

320110



Reported on:
11-Mar-2010

Client: Envirolab
Folder No: 001265269
Comments: 10/00645/9 - WS2 @ 2.50-3.00m
Quote No: 5664

Project: Subcontracted Analysis Soil
Sampled on: 3-Mar-10 @ (Time not supplied)

Matrix: Soil

Analyte	Result	Units	MRV	Accred	Lab ID	Testcode
Pentachlorophenol : Dry Wt	<2470	ug/kg	1000	MCertS	LE	964
1,2,4-Trichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,2-Dichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,2-Dinitrobenzene : Dry Wt	<100	ug/kg	100	MCertS	LE	922
1,3-Dichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,3-Dinitrobenzene : Dry Wt	<30.0	ug/kg	30	MCertS	LE	922
1,4-Dichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,4-Dinitrobenzene : Dry Wt	<40.0	ug/kg	40	MCertS	LE	922
1-Methylnaphthalene : Dry Wt	400	ug/kg	40	UKAS	LE	922
2,3,4,6-Tetrachlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,3,5,6-Tetrachlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,4,5-Trichlorophenol : Dry Wt	<20.0	ug/kg	20	UKAS	LE	922
2,4,6-Trichlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,4-Dichlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,4-Dimethylphenol : Dry Wt {2,4-Xylenol}	<30.0	ug/kg	30	UKAS	LE	922
2,4-Dinitrotoluene : Dry Wt	<40.0	ug/kg	40	MCertS	LE	922
2,6-Dinitrotoluene : Dry Wt	<40.0	ug/kg	40	MCertS	LE	922
2-Chloronaphthalene : Dry Wt	<40.0	ug/kg	40	UKAS	LE	922
2-Chlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2-Methylnaphthalene : Dry Wt	500	ug/kg	50	UKAS	LE	922
2-Methylphenol : Dry Wt {o-Cresol}	<30.0	ug/kg	30	UKAS	LE	922
2-Nitroaniline : Dry Wt	<20.0	ug/kg	20	MCertS	LE	922
2-Nitrophenol : Dry Wt	<30.0	ug/kg	30	MCertS	LE	922
3+4 Nitroaniline : Dry Wt	<90.0	ug/kg	90	MCertS	LE	922
3- + 4-Methylphenol : Dry Wt	<90.0	ug/kg	90	None	LE	922
4-Bromophenylphenylether : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
4-Chloro-3-methylphenol : Dry Wt {p-chloro-m-cresol}	<30.0	ug/kg	30	UKAS	LE	922
4-Chloroaniline : Dry Wt	300	ug/kg	40	UKAS	LE	922
4-Chlorophenylphenylether : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Acenaphthene : Dry Wt	70.0	ug/kg	50	UKAS	LE	922
Acenaphthylene : Dry Wt	<50.0	ug/kg	50	UKAS	LE	922
Anthracene : Dry Wt	90.0	ug/kg	30	UKAS	LE	922
Azobenzene : Dry Wt	<30.0	ug/kg	30	MCertS	LE	922
Benzo(a)anthracene : Dry Wt	800	ug/kg	60	UKAS	LE	922
Benzo(a)pyrene : Dry Wt	400	ug/kg	70	UKAS	LE	922
Benzo(b)fluoranthene : Dry Wt	700	ug/kg	80	UKAS	LE	922
Benzo(ghi)perylene : Dry Wt	400	ug/kg	80	UKAS	LE	922
Benzo(k)fluoranthene : Dry Wt	200	ug/kg	50	UKAS	LE	922
Benzyl Alcohol : Dry Wt	<40.0	ug/kg	40	UKAS	LE	922
Benzyl butyl phthalate : Dry Wt	<50.0	ug/kg	50	MCertS	LE	922
Bis(2-chloroethyl)ether : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Bis(2-chloroethoxy)methane : Dry Wt	<40.0	ug/kg	40	UKAS	LE	922

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ENVIRONMENT
AGENCY

320110



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11-Mar-2010

Bis(2-chloroisopropyl) ether : Dry Wt	<60.0	ug/kg	60	UKAS	LE	922
Bis(2-ethylhexyl)adipate : Dry Wt	<70.0	ug/kg	70	UKAS	LE	922
Bis(2-ethylhexyl)phthalate : Dry Wt	<70.0	ug/kg	70	MCertS	LE	922
Carbazole : Dry Wt	<40.0	ug/kg	40	UKAS	LE	922
Chrysene : Dry Wt	800	ug/kg	80	UKAS	LE	922
Dibenzo(ah)anthracene : Dry Wt	<100	ug/kg	100	UKAS	LE	922
Dibenzofuran : Dry Wt	200	ug/kg	50	UKAS	LE	922
Diethylphthalate : Dry Wt	<20.0	ug/kg	20	MCertS	LE	922
Dimethylphthalate : Dry Wt	<30.0	ug/kg	30	MCertS	LE	922
Di-n-butylphthalate : Dry Wt	<90.0	ug/kg	90	MCertS	LE	922
Di-n-octylphthalate : Dry Wt	<70.0	ug/kg	70	MCertS	LE	922
Diphenylamine : Dry Wt	<20.0	ug/kg	20	UKAS	LE	922
Fluoranthene : Dry Wt	2000	ug/kg	80	UKAS	LE	922
Fluorene : Dry Wt	100	ug/kg	60	UKAS	LE	922
Hexachlorobenzene : Dry Wt	<20.0	ug/kg	20	UKAS	LE	922
Hexachloroethane : Dry Wt	<60.0	ug/kg	60	UKAS	LE	922
Hexachloro13butadiene : Dry Wt	<20.0	ug/kg	20	MCertS	LE	922
Hexachlorocyclopentadiene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Indeno(1,2,3cd)pyrene : Dry Wt	200	ug/kg	50	UKAS	LE	922
Isophorone : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Naphthalene : Dry Wt	300	ug/kg	50	UKAS	LE	922
Nitrobenzene : Dry Wt	<50.0	ug/kg	50	MCertS	LE	922
nNitrosodi-n-propylamine : Dry Wt	<60.0	ug/kg	60	UKAS	LE	922
Phenanthrene : Dry Wt	1000	ug/kg	50	UKAS	LE	922
Phenol : Dry Wt	100	ug/kg	30	UKAS	LE	922
Pyrene : Dry Wt	2000	ug/kg	70	UKAS	LE	922
Dry Solids @ 30°C	79.1	%	0.5	None	LE	1130
Accreditation Assessment	3	No	1	None	LE	924
Sample Preparation	Report	Text		None	LE	924

Folder Number:1265269

The sample was received in a 60ml glass jar and a 250ml glass jar weighing approx 519g in total
The sample appeared to be a dark grey hard clay

95.21g of the sample was taken for drying at <30degC which gave 76.46g of dried sample(weights include tray weight)

The sample was sieved to <10mm before being crushed using a jaw crusher.

No waste was discarded after sieving at 10mm

The sample was received unpreserved

All parameters are determined on the air-dried (<30degC) portion except those requiring a wet sample fraction where as received (wet) sample was used

Dry Weight (DW) results are reported as determined at <30degC



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Reported on:
11-Mar-2010

Client: Envirolab
Folder No: 001265270
Comments: 10/00645/17 - WS7 @ 0 50-1 00m
Quote No: 5664

Project: Subcontracted Analysis Soil
Sampled on: 3-Mar-10 @ (Time not supplied)

Matrix: Soil

Analyte	Result	Units	MRV	Accred	Lab ID	Testcode
Pentachlorophenol : Dry Wt	86200	ug/kg	1000	MCertS	LE	964
1 2 4-Trichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1 2-Dichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1 2-Dinitrobenzene : Dry Wt	<100	ug/kg	100	MCertS	LE	922
1,3-Dichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1,3-Dinitrobenzene : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
1,4-Dichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1 4-Dinitrobenzene : Dry Wt	<40 0	ug/kg	40	MCertS	LE	922
1-Methylnaphthalene : Dry Wt	900	ug/kg	40	UKAS	LE	922
2,3,4,6-Tetrachlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2 3 5,6-Tetrachlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2 4 5-Trichlorophenol : Dry Wt	<20 0	ug/kg	20	UKAS	LE	922
2,4,6-Trichlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2 4-Dichlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2 4-Dimethylphenol : Dry Wt {2,4-Xylenol }	<30 0	ug/kg	30	UKAS	LE	922
2,4-Dinitrotoluene : Dry Wt	<40 0	ug/kg	40	MCertS	LE	922
2 6-Dinitrotoluene : Dry Wt	<40 0	ug/kg	40	MCertS	LE	922
2-Chloronaphthalene : Dry Wt	<40 0	ug/kg	40	UKAS	LE	922
2-Chlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2-Methylnaphthalene : Dry Wt	1000	ug/kg	50	UKAS	LE	922
2-Methylphenol : Dry Wt {o-Cresol}	<30 0	ug/kg	30	UKAS	LE	922
2-Nitroaniline : Dry Wt	<20 0	ug/kg	20	MCertS	LE	922
2-Nitrophenol : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
3+4 Nitroaniline : Dry Wt	<90 0	ug/kg	90	MCertS	LE	922
3- + 4-Methylphenol : Dry Wt	200	ug/kg	90	None	LE	922
4-Bromophenylphenylether : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
4-Chloro-3-methylphenol : Dry Wt {p-chloro-m-cresol}	<30 0	ug/kg	30	UKAS	LE	922
4-Chloroaniline : Dry Wt	1000	ug/kg	40	UKAS	LE	922
4-Chlorophenylphenylether : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Acenaphthene : Dry Wt	3000	ug/kg	50	UKAS	LE	922
Acenaphthylene : Dry Wt	200	ug/kg	50	UKAS	LE	922
Anthracene : Dry Wt	8940	ug/kg	30	UKAS	LE	922
Azobenzene : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
Benzo(a)anthracene : Dry Wt	39200	ug/kg	60	UKAS	LE	922
Benzo(a)pyrene : Dry Wt	48000	ug/kg	70	UKAS	LE	922
Benzo(b)fluoranthene : Dry Wt	57700	ug/kg	80	UKAS	LE	922
Benzo(ghi)perylene : Dry Wt	24400	ug/kg	80	UKAS	LE	922
Benzo(k)fluoranthene : Dry Wt	16300	ug/kg	50	UKAS	LE	922
Benzyl Alcohol : Dry Wt	<40 0	ug/kg	40	UKAS	LE	922
Benzyl butyl phthalate : Dry Wt	<50 0	ug/kg	50	MCertS	LE	922
Bis(2-chloroethyl)ether : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Bis(2-chloroethoxy)methane : Dry Wt	<40 0	ug/kg	40	UKAS	LE	922



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11-Mar-2010

Bis(2-chloroisopropyl) ether : Dry Wt	<60.0	ug/kg	60	UKAS	LE	922
Bis(2-ethylhexyl)adipate : Dry Wt	<70.0	ug/kg	70	UKAS	LE	922
Bis(2-ethylhexyl)phthalate : Dry Wt	900	ug/kg	70	MCertS	LE	922
Carbazole : Dry Wt	2000	ug/kg	40	UKAS	LE	922
Chrysene : Dry Wt	38100	ug/kg	80	UKAS	LE	922
Dibenzo(ah)anthracene : Dry Wt	4900	ug/kg	100	UKAS	LE	922
Dibenzofuran : Dry Wt	1000	ug/kg	50	UKAS	LE	922
Diethylphthalate : Dry Wt	<20.0	ug/kg	20	MCertS	LE	922
Dimethylphthalate : Dry Wt	<30.0	ug/kg	30	MCertS	LE	922
Di-n-butylphthalate : Dry Wt	100	ug/kg	90	MCertS	LE	922
Di-n-octylphthalate : Dry Wt	<70.0	ug/kg	70	MCertS	LE	922
Diphenylamine : Dry Wt	<20.0	ug/kg	20	UKAS	LE	922
Fluoranthene : Dry Wt	44600	ug/kg	80	UKAS	LE	922
Fluorene : Dry Wt	2000	ug/kg	60	UKAS	LE	922
Hexachlorobenzene : Dry Wt	<20.0	ug/kg	20	UKAS	LE	922
Hexachloroethane : Dry Wt	<60.0	ug/kg	60	UKAS	LE	922
Hexachloro13butadiene : Dry Wt	<20.0	ug/kg	20	MCertS	LE	922
Hexachlorocyclopentadiene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Indeno(1,2,3cd)pyrene : Dry Wt	19800	ug/kg	50	UKAS	LE	922
Isophorone : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Naphthalene : Dry Wt	1000	ug/kg	50	UKAS	LE	922
Nitrobenzene : Dry Wt	<50.0	ug/kg	50	MCertS	LE	922
nNitrosodi-n-propylamine : Dry Wt	<60.0	ug/kg	60	UKAS	LE	922
Phenanthrene : Dry Wt	33500	ug/kg	50	UKAS	LE	922
Phenol : Dry Wt	200	ug/kg	30	UKAS	LE	922
Pyrene : Dry Wt	32800	ug/kg	70	UKAS	LE	922
Dry Solids @ 30°C	70.5	%	0.5	None	LE	1130
Accreditation Assessment	3	No	1	None	LE	924
Sample Preparation	Report	Text		None	LE	924

Folder Number:1265270

The sample was received in a 60ml glass jar and a 250ml glass jar weighing approx 511g in total

The sample appeared to be a dark brown, sticky, soft, gritty, sandy clay with stones present

78.76g of the sample was taken for drying at <30degC which gave 57.14g of dried sample(weights include tray weight)

The sample was sieved to <10mm before being crushed using a jaw crusher

No waste was discarded after sieving at 10mm

The sample was received unpreserved

All parameters are determined on the air-dried (<30degC) portion except those requiring a wet sample fraction where as received (wet) sample was used

Dry Weight (DW) results are reported as determined at <30degC



Client: Envirolab
Folder No: 001265271
Comments: 10/00645/19 - WS8 @ 0.10-0.40m
Quote No: 5664

Project: Subcontracted Analysis Soil
Sampled on: 3-Mar-10 @ (Time not supplied)

Matrix: Soil

Analyte	Result	Units	MRV	Accred	Lab ID	Testcode
Pentachlorophenol : Dry Wt	56600	ug/kg	1000	MCertS	LE	964
1,2,4-Trichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,2-Dichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,2-Dinitrobenzene : Dry Wt	<100	ug/kg	100	MCertS	LE	922
1,3-Dichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,3-Dinitrobenzene : Dry Wt	50.0	ug/kg	30	MCertS	LE	922
1,4-Dichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,4-Dinitrobenzene : Dry Wt	100	ug/kg	40	MCertS	LE	922
1-Methylnaphthalene : Dry Wt	200	ug/kg	40	UKAS	LE	922
2,3,4,6-Tetrachlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,3,5,6-Tetrachlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,4,5-Trichlorophenol : Dry Wt	<20.0	ug/kg	20	UKAS	LE	922
2,4,6-Trichlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,4-Dichlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,4-Dimethylphenol : Dry Wt {2,4-Xylenol}	<30.0	ug/kg	30	UKAS	LE	922
2,4-Dinitrotoluene : Dry Wt	<40.0	ug/kg	40	MCertS	LE	922
2,6-Dinitrotoluene : Dry Wt	<40.0	ug/kg	40	MCertS	LE	922
2-Chloronaphthalene : Dry Wt	<40.0	ug/kg	40	UKAS	LE	922
2-Chlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2-Methylnaphthalene : Dry Wt	300	ug/kg	50	UKAS	LE	922
2-Methylphenol : Dry Wt {o-Cresol}	<30.0	ug/kg	30	UKAS	LE	922
2-Nitroaniline : Dry Wt	<20.0	ug/kg	20	MCertS	LE	922
2-Nitrophenol : Dry Wt	<30.0	ug/kg	30	MCertS	LE	922
3+4 Nitroaniline : Dry Wt	<90.0	ug/kg	90	MCertS	LE	922
3- + 4-Methylphenol : Dry Wt	<90.0	ug/kg	90	None	LE	922
4-Bromophenylphenylether : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
4-Chloro-3-methylphenol : Dry Wt {p-chloro-m-cresol}	<30.0	ug/kg	30	UKAS	LE	922
4-Chloroaniline : Dry Wt	300	ug/kg	40	UKAS	LE	922
4-Chlorophenylphenylether : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Acenaphthene : Dry Wt	300	ug/kg	50	UKAS	LE	922
Acenaphthylene : Dry Wt	<50.0	ug/kg	50	UKAS	LE	922
Anthracene : Dry Wt	500	ug/kg	30	UKAS	LE	922
Azobenzene : Dry Wt	<30.0	ug/kg	30	MCertS	LE	922
Benzo(a)anthracene : Dry Wt	2000	ug/kg	60	UKAS	LE	922
Benzo(a)pyrene : Dry Wt	2000	ug/kg	70	UKAS	LE	922
Benzo(b)fluoranthene : Dry Wt	2000	ug/kg	80	UKAS	LE	922
Benzo(ghi)perylene : Dry Wt	900	ug/kg	80	UKAS	LE	922
Benzo(k)fluoranthene : Dry Wt	600	ug/kg	50	UKAS	LE	922
Benzyl Alcohol : Dry Wt	<40.0	ug/kg	40	UKAS	LE	922
Benzyl butyl phthalate : Dry Wt	<50.0	ug/kg	50	MCertS	LE	922
Bis(2-chloroethyl)ether : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Bis(2-chloroethoxy)methane : Dry Wt	<40.0	ug/kg	40	UKAS	LE	922

Bis(2-chloroisopropyl) ether : Dry Wt	<60 0	ug/kg	60	UKAS	LE	922
Bis(2-ethylhexyl)adipate : Dry Wt	200	ug/kg	70	UKAS	LE	922
Bis(2-ethylhexyl)phthalate : Dry Wt	90 0	ug/kg	70	MCertS	LE	922
Carbazole : Dry Wt	200	ug/kg	40	UKAS	LE	922
Chrysene : Dry Wt	1000	ug/kg	80	UKAS	LE	922
Dibenzo(ah)anthracene : Dry Wt	200	ug/kg	100	UKAS	LE	922
Dibenzofuran : Dry Wt	200	ug/kg	50	UKAS	LE	922
Diethylphthalate : Dry Wt	20 0	ug/kg	20	MCertS	LE	922
Dimethylphthalate : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
Di-n-butylphthalate : Dry Wt	100	ug/kg	90	MCertS	LE	922
Di-n-octylphthalate : Dry Wt	<70 0	ug/kg	70	MCertS	LE	922
Diphenylamine : Dry Wt	<20 0	ug/kg	20	UKAS	LE	922
Fluoranthene : Dry Wt	4400	ug/kg	80	UKAS	LE	922
Fluorene : Dry Wt	200	ug/kg	60	UKAS	LE	922
Hexachlorobenzene : Dry Wt	<20 0	ug/kg	20	UKAS	LE	922
Hexachloroethane : Dry Wt	<60 0	ug/kg	60	UKAS	LE	922
Hexachloro13butadiene : Dry Wt	<20 0	ug/kg	20	MCertS	LE	922
Hexachlorocyclopentadiene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Indeno(1 2 3cd)pyrene : Dry Wt	700	ug/kg	50	UKAS	LE	922
Isophorone : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Naphthalene : Dry Wt	300	ug/kg	50	UKAS	LE	922
Nitrobenzene : Dry Wt	<50 0	ug/kg	50	MCertS	LE	922
nNitrosodi-n-propylamine : Dry Wt	<60 0	ug/kg	60	UKAS	LE	922
Phenanthrene : Dry Wt	2000	ug/kg	50	UKAS	LE	922
Phenol : Dry Wt	200	ug/kg	30	UKAS	LE	922
Pyrene : Dry Wt	3900	ug/kg	70	UKAS	LE	922
Dry Solids @ 30°C	69 0	%	0.5	None	LE	1130
Accreditation Assessment	3	No	1	None	LE	924
Sample Preparation	Report	Text		None	LE	924

Folder Number:1265271

The sample was received in a 60ml glass jar and a 250ml glass jar weighing approx 565g in total

The sample appeared to be a medium brown soft sticky clay

75.89g of the sample was taken for drying at <30degC which gave 54.07g of dried sample(weights include tray weight)

The sample was sieved to <10mm before being crushed using a jaw crusher

No waste was discarded after sieving at 10mm

The sample was received unpreserved

All parameters are determined on the air-dried (<30degC) portion except those requiring a wet sample fraction where as received (wet) sample was used

Dry Weight (DW) results are reported as determined at <30degC

Client: Envirolab
Folder No: 001265272
Comments: 10/00645/20 - WS8 @ 1.50-2.00m
Quote No: 5664

Project: Subcontracted Analysis Soil
Sampled on: 3-Mar-10 @ (Time not supplied)

Matrix: Soil

Analyte	Result	Units	MRV	Accred	Lab ID	Testcode
Pentachlorophenol : Dry Wt	2420	ug/kg	1000	MCertS	LE	964
1,2,4-Trichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,2-Dichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,2-Dinitrobenzene : Dry Wt	<100	ug/kg	100	MCertS	LE	922
1,3-Dichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,3-Dinitrobenzene : Dry Wt	<30.0	ug/kg	30	MCertS	LE	922
1,4-Dichlorobenzene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
1,4-Dinitrobenzene : Dry Wt	<40.0	ug/kg	40	MCertS	LE	922
1-Methylnaphthalene : Dry Wt	90.0	ug/kg	40	UKAS	LE	922
2,3,4,6-Tetrachlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,3,5,6-Tetrachlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,4,5-Trichlorophenol : Dry Wt	<20.0	ug/kg	20	UKAS	LE	922
2,4,6-Trichlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,4-Dichlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2,4-Dimethylphenol : Dry Wt {2,4-Xylenol}	<30.0	ug/kg	30	UKAS	LE	922
2,4-Dinitrotoluene : Dry Wt	<40.0	ug/kg	40	MCertS	LE	922
2,6-Dinitrotoluene : Dry Wt	<40.0	ug/kg	40	MCertS	LE	922
2-Chloronaphthalene : Dry Wt	<40.0	ug/kg	40	UKAS	LE	922
2-Chlorophenol : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
2-Methylnaphthalene : Dry Wt	100	ug/kg	50	UKAS	LE	922
2-Methylphenol : Dry Wt {o-Cresol}	<30.0	ug/kg	30	UKAS	LE	922
2-Nitroaniline : Dry Wt	<20.0	ug/kg	20	MCertS	LE	922
2-Nitrophenol : Dry Wt	<30.0	ug/kg	30	MCertS	LE	922
3,4-Nitroaniline : Dry Wt	<90.0	ug/kg	90	MCertS	LE	922
3,4-Dimethylphenol : Dry Wt	<90.0	ug/kg	90	None	LE	922
4-Bromophenylphenylether : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
4-Chloro-3-methylphenol : Dry Wt {p-chloro-m-cresol}	<30.0	ug/kg	30	UKAS	LE	922
4-Chloroaniline : Dry Wt	100	ug/kg	40	UKAS	LE	922
4-Chlorophenylphenylether : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Acenaphthene : Dry Wt	<50.0	ug/kg	50	UKAS	LE	922
Acenaphthylene : Dry Wt	<50.0	ug/kg	50	UKAS	LE	922
Anthracene : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Azobenzene : Dry Wt	<30.0	ug/kg	30	MCertS	LE	922
Benzo(a)anthracene : Dry Wt	<60.0	ug/kg	60	UKAS	LE	922
Benzo(a)pyrene : Dry Wt	<70.0	ug/kg	70	UKAS	LE	922
Benzo(b)fluoranthene : Dry Wt	100	ug/kg	80	UKAS	LE	922
Benzo(ghi)perylene : Dry Wt	80.0	ug/kg	80	UKAS	LE	922
Benzo(k)fluoranthene : Dry Wt	<50.0	ug/kg	50	UKAS	LE	922
Benzyl Alcohol : Dry Wt	<40.0	ug/kg	40	UKAS	LE	922
Benzyl butyl phthalate : Dry Wt	<50.0	ug/kg	50	MCertS	LE	922
Bis(2-chloroethyl)ether : Dry Wt	<30.0	ug/kg	30	UKAS	LE	922
Bis(2-chloroethoxy)methane : Dry Wt	<40.0	ug/kg	40	UKAS	LE	922

