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Ray Harrison

**Proposed Holiday Cottages, Nethertown
Close, Whalley**
Phase 1 Land Quality Assessment

G1593-R-01

2 July 2012

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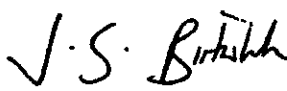
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Phase 1 Land Quality Assessment

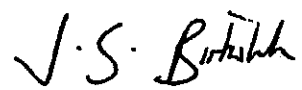
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Proposed Holiday Cottages, Nethertown Close, Whalley
Phase 1 Land Quality Assessment

Job	Date	Issue	Copy
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Originator...  Dr JS Birtwhistle BSc PhD FGS CGeol MBGA

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Drawing No.	Title
G1593-G-01	Regional Location Plan
G1593-G-02	Current Site Features Plan
G1593-G-03	Development Layout Plan
G1593-G-05	Conceptual Model

APPENDICES

Appendix	Title
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1.0 PREFACE

The site is located adjacent to Abbey Barn, Nethertown Close, Whalley, Clitheroe. BB7 9SF. (NGR 372595E, 436650N). Site occupies an area of approximately 0.08 hectares.

PSA Design were commissioned by Ray Harrison to provide a Phase 1 Land Quality Assessment of the site, in accordance with planning requirements by Ribble Valley Council for a contamination survey of the site. It is understood that consideration is being given to the redevelopment of the site as a *residential* development. A development layout plan has been provided, which is included in this report as Drawing No. G1593-G-03.

PSA Design's investigation included a review of historical/environmental data and Environment Agency searches. A summary of salient geo-environmental issues is provided in the table below.

Issue	Remarks
Former uses	Former uses of site have been for agricultural use, primarily for livestock.
Hazardous Gas	None.
Mining & Quarrying	None.
Flooding & Drainage	The site does not lie within an Environment Agency Flood Plain and is not likely to flood in extreme flood events. Site drainage is likely to enter an existing drainage network.
Anticipated Ground Conditions	Glacial Till over Carboniferous Mudstone/Limestone.
Contamination	One potential source (animal waste), but following risk assessment, no significant risk to affected receptors.
Preparatory Works	Disposal of all animal waste from slurry tank and barn fabric prior to development beginning.
Anticipated Foundation Solutions	Traditional strip footings or trench fill to competent bearing strata are anticipated to be the most economic foundation solutions across the site, subject to structural assessment and confirmatory site investigation.
Recommendations for Ground Investigation	None required for contamination. Ground investigation to aid foundation design is recommended.

It is anticipated that no further work in terms of contamination assessment is required.

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2.0 INTRODUCTION

2.1 *Terms of Reference*

2.1.1 PSA Design were commissioned by *Ray Harrison* to carry out a Phase 1 Land Quality Assessment of the proposed holiday cottage development off Nethertown Close, Whalley.

2.1.2 The agreed scope of works included:

- A site walkover and inspection
- An assessment of land use history
- Determination of the site's environmental setting
- Assessment of anticipated ground conditions, including potential contaminants
- Assessment of anticipated road pavement and engineering issues associated with redevelopment for a *residential* end-use
- Provision of recommendations for an appropriate ground investigation

2.2 *Proposed Development*

2.2.1 It is understood that consideration is being given to the redevelopment of the site as an estate of holiday cottages with associated infrastructure.

2.2.2 A development layout plan has been provided, which is included in this report as Drawing No. G1593-G-03.

3.0 SITE DESCRIPTION

3.1 *General*

- 3.1.1 The site location is shown on Drawing Number G1593-G-01. Site details are summarised in the Table below. Current site layout plan shown in Drawing Number G1593-G-02. The site is situated in a rural location.

Detail	Remarks
Location	Within W outskirts of Whalley (Dwg G1593-G-01).
Address	Nethertown Close, Whalley, Clitheroe. BB7 9SF.
NGR	372595E, 436650N.
Area	0.08 ha
Known services	No services plans have been provided/made available for the scheme.

3.2 *Site Features*

- 3.2.1 A PSA Design Engineer completed a walkover survey of the site on 27th June 2012 and the salient features are presented below. A selection of site photographs are included in the report as Appendix F.
- 3.2.2 The site is empty, apart from a vehicle parked inside and minor chairs/debris stored in NE area, but until recently has been used as an agricultural barn for cattle. The site is made up of a main barn building with a small area of open land surrounding the barn. The existing barn contains a large rectangular, under-ground slurry tank in the SW area of the site, which it is assumed connects to a small concrete slurry tank structure found to the W of the main barn building.
- 3.2.3 The large barn building is constructed of breeze blocks with a thin metal roof, with occasional plastic window panels. The floor is constructed of a concrete slab.
- 3.2.4 Minimal vegetation within site boundary.
- 3.2.5 Ground relatively flat.
- 3.2.6 Access to the site is directly off the road to the N, Nethertown Close.
- 3.2.7 Existing salient features are summarised in the Table below and shown in Drawing Number G1593-G-02.

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Feature	Remarks
Current Access	Off Nethertown Close.
Topography	Floor flat though site.
Approximate areas	455 m ² – existing building 323 m ² – concrete yard/grass
Nature of boundaries	W,S,E&N partial metal gate/stone wall/open access.
Surrounding land uses	N&E – Residential. S&W – Agricultural.

3.3 *Site Operations*

3.3.1 No current site operations and therefore considered to represent a minor source of ground contamination.

4.0 HISTORICAL SITE INFORMATION

- 4.1 In order to investigate the development history and previous land uses at the site and immediate surrounding land, site centred extracts from Ordnance Survey (OS) plans dating back to 1846 were examined. These plans are presented in Appendix A to this report. The Table below provides a summary of the salient points relating to the history of the site with respect to the proposed end use. It is not the intention of this report to describe in detail all the changes that have occurred on or adjacent to the site. Significant former uses/operations are highlighted in bold text for ease of reference.

Date(s)	Site	Surrounding Land
1846	Site area is shown as an existing building within the central area of the site.	Land uses throughout the immediate surrounding area are predominantly greenfield at this time. Local farmland surrounding site named Nethertown. Well 90m E of site. River Calder flowing W 260m S of site.
1892	No significant changes within site.	Buildings (possible farm) built to the N of the site.
1910-12	Small building constructed in NE area.	Ribbon residential development along Mitton Road, 140m E of site. Land drain running NE to SW culverted at Mitton Rd 50m NE of site and issues 90m SE of site.
1932	No significant changes within site.	Additional buildings constructed 10m N of site & on NW border. Calderstones Hospital 400m N of site. Sewage Works 500m W of site.
1950	No significant changes within site.	No significant changes within surrounding area.
1966-69	No significant changes within site.	Additional Abbey farm buildings development to N & E of site. Residential development N of site.
1973-74	No significant changes within site.	A59 highway constructed 60m SE of site.
1992	Central building demolished and new rectangular building constructed over majority of site area.	No significant changes within surrounding area.
2002	No significant changes within site.	No significant changes within surrounding area.
2011	No significant changes within site.	No significant changes within surrounding area.

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5.0 ENVIRONMENTAL SETTING

5.1 Background Information

5.1.1 Environmental and Geotechnical information is presented in the Groundwise EnviroInsight Report (Appendix B), GeoInsight Report (Appendix C), Environment Agency Website (Appendix D) and other sources set out below.

Issue	Data reviewed	Summary
Geology	1:50,000 BGS map (Sheet68) Solid & Drift BGS Memoir Clitheroe	Drift – Glacial Till beneath site. Solid – Rad Brook Mudstone & Hodderence Limestone (Carboniferous)
Landfills	Historical OS Plans EA Website	There are no active or historical landfills within 250m of the site. Nearest historic landfill (mixed waste) 403m SW of site at Sewage Works.
Mining	BGS maps OS Maps	None.
Quarrying	Historical OS Plans	None.
Radon	BRE Report BR211 BGS Stage 2 Report HPA Report RPD-033 Indicative Atlas of Radon in England & Wales	Map 17 of HPA-RPD-033 shows the site is not in a radon affected area (1-3% homes above Action Level) and therefore no protective measures are necessary in the construction of new dwellings or extensions.
Hydrogeology	Environment Agency Groundwater Vulnerability map (Sheet 6, SW Cumbria)	Site underlain by <i>unproductive</i> superficial aquifer & secondary (A) bedrock aquifer. The site is <i>not</i> located within a groundwater source protection zone. Solid Geology (Mudstone/Limestone, Carboniferous). No. groundwater or surface water abstractions within 1500m radius of site.
Hydrology	OS Map	Nearest watercourse(s) – Tertiary river 50m E of site feeding into River Calder 275m S of site. No. pollution incidents within 250m of site. 1 No discharge consents are listed within a 500m radius, storm sewage discharge for United Utilities 400m SW of site.
Potential Contaminated Land Usage	Historical OS Plans EA Website	Historic use of site as agricultural barn throughout recorded history. No Part A or B process within 250m of site. (Below ground) slurry tank within site draining barn. Hard standing concrete floors within buildings and concrete exterior yard and tank. Walkover showed no evidence of only likely contamination from animal waste, which is disposed of in general agricultural methodology.
Flood Risk	Environment Agency	Site not within a floodplain.

6.0 HAZARD ASSESSMENT

6.1 Sources

6.1.1 The industrial processes and activities undertaken on or adjacent to the site that may act as potential historical or current sources of environmental hazard are shown in the Table below.

Type of Issue	SOURCE-Specific Issue	HAZARD-Remarks
Potential on-site contamination sources HISTORICAL	1. Animal waste.	1. Potential sources of localized bacteria-related contamination of soil and groundwater.
Potential off-site contamination sources HISTORICAL	None	None
Potential on-site contamination sources CURRENT	None	None
Potential off-site contamination sources CURRENT	None	None
Potential geotechnical hazards	Existing building construction. Slurry Tank Garage to NE	Remnant foundations following demolition of barn. Infilling of tank to suitable standards. Potential party wall issues regarding garage foundations.

6.2 Pathways and Receptors

6.2.1 Four pollutant receptors have been identified for the site, and are listed in the table below, together with the pathways through which they may be linked to pollutant sources.

Receptor	Pathways
HUMAN HEALTH Re-development Workers End users-residents	Inhalation, ingestion, skin contact
WATER ENVIRONMENT Surface water	Groundwater
BUILT ENVIRONMENT Buildings and services	Direct contact with contaminated soil and groundwater.

6.3 Conceptual Model and Qualitative Risk Assessment

6.3.1 A preliminary conceptual model of pollutant linkages is given in the table below, together with a qualitative risk assessment for each linkage. The risk assessment uses the method of risk evaluation set out in CIRIA 552 'Contaminated Land Risk Assessment'. The scale of risk is determined from a matrix that combines the *consequence* of a hazard with the *likelihood* of the event happening. Details of the assessment method are included in Appendix E. A schematic summary of the conceptual model is given in Drawing Number G1593-G-05.

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Source	Pathway	Receptor	Consequence	Probability	Risk Classification
On-site historic sources of ground contamination arising from animal waste in barn	Inhalation, ingestion, skin contact	Re-development workers	medium	unlikely	low risk
		End users- residents	medium	unlikely	low risk
	Groundwater	Controlled Waters	minor	unlikely	Very low risk
	Direct Contact	Buildings and Services	medium	unlikely	low risk

- 6.3.2 *Animal waste contamination from on-site activity within the barn & slurry tank.*
The potential hazards from animal waste collecting within the fabric and underlying ground of the barn has been linked with several receptors, which include construction workers, end-users, controlled waters and the built environment. For low risk receptors (Re-development Construction Workers and End Users) the consequences of contact with animal waste is classed as *medium*, but the probability of such an event is considered to be *unlikely*. This is due to several factors including the fact that prior to the re-development of the barn the remnant animal waste will be removed and all the animal waste will be washed clean of the building and removed from site in an appropriate agricultural manner. Likewise the slurry tank will be emptied in a correct manner with the effluent disposed of prior to the final infilling of the tank for the new development. The existing barn floors are hard-standing and thus minimal migration will have occurred into the underlying soils. New concrete floors will be reconstructed as part of the new development which will add a further barrier to the affected soils (if any present). The consequential risk classification is therefore *low*. Buildings and services and controlled waters are classed as at *very low risk*. The consequences of a damage from animal waste is necessarily *minor*, but the probability of such an event is estimated to be *unlikely* for similar reasons to those stated above, giving a classification of *very low*.
- 6.3.3 *Uncertainties*
There remains the possibility that some historical occupation of the site has not been identified, which could lead to unforeseen ground contamination.

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7.0 CONCLUSIONS/RECOMMENDATIONS

7.1 General

7.1.1 It is understood that consideration is being given to the redevelopment of the site as an estate of holiday cottages within the existing footprint of the building.

7.1.2 The main issues considered in this report, and in particular in Sections 4, 5 and 6 are based on a review of historical data and available information. The report provides a preliminary assessment of potential geo-environmental issues and implications for the current and proposed use of the site, together with issues associated with the proposed redevelopment of the site.

7.2 Contamination

7.2.1 One potential sources of contamination have been identified for the site, which are associated with:

- the potential for animal waste spillages, associated with the previous building's use as a barn for livestock. The presence of animal waste material on the site is considered unlikely as there is an existing hard-standing floor and concrete yard acting as a barrier, and, prior to redevelopment all the waste will be removed, new floors (barriers) constructed and the slurry tank (following emptying) infilled with suitable clean stone and capped by a concrete slab.

7.2.2 It is recommended that no further investigation works are required to assess contamination on the site.

7.3 Hazardous Gas

7.3.1 No potential source of threat to human health has been identified for the site.

7.4 Mining & Quarrying

7.4.1 No quarries or quarries within 500m of site.

7.5 Foundations

7.5.1 At present, no geotechnical ground investigation data is available for the site. Consequently it is only possible to estimate the ground conditions. Before firm foundation recommendations can be given, it may be necessary to undertake an appropriate ground investigation. However, tentative recommendations are provided below.

7.5.2 The published geological data suggests the site is underlain by glacial till. This should provide a suitable founding stratum, subject to site investigation and foundation design.

- 7.5.3 The garage to the NE of the site is relatively close to the existing barn. It is recommended that advice should be taken from a party wall surveyor regarding the garage foundations in relation to the demolition of the barn.

7.6 Highway, Drainage and External Works Issues

- 7.6.1 The main vehicle access to the site will be from the existing highway to the N.
- 7.6.2 It is assumed that surface water discharge from the proposed development and foul water drainage is likely to flow into the existing local drainage network in the vicinity of the site. It is recommended that the developer contact United Utilities with respect to capacity in existing foul and surface water sewers in the vicinity of the development area.
- 7.6.3 The site is relatively flat and it is anticipated that minimal site re-grading will be required.

7.7 Further Investigation

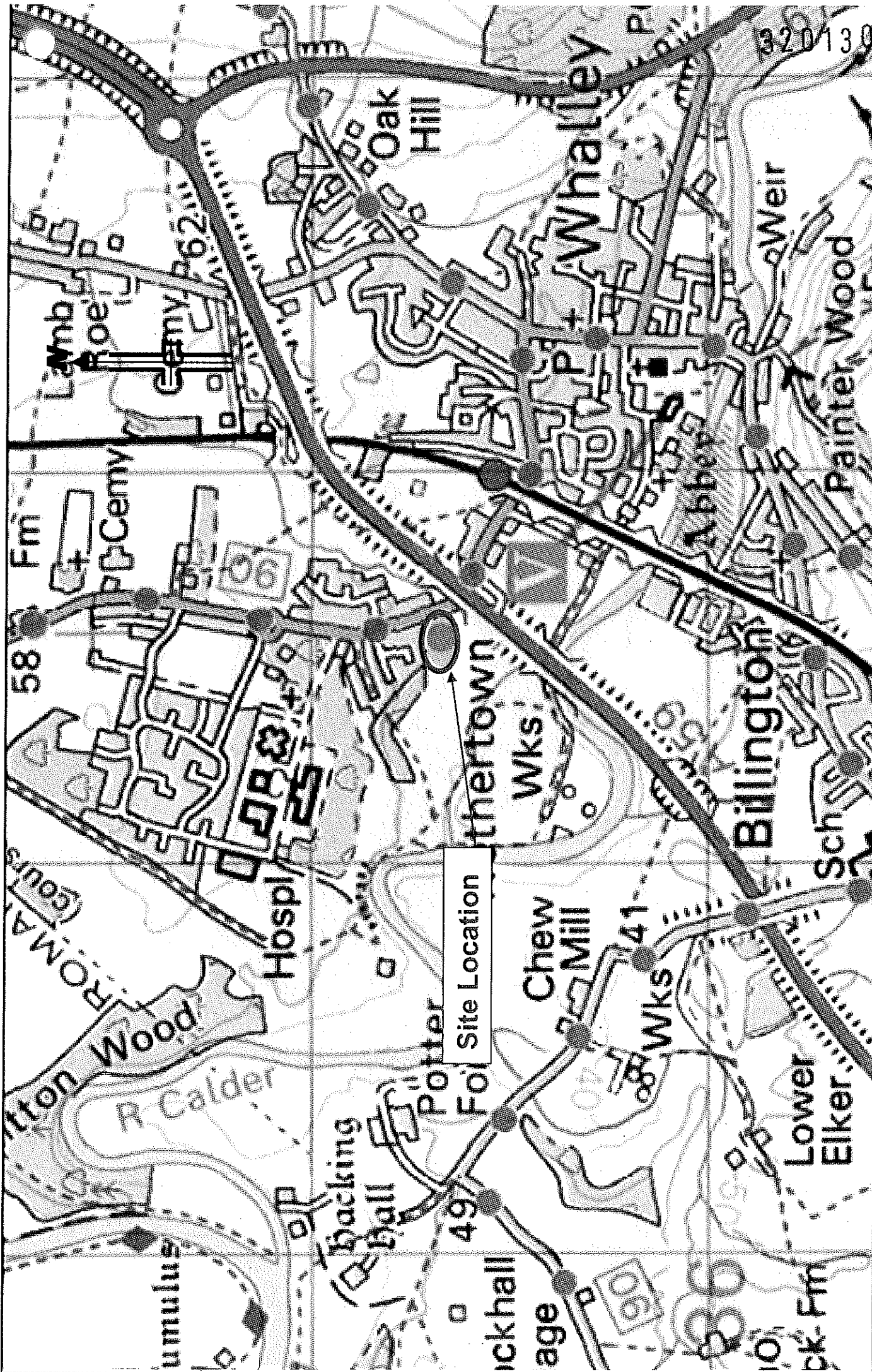
- 7.7.1 Due to the existing building being removed and the lack of contamination risk for the site it is unlikely that any further contamination investigation is required, however it is recommended that a geotechnical ground investigation is carried out to provide information to aid foundation design.

8.0 REPORT LIMITATIONS

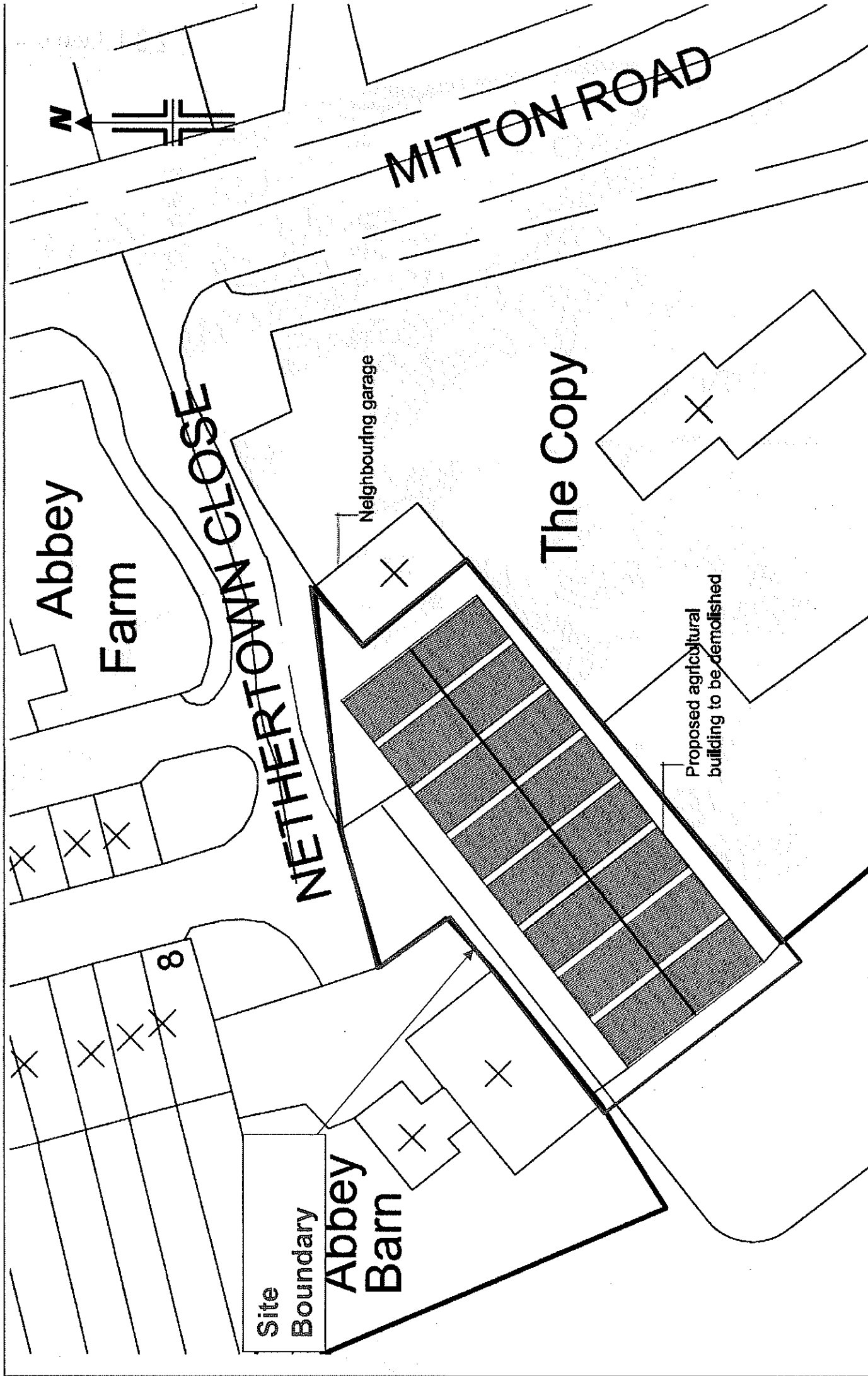
- 8.1 PSA Design believes that providing information with regard to limitations is essential to assist *the client* identify and therefore manage its risks. The ground is a product of continuing natural and artificial processes and, as a result, may exhibit a variety of characteristics which may vary from place to place, and with time. The risks associated with these variations may be mitigated by appropriate investigations, but cannot be eliminated.
- 8.2 This report contains interpretations of information which has been gathered from published sources and observations. Such information is only relevant to the ground at the published sources and observations. The information from these is interpreted here in good faith and is believed to be accurate. PSA Design cannot guarantee the authenticity of data obtained from external sources.
- 8.3 An interpretation or recommendation based on this information and given in this report is based on our judgment and experience of this information and not on any greater knowledge that might be implied.
- 8.4 The interpretations and recommendations contained herein represent our opinions which are provided for the sole use of our client in accordance with a specific brief. As such these do not necessarily address all aspects of ground behaviour at the site. Should these interpretations be used by any third party to assess ground conditions then verification should be made by reference to the appropriate factual information.

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DRAWINGS

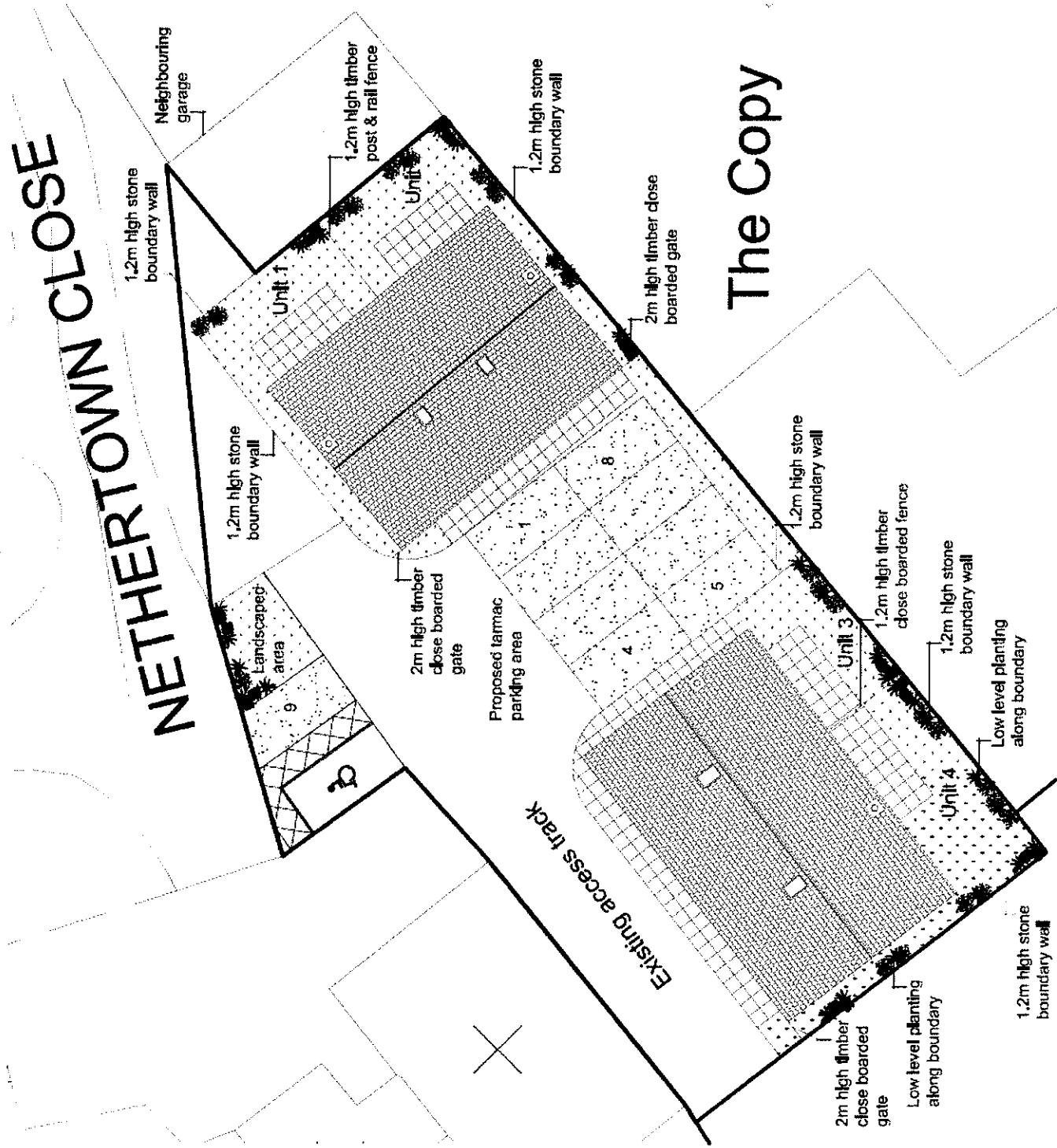


PSA engineering your environment ENVIRONMENTAL, GEOTECHNICAL, TRANSPORT	Client PSA Design The Old Bank House 6 Berry Lane, Longridge Preston, PR3 3JA Tel. 01772 786066		Client Ray Harrison Nethertown Close, Whalley Regional Location Plan		Drawn Checked Approved		Date 28.06.2012		Drawing No. G1593-G-01		Scale NTS		Rev 1		3201300004	
	Job The Old Bank House		Job Nethertown Close, Whalley		Checked		Date 28.06.2012		Drawing No. G1593-G-01		Scale NTS		Rev 1		3201300004	
	Title Regional Location Plan		Title Nethertown Close, Whalley		Approved		Date 28.06.2012		Drawing No. G1593-G-01		Scale NTS		Rev 1		3201300004	
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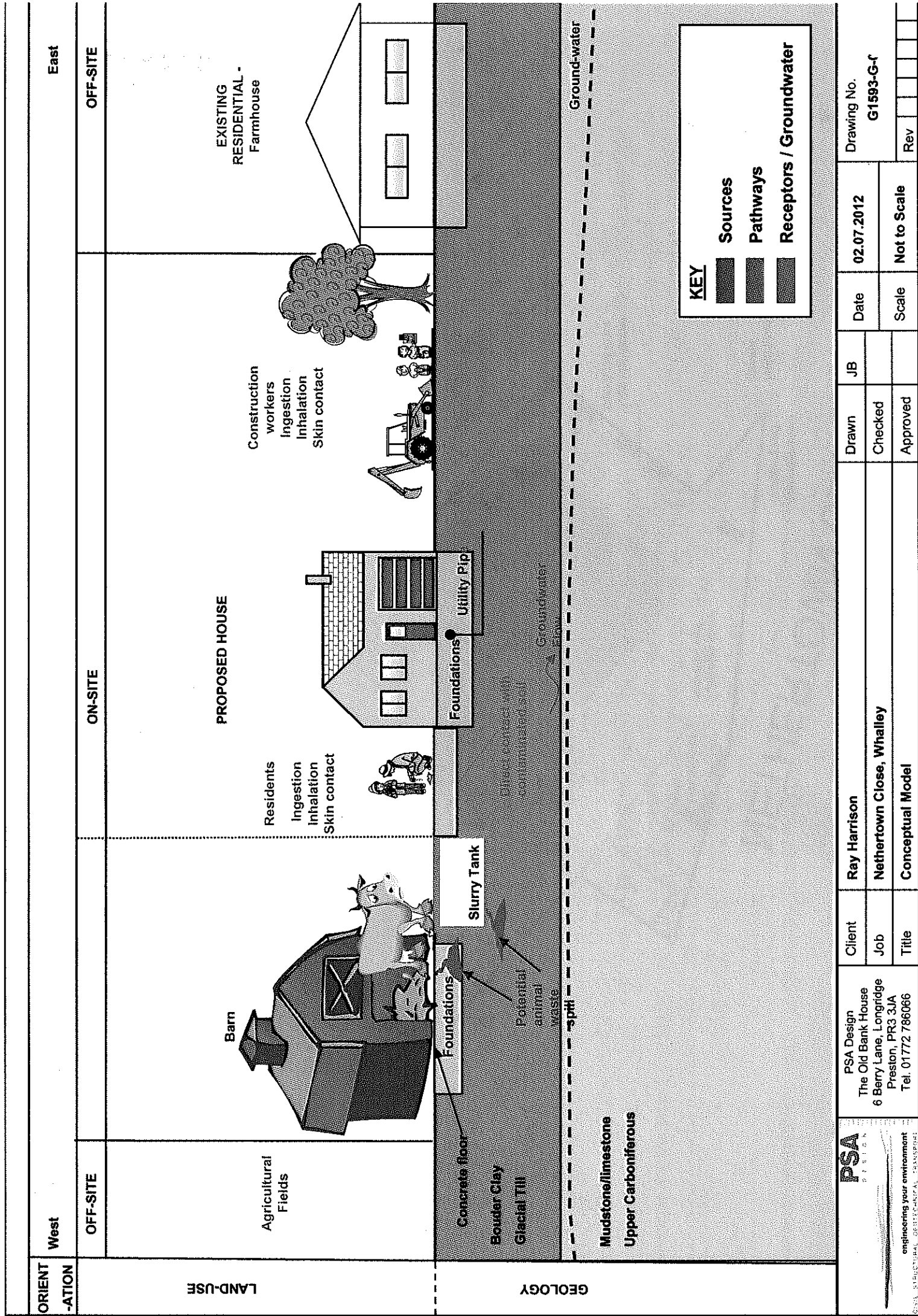
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	Job	Nethertown Close, Whalley	Drawn	JB	Date	28.06.2012
	Title	Current Site Features Plan	Checked		Scale	NTS
			Approved		Rev	

