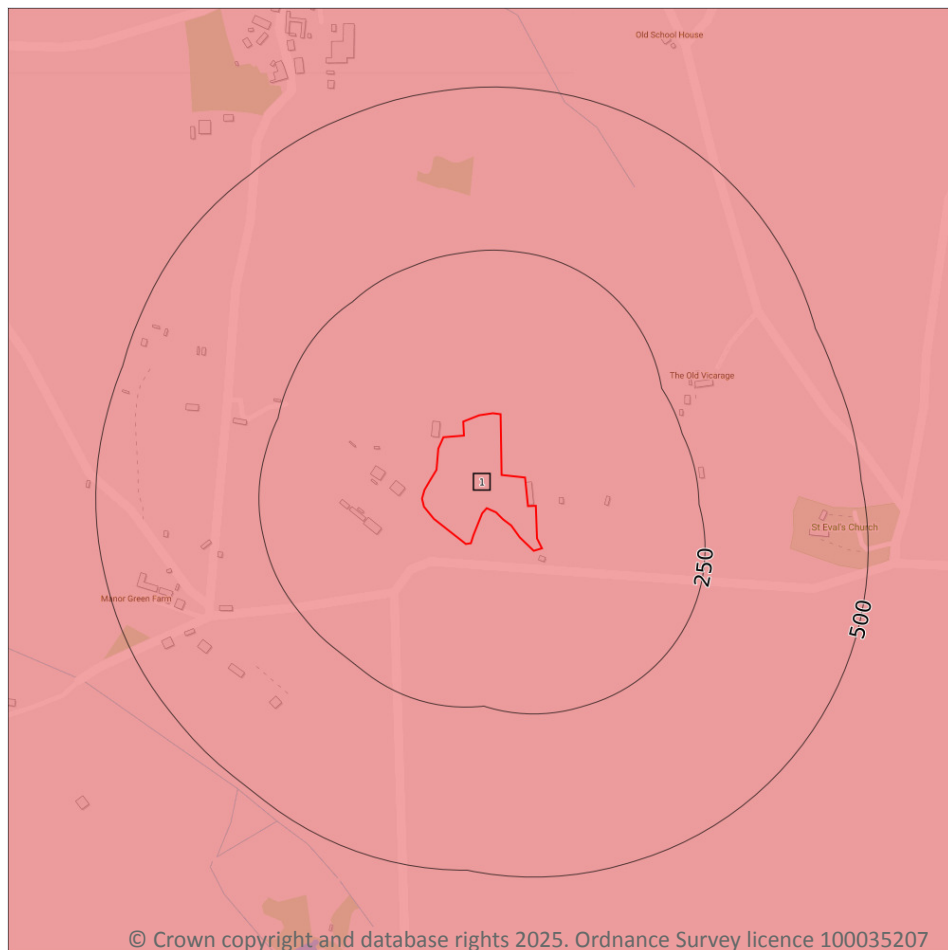
Features are displayed on the Hydrogeology map on [page 34](#) >

ID	Location	Designation	Description
1	456m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

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5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

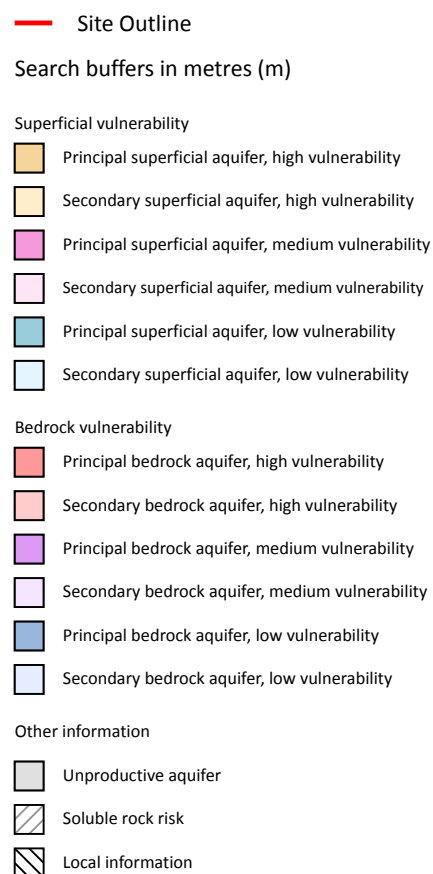
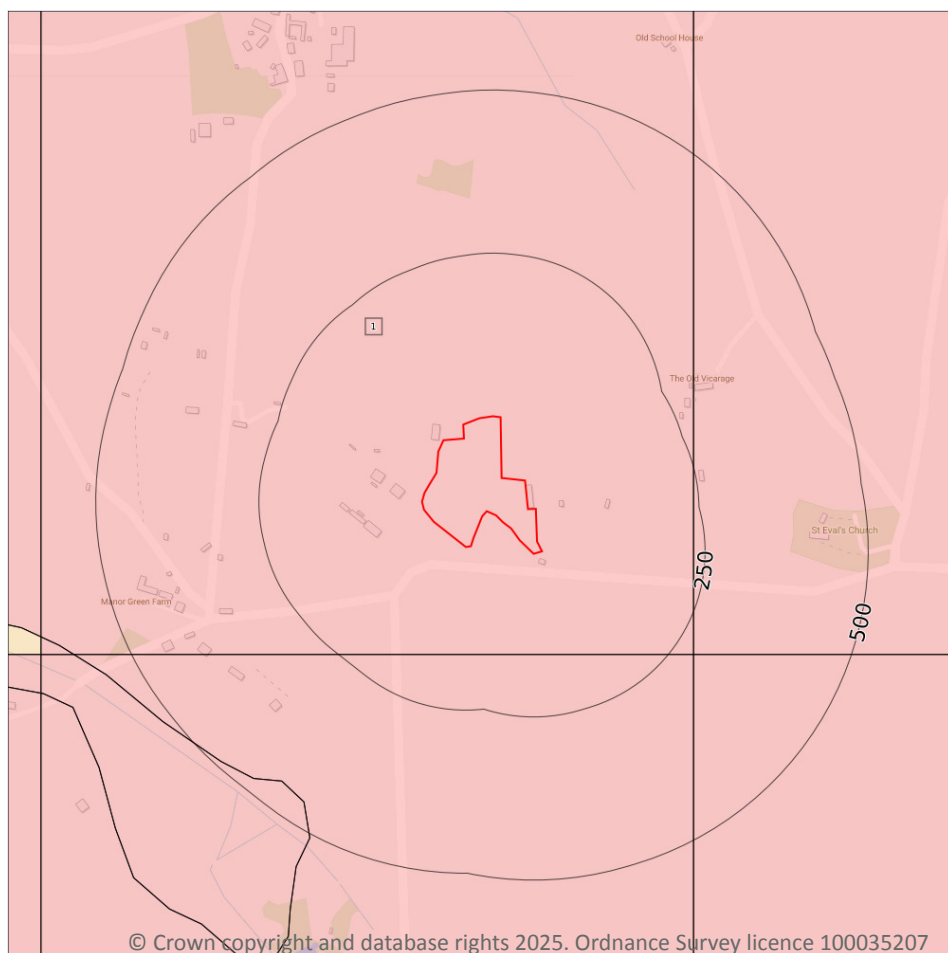
Features are displayed on the Bedrock aquifer map on [page 35](#) >

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

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 36](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

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

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

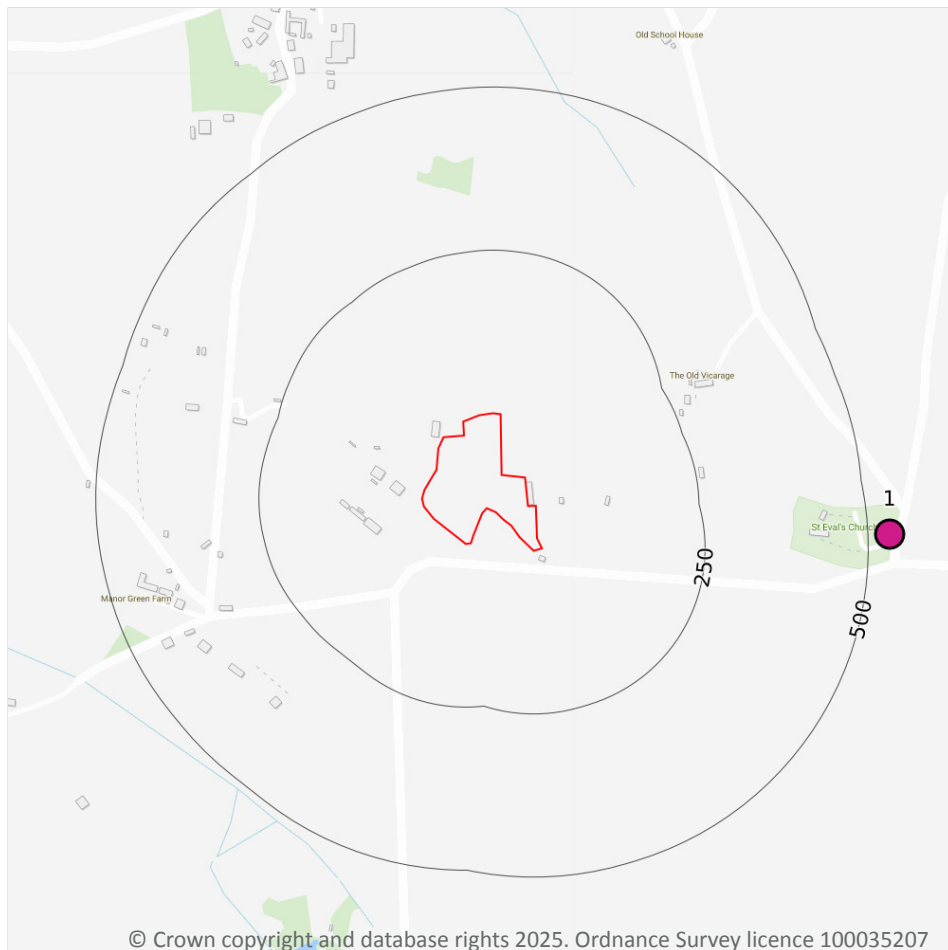
5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