Bis(2-chloroisopropyl) ether : Dry Wt	<60 0	ug/kg	60	UKAS	LE	922
Bis(2-ethylhexyl)adipate : Dry Wt	<70 0	ug/kg	70	UKAS	LE	922
Bis(2-ethylhexyl)phthalate : Dry Wt	<70 0	ug/kg	70	MCertS	LE	922
Carbazole : Dry Wt	<40 0	ug/kg	40	UKAS	LE	922
Chrysene : Dry Wt	200	ug/kg	80	UKAS	LE	922
Dibenzo(ah)anthracene : Dry Wt	<100	ug/kg	100	UKAS	LE	922
Dibenzofuran : Dry Wt	<50 0	ug/kg	50	UKAS	LE	922
Diethylphthalate : Dry Wt	<20 0	ug/kg	20	MCertS	LE	922
Dimethylphthalate : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
Di-n-butylphthalate : Dry Wt	<90 0	ug/kg	90	MCertS	LE	922
Di-n-octylphthalate : Dry Wt	<70 0	ug/kg	70	MCertS	LE	922
Diphenylamine : Dry Wt	60 0	ug/kg	20	UKAS	LE	922
Fluoranthene : Dry Wt	100	ug/kg	80	UKAS	LE	922
Fluorene : Dry Wt	<60 0	ug/kg	60	UKAS	LE	922
Hexachlorobenzene : Dry Wt	<20 0	ug/kg	20	UKAS	LE	922
Hexachloroethane : Dry Wt	<60 0	ug/kg	60	UKAS	LE	922
Hexachloro13butadiene : Dry Wt	<20 0	ug/kg	20	MCertS	LE	922
Hexachlorocyclopentadiene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Indeno(1,2 3cd)pyrene : Dry Wt	<50 0	ug/kg	50	UKAS	LE	922
Isophorone : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Naphthalene : Dry Wt	100	ug/kg	50	UKAS	LE	922
Nitrobenzene : Dry Wt	<50 0	ug/kg	50	MCertS	LE	922
nNitrosodi-n-propylamine : Dry Wt	<60 0	ug/kg	60	UKAS	LE	922
Phenanthrene : Dry Wt	200	ug/kg	50	UKAS	LE	922
Phenol : Dry Wt	100	ug/kg	30	UKAS	LE	922
Pyrene : Dry Wt	200	ug/kg	70	UKAS	LE	922
Dry Solids @ 30°C	78 3	%	0 5	None	LE	1130
Accreditation Assessment	3	No	1	None	LE	924
Sample Preparation	Report	Text		None	LE	924

Folder Number:1265272

The sample was received in a 60ml glass jar and a 250ml glass jar weighing approx 581g in total

The sample appeared to be a grey, soft clay

107 29g of the sample was taken for drying at <30degC which gave 85 15g of dried sample(weights include tray weight)

The sample was sieved to <10mm before being crushed using a jaw crusher

No waste was discarded after sieving at 10mm

The sample was received unpreserved

All parameters are determined on the air-dried (<30degC) portion except those requiring a wet sample fraction where as received (wet) sample was used

Dry Weight (DW) results are reported as determined at <30degC

Client: Envirolab
Folder No: 001265273
Comments: 10/00645/21 - WS9 @ 0 50-0 80m
Quote No: 5664

Project: Subcontracted Analysis Soil
Sampled on: 3-Mar-10 @ (Time not supplied)

Matrix: Soil

Analyte	Result	Units	MRV	Accred	Lab ID	Testcode
Pentachlorophenol : Dry Wt	<2550	ug/kg	1000	MCertS	LE	964
1,2,4-Trichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1 2-Dichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1,2-Dinitrobenzene : Dry Wt	<100	ug/kg	100	MCertS	LE	922
1,3-Dichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1,3-Dinitrobenzene : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
1,4-Dichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1 4-Dinitrobenzene : Dry Wt	<40 0	ug/kg	40	MCertS	LE	922
1-Methylnaphthalene : Dry Wt	100	ug/kg	40	UKAS	LE	922
2,3,4,6-Tetrachlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2 3 5 6-Tetrachlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2,4,5-Trichlorophenol : Dry Wt	<20 0	ug/kg	20	UKAS	LE	922
2,4,6-Trichlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2 4-Dichlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2,4-Dimethylphenol : Dry Wt {2 4-Xylenol }	<30 0	ug/kg	30	UKAS	LE	922
2 4-Dinitrotoluene : Dry Wt	<40 0	ug/kg	40	MCertS	LE	922
2 6-Dinitrotoluene : Dry Wt	<40 0	ug/kg	40	MCertS	LE	922
2-Chloronaphthalene : Dry Wt	<40 0	ug/kg	40	UKAS	LE	922
2-Chlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2-Methylnaphthalene : Dry Wt	200	ug/kg	50	UKAS	LE	922
2-Methylphenol : Dry Wt {o-Cresol}	<30 0	ug/kg	30	UKAS	LE	922
2-Nitroaniline : Dry Wt	<20 0	ug/kg	20	MCertS	LE	922
2-Nitrophenol : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
3+4 Nitroaniline : Dry Wt	<90 0	ug/kg	90	MCertS	LE	922
3- + 4-Methylphenol : Dry Wt	<90 0	ug/kg	90	None	LE	922
4-Bromophenylphenylether : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
4-Chloro-3-methylphenol : Dry Wt {p-chloro-m-cresol}	<30 0	ug/kg	30	UKAS	LE	922
4-Chloroaniline : Dry Wt	200	ug/kg	40	UKAS	LE	922
4-Chlorophenylphenylether : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Acenaphthene : Dry Wt	200	ug/kg	50	UKAS	LE	922
Acenaphthylene : Dry Wt	<50 0	ug/kg	50	UKAS	LE	922
Anthracene : Dry Wt	400	ug/kg	30	UKAS	LE	922
Azobenzene : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
Benzo(a)anthracene : Dry Wt	2000	ug/kg	60	UKAS	LE	922
Benzo(a)pyrene : Dry Wt	2000	ug/kg	70	UKAS	LE	922
Benzo(b)fluoranthene : Dry Wt	2000	ug/kg	80	UKAS	LE	922
Benzo(ghi)perylene : Dry Wt	1000	ug/kg	80	UKAS	LE	922
Benzo(k)fluoranthene : Dry Wt	500	ug/kg	50	UKAS	LE	922
Benzyl Alcohol : Dry Wt	<40 0	ug/kg	40	UKAS	LE	922
Benzyl butyl phthalate : Dry Wt	<50 0	ug/kg	50	MCertS	LE	922
Bis(2-chloroethyl)ether : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Bis(2-chloroethoxy)methane : Dry Wt	<40 0	ug/kg	40	UKAS	LE	922



0754



Reported on:
11-Mar-2010

Bis(2-chloroisopropyl) ether : Dry Wt	<60 0	ug/kg	60	UKAS	LE	922
Bis(2-ethylhexyl)adipate : Dry Wt	<70 0	ug/kg	70	UKAS	LE	922
Bis(2-ethylhexyl)phthalate : Dry Wt	<70 0	ug/kg	70	MCertS	LE	922
Carbazole : Dry Wt	300	ug/kg	40	UKAS	LE	922
Chrysene : Dry Wt	1000	ug/kg	80	UKAS	LE	922
Dibenzo(ah)anthracene : Dry Wt	200	ug/kg	100	UKAS	LE	922
Dibenzofuran : Dry Wt	200	ug/kg	50	UKAS	LE	922
Diethylphthalate : Dry Wt	<20 0	ug/kg	20	MCertS	LE	922
Dimethylphthalate : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
Di-n-butylphthalate : Dry Wt	100	ug/kg	90	MCertS	LE	922
Di-n-octylphthalate : Dry Wt	<70 0	ug/kg	70	MCertS	LE	922
Diphenylamine : Dry Wt	<20 0	ug/kg	20	UKAS	LE	922
Fluoranthene : Dry Wt	4200	ug/kg	80	UKAS	LE	922
Fluorene : Dry Wt	100	ug/kg	60	UKAS	LE	922
Hexachlorobenzene : Dry Wt	<20 0	ug/kg	20	UKAS	LE	922
Hexachloroethane : Dry Wt	<60 0	ug/kg	60	UKAS	LE	922
Hexachloro13butadiene : Dry Wt	<20 0	ug/kg	20	MCertS	LE	922
Hexachlorocyclopentadiene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Indeno(1 2 3cd)pyrene : Dry Wt	800	ug/kg	50	UKAS	LE	922
Isophorone : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Naphthalene : Dry Wt	200	ug/kg	50	UKAS	LE	922
Nitrobenzene : Dry Wt	<50 0	ug/kg	50	MCertS	LE	922
nNitrosodi-n-propylamine : Dry Wt	<60 0	ug/kg	60	UKAS	LE	922
Phenanthrene : Dry Wt	2000	ug/kg	50	UKAS	LE	922
Phenol : Dry Wt	200	ug/kg	30	UKAS	LE	922
Pyrene : Dry Wt	4200	ug/kg	70	UKAS	LE	922
Dry Solids @ 30°C	73 8	%	0 5	None	LE	1130
Accreditation Assessment	3	No	1	None	LE	924
Sample Preparation	Report	Text		None	LE	924

Folder Number:1265273

The sample was received in a 60ml glass jar and a 250ml glass jar weighing approx 533g in total

The sample appeared to be a light brown/grey soft clay

86.53g of the sample was taken for drying at <30degC which gave 65.31g of dried sample(weights include tray weight)

The sample was sieved to <10mm before being crushed using a jaw crusher

No waste was discarded after sieving at 10mm

The sample was received unpreserved

All parameters are determined on the air-dried (<30degC) portion except those requiring a wet sample fraction where as received (wet) sample was used

Dry Weight (DW) results are reported as determined at <30degC





Reported on:
11-Mar-2010

Method Description Summary for all samples in batch Number 20019200

Testcode	Method Reference and Description
922	LE O SVOC (GCMS) 01-03 - DCM extracted, hexane xch; determined by GCMS in (Scan mode)
924	Sample Preparation; Dry Solids (30°C); from "as received" sample
964	LE O Phenols (HPLC) 01 - methanol extracted; determined by HPLC with DAD; from "as received" sample
1130	Not Available

Chris Hunter
Laboratory Site Manager

320110837P

All reporting limits quoted are those achievable for clean samples of the relevant matrix. No allowance is made for instances when dilutions are necessary owing to the nature of the sample or insufficient volume of the sample being available. In these cases higher reporting limits may be quoted and will be above the MRV.

Solid sample results are determined on a dried sample fraction except for parameters where the method description identifies that 'as received' sample was used.

Please note all samples will be retained for thirty working days after reporting unless otherwise agreed with Customer Services.

The NLS holds MCertS Accreditation for analysis but bears no responsibility for MCertS accreditation of sampling.

Key to Accreditation: UKAS = Methodology accredited to ISO/IEC 17025:2005 MCertS = Methodology accredited to MCertS Performance Standard for testing of soils none = Methodology not accredited

Key to Lab ID: LE = Leeds LL = Llanelli NM = Nottingham SX = Starcross SC = Sub-Contracted outside NLS FI = Field Data NLS = Calculated

END OF TEST REPORT





Client: Envirolab
Folder No: 001265268
Comments: 10/00645/7 - WS2 @ 0 10-0 40m
Quote No: 5664

Project: Subcontracted Analysis Soil
Sampled on: 3-Mar-10 @ (Time not supplied)

Matrix: Soil

Analyte	Result	Units	MRV	Accred	Lab ID	Testcode
Pentachlorophenol : Dry Wt	<2850	ug/kg	1000	MCertS	LE	964
1,2,4-Trichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1 2-Dichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1 2-Dinitrobenzene : Dry Wt	<100	ug/kg	100	MCertS	LE	922
1,3-Dichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1,3-Dinitrobenzene : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
1,4-Dichlorobenzene : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
1,4-Dinitrobenzene : Dry Wt	<40 0	ug/kg	40	MCertS	LE	922
1-Methylnaphthalene : Dry Wt	800	ug/kg	40	UKAS	LE	922
2 3 4 6-Tetrachlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2,3,5,6-Tetrachlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2,4,5-Trichlorophenol : Dry Wt	<20 0	ug/kg	20	UKAS	LE	922
2 4 6-Trichlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2,4-Dichlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2 4-Dimethylphenol : Dry Wt {2 4-Xylenol }	<30 0	ug/kg	30	UKAS	LE	922
2,4-Dinitrotoluene : Dry Wt	<40 0	ug/kg	40	MCertS	LE	922
2,6-Dinitrotoluene : Dry Wt	<40 0	ug/kg	40	MCertS	LE	922
2-Chloronaphthalene : Dry Wt	<40 0	ug/kg	40	UKAS	LE	922
2-Chlorophenol : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
2-Methylnaphthalene : Dry Wt	700	ug/kg	50	UKAS	LE	922
2-Methylphenol : Dry Wt {o-Cresol}	<30 0	ug/kg	30	UKAS	LE	922
2-Nitroaniline : Dry Wt	<20 0	ug/kg	20	MCertS	LE	922
2-Nitrophenol : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
3+4 Nitroaniline : Dry Wt	<90 0	ug/kg	90	MCertS	LE	922
3- + 4-Methylphenol : Dry Wt	<90 0	ug/kg	90	None	LE	922
4-Bromophenylphenylether : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
4-Chloro-3-methylphenol : Dry Wt {p-chloro-m-cresol}	<30 0	ug/kg	30	UKAS	LE	922
4-Chloroaniline : Dry Wt	700	ug/kg	40	UKAS	LE	922
4-Chlorophenylphenylether : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Acenaphthene : Dry Wt	<50 0	ug/kg	50	UKAS	LE	922
Acenaphthylene : Dry Wt	<50 0	ug/kg	50	UKAS	LE	922
Anthracene : Dry Wt	100	ug/kg	30	UKAS	LE	922
Azobenzene : Dry Wt	<30 0	ug/kg	30	MCertS	LE	922
Benzo(a)anthracene : Dry Wt	500	ug/kg	60	UKAS	LE	922
Benzo(a)pyrene : Dry Wt	300	ug/kg	70	UKAS	LE	922
Benzo(b)fluoranthene : Dry Wt	600	ug/kg	80	UKAS	LE	922
Benzo(ghi)perylene : Dry Wt	500	ug/kg	80	UKAS	LE	922
Benzo(k)fluoranthene : Dry Wt	200	ug/kg	50	UKAS	LE	922
Benzyl Alcohol : Dry Wt	<40 0	ug/kg	40	UKAS	LE	922
Benzyl butyl phthalate : Dry Wt	<50 0	ug/kg	50	MCertS	LE	922
Bis(2-chloroethyl)ether : Dry Wt	<30 0	ug/kg	30	UKAS	LE	922
Bis(2-chloroethoxy)methane : Dry Wt	<40 0	ug/kg	40	UKAS	LE	922



FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 10/00645
Issue Number: 2 **Date:** 11 March, 2010

Client: RSK STATS Helsby
Spring Lodge
172 Chester Road
Helsby
Cheshire
UK
WA6 0AR

Project Manager: Haydn Keen / Sion Roberts
Project Name: Caulderstones
Project Ref: 16372
Order No: Not specified
Date Samples Received: 02/03/10
Date Instructions Received: 02/03/10
Date Analysis Completed: 11/03/10

Prepared by:

M Marshall

Melanie Marshall
Laboratory Coordinator

Approved by:

G Scott

Gill Scott
Laboratory Manager

Notes - Soil samples for chemical analysis

All results are reported as dry weight (<40 °C)

Stones >10mm are removed from the sample prior to analysis and results corrected where appropriate.

Subscript A indicates analysis performed on the sample as received, D indicates analysis performed on dried & crushed sample

Superscript M indicates method accredited to MCERTS

Predominant Matrix Codes - 1 = SAND, 2 = LOAM, 3 = CLAY, 4 = LOAM/SAND, 5 = SAND/CLAY, 6 = CLAY/LOAM, 7 = OTHER
Samples with Matrix Code 7 are not predominantly a SAND/LOAM/CLAY mix and are not covered by our MCERTS accreditation

Secondary Matrix Codes - A = contains stones B = contains construction rubble, C = contains visible hydrocarbons D = contains glass/metal, E = contains roots/twigs

Notes - General

Superscript # indicates method accredited to ISO 17025

Analytical results reflect the quality of the sample at the time of analysis only

Opinions and interpretations expressed are outside the scope of our accreditation.

IS indicates Insufficient sample for analysis.

NDP indicates No Determination Possible



320110837P
enviro lab

Envirolab Job Number: 10/00645

Client Project Name: Caulderstones

Client Project Ref: 16372

Lab Sample ID	10/00645/1	10/00645/2	10/00645/7	10/00645/9	10/00645/12	10/00645/14	10/00645/15	10/00645/17	Units	Method ref
Client Sample No										
Client Sample ID	BH1	BH1	WS2	WS2	WS4	WS5	WS5	WS7		
Depth to Top	0.80	2.50	0.10	2.50	0.10	0.10	1.00	0.50		
Depth To Bottom	1.20	3.00	0.40	3.00	0.40	0.40	1.50	1.00		
Date Sampled	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10		
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil		
Sample Matrix Code	-	3	6A	3	6E	-	3	6E		
Asbestos Screen _A	No ACM	-	No ACM	-	-	No ACM	-	No ACM		Visual
pH _D ^{M#}	-	8.8	6.6	8.6	6.6	-	7.3	7.3	pH	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	-	0.01	0.01	<0.01	<0.01	-	0.04	0.02	g/l	A-T-028s
Sulphate (acid soluble) _D ^{M#}	-	280	530	<200	520	-	<200	670	mg/kg	A-T-028
Total Organic Carbon _D ^{M#}	-	1.60	-	1.38	3.86	-	-	-	% w/w	A-T-032s
Fraction of organic carbon _D ^{M#}	-	0.0160	-	0.0138	0.0386	-	-	-		A-T-032 FOC
Arsenic _D ^{M#}	-	10	14	11	19	-	11	26	mg/kg	A-T-024
Cadmium _D ^{M#}	-	1.1	<0.5	1.2	1.0	-	1.0	1.4	mg/kg	A-T-024
Copper _D ^{M#}	-	29	73	31	31	-	31	110	mg/kg	A-T-024
Chromium _D ^{M#}	-	48	24	56	54	-	70	42	mg/kg	A-T-024
Chromium (hexavalent) Dep _D	-	<1	-	<1	<1	-	<1	<1	mg/kg	A-T-040s
Lead _D ^{M#}	-	22	16	22	62	-	28	25600	mg/kg	A-T-024
Mercury _D	-	0.21	<0.17	0.26	0.19	-	<0.17	2.14	mg/kg	A-T-024
Nickel _D ^{M#}	-	48	40	50	33	-	76	45	mg/kg	A-T-024
Selenium _D ^{M#}	-	2	1	3	2	-	2	2	mg/kg	A-T-024
Zinc _D ^{M#}	-	97	34	97	131	-	107	203	mg/kg	A-T-024

Envirolab Job Number: 10/00645

Client Project Name: Caulderstones

Client Project Ref: 16372

Lab Sample ID	10/00645/1	10/00645/2	10/00645/7	10/00645/9	10/00645/12	10/00645/14	10/00645/15	10/00645/17	Units	Method ref
Client Sample No										
Client Sample ID	BH1	BH1	WS2	WS2	WS4	WS5	WS5	WS7		
Depth to Top	0.80	2.50	0.10	2.50	0.10	0.10	1.00	0.50		
Depth To Bottom	1.20	3.00	0.40	3.00	0.40	0.40	1.50	1.00		
Date Sampled	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10		
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil		
Sample Matrix Code	-	3	6A	3	6E	-	3	6E		
Speciated TPH										
Ali >C5-C6 _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
Ali >C6-C8 _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
Ali >C8-C10 _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
Ali >C10-C12 _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	<0.1	mg/kg	A-T-023s
Ali >C12-C16 _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	<0.1	mg/kg	A-T-023s
Ali >C16-C21 _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	<0.1	mg/kg	A-T-023s
Ali >C21-C35 _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	<0.1	mg/kg	A-T-023s
Total Aliphatics _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	<0.1	mg/kg	A-T-022-23s
Aro >C5-C7 _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
Aro >C7-C8 _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
Aro >C8-C9 _A [#]	-	<0.01	<0.01	0.01	<0.01	-	0.03	<0.01	mg/kg	A-T-022s
Aro >C9-C10 _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
Aro >C10-C12 _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	<0.1	mg/kg	A-T-023s
Aro >C12-C16 _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	8.6	mg/kg	A-T-023s
Aro >C16-C21 _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	73.9	mg/kg	A-T-023s
Aro >C21-C35 _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	73.9	mg/kg	A-T-023s
Total Aromatics _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	156	mg/kg	A-T-022-23s
TPH (Ali & Aro) _A [#]	-	<0.1	<0.1	<0.1	<0.1	-	<0.1	156	mg/kg	A-T-022-23s
BTEX - Benzene _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
BTEX - Toluene _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
BTEX - Ethyl Benzene _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
BTEX - m & p Xylene _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
BTEX - o Xylene _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
MTBE _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	<0.01	mg/kg	A-T-022s
SVOC	-	-	Appended	Appended	-	-	-	Appended		Subco

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Envirolab Job Number: 10/00645

Client Project Name: Caulderstones

Client Project Ref: 16372

Lab Sample ID	10/00645/1	10/00645/2	10/00645/7	10/00645/9	10/00645/12	10/00645/14	10/00645/15	10/00645/17	Units	Method ref
Client Sample No										
Client Sample ID	BH1	BH1	WS2	WS2	WS4	WS5	WS5	WS7		
Depth to Top	0.80	2.50	0.10	2.50	0.10	0.10	1.00	0.50		
Depth To Bottom	1.20	3.00	0.40	3.00	0.40	0.40	1.50	1.00		
Date Sampled	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10	25-Feb-10		
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil		
Sample Matrix Code	-	3	6A	3	6E	-	3	6E		
PAH 16										
Acenaphthene _A ^{M#}	-	<0.01	<0.01	<0.01	0.06	-	<0.01	0.68	mg/kg	A-T-019s
Acenaphthylene _A [#]	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	0.32	mg/kg	A-T-019s
Anthracene _A ^{M#}	-	<0.01	0.10	0.03	0.19	-	0.07	2.55	mg/kg	A-T-019s
Benzo(a)anthracene _A ^{M#}	-	0.03	0.05	<0.01	0.29	-	0.14	12.5	mg/kg	A-T-019s
Benzo(a)pyrene _A ^{M#}	-	<0.01	0.13	<0.01	0.20	-	<0.01	15.5	mg/kg	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	-	<0.01	<0.01	<0.01	0.04	-	0.07	9.14	mg/kg	A-T-019s
Benzo(ghi)perylene _A ^{M#}	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	14.8	mg/kg	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	-	<0.01	<0.01	<0.01	0.04	-	0.05	7.38	mg/kg	A-T-019s
Chrysene _A ^{M#}	-	0.16	0.31	<0.01	1.30	-	0.20	20.7	mg/kg	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	1.06	mg/kg	A-T-019s
Fluoranthene _A ^{M#}	-	0.01	0.28	0.04	0.67	-	0.04	32.4	mg/kg	A-T-019s
Fluorene _A ^{M#}	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	0.52	mg/kg	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	-	<0.01	<0.01	<0.01	<0.01	-	<0.01	13.4	mg/kg	A-T-019s
Naphthalene _A ^{M#}	-	0.01	0.05	0.01	0.03	-	0.03	0.28	mg/kg	A-T-019s
Phenanthrene _A ^{M#}	-	0.05	0.15	0.08	0.50	-	0.11	8.82	mg/kg	A-T-019s
Pyrene _A ^{M#}	-	0.04	0.22	0.03	0.51	-	0.04	26.6	mg/kg	A-T-019s
Total PAH _A [#]	-	0.30	1.29	0.18	3.82	-	0.74	167	mg/kg	A-T-019s

