Isles of Scilly

Capital Delivery Programme

Land contamination risk management: Preliminary risk assessment (PRA)

Bishop and Wolf Pumping Station and Screening Plant

Report Ref.	**107780-PEF-ZZ-602-TRP-GG-6601_P02 Bishop_Wolf PS PRA Wip 12**					
Rev	**Suit**	**Description**	**Date**	**Originator**	**Checker**	**Approver**
P01	S3	Initial issue	23-Aug-2024	P Mistry	S McCourt	J Barritt
P02	S4	For acceptance	06-Dec-2024	P Mistry	S McCourt	S McCourt

Ref. reference. Rev revision. Suit. suitability.

Prepared for

Trant

Rushington House,
Rushington,
Southampton,
SO40 9LT

Prepared by

Pell Frischmann

5th Floor
85 Strand
London
WC2R 0DW

Contents

Figures

Tables

Appendices

Executive Summary

Site Name	St Mary's Bishop and Wolf Pumping Station and Screening Plant		
Location	Hugh Town, St Mary's, Isles of Scilly. TR21 0JJ – scheme centre: 90249, 10502		
Proposed scheme	The proposed permanent works scheme consists of the demolition of the existing pumping station building and the construction of an enlarged wastewater infrastructure building, which will replace the existing Bishop and Wolf SPS building. The new building will house new variable-speed pumps and a new screening plant.		
Site history	The earliest mapping from 1890 shows the site comprised undeveloped land in a residential setting. A structure (likely existing pumping station) is shown on the 1980 map. The surrounding area developed into a mix of residential and commercial properties throughout the 20th century with minimal changes over the years.		
Geology and hydrogeology	Geology		Hydrogeology
	Superficial	Head Deposits	Secondary undifferentiated
	Bedrock	Isles of Scilly Intrusion	Secondary A
Radon	The majority of the site is in an intermediate radon probability area where no protection measures are required. Less than 1% of the site (east) is in a higher radon probability area.		
Hydrology	Mapped surface waters are not identified within the site. Marine waters are present 130m north and 150m south.		
Preliminary Risk Assessment (PRA) summary	The Conceptual Site Model and Preliminary Risk Assessment has identified the following land contamination risks that either require further investigation or remediation/mitigation: ➢ **Moderate/low** potential risks to future end users related to radon (associated with the granite bedrock). ➢ **Low** potential risks to future end users and construction associated with contaminants and asbestos in Made Ground. ➢ **Very low** potential risk to future end users associated with potential asbestos in soils and contaminants in Made Ground. ➢ **Very low** potential contamination risk to controlled waters (surface water and groundwater) associated with potential Made Ground.		
Land contamination risk management (LCRM) recommendations and next steps	It is recommended that site investigation and further assessment is required with regards to potential radon risks, based on the findings of the land contamination preliminary risk assessment. Whilst the mapping indicates that no radon protection measures are required for most of the site due to its intermediate radon probability classification, further investigation should be undertaken to confirm the nature of the superficial deposits below the proposed building. This information and the nature of any embedded ventilation within the new structure will inform the exact requirements relating to radon protection measures, along with liaison with the local planning authority. Construction of the redeveloped pumping station is likely to require excavation of existing natural soils that may be destined for onsite re-use or off-site disposal. In order to comply with current waste legislation or to demonstrate that materials which are designed to be retained on site are suitable for use, specific geochemical soil analysis should be undertaken as part of the site investigation. Based on the available evidence and the continued use as a sewage pumping station, the potential risks from geochemical contamination in soils, as determined by the preliminary risk assessment, are considered to be low therefore specific site investigation and assessment relating to these risks is not required. This is with the exception of potential unknown contaminant sources that should be notified and addressed if identified.		

1 Introduction

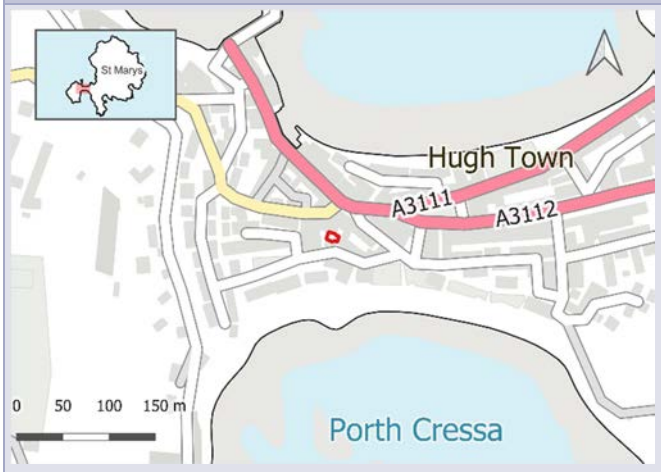
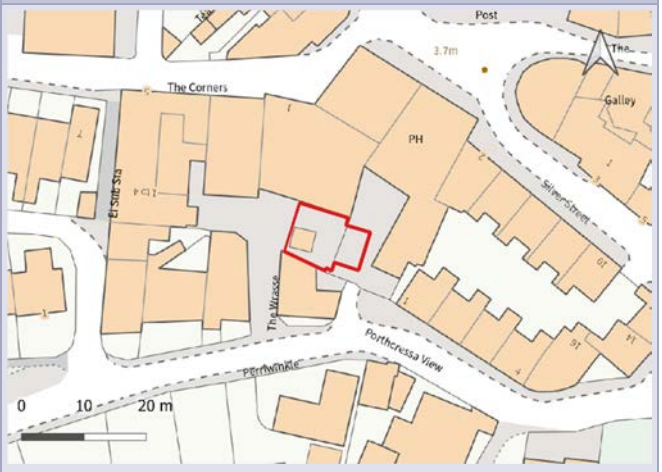
1.1 Commission

Pell Frischmann has been commissioned by Trant Engineering Ltd (the *client*) to prepare this land contamination Preliminary Risk Assessment (PRA) for the proposed permanent works scheme at St Mary's Bishop and Wolf Pumping Station and Screening Plant site as part of Isles of Scilly Capital Delivery Programme. The site is situated in the centre of Hugh Town, on the island of St Mary's, within the Isles of Scilly archipelago. The site location and permanent works area are shown in Figure 1-1. The scheme will replace the existing Bishop and Wolf pumping station that is located on the same site.

The proposed permanent works scheme comprises the demolition of the existing pumping station building and construction of a larger single storey building and a screening plant, and replacement of the existing sewage pump infrastructure, as detailed in Section 1.2. The permanent works area boundary is noted to extend beyond the current pumping station site, into the rear area of the Bishop and Wolf public house site to the east. It is understood that this area of land is to be purchased to facilitate the new pumping station. It is noted that the planning application boundary covers a larger area, as described in Section 1.2.1, however this report focuses on the permanent works area (the *site*).

The overall aim of this preliminary risk assessment is to identify potential land contamination risks and geoenvironmental constraints which could impact upon or restrict the proposed permanent works scheme for the site. This report is also required to support a planning application for the proposed scheme.

Figure 1-1 Site location

Site location	Permanent works scheme
	
Ordnance Survey (OS) Open Mapping	Mastermap* extract
Item	**Site details**
Site area	98 m^2
National grid reference (NGR)	90249.57, 10502.46
Nearest postcode	TR21 0JJ
Local authority	Isles of Scilly

*Reproduced from the Ordnance Survey Map by South West Water by permission of Ordnance Survey on behalf of His Majesty's Stationery Office (c) Crown Copyright South West Water Ltd, Licence Number 0000861633.

1.2 Proposed scheme

One of the aims of the Isles of Scilly Capital Delivery Programme scheme is to improve the wastewater assets on the islands as part of an Environment Agency "Local Enforcement Position" and includes upgrading the existing Bishop and Wolf pumping station. The proposed permanent works scheme consists of the construction of an enlarged wastewater infrastructure building, which will replace the existing Bishop and Wolf Sewage Pumping Station (SPS) building. The new building will house new variable-speed pumps and a new

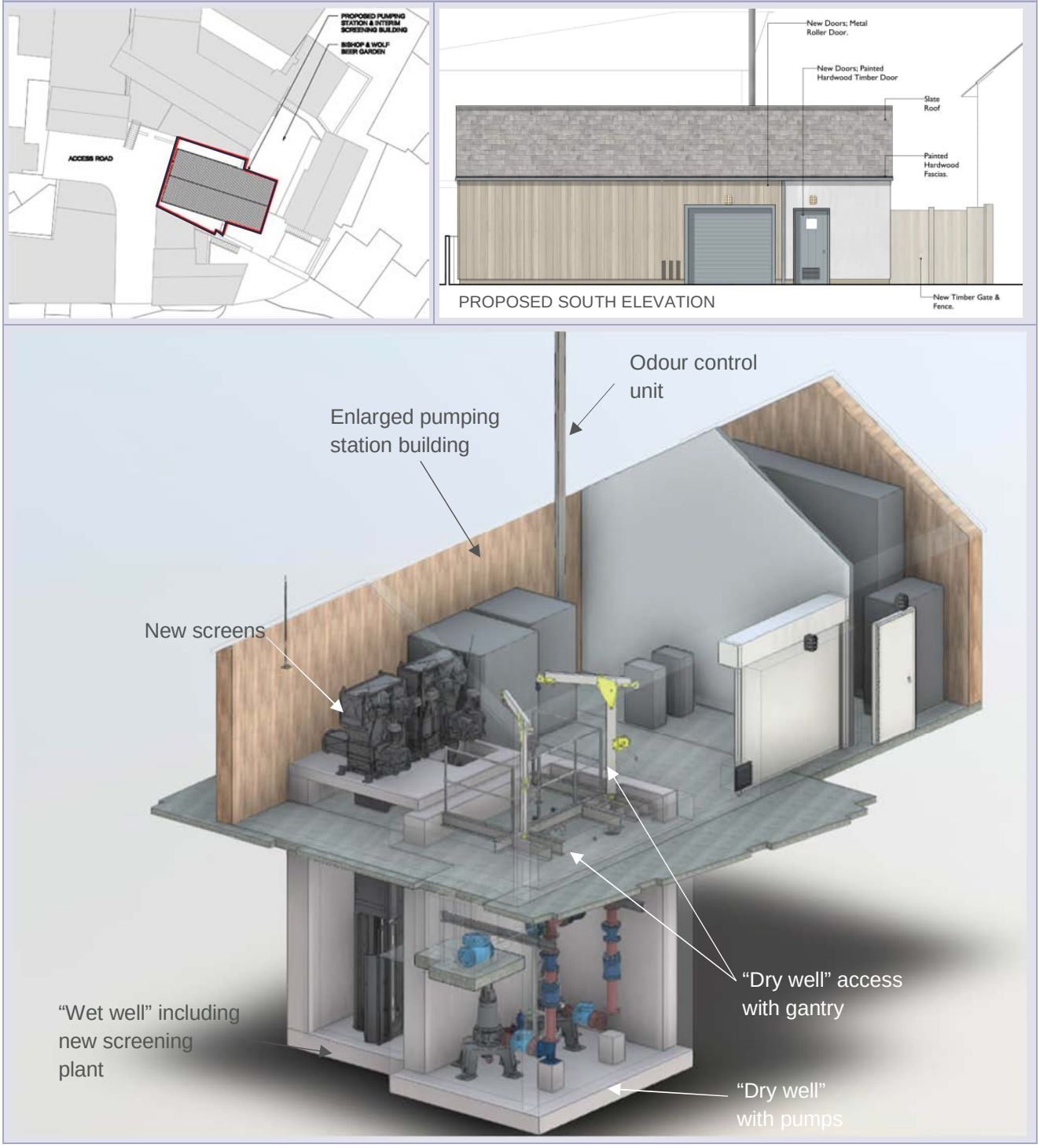
screening plant. The screening plant will remove objects such as rags, paper, plastics, and metals to prevent damage/clogging of downstream infrastructure as well as ensuring they do not enter the marine environment.

As the proposed new pumps will be more resilient, it is understood that there is no intention for further excavation of the existing below-ground chambers. The surface cover surrounding the new pumping station structure is proposed to be hardstanding only (as per the current site). Outline foundation designs show that a raft foundation will be installed to 350mm below ground level beneath the proposed structure.

Figure 1-2 shows extracts from outline design drawings for the permanent works. Full plans are shown in Appendix A .

Figure 1-2 Development proposals – permanent works

Development Proposals (permanent works) extracts – not to scale

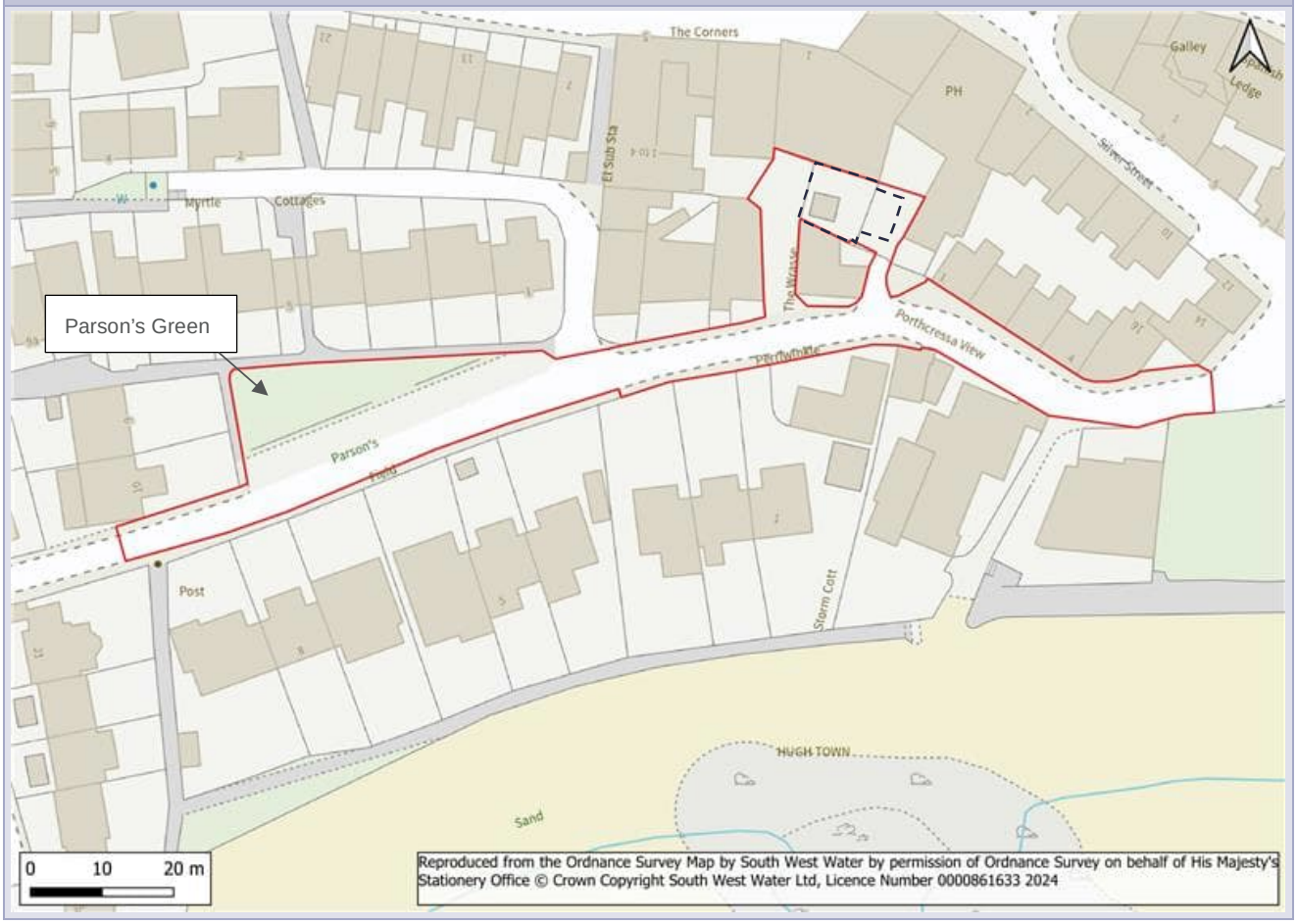


1.2.1 Planning application redline boundary

The redline boundary for the planning application is indicated in Figure 1-3 below. This boundary includes the permanent works area as well as additional temporary works and access areas required for the construction phase. These include a construction storage compound location and a section of road.

Figure 1-3 Planning application redline boundary

Planning application redline boundary



It is understood that's Parson's Green will be used as a construction storage compound and lay-down area. Parsons Green comprises a 250m² triangular piece of amenity grassland located along Little Port Road, approximately 50m to the west of the Bishop and Wolf Pumping Station.

It is expected that Parson's Green will be used for the storage of materials and equipment during the construction phase only. It is expected that topsoil will be stripped from Parsons Green and a compacted stone base will be installed. It is expected that the compacted stone aggregate will be separated from the underlying subsoil using a geomembrane. This will allow the stone aggregate to be recovered during the decommissioning of the compound and will allow the site to be reinstated to amenity grassland.

The road section comprises an approximate 162m of road extending from 14 Silver Street, along Little Porth up to 10 Parsons Field. The road section incorporates all land necessary to carry out the proposed development including the land required for access to the site from the public highway, visibility splays, car parking associated with construction site workers and those local areas it is expected will require temporary parking suspensions put in place during the construction sites operational hours.

This report will focus on the permanent works scheme area only.

1.3 Scope of work

1.3.1 Land contamination risk management

The Environment Agency (EA) Land Contamination Risk Management guidance (LCRM), sets out the process that should be followed for managing the risk from land contamination. This includes ensuring that the site will be 'suitable for its proposed use' in line with National Planning Policy (NPPF) as part of a planning application. The process of LCRM should be used to:

- *Identify and assess if there is an unacceptable risk*
- *Assess what remediation options are suitable to manage the risk*
- *Plan and carry out remediation*
- *Verify that remediation has worked*

LCRM includes three risk-based stages (1) risk assessment, (2) options appraisal, (3) remediation and verification. The process commences with a preliminary risk assessment (PRA), which defines the scope and extent of effort required for the subsequent LCRM stages. Table 1-1 presents Pell Frischmann's simplified summary of the LCRM process.

Table 1-1 Land contamination risk management stages - simplified

1 Risk Assessment		2 Options appraisal	3 Remediation and verification	
Preliminary risk assessment → Site investigation scheme → Quantitative risk assessment		Remediation options appraisal	Remediation strategy & verification plan	Remediation Verification
PRA	Quantitative risk assessment	**LC**ROA	**LC**RS	LCRV
Desk study to identify sources of contamination and sensitive receptors. PRA to identify potential S-P-R contamination linkages (CLs) **[this report]**	**SIS**: Investigate potential sources and receptors **GQRA/DQRA**: Quantitative risk assessment to assess risks for each CL to identify and assess unacceptable risks	Identify remediation option to address unacceptable risks	Strategy: steps and measures required to implement remediation onsite. Verification plan: activities and records that must be kept during remediation	Record of all remediation activities as evidence that remediation has been successful

1.3.2 Preliminary risk assessment (including land contamination desk study)

Pell Frischmann have been commissioned to prepare this Preliminary Risk Assessment for the proposed permanent works scheme, including a land contamination desk study, a walkover survey and the development of a preliminary conceptual site model (CSM).

The desk study and walkover survey will be undertaken to:

- identify potential contaminants or *'sources'* of contamination in, on or under the land (this process includes identifying potentially contaminative past and present land-uses onsite and in the surrounding area),
- identify *'receptors'* that could be adversely affected by a contaminant, and
- identify exposure *'pathways'* – a route by which a receptor is or could be adversely affected by a contaminant.

The preliminary conceptual site model (CSM) will summarise the potential 'source-pathway-receptor' contaminant linkages (CLs) that have been identified for the proposed permanent works scheme. Each potential contaminant linkage (pCL) will be assigned a qualitative level of risk before considering what further action (if any) is needed.

Land contamination risk management is an iterative process and the preliminary CSM should be used as the basis upon which future quantitative risk assessment is undertaken - including designing intrusive site investigation activities, if required.

1.4 The site

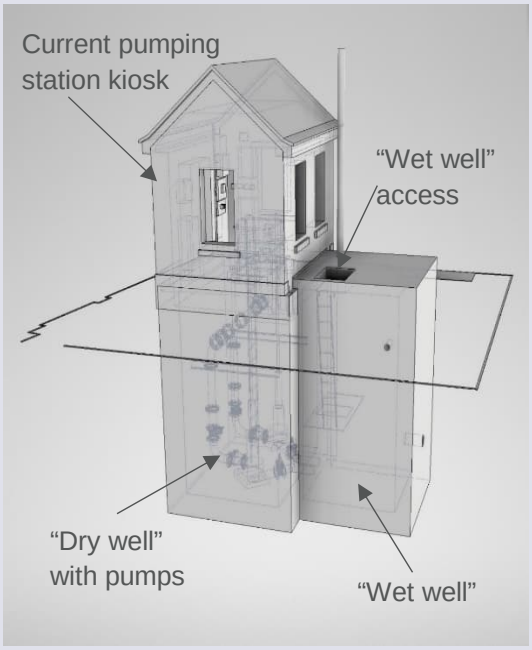
The permanent works site is positioned immediately to the southwest of the Bishop and Wolf public house in the centre of Hugh Town on the island of St Mary's, as shown in Figure 1-1.

The site is currently occupied by a single storey white-rendered building (in the southwest corner) which houses underground water pump infrastructure, with hardstanding surrounds. A concrete plinth is located adjacent to the north side of the building, with an access hatch to the 'wet well' structure. The eastern area of the permanent works site extends into the grounds of the Bishop and Wolf public house beer garden which comprises hardstanding with the public house building present 1m offsite to the east.

Access to the site is from the southwest (via "The Wrasse") and the southeast (via "Porthcressa View"). Residential and commercial properties form tight boundaries to the north and the south. Figure 1-4 shows recent (2024) aerial photography for the site and a 3D image of the existing infrastructure.

Ordnance Survey (OS) mapping and Environment Agency LiDAR data indicates that the site is relatively flat with an elevation of between +3.7m above Ordnance Datum (mAOD) and +4.0 mAOD.

Figure 1-4 Current site layout

Photogrammetry image	3D image
	

1.5 Walkover survey

An "operational and conditional inspection" at the site was conducted by the engineering surveying firm Aqua Nero Water and Energy Ltd on 28 November 2023. The purpose of the survey was to describe and inspect the existing condition of the pumping station infrastructure. Selected images from the survey are included in Figure 1-5 which show the site layout and current site conditions.

Figure 1-5 Walkover survey photographs

Walkover photographs	
 Site view from “The Wrasse” showing site access – view to E	 Access to pumping station from Bishop and Wolf public house beer garden – view to W
 Entrance to pumping station - view looking E along S boundary.	 NE and E boundary walls in background, wet well cover and pumping station building in foreground
 View of groundcover, northern extent of site	 Concrete plinth over wet well with access hatch

Walkover photographs	
	
Wet well chamber	Dry well configuration with access ladder

2 Land contamination desk study

2.1 Data sources

The following 'desk-based' geoenvironmental data sources have been selectively reviewed to assess the geoenvironmental setting of the site and its surroundings and to identify potential contamination sources, pathways and receptors.

- Historical and current Ordnance Survey maps and aerial photographs (Envirocheck and Google imagery),
- British Geological Survey (BGS) maps and records,
- Environment Agency (EA) data,
- Site specific geoenvironmental database search results (Envirocheck), and
- Relevant internet-based data sources.

Relevant information is presented and discussed in the following sections.