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

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

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 38](#) >



ID	Location	Details	
1	533m E	Status: Historical Licence No: 15/49/272/G/087 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - Fresh Point: ST. EVAL CHURCH - WELL Data Type: Point Name: Rector & P C C of St Eval Easting: 187300 Northing: 69180	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 03/06/1998 Expiry Date: - Issue No: 101 Version Start Date: 09/04/2003 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 38 >](#)

ID	Location	Details	
-	1320m NE	Status: Historical Licence No: 15/49/272/S/001 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: "PLOT NO'S 351,359 ND 360,ST ERVAN" Data Type: Point Name: Biddick & Son Easting: 187800 Northing: 70100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/10/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -
-	1320m NE	Status: Historical Licence No: 15/49/272/S/001 Details: Spray Irrigation - Direct Direct Source: Surface Water - Fresh Point: PLOT NO'S 351,359 ND 360,ST ERVAN Data Type: Point Name: Biddick & Son Easting: 187800 Northing: 70100	Annual Volume (m ³): 31822 Max Daily Volume (m ³): 181.84 Original Application No: - Original Start Date: 18/10/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

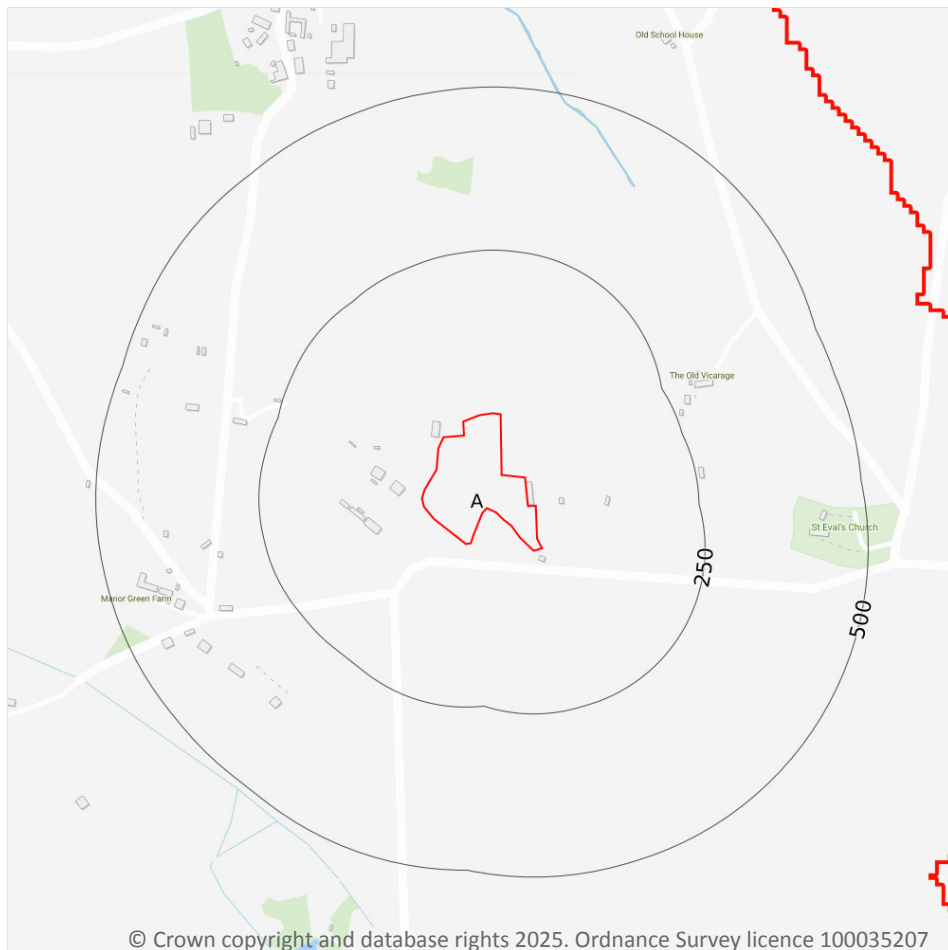
0

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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



This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on [page 41](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	Coastal Catchment	Not part of a river WB catchment	231	Gannel Porth and Menalhyl	North Cornwall, Seaton, Looe and Fowey

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

6.4 WFD Surface water bodies

Records identified	0
---------------------------	----------

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

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on [page 41](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	North Cornwall	GB40802G800300 ↗	Poor	Poor	Good	2019



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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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

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

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

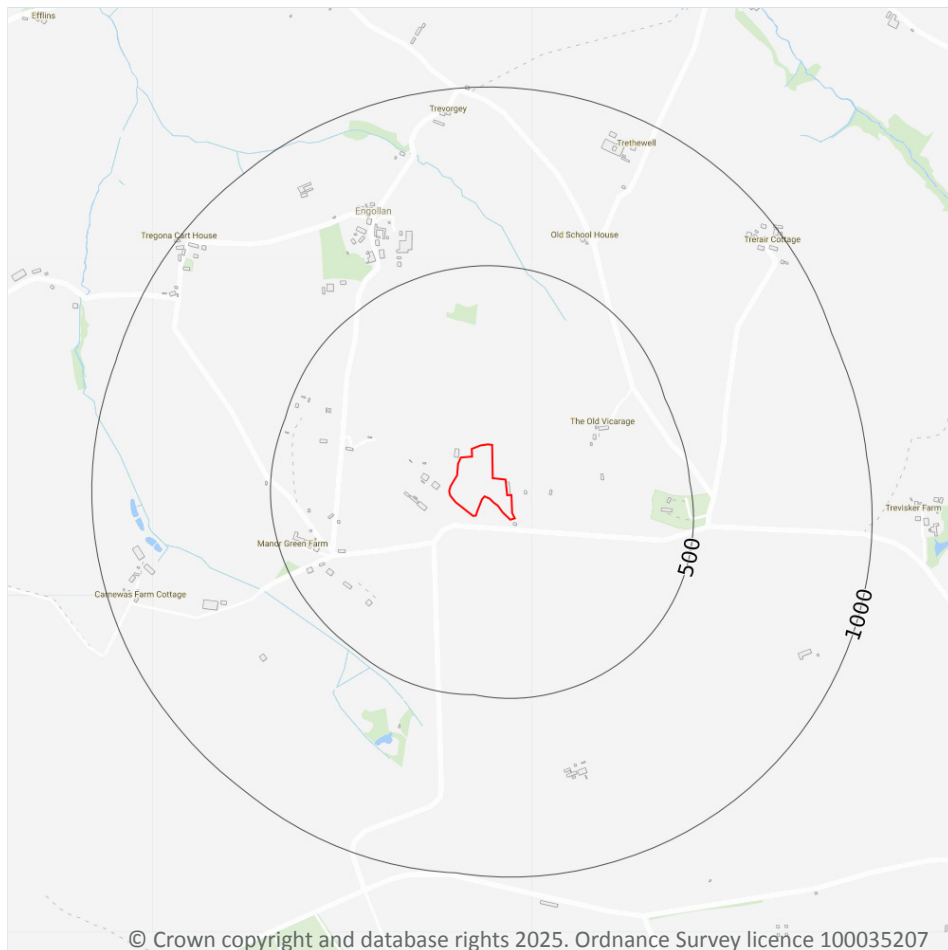
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks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

Features are displayed on the Groundwater flooding map on [page 48 >](#)

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Special Areas of Conservation (SAC)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 49](#) >

ID	Location	Name	Data source
-	1546m W	Bedruthan Steps and Park Head	Natural England



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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

2

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

Features are displayed on the Environmental designations map on [page 49 >](#)

ID	Location	Name	Features of interest	Habitat description	Data source
-	1880m W	Bristol Channel Approaches / Dynesfeydd Môr Hafren	Harbour porpoise.	Marine areas, Sea inlets	Natural Resources Wales
-	1880m W	Bristol Channel Approaches / Dynesfeydd Mor Hafren	Harbour porpoise.	Marine areas, Sea inlets	Natural England

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

0

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

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



The map shows a rural area with several landmarks and buildings. A red-outlined site is located in the center, and a black-outlined site is located to its west. Other landmarks include Enghollan, The Old Vicarage, Enghollan Farm, and Enghollan Farm Cottage. The map includes a scale bar from 0 to 1000 meters and a north arrow.