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Envirolab Job Number: 10/00645

Client Project Name: Caulderstones

Client Project Ref: 16372

Lab Sample ID	10/00645/19	10/00645/20	10/00645/21							
Client Sample No										
Client Sample ID	WS8	WS8	WS9							
Depth to Top	0.10	1.50	0.50							
Depth To Bottom	0.40	2.00	0.80							
Date Sampled	25-Feb-10	25-Feb-10	25-Feb-10							
Sample Type	Soil	Soil	Soil							
Sample Matrix Code	6ABE	3	5ABE							
Asbestos Screen _A	No ACM	-	No ACM							Visual
pH _D ^{M#}	9.6	8.3	8.7						pH	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.05	0.04	0.09						g/l	A-T-028s
Sulphate (acid soluble) _D ^{M#}	560	<200	950						mg/kg	A-T-028
Total Organic Carbon _D ^{M#}	-	1.14	-						% w/w	A-T-032s
Fraction of organic carbon _D ^{M#}	-	0.0114	-							A-T-032 FOC
Arsenic _D ^{M#}	10	9	8						mg/kg	A-T-024
Cadmium _D ^{M#}	0.6	0.9	<0.5						mg/kg	A-T-024
Copper _D ^{M#}	26	34	19						mg/kg	A-T-024
Chromium _D ^{M#}	44	64	30						mg/kg	A-T-024
Chromium (hexavalent) Dep _D	<1	<1	-						mg/kg	A-T-040s
Lead _D ^{M#}	292	93	136						mg/kg	A-T-024
Mercury _D	0.29	<0.17	0.27						mg/kg	A-T-024
Nickel _D ^{M#}	34	68	19						mg/kg	A-T-024
Selenium _D ^{M#}	<1	2	<1						mg/kg	A-T-024
Zinc _D ^{M#}	103	107	98						mg/kg	A-T-024

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Envirolab Job Number: 10/00645

Client Project Name: Caulderstones

Client Project Ref: 16372

Lab Sample ID	10/00645/19	10/00645/20	10/00645/21							
Client Sample No										
Client Sample ID	WS8	WS8	WS9							
Depth to Top	0.10	1.50	0.50							
Depth To Bottom	0.40	2.00	0.80							
Date Sampled	25-Feb-10	25-Feb-10	25-Feb-10							
Sample Type	Soil	Soil	Soil							
Sample Matrix Code	6ABE	3	5ABE							
Speciated TPH										
Ali >C5-C6 _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
Ali >C6-C8 _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
Ali >C8-C10 _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
Ali >C10-C12 _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-023a
Ali >C12-C16 _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-023a
Ali >C16-C21 _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-023a
Ali >C21-C35 _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-023a
Total Aliphatics _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-022-23a
Aro >C5-C7 _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
Aro >C7-C8 _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
Aro >C8-C9 _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
Aro >C9-C10 _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
Aro >C10-C12 _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-023a
Aro >C12-C16 _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-023a
Aro >C16-C21 _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-023a
Aro >C21-C35 _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-023a
Total Aromatics _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-022-23a
TPH (Ali & Aro) _A [#]	<0.1	<0.1	<0.1						mg/kg	A-T-022-23a
BTEX - Benzene _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
BTEX - Toluene _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
BTEX - m & p Xylene _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
BTEX - o Xylene _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
MTBE _A [#]	<0.01	<0.01	<0.01						mg/kg	A-T-022a
SVOC	Appended	Appended	Appended							Subcon

Envirolab Job Number: 10/00645

Client Project Name: Caulderstones

Client Project Ref: 16372

Lab Sample ID	10/00645/19	10/00645/20	10/00645/21							
Client Sample No										
Client Sample ID	WS8	WS8	WS9							
Depth to Top	0.10	1.50	0.50							
Depth To Bottom	0.40	2.00	0.80							
Date Sampled	25-Feb-10	25-Feb-10	25-Feb-10							
Sample Type	Soil	Soil	Soil							
Sample Matrix Code	6ABE	3	5ABE							
PAH 16										
Acenaphthene _A ^{M#}	0.18	<0.01	0.11						mg/kg	A-T-019s
Acenaphthylene _A [#]	0.06	<0.01	<0.01						mg/kg	A-T-019s
Anthracene _A ^{M#}	0.58	<0.01	0.37						mg/kg	A-T-019s
Benzo(a)anthracene _A ^{M#}	1.75	<0.01	0.58						mg/kg	A-T-019s
Benzo(a)pyrene _A ^{M#}	2.47	<0.01	1.00						mg/kg	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	1.03	<0.01	0.49						mg/kg	A-T-019s
Benzo(ghi)perylene _A ^{M#}	2.36	<0.01	1.16						mg/kg	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	1.32	<0.01	0.46						mg/kg	A-T-019s
Chrysene _A ^{M#}	4.01	<0.01	1.38						mg/kg	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.17	<0.01	<0.01						mg/kg	A-T-019s
Fluoranthene _A ^{M#}	4.63	<0.01	1.65						mg/kg	A-T-019s
Fluorene _A ^{M#}	0.11	<0.01	0.04						mg/kg	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.95	<0.01	0.41						mg/kg	A-T-019s
Naphthalene _A ^{M#}	0.14	<0.01	0.11						mg/kg	A-T-019s
Phenanthrene _A ^{M#}	2.28	<0.01	0.83						mg/kg	A-T-019s
Pyrene _A ^{M#}	3.86	<0.01	1.51						mg/kg	A-T-019s
Total PAH _A [#]	25.9	<0.01	10.1						mg/kg	A-T-019s

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APPENDIX I

Laboratory Certificates for Groundwater Analysis

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APPENDIX J

Human Health Generic Assessment Criteria

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APPENDIX K

Generic Assessment Criteria for Phytotoxic Effects, Pipelines and Controlled Waters

GENERIC ASSESSMENT CRITERIA FOR PHYTOTOXIC EFFECTS, PIPELINES AND CONTROLLED WATERS

This appendix presents the generic assessment criteria (GAC) that RSK considers are suitable for assessing risks to:

- Vegetation via the uptake of phytotoxic determinants through plant roots;
- Water supply pipes constructed using conventional pipe materials, i.e. polyethylene; and
- Controlled waters

The GAC for each of these receptors is discussed in turn.

PHYTOTOXIC DETERMINANTS TO FACILITATE HEALTHY PLANT GROWTH

Copper and zinc can inhibit plant growth but are not normally hazardous to human health. The GAC for this pollutant linkage have been taken from Department of the Environment Publication, Code of Practice for Agricultural Use of Sewage Sludge, 1996. The GAC for the phytotoxic determinants are presented in Table A1. The table also includes nickel since this is also phytotoxic determinant and the Soil Guideline Value (SGV which is protective of human health) for a commercial (5000mg/kg) or residential without plant uptake (75mg/kg) is greater than the GAC to protect plant growth in acidic soil. Therefore, the SGV may not be suitably protective of the phytotoxic effects pathway.

Table A1: Generic Assessment Criteria for Phytotoxic Determinants

Determinant	Generic Assessment Criteria (mg/kg)			
	pH 5.0 < 5.5	pH 5.5 < 6.0	pH 6.0 < 7.0	pH >7.0
Zinc	200	200	200	300
Copper	80	100	135	200
Nickel	50	60	75	110

WATER SUPPLY PIPES

Risks to water supply pipes have been assessed in accordance with the Water Regulations Advisory Scheme Information and Guidance Note 9-04-03, dated October 2002 and the flow chart included as Figure A1 in this appendix.

The regulations include a requirement to use only suitable materials when laying water pipes and laying water pipes without protection is not permitted at contaminated sites. The water supplier has a statutory duty to enforce the regulations. Therefore, this assessment is a guide, the results of which should be checked with the water supplier

Since water supply pipes are typically laid at a minimum depth of 750mm below finished ground levels, sample results from depths between 0.5m and 1.5m below finished level are generally

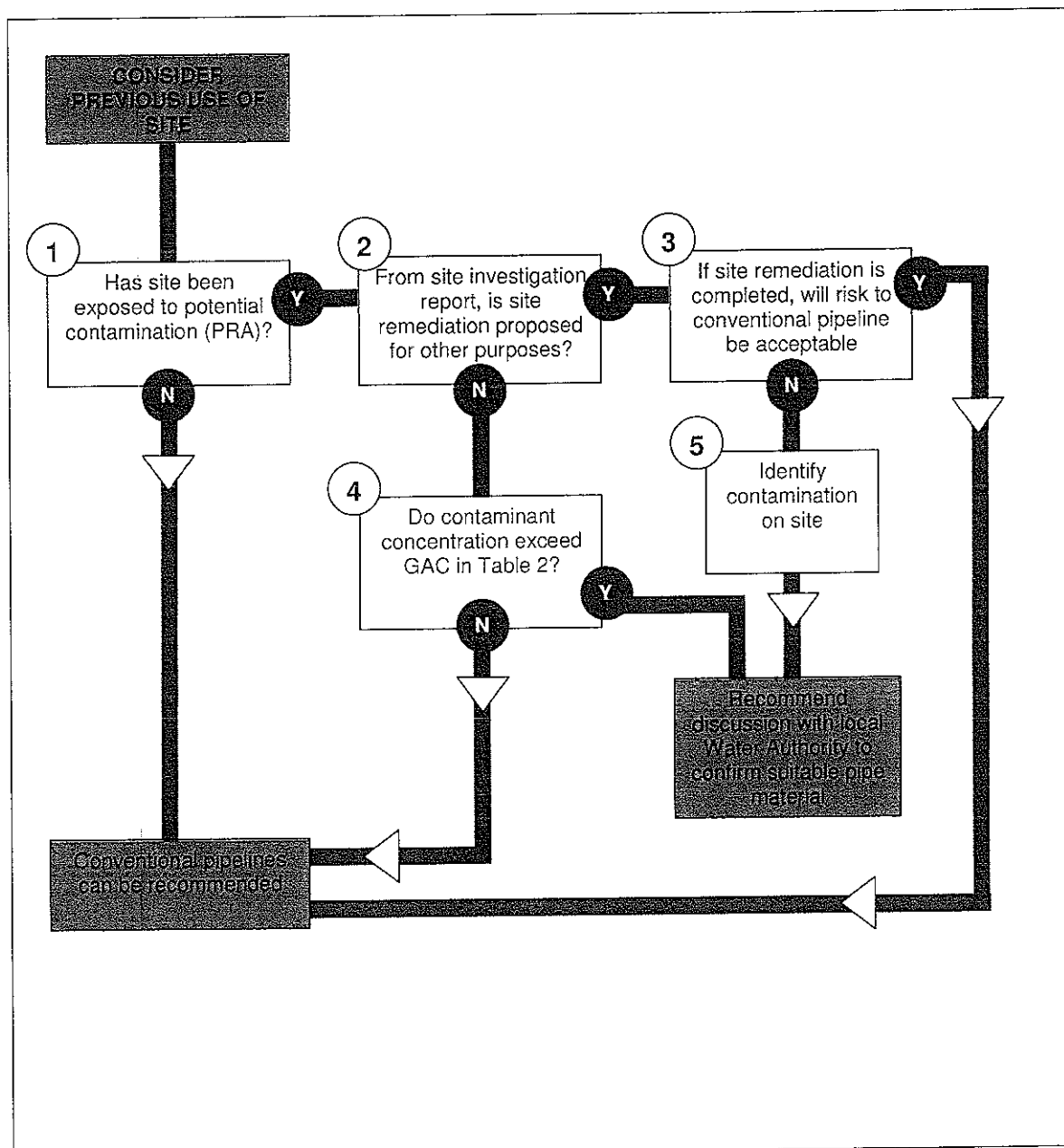
considered suitable for assessing risks to water supply. Samples outside these depths can be used providing the strata is the same as that in which water supply pipes are likely to be located. The GAC for this linkage are recorded in Table A2 and are based on recommendations of the 'Foundation for Water Research Guidance Note, FR0448: Laying Potable Water Pipelines in Contaminated Ground, 1994'. Owing to the number of caveats and lack of research into contaminants that could affect water supply, the water industry has undertaken research on a project entitled 'Pipe Materials Selection and Specification for use in Contaminated Land'. This document will be used to update the GAC for this pathway once available

Table A2: Generic Assessment Criteria for Water Supply Pipes

CONTAMINANT	GAC (mg/kg dried soil)
Corrosion	
Sulphate (SO ₄)	2000
Sulphur (S)	5000
Sulphide	250
pH	Less than pH5 Greater than pH8
Toxic Substances	
Antimony (Sb)	10
Arsenic (As)	10*
Cadmium (Cd)	3
Chromium (hexavalent) (Cr)	25
Chromium (total) (Cr)	600
Cyanide (free) (CN)	25*
Cyanide (complexed) (CN)	250*
Lead (Pb)	500
Mercury (Hg)	1
Selenium (Se)	3
Thiocyanate (SCN)	50
Organic Contaminants	
Coal Tar	50
Cyclohexane extractable	50
Phenol	5
Polycyclic Aromatic Hydrocarbons	50
Toluene extractable	50
Petroleum Hydrocarbons	50
Notes: * denotes 'it is not recommended that water pipes should be laid in sites where these substances are identified or suspected'.	

FIGURE A1

FLOW CHART FOR WATER SUPPLY PIPELINE ASSESSMENT ADOPTED FROM
GUIDANCE NOTE 9-04-03



CONTROLLED WATERS

The GAC for controlled waters are presented in Table A3. In line with the Environment Agency's Remedial Targets Methodology dated December 2006, the GAC for controlled waters are termed 'target concentrations'

The target concentration can be derived by several means with consideration to:

- Whether the substance is classified as List I or List II substance by the EU under the Groundwater Directive 80/68/EEC;
- Background concentrations in the aquifer; and
- Published guidance such as Environmental Quality Standards that are protective of ecology or The Water Supply (Water Quality) Regulations 2001 that are protective of drinking water.

A list of target concentrations considered suitable to assess risks to major aquifers and minor aquifers are presented in Table A3. Those for a major aquifer are taken from the UK Water Supply (Water Quality) Standards where possible owing to the possibility of a drinking water supply being within an influencing distance from the site or the possibility of one being installed. The target concentrations for a minor aquifer are generally taken as the freshwater Environmental Quality Standards where available owing to groundwater in minor aquifers commonly providing baseflow to surface watercourses.

Table A3: Target Concentrations for Controlled Waters

	Determinant	Target Concentrations (mg/l)	
		Major Aquifer/Source Protection Zone	Minor Aquifer/Surface Watercourse
Metals			
	Arsenic	0.01 ⁽¹⁾	0.05 ⁽⁷⁾
	Cadmium	0.005 ⁽¹⁾	0.005 ⁽⁷⁾
	Chromium (total)	0.05 ⁽¹⁾	0.005, 0.01, 0.02, 0.02, 0.05, 0.05 ⁽⁸⁾
	Copper	2.0 ⁽¹⁾	0.001, 0.006, 0.01, 0.01, 0.01 0.028 ⁽⁸⁾
	Lead	0.025 ⁽¹⁾	0.004, 0.01, 0.01, 0.02, 0.02, 0.02 ⁽⁸⁾
	Mercury	0.001 ⁽¹⁾	0.001 ⁽⁷⁾
	Selenium	0.01 ⁽¹⁾	0.01 ^(1 12)
	Nickel	0.02 ⁽¹⁾	0.05, 0.1, 0.15, 0.15, 0.2, 0.2 ⁽⁸⁾
	Zinc	5 ⁽²⁾	0.008, 0.05, 0.075, 0.075, 0.075, 0.125 ⁽⁸⁾

Chlorinated Solvents		
Trichloroethene	0.01 ⁽¹⁾	0.01 ⁽⁷⁾
Tetrachloroethene		0.01 ⁽⁷⁾
1,1,1-Trichloroethane	0.0001 ⁽³⁾	0.1 ⁽⁷⁾
1,1,2-Trichloroethane	0.0001 ⁽³⁾	0.4 ⁽⁷⁾
Carbon Tetrachloride	0.003 ⁽¹⁾	0.012 ⁽⁷⁾
1,2-Dichloroethane	0.003 ⁽¹⁾	0.01 ⁽⁷⁾
Vinyl Chloride	0.0005 ⁽¹⁾	0.0005 ^(1 12)
Trihalomethanes	0.1 ⁽⁴⁾	0.1 ^(4 12)
Chloroform (one of the trihalomethanes included above)	-	0.012 ⁽⁷⁾
Polycyclic Aromatic Hydrocarbons		
Acenaphthene	0.0058 ^(9 13)	0.0058 ⁽⁹⁾
Acenaphthylene	0.0058 ^(9 13)	0.0058 ⁽⁹⁾
Anthracene	0.000012 ^(9 13)	0.000012 ⁽⁹⁾
Benzo(a)anthracene	0.000018 ^(9 13)	0.000018 ⁽⁹⁾
Benzo(b)fluoranthene	0.0001 ⁽¹⁾	0.000014 ⁽⁹⁾
Benzo(k)fluoranthene		0.000014 ⁽⁹⁾
Benzo(g,h,i)perylene		0.00002 ⁽⁹⁾
Indeno(1,2,3-cd)pyrene		No data ⁽⁹⁾
Chrysene	0.00001 ^(9 13)	0.00001 ⁽⁹⁾
Dibenzo(a,h)anthracene	0.00001 ^(9 13)	0.00001 ⁽⁹⁾
Fluoranthene	0.00001 ^(9 13)	0.00001 ⁽⁹⁾
Fluorene	0.0021 ^(9 13)	0.0021 ⁽⁹⁾
Phenanthrene	0.003 ^(9 13)	0.003 ⁽⁹⁾
Pyrene	0.00004 ^(9 13)	0.00004 ⁽⁹⁾
Benzo(a)pyrene	0.00001 ⁽¹⁾	0.000015 ⁽⁹⁾
Naphthalene	0.01 ^(9 13)	0.01 ⁽⁷⁾
Petroleum Hydrocarbons		
Total Petroleum Hydrocarbons	0.01 ⁽²⁾	0.01 ^(2 10)
Benzene	0.001 ⁽¹⁾	0.03 ⁽⁷⁾
Toluene	0.004 ⁽³⁾	0.05 ⁽⁷⁾
Ethylbenzene	0.02 ^(8 13)	0.02 ⁽⁸⁾
Xylene	0.003 ⁽³⁾	0.03 ⁽⁷⁾
Methyl t-Butyl ether	0.015 ⁽⁶⁾	0.015 ^(6 12)
Pesticides and Herbicides		
Aldrin	0.00003 ⁽¹⁾	0.00001 ⁽⁷⁾
Dieldrin	0.00003 ⁽¹⁾	0.00003 ^(1 12)
Heptachlor	0.00003 ⁽¹⁾	0.00003 ^(1 12)
Heptachlor epoxide	0.00003 ⁽¹⁾	0.00003 ^(1 12)
Other pesticides	0.0001 ⁽¹⁾	0.0001 ^(1 12)
Total pesticides	0.0005 ⁽¹⁾	0.0005 ^(1 12)

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CALDERSTONES PARK, WHALLEY
GEOENVIRONMENTAL SITE INVESTIGATION

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GROUP PLC

Endrin	0.000005 ^(7 13)	0.000005 ⁽⁷⁾
Total DDT	0.000025 ^(7 13)	0.000025 ⁽⁷⁾
Azinphos - methyl	0.00001 ^(7 13)	0.00001 ⁽⁷⁾
Cyfluthrin	0.000001 ^(7 13)	0.000001 ⁽⁷⁾
Demeton	0.0005 ^(7 13)	0.0005 ⁽⁷⁾
Dichlorvos	0.000001 ^(7 13)	0.000001 ⁽⁷⁾
Dimethoate	0.001 ^(7 13)	0.001 ⁽⁷⁾
Endosulphan	0.000003 ^(7,13)	0.000003 ⁽⁷⁾
Fenitrothion	0.000001 ^(7,13)	0.000001 ⁽⁷⁾
Flucifuron	0.001 ^(7 13)	0.001 ⁽⁷⁾
Malathion	0.00001 ^(7 13)	0.00001 ⁽⁷⁾
Mevinphos	0.00002 ^(7 13)	0.00002 ⁽⁷⁾
Omethoate	0.00001 ^(7 13)	0.00001 ⁽⁷⁾
PCSDs	0.00005 ^(7 13)	0.00005 ⁽⁷⁾
Permethrin	0.00001 ^(7 13)	0.00001 ⁽⁷⁾
Sulcofuron	0.025 ^(7 13)	0.025 ⁽⁷⁾
Triazaphos	0.000005 ^(7 13)	0.000005 ⁽⁷⁾
Atrazine & Simazine	0.002 ^(7 13)	0.002 ⁽⁷⁾
Bentazone	0.5 ^(7 13)	0.5 ⁽⁷⁾
Linuron	0.002 ^(7 13)	0.002 ⁽⁷⁾
Mecoprop	0.02 ^(7 13)	0.02 ⁽⁷⁾
Trifluralin	0.0001 ^(7 13)	0.0001 ⁽⁷⁾
Miscellaneous		
Cyanide	0.05 ⁽¹⁾	0.05 ^(1 12)
Phenol	0.0005 ⁽²⁾	0.03 ⁽⁷⁾
Sodium	200 ⁽¹⁾	170 ⁽⁷⁾
Chloride	250 ⁽¹⁾	250 ⁽⁷⁾
Ammonium (as NH ₄ ⁺)	0.5 ⁽¹⁾	0.5 ^(1 12)
Ammonia (NH ₃ as N)	0.015 ^(7 13)	0.015 ⁽⁷⁾
Sulphate	250 ⁽¹⁾	400 ⁽⁷⁾
Iron	0.20 ⁽¹⁾	1 ⁽⁷⁾
Manganese	0.05 ⁽¹⁾	0.05 ^(1 12)
Aluminium	0.2 ⁽¹⁾	0.2 ^(1 12)
Nitrate (as NO ₃)	50 ⁽¹⁾	50 ^(1 12)
Nitrite (as NO ₂)	0.5 ⁽¹⁾	0.5 ^(1 12)

Notes

1. Statutory Instrument 2000 No 3184. The Water Supply (Water Quality) Regulations
2. Statutory Instrument 1989 No 1147 The Water Supply (Water Quality) Regulations, 1989
3. Environment Agency. Minimum Reporting Values listed in Appendix 7 of Hydrogeological Risk Assessments for Landfills and the Derivation of Groundwater Control and Trigger Levels. LFTGN01. Note target concentration for xylenes is 0.003mg/l each for o-xylene and m/p xylene
4. Statutory Instrument 1989 No 3184. The Water Supply (Water Quality) Regulations, 2000 – sum of chloroform, bromoform, dibromochloromethane and bromodichloromethane.
5. Target concentration for Major Aquifer receptor taken as equal to target concentration for Minor Aquifer owing to absence of published guidance for PAH compounds other than those which are carcinogenic
6. Environment Agency MTBE Guidance
7. Freshwater Environmental Quality Standards
8. Freshwater Environmental Quality Standards for all fish life (including game) and dependent upon hardness range. Hardness ranges are: 0-50mg/l CaCO₃, 50-100 mg/l CaCO₃, 100-150 mg/l CaCO₃, 150-200 mg/l CaCO₃, 200-250 mg/l CaCO₃ and >250 mg/l CaCO₃. The target concentrations included in Table 3 are listed in order of increasing calcium carbonate concentrations.
9. Polycyclic Aromatic Hydrocarbons (PAH): Priorities for Environmental Quality Standard Development, WRc Plc, R&D Technical Report P45. 2002. Where Predicted No-Effect Concentration is below the laboratory method detection limit (LMDL) for chrysene, dibenzo(ah)anthracene and fluoranthene, the target concentration has been set at the LMDL of 0.00001mg/l
10. Owing to hydrocarbons being List I substances, 0.01mg/l (DWS) should be used in the first instance against the total of the hydrocarbon bands. However, if the hydrocarbon concentrations measured in groundwater exceed this value, an alternative value of 0.05mg/l could be used providing it is justified based on the type of aquifer and distance to secondary receptors such as a stream. The value is taken as the lowest concentration in Statutory Instrument 1996 No. 3001 titled The Surface Waters (Abstraction for Drinking Water) (Classification) Regulations, 1996.
11. Value for ethylbenzene taken from R&D Technical Report P2-115/TR4 – Proposed Environmental Quality Standards for Ethylbenzene in Water.
12. Where a published target concentration considered suitable for use with a minor aquifer could not be found for certain substances such as selenium, the target concentration used for the major aquifer has been adopted.
13. Where a published target concentration considered suitable for use with a major aquifer could not be found for certain substances such as ethylbenzene, the target concentration used for the minor aquifer has been adopted.

