

**Our Reference : T2233/DW**  
**Your Reference :**

**10<sup>th</sup> June 2016**

**PWA Planning**  
**Ribble Saw Mill,**  
**Paley Road,**  
**Preston**  
**PR1 8LT**

320160580P

Dear Sirs,

**Proposed Residential Development**  
**Spout Farm, Preston Road, Longridge**  
**Phase 1 Land Quality Assessment Addendum**

Further to your recent instructions, I confirm that I have undertaken an assessment of the proposed development comprising 34 residential dwellings at the above site with respect to Land Quality and set out my findings as follows.

#### **Background**

On the 16<sup>th</sup> January 2014, planning consent was granted for a development on the above site comprising 32 dwellings and alterations to the existing site access following site clearance (App Ref: 3/2013/0782). As part of the previously approved planning application, a Phase 1 Land Quality Assessment was produced (D1654 R-01B – dated August 2013) which is reproduced at **Annex A**. This document concluded that:

*'One potential source of contamination have been identified for the site, which is associated with:*

- the potential risk for contamination from hydrocarbons from the on-site workshops and vehicle storage zones is assessed as of low/medium risk (within a localised area, eastern area of site).*

*It is advised that further investigation works are required to assess soil contamination within the eastern area of the site only, as this area of site has been assessed of being at a low/medium risk from soils contamination, whereas the remainder of the site is at low risk. A targeted investigation of this zone should be conducted to resolve the uncertainty of soil contamination affecting the end-users.'*

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**Existing Conditions in the Vicinity of the Site**

Since the production of the 2013 Report and the subsequent planning consent there have been no significant changes in and around the site which would have a material impact on the above conclusions

**Proposed Development**

As noted above, the proposed development comprises 34 residential dwelling (Site Layout Plan attached). Clearly the number of dwellings is irrelevant to the Land Quality Assessment and therefore the above conclusions should still be valid.

**Conclusion**

In light of the above, I conclude that for the amended scheme comprising 2 additional dwellings over that previously consented, the findings of the 2013 Phase 1 Land Quality Assessment remain appropriate and there are no contamination related issues why the application should not be granted planning consent.

I trust that the information presented above and submitted with this letter will be sufficient for your current purposes but please let me know should you require anything further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Dave Wailbank', with a stylized flourish at the end.

Dave Wailbank  
Director



**Annex A – 2013 Phase 1 Land Quality Assessment**

**PSA**  
DESIGN

**engineering your environment**  
CIVIL STRUCTURAL GEOTECHNICAL TRANSPORT

## **Spout Farm, Longridge** **Phase 1 Land Quality Assessment**

***D1654-R-01B***

08 August 2013

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**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
Phase 1 Land Quality Assessment

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Document Control Sheet

**Spout Farm, Longridge**  
*Phase 1 Land Quality Assessment*

Job	Date	Issue	Copy
D1654	8 <sup>th</sup> August 2013	D1654-R-01-B	

Originator...  ... Dr JS Birtwhistle BSc PhD FGS CGeol

Checker...  .. DL Wallbank BEng CEng MICE

Approver...  .. Dr JS Birtwhistle BSc PhD FGS CGeol

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**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
**Phase 1 Land Quality Assessment**

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**1.0 PREFACE**

The site is located at Spout Farm, Preston Road, Longridge. PR3 3BE (NGR 360279E, 436019N). Site occupies an area of approximately 1.75 hectares.

PSA Design were commissioned by Mr & Mrs Lambert to provide a Phase 1 Land Quality Assessment of the site, in accordance with likely planning requirements by Ribble Valley Borough Council for a contamination survey of the site. It is understood that consideration is being given to the re-development of the site as a *residential* development.

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	Site has been woodland/agricultural land throughout the recorded history.
Hazardous Gas	No landfills or extensive fill areas within 250m.
Mining & Quarrying	No evidence of coal seams or workings in the vicinity of the development. No quarrying in the vicinity of the development.
Flooding & Drainage	The site does not lie within an Environment Agency River Flood Plain and is not likely to flood in extreme flood events however, the site is at risk from reservoir flooding. Site drainage is likely to enter the existing drainage network.
Anticipated Ground Conditions	Drift deposits – Glacial Till [Boulder Clay]. Rock – Sandstone [Warley Wise Grit – Carboniferous].
Contamination	One potential source and following risk assessment, one low/medium contamination risk to end-users within a small localized area in the E area of the site, related to potential spillages/leaks of hydrocarbons contaminants from the workshop/stored vehicles/machines.
Preparatory Works	Topsoil Strip. Demolition/site clearance of structures prior to construction. Breaking up of remaining hardstand across the site. Excavation and screening of localised Made Ground across the site to remove relic structures and oversized materials, which may present obstruction to foundations of proposed buildings. Earthworks cut/fill exercise to create final landform.
Anticipated Foundation Solutions	Trench fill/strip footings to competent bearing strata are anticipated to be the most economic foundation solutions across the site subject to confirmatory site investigation.
Recommendations for Ground Investigation	Intrusive investigation comprising initial targeted trial pits across site, with chemical and geotechnical soils analysis.

At this stage, anticipated significant developer abnormal costs relating to geo-environmental issues at the site are:

- Removal and treatment/disposal of localised contaminated soils, if present.
- Demolition of structures
- Grubbing up of remaining hardstand across the site
- Removal of relic structures, crushing of hard materials and possible re-engineering of fill materials for shallow foundations and highways,
- Capping of proposed gardens and landscaped areas with uncontaminated subsoil/topsoil, possibly re-used from site won sources or imported.

Some further work is required, most notably:

- Intrusive ground investigation
- Tree Survey
- Services Search

**2.0 INTRODUCTION**

**2.1 *Terms of Reference***

2.1.1 PSA Design were commissioned by Mr & Mrs Lambert to carry out a Phase 1 Land Quality Assessment of the proposed development at Spout Farm, Longridge.

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 foundation, 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 re-development of the site to the construction of residential properties with related infrastructure and gardens/landscaping.

2.2.2 A development layout plan has been provided, which is included in this report as Drawing No. D1654-03A.

### 3.0 SITE DESCRIPTION

#### 3.1 *General*

3.1.1 The site location is shown on Drawing Number D1654-01. Site details are summarised in the Table below. Current site layout plan shown in Drawing Number D1654-02. The site is situated in a *rural* location.

Detail	Remarks
Location	Within S outskirts of Longridge (Dwg D1654-01).
Address	Spout Farm, Preston Road, Longridge. PR3 3BE.
NGR	360279E, 436019N
Area	1.75 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 8<sup>th</sup> April 2013 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 currently split into two areas, separated by a wooded small bund. Within the larger western and central area is a zone of commercial woodland that in general has been chopped down leaving open grassland. Within the eastern area is a zone dedicated to storage of tree felling machines, with a small area within the SE area housing open structures with workshop facilities. Reservoirs are present to the N and E of the site boundary with a garden centre present to the S and the western boundary delineated by Preston Road.

