SUNDERLAND PEACOCK ARCHITECTS SURVEYORS

SITE CONTAMINATION ASSESSMENT
IN CONNECTION WITH
BARN AT HIGHER BOYCE FARM,
RIBCHESTER

ON BEHALF OF

MR M. SELLS AND MISS M. HOWORTH,
HIGHER BOYCE FARM,
STONEYGATE LANE, RIBCHESTER, PR3 3YN

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1.0 INTRODUCTION

This site contamination assessment has been produced on the behalf of Mr M. Sells and Miss. M. Howorth by Sunderland peacock and Associates Ltd in support of an application for prior approval for the proposed conversion of an existing barn building at Higher Boyce Farm, Stoneygate Lane, Ribchester, PR3 3YN. This document is a secondary desktop study to assist in determining if any potential risk will be posed to the development and its future inhabitants from contaminated land. Further intrusive investigations will be required to confirm that no hidden contaminants exist prior to the commencement of any construction works.

2.0 SITE LOCATION

The application site is located at Higher Boyce Farm, Stoneygate Lane, Ribchester, PR3 3YN. The farm is located to the north of the small village of Ribchester within the Ribble Valley in Lancashire. It is located on the west side of Stoneygate Lane and is access via a communal access road that is shares with a neighbouring property.

3.0 SITE CHARACTERISTICS

At present the site is currently used as a farm and it setting is rural in nature. The application site is surrounded by open countryside and a neighbouring property.

4.0 DEVELOPMENT PROPOSALS

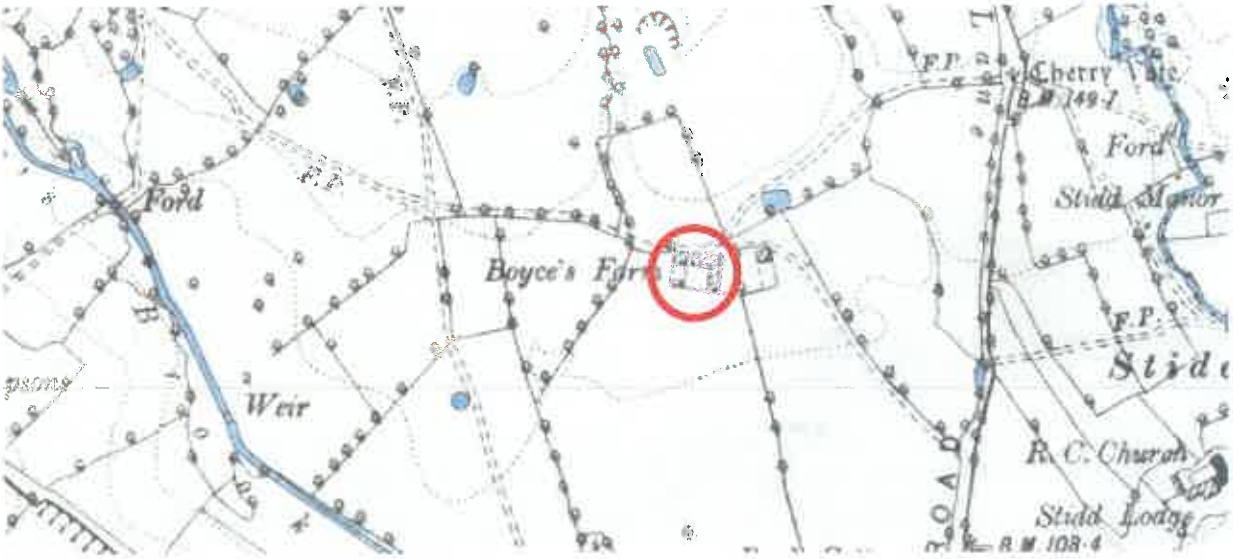
The application to which this document relates is for the proposed conversion of an existing barn building into 1no. 4 bedroom dwelling and 1no. 3 bedroom dwelling as well as associated external works i.e. gardens.

5.0 PAST USE OF THE SITE

To assess the likelihood of previous contamination on of the site in question, a review of historical maps of the site was conducted to ascertain the historical land use of the site.

Through historical research, it has been determined that existing barn building has been present on the proposal site since before circa 1895 as shown on the 1895 Lancashire LIV.SW OS six inch map of England and Wales. This indicates that the application site has been used for farming activities since at least this date. It cannot be determined if the site has been used for any other activities other