12 A target concentration for chloroform for a major aquifer is absent since it is one of the trihalomethane compounds. See note 4 above

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APPENDIX L

NHBC GSV Worksheets



Ground Investigation
Geotechnical Consulting Services
Laboratory Testing Services
Concrete Testing and Drilling
Services to the Construction Industry
Chemical Contamination Assessment

320110837P

Strata House
Holmes Chapel Road
Middlewich
CHESHIRE
CW10 0JB
Tel 01606 834637
Fax 01606 836657
e mail: neil.johnson@stratasurveys.co.uk

Registered No. 883574

Date: Monday, 17 July 2006
Our Reference: NFJ/L13687 17072006.doc
Your Reference:

George Wimpey

North West Ltd
Lichfield House
Gadbrook Park
Rudheath
Northwich
Cheshire
CW9 7RF

Re.: Plot B1 Calderstones Hospital – Borehole Assessment.

Plot B1 is located in the far north east corner of the Calderstones Hospital Plot.

The area was originally occupied by isolation block of houses Stirling House and Pendle View.

The EAR investigation had 2 cable percussion boreholes (BH5 and BH17) 5 trail pits (TP9-TP17 excluding TP14 and TP15) and 1 window sample holes.

Since the main housing development the area studied has been used as a construction compound and clearance of the debris of the construction compound was underway at the time of the investigation.

The purpose of this investigation was to assess the thickness of Made Ground and to assess what additional thickness of the Made Ground may have been as a result of the site use since demolition of the original houses.



Member of the British Drilling Association



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The previous investigation has shown that the natural ground conditions comprise soft-firm grey slightly fine sandy Clay which has been overlain by infill to regulate the previously undulating surface and to allow the construction of the two isolation blocks.

The following table gives the thickness of Made Ground taken from the EAR report.

WS109 - Made Ground 0.50m.	BH5 - Made Ground 0.30	BH17 Made Ground 1.90m	TP9 - Made Ground 1.3m
TP 10 - Made Ground 0.80m	TP11 - Made Ground 1.0m	TP12 - Made Ground 1.2m (however seems to be firm grey clay)	TP13 - Made Ground 1.40m (however seems to be firm grey clay)
TP16 - Made Ground 1.7m (however seems to be firm grey clay from 0.5-1.7m)	TP17 - Made Ground 1.9m (however seems to be firm grey clay from 0.3-1.9m)		

It should be noted that the EAR investigation was undertaken outside the footprint of the Stirling House and Pendle View.

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The current investigation of 9 CDSa (continuous dynamic sampling) boreholes shows the following.

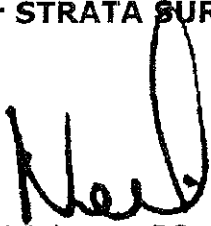
BH1 – Total Thickness of Made Ground 1.50m Recent filling 0.6m.	BH2 – Total Made Ground thickness 1.15m Possibly all new fill.	BH3 – Total Made Ground Thickness 0.55m Recent filling 0.3m	BH4 – Total Made Ground thickness 1.45m Possible recent filling 1.0m	BH5 – Total thickness of Made Ground 2.0m Possibly located over a culvert trench, gravel fill noted at 1.3-1.5m
BH6 – Total thickness of Made Ground 2.0m. Recent fill to 1.4m	BH7 – Total thickness of Made Ground proved 2.0m. Possibly no new filling.	BH8 – Total Made Ground thickness 0.85m. Recent fill to 0.55m	BH9 – Total thickness of Made Ground 1.2m	BH10 – Total thickness of Made Ground 0.3m
BH11 – No Made Ground.				

It is apparent that some increase of the Made Ground thickness has occurred since the demolition of Stirling House and Pendle View and since the area was used as a construction compound. It is probable that in places there has been placement of up to some 600mm of new fill with the possible maximum thickness of new filling at 1.4m (located to the rear of the old buildings). It is likely that the filling would be classified as waste and thus come under the current Waste Disposal Regulation and would require the necessary tests to classify the waste. We have sufficient samples from which appropriate tests can be undertaken.

I trust that this brief summary is sufficient for your immediate requirements but if you need any additional information do not hesitate to contact me.

Yours faithfully

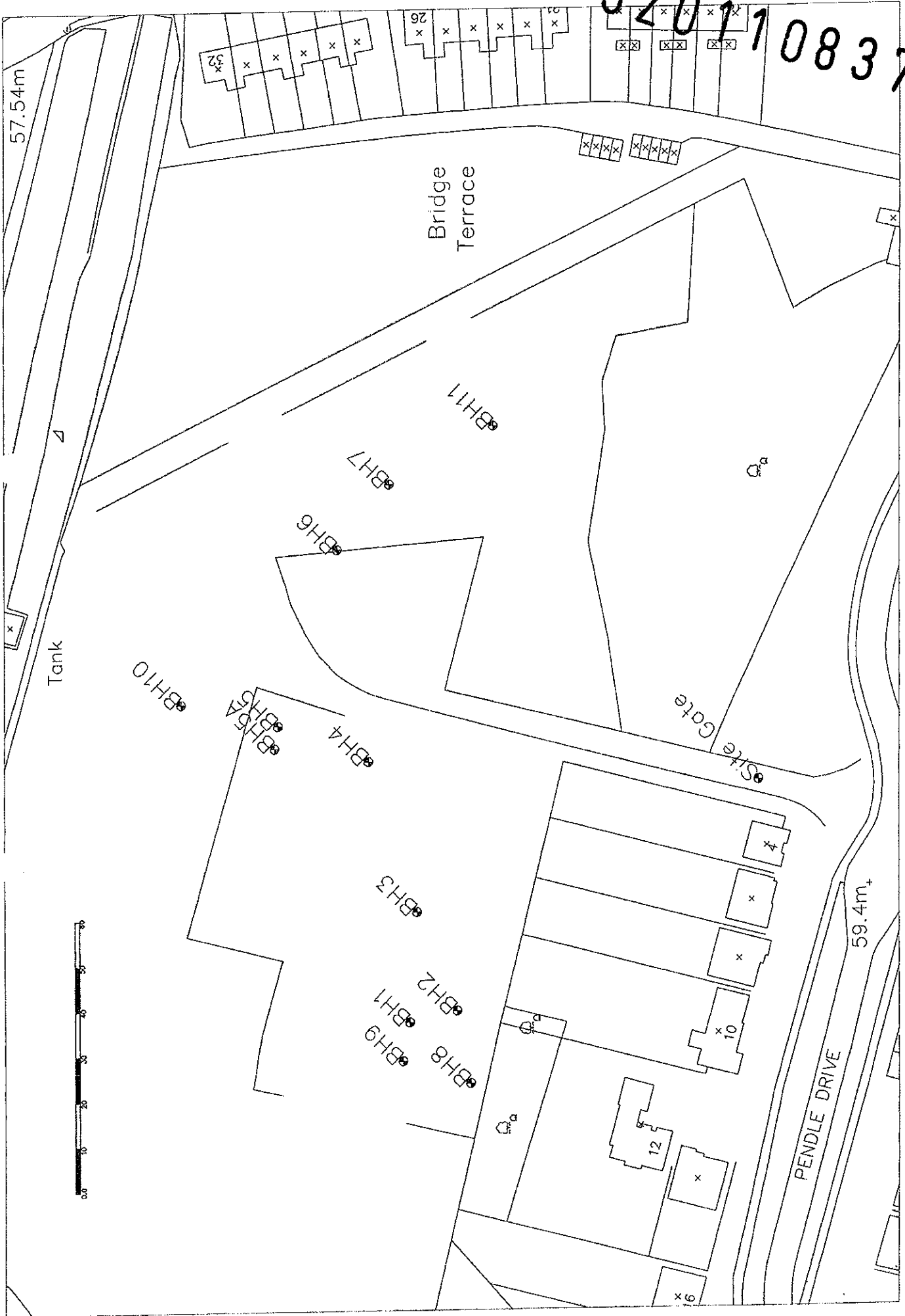
for **STRATA SURVEYS LIMITED**



Neil Johnson BSc MSc CEng MIMM

Principal Geotechnical Engineer

320110837P



Location **Plot B1 Former Calderstones Hospital**

Client: George Wimpey Ltd

Project Ref:

Borehole No

BH1

Job No.: 13687

Equipment and methods

Start Date:

End Date:

Final Depth:

2.00m

Diameter Casing Depth

FIELD RECORDS	Samples / Tests				Description	Depth & Thickness m	Strata Reduced Level (m)	Legend
	Casing (Water) Depth (m)	Depth (m) from to	SAMPLE Type & No	SPT (N) (Cm)				
					MADE GROUND (grass over gravelly and clayey soil with chipboard fragments)	(0.20)		
					MADE GROUND (grey brown clay with occasional concrete and brick fragments and some plant remains)	0.20		
						(0.40)		
					MADE GROUND (firm grey brown clay with brick fragments near base)	0.60		
						(0.90)		
					Stiff dark grey CLAY	1.50		
						(0.90)		
						2.00		

Remarks

Logged by Drilled by

Ground level

Co-ordinates:

E:372442

N:437520

320110837P



Location **Plot B1 Former Calderstones Hospital**

Client: **George Wimpey Ltd**

Project Ref.:

Borehole No.

BH2

37P

Job No: **13687**

Equipment and methods

Start Date:

End Date:

Final Depth:

Diameter Casing Depth

3.00m

FIELD RECORDS	Samples / Tests				Description	Depth & Thickness m	Strata Reduced Level (m)	Legend
	Casing (Water) Depth (m)	Depth (m) from	to	SAMPLE Type & No	SPT (N)	Cu		
					MADE GROUND (grass over grey gravelly fill with concrete and brick ragments)	(0.30)		
					MADE GROUND (grey clayey and gravelly fill with brick and concrete fragments and occasional wood fragment)	0.30		
						(0.85)		
					Firm dark grey CLAY	1.15		
						(1.85)		
						3.00		

Remarks

Logged by Drilled by

Ground level

Co-ordinates:

E:372444

N:437509

Location **Plot B1 Former Calderstones Hospital**Client: **George Wimpey Ltd**

Project Ref.:

Borehole No

BH3

Equipment and methods

Job No: **13687**

Start Date:

End Date:

Final Depth:

2.00m

Diameter Casing Depth

FIELD RECORDS	Samples / Tests				Description	Depth & Thickness m	Strata Reduced Level (m)	Legend
	Casing (Water) Depth (m)	Depth (m) from to	SAMPLE Type & No	SP1 (N) (Cu)				
					MADE GROUND (grass over grey sandy and gravelly fill)	(0.30)		
					MADE GROUND (black and red ash and coal fragments with some brick fragments)	0.30 (0.25)		
					Firm grey CLAY and a little angular gravel	0.55		
						(0.70)		
					Firm grey CLAY	1.25		
						(0.75)		
						2.00		

Remarks

Logged by Drilled by

Ground level

Co-ordinates:

E:372428

N:437506

Location **Plot B1 Former Calderstones Hospital**Client: **George Wimpey Ltd**

Project Ref:

Borehole No.

B104**37P**Job No.: **13687**

Equipment and methods

Start Date:

End Date:

Final Depth:

2.00m

Diameter Casing Depth

FIELD RECORDS	Samples / Tests				Description	Strata		Legend
	Casing (Water) Depth (m)	Depth (m) from to	SAMPLE Type & No	SPT (N) (Cu)		Depth & Thickness m	Reduced Level (m)	
					MADE GROUND (grass over grey clay with brick fragments and large concrete fragments)	(0.50)		
					No recovery	0.60		
						(0.40)		
					MADE GROUND (dark grey brown clay with occasional brick fragments)	1.00		
						(0.45)		
					Firm grey brown CLAY	1.45		
						(0.55)		
						2.00		

Remarks

Logged by Drilled by

Ground level

Co-ordinates:

E:372433

N:437521

Location **Plot B1 Former Calderstones Hospital**

Client: George Wimpey Ltd

Project Ref:

Borehole No.

32011
BH837P

Equipment and methods

Job No: 13687

Start Date:

End Date:

Final Depth:

Diameter

Casing

Depth

2.00m

FIELD RECORDS

Samples / Tests

Casing
(Water)
Depth
(m)Depth (m)
from toSAMPLE
Type & NoSPT
(N) (Cu)

Description

Depth
&
Thickness
mStrata
Reduced
Level
(m)

Legend

MADE GROUND (grass over dark grey gravelly fill with occasional brick fragment)

(0.30)

MADE GROUND (dark grey sandy clay with small brick fragments)

0.30

(0.35)

MADE GROUND (soft dark grey clay with much decaying plant material and occasional brick fragment)

0.65

(0.65)

MADE GROUND (grey medium angular gravel fill)

1.30

(0.20)

No recovery

1.50

(0.50)

2.00

Remarks

Logged by Drilled by

Ground level

Co-ordinates:

E:372466

N:437518

Location **Plot B1 Former Calderstones Hospital**

Client: George Wimpey Ltd

Project Ref:

Borehole No.

BH5A

0837P

Job No.: 13687

Equipment and methods

Start Date:

End Date:

Final Depth:

2.00m

Diameter

Casing

Depth

FIELD RECORDS

Samples / Tests

Casing
(Water)
Depth
(m)Depth (m)
from toSAMPLE
Type & NoSPT
(N) (Cu)

Description

Depth
&
Thickness
mStrata
Reduced
Level
(m)

Legend

MADE GROUND (grass over dark grey clay with brick and concrete fragments)

(0.70)

0.70

No recovery

(1.30)

2.00

Remarks

Logged by Drilled by

Ground level

Co-ordinates:

E:372499

N:437529

Location **Plot B1 Former Calderstones Hospital**Client: **George Wimpey Ltd**

Project Ref.:

Borehole No:

BH6837Job No: **13687**

Equipment and methods

Start Date:

End Date:

Final Depth:

3.00m

Diameter Casing Depth

FIELD RECORDS	Samples / Tests				Description	Strata		
	Casing (Water) Depth (m)	Depth (m) from to	SAMPLE Type & No	SFT (N) fCu		Depth & Thickness m	Reduced Level (m)	Legend
					MADE GROUND (grass over grey sandy and fine gravel fill)	(0.20)		
					MADE GROUND (grass over grey gravelly soil with some concrete fragments)	0.20 (0.10) 0.30		
					MADE GROUND (chipboard fragments over grey fine gravel fill)	(0.05) 0.35		
					MADE GROUND (black fine gravel and sandy ash fill)	(0.25) 0.60		
					MADE GROUND (grey brown clay with occasional tarmac and pottery fragment)	(0.40)		
					MADE GROUND (dark grey black clay with wood and plant fragments and some concrete fragments at base)	1.00 (0.40)		
					MADE GROUND (soft dark grey caly with a little gravel and occasional wood and brick fragment)	1.40 (0.20) 1.60		
					No recovery	(0.40)		
					Firm dark grey CLAY	2.00 (0.65)		
					No recovery	2.65 (0.35) 3.00		

Remarks

Logged by Drilled by

Ground level

Co-ordinates:

E:372507

N:437549

Location **Plot B1 Former Calderstones Hospital**Client: **George Wimpey Ltd**

Project Ref.:

Borehole No

BH 37 P

Equipment and methods

Job No: **13687**

Start Date:

End Date:

Final Depth:

Diameter Casing Depth

2.00m

FIELD RECORDS	Samples / Tests				Description	Depth & Thickness (m)	Strata Reduced Level (m)	Legend
	Casing (Water) Depth (m)	Depth (m) from to	SAMPLE Type & No	SPT (N) (Cu)				
					MADE GROUND (dark grey sandy and gravelly fill with many brick and concrete fragments)	(0.60)		
					MADE GROUND (firm dark grey slightly silty clay with occasional brick and coal fragment)	0.60		
						(1.40)		
						2.00		

Remarks

Logged by Drilled by

Ground level

Co-ordinates:

E:372503

N:437550

Location **Plot B1 Former Calderstones Hospital**Client: **George Wimpey Ltd**

Project Ref.:

Borehole No

BH8 37AJob No : **13687**

Equipment and methods

Start Date:

End Date:

Final Depth:

2.00m

Diameter

Casing

Depth

FIELD RECORDS	Samples / Tests				Description	Depth & Thickness m	Strata Reduced Level (m)	Legend
	Casing (Water) Depth (m)	Depth (m) from	to	SAMPLE Type & No	SPT (N) (Cu)			
					MADE GROUND (grass over dark grey to black clay gravel and brick and concrete fragments)	(0.55)		
					MADE GROUND (grey brown clay)	0.55 (0.30)		
					Dark grey CLAY with occasional cobble and a little plant material	0.85 (1.15)		
						2.00		

Remarks

Logged by Drilled by

Ground level

Co-ordinates:

E:372512

N:437571

Location **Plot B1 Former Calderstones Hospital**

Client: George Wimpey Ltd

Project Ref:

Borehole No.

BH 9837P

Job No.: 13687

Equipment and methods

Start Date:

End Date:

Final Depth:

3.00m

Diameter Casing Depth

FIELD RECORDS	Samples / Tests				Description	Strata		
	Casing (Water) Depth (m)	Depth (m) from to	SAMPLE Type & No	SPT (N) (Cu)		Depth & Thickness m	Reduced Level (m)	Legend
					MADE GROUND (grass over fine to coarse angular gravel fill with occasional concrete fragment)	(0.25)		
					MADE GROUND (firm brown and dark grey silty CLAY with occasional coal fragment and concrete cobble, wood fragment and pottery fragment)	0.25		
						(1.15)		
					Firm dark grey slightly silty CLAY	1.40		
						(1.60)		
						3.00		

Remarks

Logged by Drilled by

Ground level

Co-ordinates:

E:372546

N:437536

Location **Plot B1 Former Calderstones Hospital**Client: **George Wimpey Ltd**

Project Ref.:

Borehole No.

BH0837P

Equipment and methods

Job No : **13687**

Start Date:

End Date:

Final Depth:

Diameter

Casing

Depth

2.00m

FIELD RECORDS	Samples / Tests				Description	Depth & Thickness m	Strata Reduced Level (m)	Legend
	Casing (Water) Depth (m)	Depth (m) from	to	SAMPLE Type & No	SPT (N) (Cu)			
					MADE GROUND (grass over dark grey clayey soil with rootlets and some brick fragments)	0 30		
					Firm grey and dark grey CLAY	0 30		
						(1 70)		
						2 00		

Remarks

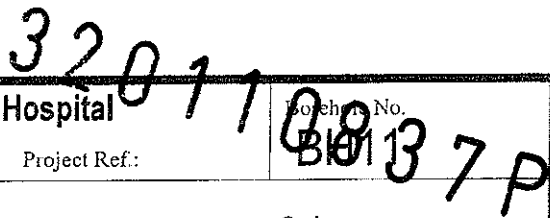
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Ground level

Co-ordinates:

E:372561

N:437525



UBI 13

2.00m

FIELD RECORDS	Samples / Tests				Description	Strata		
	Casing (Water) Depth (m)	Depth (m) from	to	SAMPLE Type & No		SPT (N) (Cu)	Depth & Thickness m	Reduced Level (m)
					Grass over dark grey clayey and gravelly soil with rootlets	(0.20)		
					Firm grey brown CLAY and occasional rootlets	0.20		
						(0.75)		
					Dark grey to black silty CLAY with some plant remains	0.95		
					Firm grey CLAY	(0.35)		
						1.30		
						(0.70)		
						2.00		

E:372573 N:437501

320110837P



Report on:
Land at
Calderstones Hospital
Milton Road
Whalley
Lancashire
BB7

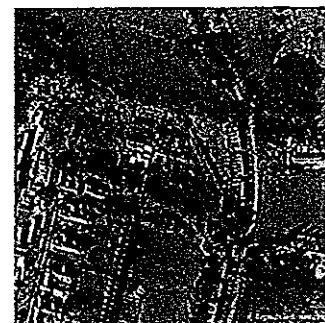
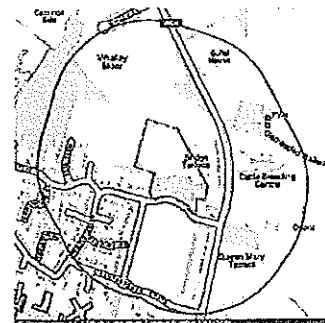
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Searchflow
42 Kings Hill Avenue
Kings Hill
West Malling
Kent
ME19 4AJ

Report Reference:
SCPRO-23698251-1-1

Report Date:
29th November 2007

Your Reference:
NPS36335 078 007_SCD

Report Centre
National Grid Reference:
372540, 437480



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Fax: 0844 844 9980

Email: info@landmarkinfo.co.uk
Website: www.landmarkinfo.co.uk



Contents of the Report

This report is divided into eleven sections

Aerial Photo

The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer used throughout the report (250m).

Location Map

The accurate large-scale Ordnance Survey map confirms the boundary of the subject site. The descriptive text may identify other features which could be of relevance but not reported. The smaller aerial photo includes the site boundary.

Summary of Site

This section comprises source, pathway and receptor information found on site. Other factors which may affect the site are also included.

Summary

This section comprises of a summary table of the information found on site and in its vicinity.

Current Land Use

This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.

Historical Land Use

This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.

Sensitivity

This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. The section also contains a separate Flood Map.

Other Factors

This section contains information on other factors which may affect the site and its vicinity.

Useful Information

This section contains information which may be of use when interpreting the report.

Useful Contacts

All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.