3.2.3 Several small open buildings have both concrete slabs and gravel hard-standing floors on site. Workshops contain various tools and liquids are kept in appropriate containers with necessary drip trays. Various mobile fuel bowsers are located in the storage area, that generally fuel the tree maintenance machinery on site, rather than in the service yard. Eastern area has compacted road planings road and parking areas for tree felling machines/vehicles.

3.2.4 Grassland vegetation throughout central and western areas with semi-mature and mature trees of various types, including many pine/conifers bordering all site boundaries.

3.2.5 Ground relatively flat throughout with slight fall to S. Regionally, land drops to the SE. No pond evident on site, unlike record on latest OS map.

3.2.6 Access to the site is from the highway, Preston Road to the W. Gated access along S boundary of site.

**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
Phase 1 Land Quality Assessment

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3.2.7 Existing salient features are summarised in the Table below and shown in Drawing Number D1654-02.

Feature	Remarks
Current Access	Off Preston Road.
Topography	Relatively flat though site, falling to S gently.
Approximate areas	175 m <sup>2</sup> – existing buildings 13,250 m <sup>2</sup> – grassland/woodland 4,000 m <sup>2</sup> – hard-standing
Nature of boundaries	W,E & S area- wooden/wire fence. N- stone wall.
Surrounding land uses	N&E- Reservoir W-Open land/highway S-Agricultural

**3.3 Site Operations**

3.3.1 Current site operations include servicing and storage of tree felling machines/vehicles, in the E area and therefore is considered to represent a minor potential source of current 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. In addition, reference has been made to the Lancashire County Council MARIO website first edition 1846-53 1:10000 scale mapping. 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 open (assumed) <b>agricultural</b> land.	Land uses throughout the immediate surrounding area are mixed <b>greenfield</b> with some small pockets of residential growth to the N of the site. Highway running along W boundary. The Spout house is adjacent to the SW boundary of the site, with a <b>well</b> . <b>Quarry</b> 600m N of site. Various <b>ponds</b> located surrounding site at varying distances from boundary.
1892	Two small structures within SW corner, likely to be associated with Spout Farm.	Alston <b>Reservoir</b> (raised) constructed along the E boundary.
1910-12	No significant changes within site.	Alston New <b>Reservoir</b> (raised) constructed 20m N of boundary with associated infrastructure and small structures.
1932	No significant changes within site.	Alston <b>Reservoir</b> No.1 (raised) constructed 500m E of boundary with associated infrastructure and small structures.
1951	No significant changes within site.	No significant changes within surrounding area.
1965-71	Additional small structures within SW corner, likely to be associated with Spout Farm.	Residential development 400m NW of site.
1977-81	No significant changes within site.	No significant changes within surrounding area.
1990-94	No significant changes within site.	Residential development 150m NW of site.
2002	Pond recorded within N area of site.	No significant changes within surrounding area.
2012	No significant changes within site.	Alston Reservoir No.3 (to East) has been decommissioned.

**5.0 ENVIRONMENTAL SETTING**

**5.1 Background Information**

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

Issue	Data reviewed	Summary
Geology	1:50,000 BGS map (Sheet 67) Solid & Drift BGS Memoir Garstang BGS Website Borehole Index	Drift – Glacial Till [boulder clay]. Solid –Sandstone (Warley Wise Grit Formation, Carboniferous)
Landfills	Historical OS Plans EA Website	There is: one historical landfill, 614m N of site. Chapel Hill Landfill imported mixed waste.
Mining	BGS maps/OS Maps	None.
Quarrying	Historical OS Plans	Reference to historical maps indicate no presence of quarries within a 250m radius of the study site.
Radon	BRE Report BR211 BGS Stage 2 Report HPA Report RPD-033 Indicative Atlas of Radon in England & Wales	Less than 1% of homes are above the Radon Action Level, therefore no protective measures are necessary in the construction of new dwellings or extensions.
Hydrogeology	Environment Agency Groundwater Vulnerability map (Sheet 10, Central Lancashire)	The site is not located within a groundwater source protection zone. Site underlain by <i>unproductive</i> superficial aquifer & <i>Secondary (A)</i> bedrock aquifer. Solid Geology (Sandstone - Carboniferous). Groundwater abstraction 805m N of site & no surface water abstraction within 2km.
Hydrology	OS Map	Nearest watercourse(s) – Tertiary watercourse 124m W (running N-S). Reservoir 40m N of site. 1No. pollution incident within 250m of site, 161m E of site, minor impact in 2001, inert materials in reservoir (subsequently shut down). 1No. currently active discharge consent within a 500m radius, 24.3m S of site, Pinfold Barn domestic sewage discharge.
Potential Contaminated Land Usage	Historical OS Plans EA Website	No recorded potentially polluting current activities within 250m of site. Walkover showed no evidence of any contamination from spills or fly tipping. Existing site in decent maintained condition.
Flood Risk	Environment Agency	Site not within a floodplain. Site at risk to Reservoir Flooding.

**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	None	None
Potential off-site contamination sources HISTORICAL	None	None
Potential on-site contamination sources CURRENT	1. Potential isolated spill/leaks from parked vehicles. 2. Spillages from small workshops in E area.	1&2. Potential sources of migration of hydrocarbons & PAH into soil and groundwater.
Potential off-site contamination sources CURRENT	None	None
Potential geotechnical hazards	1. Proximity of mature trees within and along boundary edge of site.	1. Tree effect on foundation depth in potentially shrinkable soils.

**6.2 Pathways and Receptors**

6.2.1 Five 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
<b>HUMAN HEALTH</b> Re-development workers End users-residents	inhalation, ingestion, skin contact
<b>WATER ENVIRONMENT</b> Controlled Waters	Groundwater
<b>FAUNA &amp; FLORA</b> Landscaping	Root uptake
<b>BUILT ENVIRONMENT</b> Buildings and services	Diffusion of vapours through ground 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 No. D1654-05.

**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
**Phase 1 Land Quality Assessment**

Source	Pathway	Receptor	Consequence	Probability	Risk Classification
On-site historic sources of ground contamination arising from potential fuel/oil spillage in workshop and parking areas including metalloids, PAHs, hydrocarbons, SVOC & VOC's	Inhalation, ingestion, skin contact	Re-development workers	medium	low	Low/medium risk
	Root Uptake	End users- residents	medium	low	Low/medium risk
	Groundwater	Landscaping Vegetation	minor	likely	low risk
		Groundwater	medium	unlikely	low risk
	Diffusion of vapour	Surface Water	medium	unlikely	low risk
	Direct Contact	Buildings and Services	minor	likely	low risk
		Buildings and Services	medium	low	Low/moderate risk

6.3.2 *On-site ground and groundwater contamination from workshop & parked vehicles spillages/leaks (hydrocarbons) sources*

The risk classification for *seven* pollutant linkages relating to potential sources of contamination in the Made Ground and natural materials from possible historic spillages varied between *low* risk to *moderate/low* risk. Investigation, if not already undertaken, is normally required in cases where the risk is classified as *moderate* or higher, and some remedial works may be required. The *six* receptors include human health (construction workers and end users-residents), groundwater and surface water, landscaping vegetation and gardens, and buildings and services.