2.2 Site specific data

As part of the data search, an Envirocheck (Site Sensitivity) Report, Geology Report and a set of historical maps have been procured from Landmark Information Group (Landmark); included in Appendix B (historical maps) and Appendix C (datasheets and maps). Table 2-1 summarises key information topics included within the Envirocheck Report and Geology Datasheet.

Envirocheck Analysis (online tool) has also been used to review, combine, and extract relevant information from the Landmark products, including several of the map extracts presented in this report. When referencing Landmark information, the distances to identified features are measured from the nearest point on the subject site boundary, unless stated otherwise.

Table 2-1 Landmark topics

Envirocheck Report	Geology Report
➢ Environment Agency records ➢ Hydrology and hydrogeology ➢ Waste ➢ Hazardous substances ➢ Industrial land uses ➢ Sensitive land uses	➢ Artificial ground and landslip map ➢ Superficial geology map ➢ Bedrock and faults map ➢ Combined geology map

2.3 Site history

The following historical records have been reviewed to provide an overview of the site's history and to help identify potentially contaminative historical land uses both onsite and in the immediately surrounding area:

- Historical County Series and Ordnance Survey (OS) map editions (Appendix A), and
- Historical and recent aerial photographs (source: Google & Landmark).

A historical map from the late 1900s and a current aerial photograph are presented in Figure 2-1 for comparison. historical

Figure 2-1 Site history

Site history	
	
1980: Likely Pumping station structure shown on site	**2024:** Current site layout

Onsite: The earliest available mapping from 1890 shows that the site was undeveloped land crossed by footpaths. By 1908, these paths were no longer visible and were likely incorporated into the area occupied by an irregularly shaped building encroaching on the northwest corner. The available mapping from 1909 and 1963 is unclear, but no new developments are shown. By 1980 a structure, likely the existing pumping station, appears onsite with an additional building shown on the southern boundary. The site and immediate surrounding area appear in their current layout from this time.

Offsite: The earliest mapping shows the surrounding area likely comprised residential and commercial buildings, with the closest being an irregularly shaped structure forming the northwest corner of the site and extending 5-10 meters to the north and northeast. By 1980, the irregular building's outline was no longer shown to the northeast, replaced by an unnamed building less than 1m north and a public house 10m northeast. 'Wells' are shown 80m northwest (Well A) and 90m west (Well B) of the site, anecdotal evidence suggests the wells are likely older, but are not clearly described on mapping before 1980 (further discussion regarding these wells is presented in section 2.4.2). Minimal change is shown offsite on the subsequent mapping up to the present day.

2.4 Geology

2.4.1 Published geology

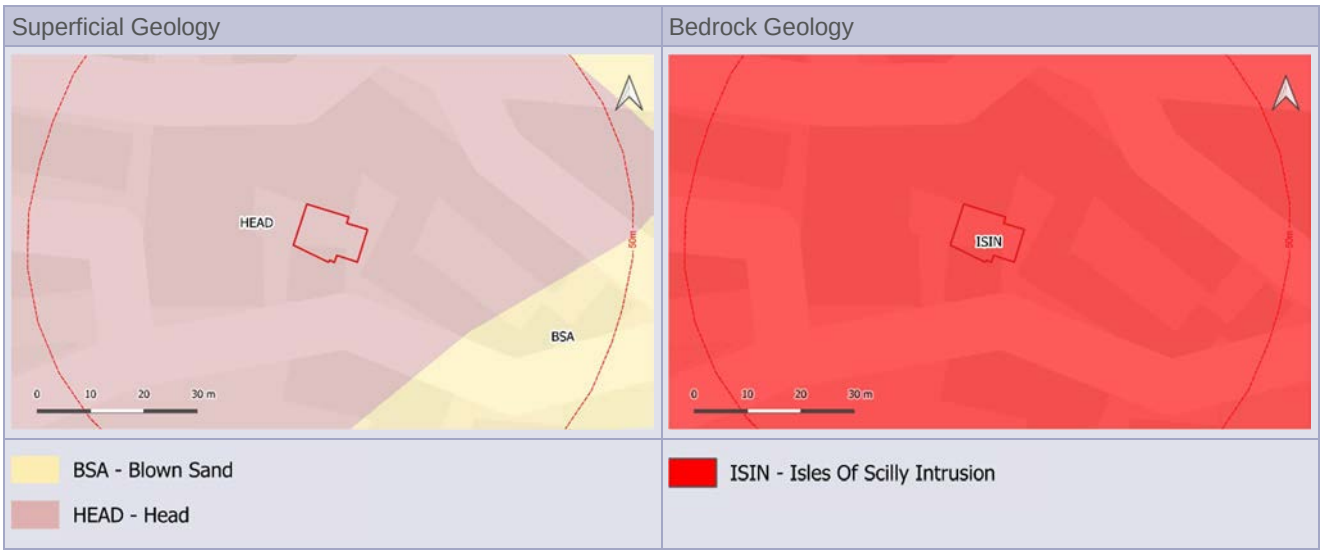
The published geology of the area is shown on the geological map for the Isles of Scilly (Sheet 357 and 360, scale 1:50,000), published by the British Geological Survey (BGS), the digital version of which is shown Figure 2-2. Derivatives of the BGS mapping are included in the Geology Report (Landmark) and further geological information has been obtained from the BGS website.

The geological mapping indicates that the site is underlain by the following sequence of superficial deposits and bedrock strata (the descriptions for each stratum are taken from the BGS):

- **Head Deposits** (superficial): *Poorly sorted and poorly stratified, angular rock debris and/or clayey hillwash and soil creep*. Comprises gravel, sand and clay with local lenses of silt, clay or peat and organic material.
- **Isles of Scilly Intrusion** (bedrock): *The intrusion is comprised of two common types of granite; one coarse-grained with porphyritic crystals of feldspar which is dominant across the islands (Outer Granite); the other finer grained and non-porphyritic, and has a more restricted outcrop in the north and west of St. Mary's and the south part of Tresco and Bryher (Inner granite). Typically the transition between the two types of granite is gradational; only locally is the contact sharp (e.g. north-east of Hugh Town [SV 9095 1155]*.

There are no BGS mapped records of artificial ground or linear geological features onsite.

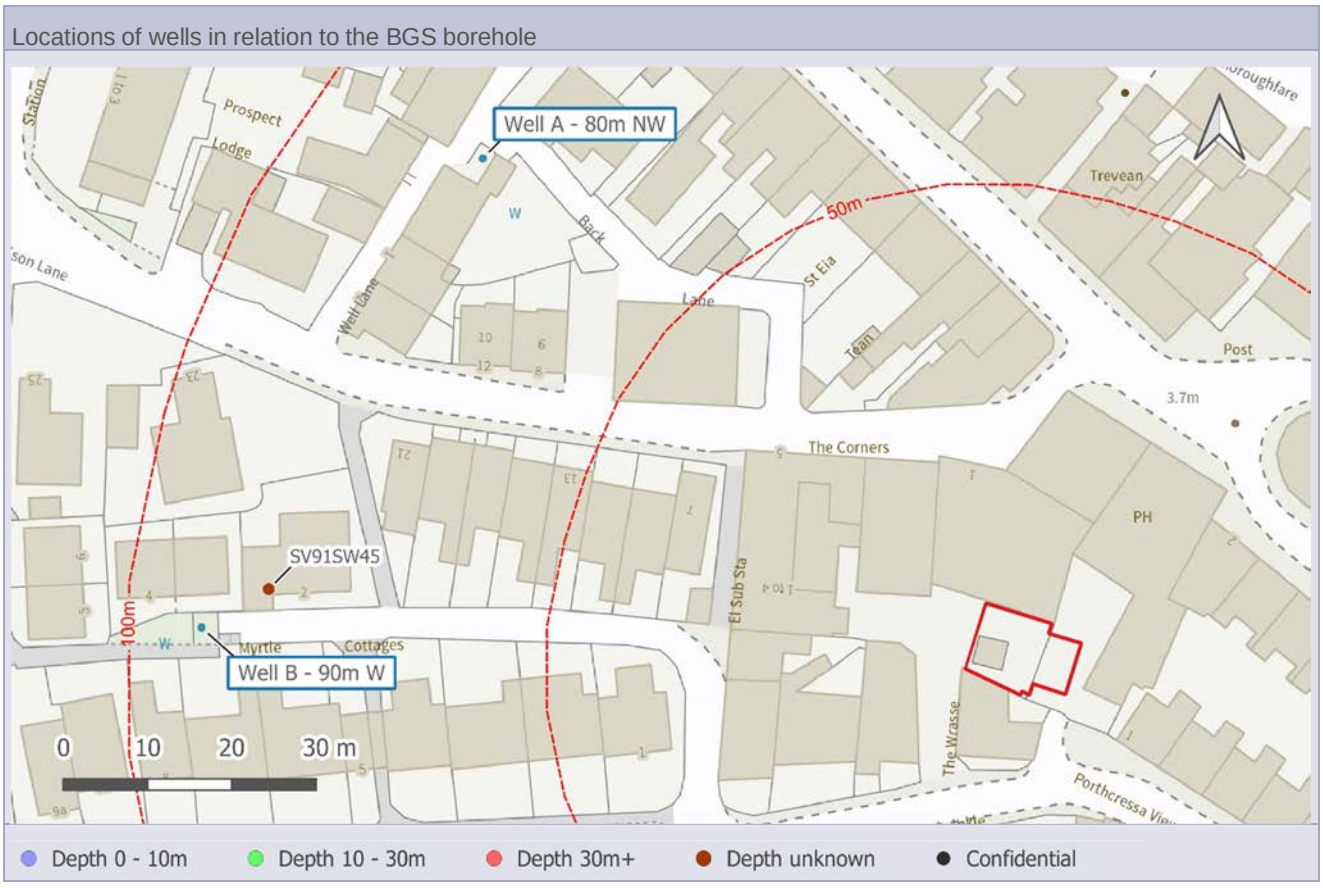
Figure 2-2 Published geology



2.4.2 Borehole records

The BGS maintains an archive of historical boreholes which shows that although there are no records of boreholes within the site boundary, a borehole (SV91SW45) is present 84m to the west of the site. Although no depth or geological information is included within the associated borehole record, the borehole is noted to be called 'Clemmie's Well' and the record details the analysis results from a water sample taken in 1925. It is possible that 'Clemmies Well' and Well B, as identified in section 2.3 are the same feature based on their proximity in the mapping, see Figure 2-3.

Figure 2-3 Historical wells and BGS boreholes records



2.4.3 Ground stability and mining

The Landmark Envirocheck and Geology Reports indicates that there are **no** moderate or high natural ground stability hazard onsite, as summarised in Table 2-2.

Table 2-2 Ground stability hazards

Natural ground stability hazard	No hazard	Very low	Low	Moderate	High
Collapsible deposits		✓			
Compressible deposits	✓				
Ground dissolution	✓				
Landslide		✓			
Running sand		✓			
Shrinking or swelling clay		✓			
Mining and cavities					
Natural cavity records	None				
Man-made cavity records	None				
Non-coal mining areas	None				
BGS mineral sites	No open sites within 1km				

2.4.4 Radon

Table 2-3 summarises the radon probabilities onsite based on the Envirocheck Report. The UK radon maps UK Health Security Agency (UKHSA) interactive 'UK maps of radon' (www.ukradon.org) provide indicative information based on 1km grid squares with each square being classed according to the highest radon potential found within the square. The site specific Envirocheck information references higher-resolution British Geological Survey data based on 25m squares.

Table 2-3 Radon affected areas and protection measures based on high resolution (25m) data

Radon affected areas	Radon area probability	% homes at or above Radon Action Level	Protection measures	Likely radon source
NW (majority of site)	Intermediate probability	1-3%	No	Isles of Scilly Intrusion (granite)
S (SE corner)	Higher probability	10-30%	Full	
Radon map extract			Key	

Not to scale – extract from the site Envirocheck Analysis report

The radon protection measures included above are based on the Building Research Establishment (BRE) report 'Radon, Guidance of protective measures for new buildings' (BR211, 2015). Building Regulations and guidance from Public Health England, BRE and Health and Safety Executive (HSE) are the primary influences on radon assessment and mitigation in the UK.

The available mapping indicates that only 0.6% of the site is potentially underlain by an area of higher radon probability where full radon measures would be required for new buildings. It is likely that this higher probability area relates to the mapped Blown Sand Deposits overlying the granite bedrock to the east of the site. As the superficial geology below the site is indicated to be Head Deposits, which are likely to comprise more cohesive material, and as the majority of the site has been given an intermediate radon probability, where radon protection measures would not be required, it is recommended that further assessment is undertaken to confirm the exact requirements for the proposed permanent works scheme.

2.5 Hydrology and hydrogeology

2.5.1 Hydrology

The nearest surface water features and active licenced surface water abstractions and discharges are summarised in Table 2-4.

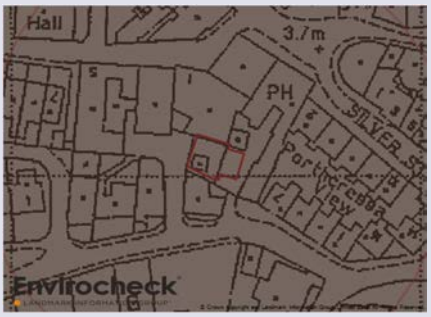
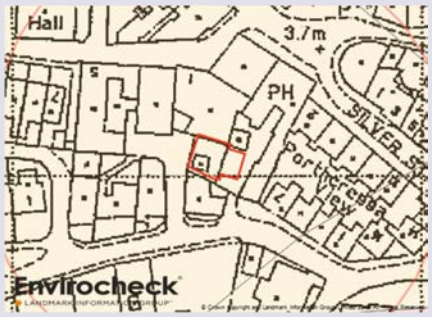
Table 2-4 Surface water features, abstractions and discharges

Hydrology information	Records
Nearest surface waters	The Atlantic Ocean is 130m to the north and 150m to the south of the site.
Licenced surface water abstractions	There are no active surface water abstractions recorded within 1km.
Surface water discharge consents	There are 2 active discharge consents to surface waters recorded within 500m. ➢ 148m (N): Public sewage: public storm overflow to the sea ➢ 432m (N): Sewage discharges: treated effluent to the sea

2.5.2 Hydrogeology

The Environment Agency aquifer designations for the underlying superficial deposits and bedrock, and the associated groundwater vulnerability classifications for these strata are summarised in Figure 2-4.

Figure 2-4 Aquifer designations and groundwater vulnerability mapping

Superficial aquifer designation	Bedrock aquifer designation	Groundwater vulnerability
		
Secondary Undifferentiated	Secondary A	High **High vulnerability** Areas able to easily transmit pollution to groundwater. They are characterised by high leaching soils and the absence of low permeability superficial deposits.

Stratum	Aquifer designation	Hydraulic characteristics
Head (superficial)	Secondary undifferentiated	Aquifers where it is not possible to apply either a Secondary A or B definition because of the variable characteristics of the rock type. These have only a minor value
Isles of Scilly intrusion - granite (bedrock)	Secondary A Aquifer	Permeable layers that can support local water supplies, and may form an important source of base flow to rivers

2.5.3 Groundwater abstractions and SPZs

Table 2-5 summarises the available records relating to groundwater abstraction and use within the local site area including active licenced groundwater abstractions and discharges (based on Environment Agency data from the Envirocheck Report).

Table 2-5 Groundwater source protection zones and abstractions

Hydrogeology information	Records
Source Protection Zone (SPZ)	The site is not within a Total Catchment SPZ. A Zone II Outer Protection SPZ is recorded 776m NE and a Zone I Inner Protection SPZ is recorded 975m NE from the site.
Groundwater abstractions	No active groundwater abstraction records within 1km. However, current OS mapping show wells 80m NW (Well A) and 90m W (Well B).
Groundwater discharge consents	A single groundwater discharge consent entry is recorded 907m NE which is described as a domestic treated effluent discharge to groundwater via a soakaway

2.5.4 Flooding information

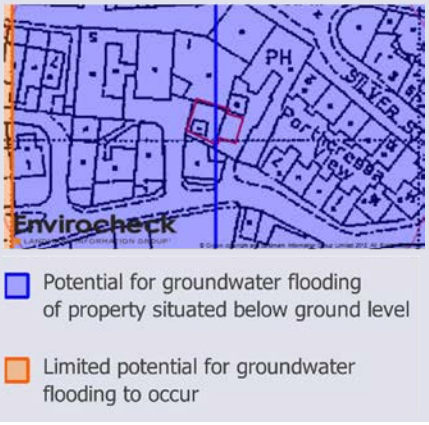
Extracts of the surface water flood risk and flood zone maps, and the BGS groundwater flooding susceptibility map are included in Figure 2-5. Further consideration of flood risk is beyond the scope of this report.

Figure 2-5 Flood risk mapping (Envirocheck)

Risk of flooding from surface water

Flood zones

BGS Groundwater flooding risk



2.6 Additional geoenvironmental records

The Envirocheck Report indicates that the site is not on the Contaminated Land Register (i.e. the site is not within land determined as 'contaminated land' under Part 2A of the Environmental Protection Act 1990) and there are no Contaminated Land Register Entries within 1km of the site.

There are no pollution incidents to controlled waters or other notable geoenvironmental records from the Envirocheck Report on site or within 500m, that require further consideration.

Reference to the historical map review and the British Geological Survey artificial ground mapping review above as well as the 'waste records' within the Envirocheck report indicate that there are no infilled ground records, landfills (historical or operational) or waste transfer/treatment or disposal sites present on site or within 250m of the site.

2.7 Unexploded ordnance (UXO)

Parts of the United Kingdom were heavily bombed during World War 2 (WW2); a significant number of bombs did not detonate on impact and some of these bombs may still be in the ground. The site history does not identify any military land-uses or industrial sites that may have been targeted within the site boundary, however

the Zetica unexploded bomb risk map shows that St Mary's airport (1.5km east-southeast) was targeted with aerial bombardment. A site-specific pre-desk study assessment (PDSA) ordered from Zetica states *"No official bombing statistics have been found for the Isles of Scilly, but the bombing density is believed to be low. No readily available records have been found to indicate that the Site was bombed. A detailed desk study, whilst always prudent, is not considered essential in this instance."*

2.8 Potential ecological system receptors

Table 2-6 summarises whether the site is within a location or proximity to a location where potential ecological system receptors may be present with respect to contamination in line with "The Environmental Protection Act 1990: Part 2A, Contamination Land Statutory Guidance (Department for Environment Food and Rural Affairs, Defra, 2012)" and "An ecological risk assessment framework for contaminants in soil, Science Report SC070009/SR1 (Environment Agency, 2008)".

Table 2-6 Ecological system receptors

Receptor	Onsite	Offsite within 1km
Marine nature reserves or European marine site	No	Isles Of Scilly Sites - Peninnis To Dry Ledge 993m SW
Nature reserve (local or national)	No	None recorded within 1km
Ramsar site	No	None recorded within 1km
Site of Special Scientific Interest (SSSI)	No	Peninnis Head (St Marys) 647m SE Lower Moors 726m E
Special Area of Conservation (SACs)	No	Isles of Scilly Complex 111m S and 145m N
Candidate Special Areas of Conservation (cSACs)	No	None recorded within 1km
Special Protection Areas (SPAs)	No	Isles of Scilly 82m S and 91m
Potential Special Protection Areas (pSPAs)	No	None recorded within 1km
Geoenvironmental constraint rather than land contamination receptor		
Areas of outstanding natural beauty	(Yes) Isles of Scilly	Isles of Scilly AONB covering all islands
World Heritage Sites	No	None recorded within 1km

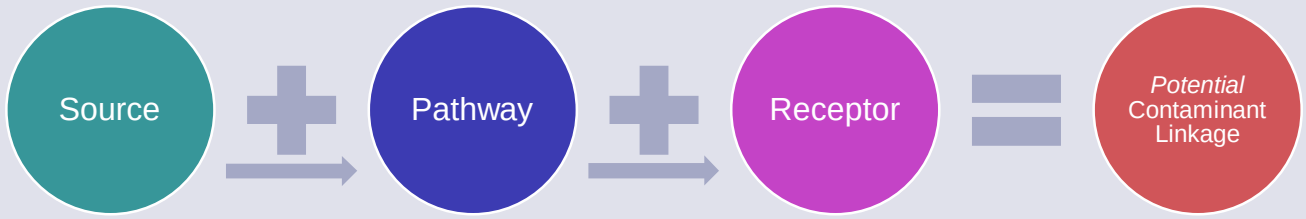
3 Preliminary risk assessment (PRA)

3.1 Introduction

The land contamination desk study, summarised in Chapter 2, has been undertaken to begin to identify potential land contamination risks and geoenvironmental constraints which could significantly impact or restrict the proposed permanent works scheme and to inform the preliminary risk assessment process. The preliminary risk assessment (PRA) includes the development of an 'outline' or preliminary conceptual site model (CSM) for the proposed permanent works scheme which shows the possible relationships between contaminants, pathways and receptors based on the source-pathway-receptor (S-P-R) approach, as summarised in Figure 3-1.

Figure 3-1 Contaminant Linkages (S-P-R)

Contaminant Linkage - Source-Pathway-Receptor relationships



Term	Definition
Source	A contaminant that is in, on or under the land and has the potential to cause harm or pollution
Pathway	A route by which a receptor is or could be affected by a contaminant
Receptor	Something that could be adversely affected by a contaminant for example a person, controlled waters, an organism, an ecosystem or Part 2A receptors such as buildings, crops or animals.
Contaminant Linkages	The presence and S-P-R relationship between contaminants, pathways and receptors.

All three elements (S-P-R) of a contaminant linkage must be present for a land contamination risk to exist, i.e. even if a contaminant has been identified but there is no receptor or no pathway then the S-P-R linkage is incomplete and there is not a risk - "*A contaminant linkage must be present for there to be a S-P-R relationship. Without a linkage, there is not a risk – even if a contaminant is present*" (LCRM, 2020).

3.2 Potential sources

Table 3-1summarises the potentially contaminative land-uses or potential contaminant sources that have been identified onsite and in proximity to the site that have been considered for inclusion in the conceptual site model.

Table 3-1 Potential sources

Onsite	Offsite
➢ Potential Made Ground associated with the construction of the current pumping station on site ➢ Potential asbestos in soils associated with the construction of the current pumping station	No significant potentially contaminative land-uses have been identified in proximity to the site.

3.3 Potential receptors

Table 3-2 summarises the potential receptors that have been identified with respect to the site and the proposed development, in line with the contaminated land statutory guidance (Part 2A, 2012). Where the future end-uses are known and when changes to the end-uses are likely to result from the proposed development of the site, it is important that these future receptors are also considered within the Conceptual Site Model.

Table 3-2 Potential receptors

Receptor	Details
Human health - end users	Yes
Human health - during site preparation and construction	Yes
Controlled waters	
Surface water	Yes – marine waters to the north and south
Groundwater	Yes – bedrock strata classified as a Secondary A Aquifer
Other	
Buildings and structure (radon)	Potentially – a very small area of higher radon probability indicated at the east of the site
Ecological systems	With respect to contamination, the existing designated site are unlikely to be impacted by the scheme.

3.4 Conceptual site model and preliminary risk ratings

The *preliminary* Conceptual Site Model for the proposed permanent works scheme (in tabular format) summarising the *potential* contaminant linkages is presented in Table 3-3 overleaf. During the risk assessment stage, the term '*potential'* contaminant linkage is used which reflects that these CLs are not confirmed.