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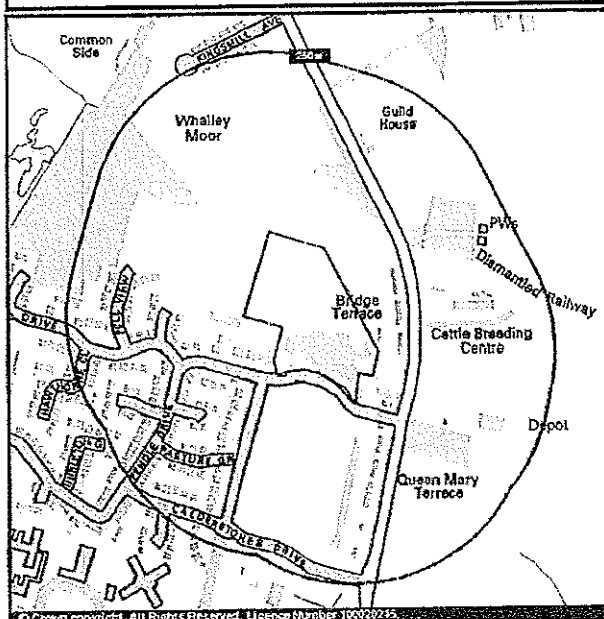
The Sitecheck Data User guide is available free of charge from our website www.landmark-information.co.uk

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320110837P

Sitecheck
Data
A Landmark product

Aerial Photo



Site

Land at
Calderstones Hospital
Milton Road
Whalley
Lancashire
BB7

Grid Reference

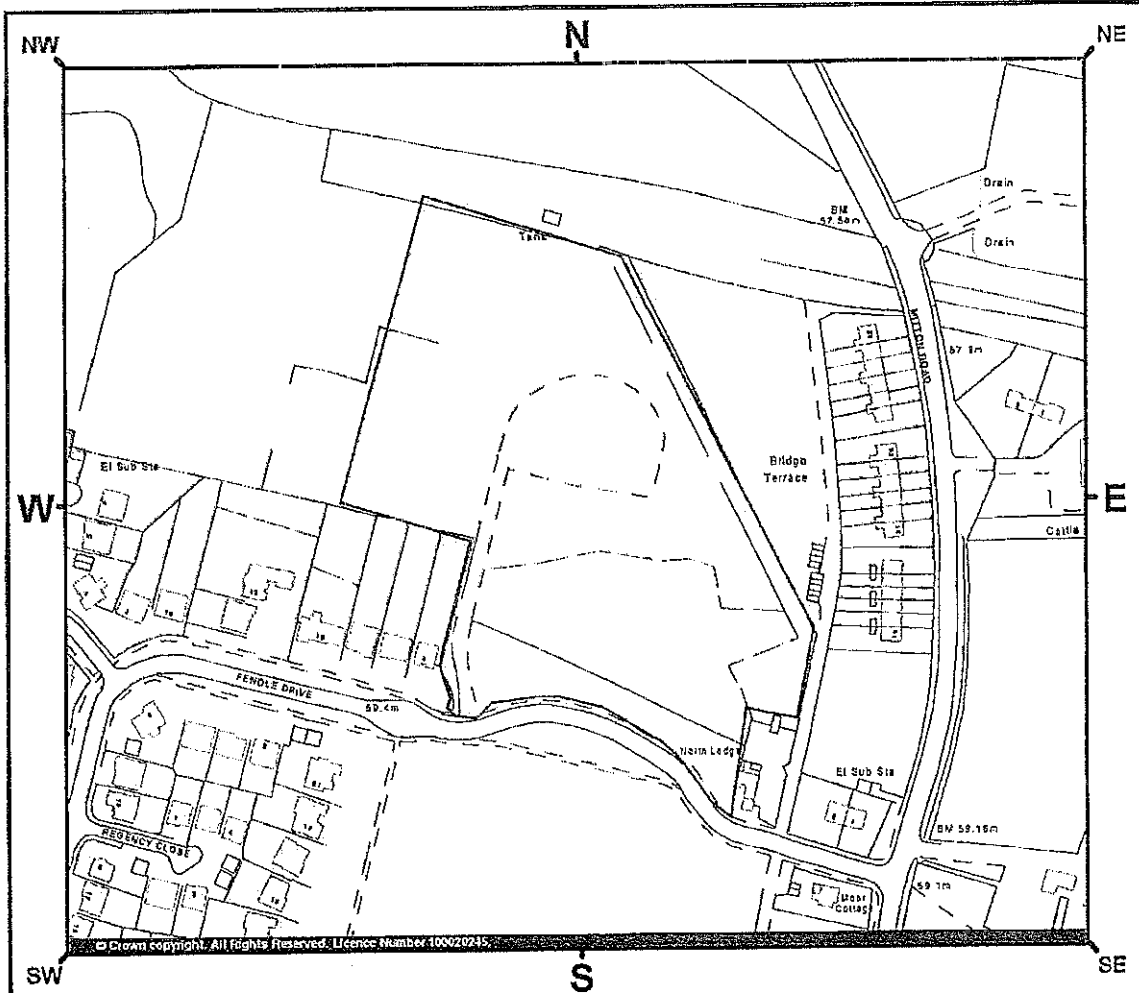
Easting 372540

Northing 437480

320110837P

Sitecheck
Data
A Landmark product

Location Map



Site

Land at
Calderstones Hospital
Milton Road
Whalley
Lancashire
BB7

Grid Reference

Easting 372540

Northing 437480



Summary of Site

**Land at, Calderstones Hospital, Mitton Road
Whalley, Lancashire, BB7**

Sources**Current Land Use****Waste/Landfill Sites****Local Authority Landfill Coverage**

Lancashire County Council, - Had landfill data but passed it to the relevant environment agency Contact ref: 1

Ribble Valley Borough Council - Had landfill data but passed it to the relevant environment agency Contact ref: 2

Historical Land Use

Ref No

Potentially Contaminative Uses**Historical Tanks And Energy Facilities**

Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1968

1

Potentially Contaminative Industrial Uses (Past Land Use)

Clay bricks & tiles [manufacture] Date of mapping: 1914

2

Hospitals, Date of mapping: 1932-1955

3

Potentially Infilled Land**Potentially Infilled Land (Non-Water)**

Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1975

13

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Summary of Site

**Land at, Calderstones Hospital, Mitton Road
Whalley, Lancashire, BB7**

Pathways and Receptors

Sensitivity

Pathways

Groundwater Vulnerability

Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers. **Soil Classification:** Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100 000. Map Name: Sheet 10 Central Lancashire Contact ref: 3

Drift Deposits

Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth peat, river terrace deposits and marine and estuarine alluvium Contact ref: 3

Extreme Flooding from Rivers or Sea without Defences

No

Flooding from Rivers or Sea without Defences

No

Areas Benefiting from Flood Defences

No

Flood Water Storage Areas

No

Flood Defences

No

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Summary of Site

**Land at, Calderstones Hospital, Mitton Road
Whalley, Lancashire, BB7**

Other Factors

Brine Compensation Areas

No

Coal Mining Affected Areas

In an area which may not be affected by coal mining

Radon Affected Areas

Less than 1% of homes are above the Action Level Contact ref: 4

Radon Protection Measures

Basic radon protective measures are necessary in the construction of new dwellings or extensions Contact ref: 5

Potential for Collapsible Ground Stability Hazards

No Hazard

Potential for Compressible Ground Stability Hazards

No Hazard Contact ref: 5

Potential for Ground Dissolution Stability Hazards

No Hazard

Potential for Landslide Ground Stability Hazards

Very Low. Contact ref: 5

Potential for Running Sand Ground Stability Hazards

Very Low. Contact ref: 5

Potential for Shrinking or Swelling Clay Ground Stability Hazards

Very Low. Contact ref: 5

Shallow Mining Hazards

No Hazard

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Summary

Current Land Use

	On Site	0-250m
Sources	0	5
Waste/Landfill Sites		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
Statutory Authorisations		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
Discharge Consents		
Discharge Consents	0	3
Water Industry Act Referrals	0	0
Industrial Processes		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
Storage of Hazardous Substances		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
Contraventions		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	0
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	2
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	0

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Summary

Historical Land Use

	On Site	0-250m
Sources	4	11
Potentially Contaminative Uses		
Historical Tanks And Energy Facilities	1	0
Potentially Contaminative Industrial Uses (Past Land Use)	2	9
Potentially Infilled Land		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	1	1
Potentially Infilled Land (Water)	0	1

Sensitivity

	On Site	0-250m
Pathways and Receptors	2	1
Pathways		
Groundwater Vulnerability	1	N/A
Drift Deposits	1	N/A
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0
Flooding from Rivers or Sea without Defences	0	0
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0
River Flood Data (Scotland)	0	0
Environmentally Sensitive Receptors		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas		
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	0	1
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions		
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

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Summary

Other Factors

	On Site	0-250m
	6	0
Brine Compensation Areas	0	N/A
Coal Mining Affected Areas	0	N/A
Mining Instability	0	0
Natural and Mining Cavities	0	0
Radon Affected Areas	1	N/A
Radon Protection Measures	1	N/A
Potential for Collapsible Ground Stability Hazards	0	0
Potential for Compressible Ground Stability Hazards	1	0
Potential for Ground Dissolution Stability Hazards	0	0
Potential for Landslide Ground Stability Hazards	1	0
Potential for Running Sand Ground Stability Hazards	1	0
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	0
Shallow Mining Hazards	0	0

Current Land Use



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Current Land Use

Sources

Description	Ref. No	Search Buffer	Direction
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Waste/Landfill Sites

Local Authority Landfill Coverage

Lancashire County Council - Had landfill data but passed it to the relevant environment agency. Contact ref: 1	-	On Site	-
Ribble Valley Borough Council - Had landfill data but passed it to the relevant environment agency. Contact ref: 2	-	On Site	-

Discharge Consents

Discharge Consents

United Utilities Water Plc, Kingsmill Stw,Nr Whalley,Lancashire, Trade Discharge, Reference: 017160329, Version: 1 Status: Revoked Positional Accuracy: Located by supplier to within 10m Contact ref: 3	1	0-250m	NW
United Utilities Water Plc, Kingsmill Stw,Nr Whalley,Lancashire, Sewage Discharge, Reference: 017180349, Version: 2, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m Contact ref: 3	2	0-250m	N
United Utilities Water Plc, Kingsmill Stw,Nr Whalley,Lancashire, Sewage Discharge, Reference: 017180349 Version: 1, Status: Revoked, Positional Accuracy: Located by supplier to within 10m Contact ref: 3	3	0-250m	N

Potentially Contaminative Uses

Contemporary Trade Directory Entries

Barnes & Tipping Ltd, Milton Road,Whalley,Cliitheroe Road Haulage Services, Status: Active, Positional Accuracy: Automatically positioned to the address	4	0-250m	SE
Whalley Corn Mills Ltd, Milton Rd,Whalley,Cliitheroe, Pet Foods & Animal Feeds, Status: Active, Positional Accuracy: Manually positioned to the road within the address or location	5	0-250m	N

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Historical Land Use

Sources

Description	Ref. No	Search Buffer	Direction
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities			
Tanks, Scale of Mapping: 1:2 500, Date of Mapping: 1968	1	On Site	N
Potentially Contaminative Industrial Uses (Past Land Use)			
Clay bricks & tiles [manufacture], Date of mapping: 1914	2	On Site	W
Hospitals, Date of mapping: 1932-1955	3	On Site	N
Railways, Date of mapping: 1932-1955	4	0-250m	N
Railways, Date of mapping: 1914-1955	5	0-250m	N
Hospitals, Date of mapping: 1955-1975	6	0-250m	SW
Mineral railway, Date of mapping: 1914	7	0-250m	W
Quarrying of sand & clay, operation of sand & gravel pits Date of mapping: 1914	8	0-250m	SW
Road haulage, Date of mapping: 1975	9	0-250m	SE
Railways, Date of mapping: 1932-1955	10	0-250m	NW
Mineral railway, Date of mapping: 1914	11	0-250m	W
Cemetery or Graveyard, Date of mapping: 1932-1975	12	0-250m	E
Potentially Infilled Land			
Potentially Infilled Land (Non Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1975	13	On Site	W
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1975	14	0-250m	SW
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1914	15	0-250m	SE

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Historical Land Use

Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities.

	Mapsheet	Published Date
1:2,500		
National Grid	SD7237	1968

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land Information.

	Mapsheet	Published Date
1:10,560		
Lancashire And Furness	055_00	1848
Yorkshire	198_00	1848
Lancashire And Furness	055_NW	1895
Yorkshire	198_00	1896
Yorkshire	198_NW	1911
Lancashire And Furness	055_NW	1914
Lancashire And Furness	055_NW	1932
National Grid	SD73NW	1955
1:10,000		
National Grid	SD73NW	1975

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Sensitivity

Pathways and Receptors

Description	Search Buffer	Direction
Pathways		
Groundwater Vulnerability		
Geological Classification: Minor Aquifer (Variably permeable) - These can be fractured or potentially fractured rocks, which do not have a high primary permeability, or other formations of variable permeability including unconsolidated deposits. Although not producing large quantities of water for abstraction, they are important for local supplies and in supplying base flow to rivers. Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 10 Central Lancashire. Contact ref: 3	On Site	-
Drift Deposits		
Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium. Contact ref: 3	On Site	-
Extreme Flooding from Rivers or Sea without Defences		
No	N/A	
Flooding from Rivers or Sea without Defences		
No	N/A	
Areas Benefiting from Flood Defences		
No	N/A	
Flood Water Storage Areas		
No	N/A	
Flood Defences		
No	N/A	

Sensitivity



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Sensitivity

Pathways and Receptors

Description

Ref. No.	Search Buffer	Direction
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Environmentally Sensitive Receptors

Nearest Surface Water Feature

0-250m

1	0-250m	NE
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Other Factors

Description	Search Buffer	Direction
Brine Compensation Areas		
No	N/A	
Coal Mining Affected Areas		
In an area which may not be affected by coal mining	N/A	
Radon Affected Areas		
Less than 1% of homes are above the Action Level Contact ref: 4	On Site	-
Radon Protection Measures		
Basic radon protective measures are necessary in the construction of new dwellings or extensions Contact ref: 5	On Site	-
Potential for Collapsible Ground Stability Hazards		
No Hazard	N/A	
Potential for Compressible Ground Stability Hazards		
No Hazard Contact ref: 5	On Site	-
Potential for Ground Dissolution Stability Hazards		
No Hazard	N/A	
Potential for Landslide Ground Stability Hazards		
Very Low Contact ref: 5	On Site	-
Potential for Running Sand Ground Stability Hazards		
Very Low Contact ref: 5	On Site	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Very Low Contact ref: 5	On Site	-
Shallow Mining Hazards		
No Hazard	N/A	

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Useful Information

Useful Information

Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this 'buffer' relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as a Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974.

Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets

In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set

This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

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Useful Contacts

Contact Name and Address

- 1 **Lancashire County Council Waste Management Group**
Environment Directorate
Guild House
Cross Street
Preston
Lancashire
PR1 8RD

www.lancashire.gov.uk
- 2 **Ribble Valley Borough Council Environmental Health Department**
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

www.ribblevalley.gov.uk

Telephone 01200 425111
Fax 01200 26339
- 3 **Environment Agency National Customer Contact Centre (NCCC)**
PO Box 544
Templeborough
Rotherham
S60 1BY

enquiries@environment-agency.gov.uk

Telephone 08708 506 506
- 4 **Health Protection Agency**
Chilton
Didcot
Oxfordshire
OX11 0RQ

www.hpa.org.uk

Telephone 01235 831600
Fax 01235 833891
- 5 **British Geological Survey Enquiry Service**
British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
Nottinghamshire
NG12 5GG

enquiries@bgs.ac.uk
www.bgs.ac.uk

Telephone 0115 936 3143
Fax 0115 936 3276

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

Other Contacts

Landmark Information Group Limited
Legal & Financial
The Smith Centre
Fairmile
Henley-on-Thames
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RG9 6AB

info@landmarkinfo.co.uk
www.landmarkinfo.co.uk

Telephone 0844 844 9966
Fax 0844 844 9980

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- any person who provides funding secured on the whole of the Property Site,
- any person for whom You act in a professional or commercial capacity,
- any person who acts for You in a professional or commercial capacity, and
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b. An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorized Reseller's Invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserves the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.

c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.

d. Landmark or its Authorized Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorized Reseller does so invoice any third party at Your request, such invoice is not accepted or deemed to be accepted by You unless the third party shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements with any one or more Services, any failure by Landmark or its Authorized Reseller to provide an element or elements of the Services shall not prejudice Landmark or its Authorized Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:

- You fail to make any payment due in accordance with clause 4;
- You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
- You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.

b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.

c. Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.

b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or willful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.

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- Subject to clause 6.b below You shall have no claim or recourse against any Third Party Content supplier or nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts or omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular features or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
- Landmark's only obligation to us is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
- no physical inspection of the Property Site reported on or carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining suitability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.

iv. Subject to clause 6.b below, Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, processing, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.

v. Landmark will not be held liable in any way if a Report on residential property is used for commercial purposes or more than the one residential property for which it was ordered. The Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and You confirm You are solely responsible for the selection or omission of any specific part of the Content;

vi. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;

vii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;

ix. Any support or assistance provided to You in connection with these Terms is at Your risk;

x. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information is provided in the Services which should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.

xi. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Woburn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.

xii. If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.b below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.

xiii. In any event no person may rely on a Service more than 12 months after its original date.

xiv. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.

xv. Time shall not be of the essence with respect to the provision of the Services.

xvi. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.b below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.

xvii. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause do not apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6.b above.

xviii. Landmark shall not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.

xix. You acknowledge that:

- Subject to clause 6.b below You shall have no claim or recourse against any Third Party Content supplier or nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts or omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular features or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
- Landmark's only obligation to us is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
- no physical inspection of the Property Site reported on or carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining suitability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.

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vi. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;

vii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;

viii. Any support or assistance provided to You in connection with these Terms is at Your risk;

ix. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information is provided in the Services which should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.

x. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Woburn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.

xi. If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.b below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.

xii. In any event no person may rely on a Service more than 12 months after its original date.

xiii. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.

xiv. Time shall not be of the essence with respect to the provision of the Services.

xv. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.b below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.

xvi. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause do not apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6.b above.

- o. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Landmark.

7. Contribution

- a. Save where expressly provided, this clause 7 shall apply solely to Environmental Remediation Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.
- b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability, a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 (the "Contribution").

- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:

- i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;

- ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;

- iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site;

- iv. the Contribution will not be paid in respect of any of the following:

Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.

Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures.

Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.

Intentional non-compliance arising from the intentional disregard of or knowing willful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.

Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.

Any condition which is caused by acts of War or an Act of Terrorism.

Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.

Any fines liquidated damages punitive or exemplary damages.

Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.

Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damages or expense including the cost of rent of temporary premises or business interruption.

Any losses incurred following a material change in use of a alteration or development of the Property Site.

- d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.

- e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.

- f. Any rights to a Contribution under this clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.

- g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent in any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.

- h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under Part II(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 a and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.

- i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above to withdraw the offer of payment of Contributions without further notice.

8. Events Beyond Our Control

- a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or

checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. Severability

- a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. Governing Law

- a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts. If any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice in writing that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. General Complaints

- a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.

- b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.

- c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.

- d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph a) below all notices from Landmark to You will be displayed on our Website from time to time.

- e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicable possible.

- f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.

- g. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.

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Plan First, Act Second

A report on the planning history and proposed developments affecting:

Land at Calderstones Hospital, Milton Road, Whalley, Clitheroe, Lancashire BB7 9PE

National Grid Reference (site): 372540 437480

Report Reference

PSC-21960143-1-1

Date

26 June 2007

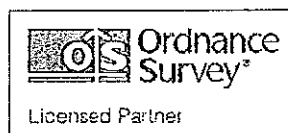
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Searchflow, Nepicar House, London Road, Sevenoaks, Kent, TN15 7RS

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Contents of the Report

The report is divided into nine sections:

Location Maps

The accurate large-scale Ordnance Survey map confirms the boundary of the subject site and the descriptive text identifies other features which may be of relevance but not reported. The smaller map includes the site boundary and search zone buffers used throughout the report at 250m and 500m.

Summary

A summary of Planning Applications, Land Use Policies, Flooding information and the relevant local authorities on the site, together with a summary of the search area that includes the number and type of Planning Applications and Land Use Policies

Development Plan Tracker

A listing of the current and emerging development plans that cover the area of search which have been published by Local Authorities, County Councils and Park Authorities

Large Planning Applications

Planning Applications with an estimated development cost of over £100,000 affecting the property and the surrounding area (up to 500m), since 1997.

Small Planning Applications

Planning Applications with an estimated development cost of under £100,000 affecting the property and the surrounding area (up to 250m), since 1998.

Land Use Policies

Land Use Policies derived from the Local Plan affecting the property and the surrounding area (up to 500m).

Flooding

Flooding information for the search area up to 500m

Useful Contacts

Contact details of useful organisations that should be able to provide further information. Please email our helpdesk helpline@landmark-information.co.uk if you require assistance

Useful Information

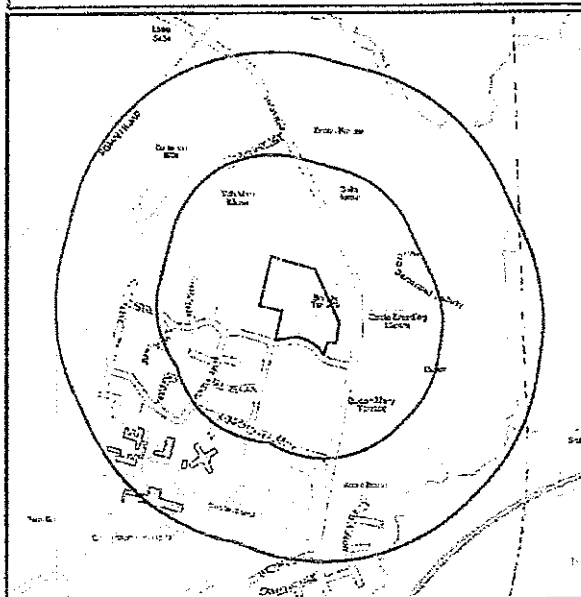
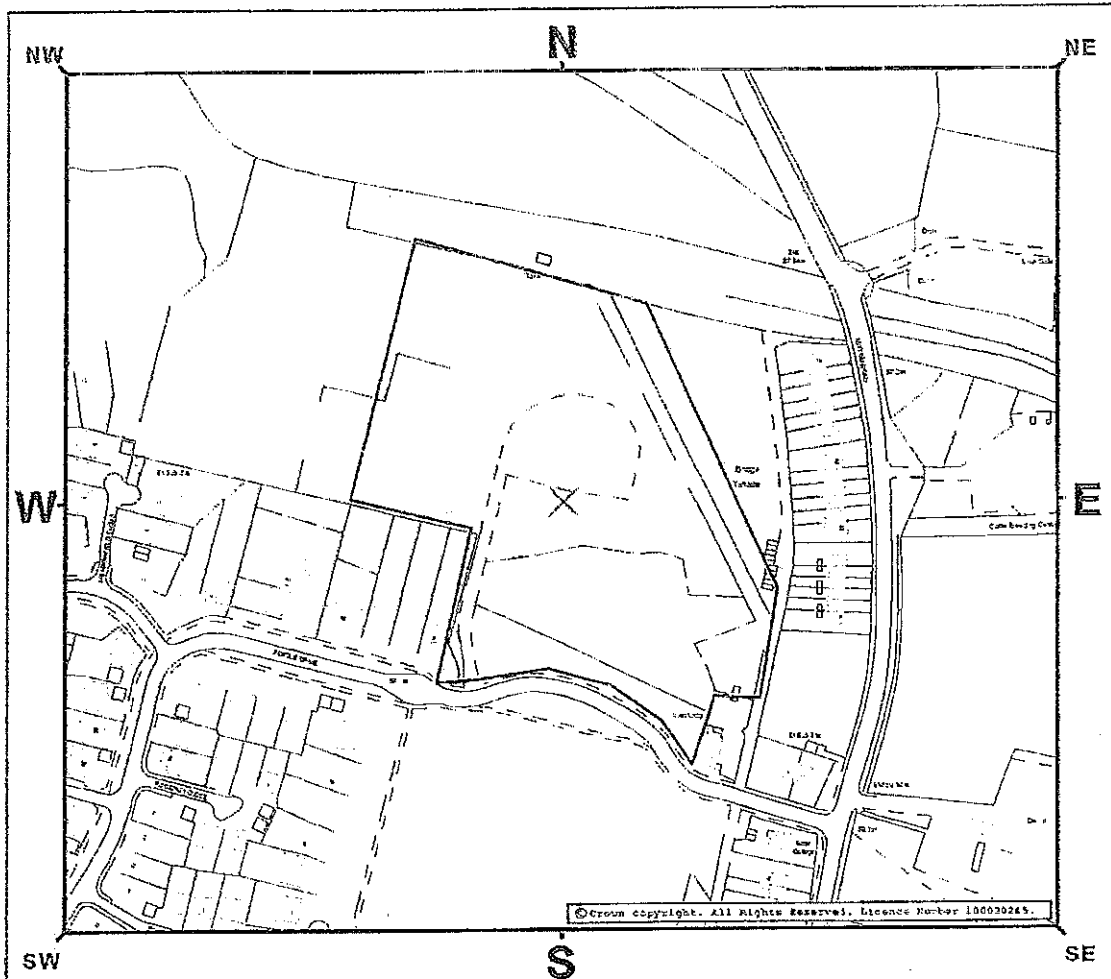
Explanatory notes for users of Plansearch Commercial. A full User Guide is available at www.landmarkinfo.co.uk

The information in this Plansearch Commercial Report is derived from a number of sources (refer to the User Guide). While every effort is made to ensure accuracy Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the User Guide and your attention is drawn to the scope of the report section within the User Guide

The Plansearch Commercial User Guide is available free of charge from our website www.landmarkinfo.co.uk

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Site

Land at Calderstones Hospital
Milton Road
Whalley
Clitheroe
Lancashire
BB7 9PE

Grid Reference

Easting 372540
Northing 437480

Top: Shows a large-scale Ordnance Survey Map which identifies the Site.
The map can be used to confirm the location of the subject property and to note any descriptive text which may be relevant.