Three *low/moderate* risks were identified for the residents, re-development workers & services (water supply pipes) receptors via the pathway of direct contact with contaminated soil. The risks for these three elements can be reduced by suitable remedial measures such as suitable PPE for construction workers, potential removal of Made Ground/suitable barrier systems and sterile trenches. The evidence of some concrete bases/compacted hard-standing underlying the workshop and in the yard area will protect the underlying ground from any major spillages. The buildings were small workshops and as such the quantities of fuel/oil stored would be minimal. The general tree felling operations for the vehicles/machines are often within sensitive land areas, ie SSSI site, therefore the vehicles are in good repair with quality maintenance likely to prevent leakages from the machinery when parked up in the yard. Further investigation of the ground conditions with suitable chemical testing will qualify whether further remedial measures are required to protect the health of the end users-residents.

Four *low* or *very low* risks were identified that were deemed less of a risk due to the *low* probability of the pollution linkage occurring. In terms of the controlled waters, the combination of relatively small quantities of fuel used on site, the controlling measures of ensuring no spillages by standard site practices, the likely thick layer of underlying, relatively impermeable clay, acting both as a physical barrier and a filter/buffer to mobile contaminant plume (in particular to the secondary(a) aquifer), the large distance to the surface water ditch, and relatively large distance and topographic barrier to the (raised) reservoir leads to a probability of pollutant connection from the source to receptor as unlikely, leading to a low risk of contamination to both the surface and groundwater receptors. In addition, no recorded pollution events within the nearby reservoirs related to the garden centre have been found, which again adds to the unlikely contamination connection.

The *low* risk was identified for landscaping/vegetation and gardens that were deemed less of a risk due to the *minor* consequences from pollution.

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.

**7.0 CONCLUSIONS/RECOMMENDATIONS**

**7.1 *General***

7.1.1 It is understood that consideration is being given to the re-development of the site as an estate of residential buildings with associated infrastructure and gardens.

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 re-development of the site.

**7.2 *Contamination***

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

- the potential risk for contamination from hydrocarbons from the on-site workshops and vehicle storage zones is assessed as of low/medium risk (within a localised area, eastern area of site).

7.2.2 It is advised that further investigation works are required to assess soil contamination within the eastern area of the site only, as this area of site has been assessed of being at a *low/medium* risk from soils contamination, whereas the remainder of the site is at *low* risk. A targeted investigation of this zone should be conducted to resolve the uncertainty of soil contamination affecting the end-users.

**7.3 *Hazardous Gas***

7.3.1 No landfills or significant infill areas were recorded within 250m of the site.

**7.4 *Mining & Quarrying***

7.4.1 The site is not in a mining area. There are no quarries within 250m of the 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 drift deposits, including glacial till. The glacial till may provide a suitable founding stratum, subject to inspection of the formation.

7.5.3 The proximity of vegetation on the margins of the site, in particular the mature trees should be taken into consideration when designing the depth of foundation.

**7.6 Highway, Drainage and External Works Issues**

- 7.6.1 The main vehicle access to the site will be off Preston Road.
- 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 Potential Development Constraints**

- 7.7.1 Full STATS information is required prior to the site development.
- 7.7.2 No risk of flooding on the site from rivers, but risk from reservoir.

**7.8 Further Investigation**

- 7.8.1 Whilst the site is considered suitable for its current and proposed use, the proposed change in use will require intrusive investigation.
- 7.8.2 This would initially involve trial pitting, with associated geotechnical analysis should be carried out to enable foundation recommendations and to determine near surface ground conditions including depth to competent founding strata, presence of buried obstructions, groundwater and stability. Should ground conditions show contamination/soft material at the base of the trial pit then a borehole investigation may be required.
- 7.8.3 An appropriate schedule of chemical testing should be carried out on soils and groundwater, to assess the significance of contamination, if any, at the site as a result of former potentially contaminative land use.
- 7.8.4 An appropriate ground investigation strategy is presented below:

Exploratory holes	Purpose
Trial Pits	To determine the general nature of soils underlying the site, including the: • nature, distribution and thickness of made ground • nature, degree and extent of contamination • proportion of undesirable elements e.g. biodegradable matter etc • suitability of the ground for founding structures and highways

- 7.8.5 Proposed exploratory hole locations would be selected to provide a representative view of the strata beneath the site and to target potential areas of interest identified in the conceptual model. Additional exploratory locations would probably be scheduled by the

site engineer in light of the ground conditions encountered. The number of representative samples taken would be reflective of the geological complexity encountered during the intrusive investigation. An assessment of potential contaminants associated with the former uses has been undertaken, which is based upon the professional judgement of PSA Design. As a consequence of this assessment, anticipated potential contaminants, within soil and/or groundwater include: Localised inorganic contaminants, elevated PAH concentrations and hydrocarbons within the eastern area of the site.

- 7.8.6 Following completion of the site investigation, it will be necessary to undertake a quantitative risk assessment, and dependent upon the outcome provide a remediation statement for approval by the regulatory authorities. A validation report will be required to demonstrate that the remedial measures have been undertaken in accordance with the approved plan.