Potential risk ratings have been assigned for each *potential* contaminant linkage as part of the preliminary risk assessment process and have been added to the CSM table. Each risk rating considers the 'severity of the consequence' and the 'probability of the likelihood' as shown in the risk matrix overleaf. These ratings are based on the available data presented in this report, and qualitative judgement only. It should be noted that the assigned risk ratings do not take into account any mitigation measures as the preliminary risk assessment is based on potential contaminant linkages only.

The CSM is an iterative process that needs to be updated as a project progresses through Land Contamination Risk Management, this may result in potential CLs being discounted/closed in the future and for others the risk ratings may need to be refined. As stated in the LCRM guidance, the CSM should be used to "*inform the basis of your initial assessment and all future decisions as you progress through Land Contamination Risk Management*" (LCRM, 2020). The preliminary CSM has also been used to summarise uncertainties and gaps in information and includes recommendations for further investigation and assessment to address them, which may include intrusive site investigation and monitoring followed by quantitative risk assessment.

Table 3-3 Preliminary conceptual site model and preliminary risk ratings

pCL	Source/s	Pathway/s	Receptor/s	Probability	Consequence	Risk rating	Comments
101	Contaminants within potential Made Ground onsite	Ingestion, inhalation and dermal contact	Human health of end users	Unlikely	Mild	Very low	Made Ground is anticipated at the site due to the pumping station construction between 1963 and 1980, though the volume and composition are unknown. The proposed development involves minimal below ground excavation and the proposed permanent works scheme comprises only the building and surrounding hardstanding, which reduces potential exposure. Given the absence of viable pathways for human health impacts, the risk of land contamination affecting end users is considered low.
A01		*Ingestion, inhalation and dermal contact*	*Health and safety (H&S) of site preparation and construction workers*	*Low likelihood*	*Mild*	*Low*	**Recommend**: Site investigation for informing Land Contamination Risk Assessment for the continued use of the site as a pumping station is not currently considered to be required. While specific risk assessment for soils in their existing condition is not considered necessary, construction of the redeveloped pumping station is likely to require excavation of Made Ground and existing natural soils that may be destined for off-site disposal or onsite re-use. In order to comply with current waste legislation or to demonstrate that materials which are designed to be retained on site are suitable for use, intrusive ground investigation and geochemical soil analysis should be undertaken. It is anticipated that H&S risks for site preparation and construction workers can be readily mitigated by the selection of suitable PPE and adoption of appropriate working practices; these should be detailed by the contractor within their RAMS.
201	Asbestos within the Made Ground onsite (including Asbestos in Soils (AiS) and visually identifiable Asbestos Containing Material (ACM) within the soil matrix)	Inhalation of liberated respirable fibres	Human health of end users	Unlikely	Mild	Very low	Given the pumping station structure is likely to have been constructed between 1963 and 1980, the use and presence of asbestos within construction materials cannot be discounted. However, given the proposed hardstanding cover and the one storey building that is to be constructed at the site along with no proposed soft landscaping, asbestos exposure pathways are unlikely to be present and therefore asbestos inhalation risks to end users are likely to be very low.
A02		*Inhalation of liberated respirable fibres*	*H&S of site preparation and construction workers*	*Low likelihood*	*Mild*	*Low*	**Recommend**: Screen soil samples from the site investigation for Asbestos in Soils, plus quantification analysis for all samples with positive asbestos identification to allow for quantitative risk assessment. Note this risk assessment considers soils risks only and does not cover risks from fugitive dust during demolition or construction of existing buildings or structures.
301	Radon	Migration into and accumulation within the pumping station building	Inhalation and impact on human health of end user	Low likelihood	Medium	Moderate/low	The granite bedrock below the site is a known source of natural radon gas which can migrate through granular soils. The available radon risk mapping indicates that the majority of the site area (99.4%) is shown to fall under an intermediate radon probability. However, the mapping shows that 0.6% of the site area falls within the higher radon probability designation. Radon risk areas are calculated based on various factors including the presence and nature of superficial deposits which may overly the bedrock source. While BGS mapping indicates the site to be underlain by Head Deposits, Blown Sand Deposits are also mapped in the local area. **Recommend**: Further assessment including site investigation should be undertaken to confirm the nature of the superficial deposits below the proposed building. This information and the nature of any embedded ventilation within the new structure will inform the exact requirements relating to radon protection measures, along with liaison with the local planning authority.
401	Contaminants within Made Ground	Migration through the unsaturated zone	Underlying groundwater Secondary A aquifer within superficial deposits and underlying bedrock	Unlikely	Mild	Very low	Significant potential sources of contamination have not been identified and risks to controlled waters are considered likely to be very low. **Recommend**: Based on the potential risk rating, site investigation may only be needed should unexpected contamination be found. Should unexpected contamination be encountered during the course of the redevelopment a suitably qualified geoenvironmental consultant should be contacted for advice.
			Marine environment (sea) to the north and south of site				

Table 3-4 Risk matrix

Risk = probability x consequence		Consequence			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high	High	Moderate	Moderate/ low
	Likely	High	Moderate	Moderate/ low	Low
	Low likelihood	Moderate	Moderate/ low	Low	Very low
	Unlikely	Moderate/ low	Low	Very low	Very low
	No linkage	Without a linkage, there is not a risk – even if a contaminant is present (LCRM 2020)			

Based on the CIRIA good practice guide (C552, 2001).

4 Conclusions and recommendations

4.1 Summary and conclusions

The proposed permanent works scheme involves the construction of a new larger, single storey pumping station to replace the existing structure. The new building will house replaced pumps and new screening equipment; minimal shallow excavation for likely raft foundations is planned for the new structure.

The site has likely been a sewage pumping station since the 1980s (possibly earlier) based on evidence from historical mapping and is located within a residential/commercial area of Hugh Town, St Mary's. Made Ground is therefore anticipated at the site and the presence of asbestos in soils cannot be discounted. The proposed development involves minimal below ground excavation and the proposed permanent works scheme is likely only to comprise the extended building and hardstanding across the entire site extent. The presence of sitewide hardstanding significantly reduces potential exposure pathways.

The majority of the site is in an intermediate radon probability area where no protection measures are required. Less than 1% of the site (east) is in a higher radon probability area. It is likely that this higher probability area relates to the presence of Blown Sand Deposits overlying the granite bedrock offsite to the east which has likely influenced the 25m grid mapping that slightly extends onto the site in the very east.

Significant sources of contamination have not been identified on or near the site, however, localised areas of Made Ground are likely to be present at the site relating to the construction of the existing pumping station. The following potential land contamination risks have been provisionally identified:

- **Moderate/low** potential risks to future end users related to radon (associated with the granite bedrock).
- **Low** potential risks to construction workers associated with contaminants and asbestos in Made Ground.
- **Very low** potential risks to future end users associated with contaminants in Made Ground.
- **Very low** potential contamination risk to controlled waters (surface water and groundwater) associated with potential Made Ground.

4.2 Recommendations

The preliminary conceptual site model (CSM) and preliminary risk assessment outlined above has been developed to communicate and convey the *potential* contaminant linkages (CLs).

Site investigation and further assessment is required with regards to potential radon risks, based on the findings of the land contamination preliminary risk assessment.

Whilst the mapping indicates that no radon protection measures are required for most of the site due to its intermediate radon probability classification, further investigation should be undertaken to confirm the nature of the superficial deposits below the proposed building. This information and the nature of any embedded ventilation within the new structure will inform the exact requirements relating to radon protection measures, along with liaison with the local planning authority.

Construction of the redeveloped pumping station is likely to require excavation of existing natural soils that may be destined for onsite re-use or off-site disposal. In order to comply with current waste legislation or to demonstrate that materials which are designed to be retained on site are suitable for use, specific geochemical soil analysis should be undertaken as part of the site investigation.

Based on the available evidence and the continued use as a sewage pumping station as determined by the preliminary risk assessment, the remaining risks are considered to be low therefore site intrusive investigation and assessment relating to the potential for geochemical contamination in soils is not required. This is with the exception of potential unknown contaminant sources that should be notified and addressed if identified.

5 Limitations and Liabilities

This report has been prepared by Pell Frischmann with reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the Client in accordance to the agreed scope of services.

This report has been prepared to provide pre-development geoenvironmental and land contamination information for the scheme of the St Mary's Bishop and Wolf Pumping Station and Screening Plant site. The report contents should only be used in that context and Pell Frischmann disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

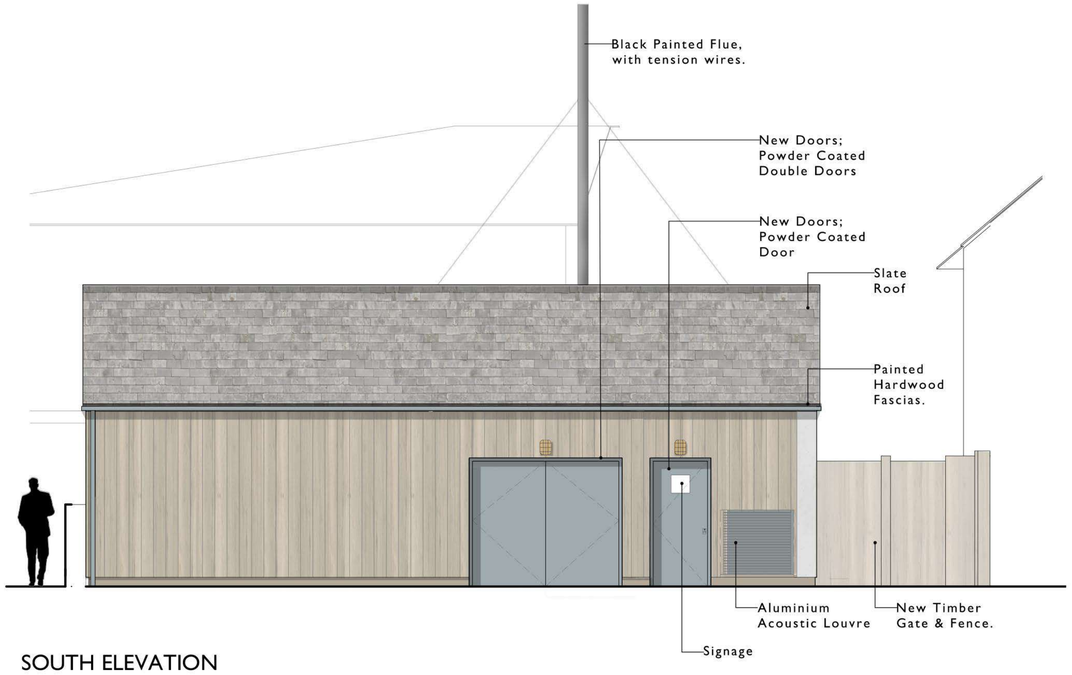
The report details the findings of work carried out by Pell Frischmann during a study period from July to August 2024. The report has been prepared on the basis of available information obtained during that study period. Information provided by the referenced third parties has been used in good faith and is taken at face value; however, Pell Frischmann cannot guarantee its accuracy or completeness.

Although every reasonable effort has been made to gather all relevant information within the context of the agreed scope of work, all potential environmental constraints or liabilities associated with the site may not have been revealed. Should additional Information become available (including new legislation and changed practices), after the date of the report submission, Pell Frischmann reserves the right to reconsider the recommendations and alter the report accordingly.

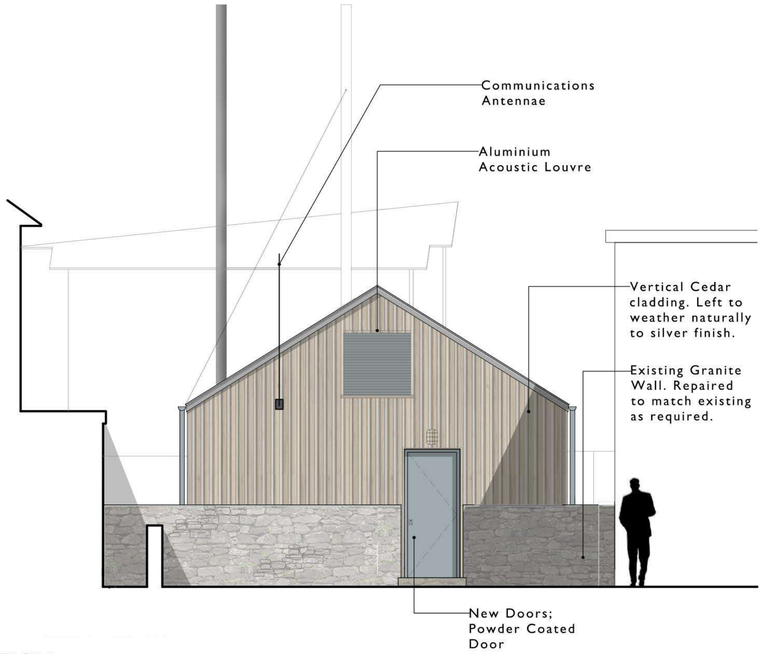
Notwithstanding any site observations concerning the presence or otherwise of archaeological sites, asbestos-containing materials or invasive weeds such as Japanese knotweed, this report does not constitute a formal or specific survey of these potential development hazards. Unless otherwise stated, no assessment has been made for the presence of radioactive substances or unexploded ordnance.

Appendix A Plans

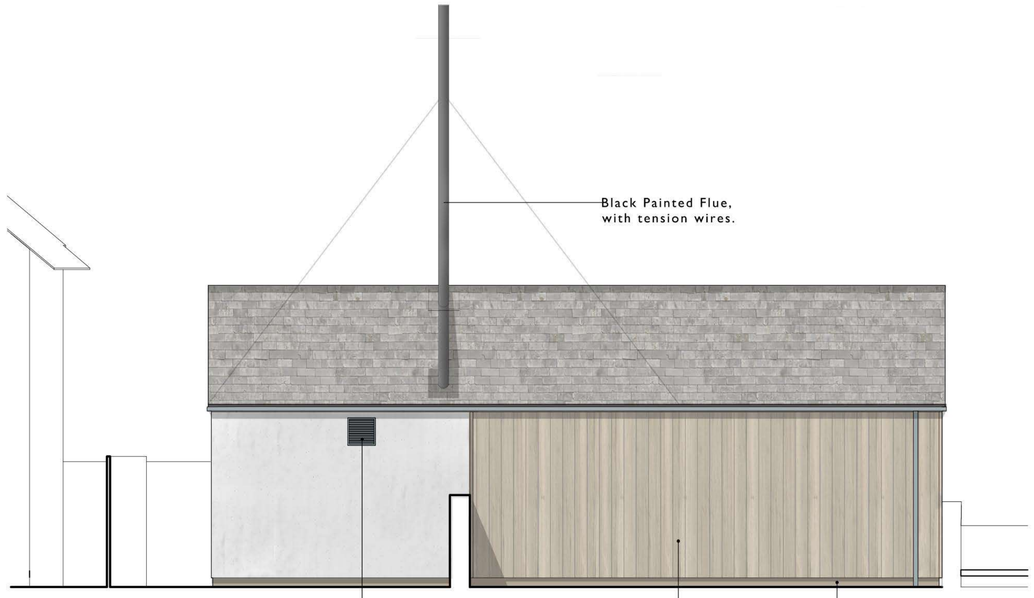
(see also drawing 107780-PEF-WW-602-DDR-T-0003)



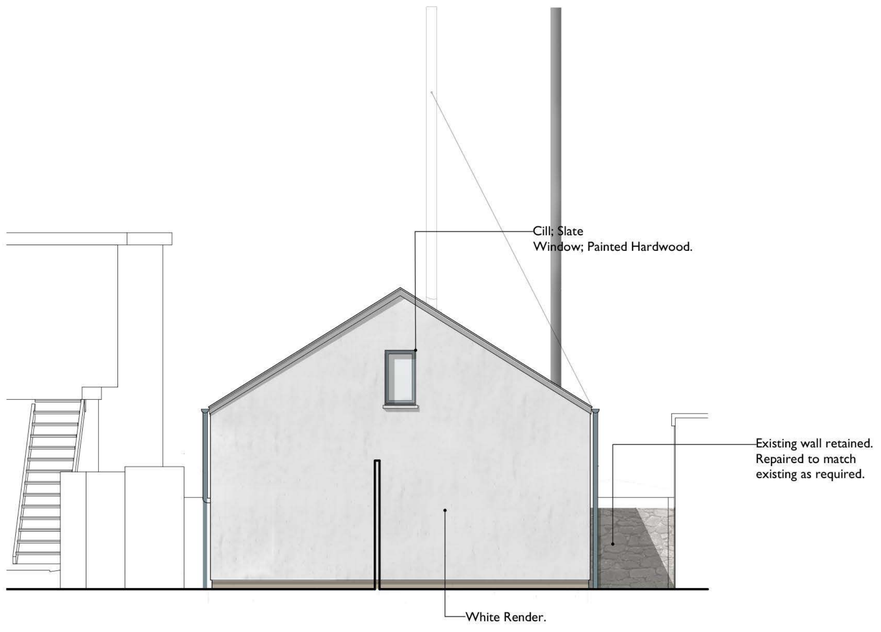
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



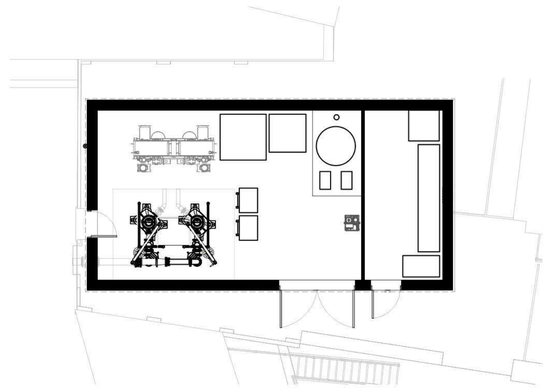
EAST ELEVATION

1m 5m 10m

SCALE 1:100 @ A1

1m 5m

SCALE 1:50 @ A1



SITE PLAN 1:100 @ A1

Rev.	DR.	CH.	Date	Notes
D	SW	NL	02.12.24	Design Updates; Western Elevation
C	SW	NL	03.09.24	Updates following PF comments
B	SW	NL	03.07.24	Notes added.
A	SW	NL	11.04.24	Design Updates
-	-	-	12.03.24	First Issue

PROJECT: ST MARYS
WATER TREATMENT WORKS

DRAWING: PROPOSED ELEVATIONS

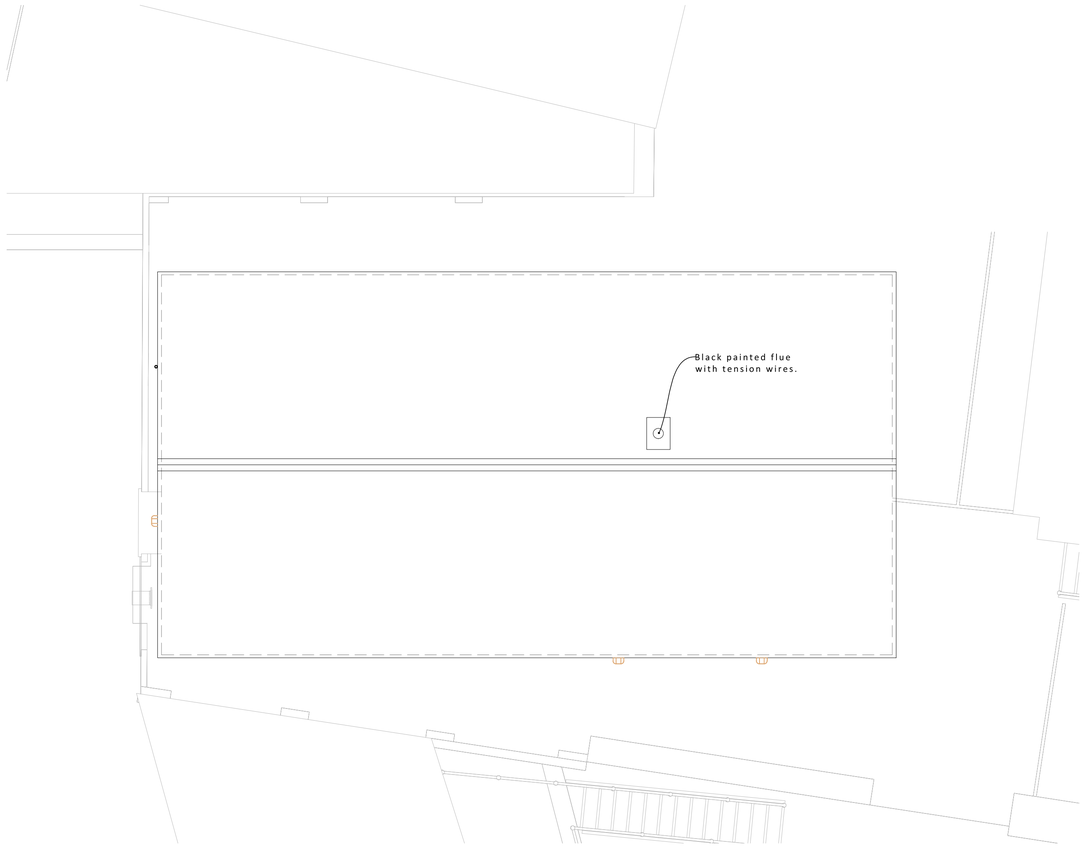
DRAWING No.: 4315_02_001 D.

SCALE: 1:50 @ A1
1:100 @ A3

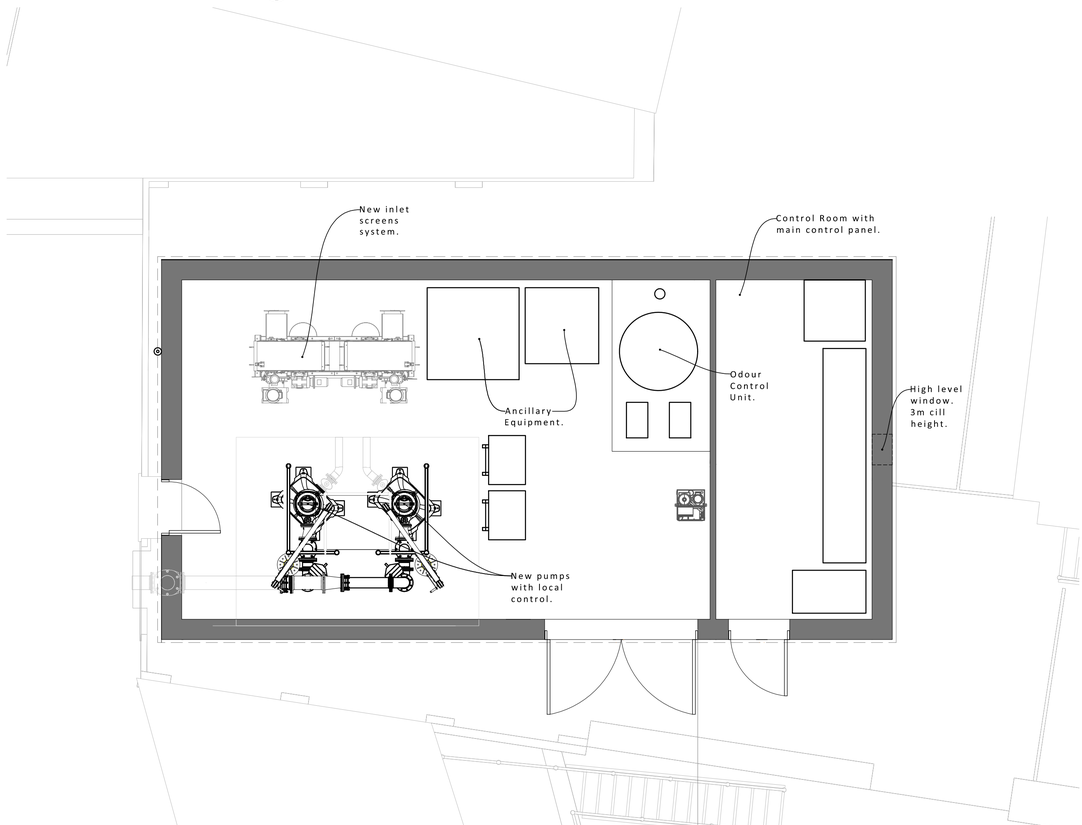
DATE: DEC 2024

llewellyn
harker
lowe

home barn, gatstrell, stawey lane, northend, bath, BA1 8EH
email: architects@llewellynharker.com
Tel 01749 860032



PROPOSED ROOF PLAN 1:50 @ A1



1m 5m

SCALE 1:50 @ A1

PROPOSED GF PLAN 1:50 @ A1

Rev.	DR.	CH.	Date	Notes
B	SW	NL	02.12.24	Design Updates; Western Elevation
A	SW	NL	27.08.24	Updates following PF Comments
-	-	-	09.07.24	First Issue

PROJECT: ST MARYS
WATER TREATMENT WORKS

DRAWING: PROPOSED GF & ROOF PLAN

DRAWING No.: 4315_02_006 B.