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					Job	Nethertown Close, Whalley	Checked		Scale	NTS				
	Title				Development Plan		Approved							
											Rev			



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APPENDICES

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APPENDIX A GROUNDSURE REPORT-HISTORICAL INFORMATION



GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

ABBEY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

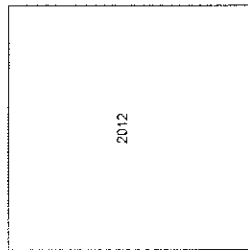
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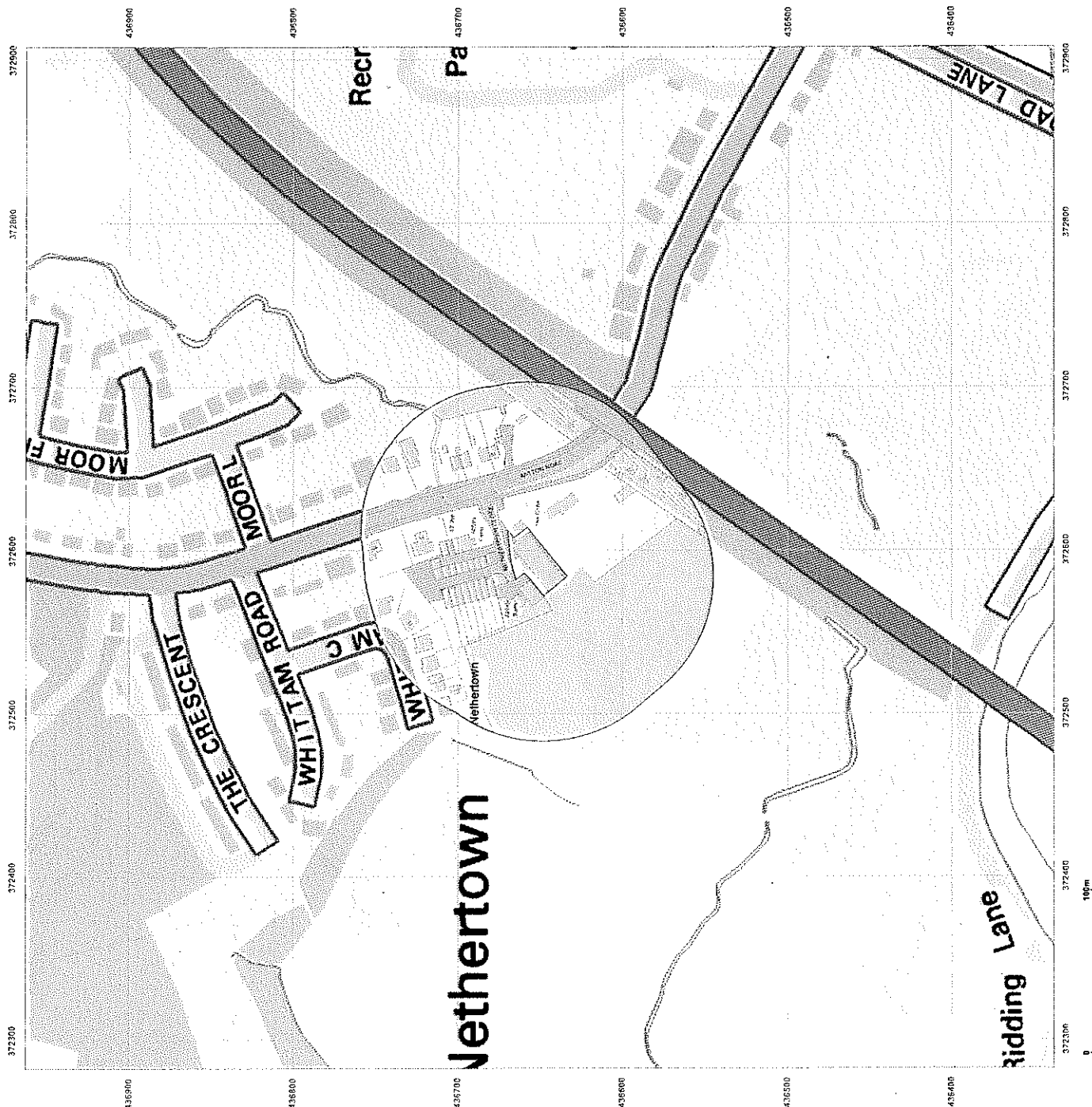


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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
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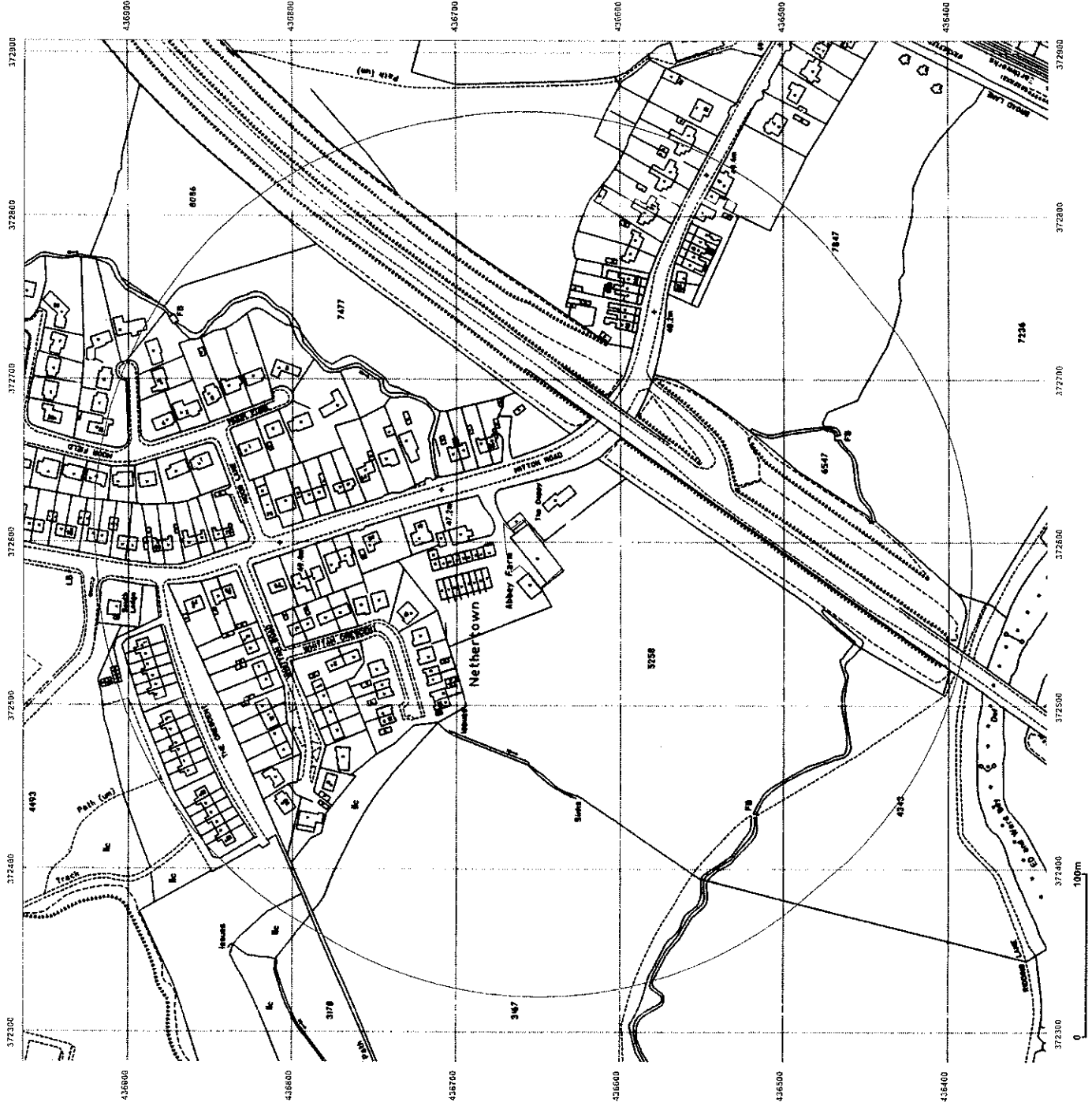


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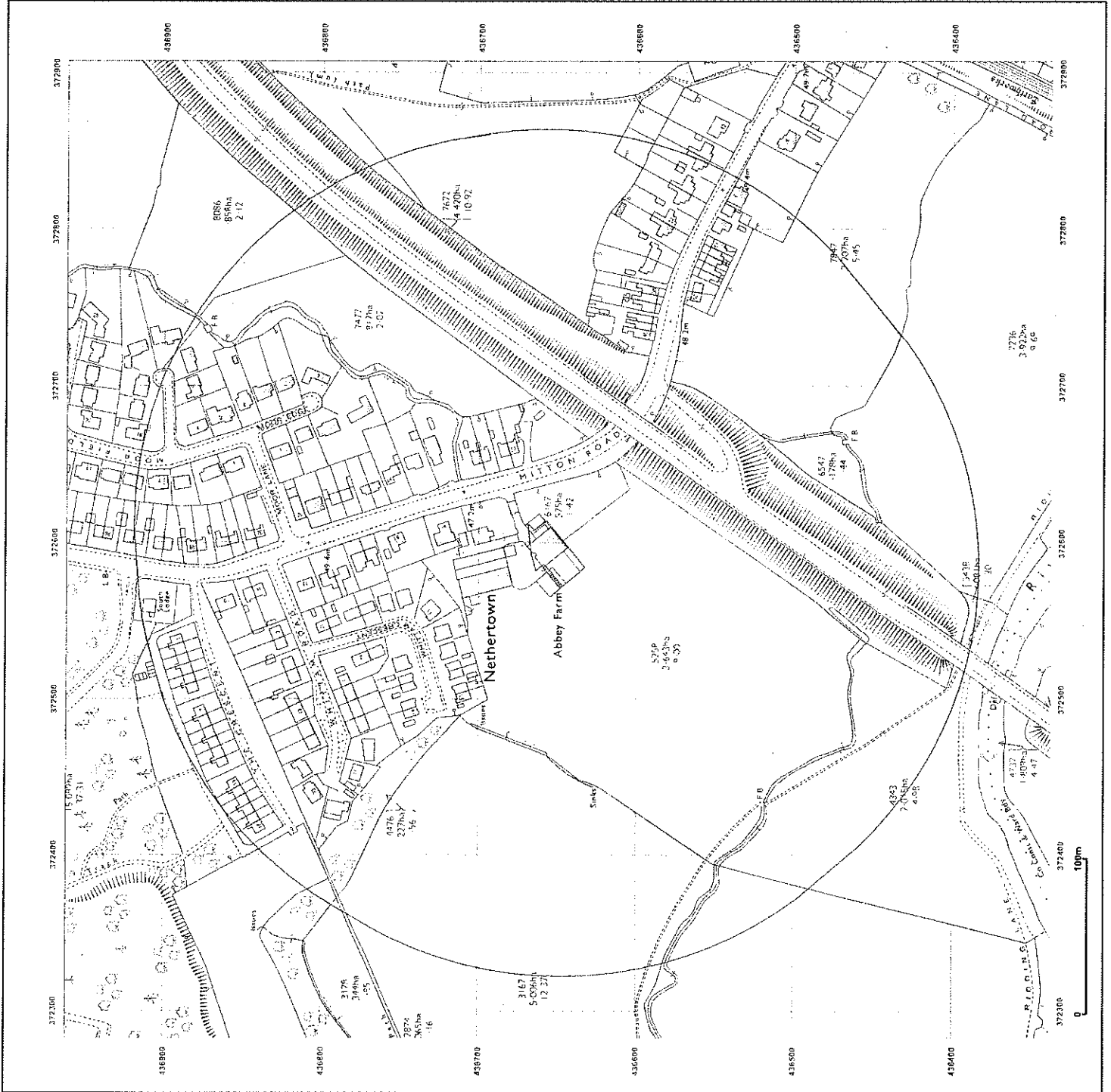
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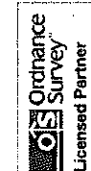
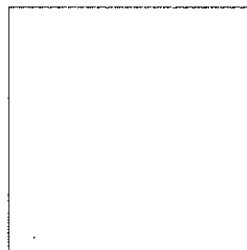
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Edition N/A
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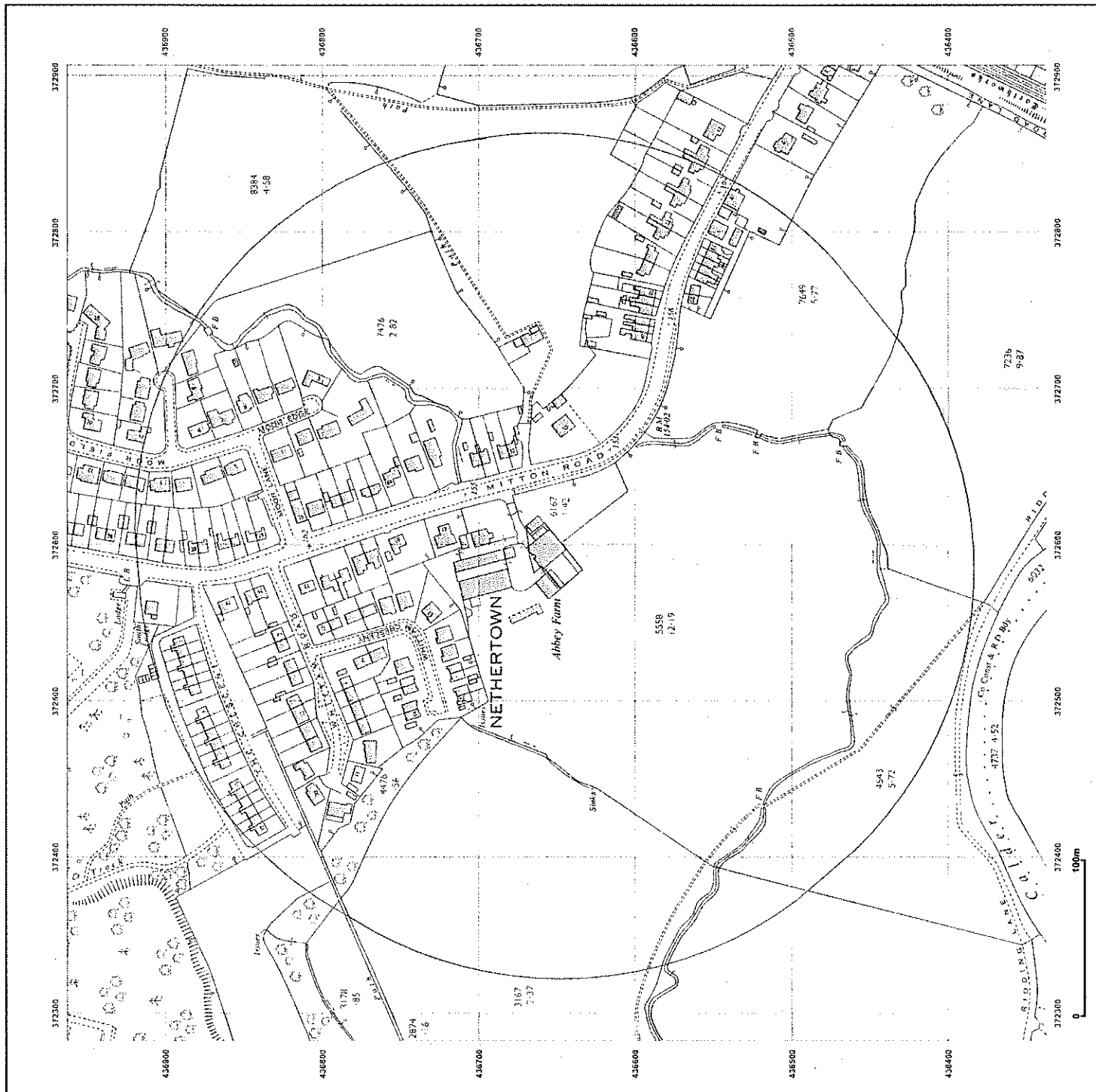


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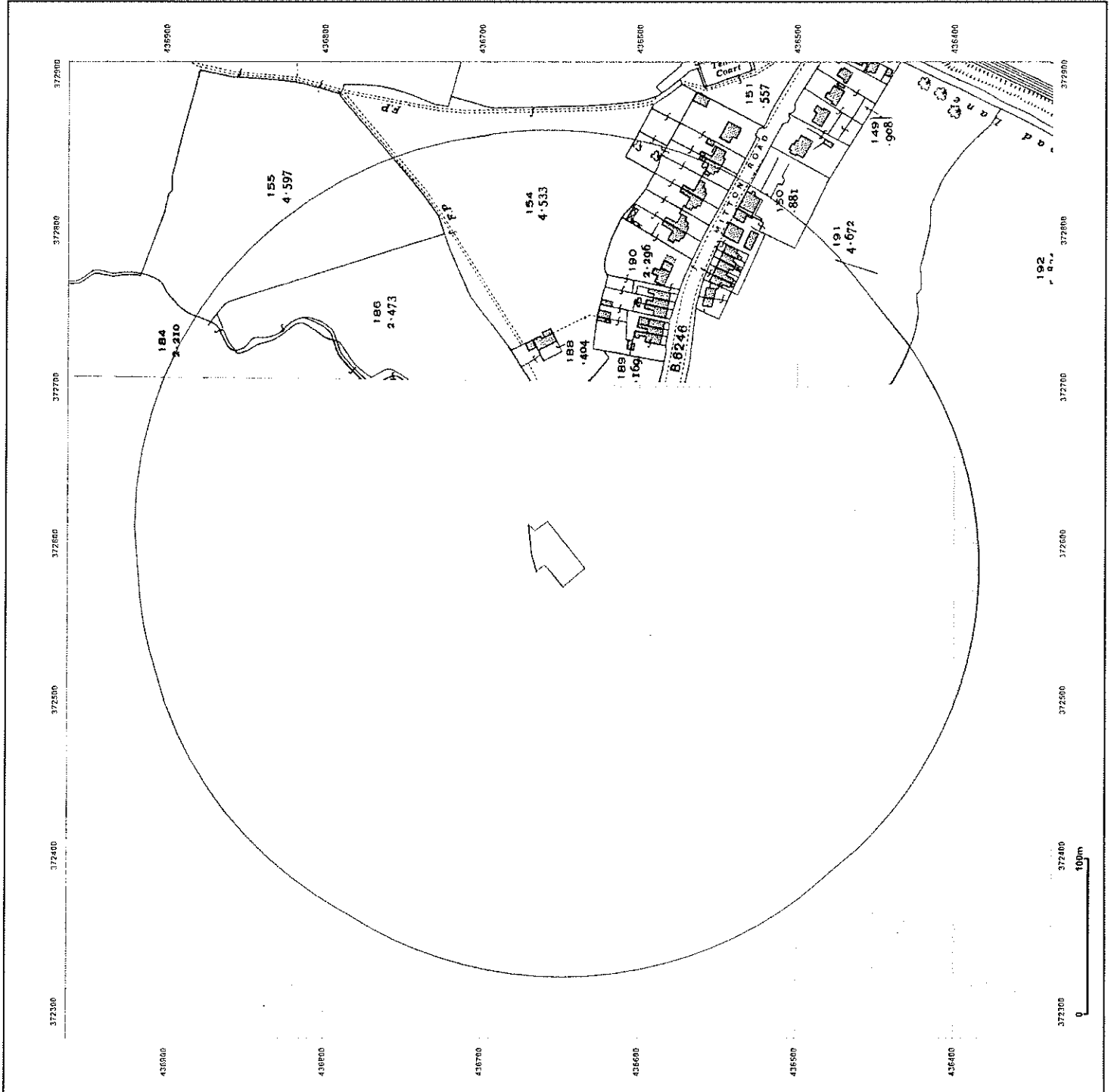
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Site Details:

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CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

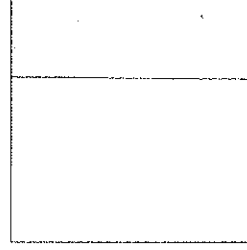
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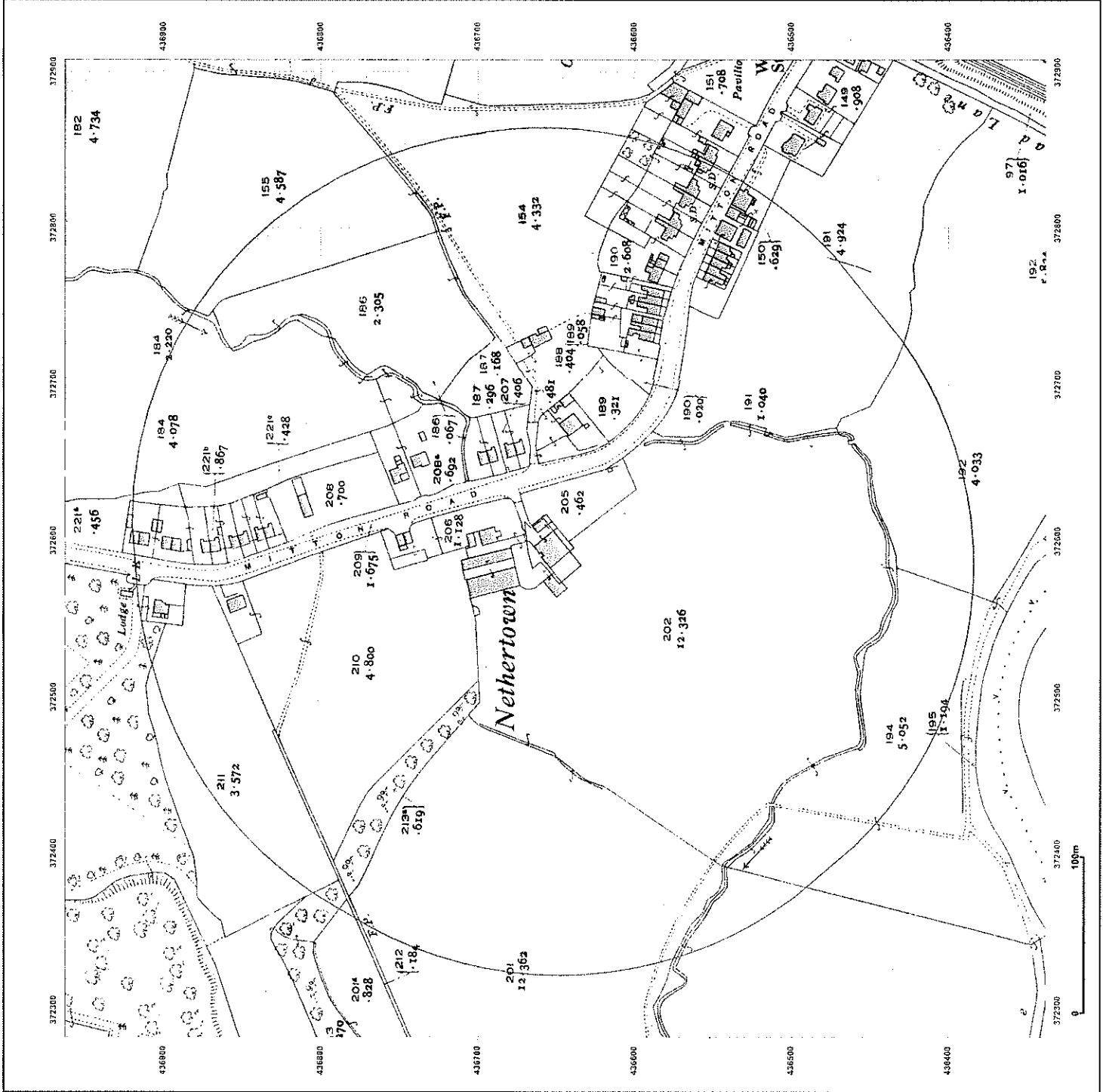


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Production date: 27 June 2012

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GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

ABBEY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

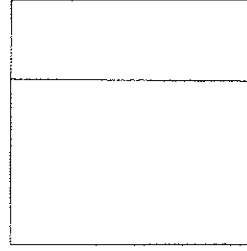
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Report Ref: HMD-336-383603
Grid Ref: 372595, 436650

Map Name: County Series

Map date: 1912

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1912
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A



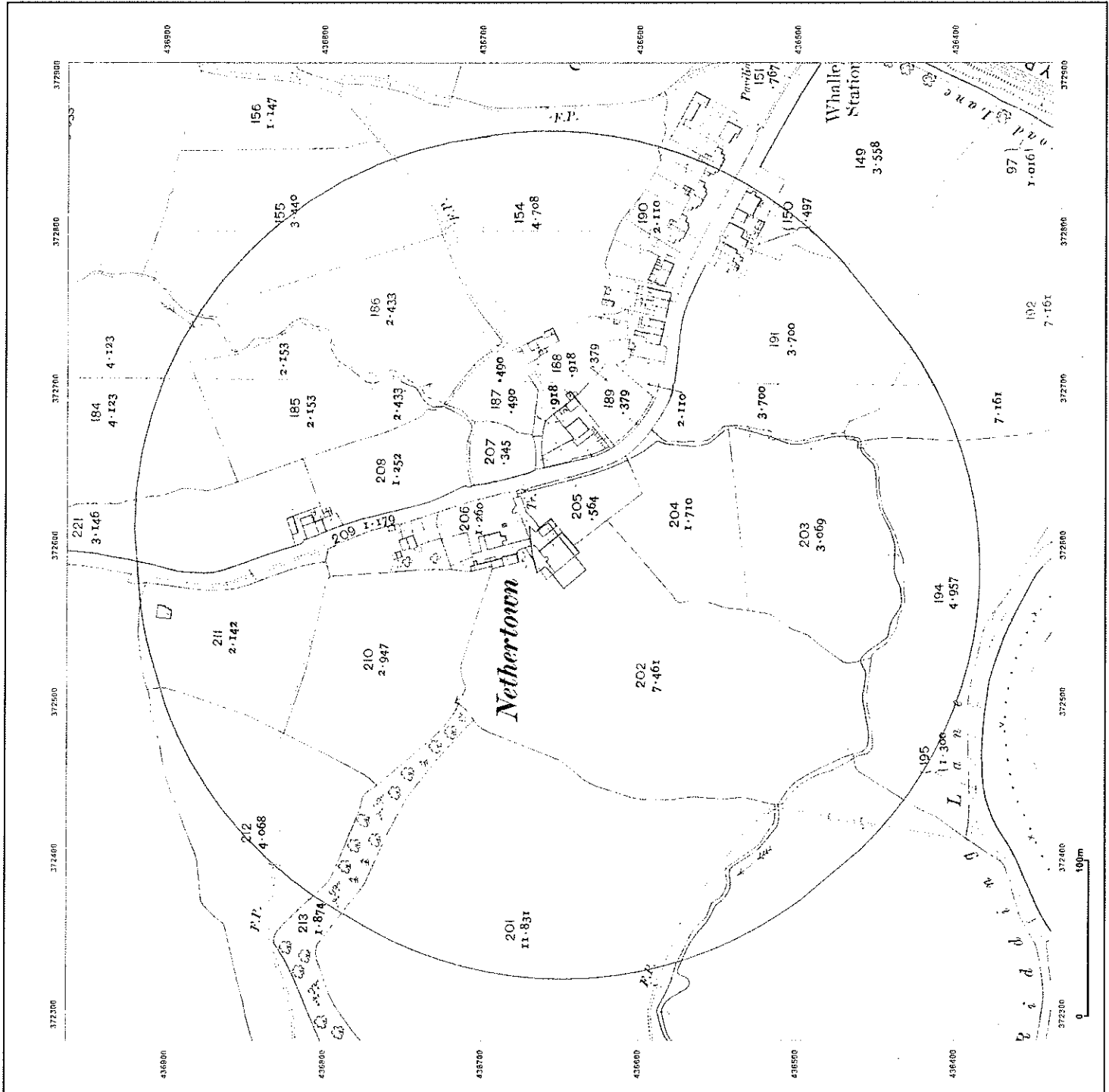
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Site Details:

ABBEY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

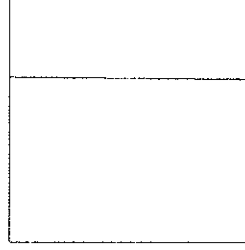
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Report Ref: HMD-336-383603
Grid Ref: 372595, 436650