**8.0 REPORT LIMITATIONS**

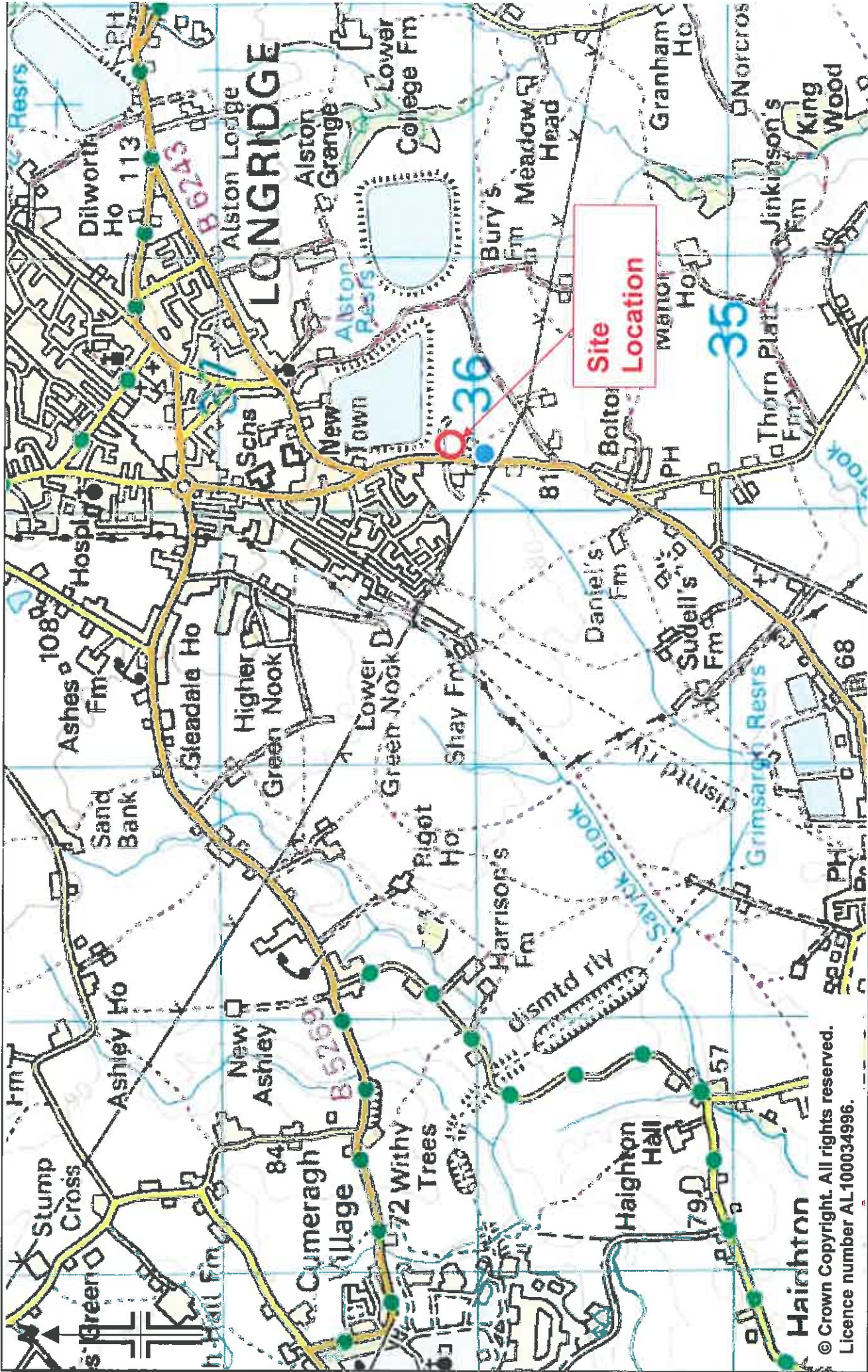
- 8.1 PSA Design believes that providing information with regard to limitations is essential to assist *the client* identify and therefore manage its risks. The ground is a product of continuing natural and artificial processes and, as a result, may exhibit a variety of characteristics which may vary 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.

**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
Phase 1 Land Quality Assessment

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**DRAWINGS**

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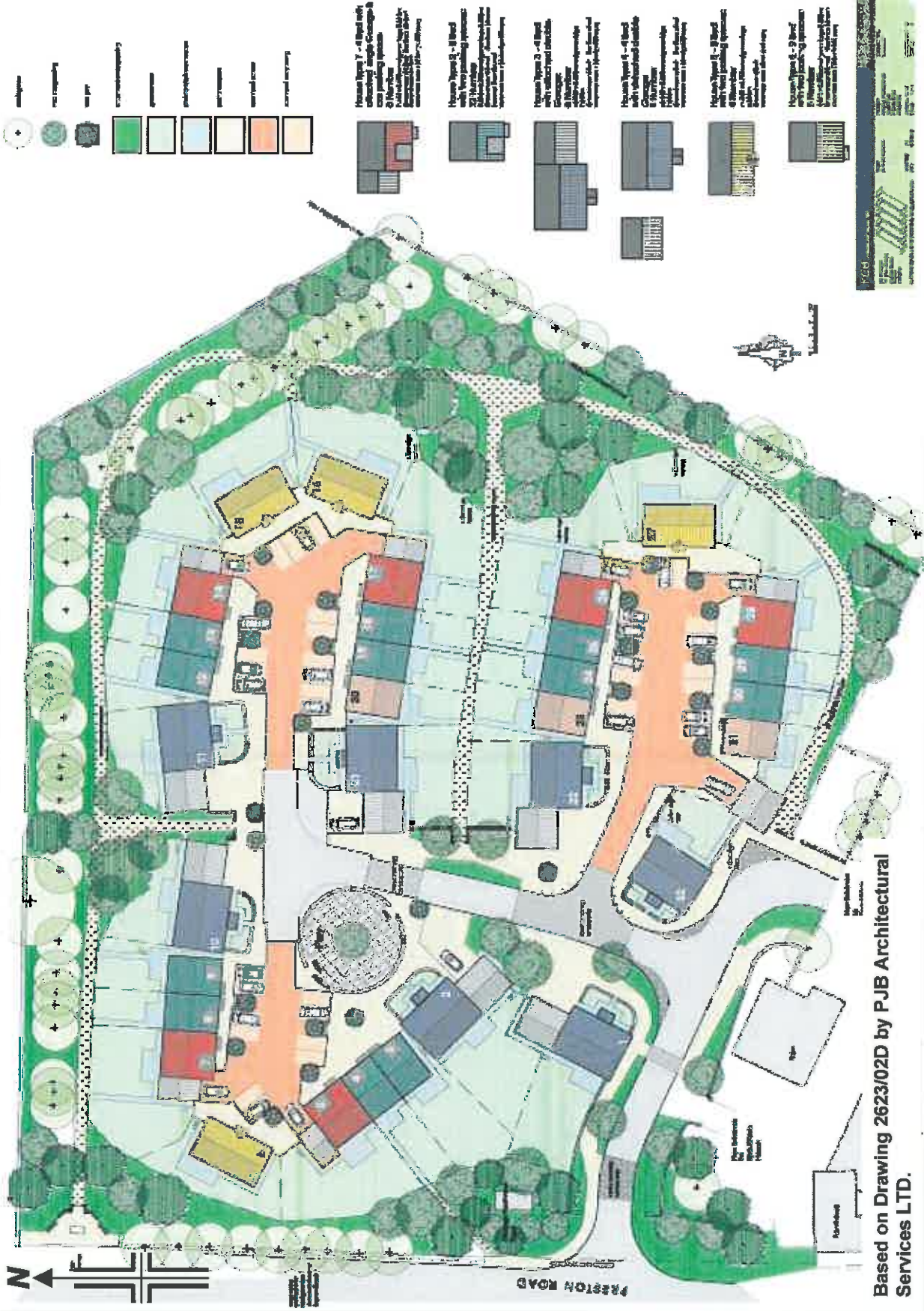
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 Licence number AL100034996.