SCALE: 1:50 @ A1
1:100 @ A3

DATE: DEC 2024

llewellyn harker lowe

home barn, gastrell, stoway lane, northend, bath, BA1 8EH
email: architects@llewellynharker.com
Tel: 01749 860022

Do not scale from this drawing use figured dimensions only

Appendix B Historical maps

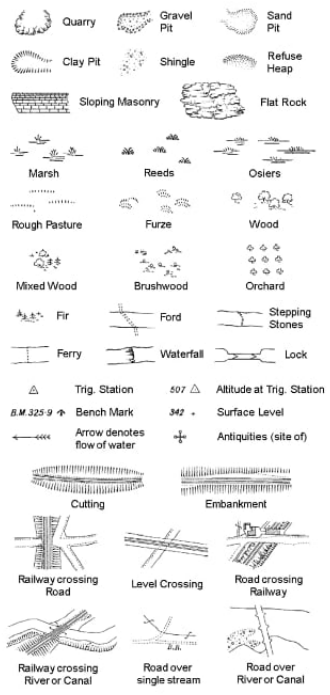
Source: Envirocheck

1:2500 scale mapping (included)

1:10000 scale mapping (included)

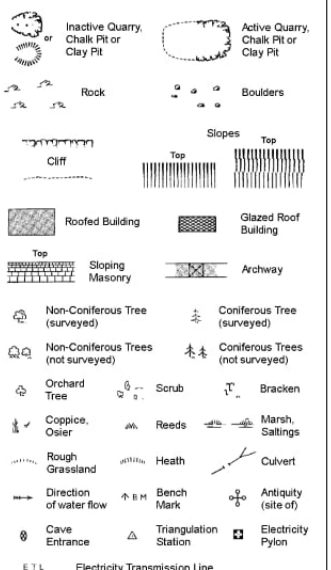
Historical Mapping Legends

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



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

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



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

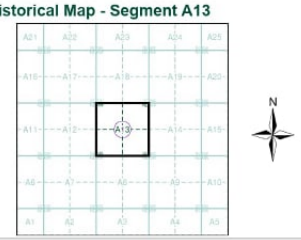
Large-Scale National Grid Data 1:2,500 and 1:1,250

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

Pell Frischmann

Historical Mapping & Photography included:

Historical Map - Segment A13



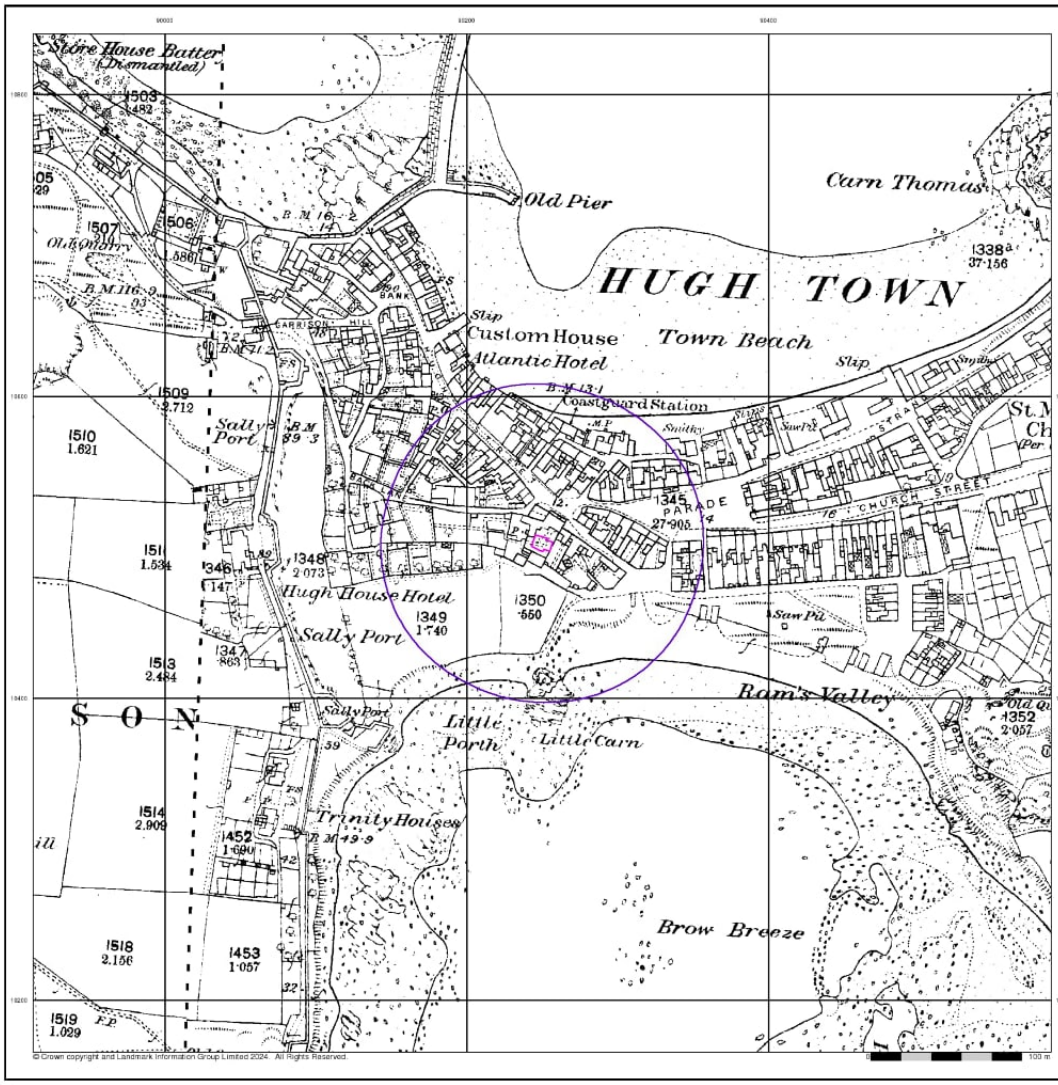
Order Details

Order Number: 351887614_1_1
Customer Ref: 107780 St Marys Bishop & Wolf PS
National Grid Reference: 90250, 10500
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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



Pell Frischmann

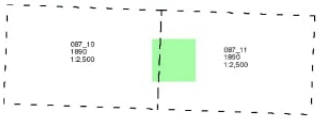
Cornwall & Isles Of Scilly

Published 1890

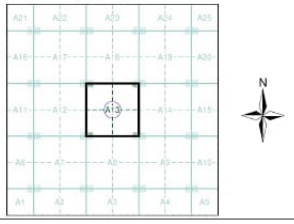
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



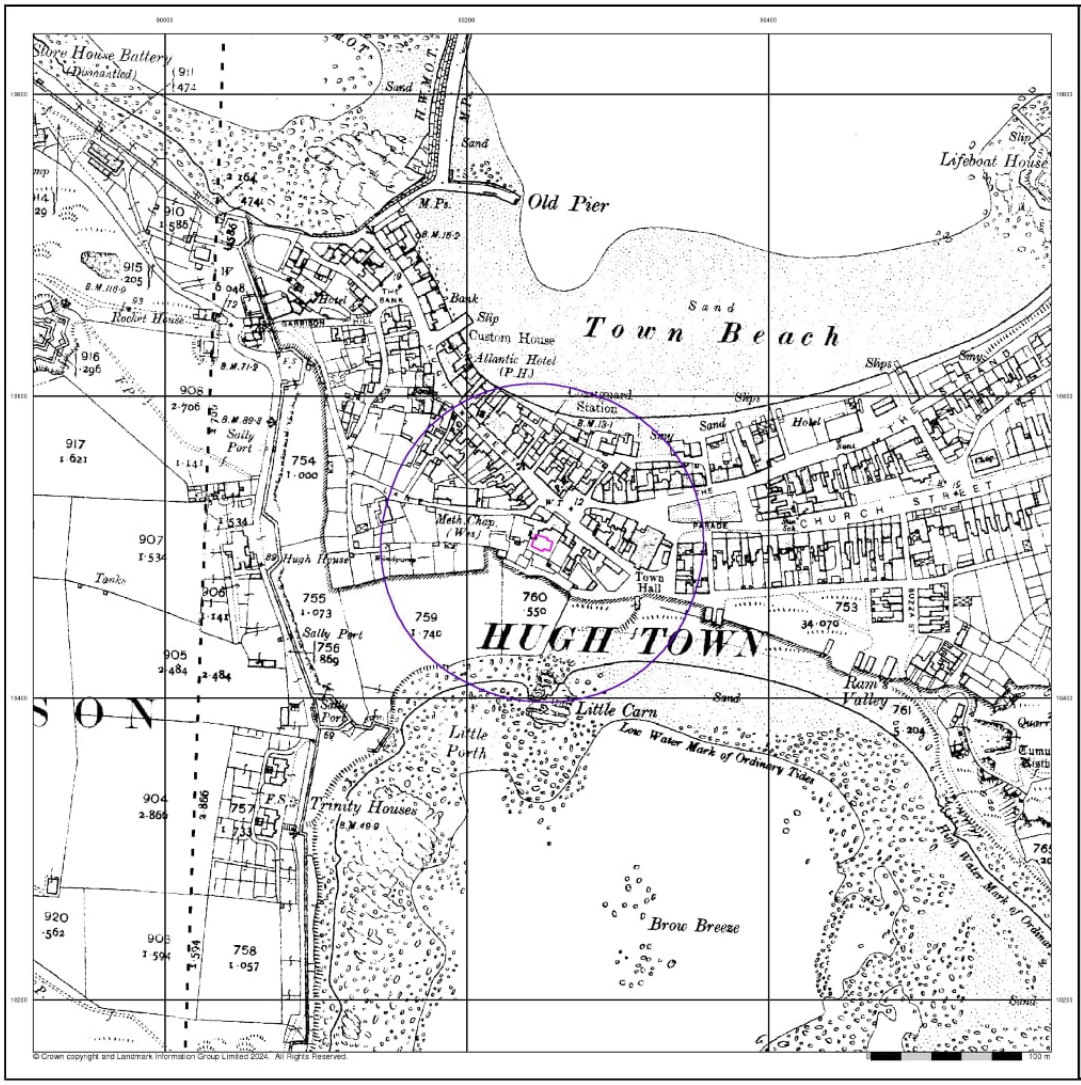
Order Details

Order Number: 351887614_1_1
Customer Ref: 107780 St Marys Bishop & Wolf PS
National Grid Reference: 90250, 10500
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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



Pell Frischmann

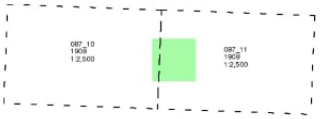
Cornwall & Isles Of Scilly

Published 1908

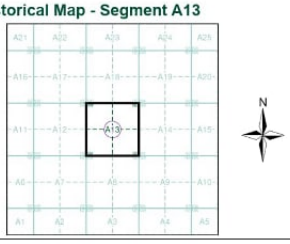
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



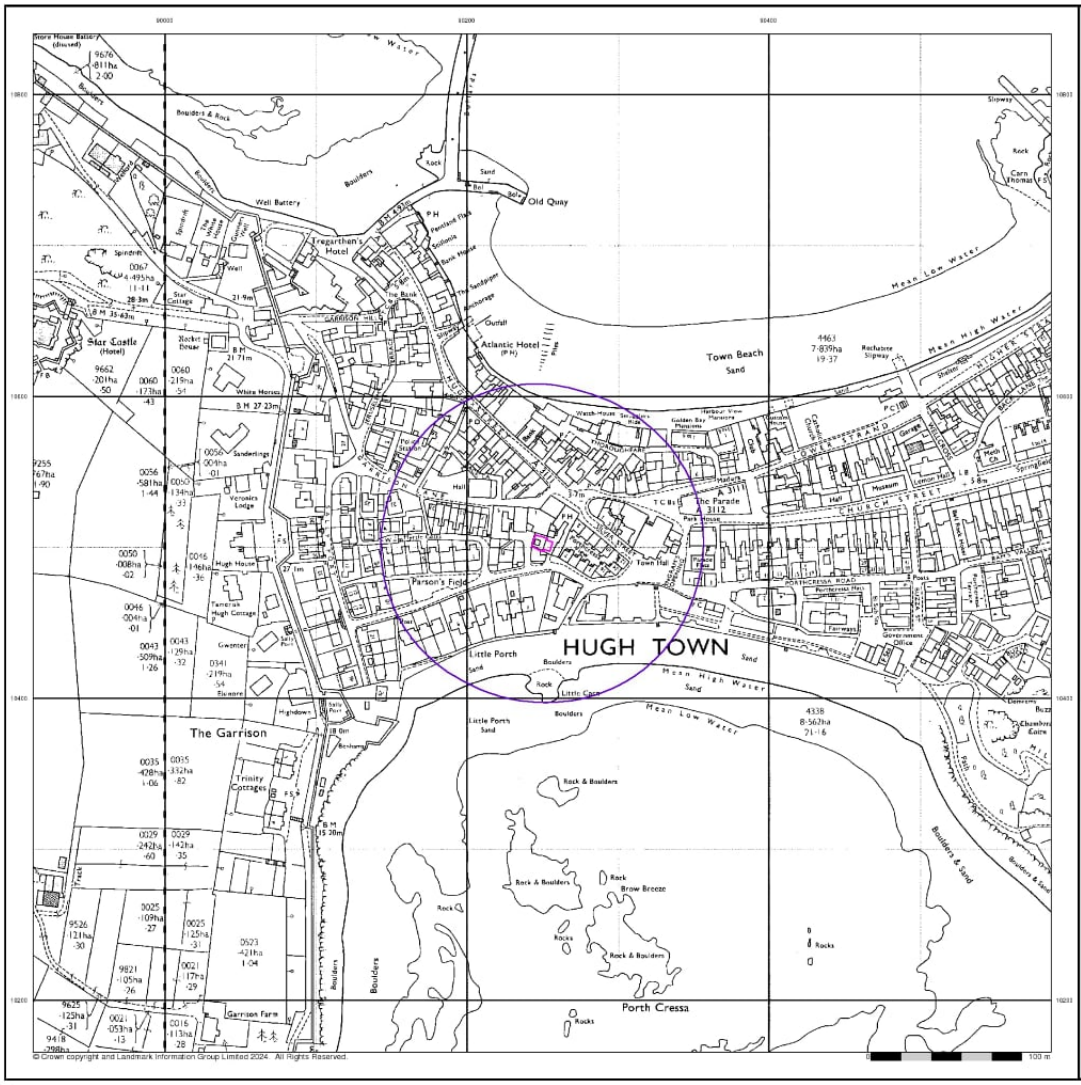
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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



Pell Frischmann

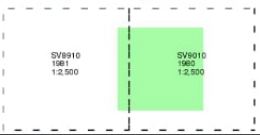
Ordnance Survey Plan

Published 1980 - 1981

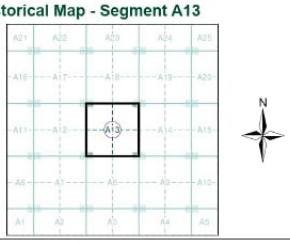
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



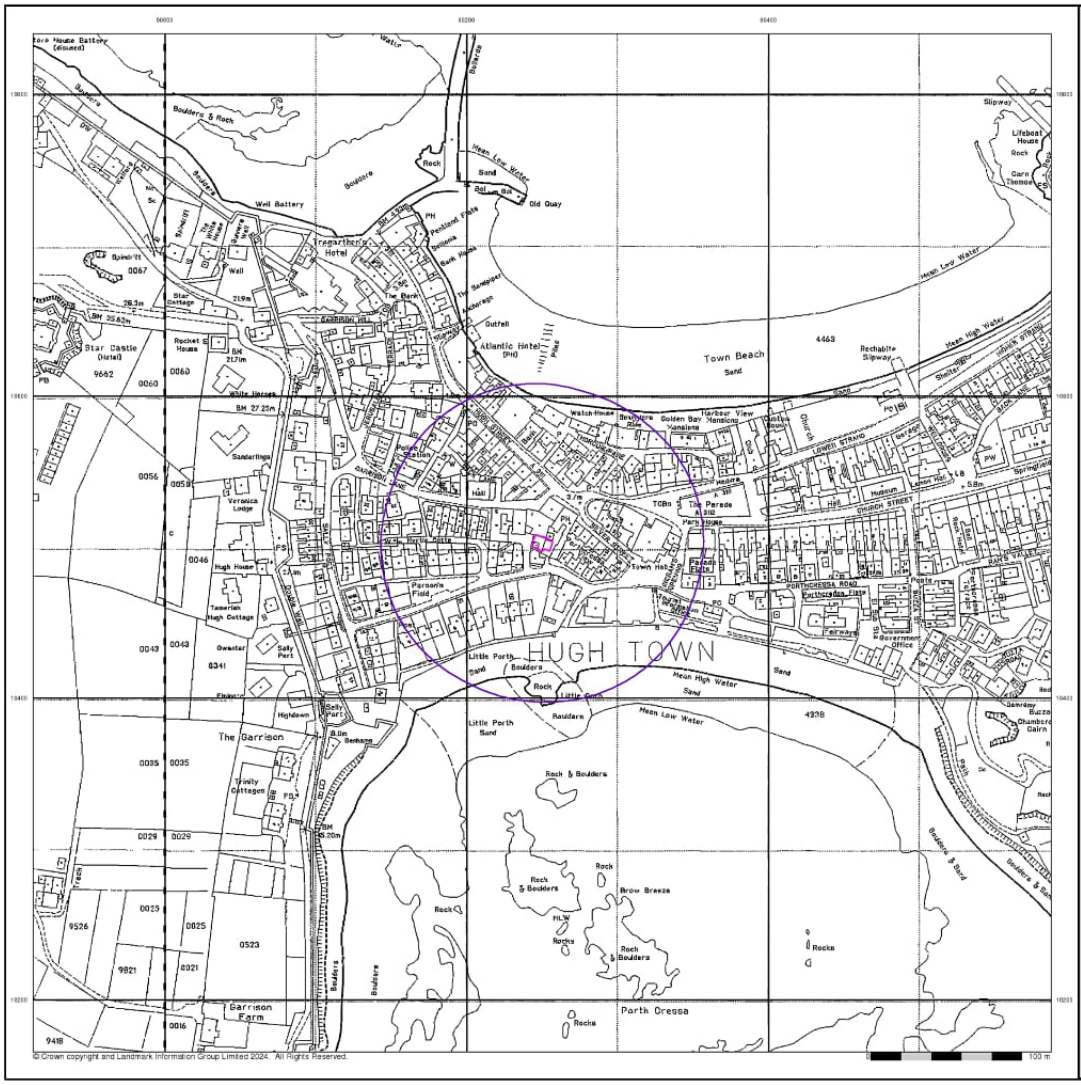
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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



Pell Frischmann

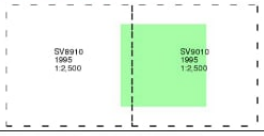
Large-Scale National Grid Data

Published 1995

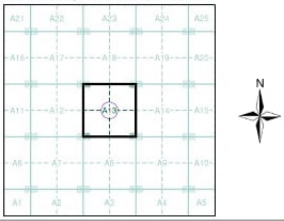
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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

Pell Frischmann

Large-Scale National Grid Data

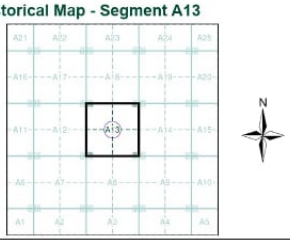
Published 1995

Source map scale - 1:2,500

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

Map Name(s) and Date(s)

Historical Map - Segment A13



Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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

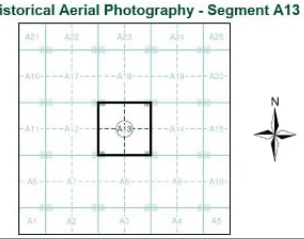
Pell Frischmann

Historical Aerial Photography

Published 2005

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

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

Ordnance Survey Plan 1:10,000

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

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

1:10,000 Raster Mapping

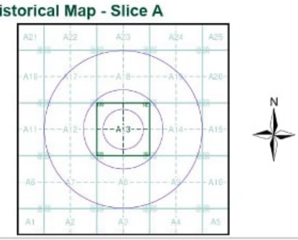
Gravel Pit; Refuse tip or slag heap
Rock; Rock (scattered)
Boulders; Boulders (scattered)
Shingle; Mud
Sand; Sand Pit
Slopes; Top of cliff
General detail; Underground detail
Overhead detail; Narrow gauge railway
Multi-track railway; Single track railway
County boundary (England only); Civil, parish or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

Pell Frischmann

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cornwall & Isles Of Scilly	1:10,560	1889	2
Cornwall & Isles Of Scilly	1:10,560	1909	3
Ordnance Survey Plan	1:10,000	1963	4
Ordnance Survey Plan	1:10,000	1980	5
10K Raster Mapping	1:10,000	2000	6
10K Raster Mapping	1:10,000	2006	7
VectorMap Local	1:10,000	2024	8