Map Name: County Series

Map date: 1892

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A

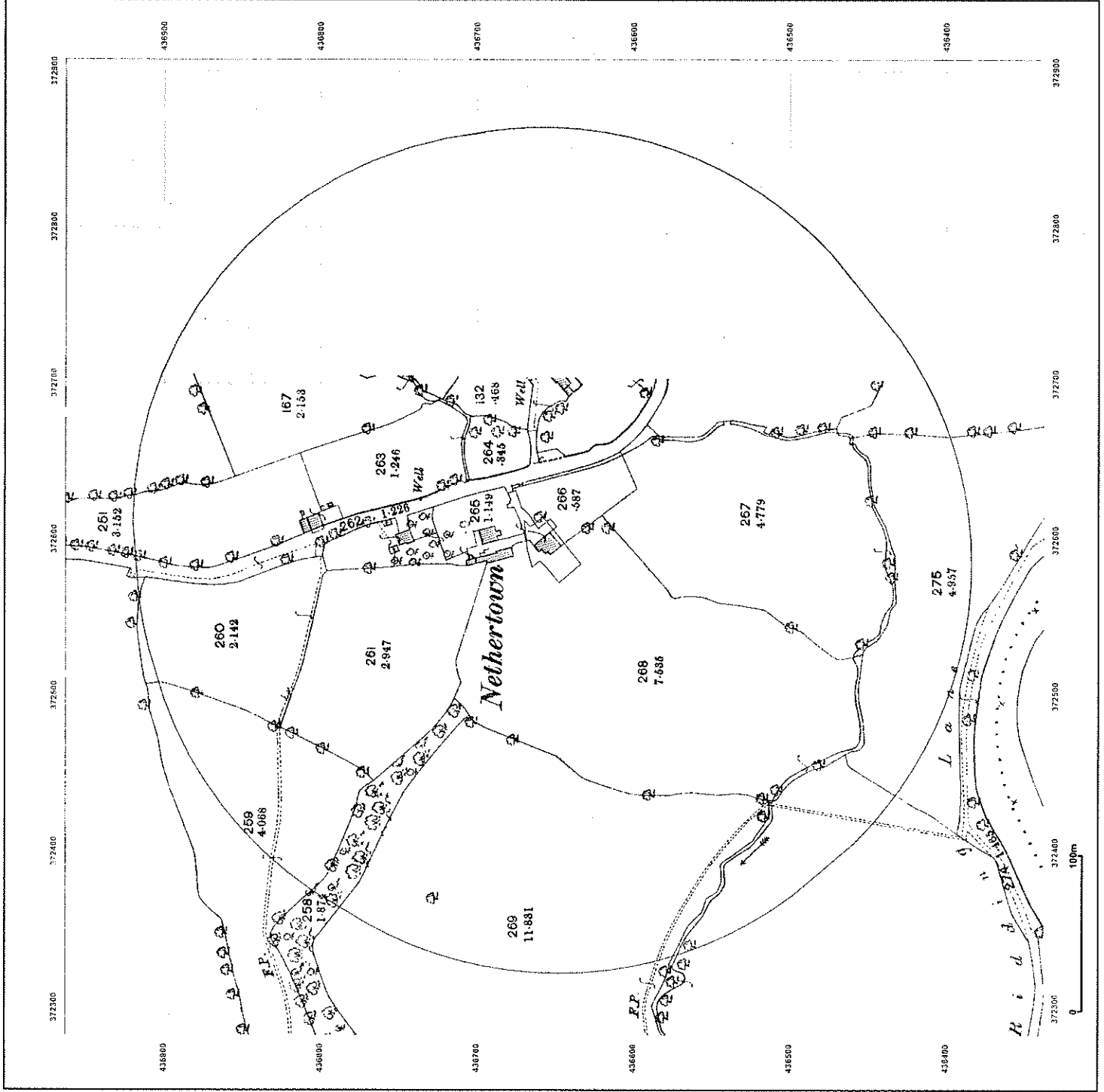
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Ray Harrison
Proposed Holiday Cottages, Nethertown Close, Whalley
Phase 1 Land Quality Assessment

APPENDIX B GROUNDSURE REPORT-ENVIROINSIGHT



GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

ABBEY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

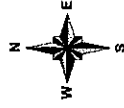
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Grid Ref: 372595, 436650

Map Name: National Grid

Map date: 2012

Scale: 1:10,000

Printed at: 1:10,000



2012

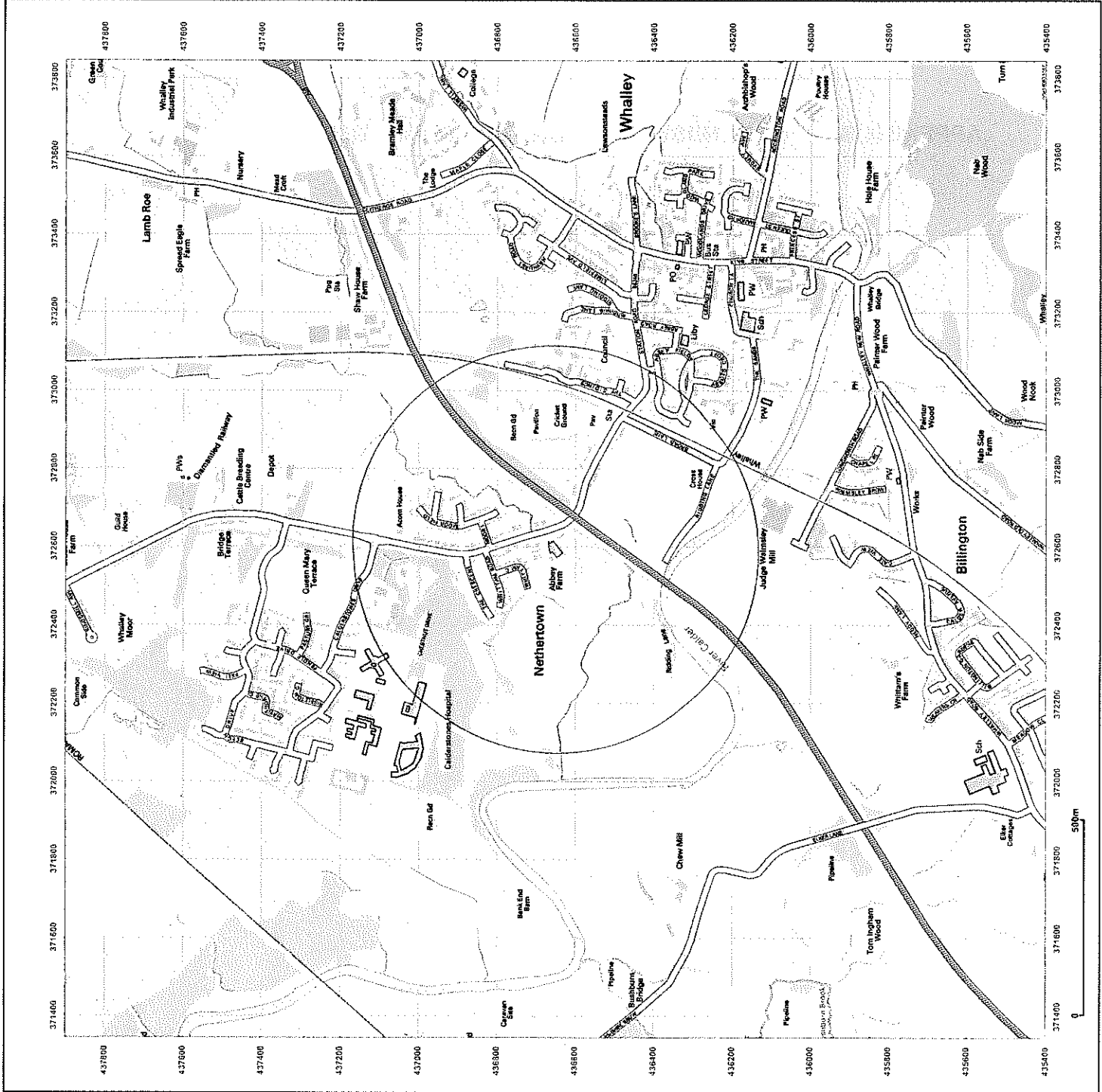
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ABBAY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10.000



2002

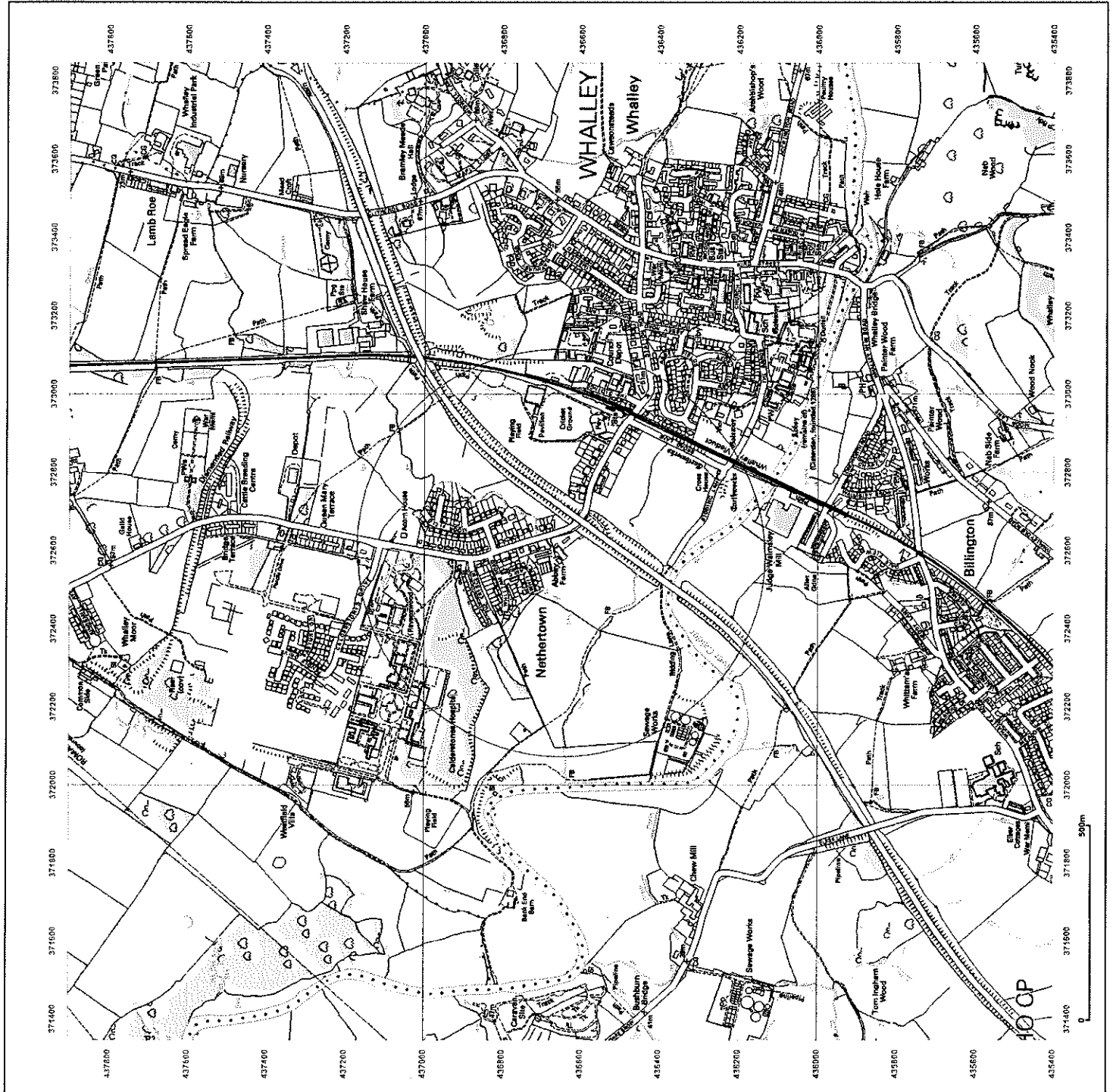
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GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

ABBEY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

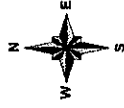
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Report Ref: HMD-336-383603
Grid Ref: 372595, 436650

Map Name: National Grid

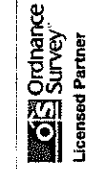
Map date: 1973

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

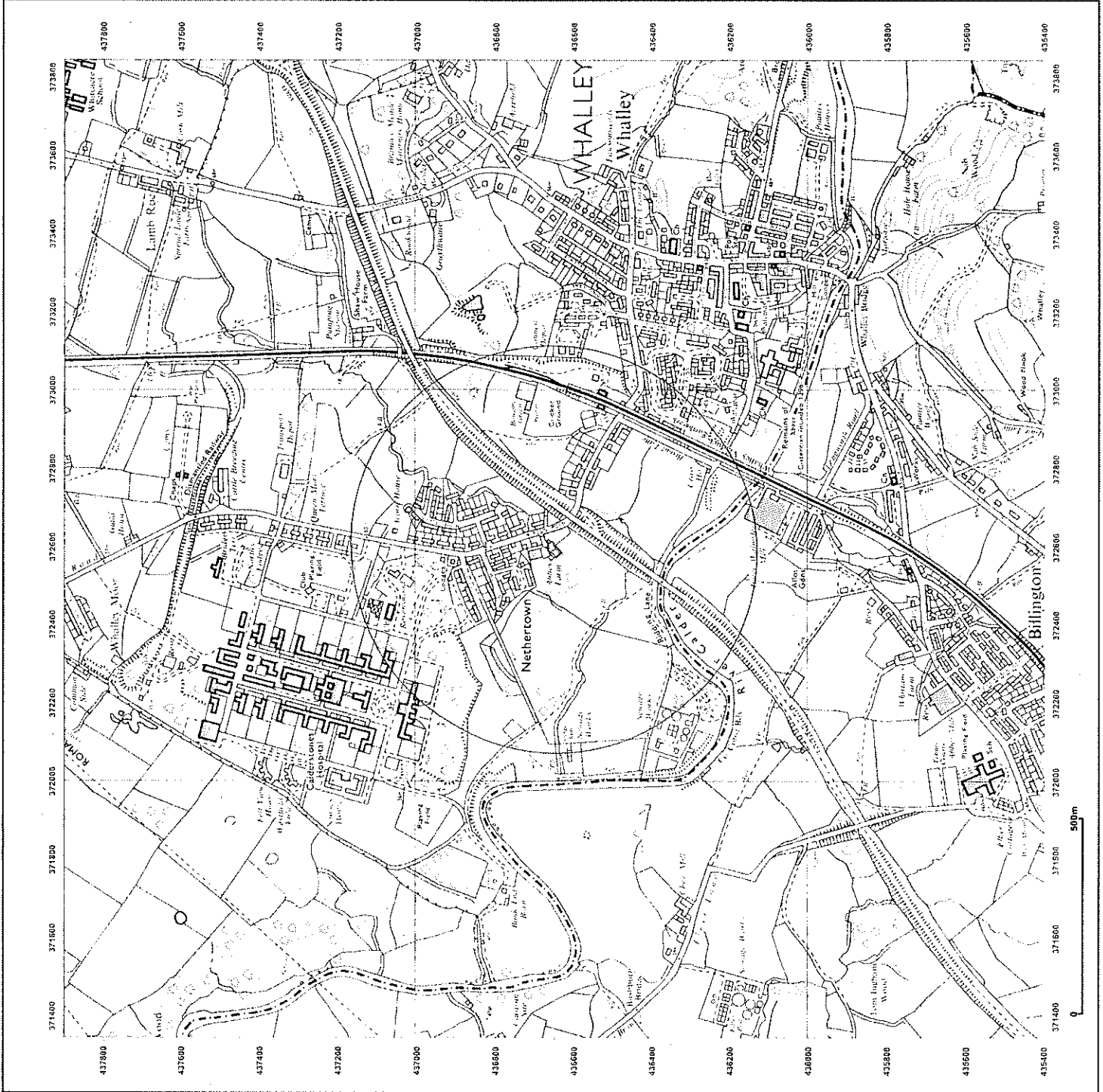


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ABBAY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

Client Ref: G1593
Report Ref: HMD-336-383603
Grid Ref: 372595, 436650

Map Name: Provisional

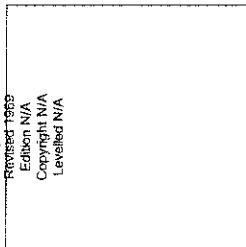
Map date: 1969

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1989
Revised 1989
Edition N/A
Copyright N/A
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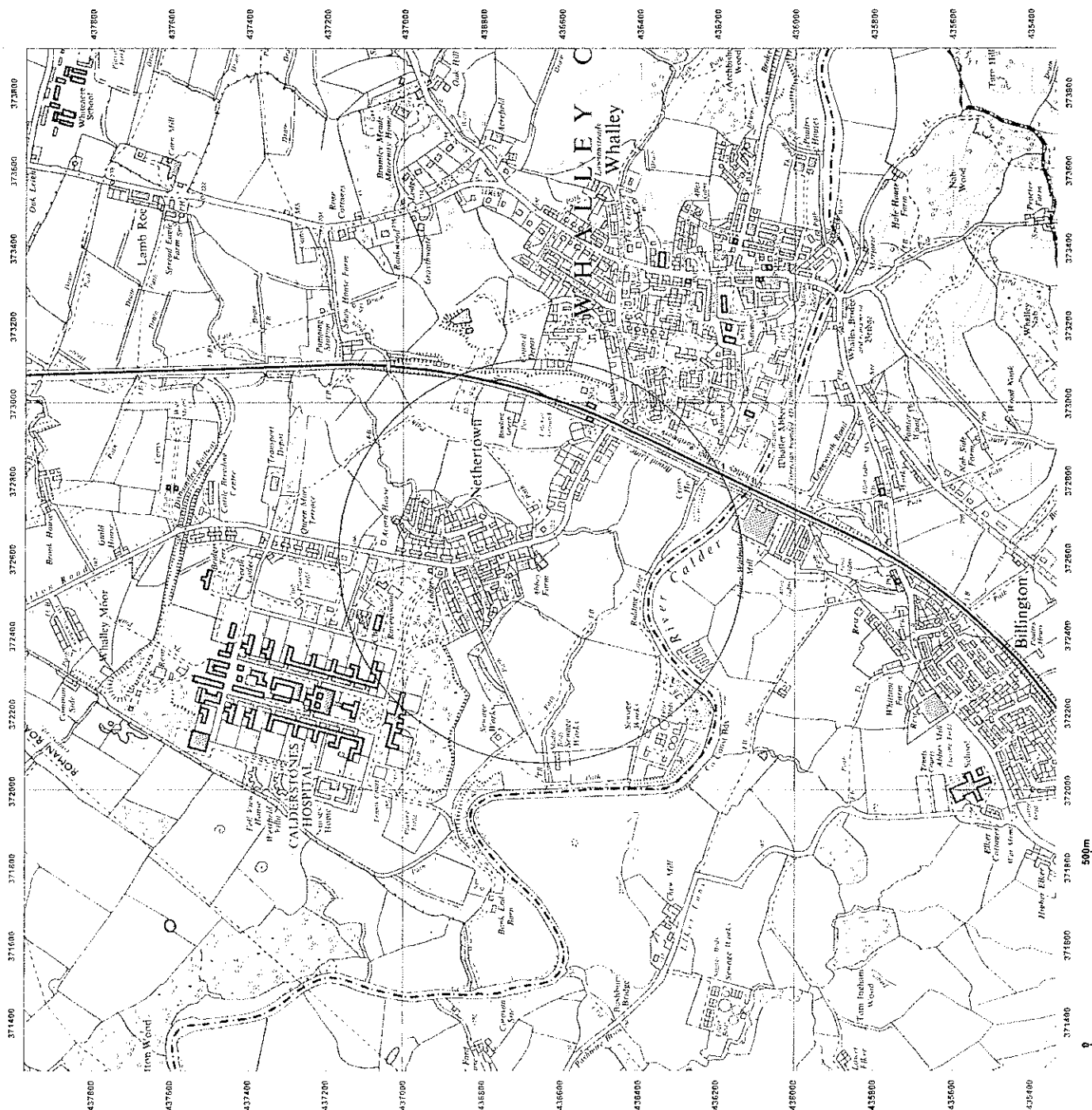


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Production date: 27 June 2012

To view map legend click here

320130004 P





Groundsure
ENVIRONMENTAL INSIGHT

Site Details:

ABBEY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

Client Ref: G1593
Report Ref: HMD-336-383803
Grid Ref: 372595, 436650

Map Name: Provisional

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1950
Revised 1990
Edition N/A
Copyright N/A
Levelled N/A

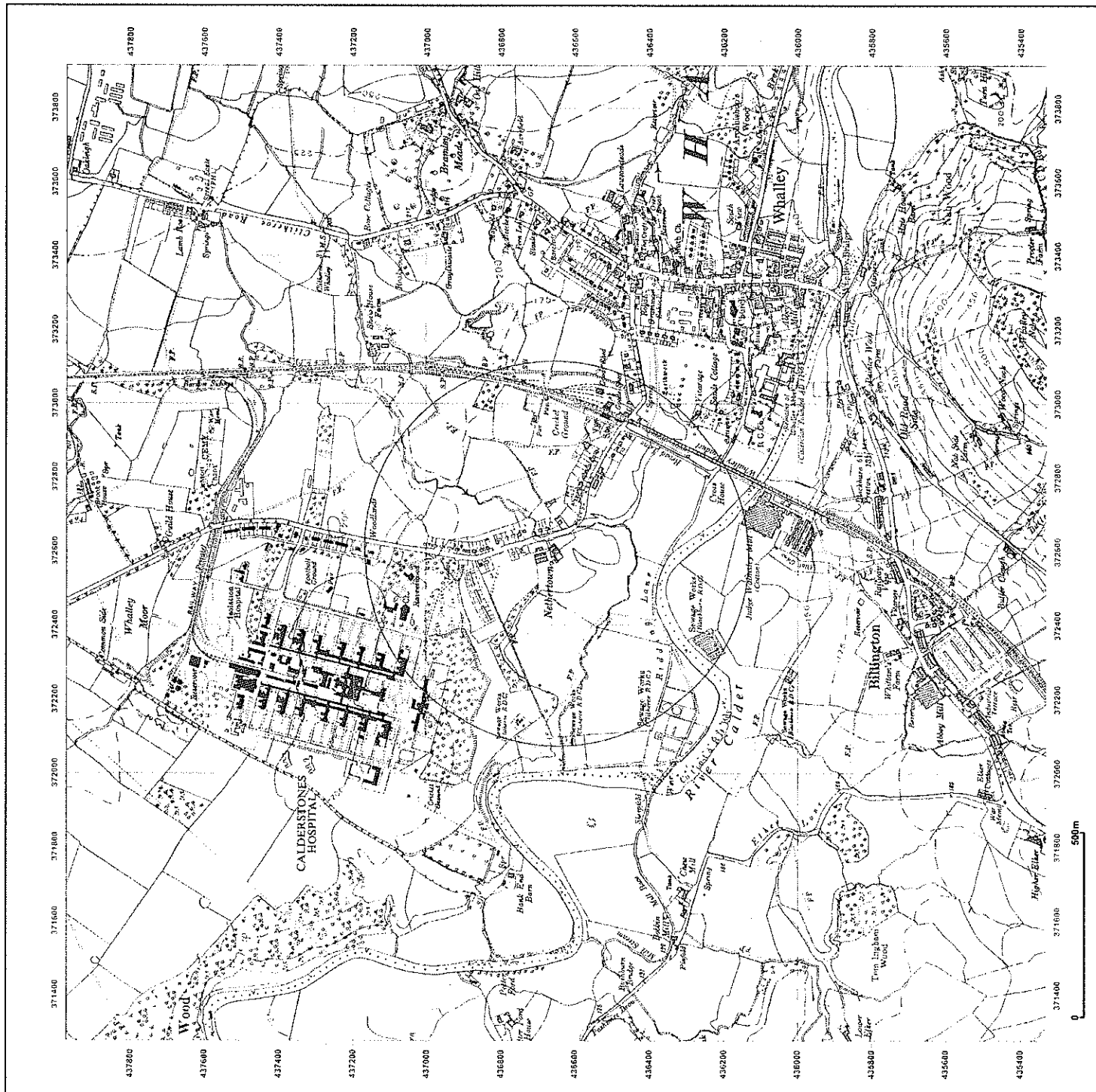


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Groundsure
ENVIRONMENTAL INSIGHT

Site Details:

ABBEY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

Client Ref: G1593
Report Ref: HMD-336-383603
Grid Ref: 372595, 436650

Map Name: County Series

Map date: 1932-1933

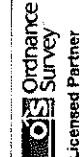
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Printed at: 1:10,560



Surveyed 1844
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A



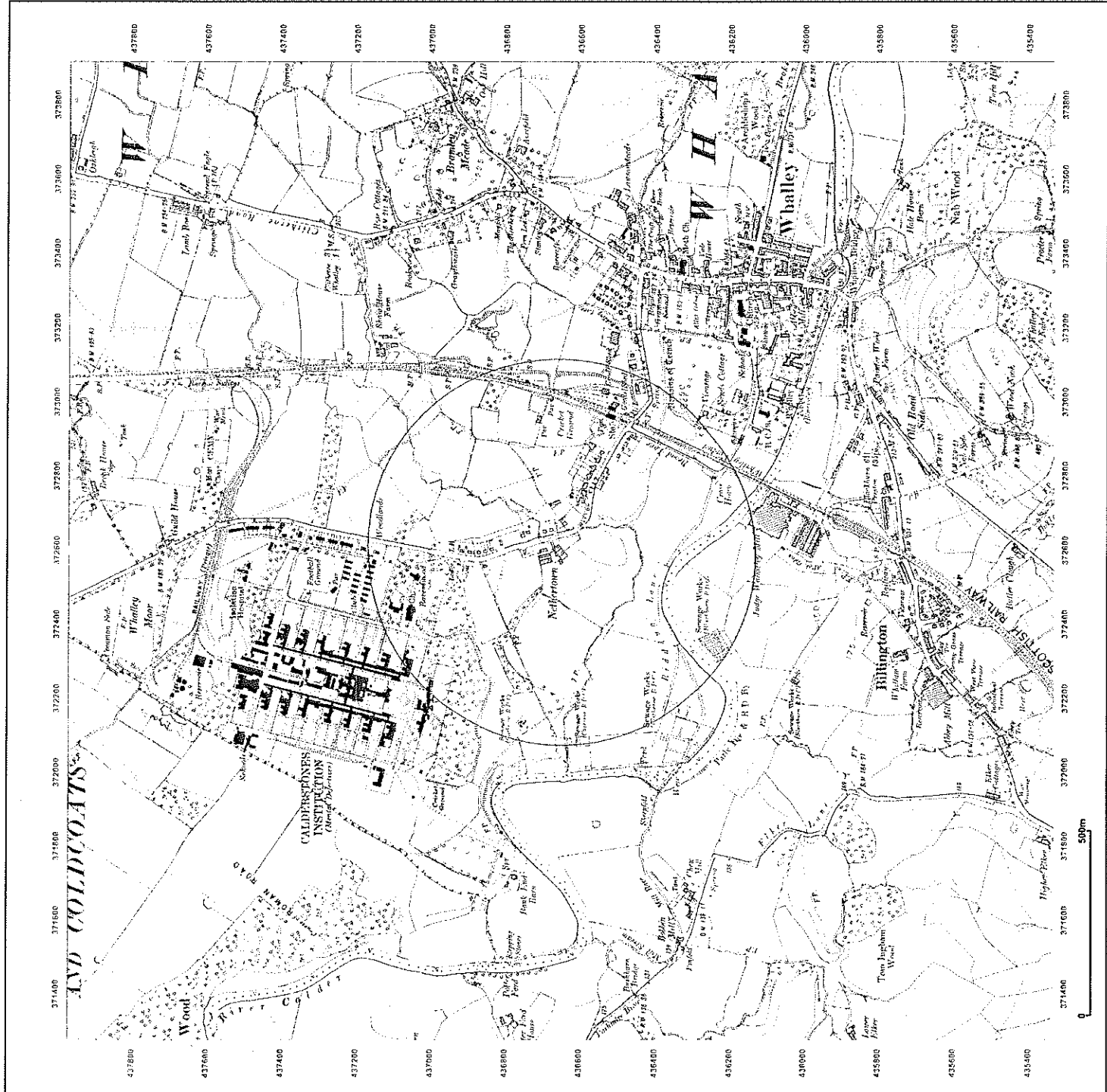
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Groundsure
ENVIRONMENTAL INSIGHT

Site Details:

ABBEY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

Client Ref: G1593
Report Ref: HMD-336-383603
Grid Ref: 372595, 436650

Map Name: County Series

Map date: 1910

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1944
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

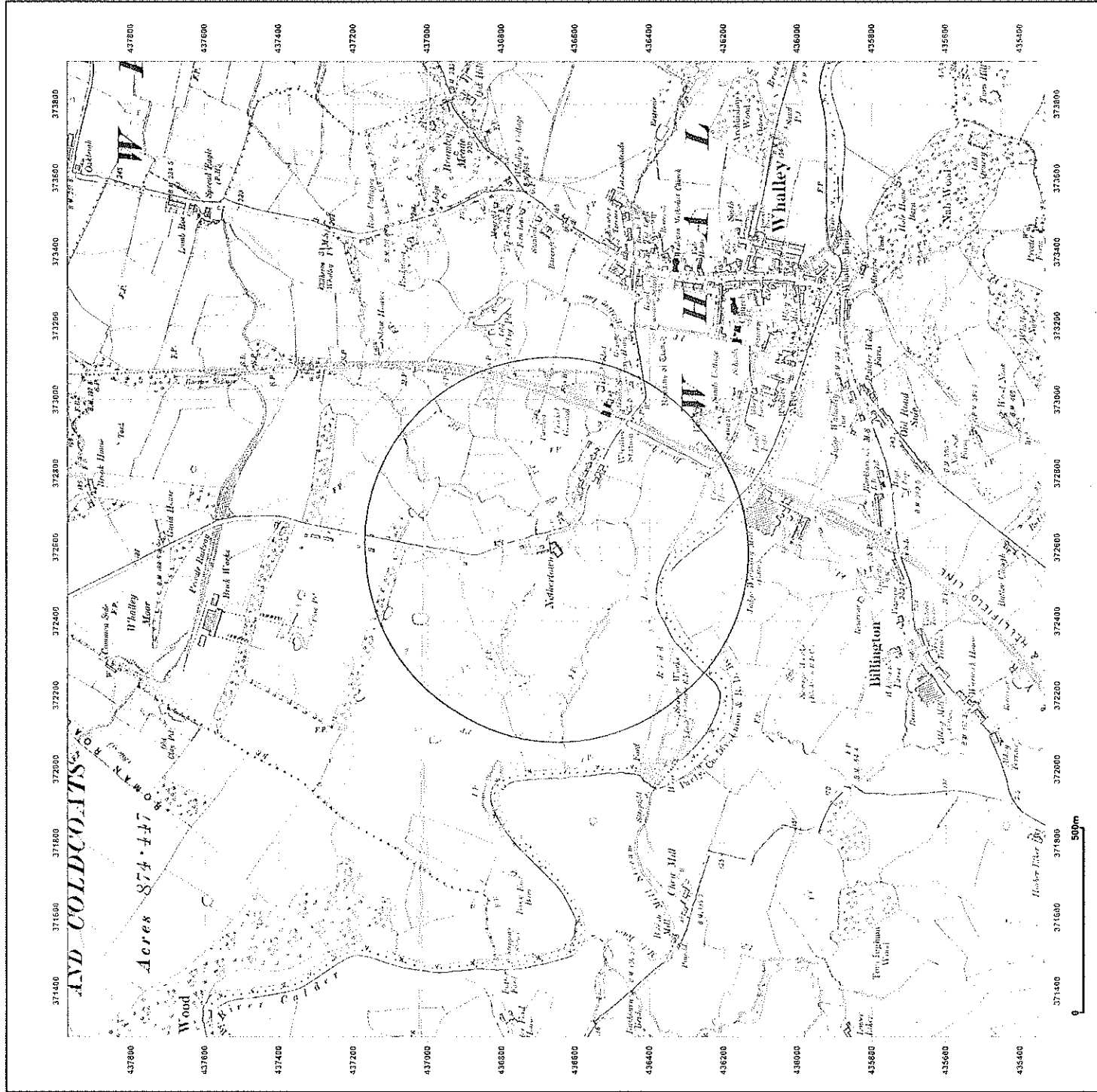


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GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