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10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 54 >](#)

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).</p> <p>Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.</p> <p>Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2
-----------------------------	----------

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

Features are displayed on the SSSI Impact Zones and Units map on [page 54 >](#)

ID: -
 Location: 1546m W
 SSSI name: Bedruthan Steps and Park Head
 Unit name: Bedruthan Steps And Carnewas
 Broad habitat: Supralittoral Rock
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
EC - Marine Devonian	Favourable	18/12/2009
Hard maritime cliff and slope	Favourable	17/03/2009
Lowland dry heath	Favourable	04/09/2012

ID: -
 Location: 1949m NW
 SSSI name: Bedruthan Steps and Park Head
 Unit name: Parkhead
 Broad habitat: Supralittoral Rock
 Condition: Favourable



Reportable features:

Feature name	Feature condition	Date of assessment
Hard maritime cliff and slope	Favourable	04/09/2012
Lowland dry heath	Favourable	04/09/2012

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

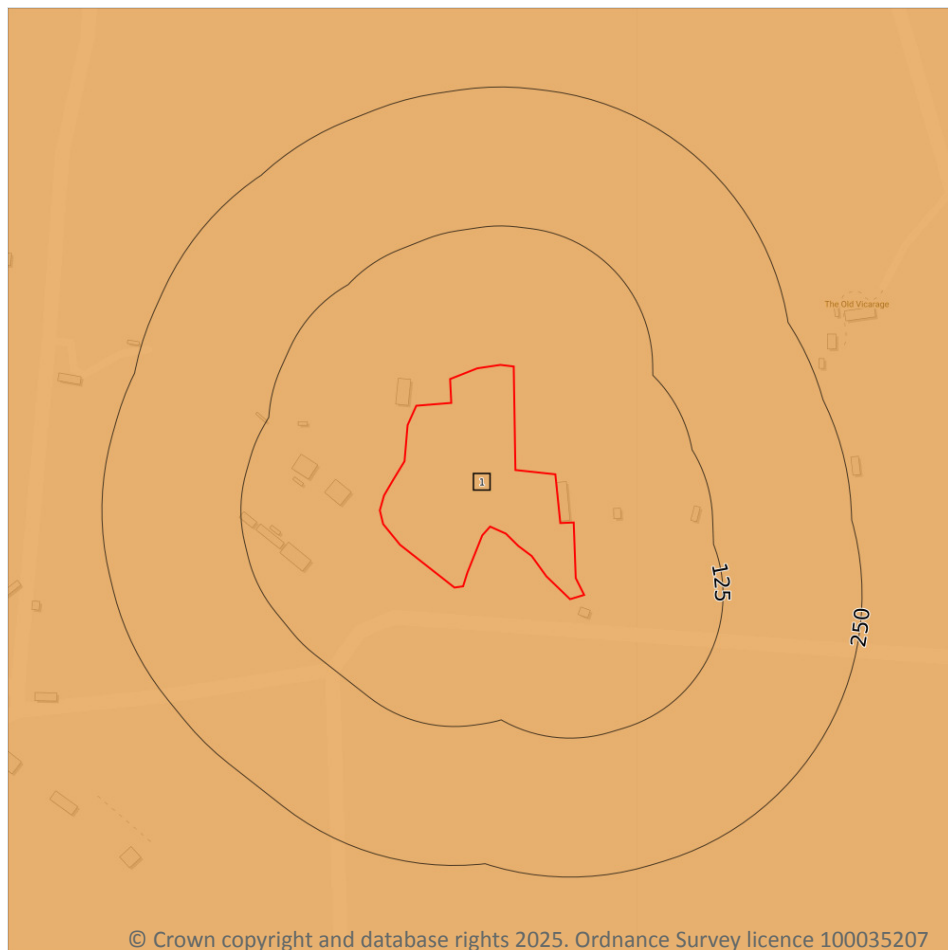
0

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

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



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 59](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

1

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

Location	Reference	Scheme	Start Date	End date
1m E	AG00593471	Entry Level plus Higher Level Stewardship	01/11/2014	31/10/2024

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

2

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

Location	Reference	Scheme	Start Date	End Date
114m E	1462135	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027
150m SW	1260232	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026



This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

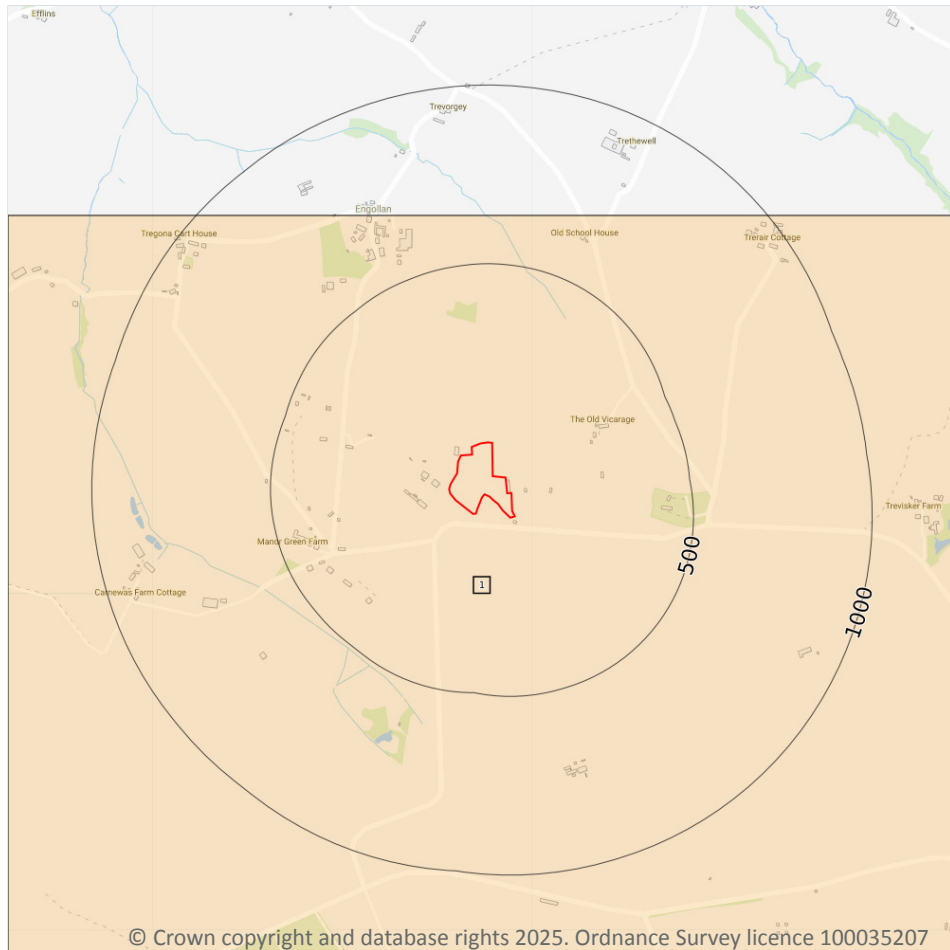
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 63](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Partial	Partial	No coverage	SW86NE

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

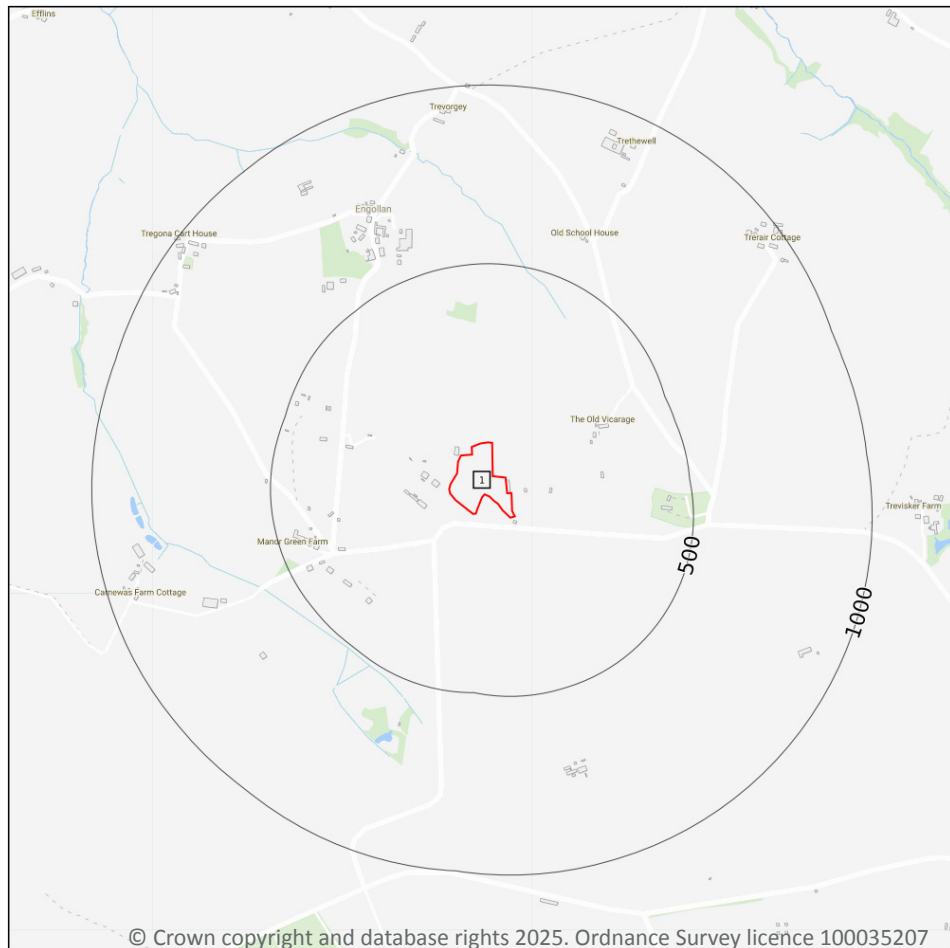
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