<b>PSA</b> PSA Design The Old Bank House 6 Berry Lane, Longridge Preston, PR3 3JA Tel. 01772 786066	Client	Mr & Mrs Lambert		Drawn	JB	Date	25.03.13	Drawing No.	D1654-01
	Job	Spout Farm, Longridge		Checked		Scale	NTS		
	Title	Regional Plan		Approved				Rev	



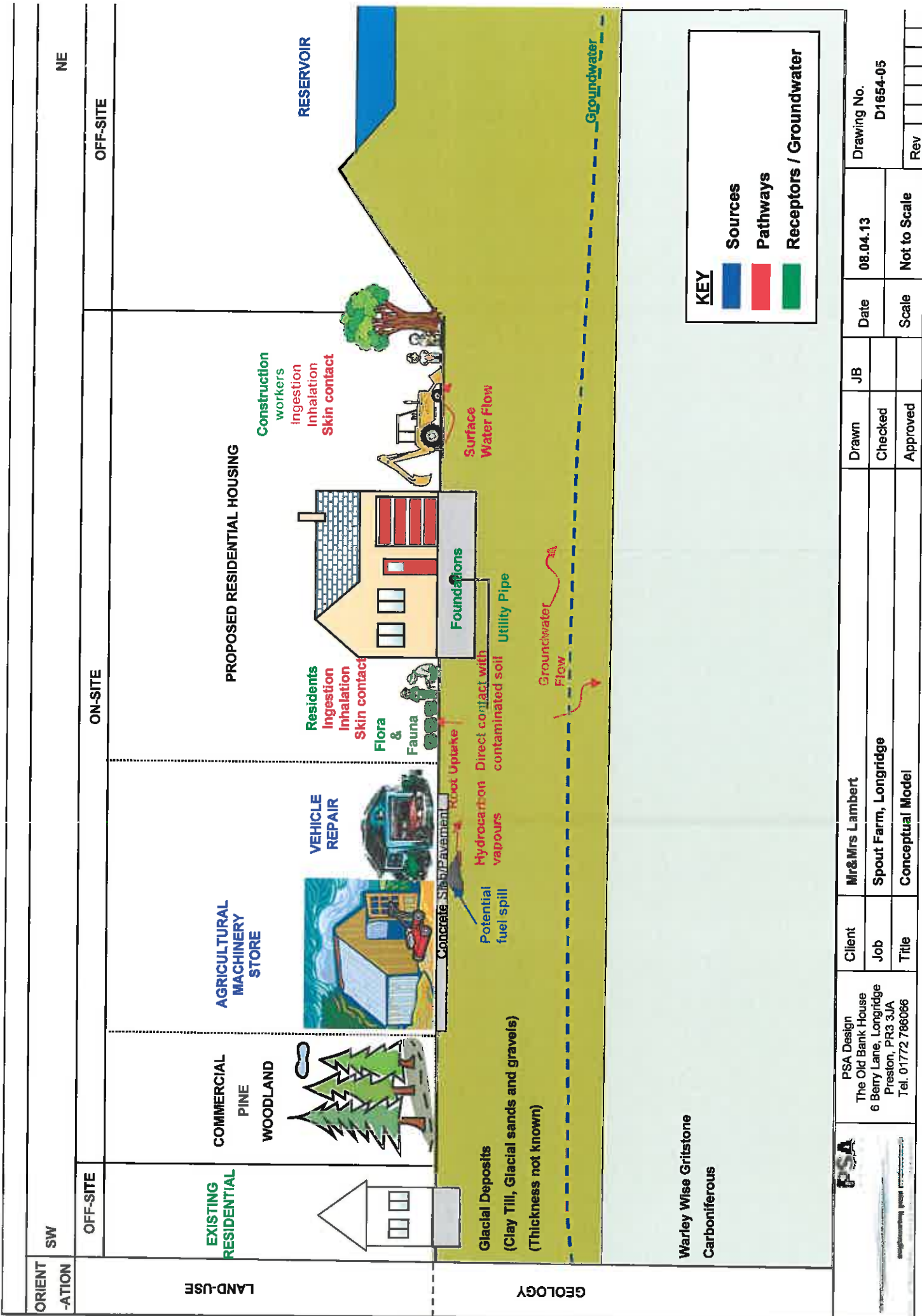
Based on Topographic Survey Drawing 6460 by  
Chris Heaton Surveys, November 2012.

 PSA Design The Old Bank House 6 Berry Lane, Longridge Preston, PR3 3JA Tel. 01772 786066	Client	Mr & Mrs Lambert	Drawn	JB	Date	25.03.13	Drawing No.	D1654-02
	Job	Spout Farm, Longridge	Checked		Scale	NTS	Rev	
	Title	Current Site Features Plan	Approved					



Based on Drawing 2623/02D by PJB Architectural Services LTD.

 PSA Design The Old Bank House 6 Berry Lane, Longridge Preston, PR3 3JA Tel. 01772 786066 engineering@psa-design.co.uk	Client	Mr & Mrs Lambert	Drawn	JB	Date	08.08.13	Drawing No.	D1654-03
	Job	Spout Farm, Longridge	Checked		Scale	NTS	Rev	A
	Title	Proposed Development Plan	Approved					



	PSA Design The Old Bank House 6 Berry Lane, Longridge Preston, PR3 3JA Tel. 01772 786066	Client <b>Mr &amp; Mrs Lambert</b>	Drawn <b>JB</b>	Date <b>08.04.13</b>	Drawing No. <b>D1654-05</b>
	Job <b>Spout Farm, Longridge</b>	Checked 	Scale <b>Not to Scale</b>	Rev 	
Title <b>Conceptual Model</b>	Approved 				

**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
**Phase 1 Land Quality Assessment**

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## **APPENDICES**

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**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
**Phase 1 Land Quality Assessment**

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**APPENDIX A      GROUNDSURE REPORT-HISTORICAL INFORMATION**

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**Site Details:**

SPOUT FARM, PRESTON  
ROAD, LONGRIDGE, PRESTON,  
PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** MasterMap