ABBEY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

Client Ref: G1593
Report Ref: HMD-336-383603
Grid Ref: 372595, 436650

Map Name: County Series

Map date: 1892

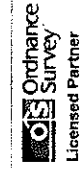
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Printed at: 1:10,560



Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A



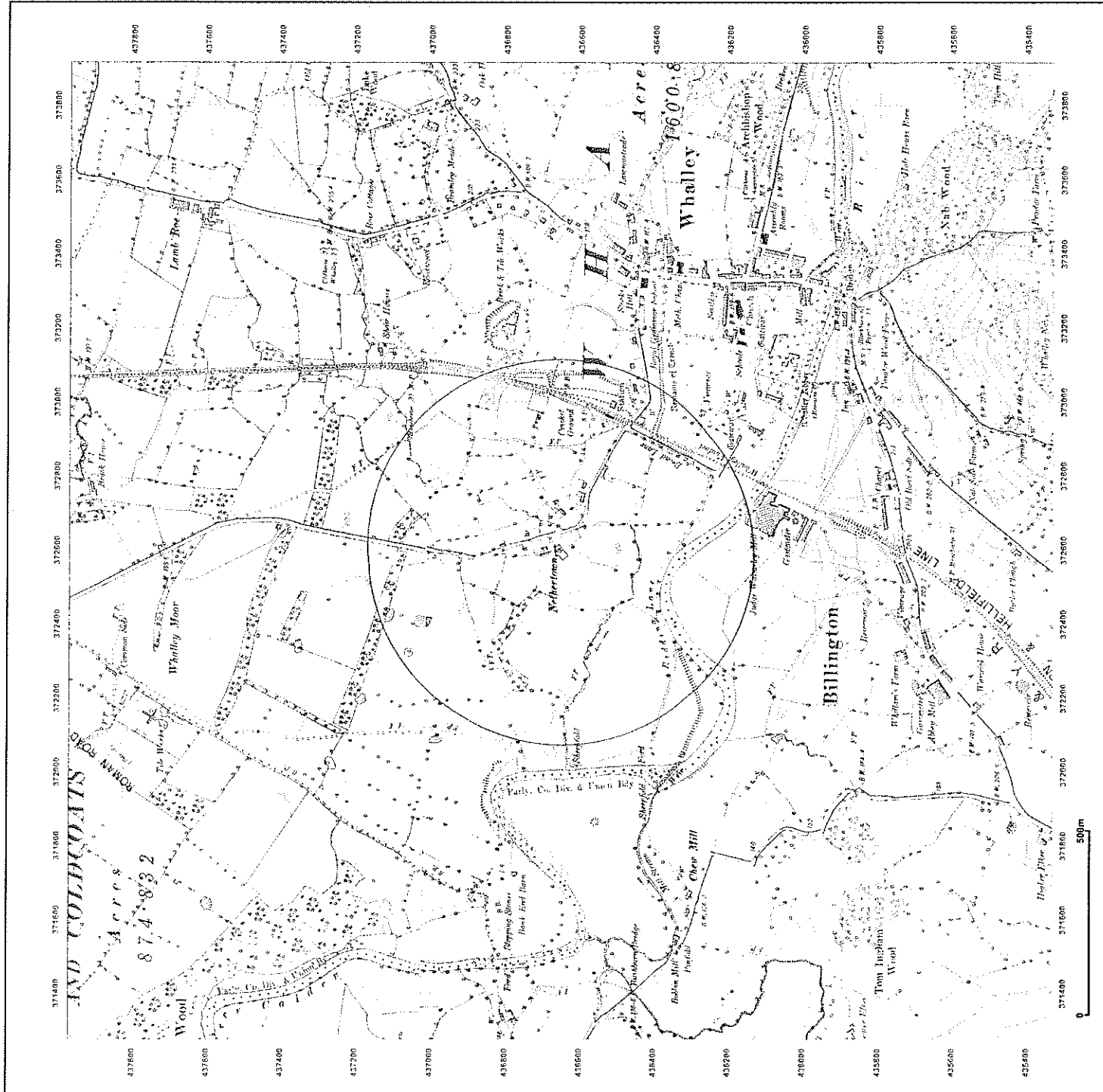
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GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

ABBEY BARN, NETHERTOWN
CLOSE, WHALLEY,
CLITHEROE, BB7 9SF

Client Ref: G1593
Report Ref: HMD-336-383603
Grid Ref: 372595, 436650

Map Name: County Series

Map date: 1846

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised N/A
Edition N/A
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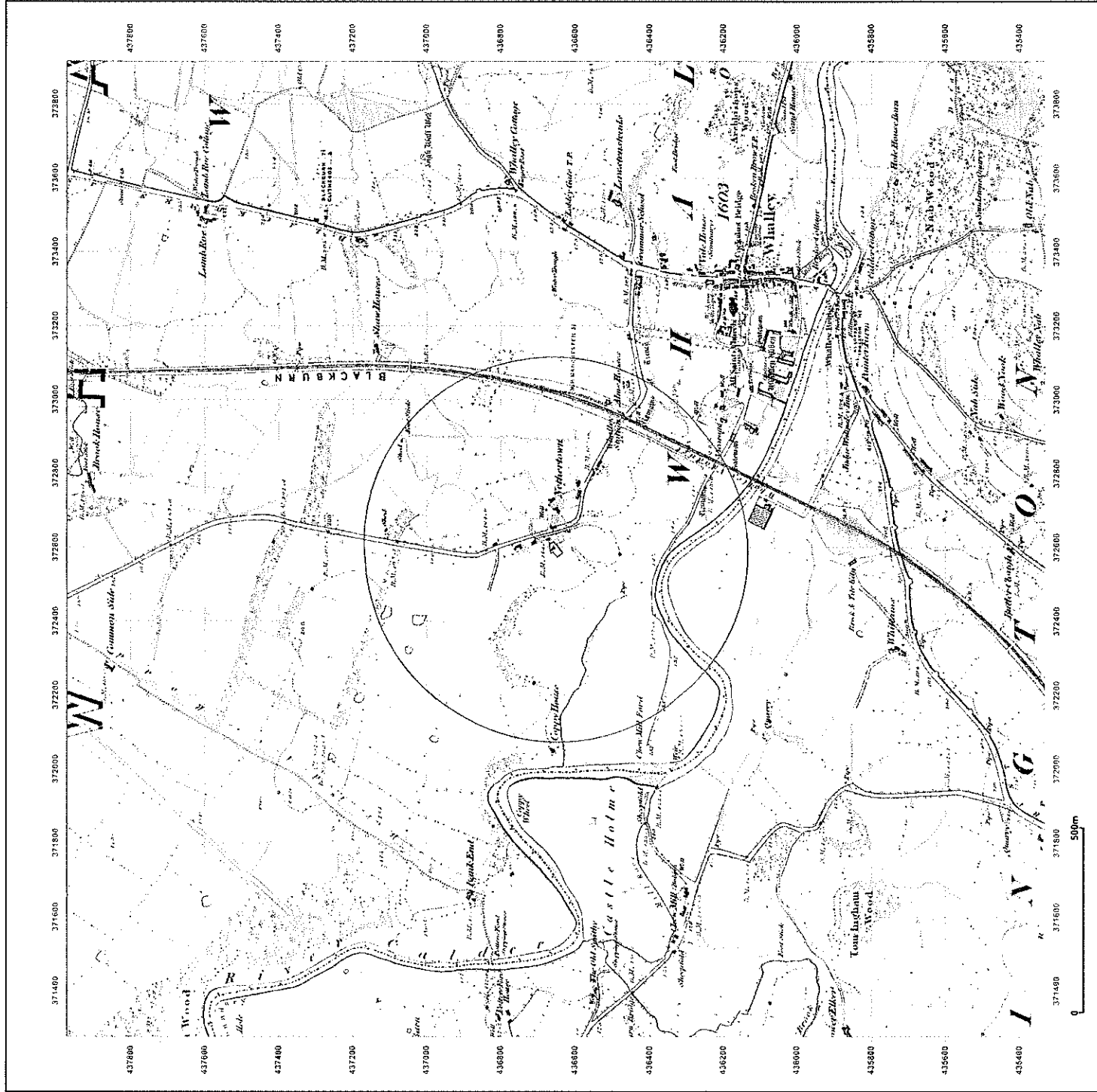


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GroundSure
ENVIRONMENTAL INSIGHT

PSA Design
The Old Bank House,
Preston, PR33JA

GroundSure Reference:	HMD-336-383604
Your Reference:	G1593
Report Date:	Jun 27, 2012
Report Delivery Method:	xml
Client Email:	john.birtwhistle@psadesign.co.uk

GroundSure EnviroInsight

**Address: ABBEY BARN, NETHERTOWN CLOSE, WHALLEY,
CLITHEROE, BB7 9SF**

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the GroundSure EnviroInsight as requested

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
GroundSure EnviroInsight

GroundSure EnviroInsight

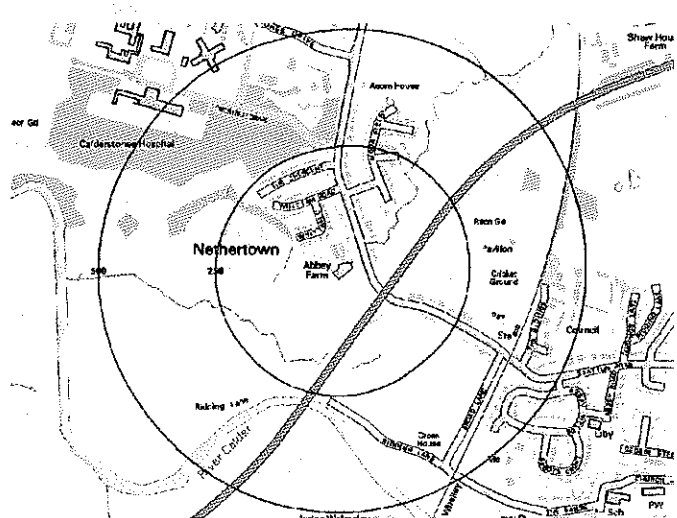
Address: ABBEY BARN, NETHERTOWN CLOSE, WHALLEY, CLITHEROE, BB7 9SF

Date: Jun 27, 2012

GroundSure Reference: HMD-336-383604

Your Reference: G1593

Client: PSA Design



Brought to you by GroundSure

Aerial Photograph of Study Site



Site Name: ABBEY BARN, NETHERTOWN CLOSE, WHALLEY,
CLITHEROE, BB7 9SF
Grid Reference: 372574,436656
Size of Site: 0.08 ha

Aerial photography supplied by Getmapping PLC.
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Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	1	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	0	2	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
2. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Landfill Sites						
Environment Agency Registered Landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	1	2	0
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	2	2	0
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency Licensed Waste Sites	0	0	0	0	0	0



3. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Current Industrial Sites Data	0	0	2	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

4. Geology	Description
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
Source: Scale: 1:50,000 BGS Sheet 068	

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

5. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
5.3 Groundwater Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	4
5.4 Surface Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
5.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	3
5.6 Are there any Source Protection Zones within 500m of the study site?				No		
5.7 River Quality						
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	Yes	No
5.8 Detailed River Network entries within 500m of the site	0	2	3	8	-	-
5.9 Surface water features within 250m of the study site	No	Yes	Yes	-	-	-

6. Flooding	
6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	Yes
6.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	Yes
6.3 Are there any Flood Defences within 250m of the study site?	No
6.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.5 Are there any areas used for Flood Storage within 250m of the study site?	No
6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Very High
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

7. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
7.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.6 Records of Ramsar sites	0	0	0	0	0	0
7.7 Records of World Heritage Sites	0	0	0	0	0	0
7.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
7.10 Records of National Parks	0	0	0	0	0	0
7.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.12 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0

8. Natural Hazards

8.1 What is the maximum risk of natural ground subsidence? Very Low

9. Mining

9.1 Are there any coal mining areas within 75m of the study site? No

9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site? Negligible

9.3 Are there any brine affected areas within 75m of the study site? No

Using this Report

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

1. Environmental Permits, Incidents and Registers

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

2. Landfills and Other Waste Sites

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

3. Current Land Uses

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

4. Geology

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

5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

6. Flooding

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

7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites. These searches are conducted using radii of up to 500m.

8. Natural Hazards

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

9. Mining

Provides information on areas of coal and shallow mining.

10. Contacts

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

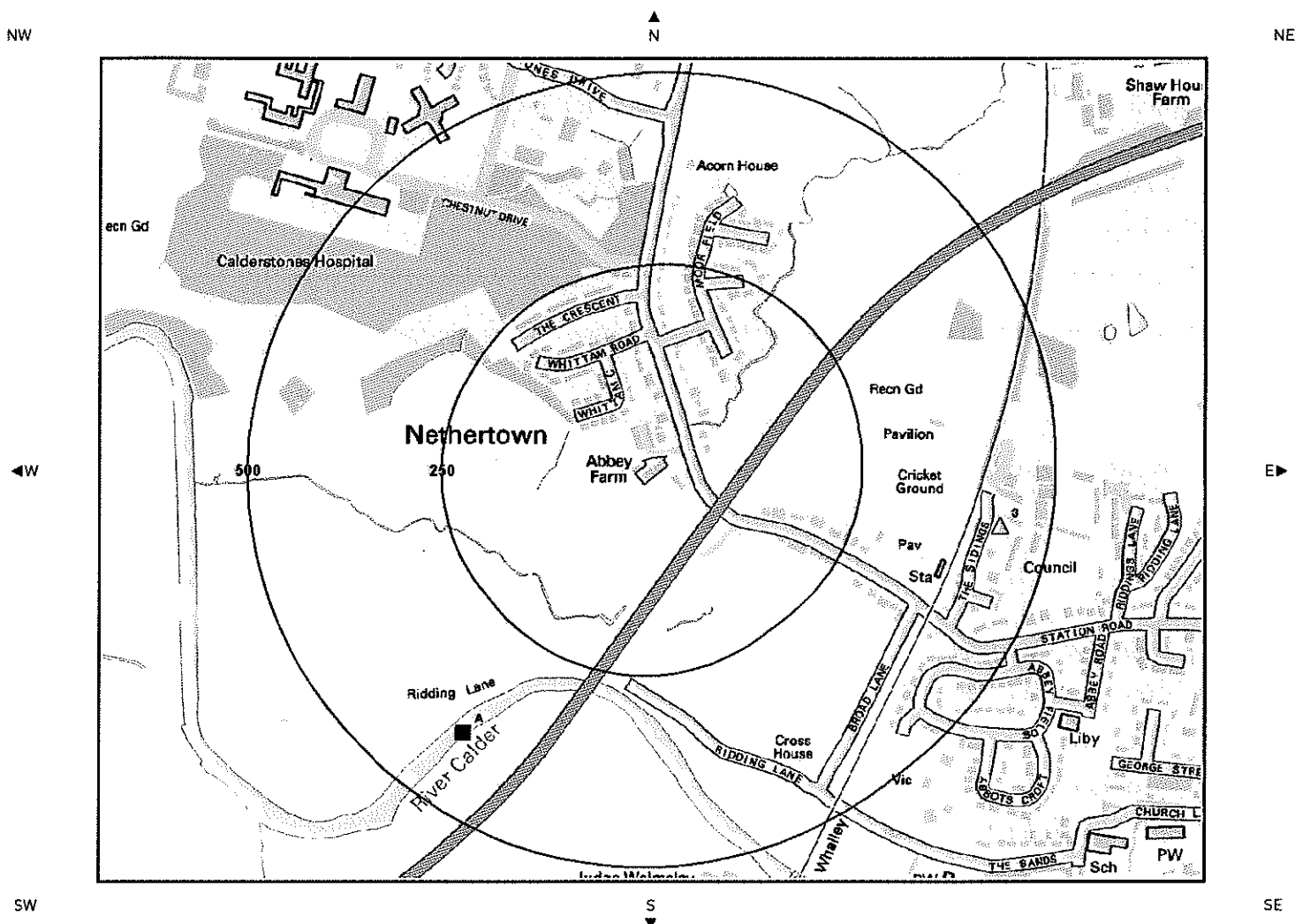
Note: Maps

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

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

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

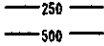
1. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend

 Enabled by  Ordnance Survey

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- | | | |
|--|---------------------------------|---|
|  Site Outline | ★ Recorded Pollution Incident | ▼ RAS 3 & 4 Authorisations |
|  Search Buffers (m) | ◆ Dangerous Substances (List 1) | ▲ Part A(1) Authorised Processes and Historic IPC Authorisations |
| | ◇ Dangerous Substances (List 2) | △ Part A(2) and Part B Authorised Processes |
| | ■ Water Industry Referrals |  COMAH / NIHS Sites |
| | ■ Licenced Discharge Consents |  Sites Determined as Contaminated Land |
| | □ Red List Discharge Consents |  Hazardous Substance Consents and Enforcements |

1.Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: **1**

The following Part A(2) and Part B Activities are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	Enforcement
3	434.0	E	373041, 436578	Address: Press to Impress, Unit 8, The Sidings, Whalley, BB7 9SE Process: Dry Cleaners Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

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

Report Reference: HMD-336-383604

Database searched and no data found.

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

2

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
1A	400.0	SW	372350, 436310	Address: Whalley Relief Sewer Sso, Whalley, Lancashire Effluent Type: Sewage Discharges - Stw Storm Overflow/storm Tank - Water Company Permit Number: 017160332 Permit Version: 1	Receiving Water: River Calder Status: Post Nra Legislation Where Issue Date > 31-aug-89 (historic Only) Issue date: 1/5/1990 Effective Date: 1/5/1990 Revocation Date: -
2A	400.0	SW	372350, 436310	Address: Whalley Relief Sewer Sso, Whalley, Lancashire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 01R180043 Permit Version: 1	Receiving Water: - Status: Revoked - Unspecified Issue date: - Effective Date: 1/7/1991 Revocation Date: 1/1/1995

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

0

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

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

0

Database searched and no data found.

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

0

Database searched and no data found.

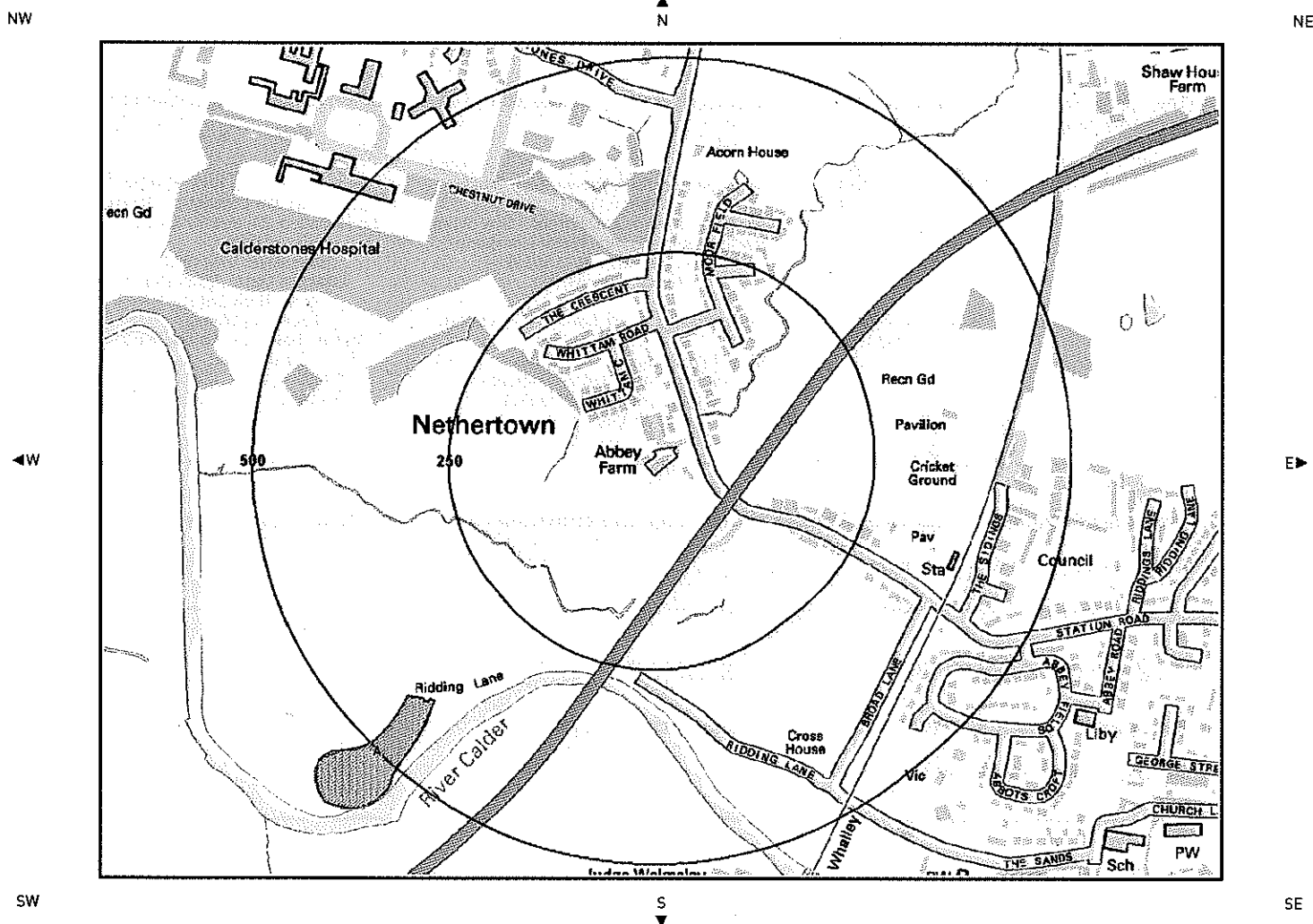
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

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

0

Database searched and no data found.

2. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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- | | | |
|--------------------|---------------------------------------|-------------------------------------|
| Site Outline | E.A. Active Landfill | Operational Waste Treatment Licence |
| Search Buffers (m) | E.A. Historic Landfill (Area Data) | Closed Waste Treatment Licence |
| | E.A. Historic Landfill (Point Data) | REGIS Waste Licence |
| | BGS / DoE Survey Landfill | Operational Landfill |
| | Local Authority Landfill (Area Data) | Closed Landfill |
| | Local Authority Landfill (Point Data) | |

2. Landfill and Other Waste Sites

2.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

Records of operational landfill sites sourced from Landmark within 1000m of the study site:

0

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site:

3

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

ID	Distance	Direction	NGR	Details	
1A	403.0	SW	372200, 436200	Site Address: Whalley Sewage Works, Riding Lane, Whalley, Blackburn, Lancashire Waste Licence: - Site Reference: K1/03/022 Waste Type: Commercial, Household Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	846.0	N	372300, 437500	Site Address: Calderstones Hospital A, Off Mitton Road, Whalley Moor, Blackburn, Lancashire Waste Licence: - Site Reference: K1/01/021 Waste Type: Inert, Commercial, Household Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	919.0	N	372300, 437600	Site Address: Calderstones Hospital B, Off Mitton Road, Whalley Moor, Blackburn, Lancashire Waste Licence: - Site Reference: K1/03/021 Waste Type: Inert, Commercial, Household Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site:

0

Database searched and no data found.

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

0

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site:

4

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

ID	Distance	Direction	Site Address	Source	Data Type
4A	404.0	SW	Refuse Tip	1974 mapping	Polygon
5A	404.0	SW	Refuse Tip	1966 mapping	Polygon
Not shown	933.0	N	Refuse Tip	1966 mapping	Polygon

Report Reference: HMD-336-383604

Not shown	992.0	N	Refuse Tip	1966 mapping	Polygon
-----------	-------	---	------------	--------------	---------

2.2 Other Waste Sites

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

Database searched and no data found.

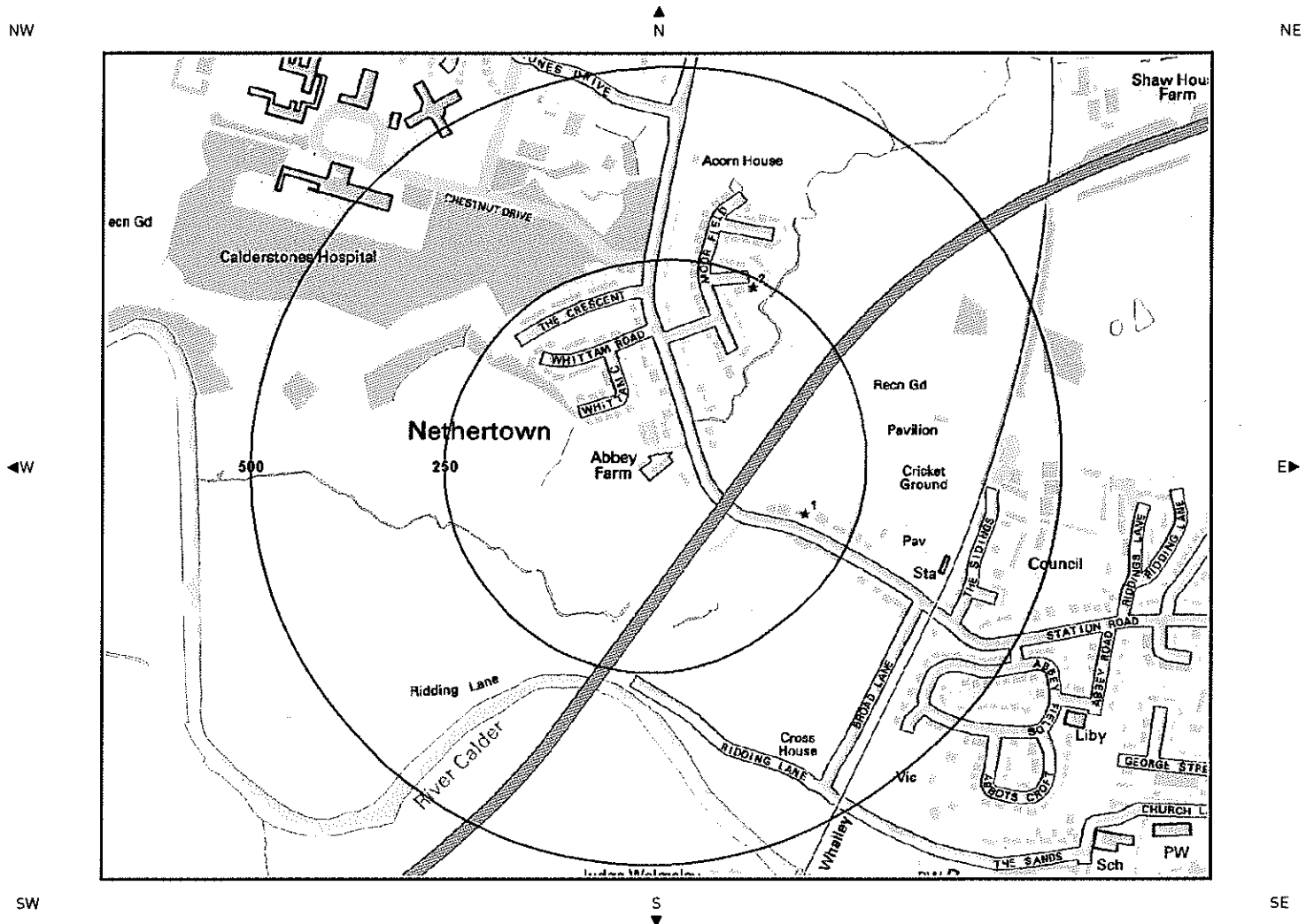
Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

Records of Environment Agency licensed waste sites within 1500m of the study site: 0

Database searched and no data found.

3. Current Land Use Map



Current Land Use Legend

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- | | | | |
|---|--------------------|---|--|
|  | Site Outline |  | Current Industrial Sites |
|  | Search Buffers (m) |  | Petrol & Fuel Sites |
| | |  | Underground High Pressure Oil & Fuel Pipelines |

3. Current Land Uses

3.1 Current Industrial Data

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

2

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

ID	Distance	Direction	Company	Address	Activity	Category
1	184.0	E	Crumbs	26, Mitton Road, Whalley, Clitheroe, BB7 9RX	Baking and Confectionery	Foodstuffs
2	239.0	NE	K P Ainsworth	8, Moor Field, Whalley, Clitheroe, BB7 9SA	Construction Completion Services	Construction Services

3.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

3.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.

4. Geology

4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

4.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

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

4.3 Bedrock and Solid Geology

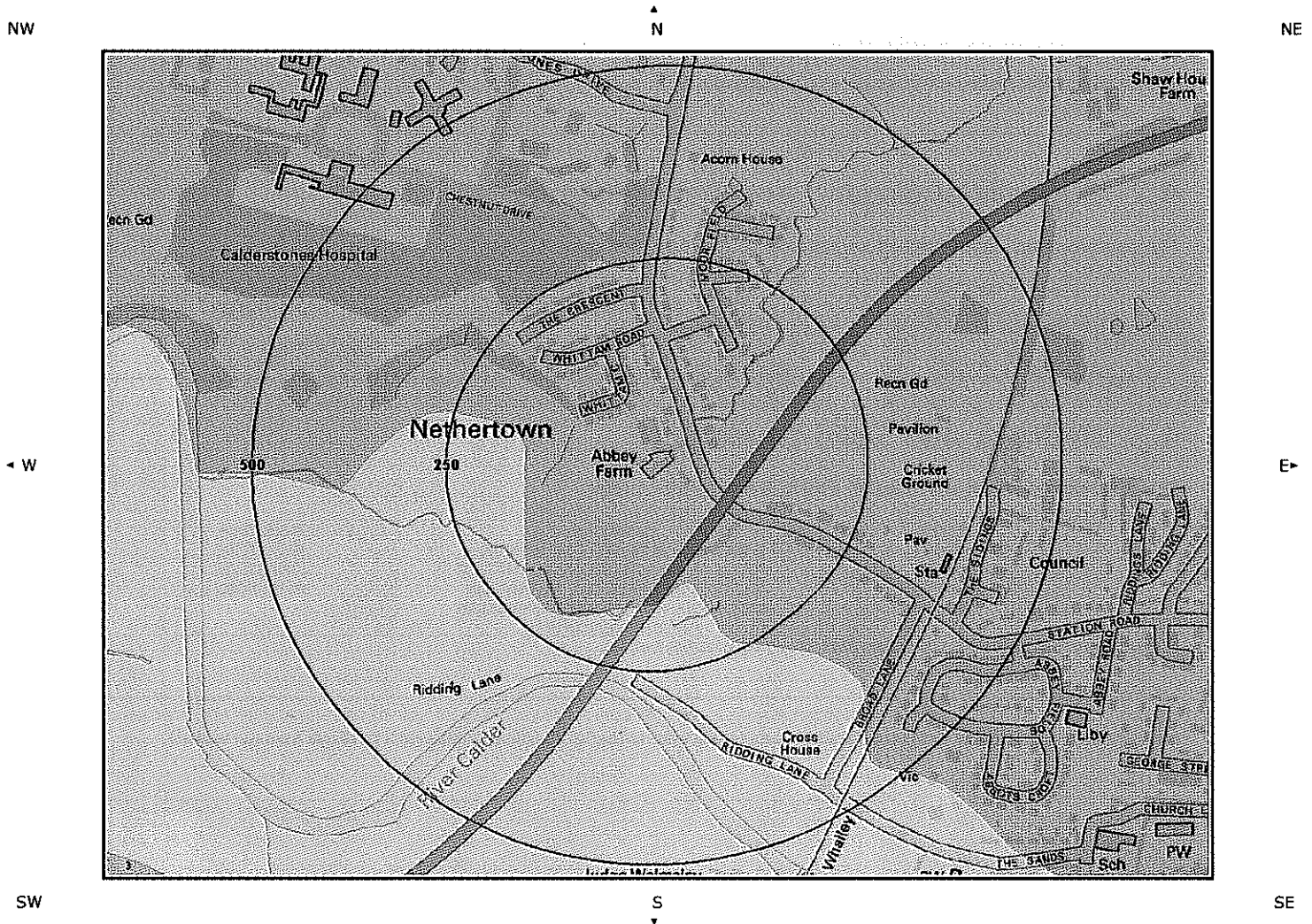
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
RKM-MDST	RAD BROOK MUDSTONE MEMBER	MUDSTONE
BOH-LMST	HODDERENSE LIMESTONE FORMATION	LIMESTONE
CLHOM-MDST	CLITHEROE LIMESTONE FORMATION AND HODDER MUDSTONE FORMATION (UNDIFFERENTIATED)	MUDSTONE

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

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.