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

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW335_336_trevoise_head_and_camelford_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

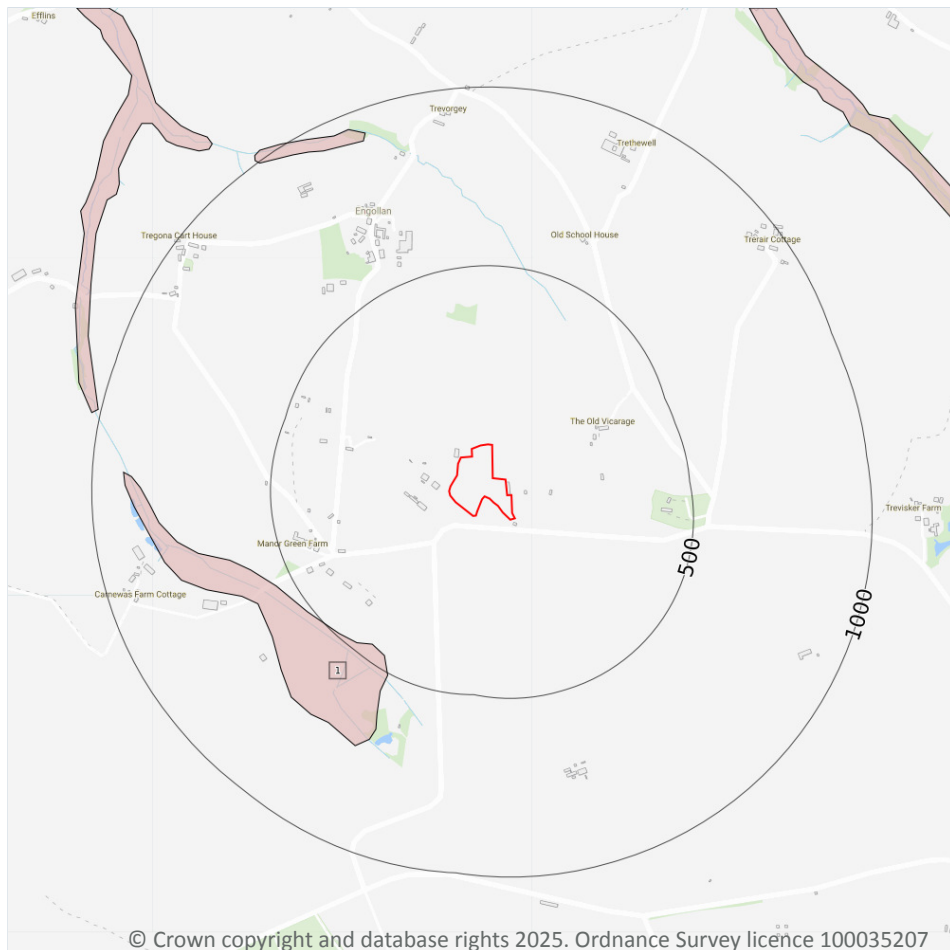
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 69](#) >

ID	Location	LEX Code	Description	Rock description
1	456m SW	HEAD- XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



[illegible]

15.8 Bedrock geology (50k)

3

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	STG-SDSM	STADDON FORMATION - SANDSTONE, SILTSTONE AND MUDSTONE	EMSIAN
2	450m N	BEDN-SDSM	BEDRUTHAN FORMATION - SANDSTONE, SILTSTONE AND MUDSTONE	EMSIAN

ID	Location	LEX Code	Description	Rock age
4	455m NE	BEDN-SDSM	BEDRUTHAN FORMATION - SANDSTONE, SILTSTONE AND MUDSTONE	EMSIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

3

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

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

ID	Location	Category	Description
3	450m N	FAULT	Reverse or thrust fault, inferred
5	455m NE	FAULT	Fault, inferred, displacement unknown
6	484m NE	FAULT	Reverse or thrust fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

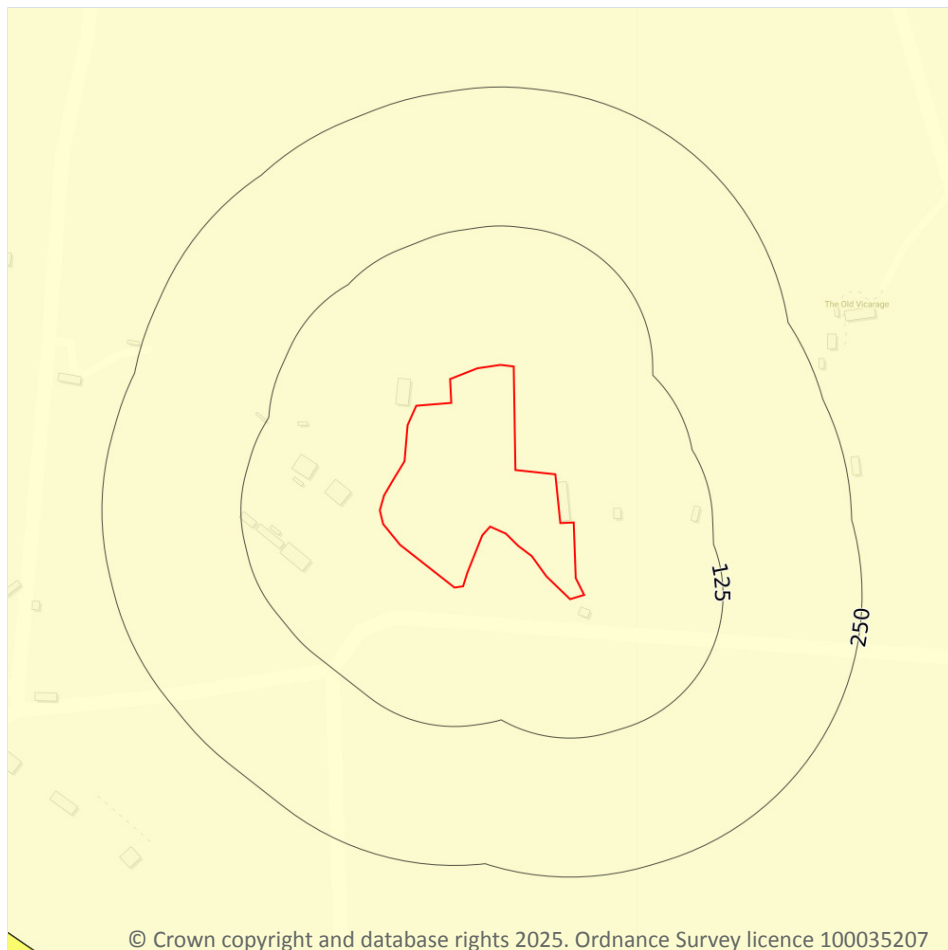
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

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

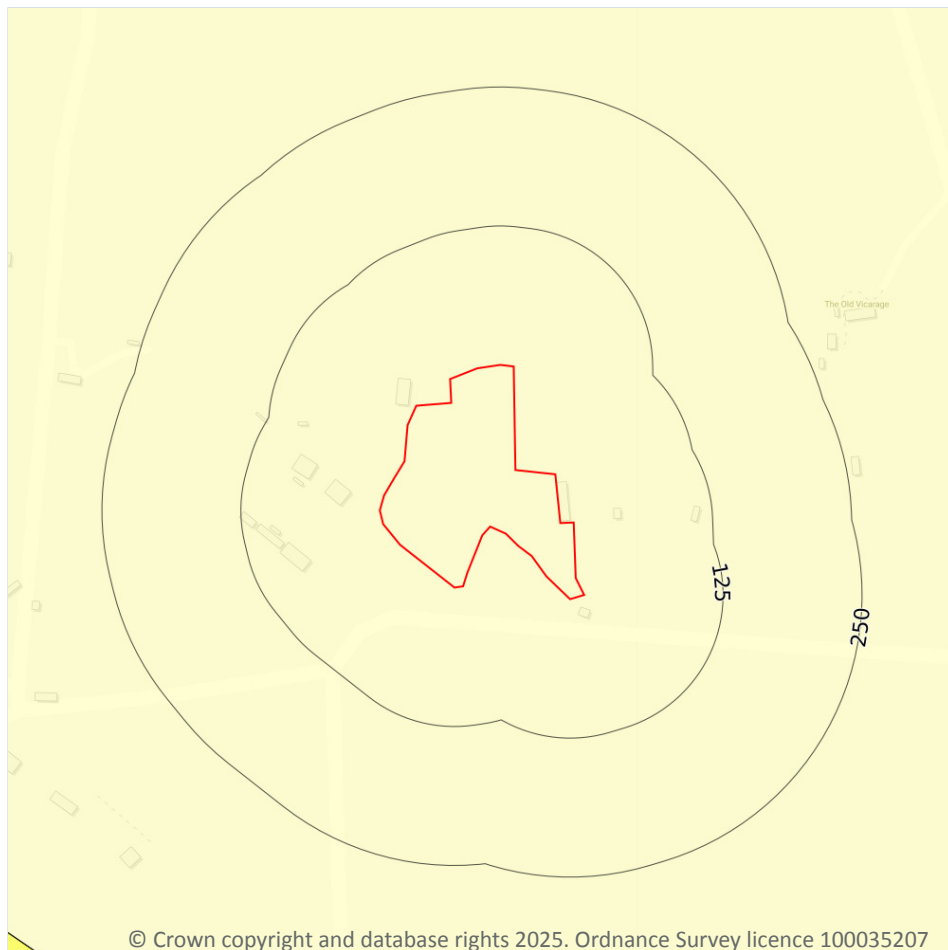
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 74 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