Historical Map - Slice A



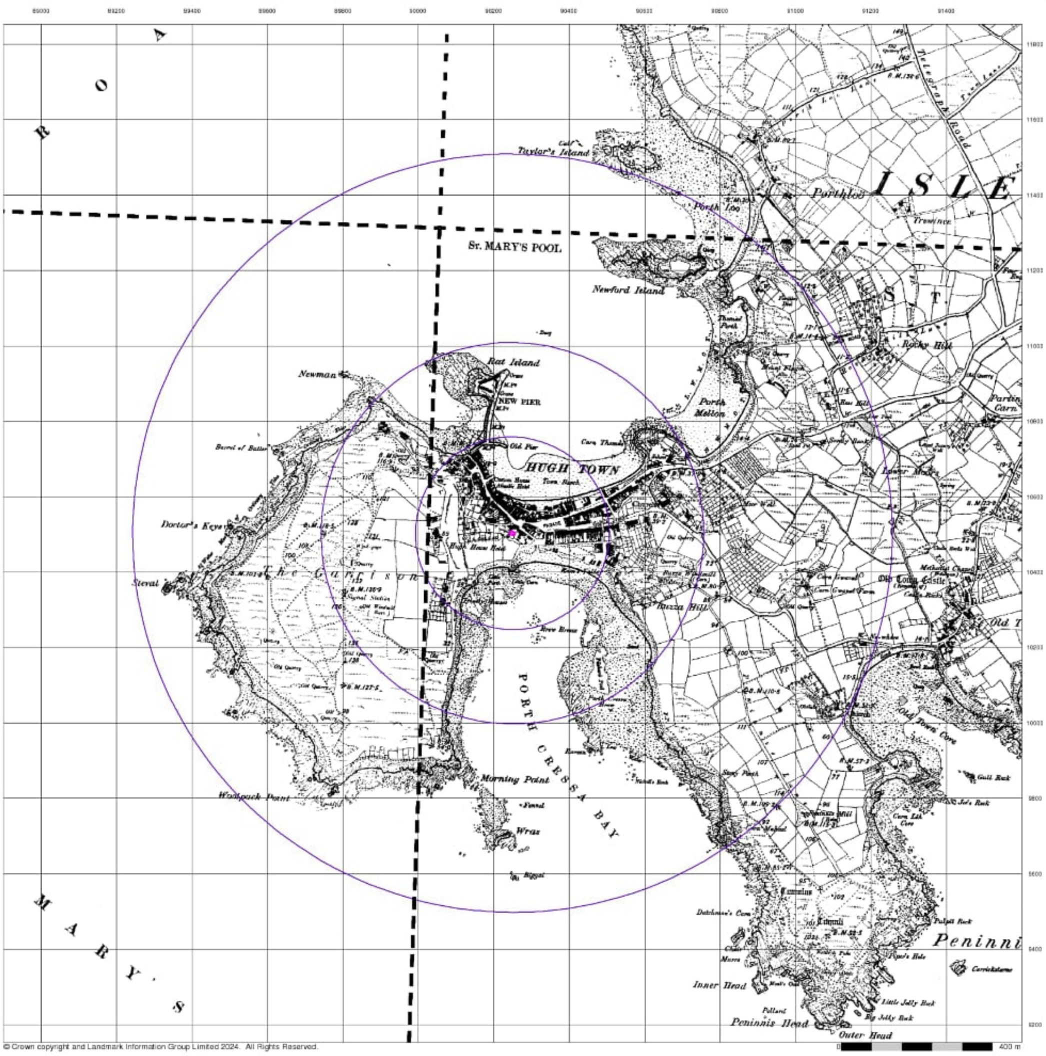
Order Details

Order Number: 351887614_1_1
Customer Ref: 107780 St Marys Bishop & Wolf PS
National Grid Reference: 90250, 10500
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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



Pell Frischmann

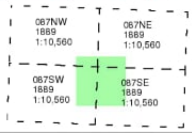
Cornwall & Isles Of Scilly

Published 1889

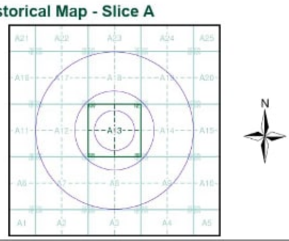
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A



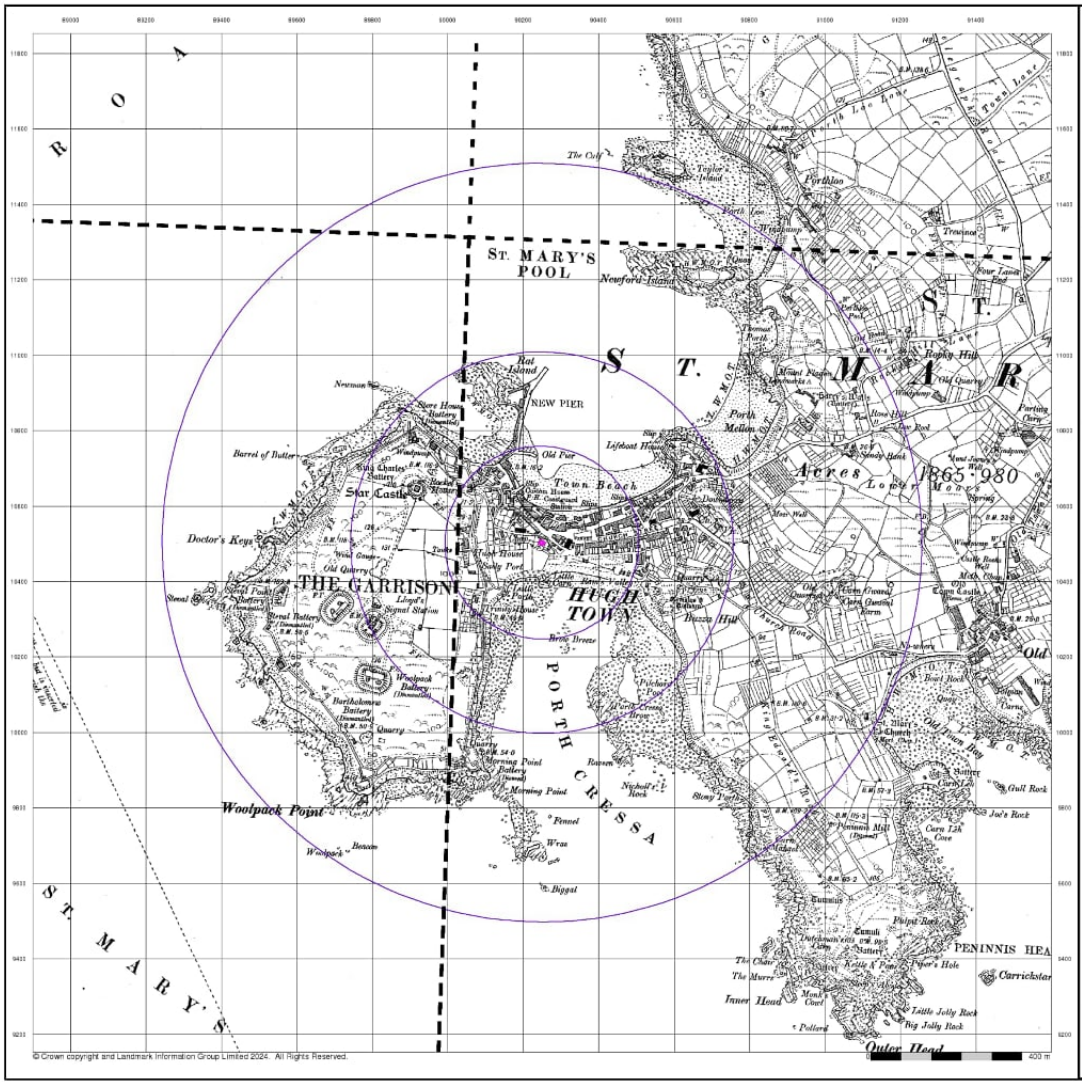
Order Details

Order Number: 351887614_1_1
Customer Ref: 107780 St Marys Bishop & Wolf PS
National Grid Reference: 90250, 10500
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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



Pell Frischmann

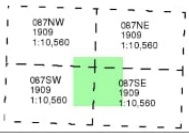
Cornwall & Isles Of Scilly

Published 1909

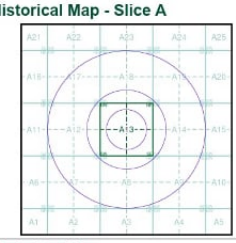
Source map scale - 1:10,560

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

Map Name(s) and Date(s)



Historical Map - Slice A

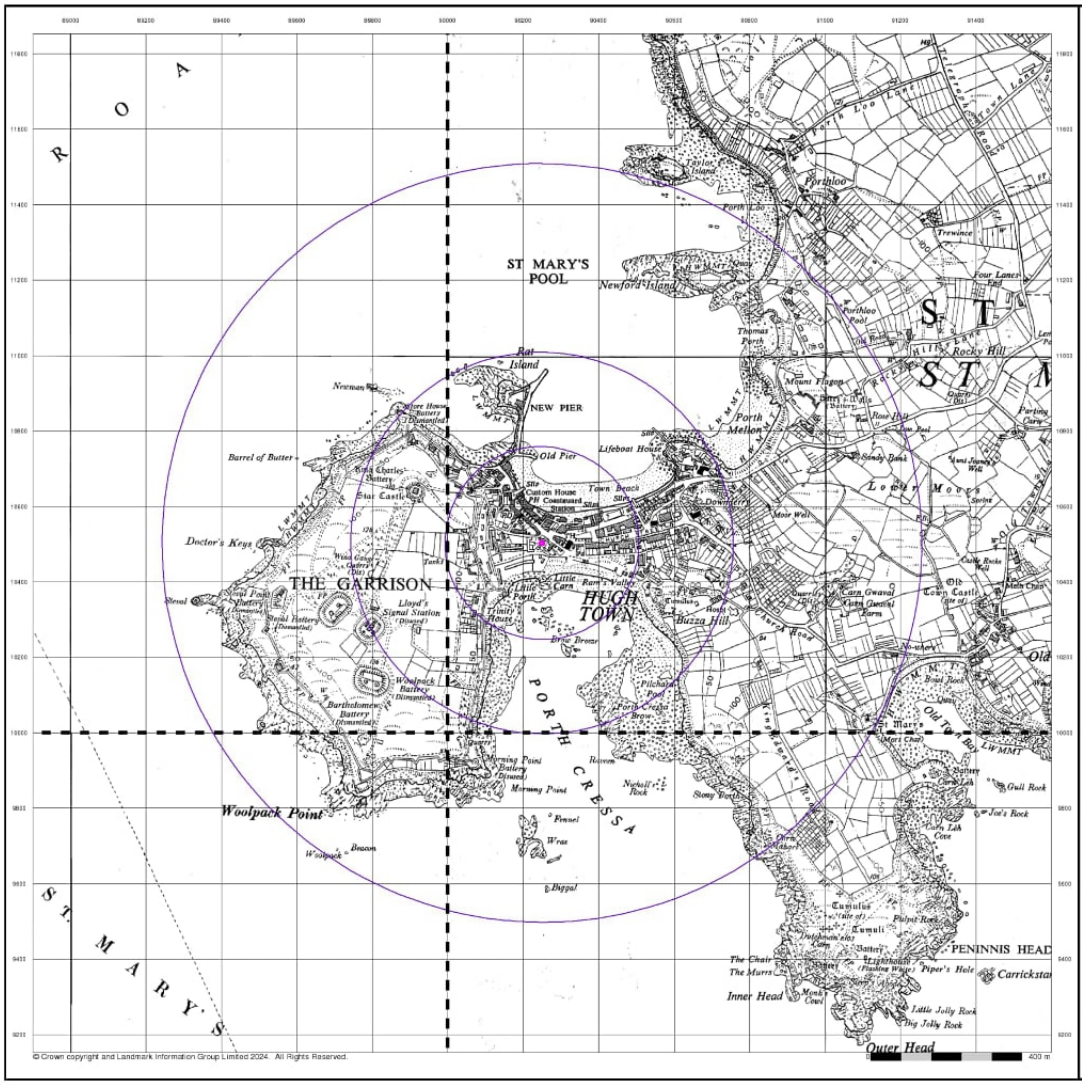


Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ



Pell Frischmann

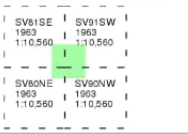
Ordnance Survey Plan

Published 1963

Source map scale - 1:10,000

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

Map Name(s) and Date(s)



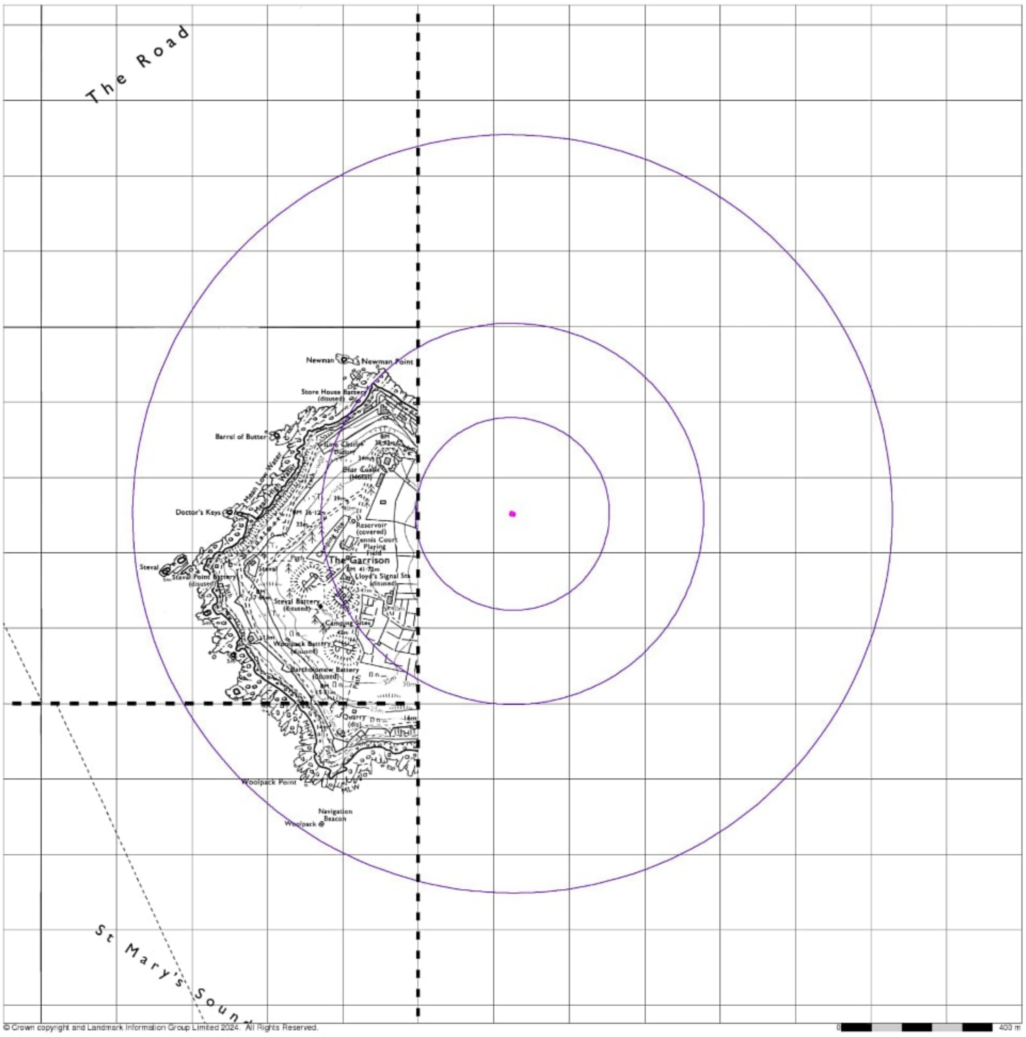
Historical Map - Slice A

Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ



Pell Frischmann

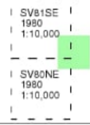
Ordnance Survey Plan

Published 1980

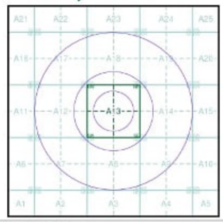
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 351887614_1_1
Customer Ref: 107780 St Marys Bishop & Wolf PS
National Grid Reference: 90250, 10500
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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

Pell Frischmann

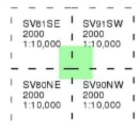
10k Raster Mapping

Published 2000

Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A

Order Details

Order Number: 351887614_1_1
Customer Ref: 107780 St Marys Bishop & Wolf PS
National Grid Reference: 90250, 10500
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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

Pell Frischmann

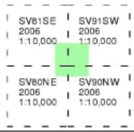
10k Raster Mapping

Published 2006

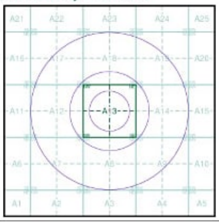
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP

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

Pell Frischmann

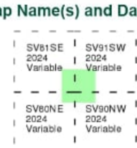
VectorMap Local

Published 2024

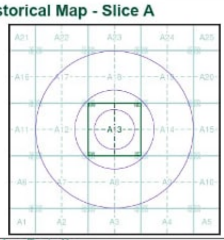
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP

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

Appendix C Envirocheck reports

(and datasheets)

Geology 1:50,000 Maps Legends

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	TFD	Tidal Flat Deposits	Gravel, Sand and Silt	Not Supplied - Holocene
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	HEAD	Head	Clay, Silt, Sand and Gravel	Not Supplied - Quaternary
	BSA	Blown Sand	Sand	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	UDP	Unnamed Dyke, Permian	Felsite	Not Supplied - Permian
	ISIN	Isles of Scilly Intrusion	Granite	Not Supplied - Carboniferous
	ISIN	Isles of Scilly Intrusion	Microgranite, Aplitic	Not Supplied - Carboniferous
		Rock Segments		

Pell Frischmann

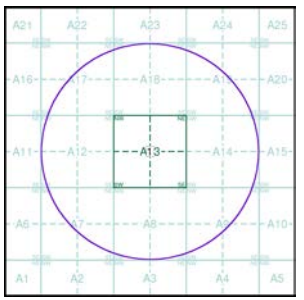
Geology 1:50,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	**1**
Map Sheet No:	**360**
Map Name:	**Isles of Scilly**
Map Date:	**1906**
Bedrock Geology:	**Available**
Superficial Geology:	**Available**
Artificial Geology:	**Not Available**
Faults:	**Not Supplied**
Landslip:	**Not Available**
Rock Segments:	**Not Supplied**

Geology 1:50,000 Maps - Slice A

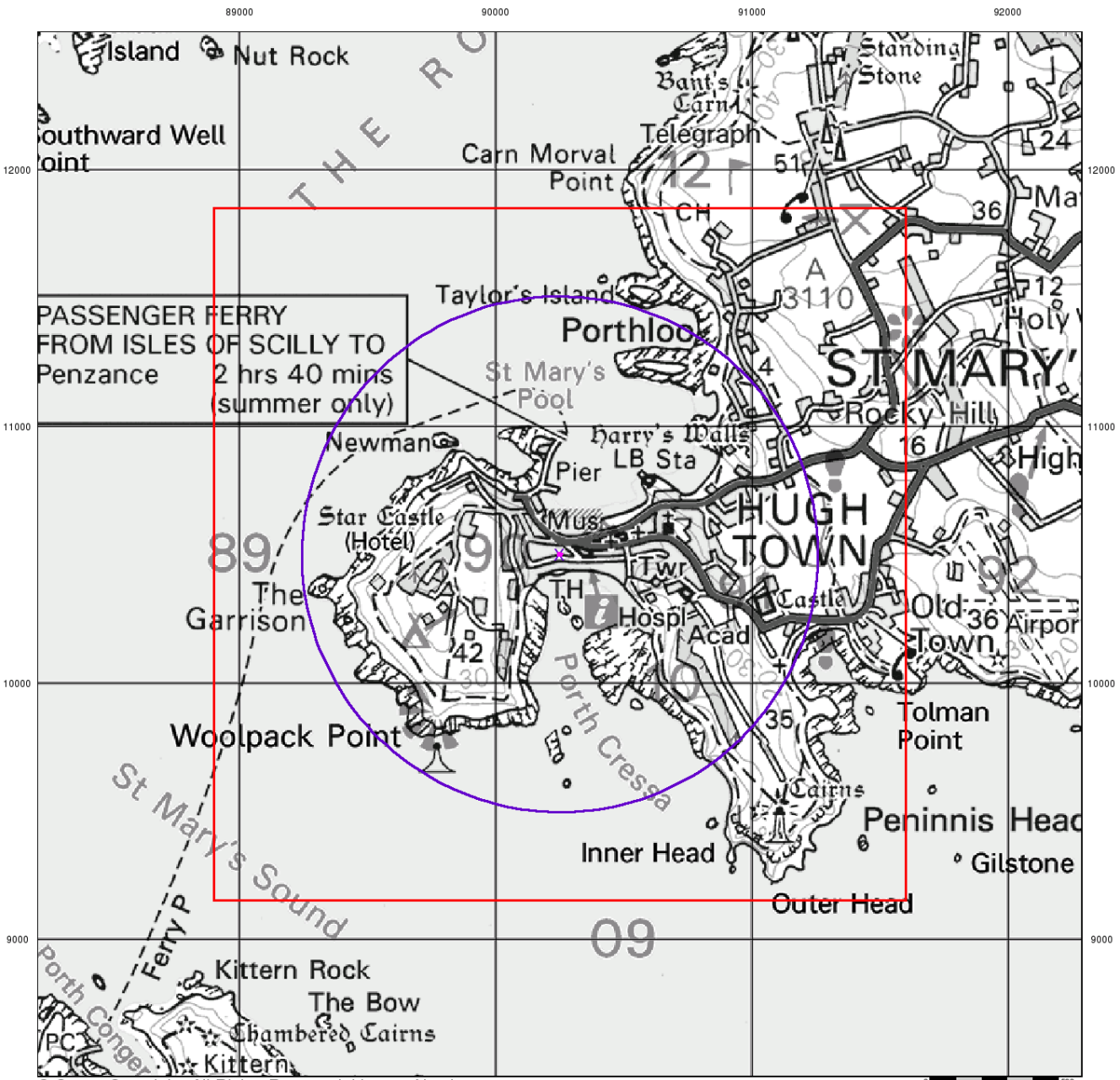


Order Details:

Order Number:	351887614_1_1
Customer Reference:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details:

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ



Pell Frischmann

Artificial Ground and Landslip

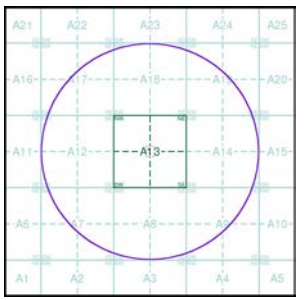
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



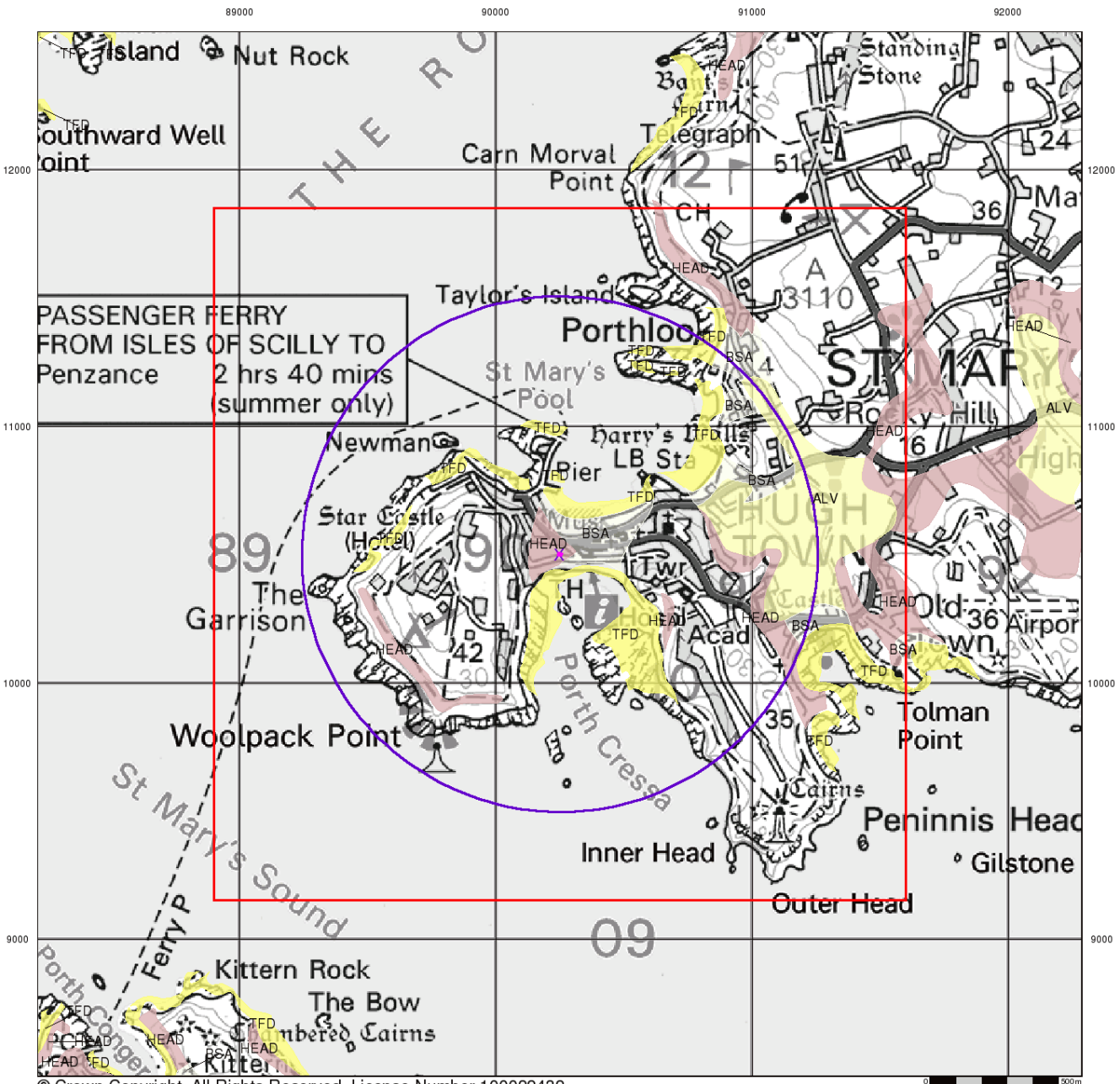
Order Details:

Order Number:	351887614_1_1
Customer Reference:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details:

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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



Pell Frischmann

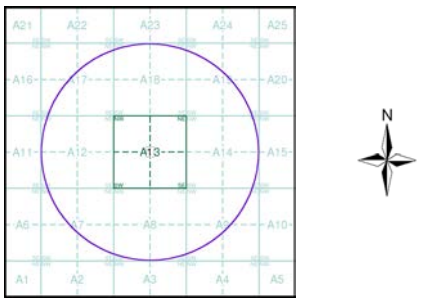
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



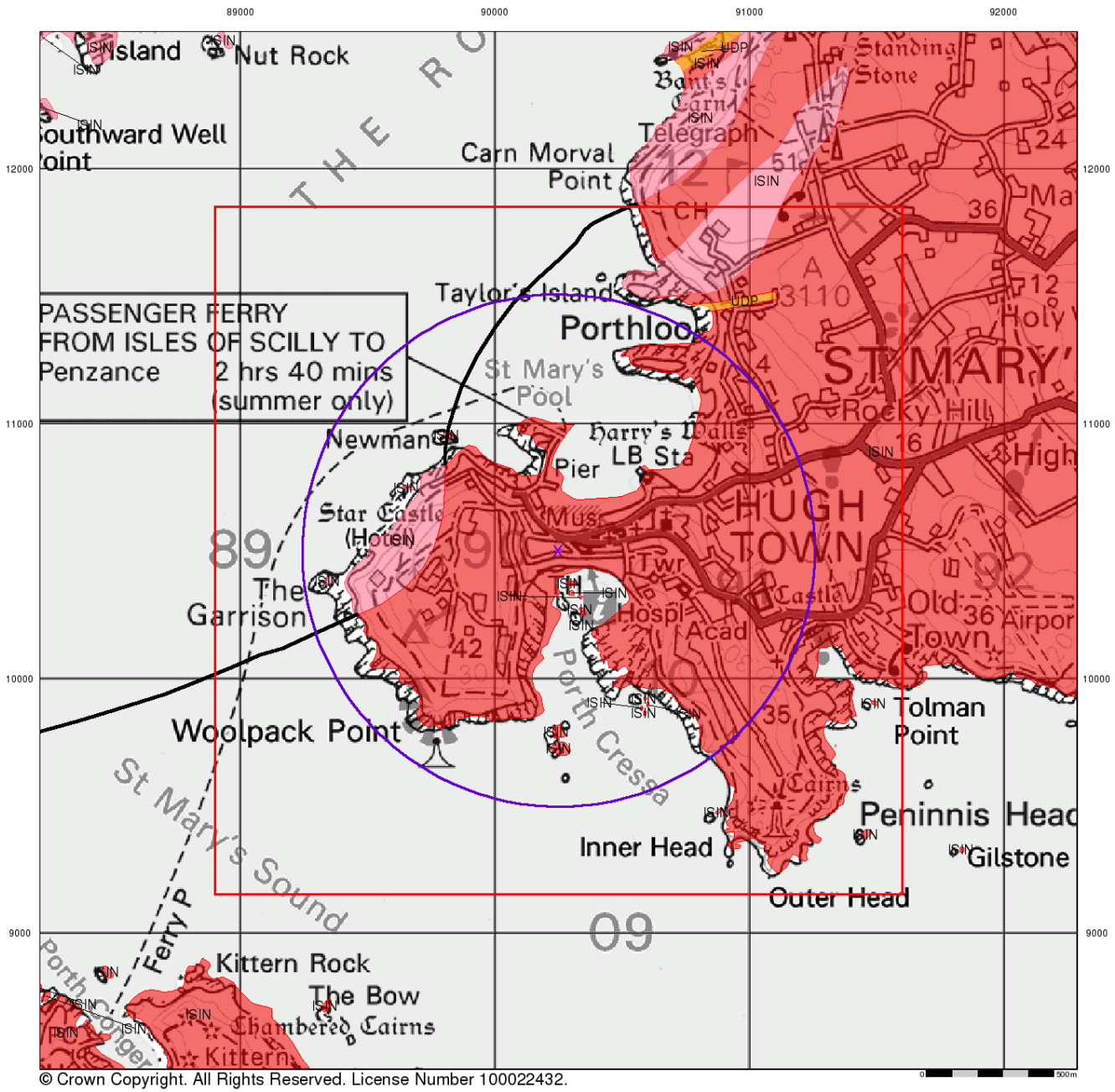
Order Details:

Order Number:	351887614_1_1
Customer Reference:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details:

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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



Pell Frischmann

Bedrock and Faults

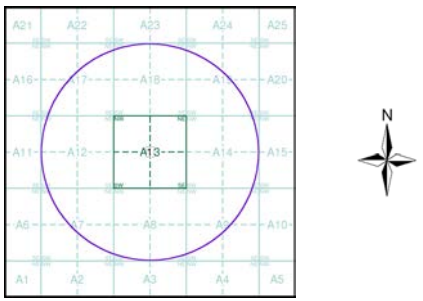
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



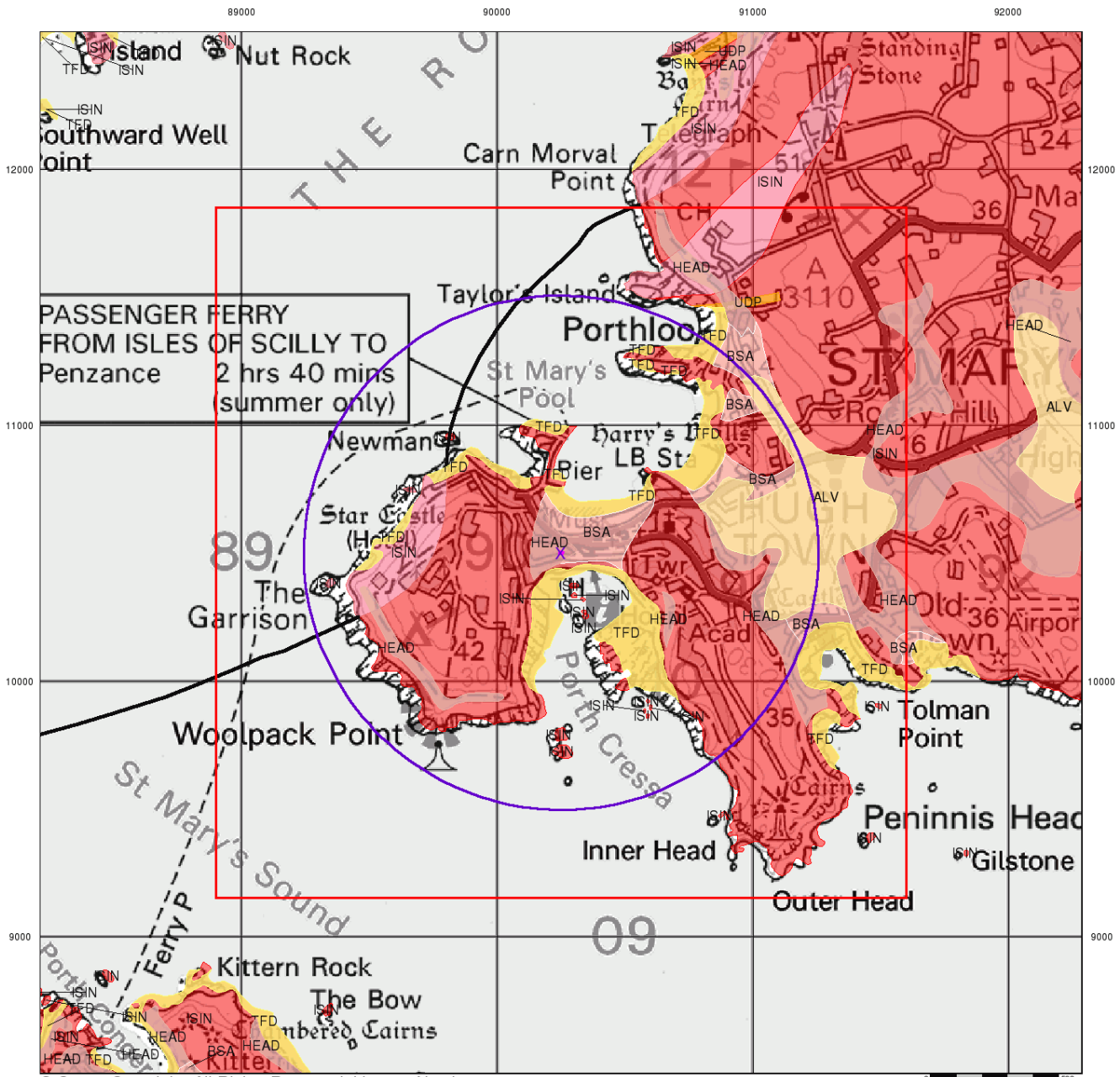
Order Details:

Order Number:	351887614_1_1
Customer Reference:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details:

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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



Pell Frischmann

Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

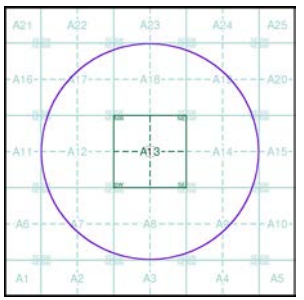
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A

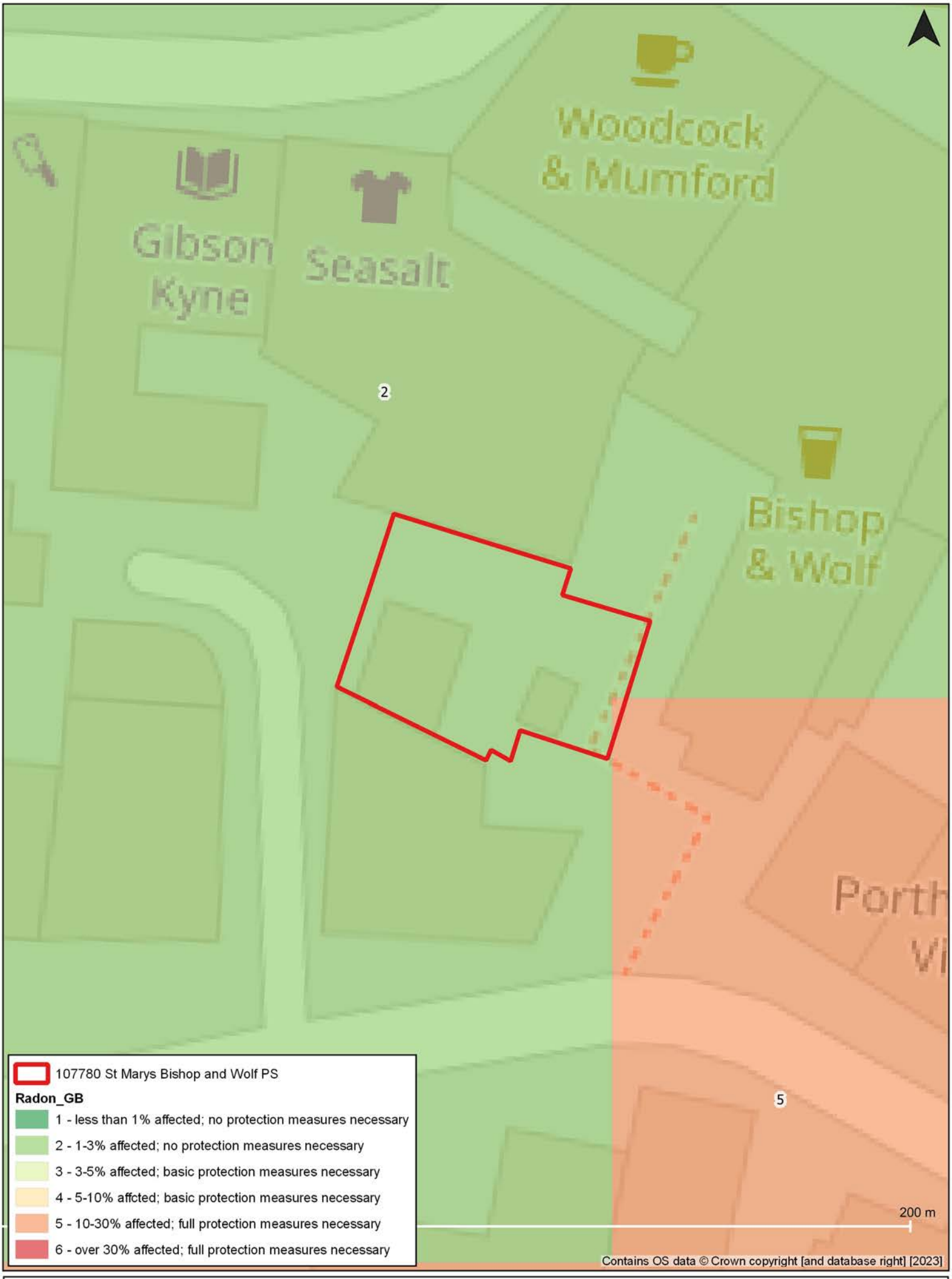


Order Details:

Order Number:	351887614_1_1
Customer Reference:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details:

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

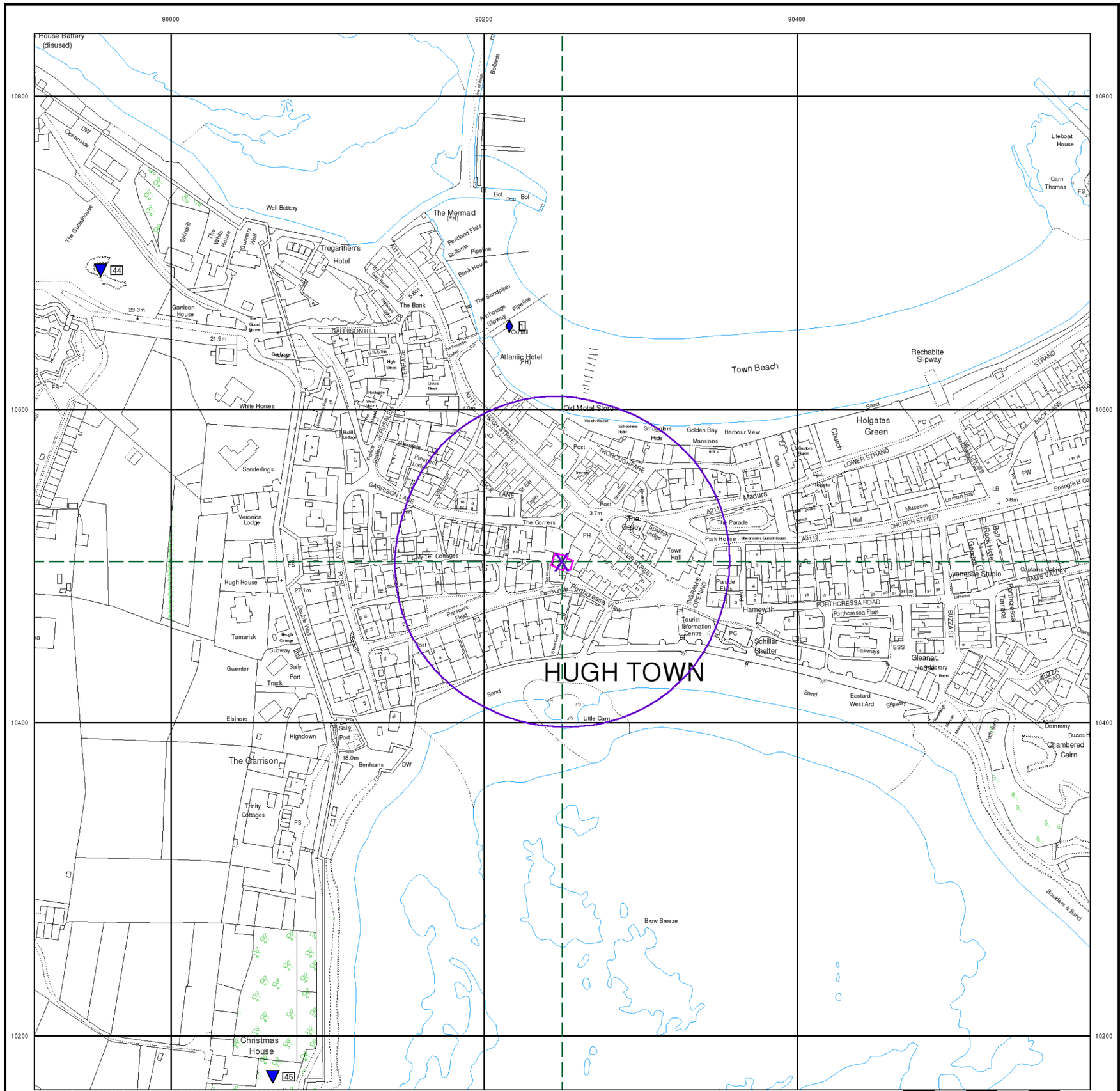


Map Scale: 1:210
Page Size: 210 x 297 mm
Drawn By: Landmark Geodata
Commercial In Confidence

Radon Information Map

Order Number: 351887614
Date: 12/08/2024

Landmark Geodata



Pell Frischmann

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

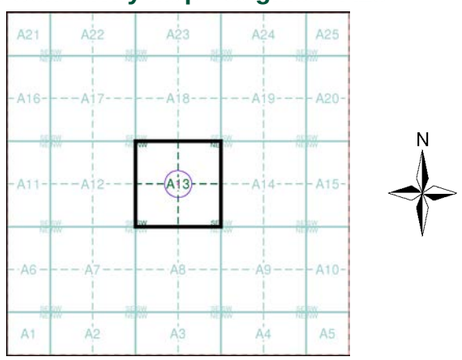
Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Geological

- BGS Recorded Mineral Site

Site Sensitivity Map - Segment A13



Order Details

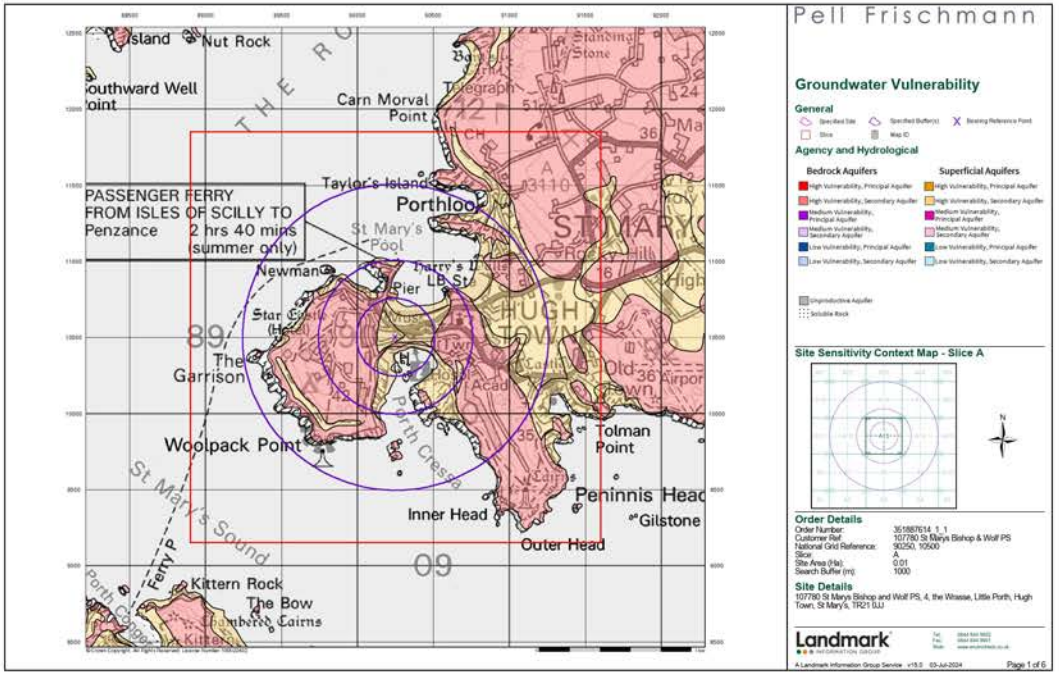
Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Plot Buffer (m):	100

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP

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



Pell Frischmann

Groundwater Vulnerability

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Bedrock Aquifers	Superficial Aquifers
High Vulnerability, Principal Aquifer	High Vulnerability, Principal Aquifer
High Vulnerability, Secondary Aquifer	High Vulnerability, Secondary Aquifer
Medium Vulnerability, Principal Aquifer	Medium Vulnerability, Principal Aquifer
Medium Vulnerability, Secondary Aquifer	Medium Vulnerability, Secondary Aquifer
Low Vulnerability, Principal Aquifer	Low Vulnerability, Principal Aquifer
Low Vulnerability, Secondary Aquifer	Low Vulnerability, Secondary Aquifer
Unproductive Aquifer	
Soluble Rock	