**Map date:** 2012

**Scale:** 1:1,250

**Printed at:** 1:2,500

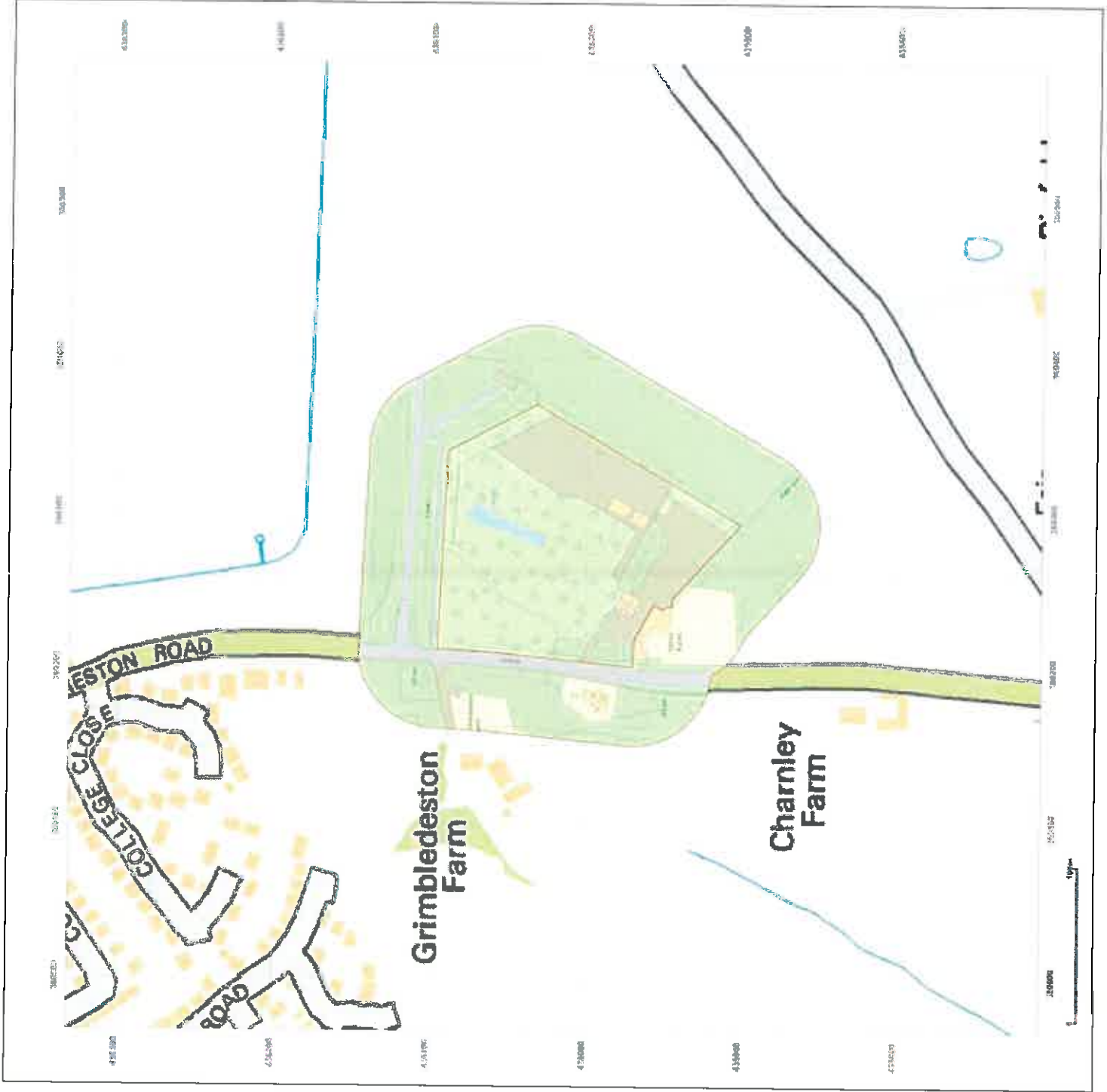


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**Site Details:**

**SPOUT FARM, PRESTON  
ROAD, LONGRIDGE, PRESTON,  
PR3 3BE**

**Client Ref: D1654  
Report Ref: HMD-336-705140  
Grid Ref: 360279, 436019**

**Map Name: National Grid**

**Map date: 1990-1994**

**Scale: 1:2,500**

**Printed at: 1:2,500**



Surveyed 1961  
Revised 1991  
Edition S/A  
Copyright 1991  
Published 1991

Surveyed 1961  
Revised 1990  
Edition N/A  
Copyright 1991  
Published 1991



Surveyed 1961  
Revised 1990  
Edition N/A  
Copyright 1991  
Published 1991

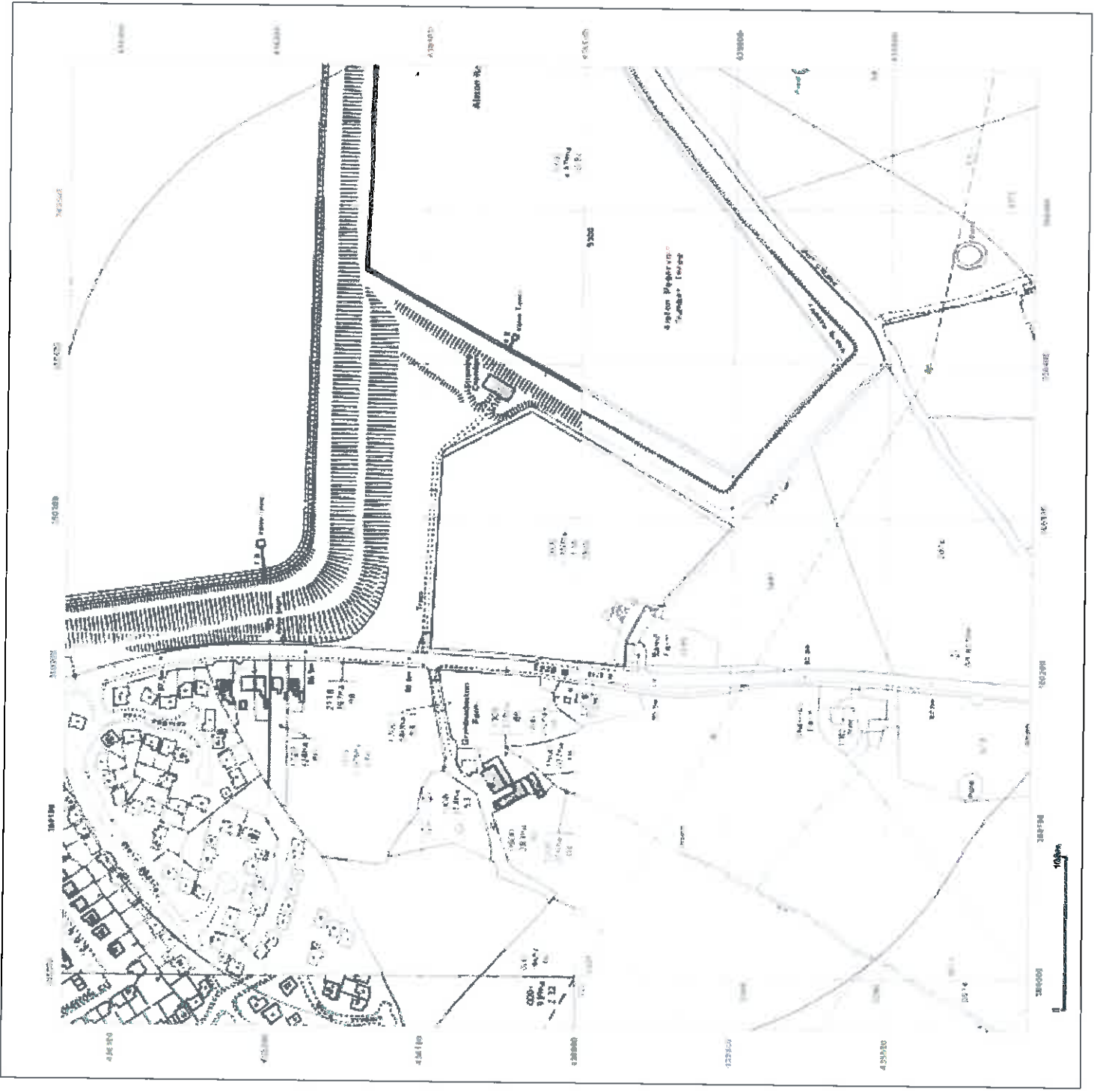


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**Site Details:**  
 SPOUT FARM, PRESTON  
 ROAD, LONGRIDGE, PRESTON,  
 PR3 3BE

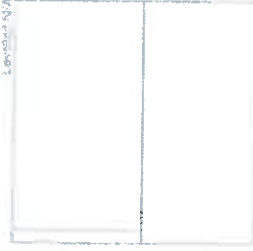
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**Map date:** 1994  
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**Printed at:** 1:2,500