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

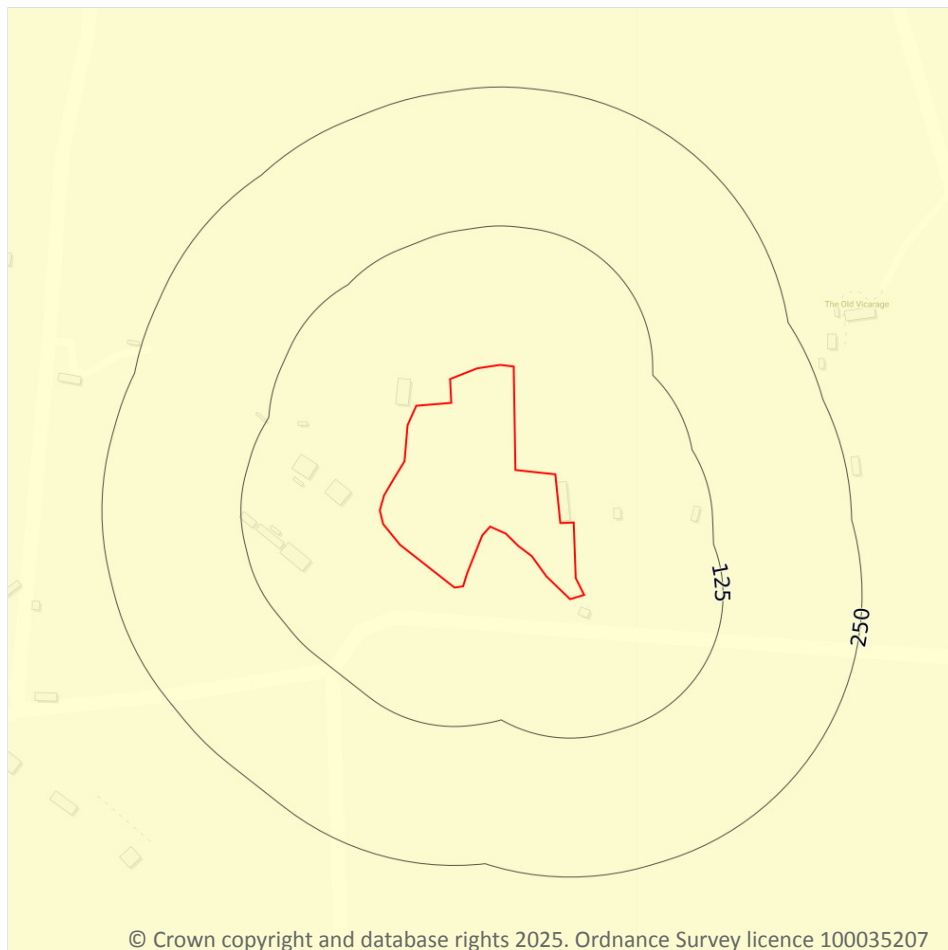
Features are displayed on the Natural ground subsidence - Running sands map on [page 75 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

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

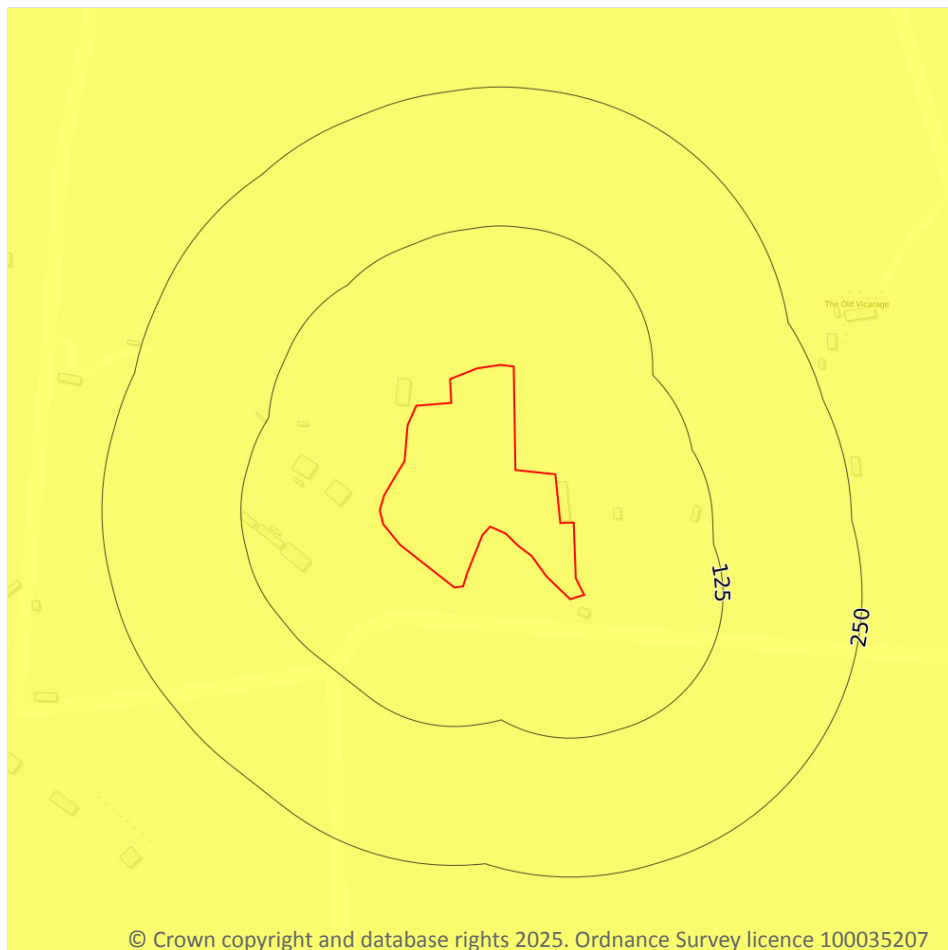
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 76 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

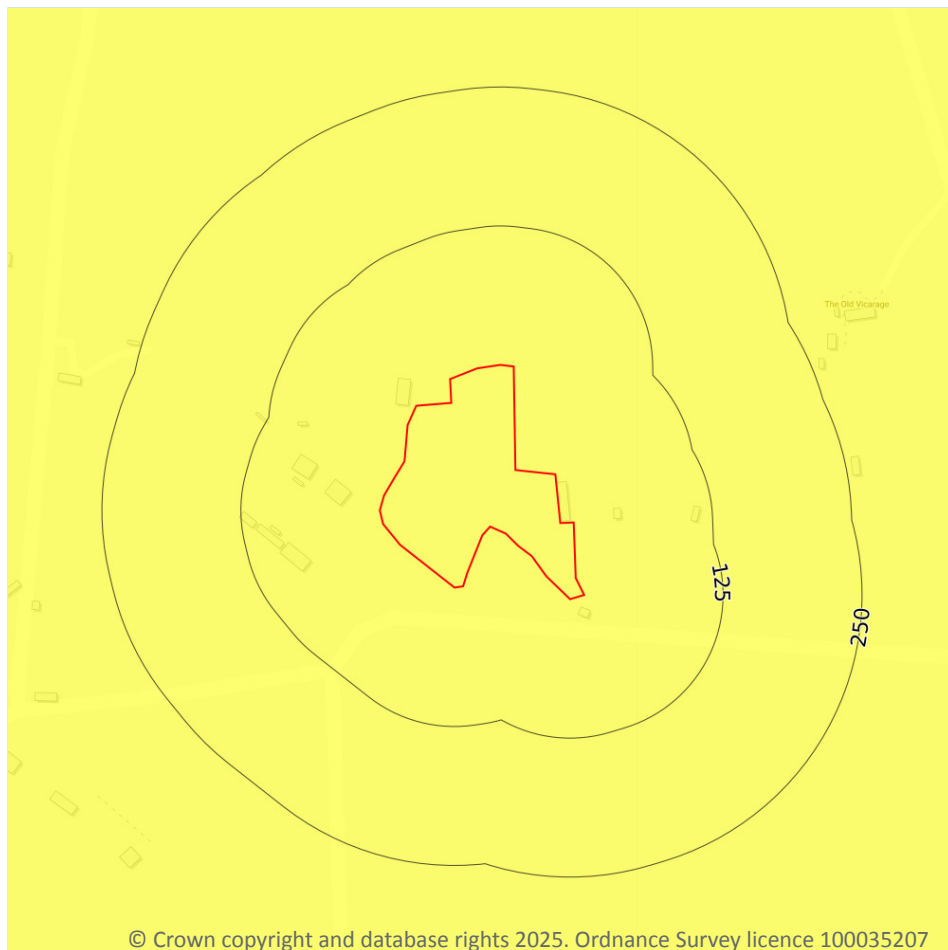
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 77 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