Site Sensitivity Context Map - Slice A

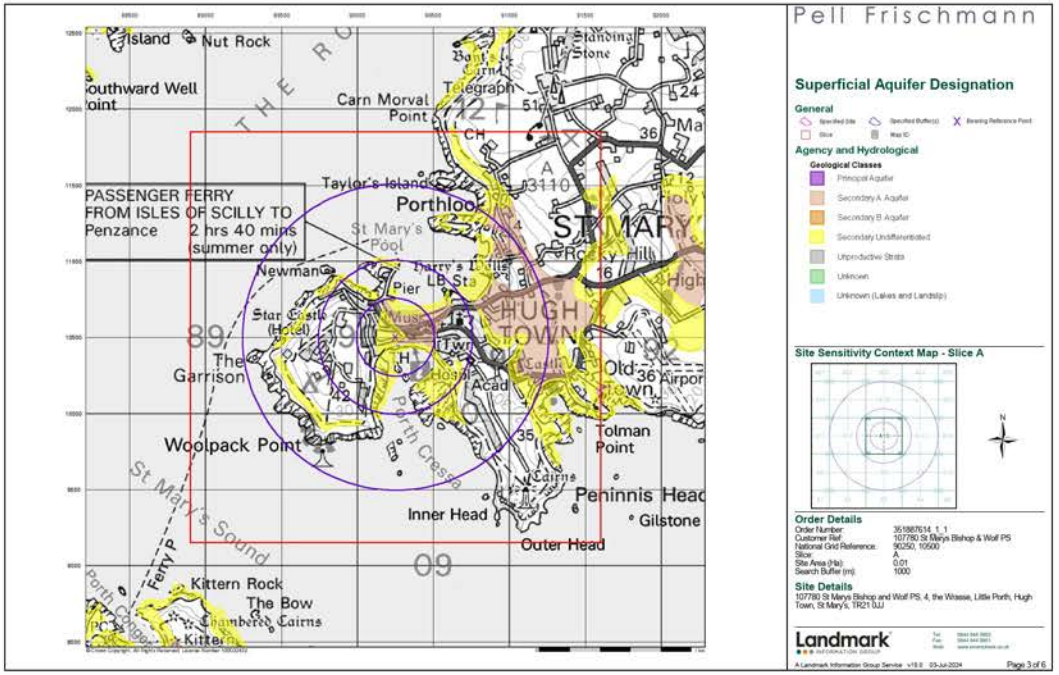
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP



Pell Frischmann

Superficial Aquifer Designation

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

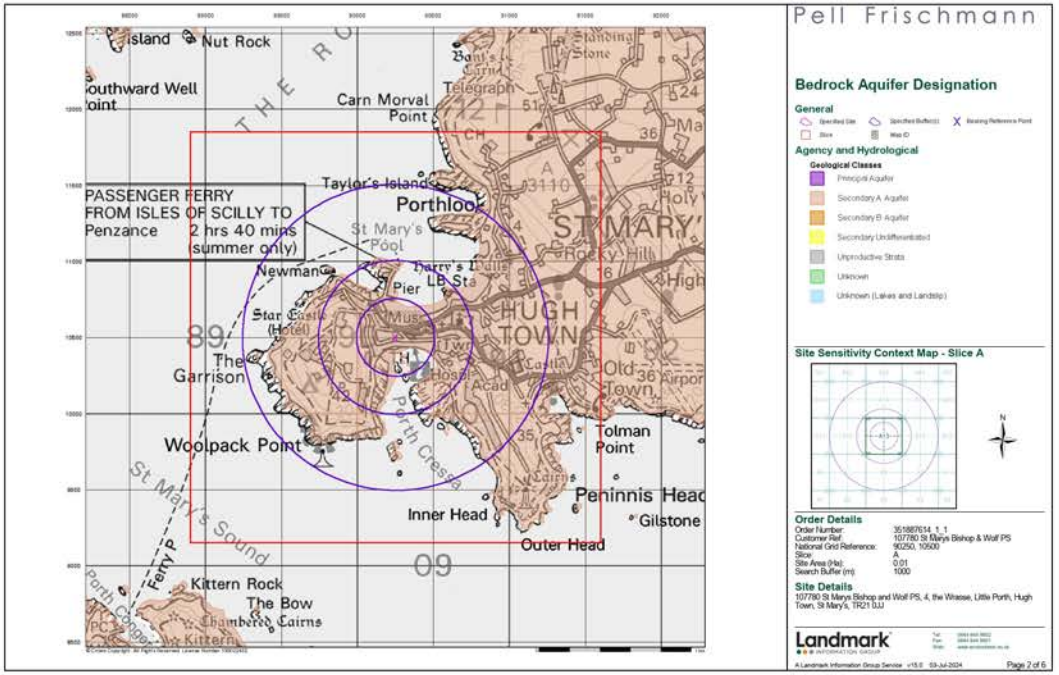
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP



Pell Frischmann

Bedrock Aquifer Designation

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

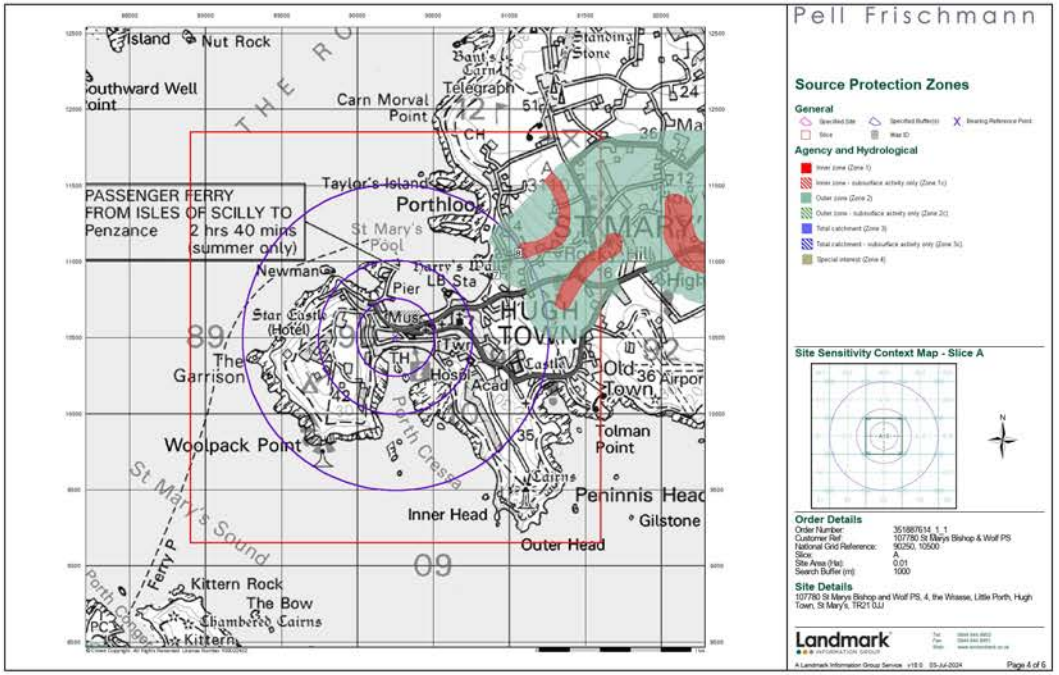
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP



Pell Frischmann

Source Protection Zones

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A

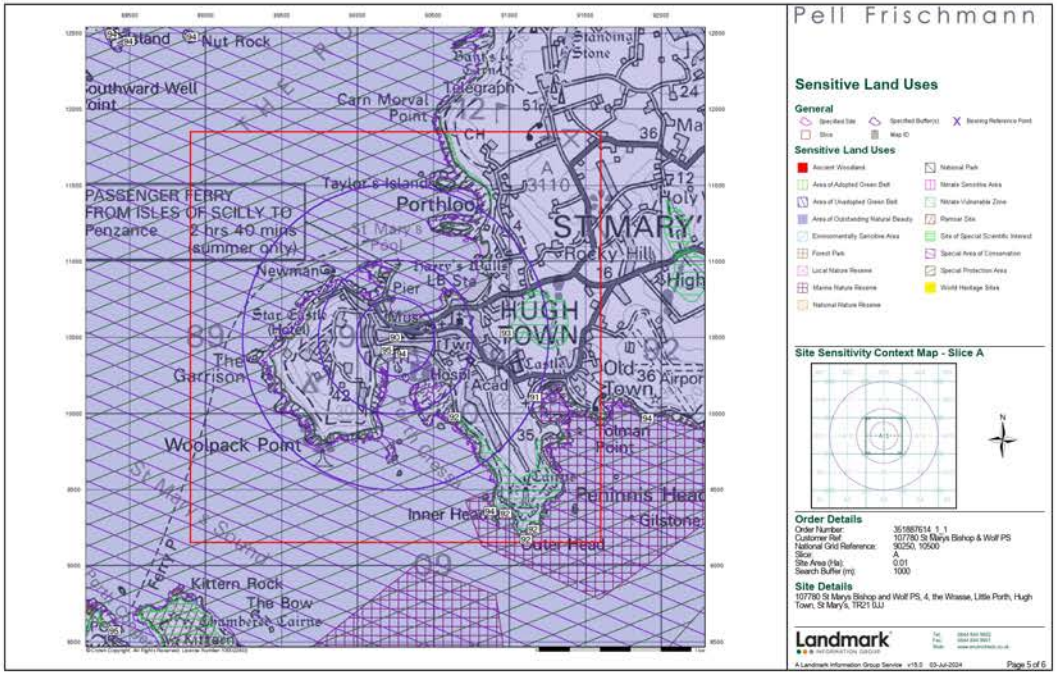
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP



Pell Frischmann

Sensitive Land Uses

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate-Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A

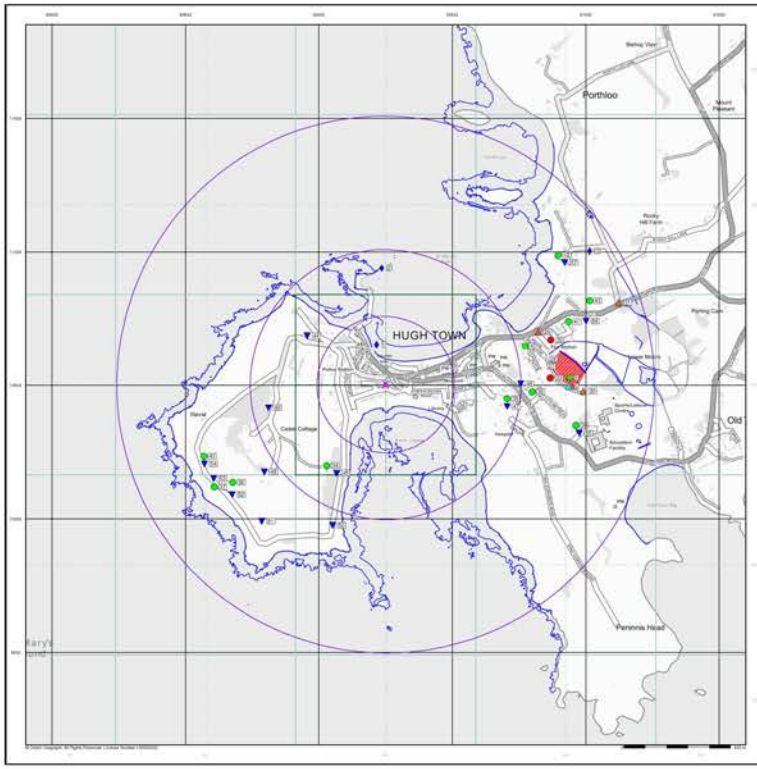
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP



Pell Frischmann

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | General Type at Location | Map ID

Agency and Hydrological

Consented Land Register Entry or Notice Location | Consented Land Register Entry or Notice | Discharge Consent | Enforcement or Prohibition Notice | Integrated Pollution Control | Integrated Pollution Prevention Control | Local Authority Integrated Pollution Prevention and Control | Local Authority Pollution Prevention and Control | Local Authority Pollution Prevention and Control/Environment | Pollution Incident to Controlled Waters | Prosecution Relating to Authorised Processes | Prosecution Relating to Controlled Waters | Registered Radioactive Substance | River Network or Water Feature | River Quality Sampling Point | Substance Release Pollution Incident Register | Water Abstraction | Water Industry Act Referral

Hazardous Substances

COMAH Site | Explosive Site | NIHHS Site | Planning Hazardous Substance Consent | Planning Hazardous Substance Enforcement

Geological

BGS Recorded Mineral Site

Waste

BGS Recorded Landfill Site (Location) | BGS Recorded Landfill Site | EA Historic Landfill (Buffered Area) | EA Historic Landfill (Region) | Historic Landfill Boundary Control Registered Waste Site | Licensed Waste Management Facility (Landfill Boundary) | Licensed Waste Management Facility (Location) | Local Authority Recorded Landfill Site (Location) | Local Authority Recorded Landfill Site | Potentially Infilled Land (Non-water) | Potentially Infilled Land (Non-water) | Potentially Infilled Land (Water) | Potentially Infilled Land (Water) | Registered Landfill Site | Registered Landfill Site (Location) | Registered Landfill Site (Not Active) | Registered Landfill Site (Not Active) | Registered Waste Transfer Site (Location) | Registered Waste Transfer Site | Registered Waste Treatment or Disposal Site (Location) | Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Slice A

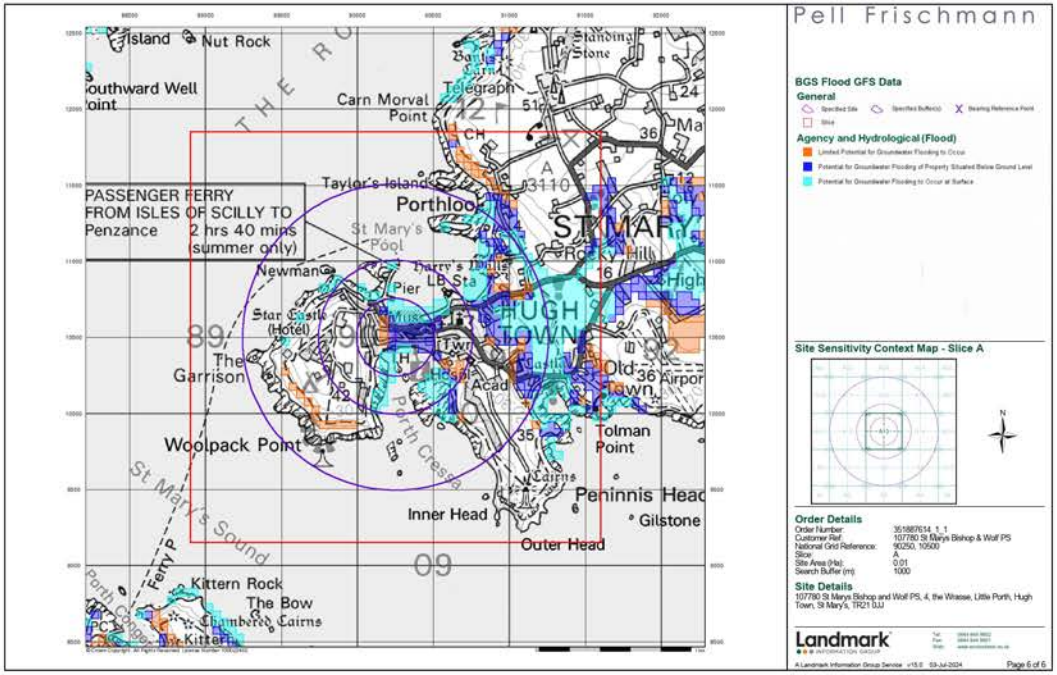
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP



Pell Frischmann

BGS Flood GFS Data

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A

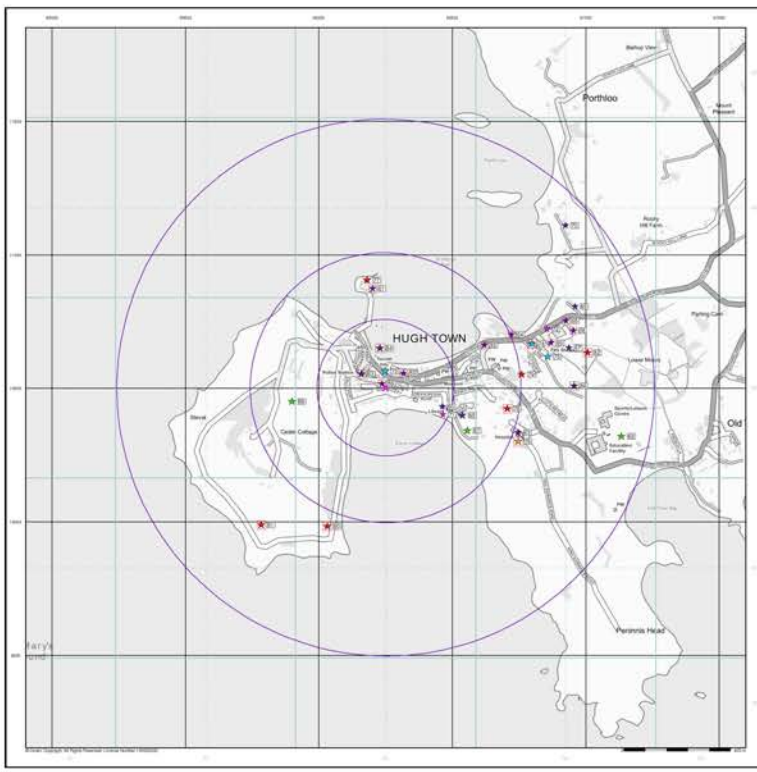
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP



Pell Frischmann

Industrial Land Use Map

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Industrial Land Use

Contemporary Trade Directory Entry | Fuel Station Entry | Gas Pipeline | Points of Interest - Commercial Services | Points of Interest - Education and Health | Points of Interest - Manufacturing and Production | Points of Interest - Public Infrastructure | Points of Interest - Recreational and Environmental | Underground Electrical Cables

Industrial Land Use Map - Slice A

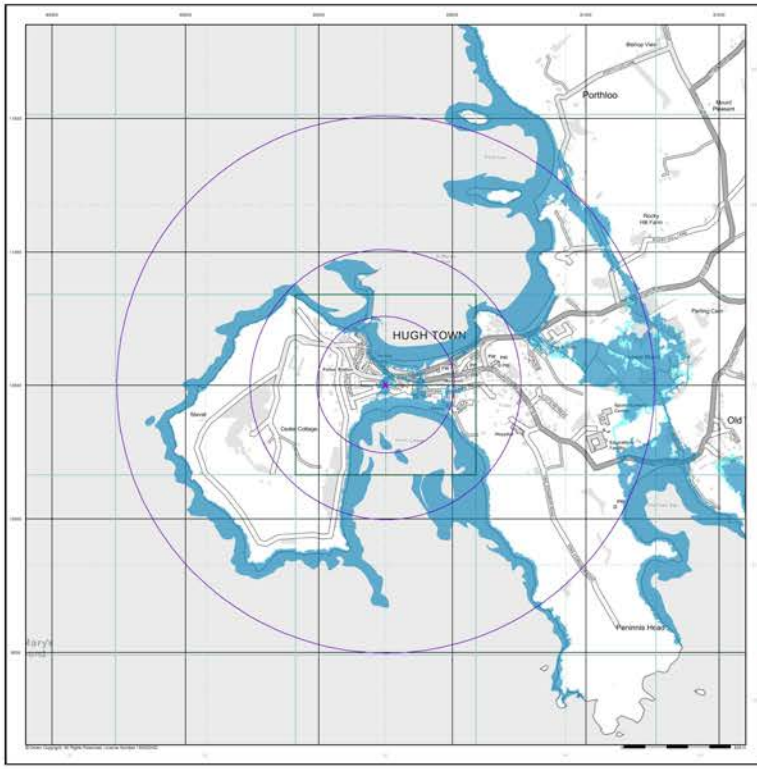
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP

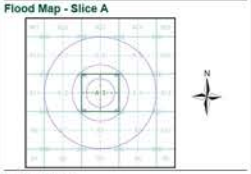


Pell Frischmann

General
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A

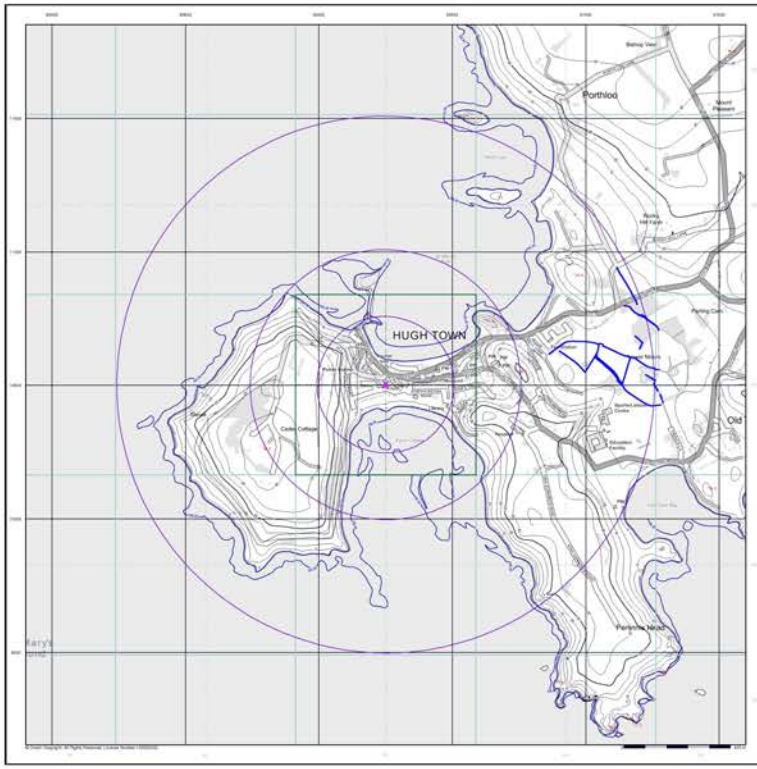


Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ



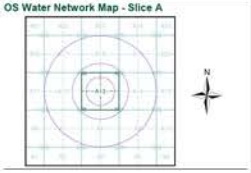
Pell Frischmann

General
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

OS Water Network Data
- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea

Contours (height in meters)
- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

OS Water Network Map - Slice A

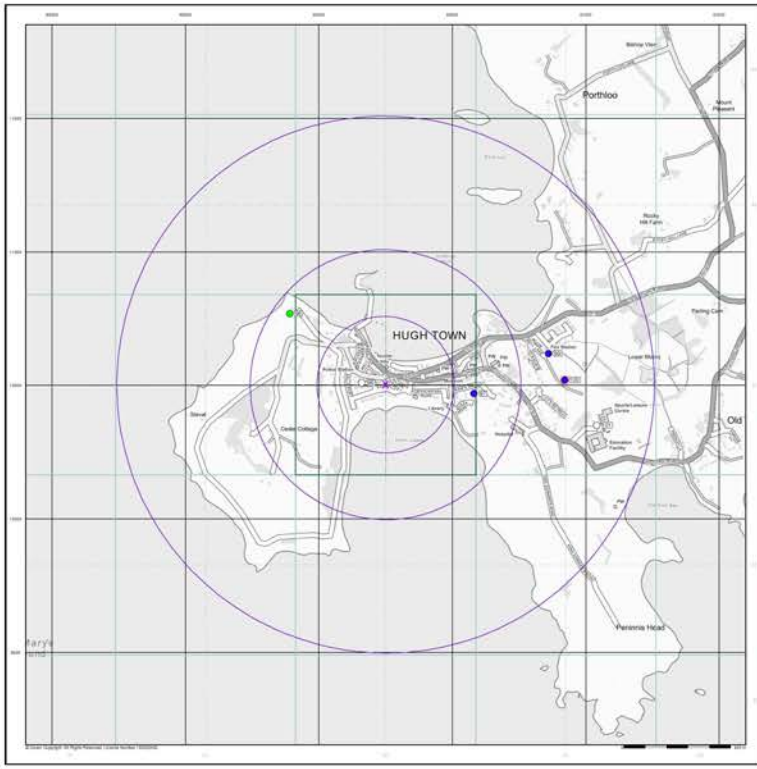


Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ



Pell Frischmann

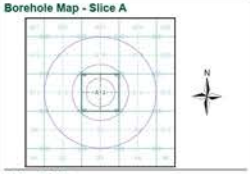
General
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- General Type of Location

Agency and Hydrological (Boreholes)
- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