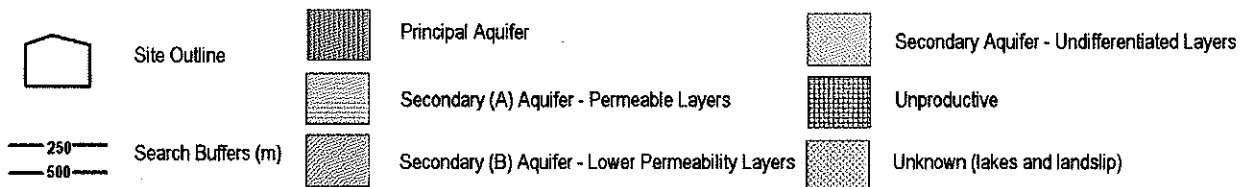
5a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

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320130004P



5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses

NW

N

NE

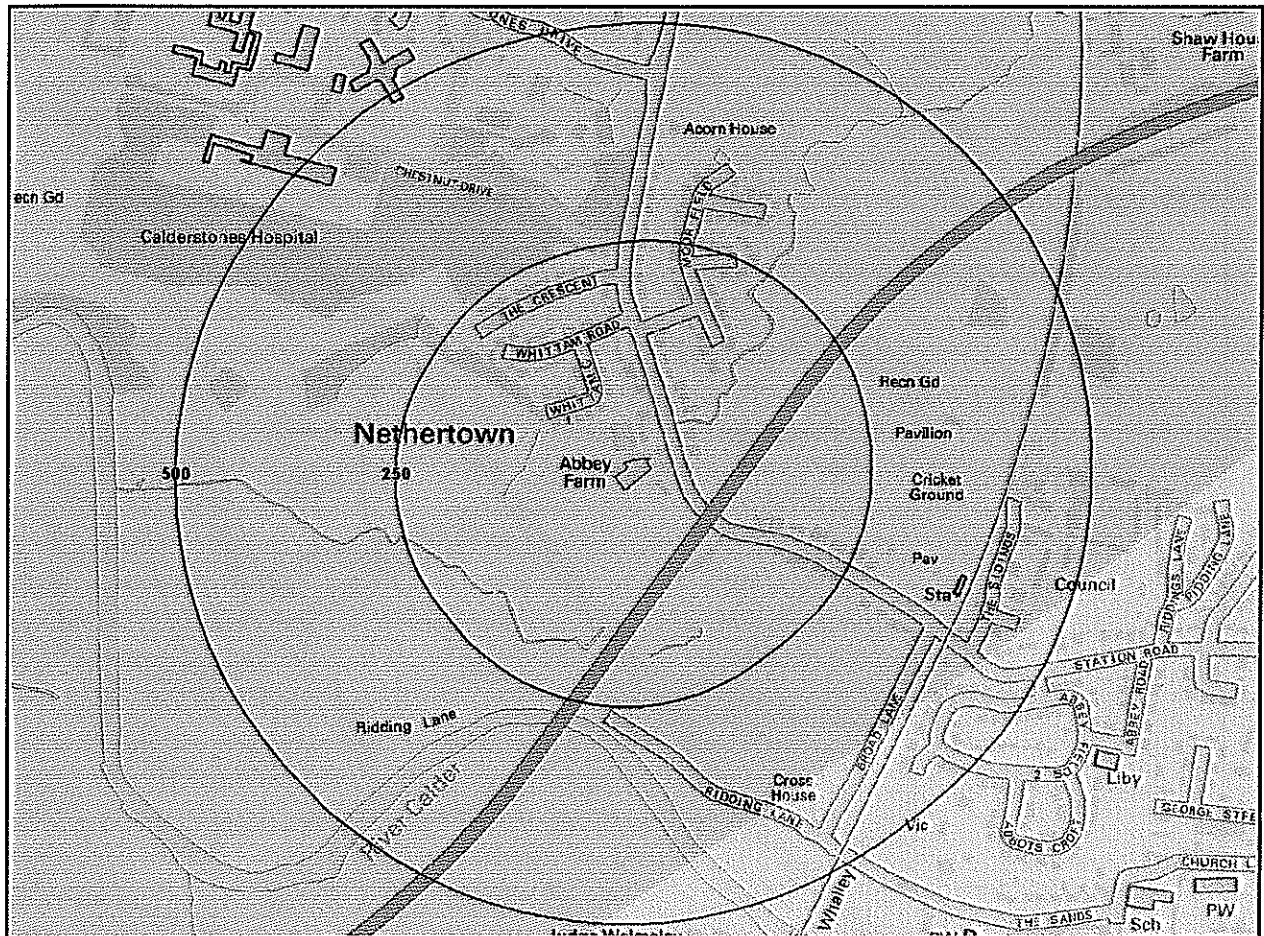
W

E

SW

S

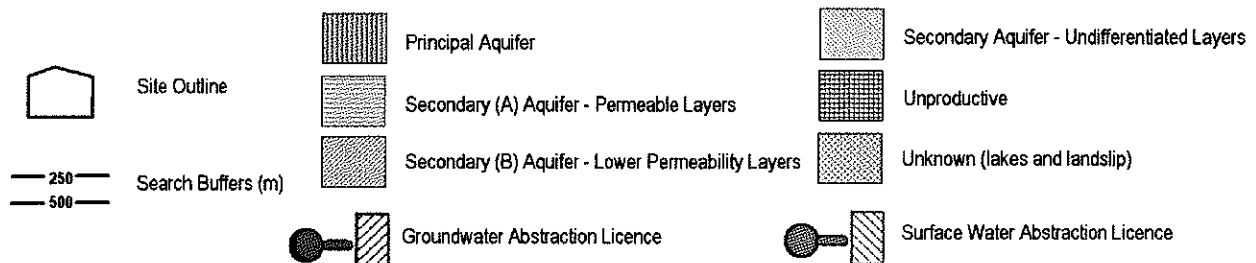
SE



Aquifer Within Bedrock Geology Legend

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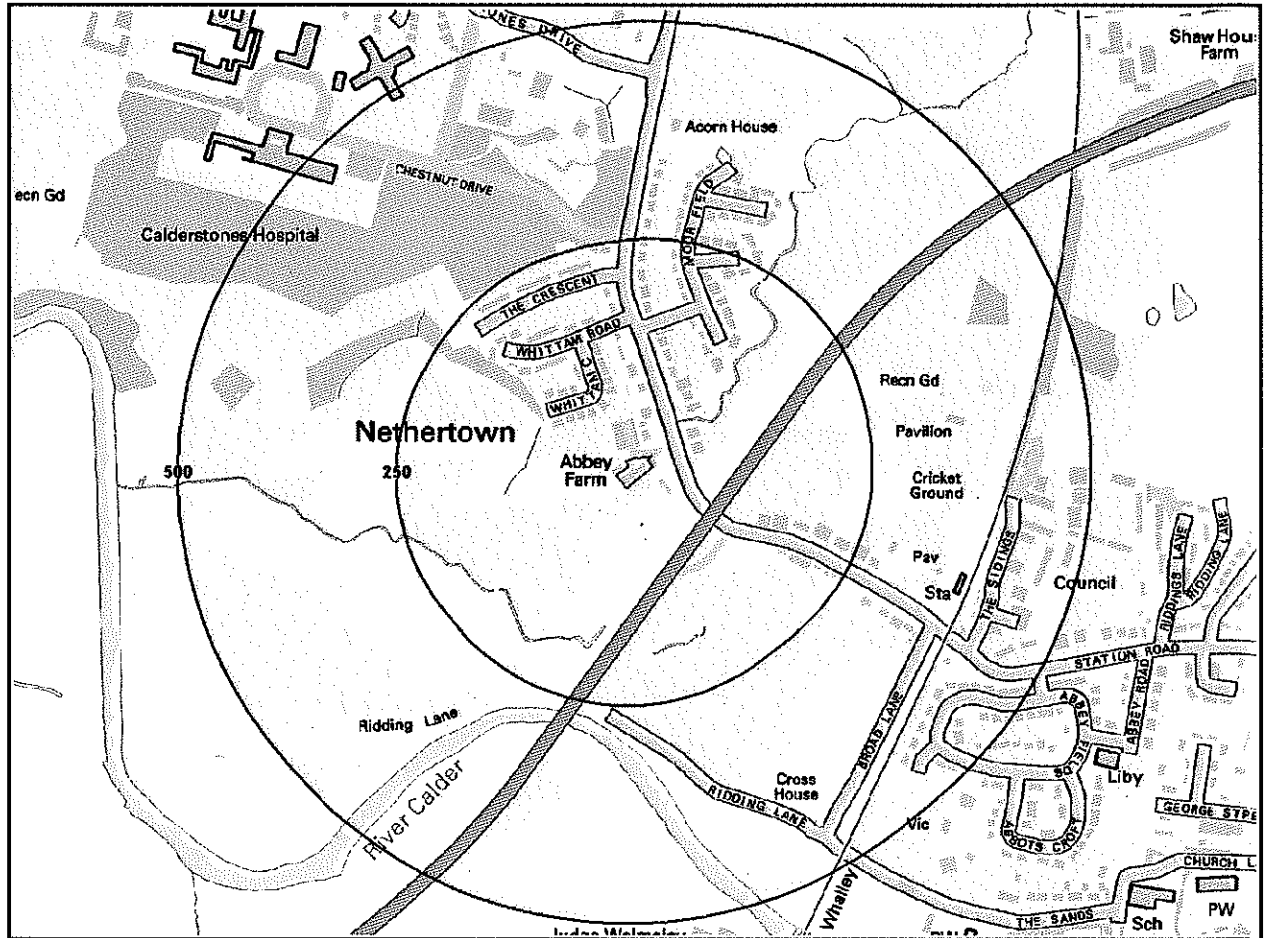


5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses

NW

N

NE



W

E

SW

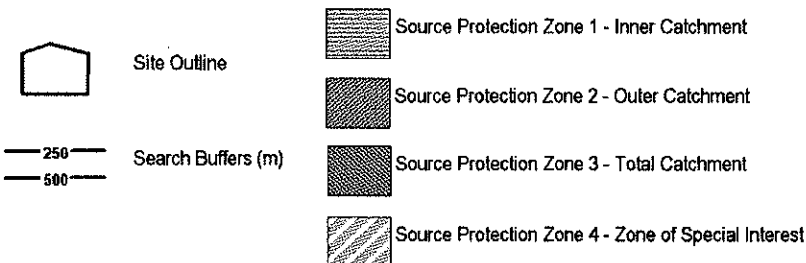
S

SE

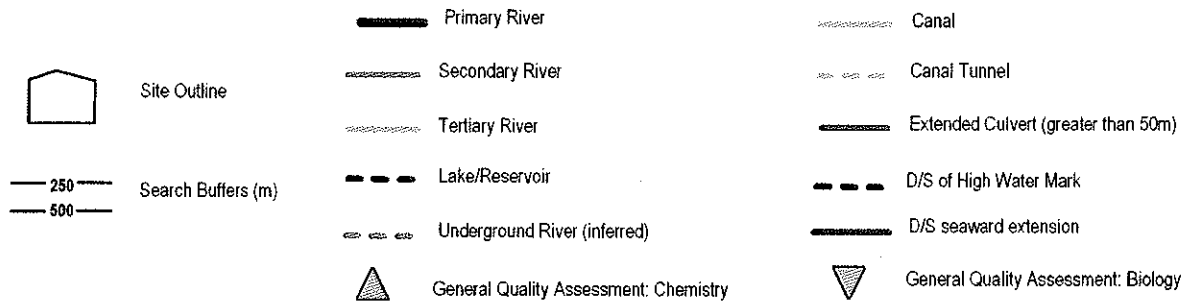
SPZ and Potable Water Abstraction Licenses
Legend

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Potable Water Abstraction Licence



NW

N

NE

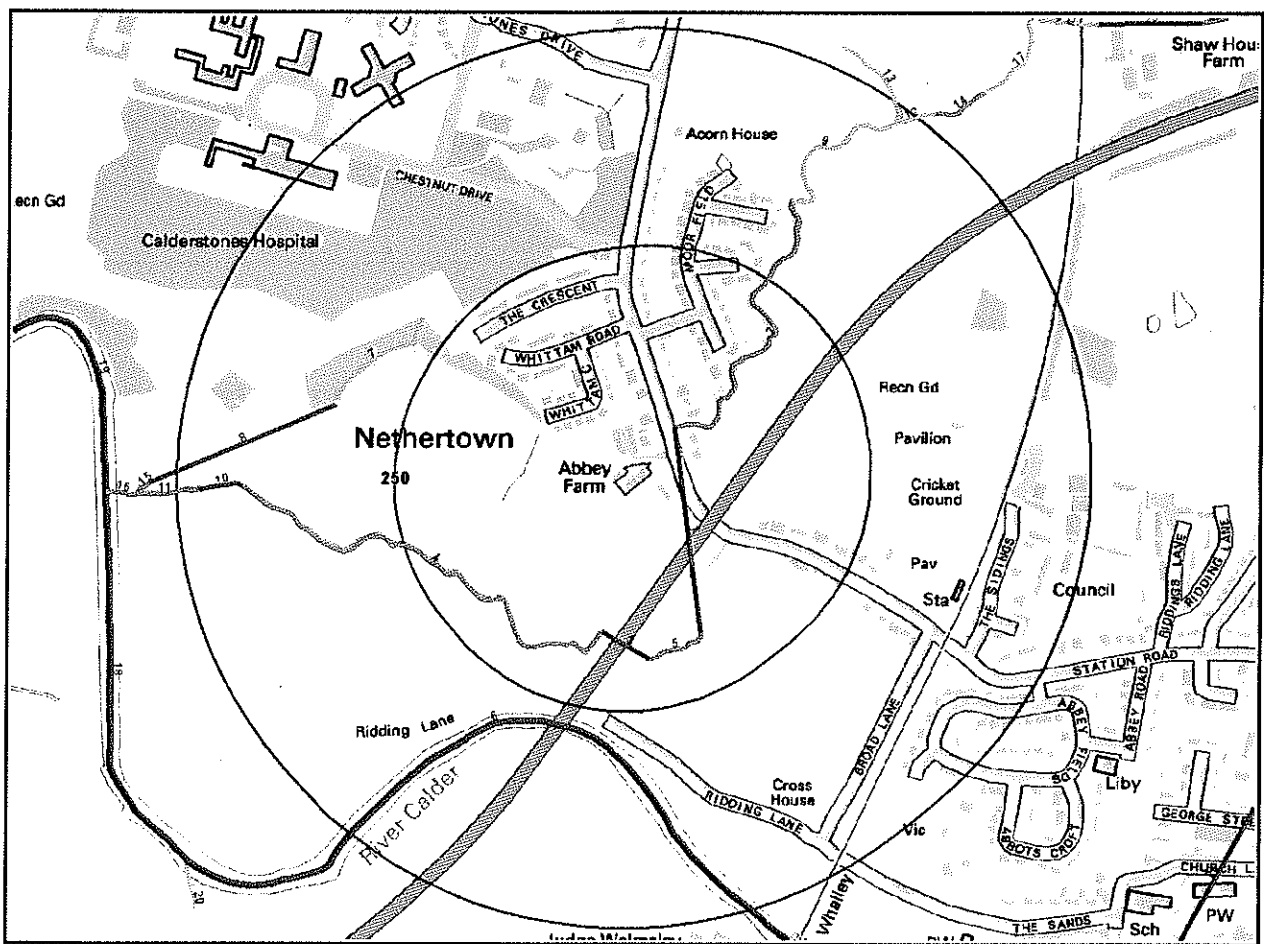
W

E

SW

S

SE



Hydrology Legend



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5. Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

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

Yes

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

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance [m]	Direction	Designation	Description
2	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	142.0	S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.2 Aquifer within Bedrock Deposits

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

Yes

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

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	396.0	SE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

5.3 Groundwater Abstraction Licences

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

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance	Direction	NGR	Details
----	----------	-----------	-----	---------



Not shown	1723.0	NW	Licence No: 2671310010 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: Borehole At Clitheroe Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 8620 Original Start Date: 15/5/1998 Expiry Date: - Issue No: 100 Version Start Date: 15/5/1998 Version End Date:
Not shown	1738.0	SE	Licence No: 2671336007 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household" Direct Source: Ground Water - North West Region Point: "borehole At Dean Nab , Whalley" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 19/7/1993 Expiry Date: - Issue No: 101 Version Start Date: 29/6/1998 Version End Date:
Not shown	1738.0	SE	Licence No: 2671336007 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - North West Region Point: Borehole At Dean Nab , Whalley Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 7203 Original Start Date: 19/7/1993 Expiry Date: - Issue No: 102 Version Start Date: 1/7/2003 Version End Date:
Not shown	1738.0	SE	Licence No: 2671336007 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - North West Region Point: Borehole At Dean Nab , Whalley Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 7203 Original Start Date: 19/7/1993 Expiry Date: - Issue No: 102 Version Start Date: 1/7/2003 Version End Date:

5.4 Surface Water Abstraction Licences

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

No

Database searched and no data found.

5.5 Potable Water Abstraction Licences

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

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (5c):

ID	Distance	Direction	NGR	Details	
Not shown	1738.0	SE	373400, 435100	Licence No: 2671336007 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - North West Region Point: Borehole At Dean Nab , Whalley Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 7203 Original Start Date: 19/7/1993 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1738.0	SE	373400, 435100	Licence No: 2671336007 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household" Direct Source: Ground Water - North West Region Point: "borehole At Dean Nab , Whalley" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 19/7/1993 Expiry Date: - Issue No: 101 Version Start Date: Version End Date:

Not shown	1738.0	SE	373400, 435100	Licence No: 2671336007 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - North West Region Point: Borehole At Dean Nab , Whalley Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 7203 Original Start Date: 19/7/1993 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
-----------	--------	----	----------------	---	---

5.6 Source Protection Zones

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

No

Database searched and no data found.

5.7 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site?

Yes

Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (5d):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	620.0	SE	372900, 436100	River Name: Calder (calder) Reach: Hyndburn Bk To Whalley Weir End/Start of Stretch: End of Stretch NGR	D	D	D	B	B

Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
Not shown	620.0	SE	372900, 436100	River Name: Calder Reach: Whalley Weir To Ribble End/Start of Stretch: Start of Stretch NGR	C	B	B	B	B
Not shown	670.0	SE	372927, 436058	River Name: Calder Reach: Whalley Weir To Ribble End/Start of Stretch: Sample Point NGR	C	B	B	B	B

5.8 Detailed River Network

Report Reference: HMD-336-383604

Are there any Detailed River Network entries within 500m of the study site?

Yes

The following Detailed River Network records are represented on the Hydrology Map (5d):

ID	Distance	Direction	Details
1	32.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
2	50.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	160.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
4	160.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
5	181.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
6	275.0	S	River Name: River Calder Water Course Name: RIVER CALDER Welsh River Name: - Alternative Name: - River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined
7	277.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
8	329.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
9	343.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
10	425.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
11	476.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
12	482.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
13	482.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

5.9 Surface Water Features

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

Yes

The following surface water records are not represented on mapping:

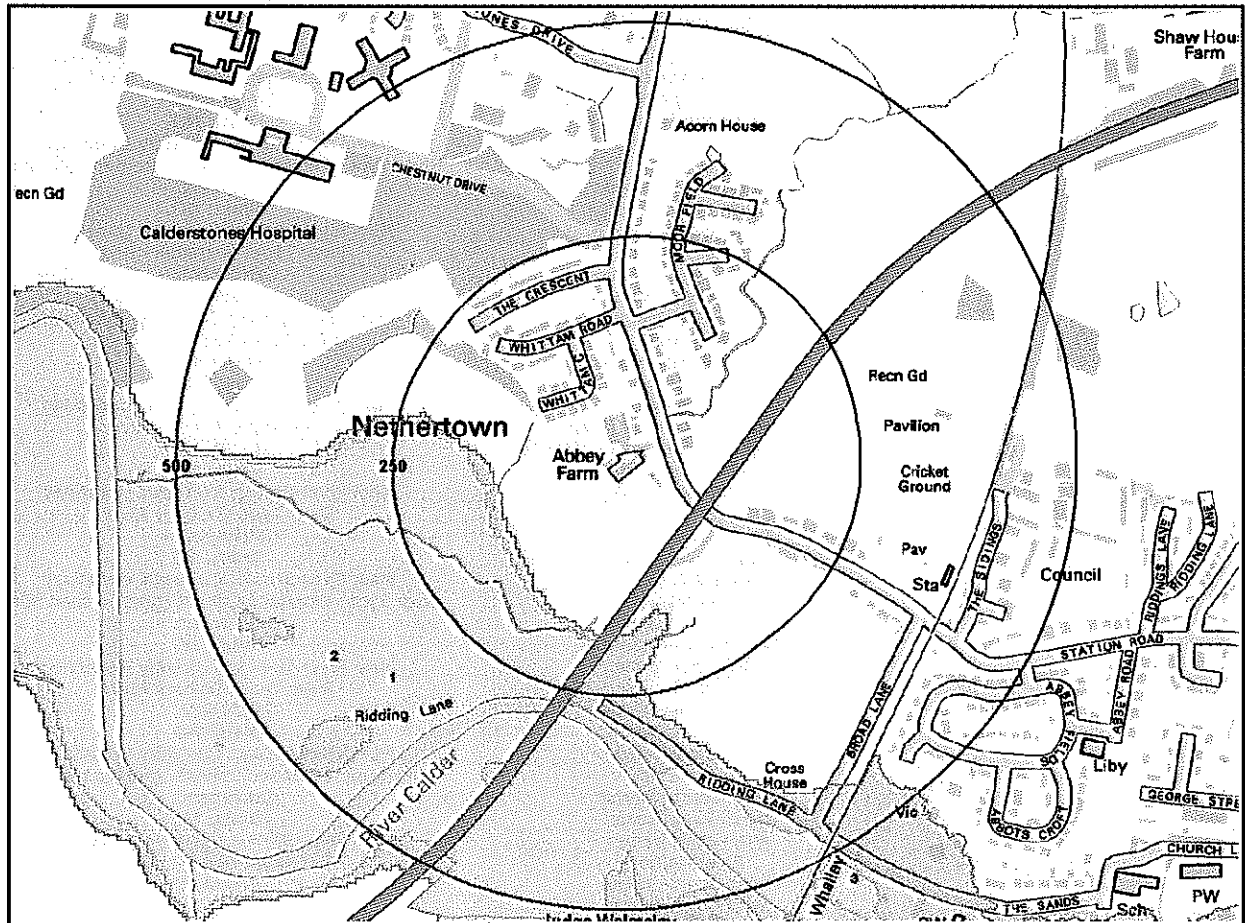
Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	Yes	Yes

6. Environment Agency Flood Map

NW



NE



SW

SE

SW

SE

Environment Agency Flood Legend

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- Site Outline
- 250 Search Buffers (m)
- 500 Search Buffers (m)
- Zone 2 Floodplain
- Zone 3 Floodplain
- Flood Storage Area
- Area Benefiting from Flood Defences
- Flood Defences



6. Flooding

6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain?

Yes

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance	Direction	Update	Type
1	125.0	W	16-Mar-2012	Zone 2 - (Fluvial Models)

6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain?

Yes

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance	Direction	Update	Type
2	133.0	W	16-Mar-2012	Zone 3 - (Fluvial Models)

6.3 Flood Defences

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

No

6.4 Areas benefiting from Flood Defences

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

No

6.5 Areas used for Flood Storage

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

No

6.6 Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site?

Yes

Report Reference: HMD-336-383604

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Very High

6.7 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?

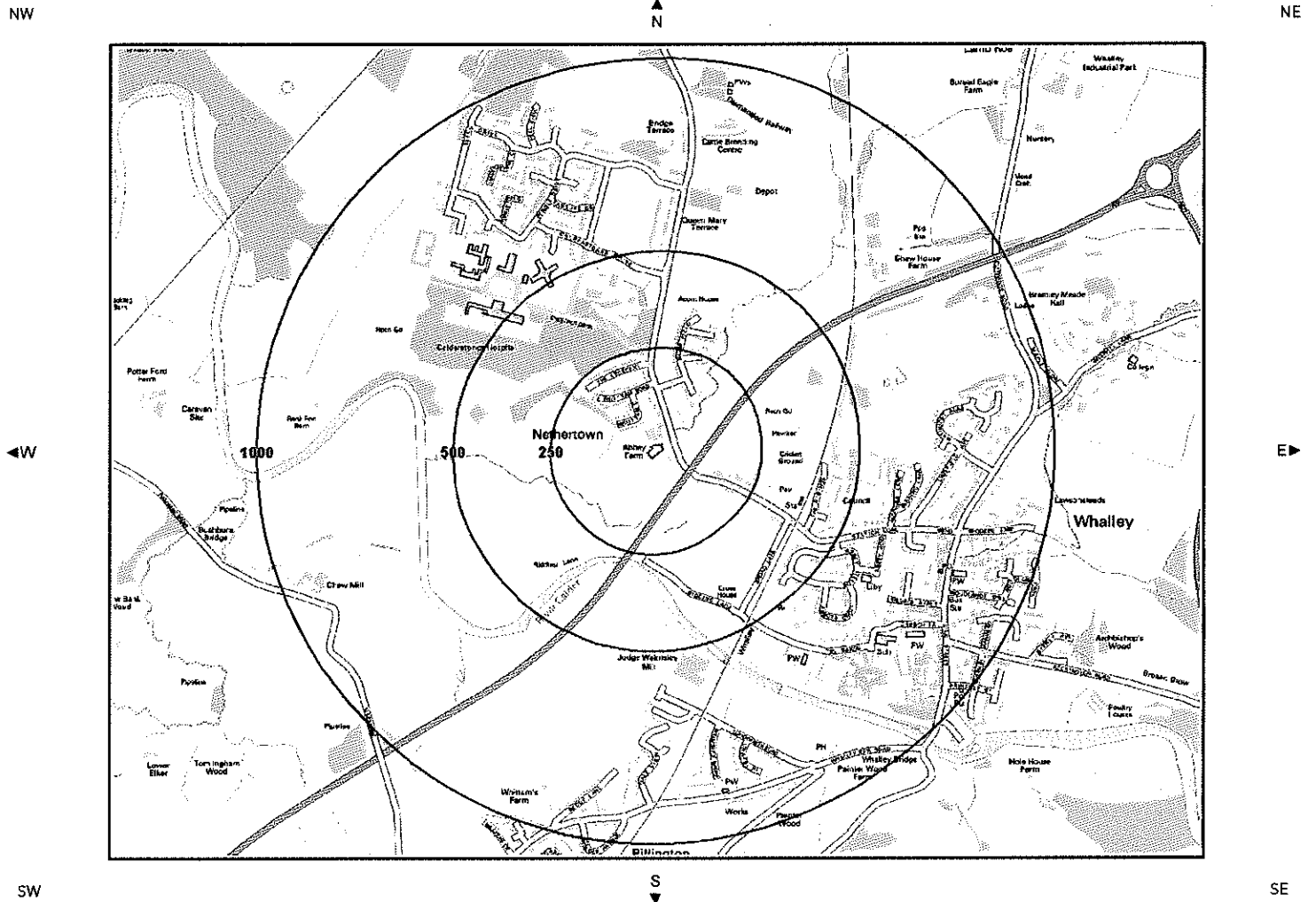
High

Notes:

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

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

7. Designated Environmentally Sensitive Sites Map

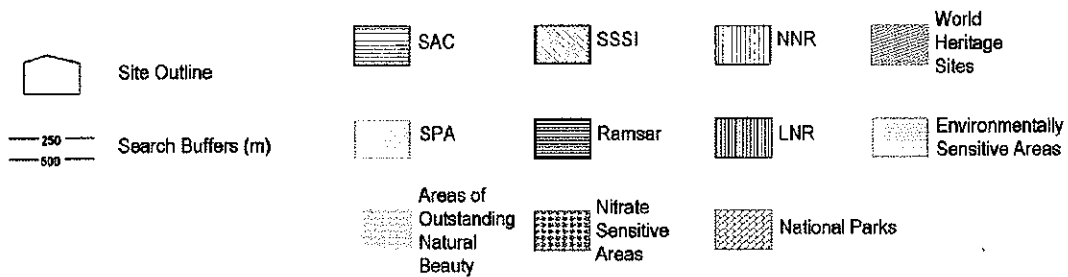


Designated Environmentally Sensitive Sites Legend

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7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? **No**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **0**

Database searched and no data found.

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

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Database searched and no data found.

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

Database searched and no data found.

Report Reference: HMD-336-383604



Records of Nitrate Sensitive Areas within 2000m of the study site:**0**Database searched and no data found.

Records of Nitrate Vulnerable Zones within 2000m of the study site:**0**

Database searched and no data found.

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a GroundSure GeoInsight, available from our website. The following information has been found:

8.1.1 Shrink Swell

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

Very Low

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

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

8.1.2 Landslides

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

Very Low

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

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

8.1.3 Soluble Rocks

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

Negligible

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

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

8.1.4 Compressible Ground

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

Negligible

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

Hazard

Report Reference: HMD-336-383604



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

8.1.5 Collapsible Rocks

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

Very Low

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

Hazard

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

8.1.6 Running Sand

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

Very Low

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

Hazard

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

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

9. Mining

9.1 Coal Mining

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

No

Database searched and no data found.

9.2 Shallow Mining

What is the subsidence hazard relating to shallow mining on-site*?