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

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17.5 Landslides

Records within 50m

1

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

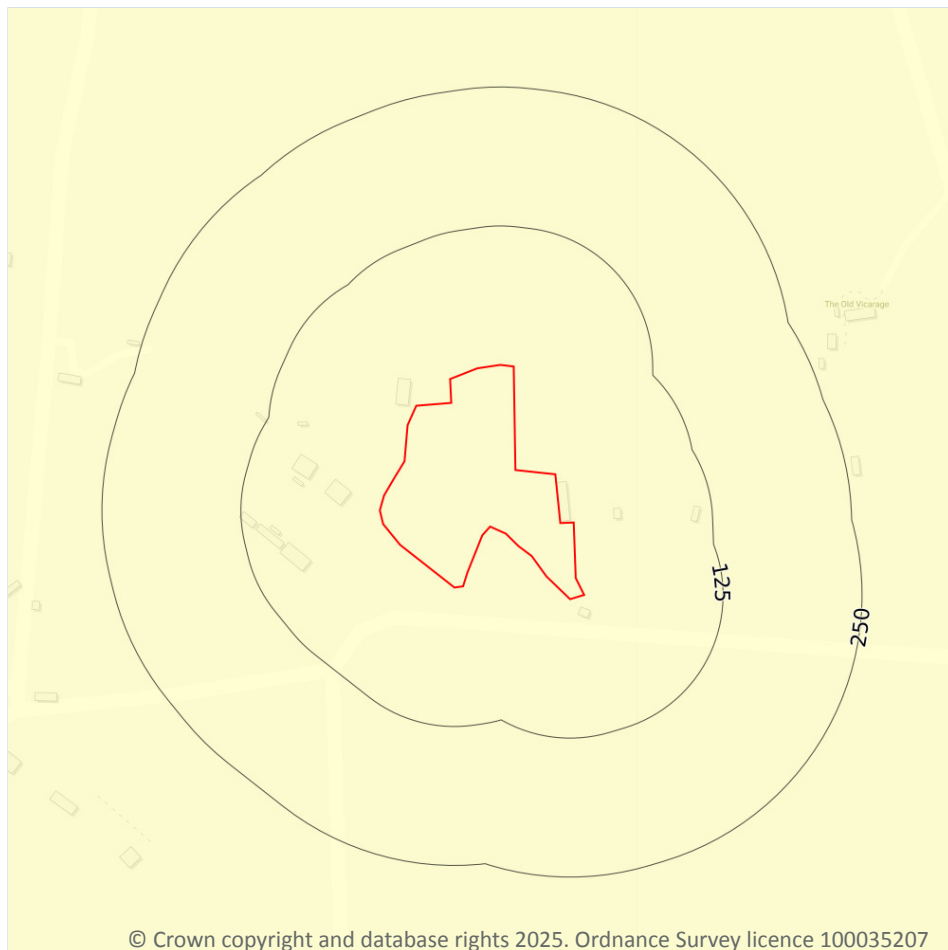
Features are displayed on the Natural ground subsidence - Landslides map on [page 78](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 79](#) >

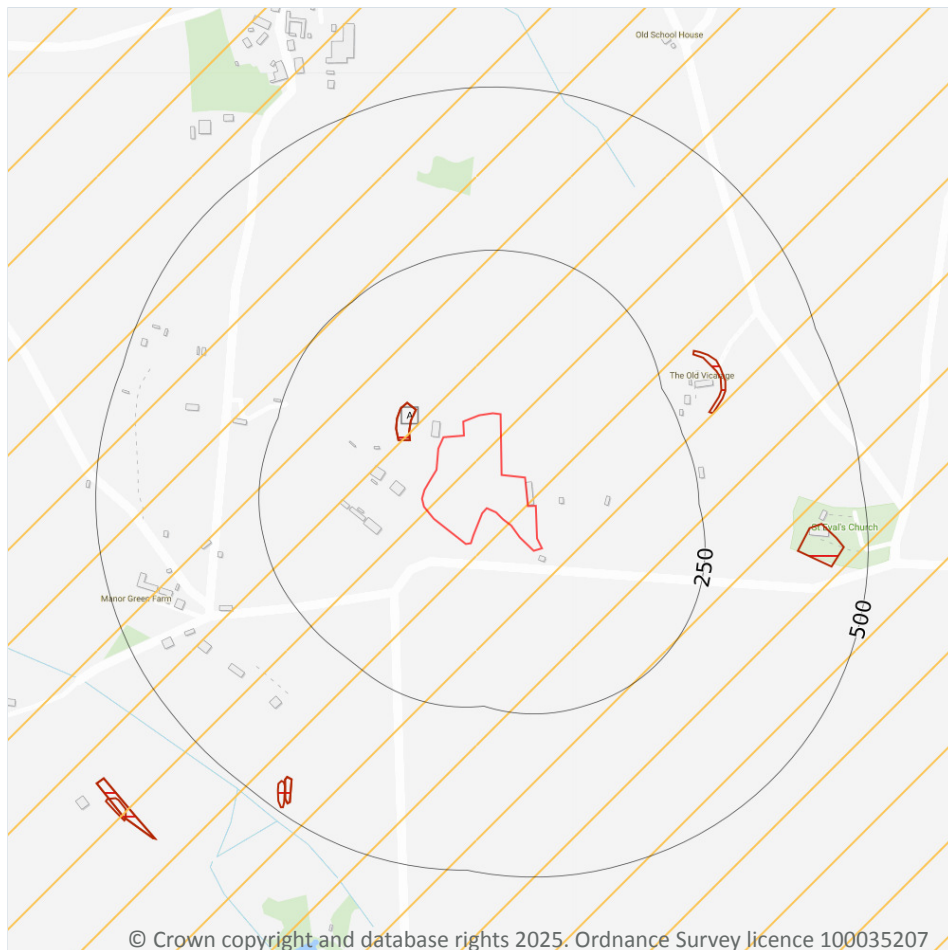
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

2

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

Features are displayed on the Mining and ground workings map on [page 81](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	45m NW	Unspecified Heap	1962	1:10560
A	45m NW	Unspecified Heap	1974	1:10000

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

2

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

Features are displayed on the Mining and ground workings map on [page 81](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	635m N	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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



18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

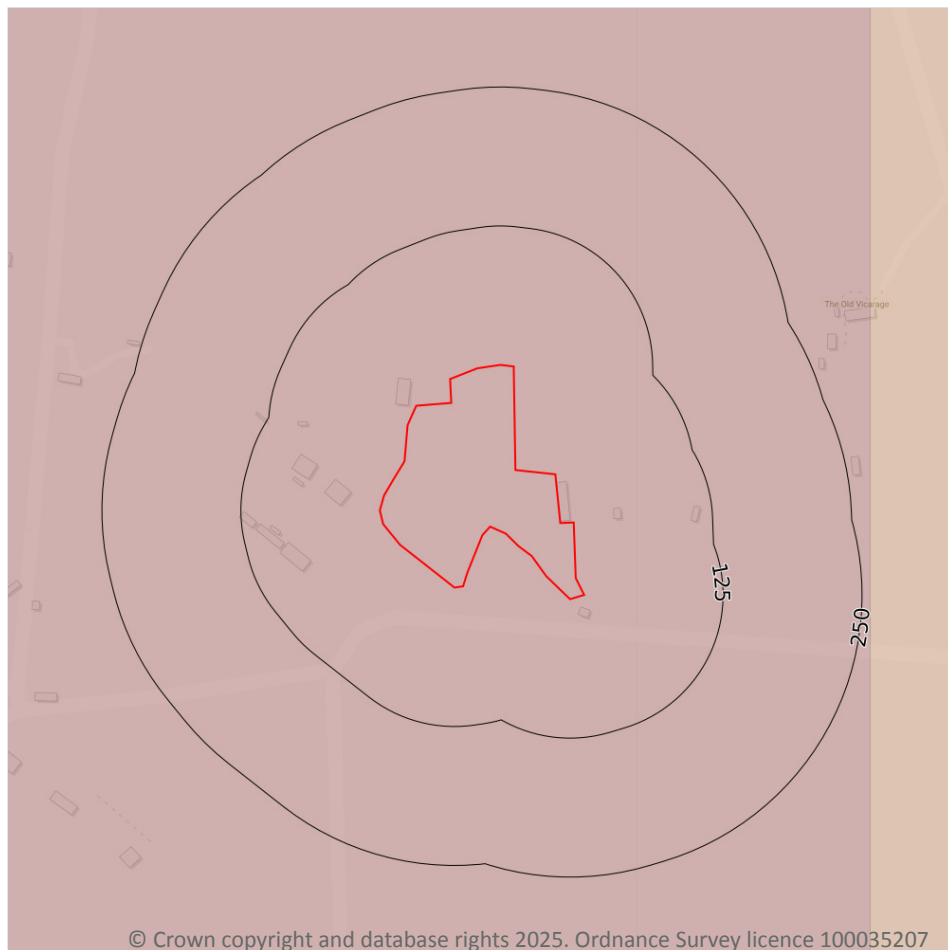
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