Surveyed N/A  
 Revised N/A  
 Edition N/A  
 Copyright 1994  
 Leyburn N/A

Surveyed N/A  
 Revised N/A  
 Edition N/A  
 Copyright 1994  
 Leyburn N/A

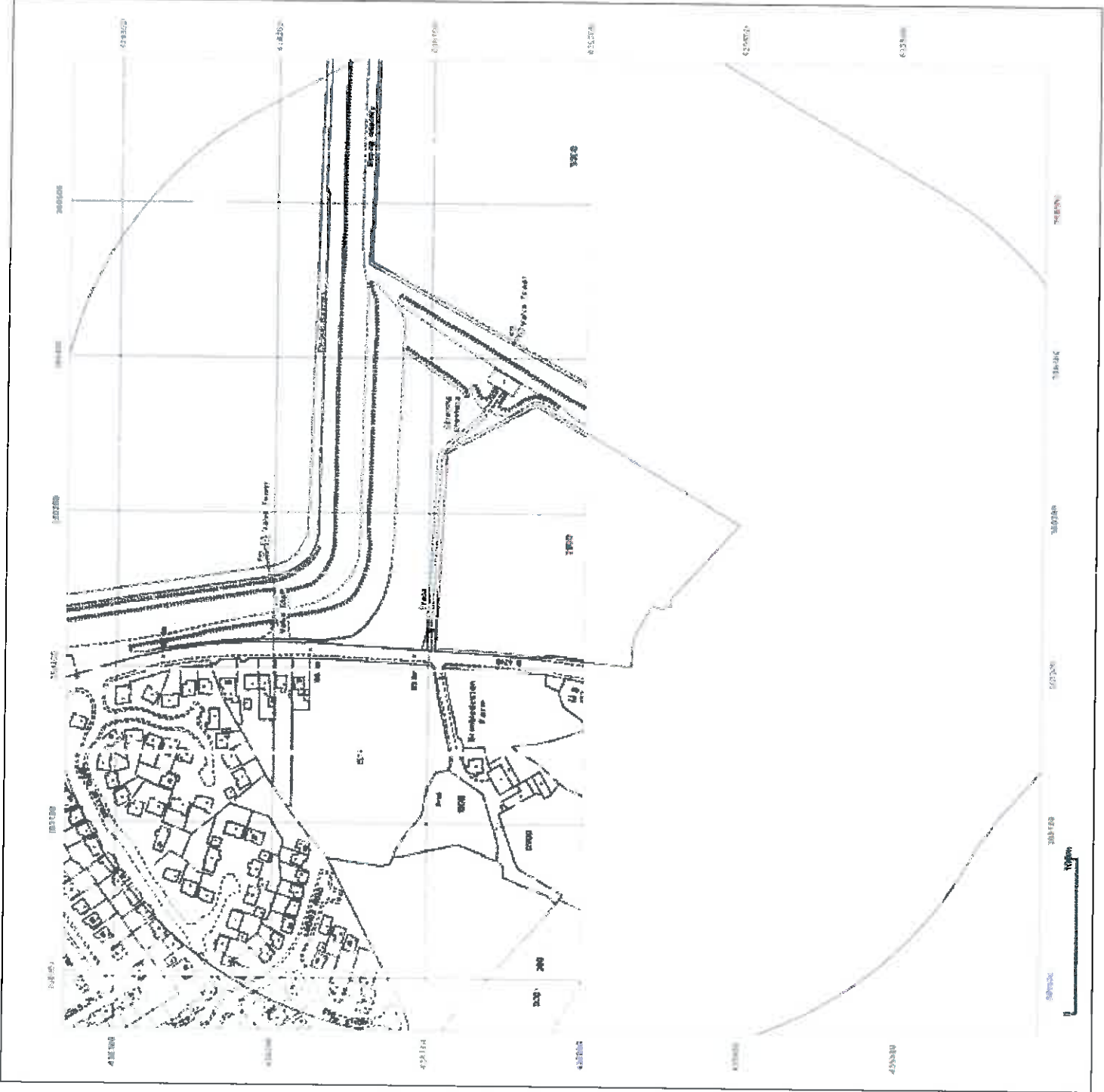


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**Site Details:**

SPOUT FARM, PRESTON  
ROAD, LONGRIDGE, PRESTON,  
PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-338-705140  
**Grid Ref:** 360279, 436019

**Map Name:** National Grid

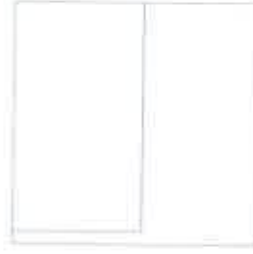
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**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1981  
Revised 1981  
Edison, WA  
Copyright 1981  
Licensed 1981