Negligible

*Please note this data is searched with a 150m buffer.

9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

Database searched and no data found.

10. Contacts

GroundSure Helpline
 Telephone: 08444 159 000
 info @ groundsure.com



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



Environment Agency
 National Customer Contact Centre
 PO Box 544
 Rotherham
 S60 1BY
 Tel: 08708 506 506
 Web: www.environment-agency.gov.uk
 Email: enquiries@environment-agency.gov.uk



Health Protection Agency
 Chilton, Didcot, Oxon, OX11 0RQ
 Tel: 01235 822622 www.hpa.org.uk/radiation
 Radon measures and general radon information and
 guidance



The Coal Authority
 200 Lichfield Lane, Mansfield, Notts NG18 4RG
 Tel: 0845 762 6848
 DX 716176 Mansfield 5
 Web: www.groundstability.com



Ordnance Survey
 Romsey Road
 Southampton SO16 4GU
 Tel: 08456 050505



Local Authority
 Authority: Ribble Valley Borough Council
 Phone: 01200 425111
 Web: www.ribblevalley.gov.uk
 Address: Council Offices, Church Walk, Clitheroe,
 Lancashire, BB7 2RA

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



Acknowledgements

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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data.

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028]. This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

Report Reference: HMD-336-383604

Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

- "Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.
- "Commercial" means any building which is not Residential.
- "Commission" means an order for Consultancy Services submitted by a Client.
- "Consultancy Services" means consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.
- "Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.
- "Client" means the party that submits an Order or Commission.
- "Data Provider" means any third party providing Third Party Content to GroundSure.
- "Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.
- "GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.
- "GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.
- "Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.
- "Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.
- "Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.
- "Order Website" means online platform via which Orders may be placed.
- "Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.
- "Residential" means any building used as or suitable for use as an individual dwelling.
- "Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "Consultancy Services".
- "Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.
- "Site" means the landsite in respect of which GroundSure provides the Services.
- "Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.
- "User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

- 2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.
- 2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.
- 2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.
- 2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.
- 2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.
- 2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

- 3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third Parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.
- 3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).
- 3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.
- 3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.
- 3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

- 4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.
- 4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.
- 4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.
- 4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.
- 4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.
- 4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

- 5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.
- 5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.
- 5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

- 6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.
- 6.2 The Client shall acknowledge the ownership of the Third Party Content where such Third Party Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.
- 6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.
- 6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.
- 6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):
 - (i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
 - (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;



- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
 - (iv) not combine the Services with or incorporate such Services into any other information data or service; and
 - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("Disclosing Party") to the other party ("Receiving Party") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

7 Liability

THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
 - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
 - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
 - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
 - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
 - (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
 - (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
 - (iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

9 Client's Right to Terminate and Suspend

- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
 - (ii) fire, storm, flood, tempest or epidemic;
 - (iii) Acts of God or the public enemy;
 - (iv) riot, civil commotion or war;
 - (v) strikes, labour disputes or industrial action;
 - (vi) acts or regulations of any governmental or other agency;
 - (vii) suspension or delay of services at public registries by Data Providers; or
 - (viii) changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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APPENDIX C GROUNDSURE REPORT- GEOINSIGHT

320130004P



PSA Design
The Old Bank House,
Preston, PR33JA

GroundSure Reference:	HMD-336-383605
Your Reference:	G1593
Report Date	Jun 27, 2012
Report Delivery Method:	Email - pdf

GroundSure GeoInsight

**Address: ABBEY BARN, NETHERTOWN CLOSE, WHALLEY,
CLITHEROE, BB7 9SF**

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure GeoInsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.

Yours faithfully,

A handwritten signature in black ink, appearing to be "D. J. O.", followed by a period.

Managing Director
Groundsure Limited

Enc.
GroundSure GeoInsight

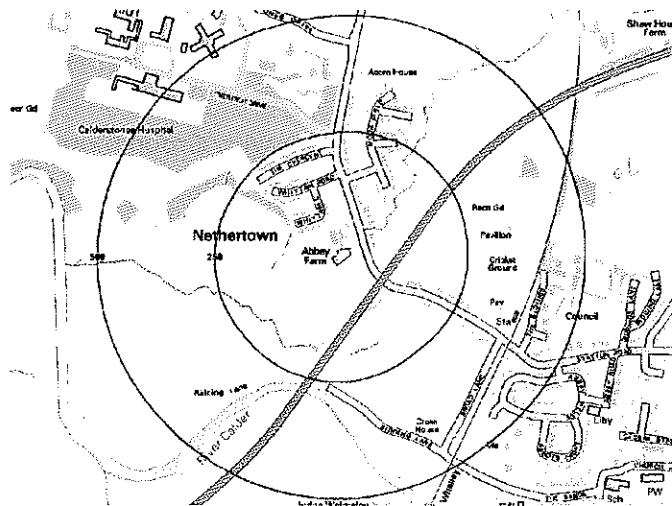
GroundSure GeoInsight

Address: ABBEY BARN, NETHERTOWN CLOSE, WHALLEY, CLITHEROE, BB7 9SF

Date: Jun 27, 2012

GroundSure Reference: HMD-336-383605

Your Reference: G1593



Brought to you by GroundSure

Aerial Photograph of Study Site



Site Name: ABBEY BARN, NETHERTOWN CLOSE, WHALLEY,
CLITHEROE, BB7 9SF
Grid Reference: 372574,436656
Size of Site: 0.08 ha

Aerial photography supplied by Getmapping PLC.
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Overview of Findings

The GroundSure GeoInsight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and GroundSure's unique database including historical surface ground and underground workings.

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

Report Section	Number of records found within (X) m of the study site boundary
1. Geology	Description
1.1 Artificial Ground,	
1.1.1 Is there any Artificial Ground /Made Ground present beneath the study site?*	No
1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology & Landslips	
1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	Yes
1.2.2 Are there any records relating to permeability of superficial geology within the study site* boundary?	Yes
1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
1.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No
1.3 Bedrock, Solid Geology & Faults	
1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
1.3.2 Are there any records relating to permeability of bedrock within the study site* boundary?	Yes
1.3.3 Are there any records of faults within 500m of the study site boundary?	No
1.3.4 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level
1.3.5 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

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

Source:Scale 1:50,000 BGS Sheet No:068

Report Reference: HMD-336-383605

2. Ground Workings	on-site	0-50	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	0	-	-
2.2 Historical Underground Workings Features from Small Scale Mapping	0	0	0	0	0
2.3 Current Ground Workings	0	0	0	0	2

3. Mining, Extraction & Natural Cavities	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	0	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
3.4 Non-Coal Mining*	1	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

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

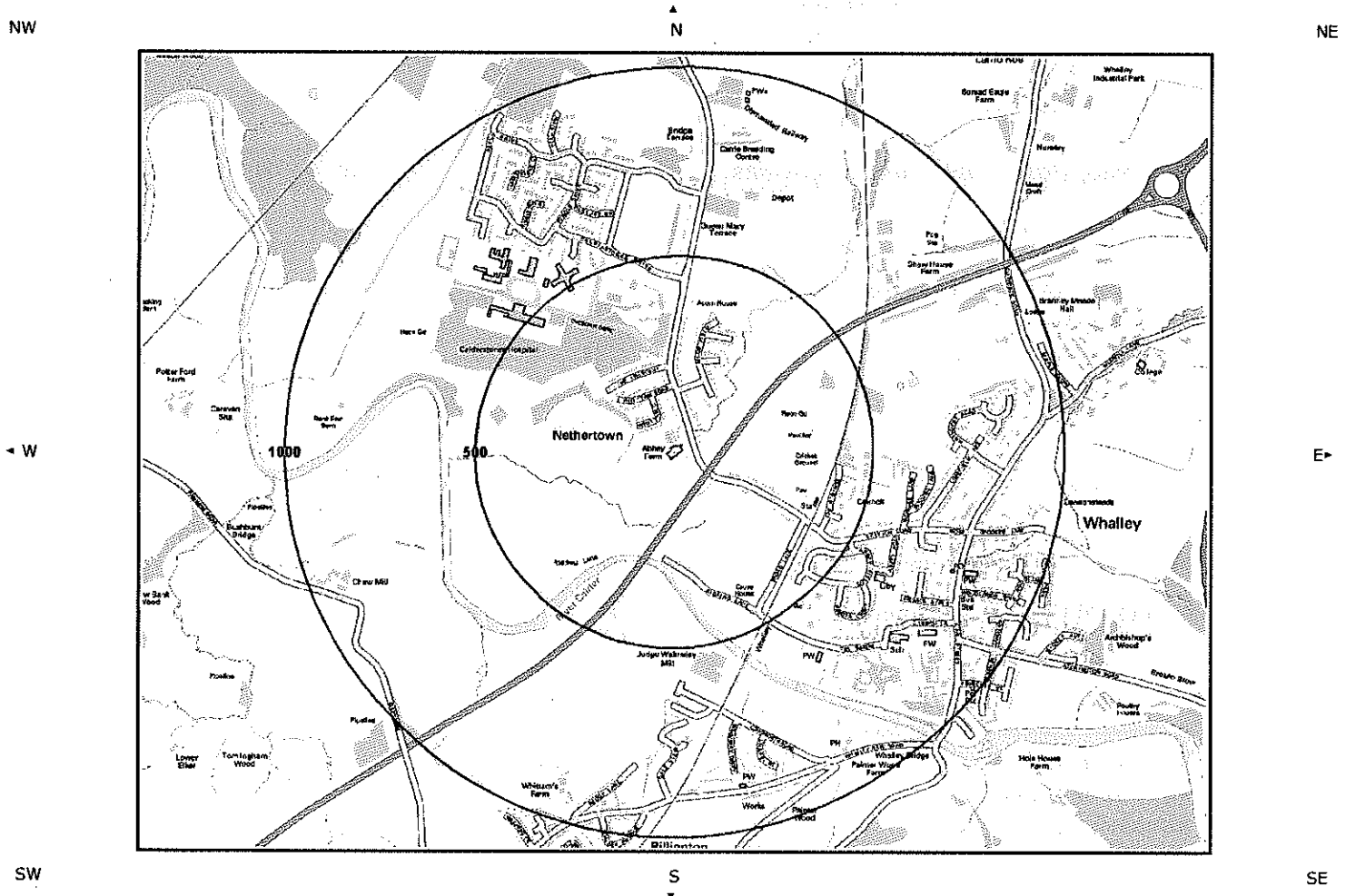
4. Natural Ground Subsidence	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Very Low	-	-	-	-
4.2 Landslides	Very Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Negligible	-	-	-	-
4.4 Compressible Deposits	Negligible	-	-	-	-
4.5 Collapsible Deposits	Very Low	-	-	-	-
4.6 Running Sand	Very Low	-	-	-	-

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

5. Borehole Records	on-site	0-50	51-250	251-500	501-1000
5.1 BGS Recorded Boreholes	0	0	9	-	-

6. Estimated Background Soil Chemistry	on-site	0-50	51-250	251-500	501-1000
6.1 Records of Background Soil Chemistry	2	1	0	-	-

1.1 Artificial Ground Map



Artificial Ground Legend



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	Site Outline		Made Ground (undivided)		Disturbed Ground (undivided)
	Search Buffers (m)		Worked Ground (undivided)		Landscaped Ground (undivided)
			Infilled Ground		Reclaimed Ground

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.



1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:068

1.1.1 Artificial/Made Ground

Are there any records of Artificial/Made Ground within 500m of the study site boundary? **No**

Database searched and no data found.

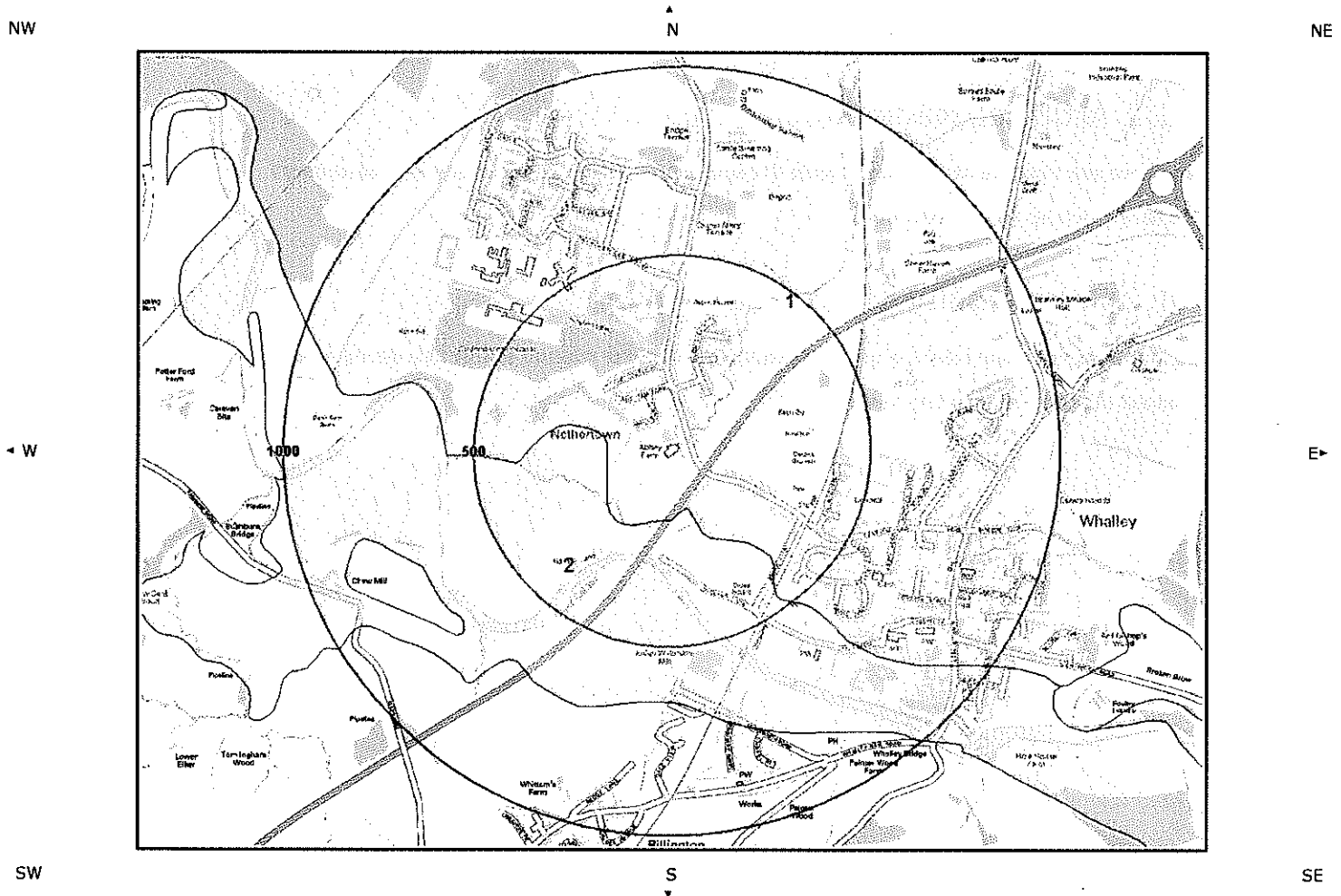
1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site* boundary? **No**

Database searched and no data found.

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

1.2 Superficial Deposits and Landslips Map



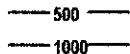
Superficial and Landslips Legend



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Site Outline



Search Buffers (m)

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/Drift Geology

Are there any records of Superficial Deposits/Drift Geology within 500m of the study site boundary? **Yes**

ID	Distance (m)	Direction	Lex Code	Description	Rock Description
1	0.0	On Site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
2	142.0	S	ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site* boundary? **Yes**

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	Low

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? **No**

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

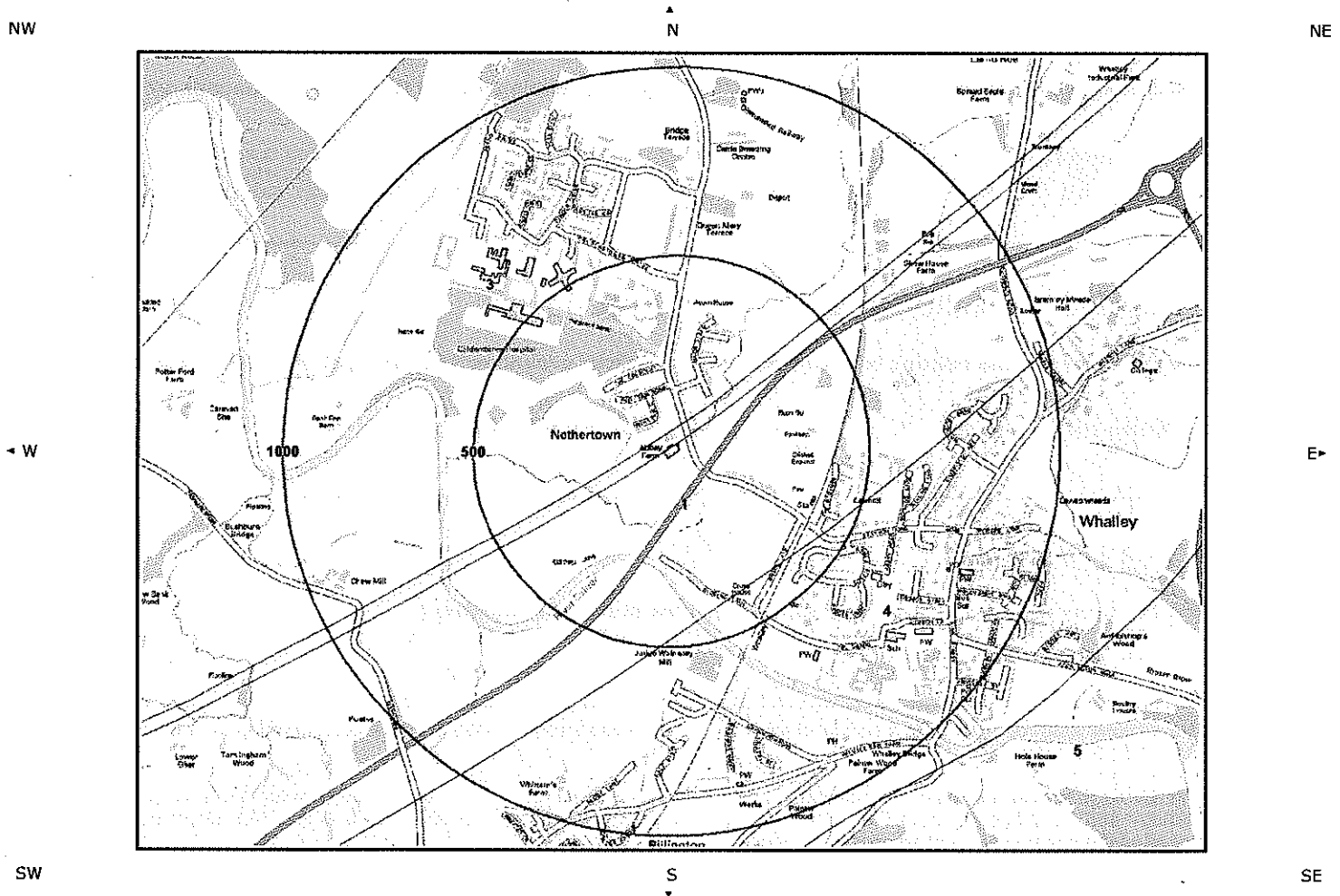
1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site* boundary? **No**

Database searched and no data found.

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

1.3 Bedrock and Faults Map



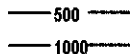
Bedrock & Faults Deposits Legend



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Site Outline



Search Buffers (m)

Geological information represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:068

1.3.1 Bedrock/Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Rock Description	Rock Age
1	0.0	On Site	RKM-MDST	Rad Brook Mudstone Member - Mudstone	Holkerian
2	0.0	On Site	BOH-LMST	Hodderense Limestone Formation - Limestone	Holkerian
3	31.0	NW	CLHOM-MDST	Clitheroe Limestone Formation And Hodder Mudstone Formation (undifferentiated) - Mudstone	Holkerian / Chadian
4	396.0	SE	BSG-MDST	Bowland Shale Formation - Mudstone	Yeadonian / Asbian

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? **Yes**

Distance (m)	Direction	Flow type	Maximum Permeability	Minimum Permeability
0.0	On Site	Fracture	Low	Low
0.0	On Site	Fracture	High	High
31.0	NW	Fracture	Low	Low

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? **No**

Database searched and no data found.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.3.4 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level

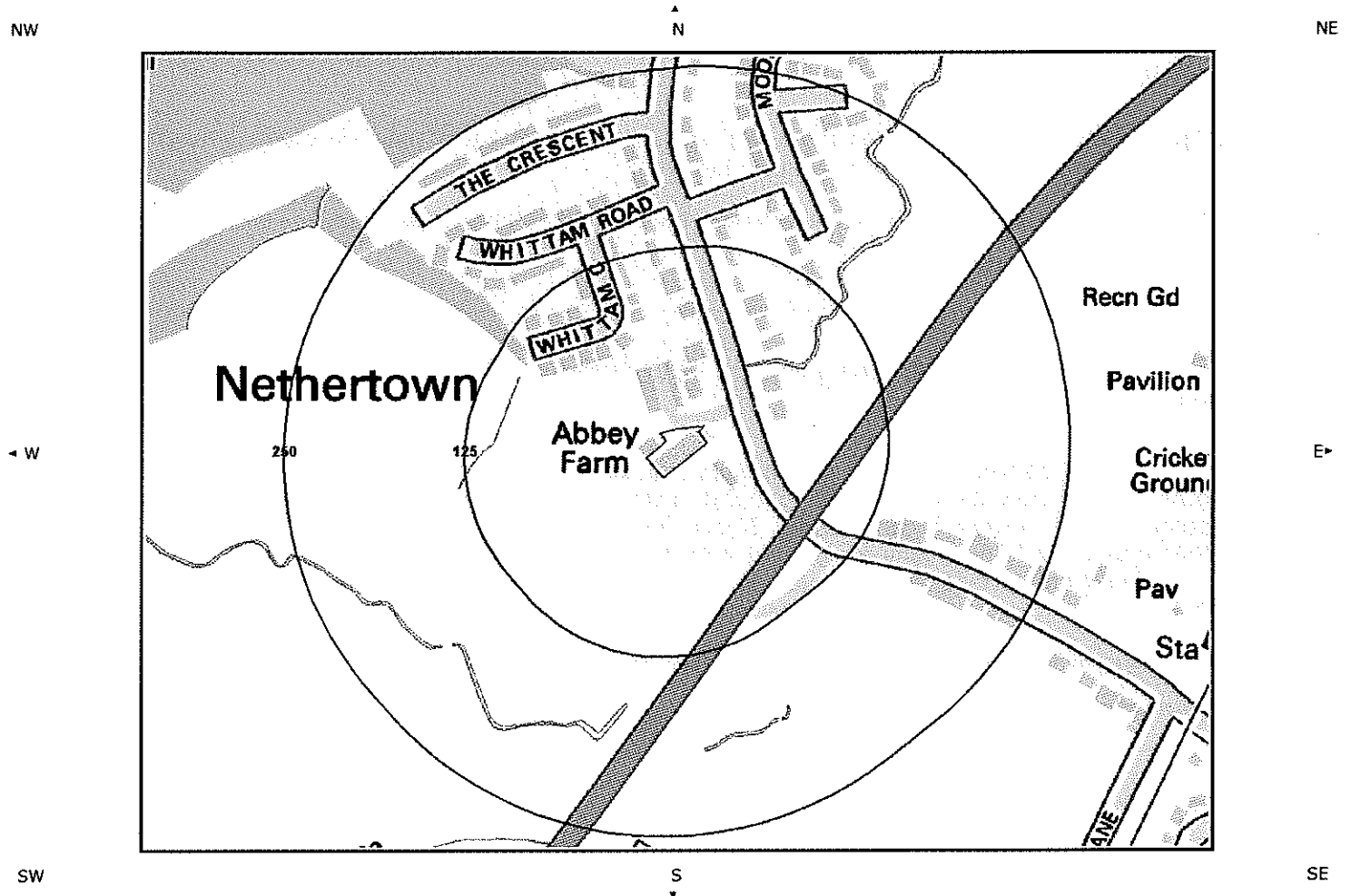
1.3.5 Radon Protection

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

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

No radon protective measures are necessary

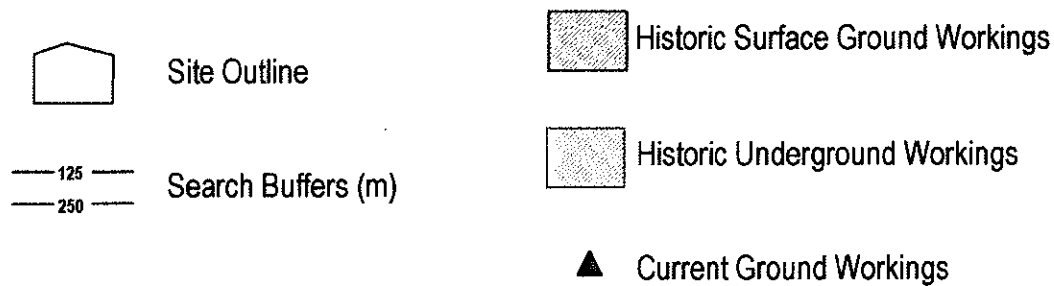
2. Ground Workings Map



Ground Workings Legend

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2. Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on GroundSure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? **No**

Database searched and no data found.

2.2 Historical Underground Workings Features derived from Historical Mapping

This data is derived from the GroundSure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? **No**

Database searched and no data found.

2.3 Current Ground Workings

This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? **Yes**

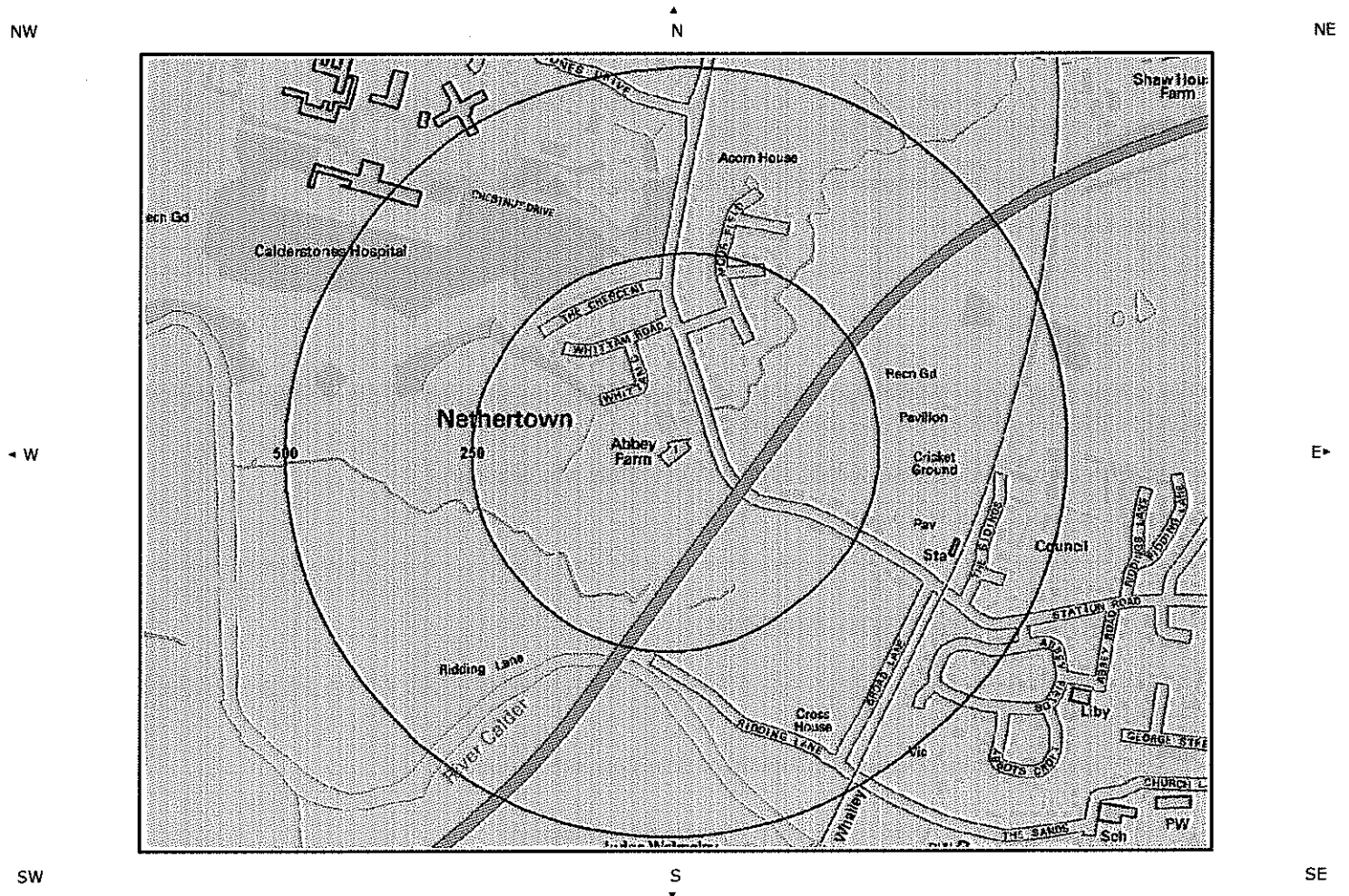
The following Current Ground Workings information is provided by British Geological Society:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	641.0	E	373235, 436819	Clay & Shale	Whalley Brick & Tile Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	702.0	N	372384, 437338	Clay & Shale	Whalley Moor Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

320130004P



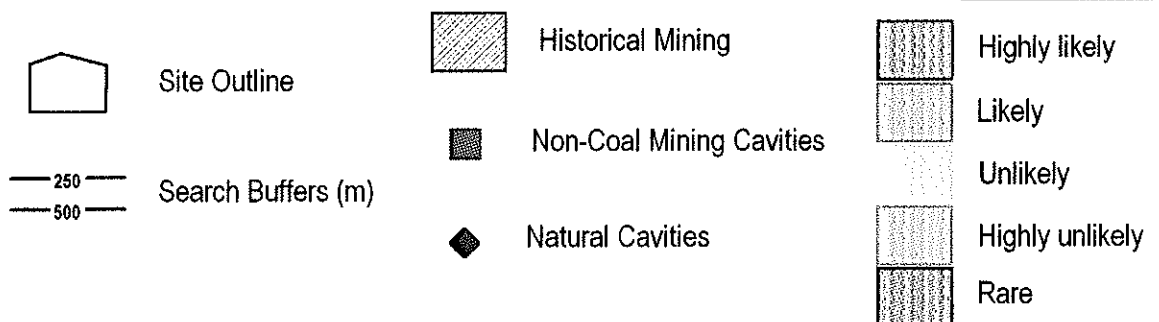
3. Mining, Extraction & Natural Cavities Map



Mining, Extraction & Natural Cavities
Legend

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Ordnance Survey

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3. Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from GroundSure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? **No**

Database searched and no data found.