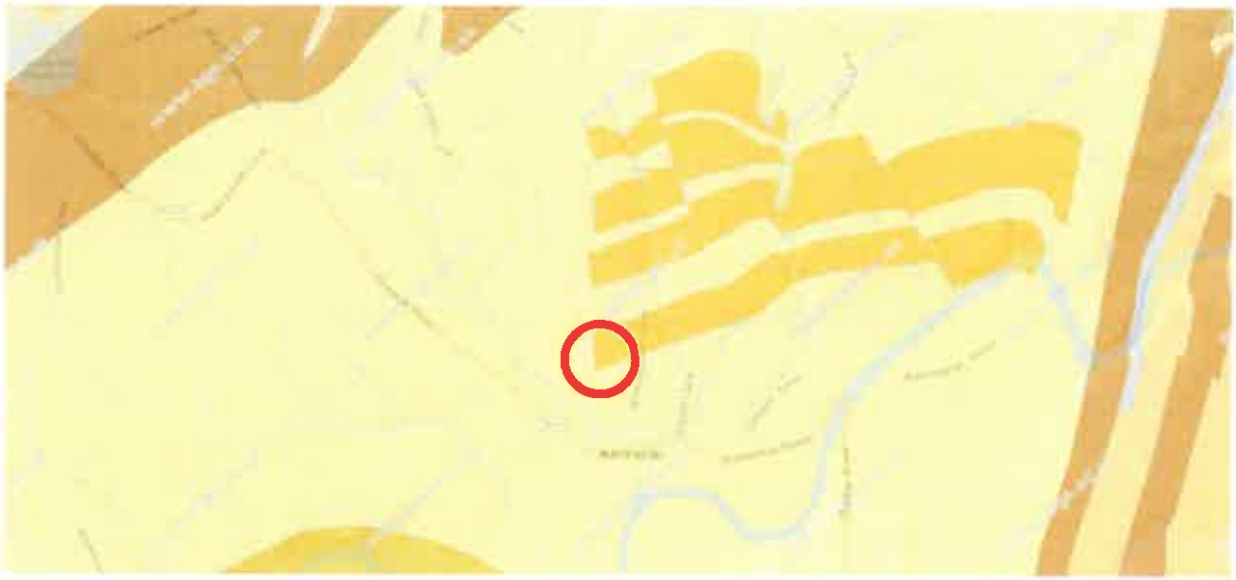
than farming prior to 1895. The local surrounding have remained virtually unchanged over time and still remain as open rural countryside.



PL01: Extract of the 1895 Lancashire LIV.SW OS six inch map of England and Wales indicating the location of the proposed application site.

6.0 SITE GEOLOGY

The geology of the application site consists of bedrock comprised of a mixture of Sabden shales in the form of mudstone, siltstone and sandstone. The superficial deposits located above the bedrock consist of a material known as Devensian Glacial Till which is an unsorted rock material which is directly deposited by glacial ice and has no stratification. The map below shows the geology of the site location.

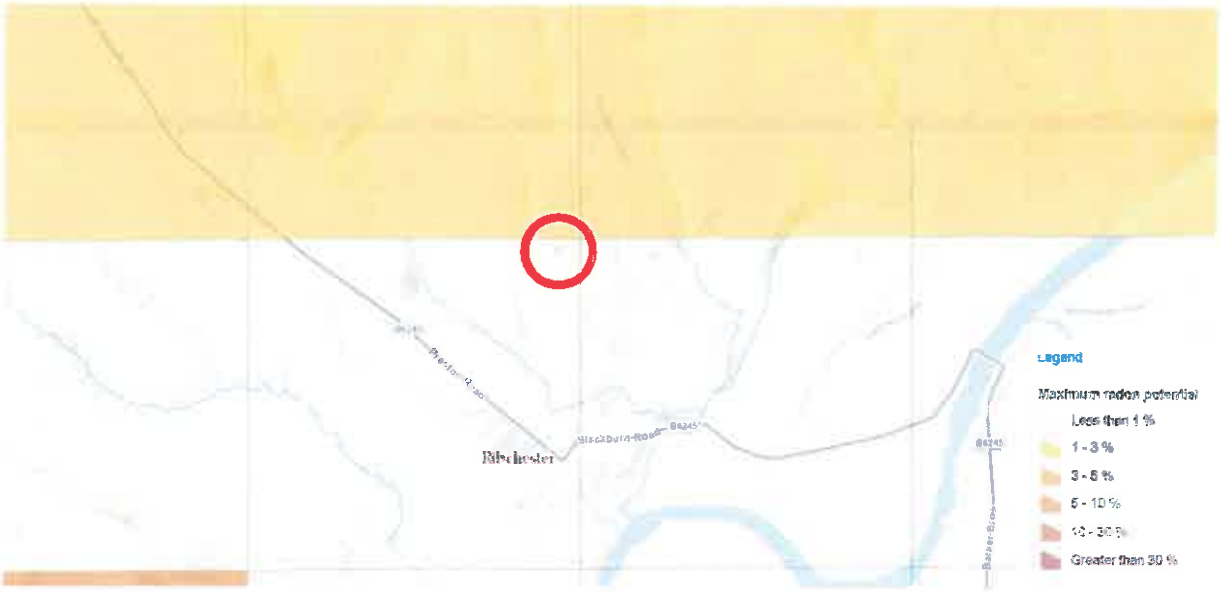


PL01: Extract of a British Geological Survey Map showing the location of the application site.

7.0 GROUND GASES AND RADON

RADON

Radon is a gas which can be found anywhere and is caused by the breaking down of radioactive substances such as uranium.



PL02: Extract from UK Radon Map showing the location of the application site.

The above map shows that the application site is bordering on the edge of an area where the maximum radon potential is between 1-3%. A radon potential level of between 1-3% suggests a low

level of radon gas and active reduction methods may not need to be employed as part of the proposals. It should be noted that the above map provides only an approximate indication of the potential radon levels in a particular area and further investigations should be carried out in order to accurately determine the levels of radon present at the application site prior to any construction work commencing.

LANDFILL

There is no active or historical landfill sites located on or around the location of the application site. It should therefore be accepted that the escape of gases, such as methane, from land fill should not be applicable to the application site in question.