Left: Shows a street map of the neighbourhood with radii at 250 and 500 metres.

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SUMMARY OF FEATURES ON SITE: Land at Calderstones Hospital, Milton Road, Whalley, Clitheroe, Lancashire BB7 9PE

'Large' Planning Applications

None

'Small' Planning Applications

None

Land Use Policies

Open Land

Description: Land Outside Main Settlement/Village Boundaries, Chapter: General Policies, Policy: G5, Plan ref: 2

Description: Open Countryside, Chapter: Environment, Policy: ENV3, Plan ref: 2

Description: County Biological Heritage Sites, Chapter: Environment, Policy: ENV9, Plan ref: 2

Other (including Mixed Use)

Description: Calderstones Area Policy, Chapter: Area Policies, Policy: A3, Plan ref: 2

Flooding

Extreme Flooding from Rivers or Sea without Defences (Zone 2)

None

Flooding from Rivers or Sea without Defences (Zone 3)

None

Area Benefiting from Flood Defences

None

Flood Water Storage Areas

None

Flood Defences

None

River Flood Data

None

Local Authority Areas

Lancashire County Council

Ribble Valley Borough Council

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SUMMARY OF SEARCH AREA

This table summarises the information shown in the 'Large' Planning Applications Section

Report	Classification	On Site	0-250 metres	250-500 metres
1.1	Residential	0	1	5
1.2	Civil engineering including demolitions	0	0	0
1.3	Transport	0	0	1
1.4	Sport, leisure, entertainment	0	0	2
1.5	Education, health, military, municipal	0	0	9
1.6	Commercial (industrial, office, retail)	0	0	1
1.7	Power, water, telecoms, waste	0	0	0
1.8	Catering	0	0	0
1.9	Agricultural	0	0	0
1.10	Unclassified	0	0	0

This table summarises the information shown in the 'Small' Planning Applications Section

Report	Classification	On Site	0-250 metres	250-500 metres
2.1	Residential	0	9	N/A
2.2	Civil engineering including demolitions	0	0	N/A
2.3	Transport	0	0	N/A
2.4	Sport, leisure, entertainment	0	0	N/A
2.5	Education, health, military, municipal	0	0	N/A
2.6	Commercial (industrial, office, retail)	0	1	N/A
2.7	Power, water, telecoms, waste	0	0	N/A
2.8	Catering	0	0	N/A
2.9	Agricultural	0	0	N/A
2.10	Unclassified	0	0	N/A

This table summarises the information shown in the Land Use Policies Section

Report	Classification	On Site	0-250 metres	250-500 metres
3.1	Housing	0	0	0
3.2	Transport	0	1	0
3.3	Open Land	3	0	1
3.4	Heritage Environment	0	0	0
3.5	Town Centre and Retailing	0	0	0
3.6	Industrial and Commercial	0	0	0
3.7	Community and Social Facility	0	1	0
3.8	Waste, Pollution, Mineral, Water and Energy	0	0	0
3.9	Settlement Limit	0	0	0
3.10	Other (including Mixed Use)	1	0	0

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The following plans have been or are in the process of being published by authorities found within the search area

Plan Title	Ribble Valley LDF - Core Strategy
Plan Type	Core Strategy
Plan Status	Under Preparation
Approval or Adopted Date	Not Supplied
Issue Papers Period	1st July 2007
First Deposit Period	1st December 2007
Second Deposit Period	1st May 2008
Comments	Development Plan Document (DPD). First informal scoping stage on issues and options 9 Mar - 30 Apr 2007. Second stage of issues and options expected Jul 2007. Preferred options expected Dec 2007. Submission to Secretary expected May 2008. Examination expected

Plan Title	Ribble Valley LDF - Balancing Housing Markets
Plan Type	Development Plan Document
Plan Status	Abandoned
Approval or Adopted Date	Not Supplied
Comments	Development Plan Document (DPD). Abandoned

Plan Title	Ribble Valley LDF - DC Policies
Plan Type	Development Plan Document
Plan Status	Abandoned
Approval or Adopted Date	Not Supplied
Comments	Development Plan Document (DPD). Abandoned

Plan Title	Ribble Valley LDF - Local Development Scheme
Plan Type	Local Development Scheme
Plan Status	Approved
Approval or Adopted Date	2005
Operative Date	1st April 2007
Comments	Revised Local Development Scheme (LDS) approved by Secretary of State April 2007.

Plan Title	Ribble Valley District Local Plan
Plan Type	Local Plan
Plan Status	Adopted
Approval or Adopted Date	1998
Operative Date	25th June 1998
Legal Objection End Date	6th August 1998
Comments	Adopted 25 June 1998. Became operative 25 June 1998. Period for High Court appeal ended 6 Aug 1998. One challenge received, withdrawn.

Plan Title	Lancashire Minerals & Waste Local Plan
Plan Type	Minerals, Waste or combined Minerals and Waste Plan
Plan Status	Adopted
Approval or Adopted Date	2001
Operative Date	28th December 2001
Legal Objection End Date	21st March 2002
Comments	Also covers Blackburn with Derwen and Blackpool. Adopted 28 Dec 2001. Became operative 28 Dec 2001. No High Court challenge.
Plan Title	Lancashire Minerals & Waste LDF - Statement of Community Involvement
Plan Type	Minerals, Waste or combined Minerals and Waste Plan
Plan Status	Adopted
Approval or Adopted Date	2006
Operative Date	12th May 2006
Legal Objection End Date	4th August 2006
Comments	Statement of Community Involvement (SCI) Adopted 12 May 2006. No appeal to High Court.
Plan Title	North West Regional Waste Strategy
Plan Type	Minerals, Waste or combined Minerals and Waste Plan
Plan Status	Approved
Approval or Adopted Date	2004
Operative Date	1st September 2004
Comments	Prepared by the North West Regional Assembly in conjunction with the North West Region Technical Assembly Body for Waste (NW RTAB). Consultation on draft strategy July - 26 Sept 2003. Approved Sept 2004. No plans to review as yet (Mar 07).
Plan Title	Lancashire Minerals & Waste LDF - Core Strategy
Plan Type	Minerals, Waste or combined Minerals and Waste Plan
Plan Status	Under Preparation
Approval or Adopted Date	Not Supplied
Issue Papers Period	31st January 2006 - 31st March 2006
First Deposit Period	30th November 2006 - 11th January 2007
Second Deposit Period	1st October 2007
Comments	Development Plan Document (DPD). Prepared jointly with Blackpool Borough Council and Blackburn with Darwen Borough Council. Issues & Options forums being done by Workshops through to end Sept 2005. Issues & Options paper on Consultation 27 Oct - 14 Nov 20.
Plan Title	Lancashire Minerals & Waste LDF - Site Specific Policies & Allocations
Plan Type	Minerals, Waste or combined Minerals and Waste Plan
Plan Status	Under Preparation
Approval or Adopted Date	Not Supplied
Issue Papers Period	1st June 2007
First Deposit Period	1st September 2008
Second Deposit Period	1st June 2009
Comments	Development Plan Document (DPD). Prepared jointly with Blackpool Borough Council and Blackburn with Darwen Borough Council. Deadline for details of sites for possible inclusion in the DPD 31 Jan 2007. Formal issues and options expected summer 2007. Prefer

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Plan Title Lancashire Minerals & Waste LDF - Generic DC Policies
Plan Type Minerals, Waste or combined Minerals and Waste Plan
Plan Status Under Preparation
Approval or Adopted Date Not Supplied
Issue Papers Period 1st September 2007
First Deposit Period 1st September 2008
Second Deposit Period 1st June 2009
Comments Development Plan Document (DPD). Prepared jointly with Blackpool Borough Council and Blackburn with Darwen Borough Council. Issues and Options expected Sept 2007. Preferred options expected Sept / Oct 2008. Submission to Secretary of State expected Jun -

Plan Title Lancashire Minerals & Waste LDF - Local Development Scheme
Plan Type Minerals, Waste or combined Minerals and Waste Plan
Plan Status Approved
Approval or Adopted Date 2007
Operative Date 30th April 2007
Comments Revised Minerals & Waste Development Scheme (MWDS) approved 30 April 2007.

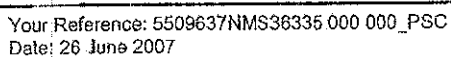
Plan Title North West Regional Spatial Strategy
Plan Type Regional Spatial Strategy
Plan Status Under Preparation
Approval or Adopted Date Not Supplied
Issue Papers Period 21st April 2005 - 1st August 2005
First Deposit Period 17th October 2005 - 28th November 2005
Second Deposit Period 20th March 2006 - 12th June 2006
Inspector's Report 8th May 2007
Modification Period 1st September 2007
Comments Section 3 consultation involves a total of 14 options papers on consultation 7 Mar - 8 April 2005 (extended from 4 April). Further round of stakeholder consultations and revisions on first draft policies, known as Session 4, from 21 April - 1 Aug 2005. Co

Plan Title Ribble Valley LDF - Statement of Community Involvement
Plan Type Statement of Community Involvement
Plan Status Adopted
Approval or Adopted Date 2007
Operative Date 26th April 2007
Legal Objection End Date 26th July 2007
Comments Statement of Community Involvement (SCI) Adopted 26 Apr 2007. Period for appeal to High Court ends 26 Jul 2007.

Plan Title Lancashire Structure Plan 2001 - 2016
Plan Type Structure Plan
Plan Status Adopted
Approval or Adopted Date 2005
Operative Date 31st March 2005
Legal Objection End Date 12th May 2005
Comments Adopted 31 Mar 2005. Became operative 31 March 2005. Period for appeal to High Court ended 12 May 2005. No challenges received.

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This list of development plans is based on boundary information available to Landmark at this time. As a result of this some plans relating to neighbouring authorities may be shown.



320110837P

'Large' Planning Applications - search radius 500 metres

Planning applications made since 1997, with an estimated development cost of over £100,000:

1.1 Residential

Houses, Location: ,Off Milton Road,Whalley,Clitheroe, Development Type: New Build, Category: Residential - Private development, Stage: Contract, Application Ref: 3/01/0793, Dated: 25th October 2001, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: 40, Area (sq m): 8094, Positional Accuracy: Manually positioned to the road within the address or location

Direction	E
Distance	50
Map ID	1

Holiday Accommodation/Agricultural/Housing, Location: ,Brookhouse Farm,Milton Road, Whalley,Clitheroe, Development Type: New Build, Category: Residential - Private development, Stage: Contract, Application Ref: 3/02/0832, Dated: 4th October 2002, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: 11, Area (sq m): 8094, Positional Accuracy: Automatically positioned to the address

Direction	NE
Distance	370
Map ID	2

Housing/Offices/School, Location: ,Former Calderstones Hospital,Milton Road, Whalley,Clitheroe, Development Type: Alteration or Conversion, Category: Residential - Private development, Stage: Outline Planning, Application Ref: 3/96/0343, Dated: 17th June 1996, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): 240000, Positional Accuracy: Automatically positioned to the address

Direction	SW
Distance	385
Map ID	3

Housing, Location: ,Former Calderstones Hospital,Milton Road, Whalley,Clitheroe, Development Type: New Build, Category: Residential - Private development, Stage: Contract, Application Ref: 3/02/0384, Dated: 24th April 2002, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: 48, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the address

Direction	SW
Distance	385
Map ID	3

Housing, Location: ,Calderstones Hospital,Milton, Whalley,Clitheroe, Development Type: New Build, Category: Residential - Private development, Stage: Detail Planning, Application Ref: 3/99/0932, Dated: 29th December 1999, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: 318, Area (sq m): 121000, Positional Accuracy: Automatically positioned to the address

Direction	SW
Distance	385
Map ID	3

Houses/Offices/School, Location: ,Calderstones Hospital,Milton Road, Whalley,Clitheroe, Development Type: Alteration or Conversion, Category: Residential - Private development, Stage: Outline Planning, Application Ref: 3/98/0256, Dated: 14th April 1998, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the address

Direction	SW
Distance	385
Map ID	3

1.2 Civil engineering including demolitions none

1.3 Transport

Car Park, Location: ,Calderstones Hospital Milton Road, Whalley,Clitheroe, Development Type: New Build, Category: Car Parking Facilities - Surface parking, Stage: Detail Planning, Application Ref: 3/98/0566, Dated: 19th August 1998, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the address

Direction	SW
Distance	385
Map ID	4

1.4 Sport, leisure, entertainment

Club, Location: ,Whalley Sports Club,Milton Road, Whalley,Blackburn, Development Type: New Build, Category: Sport Facilities - Pavilions and Changing Rooms, Stage: Outline Approval, Application Ref: 3/96/0085, Dated: 14th February 1996, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Manually positioned to the road within the address or location

Direction	S
Distance	297
Map ID	5

Leisure, Location: ,Brook House Farm Mitton Road Whalley,Clitheroe, Development Type:
 New Build, Category: Sport Facilities - Golf Ranges and Courses, Stage: Detail Planning,
 Application Ref: 3/96/0578, Dated: 25th September 1996, Project Size: Large, Floor space (sq
 m): Not Supplied, No. of Units: Not Supplied, Area (sq m): 19000, Positional Accuracy:
 Automatically positioned to the address

Direction NE
 Distance 370
 Map ID 6

1.5 Education, health, military, municipal

Hospital, Location: ,Calderstones Hospital,Mitton Road, Whalley,Clitheroe, Development Type:
 New Build, Category: Hospitals - Public, Stage: Contract, Application Ref: 3/00/0898, Dated:
 4th January 2001, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: Not
 Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the
 address

Direction SW
 Distance 385
 Map ID 7

Hospital, Location: ,Calderstone Hospital,Mitton Road, Whalley,Clitheroe, Development Type:
 New Build, Category: Hospitals - Public, Stage: Tender, Application Ref: Not Supplied, Dated:
 Not Supplied, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: Not
 Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the
 address

Direction SW
 Distance 385
 Map ID 7

Hospital, Location: ,Calderstones Hospital,Mitton Road, Whalley,Clitheroe, Development Type:
 Refurbishment or Repair, Category: Hospitals - Public, Stage: Tender, Application Ref: Not
 Supplied, Dated: Not Supplied, Project Size: Large, Floor space (sq m): Not Supplied, No. of
 Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned
 to the address

Direction SW
 Distance 385
 Map ID 7

Hospital, Location: ,Calderstones Hospital,Mitton Road, Whalley,Clitheroe, Development Type:
 Alteration or Conversion, Category: Hospitals - Public, Stage: Tender, Application Ref: Not
 Supplied, Dated: Not Supplied, Project Size: Large, Floor space (sq m): Not Supplied No. of
 Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned
 to the address

Direction SW
 Distance 385
 Map ID 7

Hospital, Location: ,Calderstones Hospital,Mitton Road, Whalley,Clitheroe, Development Type:
 New Build, Category: Hospitals - Public, Stage: Outline Approval, Application Ref: 3/00/0899,
 Dated: 4th January 2001, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units:
 Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Manually positioned to the
 address or location

Direction SW
 Distance 385
 Map ID 7

Hospital, Location: ,Calderstones Hospital,Mitton Road, Whalley,Clitheroe, Development Type:
 New Build, Category: Hospitals - Public, Stage: Tender, Application Ref: Not Supplied, Dated:
 Not Supplied, Project Size: Large, Floor space (sq m): Not Supplied, No. of Units: Not
 Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the
 address

Direction SW
 Distance 385
 Map ID 7

Hospital, Location: ,Calderstones Hospital,Mitton Road, Whalley,Clitheroe, Development Type:
 New Build, Category: Hospitals - Public, Stage: Outline Approval, Application Ref:
 3/2005/0252, Dated: 30th March 2005, Project Size: Large, Floor space (sq m): Not Supplied,
 No. of Units: Not Supplied Area (sq m): Not Supplied, Positional Accuracy: Automatically
 positioned to the address

Direction SW
 Distance 385
 Map ID 7

Hospital, Location: ,Calderstones Hospital,Mitton Road Whalley,Clitheroe, Development Type:
 New Build, Category: Hospitals - Public, Stage: Outline Planning, Application Ref:
 3/2005/0912, Dated: 20th October 2005, Project Size: Large, Floor space (sq m): Not Supplied,
 No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically
 positioned to the address

Direction SW
 Distance 385
 Map ID 7

Hospital, Location: ,West Drive,Whalley,Clitheroe, Development Type: New Build, Category:
 Hospitals - Private, Stage: Tender, Application Ref: Not Supplied, Dated: Not Supplied, Project
 Size: Large, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not
 Supplied, Positional Accuracy: Manually positioned to the road within the address or location

Direction SW
 Distance 451
 Map ID 8

1.6 Commercial (industrial, office, retail)

Offices/Industrial, Location: ,Abbey Farm,Milton Road, Whalley,Clitheroe, Development Type:
Alteration or Conversion, Category: Commercial and Retail - Offices, Stage: Withdrawn,
Application Ref: 3/03/0547, Dated: 19th June 2003, Project Size: Large, Floor space (sq m):
418.5, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Manually
positioned to the road within the address or location

Direction S
Distance 381
Map ID 9

1.7 Power, water, telecoms, waste

none

1.8 Catering

none

1.9 Agricultural

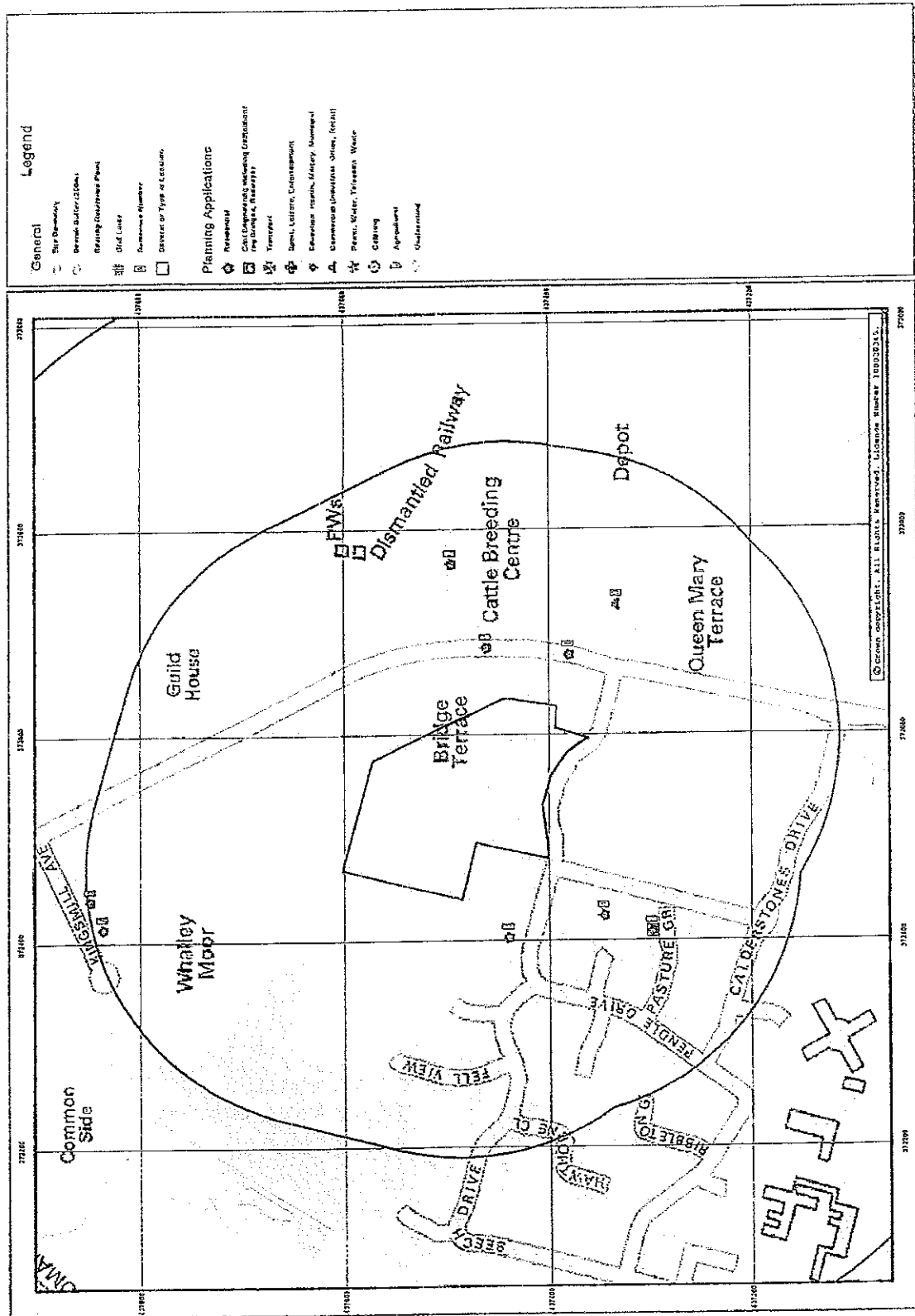
none

1.10 Unclassified

none

For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

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'Small' Planning Applications - search radius 250 metres

Planning applications made since 1998, with an estimated development cost of under £100,000:

2.1 Residential

Unspecified, Location: Three Fishes Public House, Milton Road, Whalley, Clitheroe, Development Type: Extension, Category: Housing Modifications/Extensions - Unspecified, Stage: Detail Planning, Application Ref: 04/0278, Dated: 23rd March 2004, Project Size: Small Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied Positional Accuracy: Manually positioned to the road within the address or location	Direction Distance Map ID	SE 52 1
Educational And Recreational Unit, Location: Bank Barn, Calderstone NHS Trust, Milton Road, Whalley, Clitheroe, Development Type: Alteration or Conversion, Category: Housing Modifications/Extensions - Unspecified, Stage: Detail Planning, Application Ref: 3/2006/0822 Dated: 5th October 2006, Project Size: Small, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Manually positioned to the road within the address or location	Direction Distance Map ID	E 53 2
Garage, Location: 14 Pendle Street, West Sabden, Sabden, Clitheroe, Development Type: Extension, Category: Housing Modifications/Extensions - Garage, Stage: Detail Planning, Application Ref: 3/2005/0201, Dated: 21st January 2005, Project Size: Small, Floor space (sq m): Not Supplied, No. of Units: Not Supplied Area (sq m): Not Supplied Positional Accuracy: Automatically positioned to the address	Direction Distance Map ID	W 59 3
Garage, Location: 17 Pasture Grove, Calderstones Park, Whalley, Clitheroe, Development Type: Extension, Category: Housing Modifications/Extensions - Garage, Stage: Detail Planning Application Ref: 3/03/0097, Dated: 10th February 2003, Project Size: Small, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the address	Direction Distance Map ID	SW 78 4
Garage, Location: Oak House 9 Pasture Grove, Calderstones Park, Whalley, Clitheroe Development Type: Extension, Category: Housing Modifications/Extensions - Garage, Stage: Detail Planning, Application Ref: 3/02/0971, Dated: 20th November 2002, Project Size: Small, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the address	Direction Distance Map ID	SW 125 5
Garage, Location: Oak House, 9 Pasture Grove, Calderstones Park, Clitheroe, Development Type: Extension, Category: Housing Modifications/Extensions - Garage, Stage: Detail Planning, Application Ref: 3/02/0524, Dated: 12th June 2002, Project Size: Small, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the address	Direction Distance Map ID	SW 125 5
Two Storey Side / Single Storey Rear, Location: No 2 Cottages, Genus Milton Road, Whalley, Clitheroe, Development Type: Extension, Category: Housing Modifications/Extensions - Two Storey at side of building, Stage: Detail Planning, Application Ref: 3/2006/0045, Dated: 16th January 2007, Project Size: Small, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Manually positioned to the address or location	Direction Distance Map ID	E 141 6
Part Single/Part Two Storey, Location: 11 Kingsmill Avenue, Whalley, Clitheroe, Development Type: Extension, Category: Housing Modifications/Extensions - Part Single/Part Two Storey, Stage: Detail Planning, Application Ref: 3/2004/0901, Dated: 6th September 2004, Project Size: Small, Floor space (sq m): Not Supplied, No. of Units: Not Supplied Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the address	Direction Distance Map ID	N 240 7
Garage/Access, Location: 5 Kingsmill Avenue, Whalley, Clitheroe, Development Type: Extension, Category: Housing Modifications/Extensions - Garage, Stage: Detail Planning, Application Ref: 3/99/0521, Dated: 21st July 1999, Project Size: Small, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Automatically positioned to the address	Direction Distance Map ID	N 248 8

2.2 Civil engineering including demolitions

none

2.3 Transport

none

2.4 Sport, leisure, entertainment	none
2.5 Education, health, military, municipal	none
2.6 Commercial (industrial, office, retail)	
Two Portakabins, Location: New Garage, Milton Garage, Milton Road, Whalley, Clitheroe, Development Type: New Build, Category: Commercial and Retail - Portable Buildings, Stage: Detail Planning, Application Ref: 04/0129 Dated: 8th March 2004, Project Size: Small, Floor space (sq m): Not Supplied, No. of Units: Not Supplied, Area (sq m): Not Supplied, Positional Accuracy: Manually positioned to the address or location	
	Direction SE Distance 116 Map ID 9
2.7 Power, water, telecoms, waste	none
2.8 Catering	none
2.9 Agricultural	none
2.10 Unclassified	none

For general information on this section of the report please see the Useful Information section. You may also wish to find out more about the specific Planning Applications outlined above. To do this, please refer to the Useful Contacts section, and quote the relevant application reference in any correspondence.

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Land Use Policies - search radius 500 metres

Plan(s) from which the data listed is obtained:

Plan Ref.	Local Authority	Details ref. name
2	Ribble Valley Borough Council	Plan Title: Ribble Valley Districtwide Local Plan Alterations Review, Plan Status: First Deposit, Published Date: 31st March 2004

3.1 Housing

none

3.2 Transport

Description: Lancashire Cycleway (N) North (S) South, Chapter: Transport and Mobility, Policy: T12, Plan ref: 2

Direction E
Distance 45

3.3 Open Land

Description: Land Outside Main Settlement/Village Boundaries, Chapter: General Policies, Policy: G5, Plan ref: 2

Direction -
Distance on site

Description: County Biological Heritage Sites, Chapter: Environment, Policy: ENV9, Plan ref: 2

Direction -
Distance on site

Description: Open Countryside, Chapter: Environment, Policy: ENV3, Plan ref: 2

Direction -
Distance on site

Description: Wildlife Corridor Chapter: Environment, Policy: ENV9, Plan ref: 2

Direction SW
Distance 340

3.4 Heritage Environment

none

3.5 Town Centre and Retailing

none

3.6 Industrial and Commercial

none

3.7 Community and Social Facility

Description: Central Built Campus (Calderstones), Chapter: Area Policies, Policy: A3, Plan ref: 2

Direction W
Distance 20

3.8 Waste, Pollution, Mineral, Water and Energy

none

3.9 Settlement Limit

none

3.10 Other (including Mixed Use)

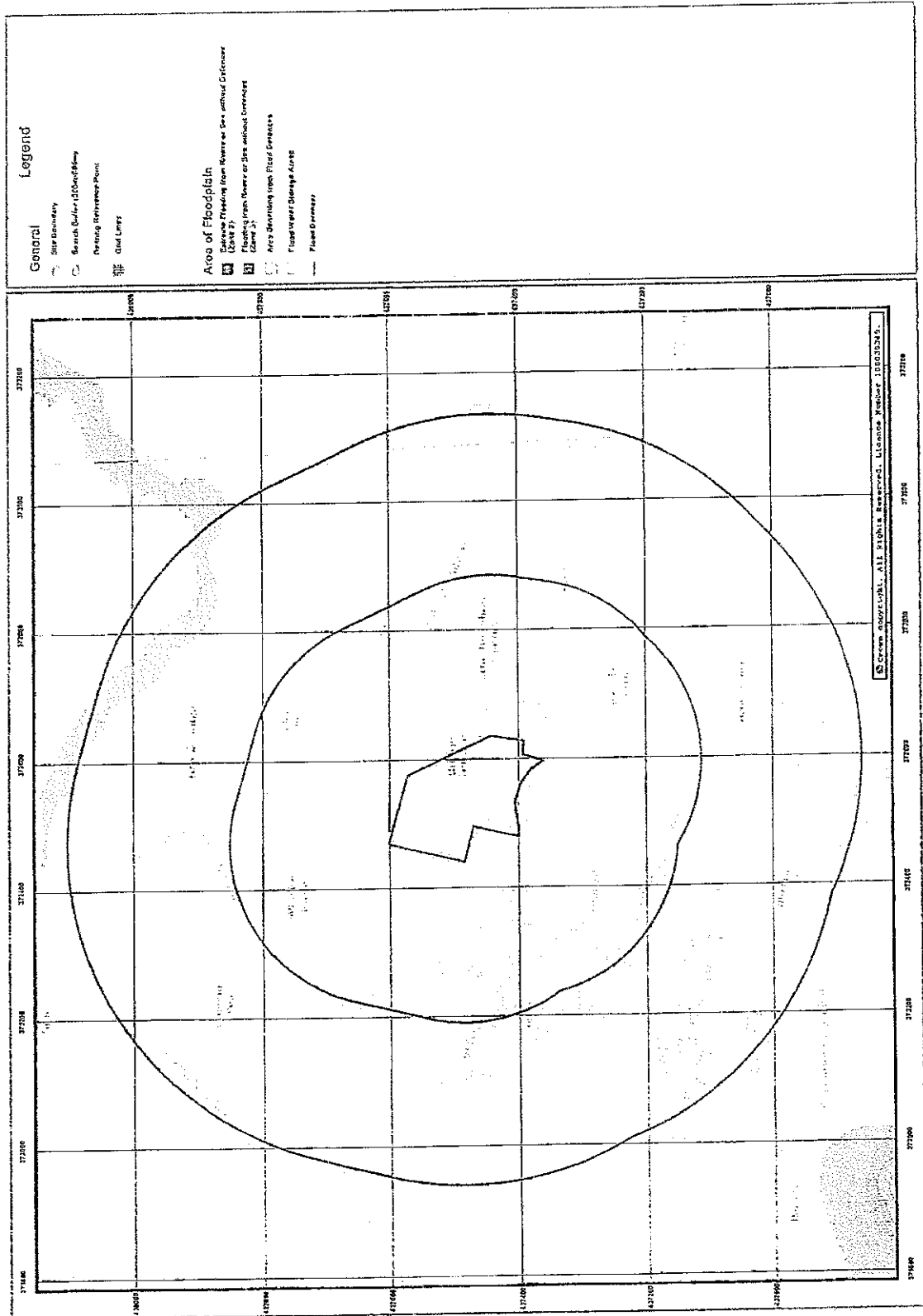
Description: Calderstones Area Policy, Chapter: Area Policies, Policy: A3, Plan ref: 2

Direction -
Distance on site

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The following table lists the policies relevant to the search area with the policy headings

POLICY	PLAN REF.	POLICY HEADING
A3	2	Calderstones
ENV3	2	Areas of Outstanding Natural Beauty
ENV9	2	Other Important Wildlife Sites
G5	2	Settlement Strategy
T12	2	Cycling



Flooding**4.1 Extreme Flooding from Rivers or Sea without Defences (Zone 2)**

The Environment Agency has assessed the area of search as being within an area liable to extreme flooding from rivers or sea without defences. The Environment Agency should be contacted for further information.

4.2 Flooding from Rivers or Sea without Defences (Zone 3)

The Environment Agency has assessed the area of search as being within an area liable to flooding from rivers or sea where there are no defences. The Environment Agency should be contacted for further information.

4.3 Area Benefiting from Flood Defences

The Environment Agency has assessed the area of search as not being within an area benefiting from flood defences. The Environment Agency should be contacted for further information.

4.4 Flood Water Storage Areas

The Environment Agency has assessed the area of search as not being within a flood water storage area. The Environment Agency should be contacted for further information.

4.5 Flood Defences

The Environment Agency has assessed the area of search as not containing any linear flood defences. Please note that flood defences built in the last 5 years are shown, other defences may not be shown. The Environment Agency should be contacted for further information.

Local Council Contacts

Ribble Valley Borough Council
Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA
Telephone 01200 425111, Fax 01200 414488
Website www.ribblevalley.gov.uk

County Council Contacts

Lancashire County Council
P O Box 160, East Cliff County Offices, Preston, Lancashire PR1 3EX
Telephone 01772 264131, Fax 01772 264201
Website www.lancashire.gov.uk

Other Contacts

DevPlan UK Ltd
8 Westville Avenue, Ilkley, West Yorkshire LS29 9AH
Telephone 01943 604561 Fax 01943 430154
Email stewart@crystalstream.co.uk

Landmark Information Group Limited
Imperial House, 21-25 North Street, Bromley BR1 1SS
Telephone 0870 606 1700, Fax 0870 606 1701
Email info@landmarkinfo.co.uk
Website www.landmarkinfo.co.uk

The Landmark Website contains links to many of our data suppliers, which may be of use

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The following explanatory notes may be of assistance to users of this report. Users are also reminded that full guidance notes are contained in the Plansearch Commercial User Guide which can be obtained at www.landmarkinfo.co.uk.

GENERAL

Having read the details identified in the report, if further information is required, please contact the relevant organisation listed in the Useful Contacts section. However, please note, the contacts are not in a position to advise how the details may affect the value of a property.

DEVELOPMENT PLANS TRACKER

A listing of the current and emerging development plans that cover the area of search which have been published by Local Authorities, County Councils and Park Authorities (i.e. Local, Unitary, National Park, Structure, Mineral, Waste, Mineral & Waste and Regional Park Plans).

PLANNING APPLICATIONS

This report outlines the 'Large' Planning Applications, made since 1997, with an estimated development cost of over £100,000 within a 500-metre radius of the site, and 'Small' Planning Applications, made since 1998 with an estimated development cost of under £100,000 within a 250-metre radius of the site.

The Planning Application information has been processed from details provided by local authorities. They have been given a geographical position on the map according to the address given on the Planning Application. Circumstances will exist where the address supplied is incomplete and an approximate position has been inferred from the address details. A **positional accuracy** statement is included with the details, which explains this further. The **development type** states the kind of application that has been made. If a 'new build', the development is unlikely to be shown on the map and the address and map reference is likely to be approximate. If any other category is shown it is likely that the area being developed will already be shown on the map, in part or completely. The **project size** highlights whether the development is small or large according to an estimated development cost of under £100,000 (small) and over £100,000 (large). (Note: The large developments are usually tracked throughout their lifecycle until a final decision is made - see User Guide for more details.) The **floorspace**, measured in square metres, provides a measurement of the proposed floorspace of a development (i.e. of every level of a building). The **no. of units** relates to the number of units proposed for the development, and **area**, measured in square metres, provides a measurement of the total area of the development.

Road, Rail, Utility and Large Development Planning Applications

Road, rail, utility and large development applications often do not have definite addresses but are identified with general descriptions. As a result, this report may show these with reference to a single point rather than the whole length/area of the project. In many cases these projects will concern changes to existing infrastructure (e.g. road resurfacing and existing buildings), and therefore may be identified by using the map. However, in cases of 'new build', identifying the length/area of the project is more difficult, although for large developments the floorspace, no. of units and area information can be used to estimate the size of a development. In all circumstances there is the possibility that the single point reference will not be found within the search area. For this reason, for road, rail, utility and large development applications, the Land Use Policies section should be referred to. We suggest that you then contact the relevant local planning authority for further information.

Minor developments

This report does not include information on Planning Applications for conservatories and other developments of a very minor nature. Refer to Appendix 2 of the User Guide. Developments that do not require planning permission are also not included in this report.

Tenders

Some findings in the Planning Applications section may be shown as a tender or contract. This usually indicates that a Planning Application has already been submitted.

LAND USE POLICIES

This report outlines Land Use Policies within a 500m radius of the site. The Land Use Policy information is derived from the Local Plans which are produced by local planning authorities. Local Plans go through a consultative exercise before they are formally adopted as policy. This process includes the preparation and publication of deposit drafts, modifications proposed or made as a result of a planning inspector's report, and the final adopted plan itself, which is the authoritative source of the policy. Please note for the purposes of this report, information is derived from the latest adopted or deposit version of the statutory development plan. Users of this report are advised to consult with the authorities in the Useful Contacts section to determine the status of Land Use Policies beyond the facts that are reported here.

Local authorities sometimes have different interpretations of their boundaries and associated land use policy areas. Although these are usually minor, there can be small areas that are not claimed by either of the neighbouring authorities and therefore not reported upon in Plansearch Commercial.

Policies

Where policy numbers have been identified these relate only to the distinct geographical areas shown on the Information Map. Users should also be aware that all local authorities have general policies, which apply either throughout the local authority area and/or apply generally to particular land-use descriptions, these have not been included in the report.

Sources

The Land Use Policy information that has been used for this report has been derived from the latest adopted or deposit version of the Local Plan. The County Council Structure Plans have not been used as the policy information contained in them has been taken into account by local authorities in the production of their Development Plans (Local Plan).

Land Use Policy Classifications

Local planning authorities outline relevant policies to be applied to the area. These policies are either applied to specific geographical areas or to the whole of the local authority area. For ease of use the geographically specific policies are mapped and reported in a textual format in Plansearch Commercial, whereas the general policy information is not included.

Land Use Policy classifications differ between local authorities and often have significant differences in the ways policies are expressed. For the purposes of this report a standardisation process has been undertaken in order to produce a nation-wide classification system with ten categories in total. Each category will have associated policies, which determine the conditions for development - information about these can be obtained from the relevant authority. The following is an overview of the classifications used in this report.

I Housing development	Residential and other housing developments. Includes re-developments and conversions.
II Transport development	Transportation including planned corridors for new roads, minor and major road and rail alterations and a diverse range of cycle, pedestrian and parking policies.
III Open land	Open land includes green belt, nature conservation areas, Sites of Special Scientific Interest (SSSI), etc. Constraints normally relate to the preservation of such areas and restrictions on residential and any other development.
IV Heritage environment	Areas of many towns are designated as conservation areas. Constraints are often imposed concerning the types of construction that will be allowed.
V Town centres and retailing	Retailing areas, town centre and elsewhere. Includes retail servicing areas.
VI Industrial and commercial	Includes commercial development sites, offices, warehousing, hotels, business and industry.
VII Community and social facilities	Health, education, sport, leisure, social areas and allotments.
VIII Waste, pollution, minerals, water and energy	Includes waste processing and utilities (such as sewerage) and development hazard areas.
IX Rural/settlement areas	Villages and other rural areas, urban areas.
X Other site specific areas	Areas and sites not covered by the previous classifications. Includes mixed use and special policy areas and sites.

It should be noted that these classifications may change over time.

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"Websites" means websites hosted by Landmark and includes the Content and any report, service, document, data-set, software or information contained therein, derived there from or thereby.

1 Terms & Conditions

a These Terms govern the relationship between You and Landmark whether You are an unregistered visitor to the Website or are purchasing Services. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and You agree to be bound by these Terms when You place any Order or pay for any Services provided.

b If the person communicating with Landmark is an Authorised Reseller they must ensure that You agree to these Terms.

c The headings in these Terms are for convenience only and shall not affect the meaning or interpretation of any part of these Terms.

d Landmark may modify these Terms and may discontinue or revise any or all other aspects of the Services at our sole discretion, with immediate effect and without prior notice, including without limitation changing the Services available at any given time. Any amendment or variation to these Terms shall be posted on our Websites. Continued use of the Services by You shall be deemed an acceptance by You to be bound by any such amendments to the Terms.

e These Terms, together with the prices and delivery details set out on our Websites, Landmark's Privacy Policy and Your Order comprise the whole agreement relating to the supply of Services to You by Landmark. No prior stipulation, agreement, promotional material or statement whether written or oral made by any sales or other person or representative on our behalf should be understood as a variation of these Terms. Save for fraud or misrepresentation, Landmark shall have no liability for any such representation being untrue or misleading.

f These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

2 Services

a Landmark will use reasonable care and skill in providing the Services to You, however the Services are provided on the express basis that the information and data supplied in the Services are derived from third party

sources and Landmark does not warrant the accuracy or completeness of such information or data. Such information is derived solely from those sources specifically cited in the Services and Landmark does not claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

a You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either Landmark or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

b Subject always to these Terms You may without further charge make the Services available to:

i. the owner of the Property at the date of the Report,

ii. any person who purchases the whole of the Property Site.

iii. any person who provides funding secured on the whole of the Property Site.

iv. any person for whom You act in a professional or commercial capacity.

v. any person who acts for You in a professional or commercial capacity; and

vi. prospective buyers of the Property Site as part of an Information Pack but for the avoidance of doubt, Landmark shall have no liability to such prospective buyer unless the prospective buyer subsequently purchases the Property Site, and the prospective (or actual) buyer shall not be entitled to make the Service available to any other third party.

Accordingly Landmark shall have the same duties and obligations to those persons in respect of the Services as it has to You.

c Each of those persons referred to in clause 3 b. shall have the benefit and the burden of Your rights and obligations under these Terms. The limitations of Landmark's liability as set out in clause 6 shall apply to all users of the Service in question in aggregate and Landmark shall not be liable to any other person.

d All parties given access to the Services agree that they will treat as strictly private and confidential the Services and all information which they obtain from the Services and shall restrict any disclosure to employees or professional advisors to enable the relevant party to conduct its internal business. The requirement in this clause to treat the Services as confidential shall include a requirement to maintain adequate security measures to safeguard the Services from unauthorised access, use or copying.

e Each recipient of the Services agrees (and agrees it will cause its employees, agents or contractors who may from time to time have access to the Services to agree) it will not, except as permitted herein or by separate agreement with Landmark:-

i. effect or attempt to effect any modification, merger or change to the Service, nor permit any other person to do so; or

ii. copy, use, market, re-sell, distribute, merge, alter, add to or carry on any redistribution, reproduction, translation, publication, reduction to any electronic medium or machine readable form or commercially exploit or in any other way deal with or utilise or (except as expressly permitted by applicable law) reverse engineer, decompile or disassemble the Services, Content or Website; or

iii. remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.

iv. create any product which is derived directly or indirectly from the data contained in the Services.

f The mapping contained in any Services is protected by Crown Copyright and must not be used for any purpose outside the context of the Services or as specifically provided by these Terms.

g You are permitted to make five copies of any Report, but are not authorised to re-sell the Report, any part thereof or any copy thereof unless you are an Authorised Reseller. Further copies may not be made in whole or in part without the prior written permission of Landmark who shall be entitled to make a charge for each additional copy.

a VAT at the prevailing rate shall be payable in addition to the Landmark Fees. You shall pay any other applicable indirect taxes related to Your use of the Services.

b An individual or a monthly invoice showing all Orders created by You will be generated subject to these Terms. You will pay the Landmark Fees at the rates set out in Landmark's or its Authorised Reseller's invoice. The Landmark Fees are payable in full within 30 days without deduction, counterclaim or set off. You acknowledge that time is of the essence with respect to the payment of such invoices. Landmark reserves the right to amend the Landmark Fees from time to time and the Services will be charged at the Landmark Fee applicable at the date on which the Service is ordered.

c We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National

Westminster Bank plc.

d Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5 Termination

a Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-

i. You fail to make any payment due in accordance with clause 4;

ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or

iii. You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing Landmark may remedy the breach and recover the costs thereof from You.

b If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.

c Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6 Liability

a We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.

b Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.

c As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or wilful default and neither Landmark nor any person providing information contained in any Services shall in any other circumstances be liable for any inaccuracies, faults or omissions in the Services nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.

d Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.

e In any event and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.

f Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event within twelve years of the date of the Service.