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? **No**

Database searched and no data found.

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? **No**

The following information provided by JPB is not represented on Mapping:

Database searched. No results found.

3.4 Non – Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? **Yes**

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

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Not available	Vein Mineral	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.

3.5 Non – Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary?

No

Database searched and no data found.

3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary?

No

Database searched and no data found.

3.7 Brine Extraction

This dataset provides information from the Brine Compensation Board which has been discontinued and is now covered by the Coal Authority.

Are there any Brine Extraction areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level. More detailed information on potential Tin Mining may be found in Section 3.4 – Non-Coal Mining Hazards.

Are there any Tin Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

Are there any Clay Mining areas within 1000m of the study site boundary?

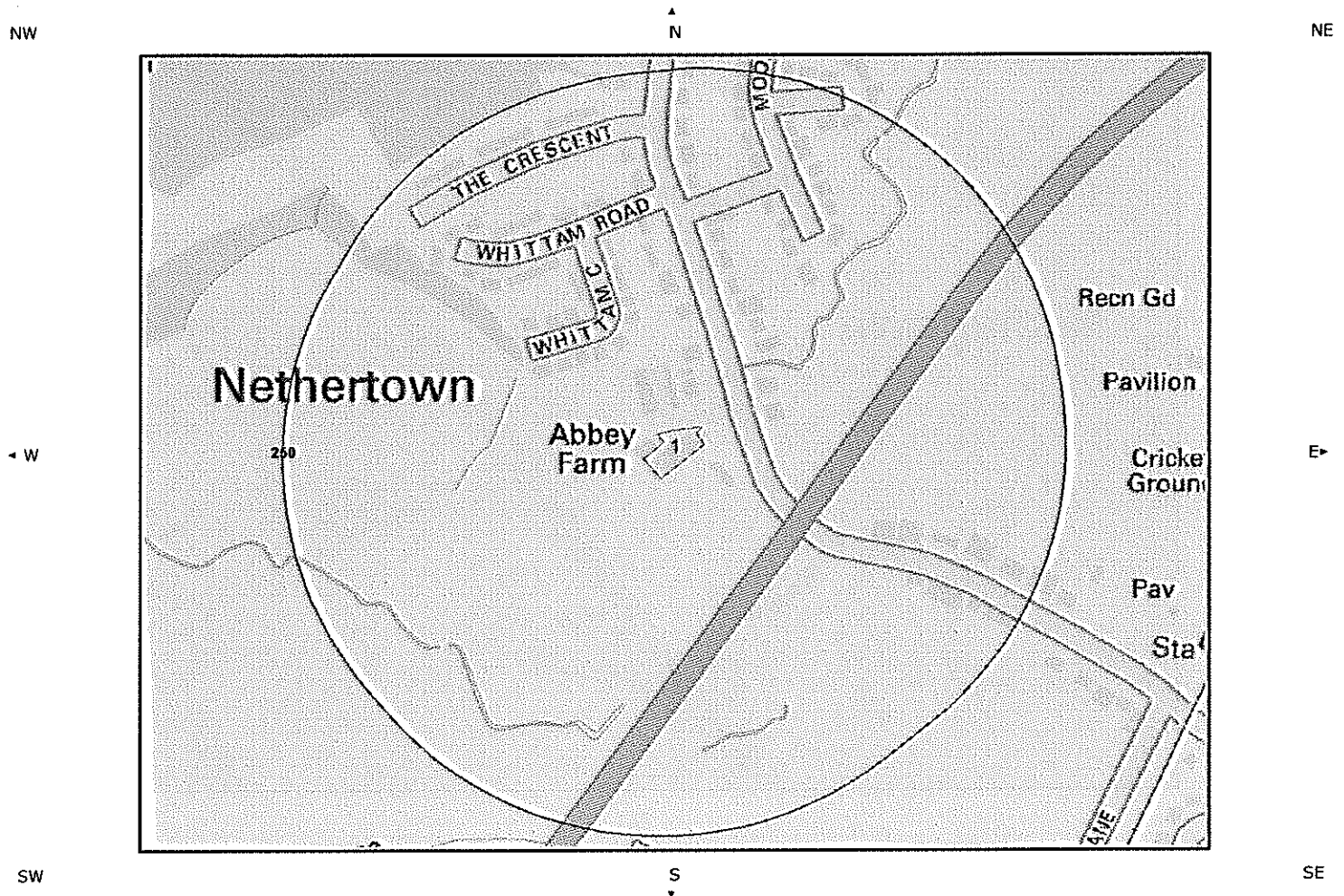
No

Report Reference: HMD-336-383605

Database searched and no data found.

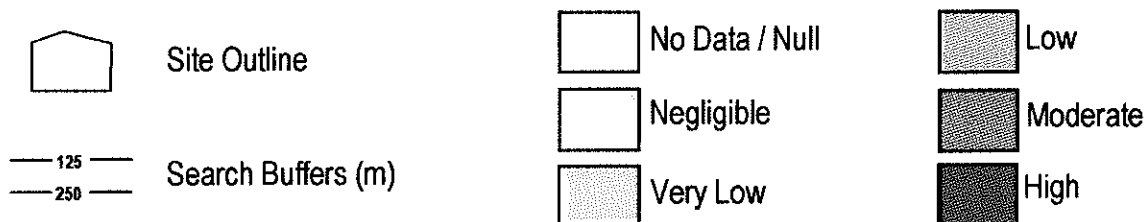
4. Natural Ground Subsidence

4.1 Shrink-Swell Clay Map

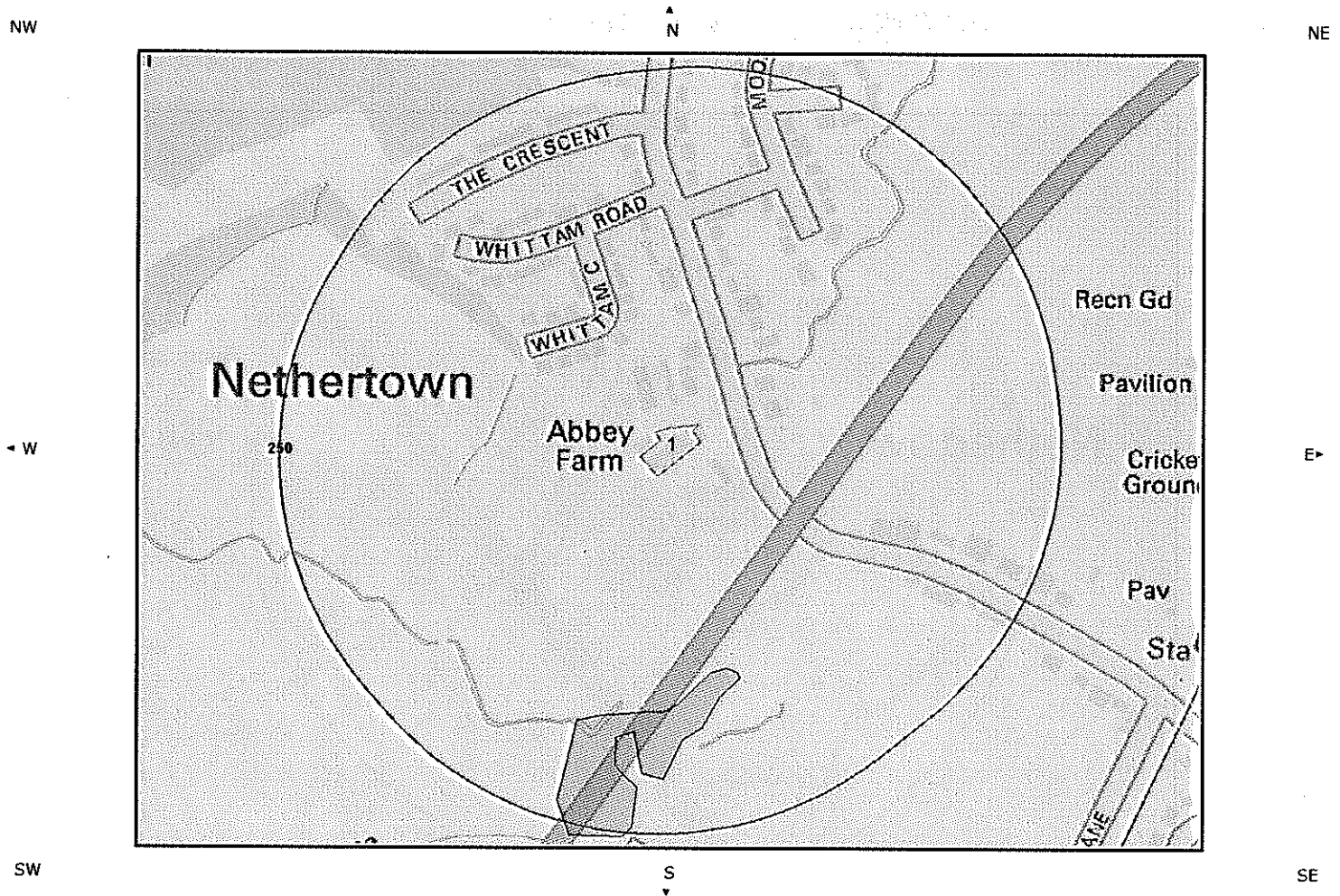


Shrink-Swell Clay Legend

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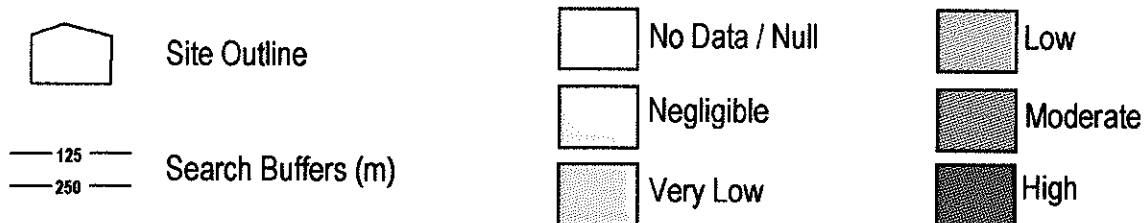
4.2 Landslides Map



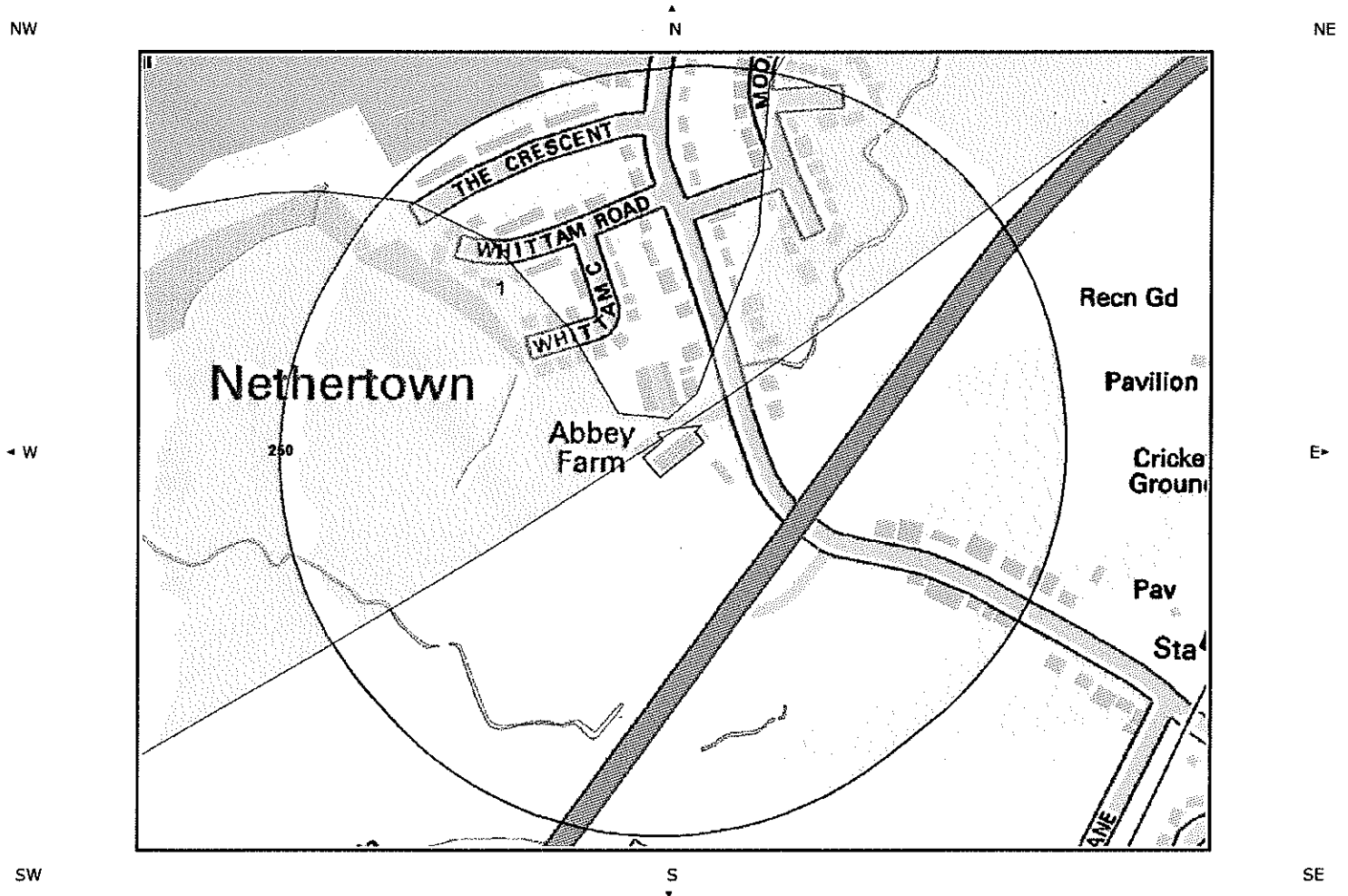
Landslides Legend

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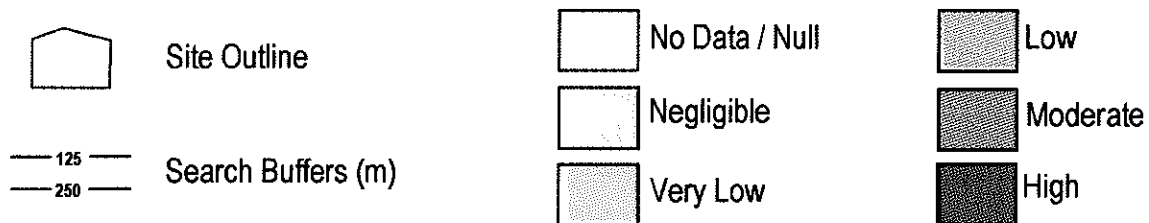
4.3 Ground Dissolution Soluble Rocks Map



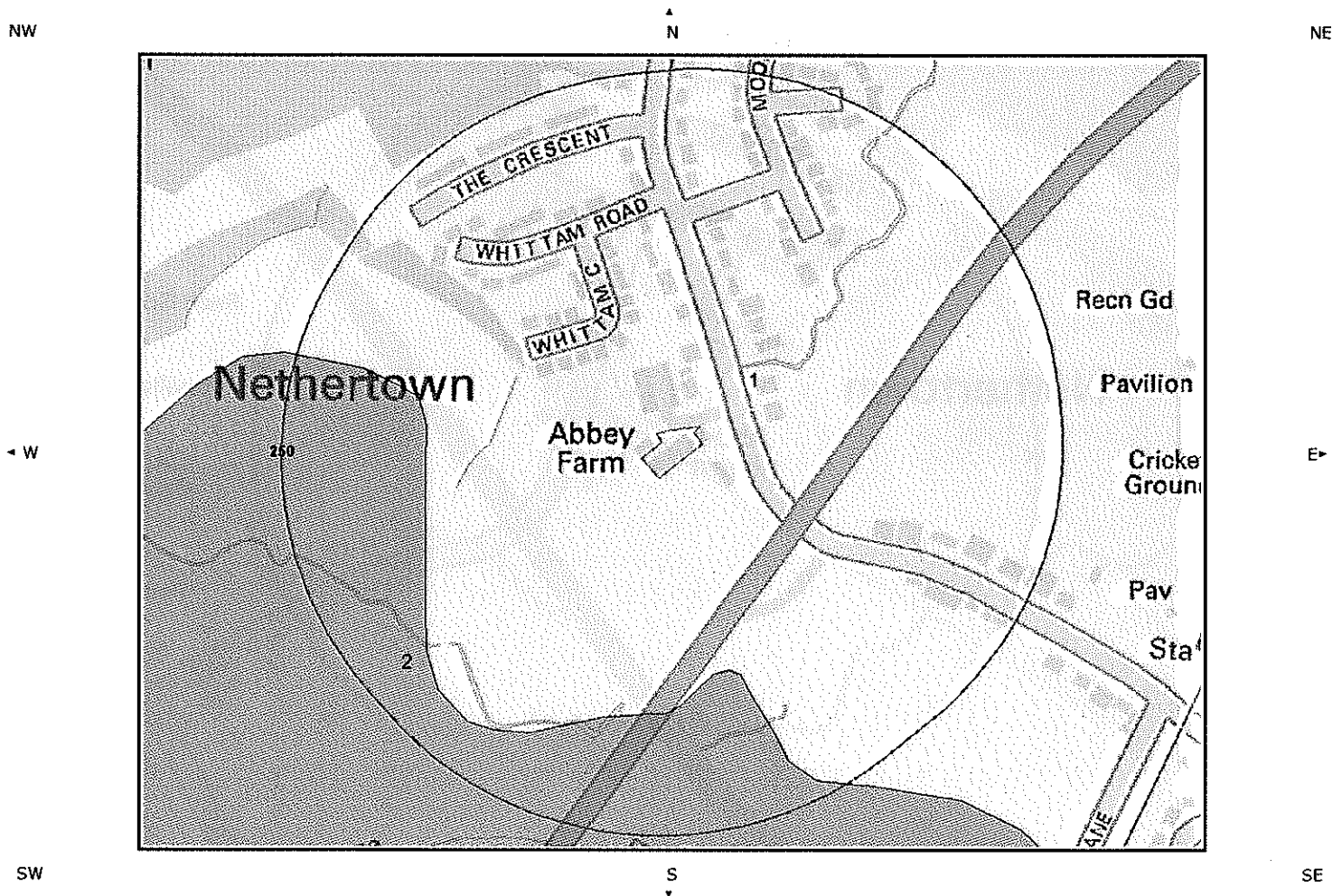
Ground Dissolution Soluble Rocks
Legend

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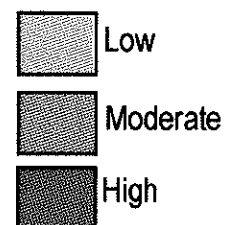
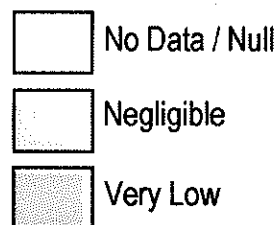
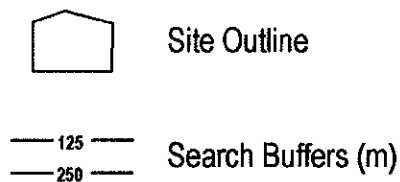
4.4 Compressible Deposits Map



Compressible Deposits Legend

Enabled by Ordnance Survey

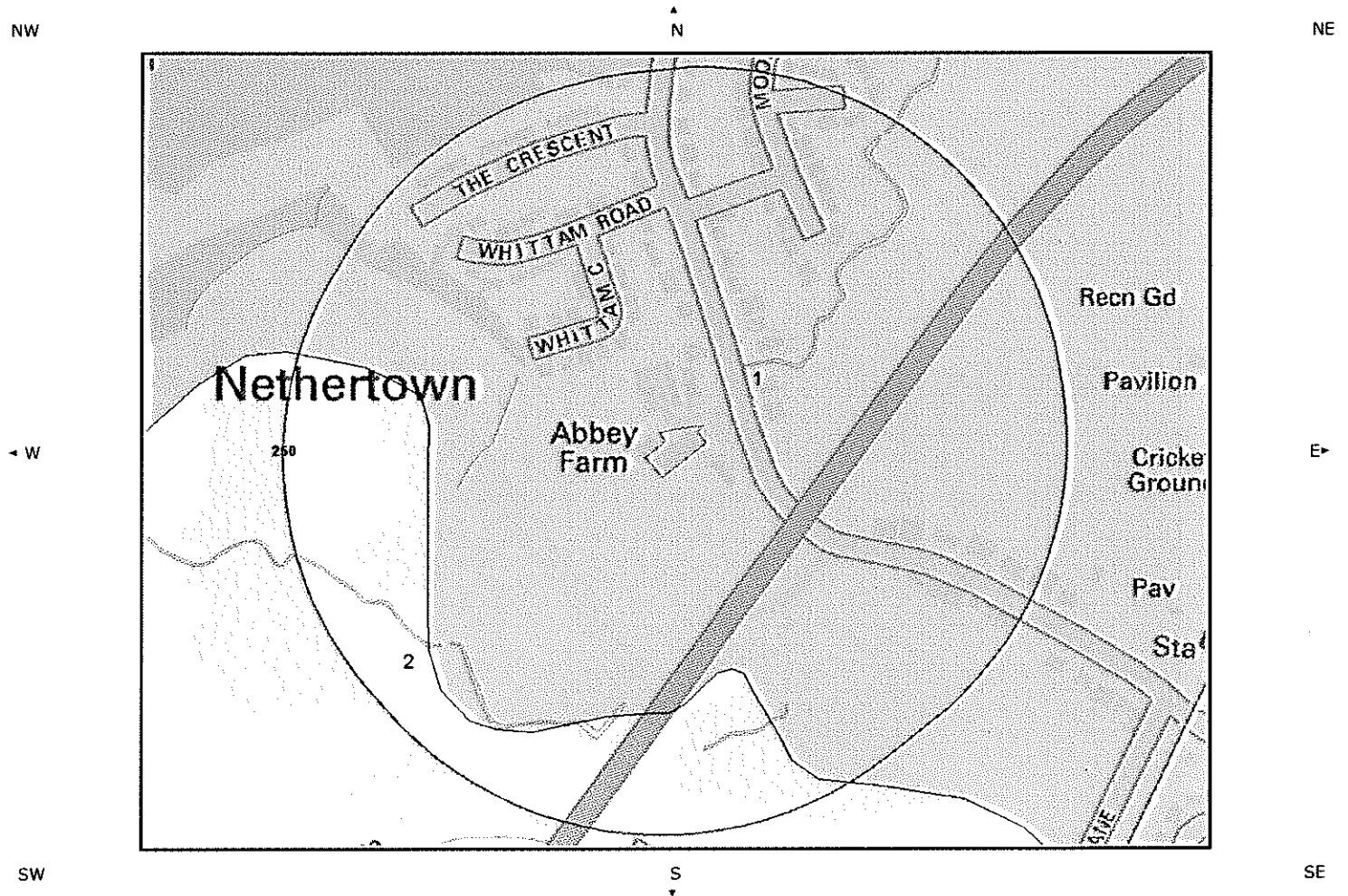
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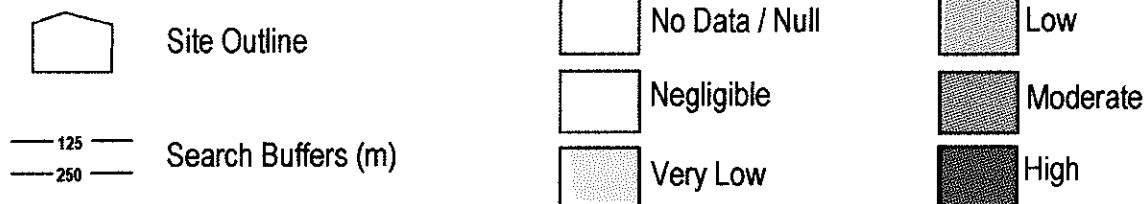
4.5 Collapsible Deposits Map



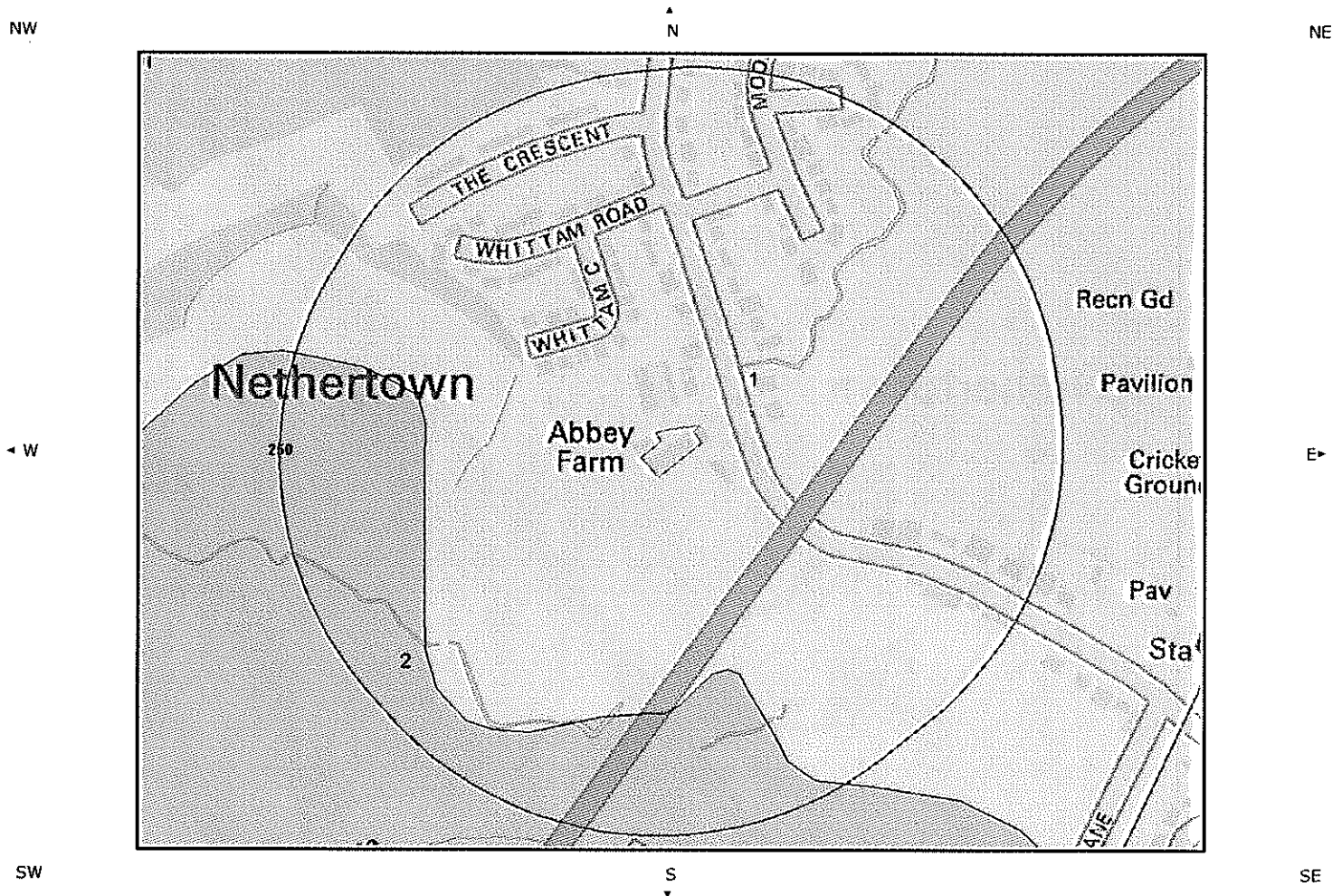
Collapsible Deposits Legend



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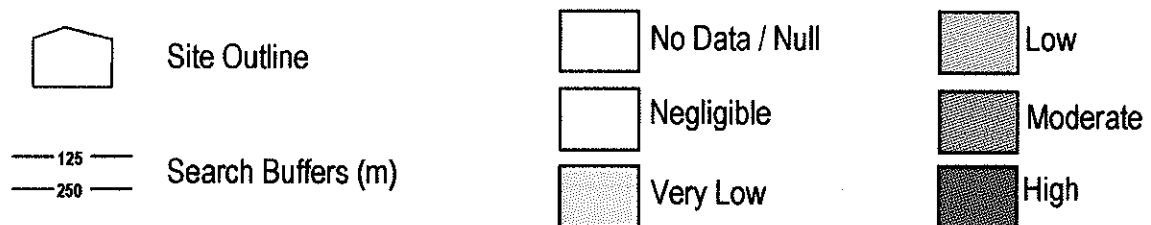
4.6 Running Sand Map



Running Sand Legend

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4. Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site* boundary? **Very Low**

4.1 Shrink – Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Soluble Rocks information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

4.4 Compressible Deposits

The following Compressible Ground information provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

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

Report Reference: HMD-336-383605

4.5 Collapsible Deposits

The following Collapsible Rocks information is provided by the British Geological Survey:

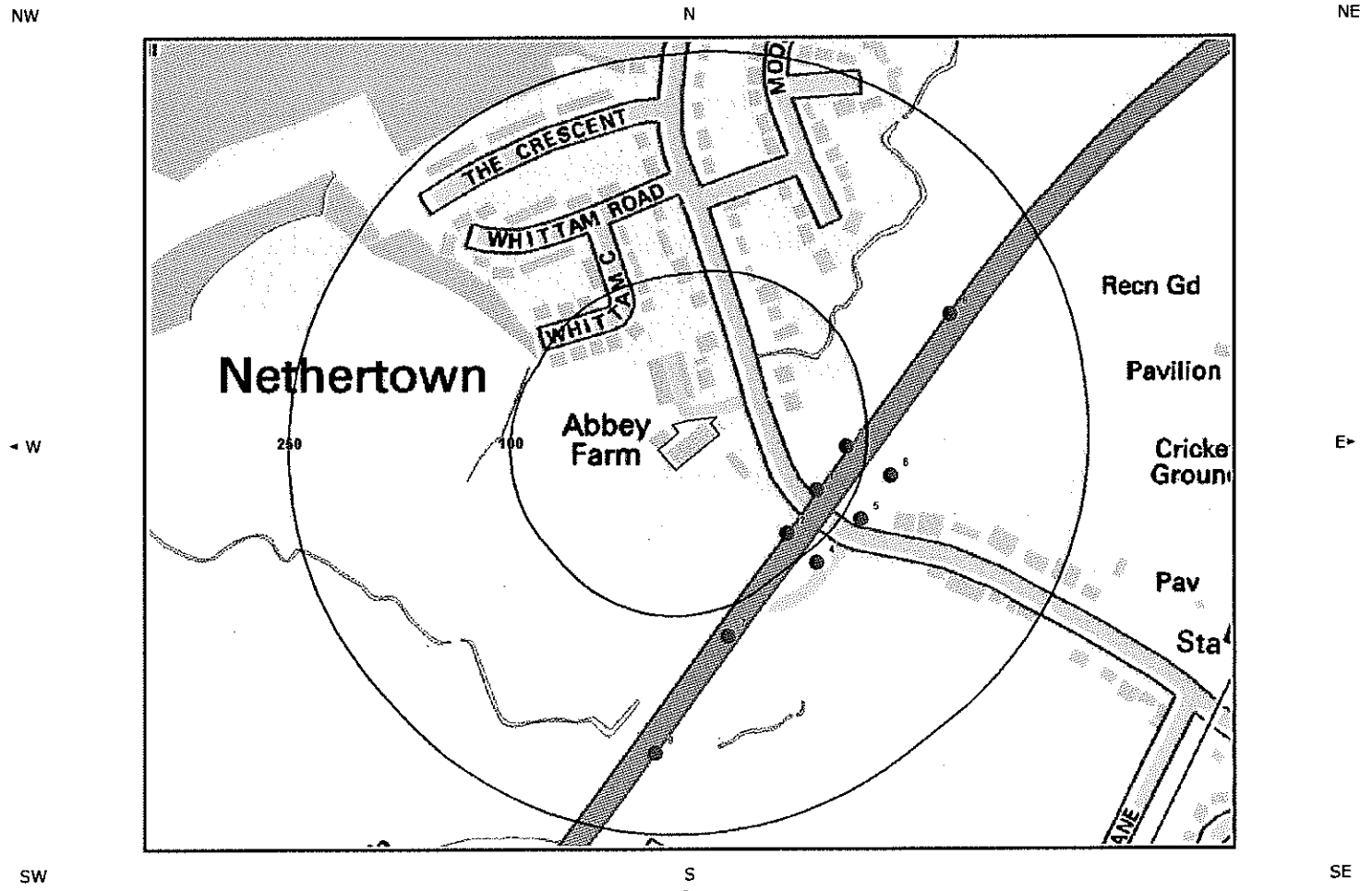
ID	Distance (m) *	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

4.6 Running Sands

The following Running Sands information is provided by the British Geological Survey:

ID	Distance (m)*	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

5. Borehole Records Map



Borehole Records Legend

Enabled by Ordnance Survey

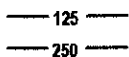
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Site Outline



Borehole Locations



Search Buffers (m)

5. Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

9

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length (m)	Borehole Name
1	76.0	SE	372680,436620	SD73NW39	18.29	A59 WALLEY-CLITHEROE BY-PASS 5829/2
2	82.0	SE	372660,436590	SD73NW38	18.59	A59 WALLEY-CLITHEROE BY-PASS 5829/1
3	86.0	E	372700,436650	SD73NW40	20.57	A59 WALLEY-CLITHEROE BY-PASS 5829/3
4	110.0	SE	372680,436570	SD73NW43	20.73	A59 WALLEY-CLITHEROE BY-PASS 5829/6
5	112.0	SE	372710,436600	SD73NW42	18.29	A59 WALLEY-CLITHEROE BY-PASS 5829/5
6	119.0	E	372730,436630	SD73NW41	17.83	A59 WALLEY-CLITHEROE BY-PASS 5829/4
7	120.0	S	372620,436520	SD73NW37	10.67	A59 WALLEY-CLITHEROE BY-PASS 10
8	173.0	NE	372770,436740	SD73NW44	11.73	A59 WALLEY-CLITHEROE BY-PASS 11
9	195.0	S	372570,436440	SD73NW36	6.71	A59 WALLEY-CLITHEROE BY-PASS 9

6. Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

3

For further information on how this data is calculated and limitations upon its use, please see the GroundSure GeoInsight User Guide, available on request.