- Site Outline**
- Search buffers in metres (m)**
- Greater than 30%
 - Between 10% and 30%
 - Between 5% and 10%
 - Between 3% and 5%
 - Between 1% and 3%
 - Less than 1%

20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 88](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Greater than 30%	Full



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	45 - 60 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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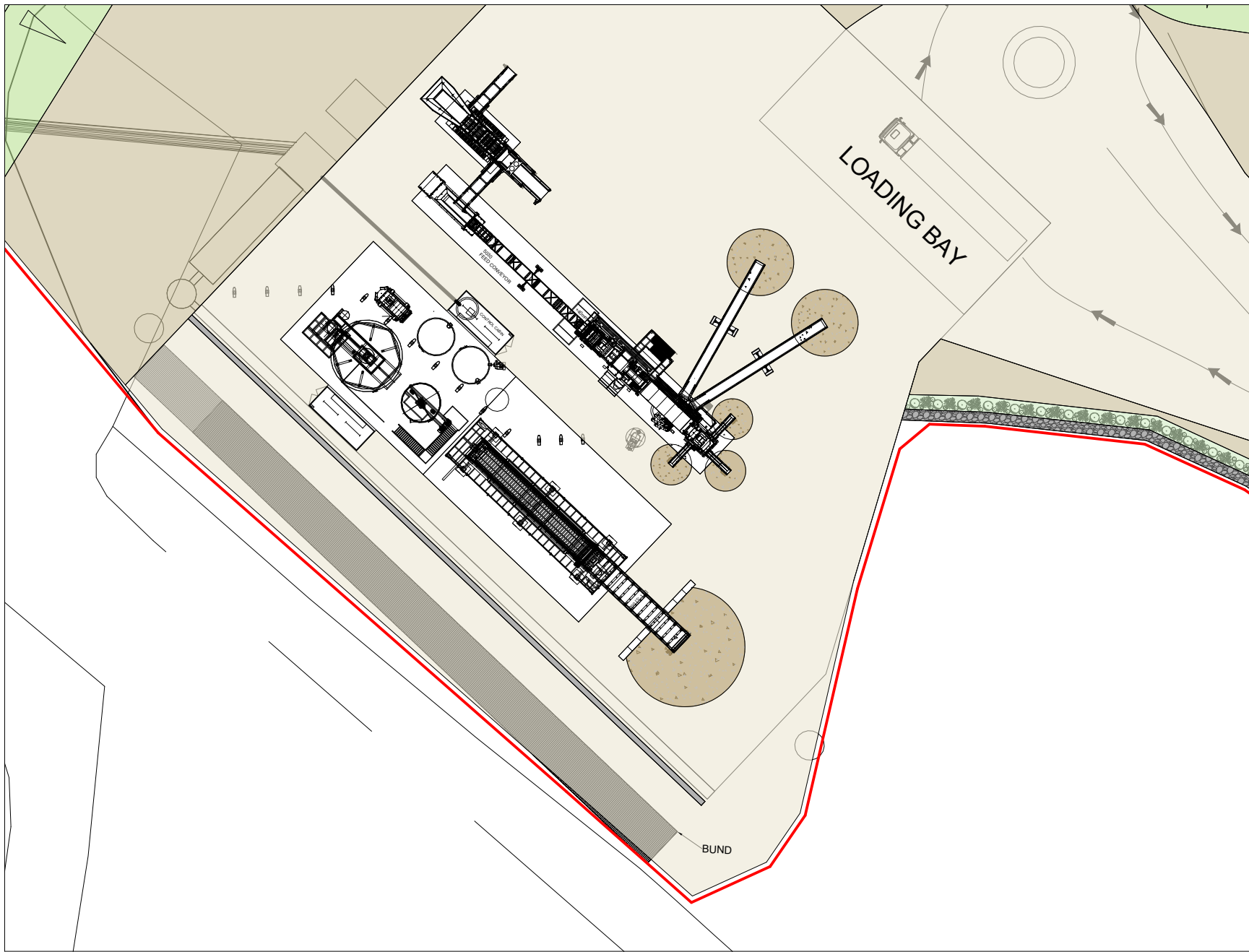
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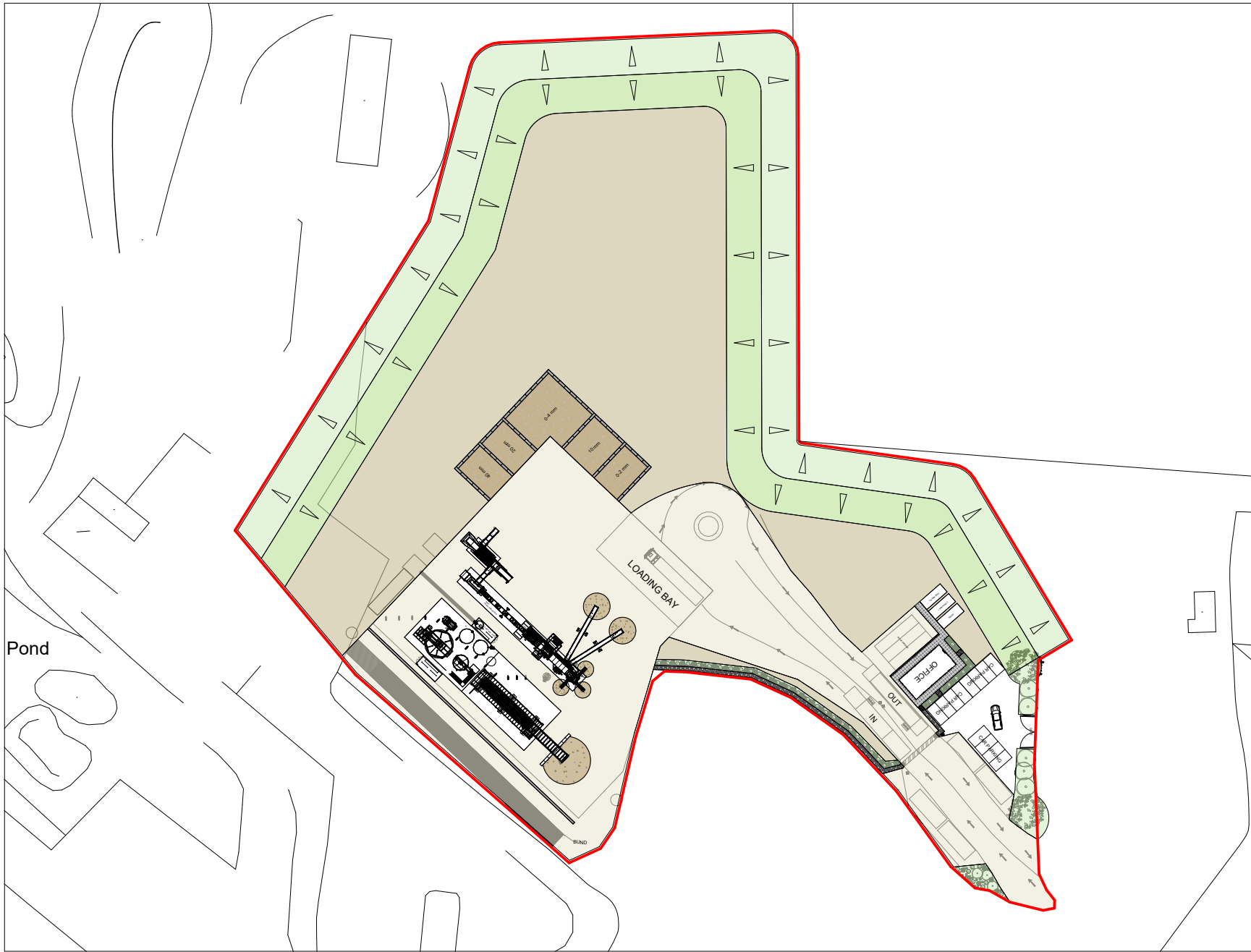
DRAWINGS