g You acknowledge that:-

i You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts or omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;

ii Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;

iii no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be

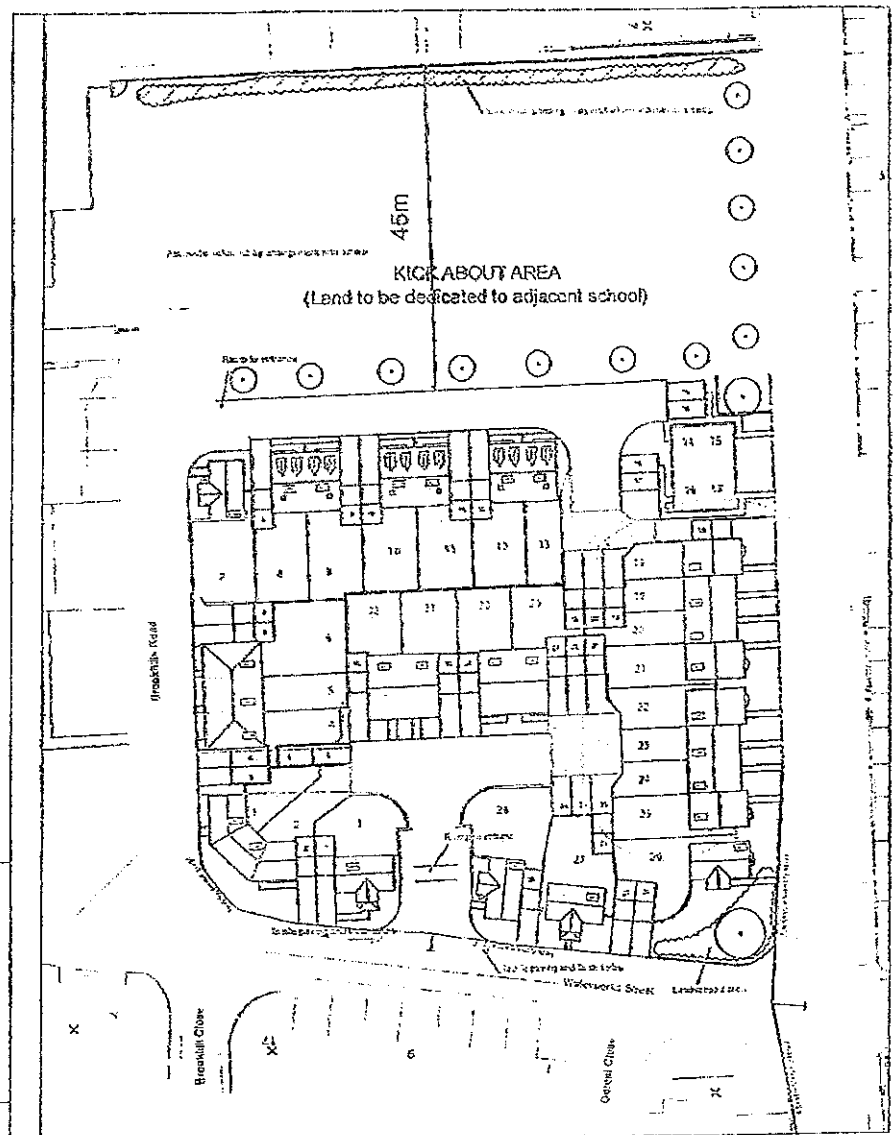
- identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
- iv. Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means or in the course of transmission by telephone or other communication link or printing.
- v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.
- vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
- vii. Landmark offer no warranty for the performance of any linked Internet service not operated by Landmark;
- viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
- ix. Any support or assistance provided to You in connection with these Terms is at Your risk;
- h. All liability for any insurance products purchased by You rests solely with the Insurer. Landmark does not endorse any particular product or Insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the Insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.
- i. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.
- If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of those additional services will be governed by the terms and conditions of those Third Parties.
- j. In any event no person may rely on a Service more than 12 months after its original date.
- k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.
- l. Time shall not be of the essence with respect to the provision of the Services.
- m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.
- n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently in which case the provisions of clause 6 shall apply.
- Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6l above.
7. Contribution
- a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6. Landmark are prepared to offer, at their sole discretion and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution").
- c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
- i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
- ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
- iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site.
- iv. the Contribution will not be paid in respect of any of the following:
- Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
- Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures. Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.
- Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation or notice letter of any Regulatory Authority.
- Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.
- Any condition which is caused by acts of War or an Act of Terrorism.
- Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.
- Any fines liquidated damages punitive or exemplary damages.
- Any bodily injury including without limitation death illness or disease mental injury anguish or nervous shock.
- Any financial loss in respect of any loss of any rental profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.
- Any losses incurred following a material change in use of, alteration or development of the Property Site.
- d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £50,000 in the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser First Purchaser's Lender or any person connected to them.
- e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.
- f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.
- In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution it shall notify Landmark in writing within 2 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under Part II(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7n and the service of any notice under it shall not affect the provisions of clauses 7e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7g) above, to withdraw the offer of payment of Contributions without further notice.
8. Events Beyond Our Control
- a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo coding, processing by computer in the course of electronic communication, or printing.
9. Severability
- a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.
10. Governing Law
- a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts if any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure, if the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.
11. General
- a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.
- c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.
- Unless otherwise stated in these Terms all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and all notices from Landmark to You will be displayed on our Websites from time to time.
- e. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.
- f. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.

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LANNING LAYOUT

LEGEND

1	1 Bedroom Cluster	1
2	2 Bedroom Terrace House	1
3	3 Bedroom Semi-Detached / Attached House	3
4	4 Bedroom Semi-Detached / Attached House	4
5	5 Bedroom Semi-Detached / Attached House	2
6	6 Bedroom Semi-Detached / Attached House	2
7	7 Bedroom Semi-Detached / Attached House	2
8	8 Bedroom Semi-Detached / Attached House	2
9	9 Bedroom Semi-Detached / Attached House	2
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99	99 Bedroom Semi-Detached / Attached House	2
100	100 Bedroom Semi-Detached / Attached House	2



Issued by:

Ground Stability Report Office, 200 LICHFIELD LANE, BERRY HILL, MANSFIELD, NOTTINGHAMSHIRE, NG18 4RG
Website: www.coalminingreports.co.uk - Phone: 0845 762 6848 - DX 716176 MANSFIELD 5

DARREN BARWICK,
BRABNERS CHAFFE STREET
(SEARCHFLOW),
1 DALE STREET,
LIVERPOOL,
L2 2ET

Person dealing with this matter: Phil Huddleston
Our reference: 00065014-07
Your reference: NMS36335 000 000
Electronic Ref: 00000055096390001CH_ESRI
RRUID: 006 00004557640001
Date of your enquiry: 26 June 2007
Date we received your enquiry: 26 June 2007
Date of issue: 26 June 2007

This report is for the property described in the address below and the attached plan. The report is issued subject to the terms and conditions attached, which you are strongly advised to read.

Ground Stability Report

Land At Calderstones Hospital, Mitton Road, Whalley, Clitheroe, BB7 9PE

This report is based on and limited to the records in the possession of the Coal Authority; the records and geological interpretation of The British Geological Survey (BGS) and the records of the Cheshire Brine Subsidence Compensation Board, at the time the search is answered

Coal mining	No
Shrinkable clay	Yes
Running sand	Yes
Compressible deposits	No
Collapse deposits	No
Landslide potential	Yes
Soluble rocks	No
Brine extraction	No

Information from the Coal Authority

The property lies outside any defined coalfield area.

Information from the British Geological Survey on potential for natural ground movement

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Shrinkable Clay

The property is in an area underlain by clay. Clay can swell or shrink if the moisture content changes

However, the clay deposits in this area are considered to be mainly of "low plasticity". This means it is unlikely that they will cause ground movement.

Running sand

The property is in an area underlain by sand. Some sands, if voids are present, may flow if they come into contact with water.

However, the sand deposits in this area are unlikely to cause ground movement.

Deposits which could compress

The property is not in an area underlain by deposits which could compress and cause ground movement.

Deposits which could collapse

The property is not in an area underlain by deposits which could collapse and cause ground movement.

Natural landslide activity

The property is in an area where the local geology and steepness of slope could combine to create the likelihood of landslide activity.

However, landslide activity is unlikely to occur.

Soluble rocks

The property is not in an area underlain by soluble rocks.

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Comments on the British Geological Survey information

These features should not necessarily give cause for concern.

Whether or not a property is affected by ground movement can depend on a number of factors such as its age, type of construction, and on its surroundings and such matters as drainage and nearby trees.

Since 1992 buildings should have been designed and constructed according to buildings regulations to ensure natural ground movement will not cause damage to a building.

However, you should consider the possible consequences before you:

- carry out any building or excavation work;
- alter the ground surface or drainage of surface or ground water; or
- plant or remove large shrubs or trees

Ground movement can cause uneven damage or subsidence to a property

Developers should always carry out an appropriate risk assessment before starting any work on, or around, a property.

If you own the property and it is damaged by ground movement: You should contact your insurance company and anyone else who has an interest in the property, for example, the mortgage lender.

If you are considering buying the property and BGS has identified that ground movement could occur you should tell your professional advisers.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

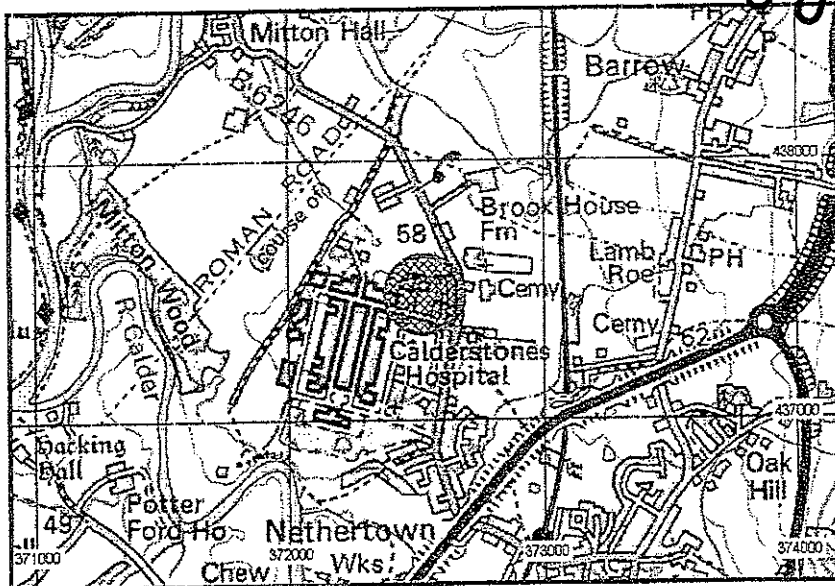
This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority, British Geological Survey and the Cheshire Brine Subsidence Compensation Board's Terms and Conditions 2006. These are available to view at www.groundstability.com or by contacting the Coal Authority's customer service team on 0845 762 6848 or by email to groundstability@coal.gov.uk. These terms and conditions apply regardless of the method used to order and receive reports. The report is compliant with Home Information Pack and Purchaser Information Pack requirements.

The Coal Authority and British Geological Survey own the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a ground stability report for you, this does not mean that the copyright and any other rights will pass to you. However, you can use the report for your own purposes.

Location map



Approximate
position
of property

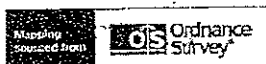
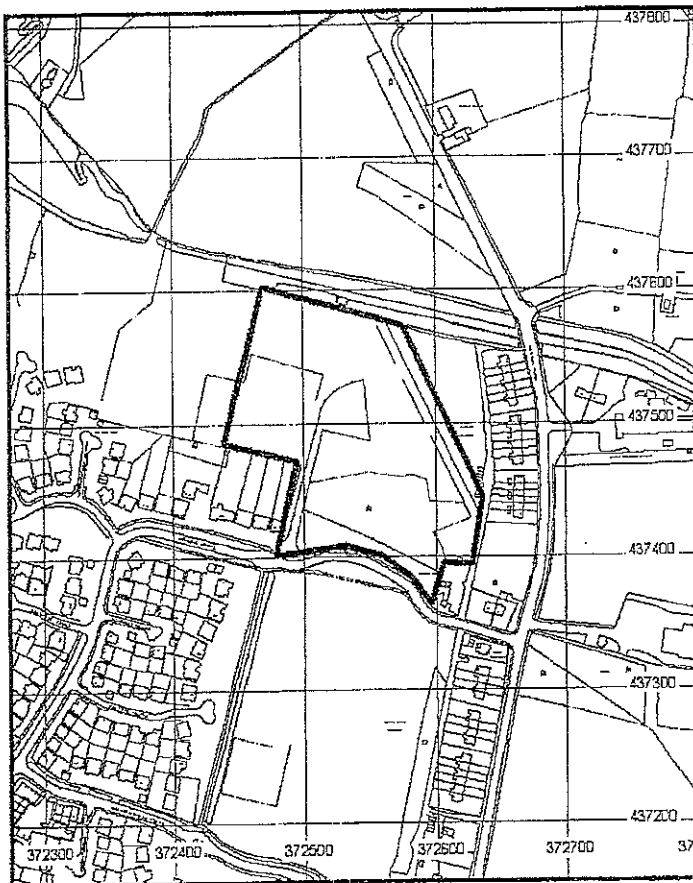
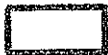


Enquiry boundary

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Key

Approximate position of enquiry boundary shown



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TERMS

DEFINITIONS

In these Terms the following words have the following meanings:

"BGS" means the British Geological Survey of Kingsley Dunham Centre, Keyworth, Nottingham, NG12 5GG, a component organisation of the Natural Environment Research Council;
"CA" means the Coal Authority of 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG;
"Cheshire Brine" means the Cheshire Brine Subsidence Compensation Board of Sir Henry Doulton House, Forge Lane, Etruria, Stoke on Trent, ST1 5NN;
"Customer" means the person, firm or company placing the Order, either on its own behalf as User or as agent for a User;
"Guidance" means the relevant current version of the Guidance Notes and User Guide for the Report, available on request and displayed on the Website;
"Order" means any request for a Report made by the Customer;
"Property" means the address or location specified by the Customer in the Order;
"Report" means a ground stability report (in printed, electronic or any other form) which combines information on coal mining, brine subsidence claims and natural ground movement which has been prepared by CA in respect of the Property using data from, amongst others, the Suppliers and to which these Terms apply;
"Supplier(s)" means all or any of CA, BGS and/or Cheshire Brine;
"these Terms" means these terms and conditions, incorporating the Guidance (if and to the extent of any conflict between these Terms and the Guidance, the provisions of these Terms will prevail);
"User(s)" means the person or persons so described in Clause 15; and
"Website" means CA's website for the provision of the Reports service (currently www.coalminingreports.gov.uk)

TERMS

- 1 These Terms apply to the provision of Reports by CA to the Customer and/or the User.
- 2 The Customer and the User agree that the placing of an Order indicates their acceptance of these Terms.
- 3 These Terms shall apply to the exclusion of all other terms and conditions.
- 4 CA reserves the right to change these Terms from time to time with immediate effect and without prior notice. Any changes to these Terms will be displayed on the Website. Placement of Orders after any such variation will be deemed to be an acceptance of these Terms as amended in respect of Reports which are provided in response to Orders placed after the variation is made.
- 5 Where the Customer is acting as an agent for a User, the Customer will provide a copy of the Report and these Terms to the User.

LIMITATIONS OF THE REPORT

General

- 6 The Report is prepared with due skill and care, but has a number of limitations which are set out in these Terms which the Customer and the User acknowledge and accept when relying on it.

Sources of Information

- 7 The Report has been prepared by CA using information held by CA, together with information supplied to it by BGS and Cheshire Brine. The Report is based on, and is limited to:
 - a) the specific features identified in the Report, as more particularly described in the Guidance; and

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b) each Supplier's interpretation of the records it holds relating to the particular features for which the Report states that the Supplier is responsible (and, in the case of information from BGS and Cheshire Brine, as provided to CA) at the time the Report is prepared.

The Customer and the User therefore acknowledge and agree that the records used to prepare the Report do not represent an exhaustive or comprehensive list of all records that may exist or may be available for the Property (see further Clause 8). The Customer and the User also acknowledge that no physical inspection of the Property has or will be carried out in the preparation of the Report.

8 Without prejudice to the generality of Clause 7:

a) information from CA is based on records in its possession relating to coal mining activity. There may be information held by others on historical coal mining, and information on other types mining, which is not searched as part of the Report;

b) information from BGS relates solely to the following six natural ground stability hazards: shrinkable clay; running sand; compressible deposits; collapsible deposits; landslide activity; and soluble rocks. It does not cover any other geological hazards, or man-made hazards (such as contaminated land). BGS may hold data on other geological hazards and features that may affect the Property which are not searched as part of the Report and consequently the Report should not be taken as a guarantee that there are no other geological hazards or other issues affecting the Property; and

c) information from BGS is prepared using the BGS GeoSure database which is based on 1:10,000 scale geological mapping reduced to 1:50,000 scale. The Customer and the User therefore acknowledge that BGS may be able to provide a more specific and detailed interpretation relating to the geological conditions and ground stability at the Property than that which is included in the Report. A more detailed interpretation is available via the BGS GeoReports service on BGS's website www.bgs.ac.uk

9. The information from the Suppliers may be derived from records from a number of disparate sources which vary in age, quantity and quality. Such records may include material donated to the Suppliers by third parties which may not have been subject to any verification or other quality control process.

10 Raw data used to prepare the Reports may have been transcribed from analogue to digital format, or may have been acquired by means of automated measuring techniques. Although such processes are subjected, where possible, to quality control to ensure reliability, some raw data may have been processed without human intervention and may in consequence contain undetected errors.

11. The records available to the Suppliers are constantly being updated. The Suppliers cannot be responsible to the Customer or Users for any changes in the information on which the Report is based which occur after the date on which the Report is prepared. Where this Report is for a residential property, insurance is included to cover loss in property value caused and arising from these circumstances. The Report includes a policy and key facts summary which outlines the significant features, benefits and limitations of the cover provided. The full terms, conditions and exclusions are shown in the policy document.

Maps

12. The Customer and the User must take all reasonable steps to check that the details in the Order are correct and that the Report provided by CA has been prepared for the correct location and property type, and that the boundaries of the Property as shown in the Report's plan correspond with those of the Property. Any discrepancies between the Order and the Report must be notified to the CA within 28 days after the issue date of the Report and CA will, in the case of error by CA, issue a revised Report free of charge; otherwise a new Report should be ordered with payment of the appropriate fee.

13. The Property has been located using Ordnance Survey ("OS") mapping. The Suppliers do not warrant that the OS information is complete or accurate and accept no liability for the plotted position of the Property as shown on OS maps. Further, the relative position between surface features and coal mining and other geological features may differ between OS maps and the Suppliers' maps used to prepare the Report, depending upon when the Suppliers' maps were prepared.

14. The plan or plans accompanying the Report must not be enlarged otherwise the accuracy will be affected.

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RELIANCE ON THE REPORT

Who may rely on the Report

15. Only the following persons ("Users") may rely on the Report:

- a) the owner of the Property at the time the Report is prepared;
- b) any purchaser of the whole of the Property from the owner described in a above; and
- c) any person who provides funding to the persons in a or b above which is secured on the whole of the Property.

Such reliance will be subject to the provisions of Clauses 17 and 24 to 28 (inclusive).

Extent of Reliance

16. The Report has been prepared for use by the Users only and the Report should not be relied upon by any other third party.

17. Customers or Users may not act in reliance upon the Report (either by purchasing the Property, providing funding secured on the Property or carrying out any works on or affecting the Property) more than ninety (90) days after its date of issue.

18. The Report gives an indication of whether ground movement could occur at the Property. This does not necessarily mean that the Property is or will be affected by ground instability. Such an assessment can only be made by inspection of the Property by a qualified professional, such as a surveyor or engineer. The Report DOES NOT therefore:

- a) include any information or warranty relating to the actual state, or the structural or other condition, of the Property;
- b) determine the saleability or value, or the safety, of the Property;
- c) indicate the suitability of the Property for any particular purpose (including, without limitation, its suitability for development (within the meaning of section 55 of the Town and Country Planning Act 1990 as amended) or any building, excavation or landscaping work); or
- d) act as a substitute for any physical inspection, specialist interpretations and/or professional advice.

19. No representations, warranties or terms (whether express or implied by statute, common law, custom, trade usage, course of dealing or otherwise) are given in relation to the Report unless they are expressly set out in these Terms, save to the extent that such terms cannot be excluded by law

USE OF THE REPORT

20. The Customer and the User acknowledge that the Report is confidential and that it is intended for the purposes of the User only. Accordingly the Customer and the User agree that they are permitted to use and copy the Report for these purposes only.

21. The Customer and the User (or any person who is provided with a copy of the Report) will not:

- a) remove, obliterate or alter any trade mark or any copyright or other proprietary notice which is contained in the Report;
- b) reformat or otherwise change, add to or enhance the Report, or combine it with or incorporate it into any other information, data or materials; or
- c) create any product which is derived directly or indirectly from the data contained in the Report; or
- d) resell the Report (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) unless this has been specifically authorised in writing by CA

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22. The copyright and all other intellectual property rights in the Report will remain the property of the Suppliers or other third parties (as appropriate). Neither the Customer nor the User will acquire any rights in respect of the Report other than as expressly provided in these Terms.

EVENTS BEYOND THE SUPPLIERS' CONTROL

23. A Supplier will not be liable to the Customer or the User for any delay or failure in performance of its obligations which result from circumstances beyond its reasonable control (including, without limitation, fire, explosion, flood, tempest, unusually adverse weather conditions, war, hostilities, riot, acts of terrorism, failure or shortage of power supplies, telecommunications or processing failure or computer malfunction) or the acts or omissions of any person for which a Supplier is not legally responsible.

LIABILITY

24. The Report has been prepared for the Property on the basis of information on the Property's location and type provided by the Customer and/or the User, and consequently the Suppliers exclude all liability which may arise from any errors or omissions in the information so provided or from any failure to check for discrepancies pursuant to Clause 12.

25. The Report has been prepared specifically for the Property, and on the basis of the property type specified in the Order. Under no circumstances will the Suppliers be liable if a Report is relied on for any other property, or if a Report on a residential property is used for a non-residential or commercial property or for the development of the Property, and vice versa.

26. Except in the circumstances described in Clause 28 the total liability of the Suppliers to the Customer and the User arising from an error in the Report caused by negligence, breach of contract or in any other way will be limited to:

- a) the reasonable costs of carrying out necessary remedial work on the Property reasonably promptly; or
- b) the difference between the true market value of the Property and the market value of the Property on the basis of the Report at the time of reliance on the Report in accordance with these Terms.

27. Except in the circumstances described in Clause 28 or to the extent that a Supplier is found to be liable for the losses described in Clause 26 (a) or (b) arising from an error in the Report, the Supplier will not be liable to the Customer or the User for: loss of business, goodwill, profits or savings, loss of use or opportunity, lost or wasted staff time or for any indirect or consequential loss (whether arising from negligence, breach of contract or in any other way) even if the Customer or User was advised of or knew of the likelihood of that loss or type of loss arising.

28. Nothing in these Terms excludes or limits the liability of the Suppliers for death or personal injury caused by their negligence, or for fraud.

GENERAL

29. The headings in these Terms are for ease of reference only and do not affect their interpretation or construction.

30. Use of the singular includes the plural and vice versa, and use of any gender includes the other genders.

31. The benefit of these Terms cannot be assigned or transferred by the Customer or the User without the Suppliers' prior written consent. The Suppliers may assign any or all of their rights and obligations under these Terms without prior notice.

32. These Terms (together with the Order and the Guidance) represent the entire agreement relating to the supply of the Report and the relationship which that supply creates between the Suppliers and Customers and Users. No prior statement, representation or arrangement of any nature (whether written or oral) will add to, vary or waive terms of this agreement and the Customer and the User acknowledge that they have not relied on any

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statement or representation made by or on behalf of CA or any other Supplier in agreeing to enter into this agreement. Nothing in this Clause 32 will operate to limit or exclude liability for fraud.

33. The illegality or invalidity of any part of these Terms will not affect the legality or validity of the remainder of these Terms.

34. Except to the extent that these Terms confer benefits on the Suppliers and the Users, no third party is entitled to the benefit of these Terms under the Contracts (Rights of Third Parties) Act 1999.

35. These Terms are governed by English law. The English courts (where the Property is situated in England or Wales) and the Scottish courts (where the Property is situated in Scotland) have exclusive jurisdiction to deal with any dispute which may arise out of or in connection with them.

**THESE TERMS ARE AVAILABLE IN LARGER PRINT FOR THOSE WITH IMPAIRED VISION OR AT
WWW.COAL.GOV.UK**

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