Estimated Geometric Mean Soil Concentrations (mg/kg)							
Distance (m)*	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	Sediment	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg
31.0	NW	Sediment	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	<150 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

7. Contacts

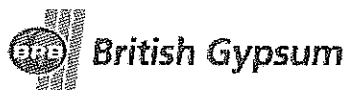
GroundSure Helpline
 Telephone: 08444 159 000
 info @ groundsure.com



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 Email: enquiries@bgs.ac.uk
 Web: www.bgs.ac.uk
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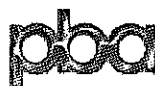
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 Tel: 08456 050505



Getmapping PLC
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Standard Terms and Conditions

1 Definitions

In these conditions unless the context otherwise requires:

"Beneficiary" means the Client or the customer of the Client for whom the Client has procured the Services.

"Commercial" means any building which is not Residential.

"Commission" means an order for Consultancy Services submitted by a Client.

"Consultancy Services" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"Contract" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"Client" means the party that submits an Order or Commission.

"Data Provider" means any third party providing Third Party Content to GroundSure.

"Data Report" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"GroundSure" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"GroundSure Materials" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"Intellectual Property" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"Mapping" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"Order" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"Order Website" means online platform via which Orders may be placed.

"Report" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"Residential" means any building used as or suitable for use as an individual dwelling.

"Risk Screening Report" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "Consultancy Services".

"Services" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"Site" means the landsite in respect of which GroundSure provides the Services.

"Third Party Content" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"User Guide" means the relevant current version of the user guide, available upon request from GroundSure.

2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third Parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the Third Party Content where such Third Party Content is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

- (i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service; and
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("Disclosing Party") to the other party ("Receiving Party") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.
- 7 Liability**
THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION
- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
- (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
- (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
- (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
- (ii) shall affect the statutory rights of a consumer under the applicable legislation.
- 8 GroundSure right to suspend or terminate**
- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.
- 9 Client's Right to Terminate and Suspend**
- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.
- 10 Consequences of Withdrawal, Termination or Suspension**
- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.
- 11 General**
- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Data Providers; or
- (viii) changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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Ray Harrison
Proposed Holiday Cottages, Nethertown Close, Whalley
Phase 1 Land Quality Assessment

APPENDIX D ENVIRONMENT AGENCY WEBSITE INFORMATION

Enter a postcode or place name:



BB7 9SF

Other topics for this area...



Landfill

Waste

Map legend

Click on a feature for details of that site

☒ Authorised Landfill

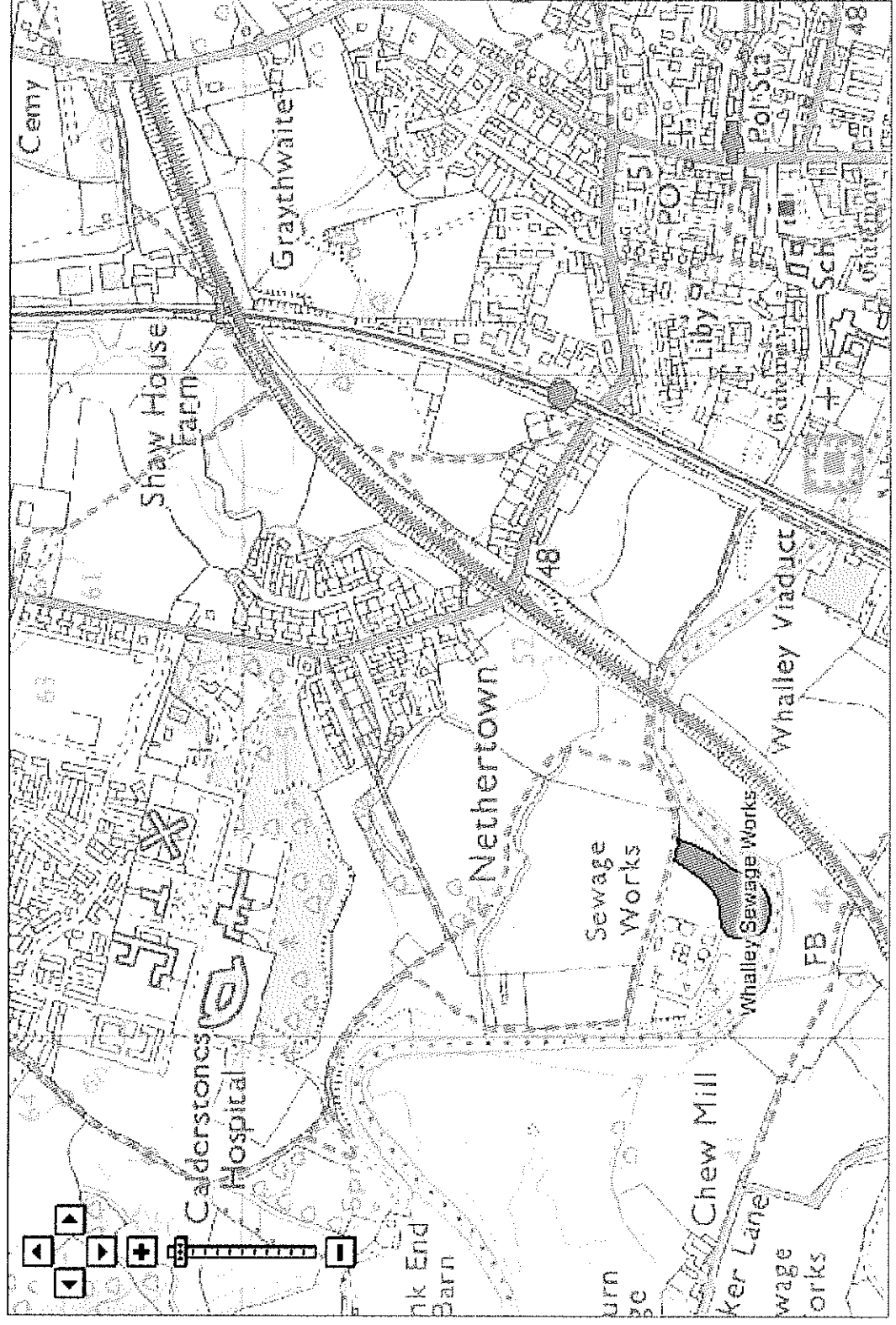
Site boundary

☒ Historic landfill

Site boundary

BB7 9SF at scale 1:10,000

Data search Text only version



Enter a postcode or place name:

Other topics for this area...

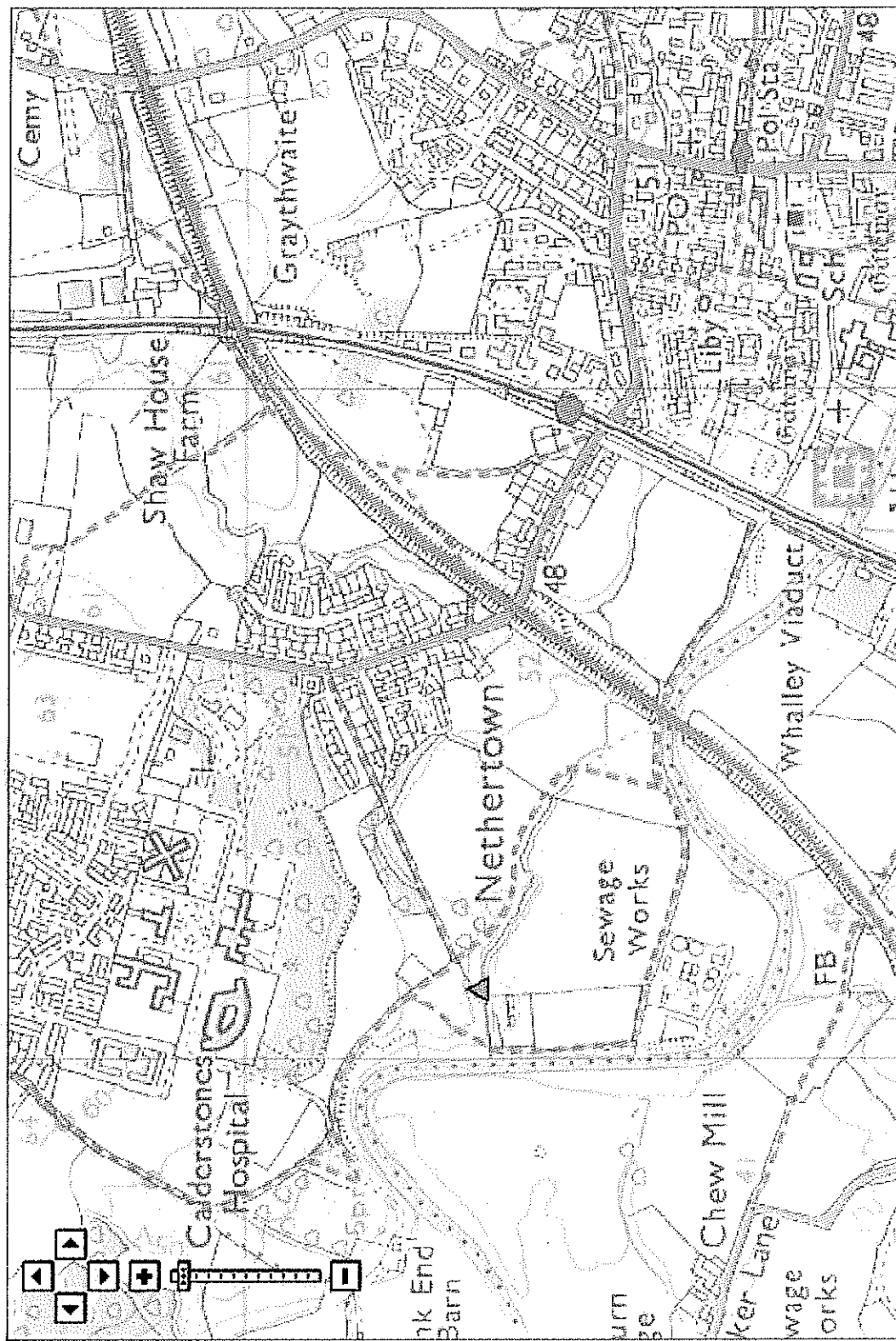
Pollution



Map legend	
Click on a feature for details of that site	
☒ Industrial Pollution	
☒ Fuel & Power	
☐ Metal	
☐ Mineral	
☐ Chemical	
☐ Waste	
☐ Water	
☐ Radioactive	
☐ Associated	
☐ Other	
☐ Not Classified	
☒ Industrial Operator Scores (OPRA)	
☐ Permitted Sites	
☒ Pollution Incidents	
☒ Major	
☒ Significant	

Map of X: 372,576; Y: 436,687 at scale 1:10,000

Data search Text only version



Enter a postcode or place name:



Other topics for this area...

Risk of Flooding from Rivers and Sea

Risk of Flooding from Rivers and Sea

Map legend

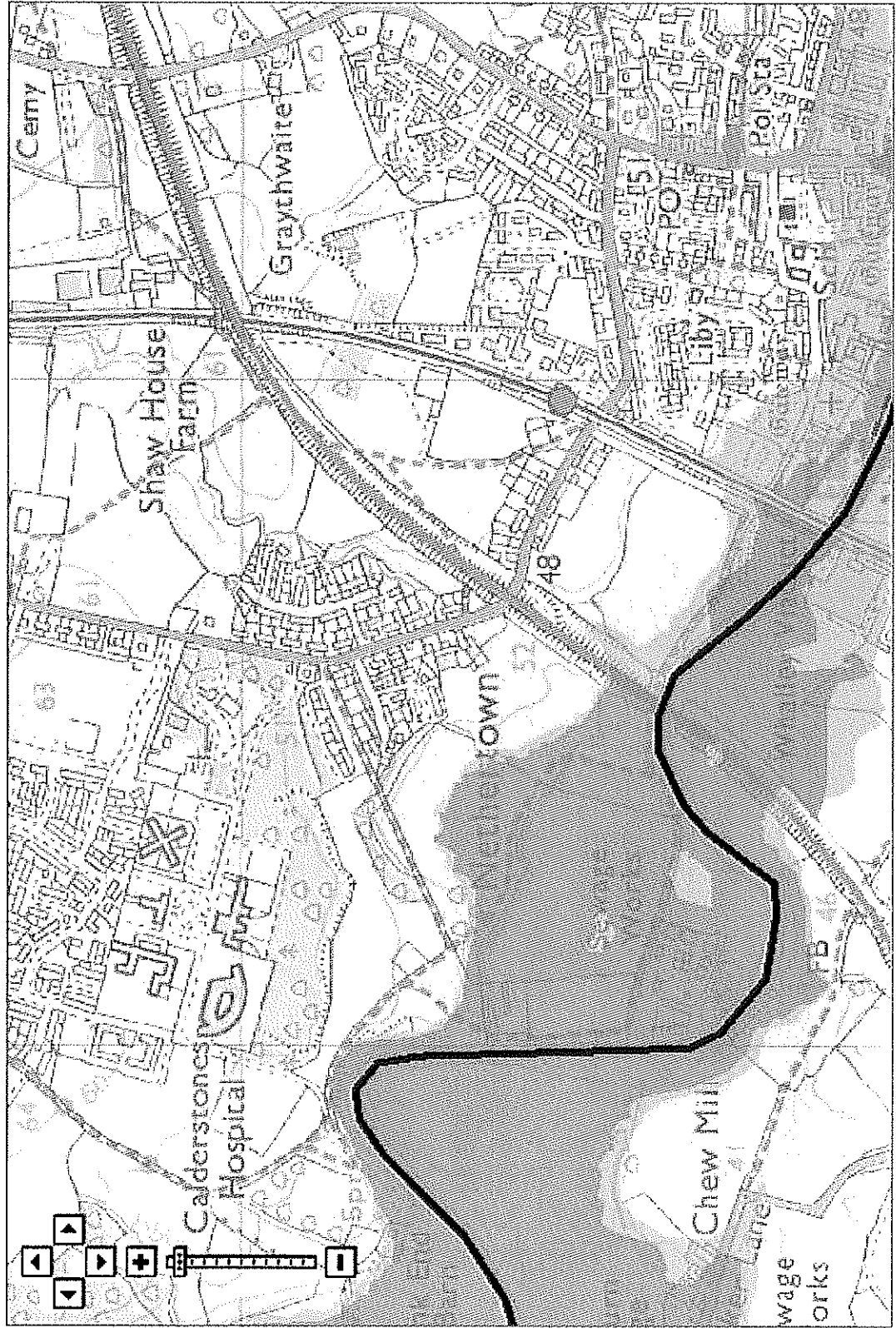
Click on the map to see what is the Risk of Flooding at a particular location.

☒ Flood Maps

- Flooding from rivers or sea without defences
- Extent of extreme flood
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

Map of X: 372,576; Y: 436,687 at scale 1:10,000

Data search Text only version



Enter a postcode or place name:

Other topics for this area...

Groundwater



Groundwater

Map legend

Click on a catchment to see more details

☒ Groundwater source protection zones

Inner zone (Zone 1)

Outer zone (Zone 2)

Total catchment (Zone 3)

Special interest (Zone 4)

☒ Aquifer Maps - Superficial Deposits Designation

Principal

Secondary A

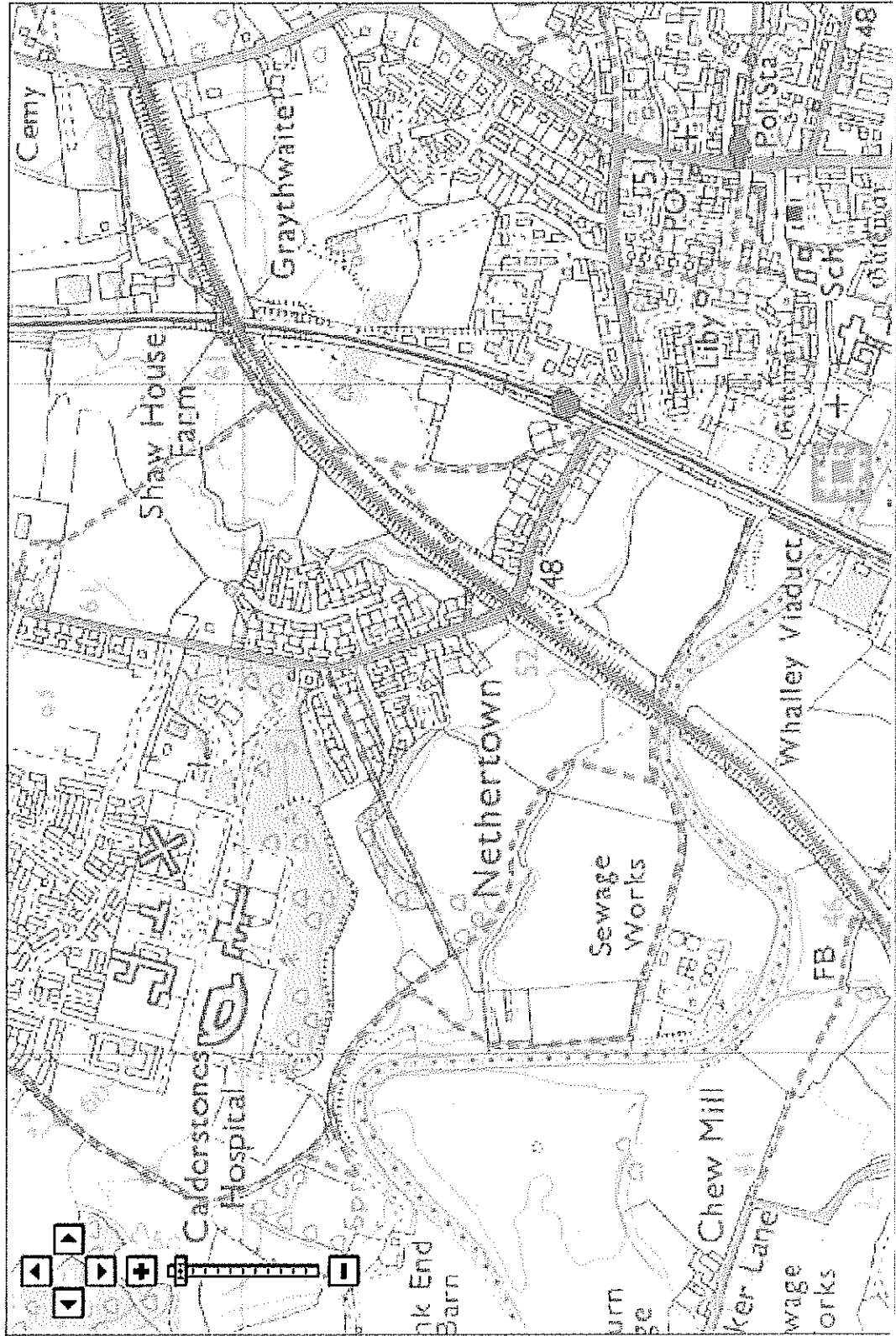
Secondary B

Secondary (undifferentiated)

Unknown (lakes and landslip)

X: 372,576; Y: 436,687 at scale 1:10,000

Data search Text only version



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APPENDIX E

RISK ASSESSMENT METHOD

Table 6.3 Classification of Consequence

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied)
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem. (Note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	Concentrations of a contaminant from site exceed the generic, or site -specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the <i>Draft Circular on Contaminated Land</i> , DETR, 2000). Damage to sensitive buildings/structures or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discoloration of concrete.

Table 6.4 Classification of Probability

Classification	Definition
High Likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Table 6.5 Comparison of consequence against probability

		consequence			
		severe	medium	mild	minor
probability	high likelihood	very high risk	high risk	moderate risk	moderate/ low risk
	likely	high risk	moderate risk	moderate/ low risk	low risk
	low likelihood	moderate risk	moderate/low risk	low risk	very low risk
	unlikely	moderate/ low risk	low risk	very low risk	very low risk

Table 6.6 Description of the classified risks and likely action required

Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial work may be necessary in the short term and are likely over the longer term.
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, if it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Ray Harrison

Proposed Holiday Cottages, Nethertown Close, Whalley

Phase 1 Land Quality Assessment

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APPENDIX F PHOTOGRAPHS



Photo 1 – Frontage of single storey barn, looking SW, taken from Nethertown Close.



Photo 2 – NE elevation of barn with stone garage (foreground) to NE of site boundary, looking W.

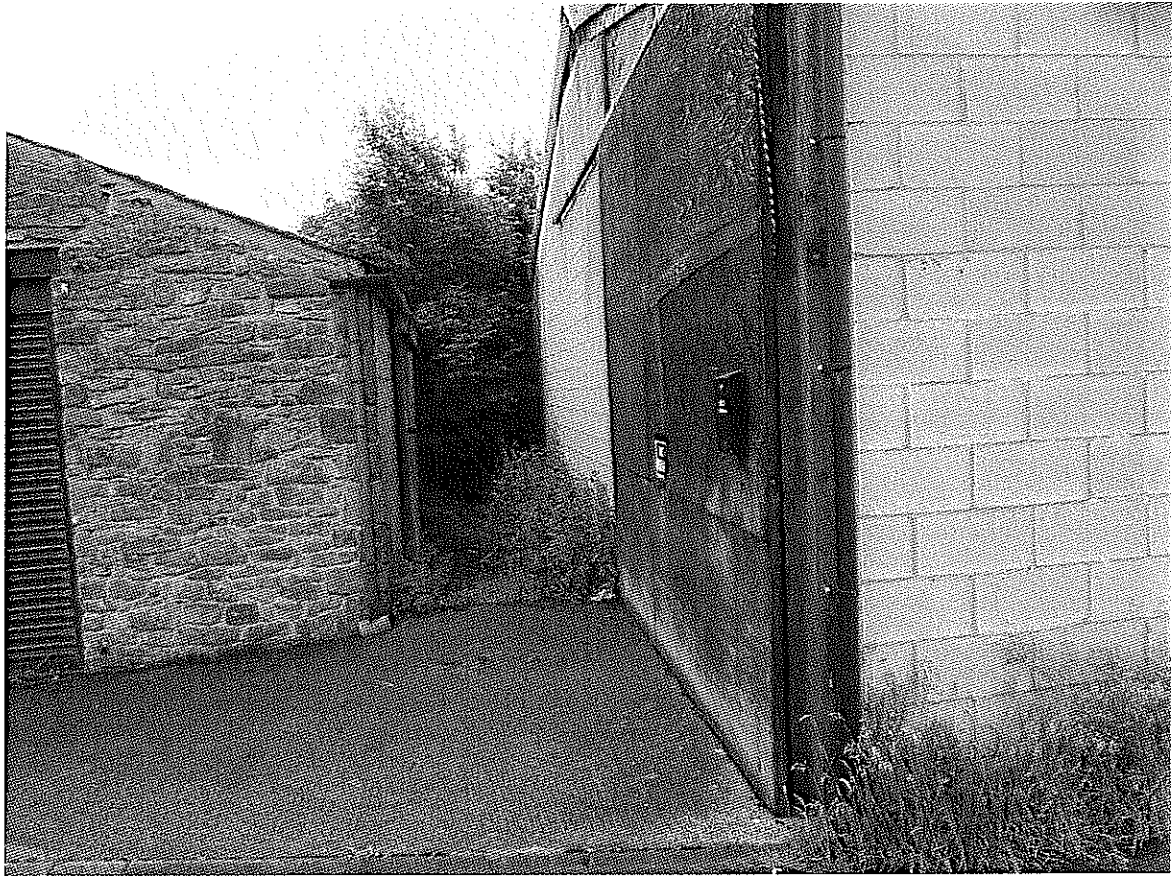


Photo 3 – Gap between barn (breeze block construction) and garage on NE boundary, looking SE.



Photo 4 – Access track to rear fields along NW border of site, looking W.

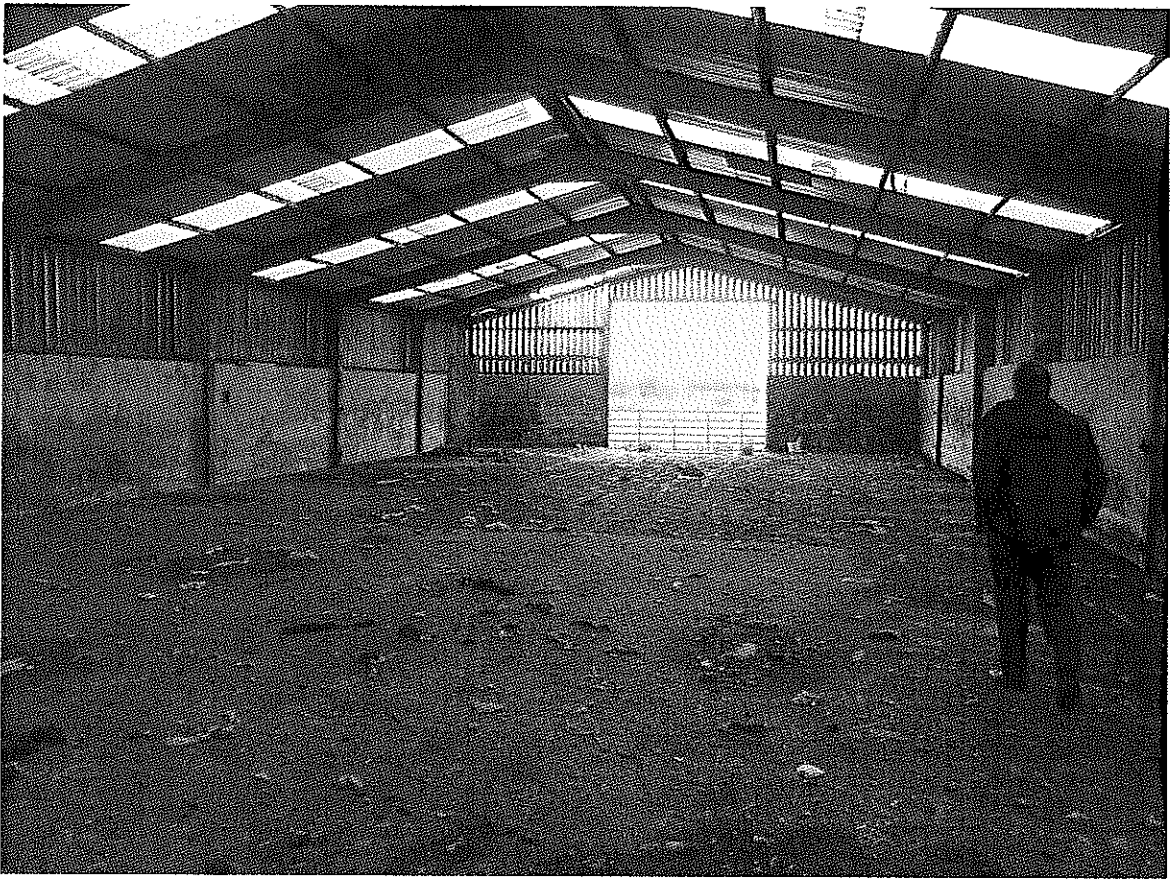


Photo 5 – Internal layout of building, looking SW, with concrete floor and semi-open SW elevation. Central area near opening houses underground slurry pit assumed to be connected to external tank.



Photo 6 – Internal layout of building, looking NE, with concrete floor and metal/plastic roof. Some minor debris stored within barn.

3201300040



Photo 7 – External underground concrete slurry tank to W of site, looking NW.



Photo 8 – Fields to W of site, looking W.