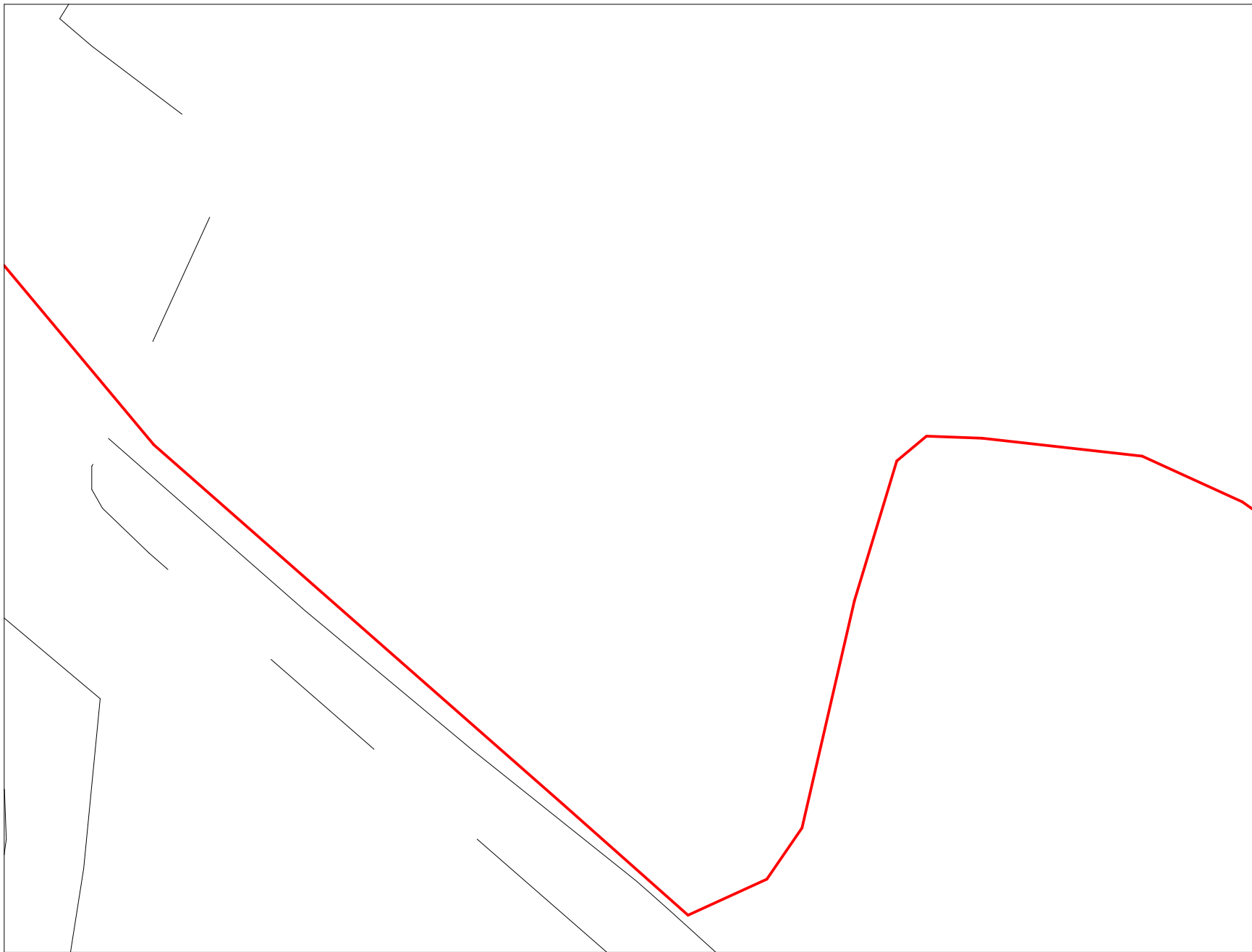
1 Existing Location Plan
1 : 1250



4 Proposed Block Plan
1 : 500



5 Proposed Location Plan
1 : 1250



2 Existing Block Plan
1 : 500

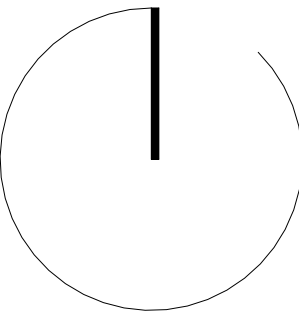
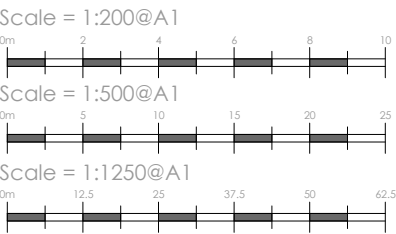


3 Proposed Site Plan
1 : 500
Site Area = 20649.896 m²



6 Google Earth Image
1 : 1

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2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.
3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.
4. No responsibility can be accepted for errors arising on site due to unauthorised variations from the Architects drawings.
5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.
6. Tenders must include for all the works described or being apparent on the drawings or can reasonably inferred as being necessary for the proper execution of the works.
7. This drawing is for town planning and building regulations only and is not a complete working drawing.
8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.
9. On completion of the works, if a National Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.
10. L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEPRG/DLIR guidance document "Limiting Thermal Bridging & Air Leakage : Robust Construction Details for Dwellings and Similar Buildings" available from The Stationery Office Ltd.



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Project: Siting of Operational Machinery, Siting of Portable Cabins & Associated Works

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Wadebridge, PL27 7UN

Title: Location Plans

Revisions			
Rev.	Issue Date	Description	Issued by
PL1	07/10/2024	First Issue	CM

Stage: Planning

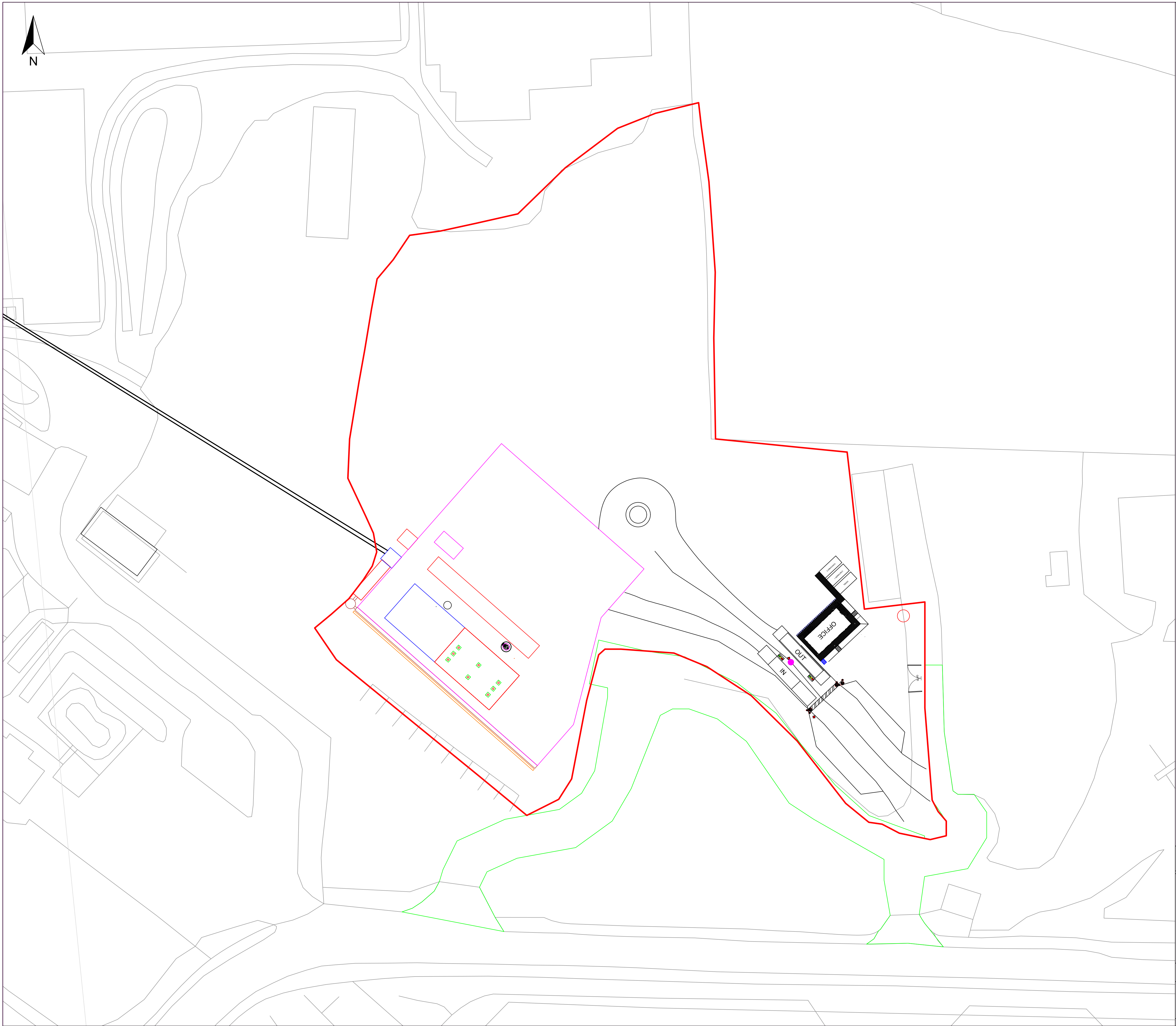
Scale: As indicated

Date: 02/10/2024

Drawn: CM Checked: CM

Project No: 2844 Drawing No: 001

Rev: PL1



Proposed Permit Boundary

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
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Designed by Evan Dungay	Checked by Yuliana Plant	Approved by Oscar Milverton Gatta	Date 22/01/25	Scale 1:500
RIG Newquay Ltd			Proposed Permit Boundary	
			RIG_RNL_MM_044	A1 Sheet 1/1

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