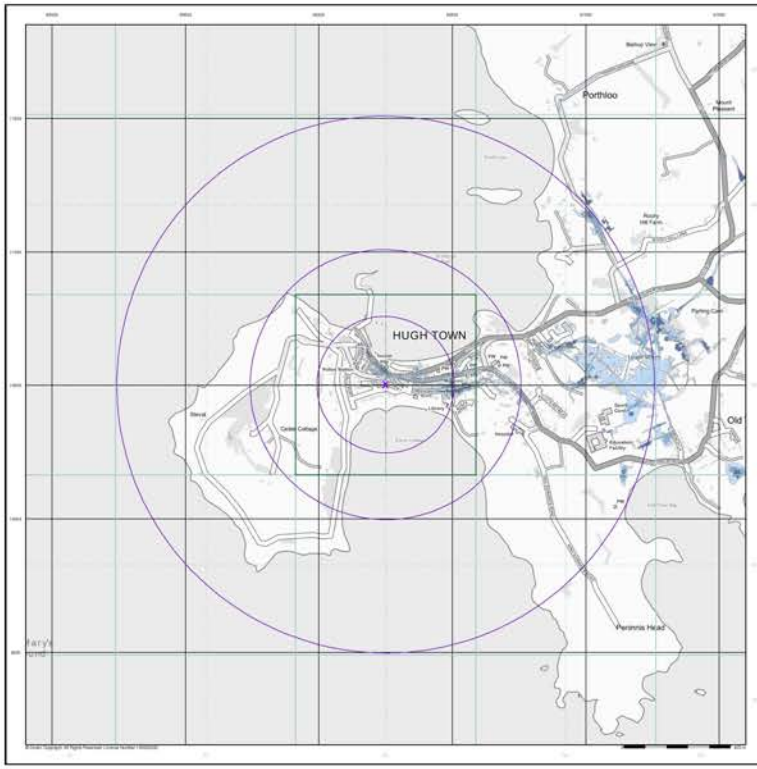


Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ



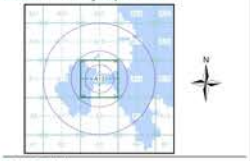
Pell Frischmann

General
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Risk of Flooding from Surface Water
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability
See the suitability map below
- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Pell Frischmann

Historical Land Use Information (1:2,500)

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID
Several of Type at Location

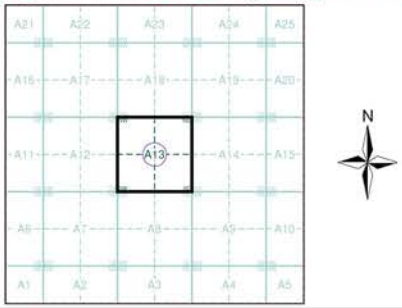
Potentially Contaminative Industrial Uses (Extractive Industries Activity)

	Point	Line	Polygon
Extractive Industries Activity from 1855 - 1909	▲	—	▭
Extractive Industries Activity from 1893 - 1915	▲	—	▭
Extractive Industries Activity from 1906 - 1937	▲	—	▭
Extractive Industries Activity from 1924 - 1949	▲	—	▭
Extractive Industries Activity from 1950 - 1980	▲	—	▭

Subterranean Features

	Point	Line	Polygon
Subterranean Features	▼	---	▭

Mining and Ground Stability - Segment A13



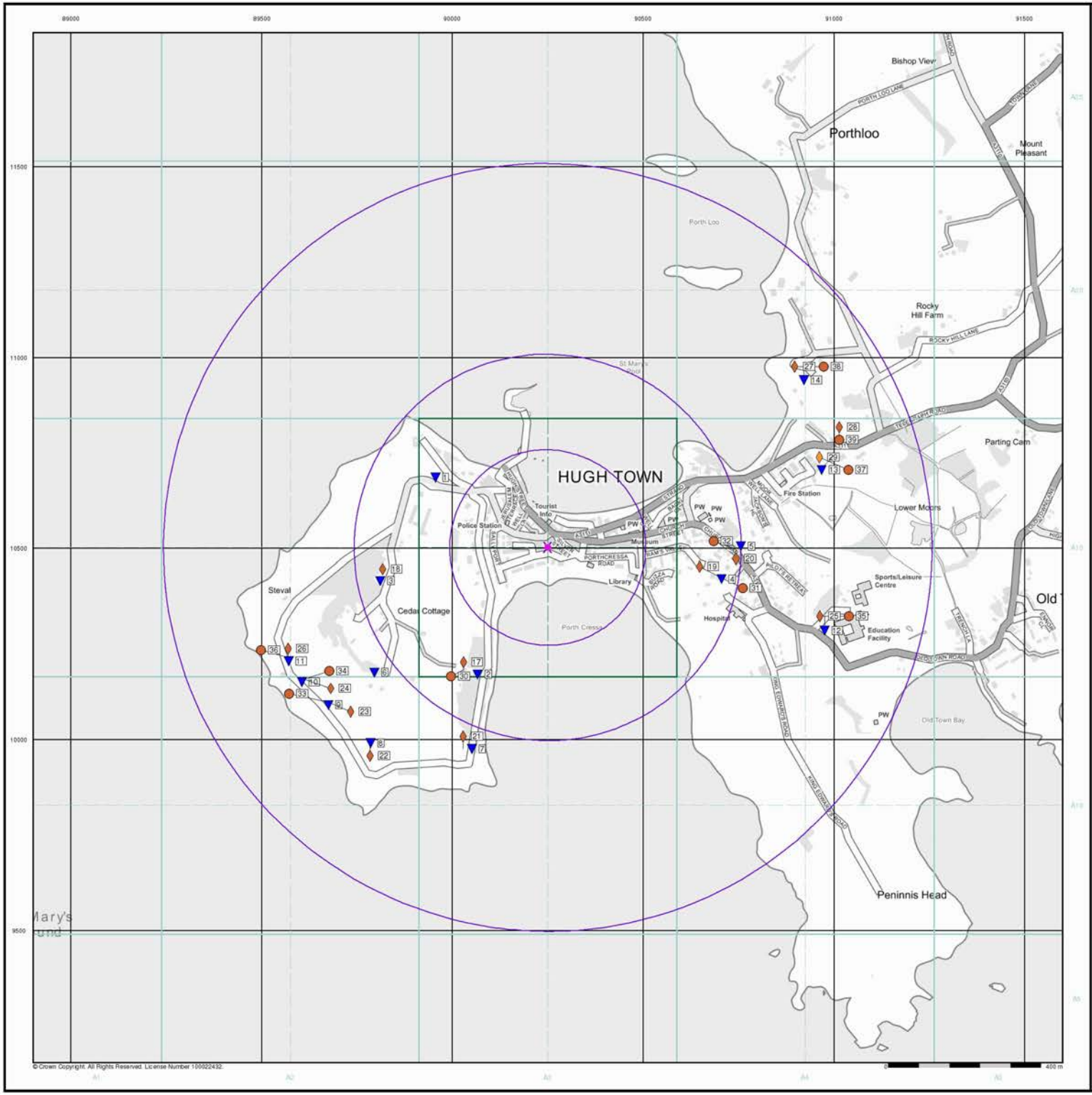
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Plot Buffer (m):	100

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

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



Pell Frischmann

Historical Land Use Information (1:10,000)

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID

Several of Type at Location

Potentially Contaminative Industrial Uses (Past Land Uses - Mining)

	Point	Line	Polygon
Air Shafts	◆	—	▨
Disturbed Ground	◆	—	▨
General Quarrying	◆	—	▨
Heap, unknown constituents	◆	—	▨
Mineral Railway	◆	—	▨
Mining and Quarrying General	◆	—	▨
Mining of Coal & Lignite	◆	—	▨
Quarrying of Sand and Clay, Operation of Sand and Gravel Pits	◆	—	▨

Historical Land Use

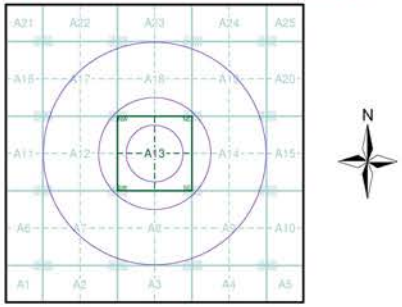
	Point	Line	Polygon
Potentially Infilled Land (Non-Water)	●	- - -	▨
Potentially Infilled Land (Water)	●	- - -	▨
Former Marsh	✠		

Mining Data

Potential Mining Area

BGS Recorded Mineral Site

Mining and Ground Stability - Slice A



Order Details

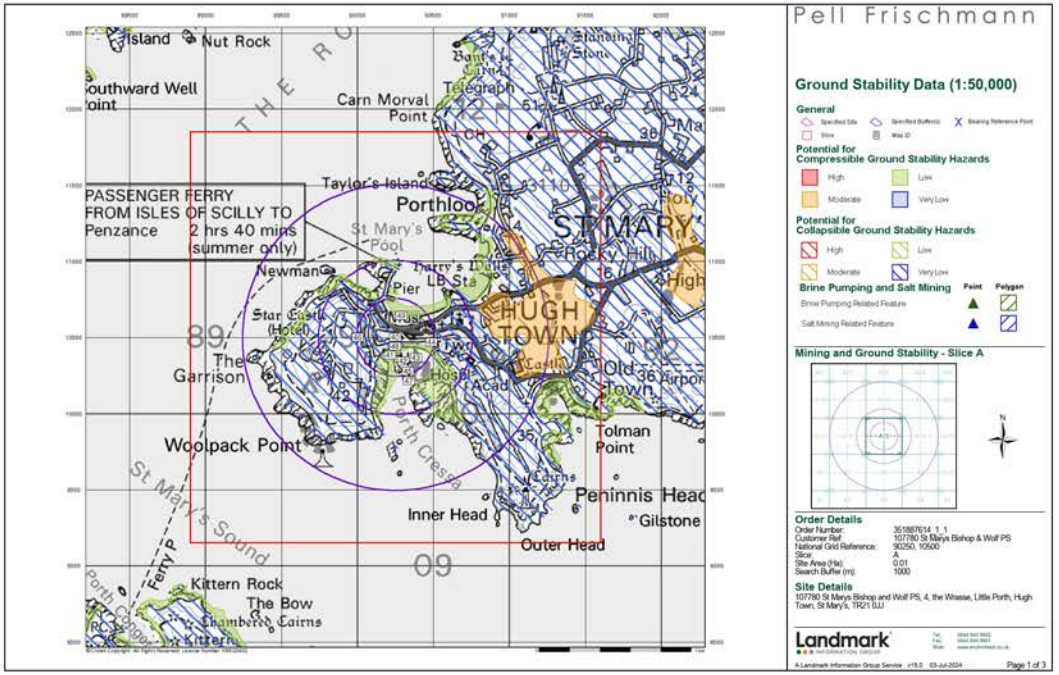
Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP

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



Pell Frischmann

Ground Stability Data (1:50,000)

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Potential for Compressible Ground Stability Hazards

High | Low | Moderate | Very Low

Potential for Collapsible Ground Stability Hazards

High | Low | Moderate | Very Low

Brine Pumping and Salt Mining

	Point	Polygon
Brine Pumping Related Feature	▲	
Salt Mining Related Feature	▲	

Mining and Ground Stability - Slice A

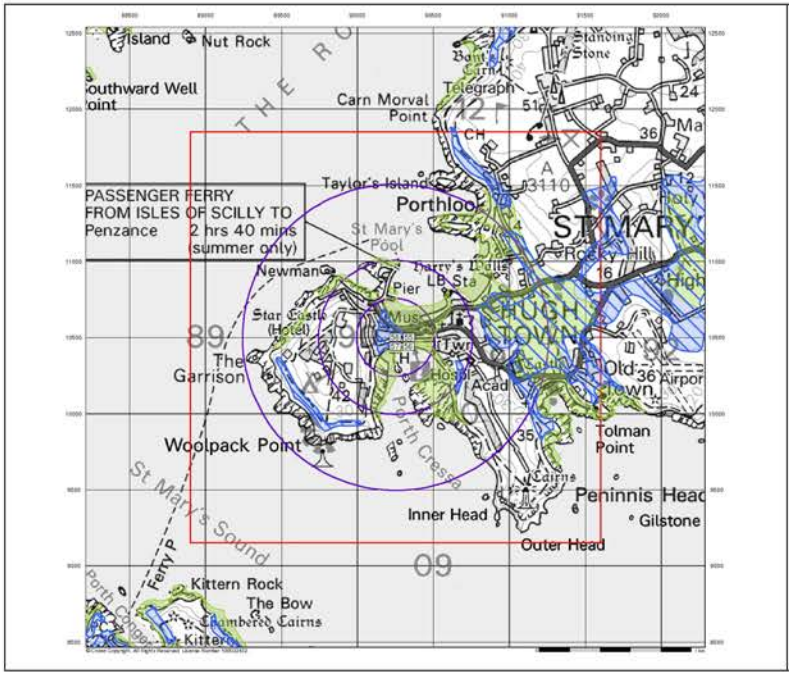
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP



Pell Frischmann

Ground Stability Data (1:50,000)

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Potential for Running Sand Ground Stability Hazards

High | Low | Moderate | Very Low

Potential for Shrinking or Swelling Clay Ground Stability Hazards

High | Low | Moderate | Very Low

Mining and Ground Stability - Slice A

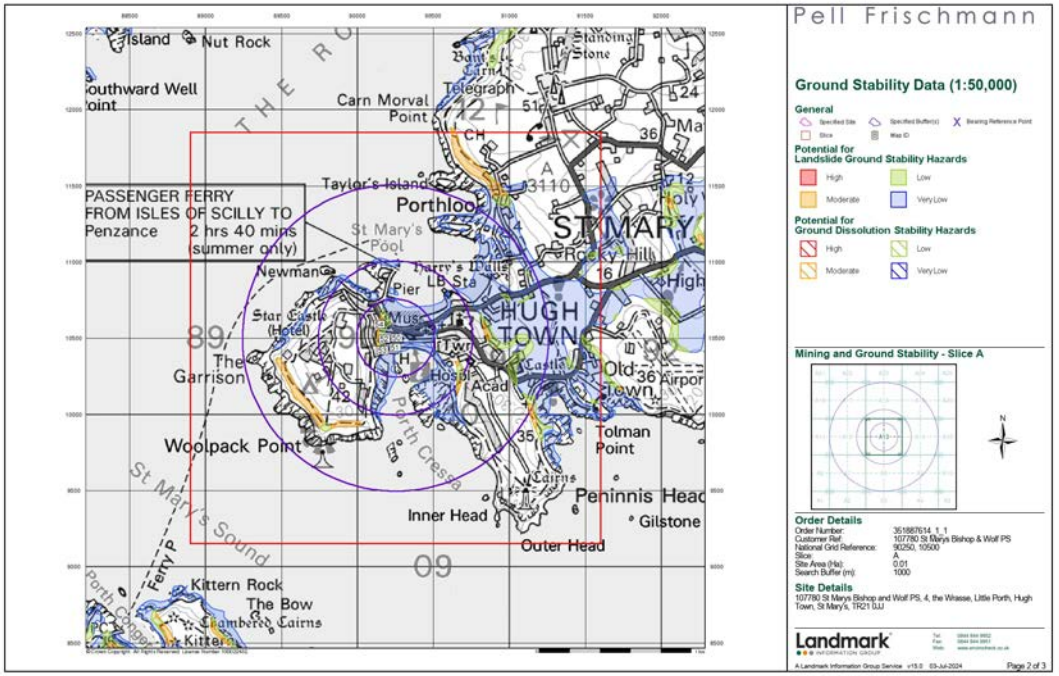
Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP



Pell Frischmann

Ground Stability Data (1:50,000)

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Potential for Landslide Ground Stability Hazards

High | Low | Moderate | Very Low

Potential for Ground Dissolution Stability Hazards

High | Low | Moderate | Very Low

Mining and Ground Stability - Slice A

Order Details

Order Number:	351887614_1_1
Customer Ref:	107780 St Marys Bishop & Wolf PS
National Grid Reference:	90250, 10500
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

107780 St Marys Bishop and Wolf PS, 4, the Wrasse, Little Porth, Hugh Town, St Mary's, TR21 0JJ

Landmark INFORMATION GROUP

Envirocheck® Report:

Datasheet

Order Details:

Order Number:
361887814_1_1

Customer Reference:
107780 St Marys Bishop & Wolf PS

National Grid Reference:
90250, 10500

Slice:
A

Site Area (Ha):
0.01

Search Buffer (m):
1000

Site Details:

107780 St Marys Bishop and Wolf PS
4, the Wrasse, Little Porth
Hugh Town
St Mary's
TR21 0JJ

Client Details:

Mrs A Boucher
Pell Frischmann
Burrator House
Peninsula Park
Rydon Lane
Exeter
Devon
EX2 7NT

Landmark

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 13	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry					
BGS Recorded Mineral Sites	pg 13			3	4
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 15	Yes	Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 16		Yes	n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 16	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 17	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 18	Yes		n/a	n/a
Radon Potential - Radon Affected Areas	pg 18	Yes	n/a	n/a	n/a
Radon Potential - Radon Protection Measures	pg 18	Yes	n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 19		8	4	20
Fuel Station Entries	pg 21		1		1
Points of Interest - Commercial Services	pg 21		1		3
Points of Interest - Education and Health	pg 22				3
Points of Interest - Manufacturing and Production	pg 22			3	7
Points of Interest - Public Infrastructure	pg 23		8		2
Points of Interest - Recreational and Environmental	pg 23			2	1
Gas Pipelines					
Underground Electrical Cables					

Contents

Report Version v53.0

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty	pg 25	1			
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves	pg 25				1
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest	pg 25				2
Special Areas of Conservation	pg 25		1		
Special Protection Areas	pg 25		1		
World Heritage Sites					

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 2		1	1	1
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control	pg 2				8
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 5				1
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 5		Yes		
Pollution Incidents to Controlled Waters					
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 5				(*5)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 6	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 6	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 6	Yes	n/a	n/a	n/a
Source Protection Zones	pg 6				3
Extreme Flooding from Rivers or Sea without Defences	pg 6	Yes	Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 7	Yes	Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 7				19

Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites	pg 10				1
Historical Landfill Sites	pg 10				1
Integrated Pollution Control Registered Waste Sites	pg 10				4
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 11				2
Local Authority Landfill Coverage	pg 11	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 11			3	7
Potentially Infilled Land (Water)					
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Agency & Hydrological

Agency & Hydrological

Agency & Hydrological

Agency & Hydrological

Agency & Hydrological

Agency & Hydrological

Agency & Hydrological

Agency & Hydrological

Agency & Hydrological

Waste

Waste

[illegible]

Waste

[illegible]

Geological

[illegible]

Geological

[illegible]

Geological

[illegible]

Geological

[illegible]

Geological

[illegible]

Geological

[illegible]

Industrial Land Use

[illegible]

Industrial Land Use

[illegible]

Industrial Land Use

[illegible]

Industrial Land Use

[illegible]

Industrial Land Use

[illegible]

Industrial Land Use

[illegible]

Sensitive Land Use

[illegible]

Data Currency

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Environment Agency - Head Office	November 2023	Annually
Isles of Scilly Council - Environmental Health Department	October 2017	Annual Rolling Update
Discharge Consents		
Environment Agency - South West Region	April 2024	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - South West Region	March 2013	
Integrated Pollution Controls		
Environment Agency - South West Region	January 2009	
Integrated Pollution Prevention And Control		
Environment Agency - South West Region	October 2023	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Isles of Scilly Council - Environmental Health Department	March 2015	Variable
Local Authority Pollution Prevention and Controls		
Isles of Scilly Council - Environmental Health Department	March 2015	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
Isles of Scilly Council - Environmental Health Department	March 2015	Variable
Nearest Surface Water Feature		
Ordnance Survey	April 2024	
Pollution Incidents to Controlled Waters		
Environment Agency - South West Region	September 1999	
Prosecutions Relating to Authorised Processes		
Environment Agency - South West Region	July 2015	
Prosecutions Relating to Controlled Waters		
Environment Agency - South West Region	March 2013	
Registered Radioactive Substances		
Environment Agency - South West Region	May 2023	As notified
Environment Agency - Head Office	May 2023	Quarterly
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	April 2012	
Substantiated Pollution Incident Register		
Environment Agency - South West Region - Devon and Cornwall Area	April 2024	Quarterly
Water Abstractions		
Environment Agency - South West Region	April 2024	Quarterly
Water Industry Act Referrals		
Environment Agency - South West Region	October 2017	
Groundwater Vulnerability Map		
Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations		
Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations		
Environment Agency - Head Office	January 2018	As notified
Source Protection Zones		
Environment Agency - Head Office	September 2023	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences		
Environment Agency - Head Office	December 2023	Quarterly

Data Currency

Agency & Hydrological	Version	Update Cycle
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	
Flood Water Storage Areas Environment Agency - Head Office	January 2024	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	April 2024	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2018	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	May 2024	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - South West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - South West Region - Devon and Cornwall Area	May 2024	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - South West Region - Devon and Cornwall Area	January 2023	Quarterly
Local Authority Landfill Coverage Isles of Scilly Council	February 2003	Not Applicable
Local Authority Recorded Landfill Sites Isles of Scilly Council	October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
Registered Landfill Sites Environment Agency - South West Region - Devon and Cornwall Area	March 2009	Not Applicable
Registered Waste Transfer Sites Environment Agency - South West Region - Devon and Cornwall Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - South West Region - Devon and Cornwall Area	June 2010	

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Data Currency

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	January 2024	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Isles of Scilly Council	May 2023	Variable
Planning Hazardous Substance Consents Isles of Scilly Council	May 2023	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	January 2024	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	October 2023	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	October 2023	Annually

Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	**Isles of Scilly Council - Environmental Health Department** Town Hall, St Marys, Isles Of Scilly, TR21 0LW	Telephone: 01720 422537 Fax: 01720 422202 Website: www.scilly.gov.uk
4	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
6	**Isles of Scilly Council** Town Hall, St Marys, Isles of Scilly, TR21 0LW	Telephone: 01720 422537 Fax: 01720 422202 Website: www.scilly.gov.uk
7	**PointX** 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
8	**Natural England** County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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

Data Currency

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	April 2024	Quarterly
Fuel Station Entries Catalist Ltd - Experian	February 2024	Quarterly
Gas Pipelines National Grid	October 2021	Bi-Annually
Points of Interest - Commercial Services PointX	June 2024	Quarterly
Points of Interest - Education and Health PointX	June 2024	Quarterly
Points of Interest - Manufacturing and Production PointX	June 2024	Quarterly
Points of Interest - Public Infrastructure PointX	June 2024	Quarterly
Points of Interest - Recreational and Environmental PointX	June 2024	Quarterly
Underground Electrical Cables National Grid	January 2024	Bi-Annually

Data Currency

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	April 2024	Bi-Annually
Areas of Adopted Green Belt Isles of Scilly Council - Planning Department	February 2024	Quarterly
Areas of Unadopted Green Belt Isles of Scilly Council - Planning Department	February 2024	Quarterly
Areas of Outstanding Natural Beauty Natural England	May 2024	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2022	Not Applicable
Local Nature Reserves Natural England	February 2024	Bi-Annually
Marine Nature Reserves Natural England	February 2024	Bi-Annually
National Nature Reserves Natural England	February 2024	Bi-Annually
National Parks Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2018 April 2024	Bi-Annually
Ramsar Sites Natural England	February 2024	Bi-Annually
Sites of Special Scientific Interest Natural England	April 2024	Bi-Annually
Special Areas of Conservation Natural England	April 2024	Bi-Annually
Special Protection Areas Natural England	April 2024	Bi-Annually