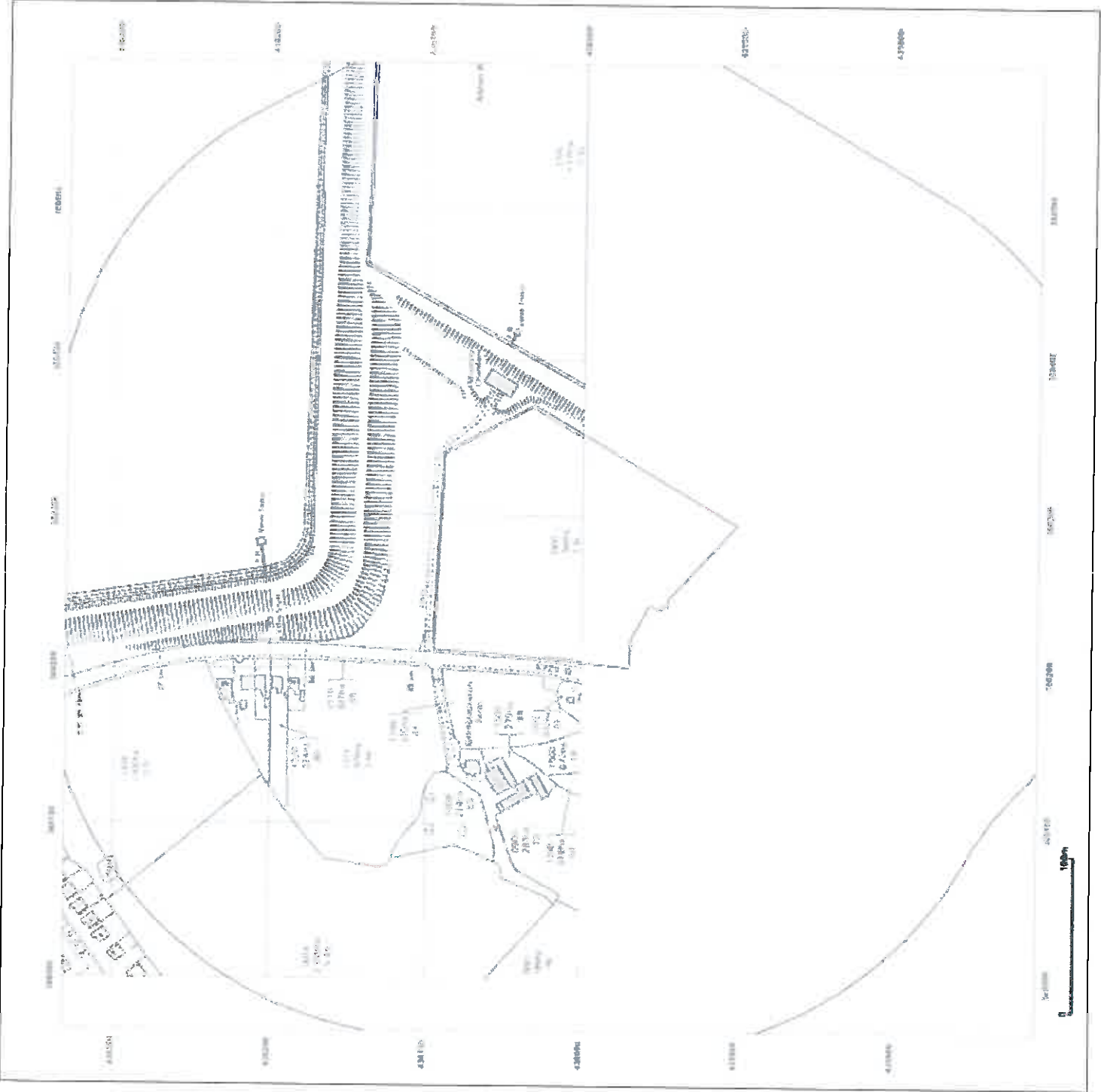


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**Site Details:**

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ROAD, LONGRIDGE, PRESTON,  
PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** National Grid

**Map date:** 1977-1980

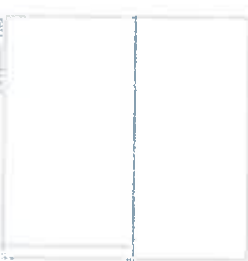
**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed by:  
Geomatics Ltd  
Edison N.A.  
Copyright 1980  
Revised 1981

Surveyed by:  
Geomatics Ltd  
Edison N.A.  
Copyright 1977  
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Edison N.A.  
Copyright 1978  
Revised 1981

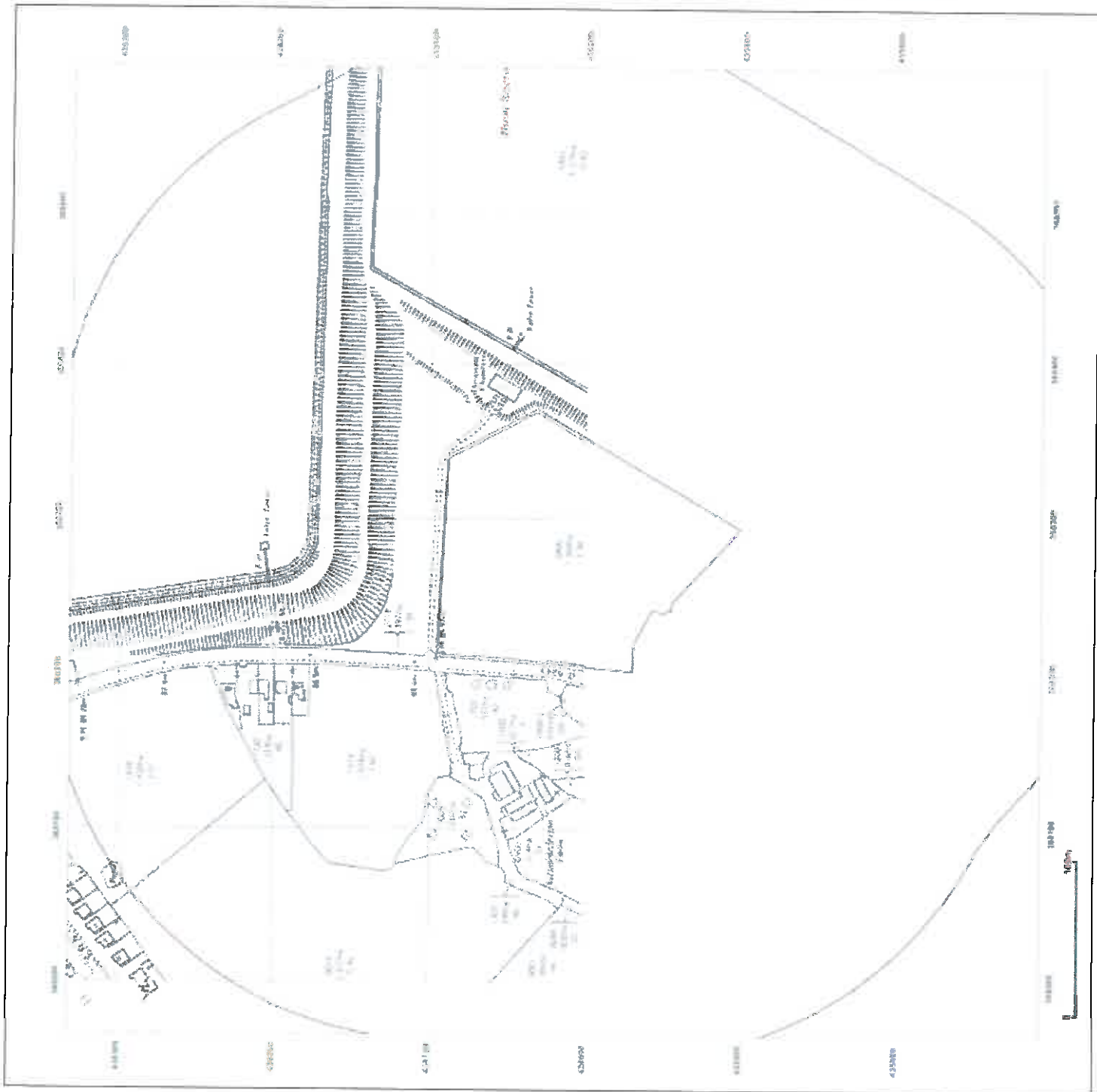


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**Site Details:**

**SPOUT FARM, PRESTON  
ROAD, LONGRIDGE, PRESTON,  
PR3 3BE**

**Client Ref: D1654  
Report Ref: HMD-336-705140  
Grid Ref: 360279, 436019**

**Map Name: National Grid**

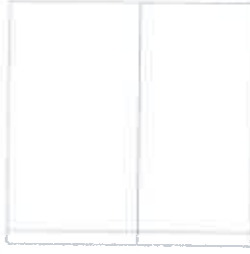
**Map date: 1967-1971**

**Scale: 1:2,500**

**Printed at: 1:2,500**



Surveyed 1971  
Revised 1971  
Edition 1/1A  
Copyright 1971  
Licensed 1981



Surveyed 1967  
Revised 1967  
Edition 1/1A  
Copyright 1967  
Licensed 1981

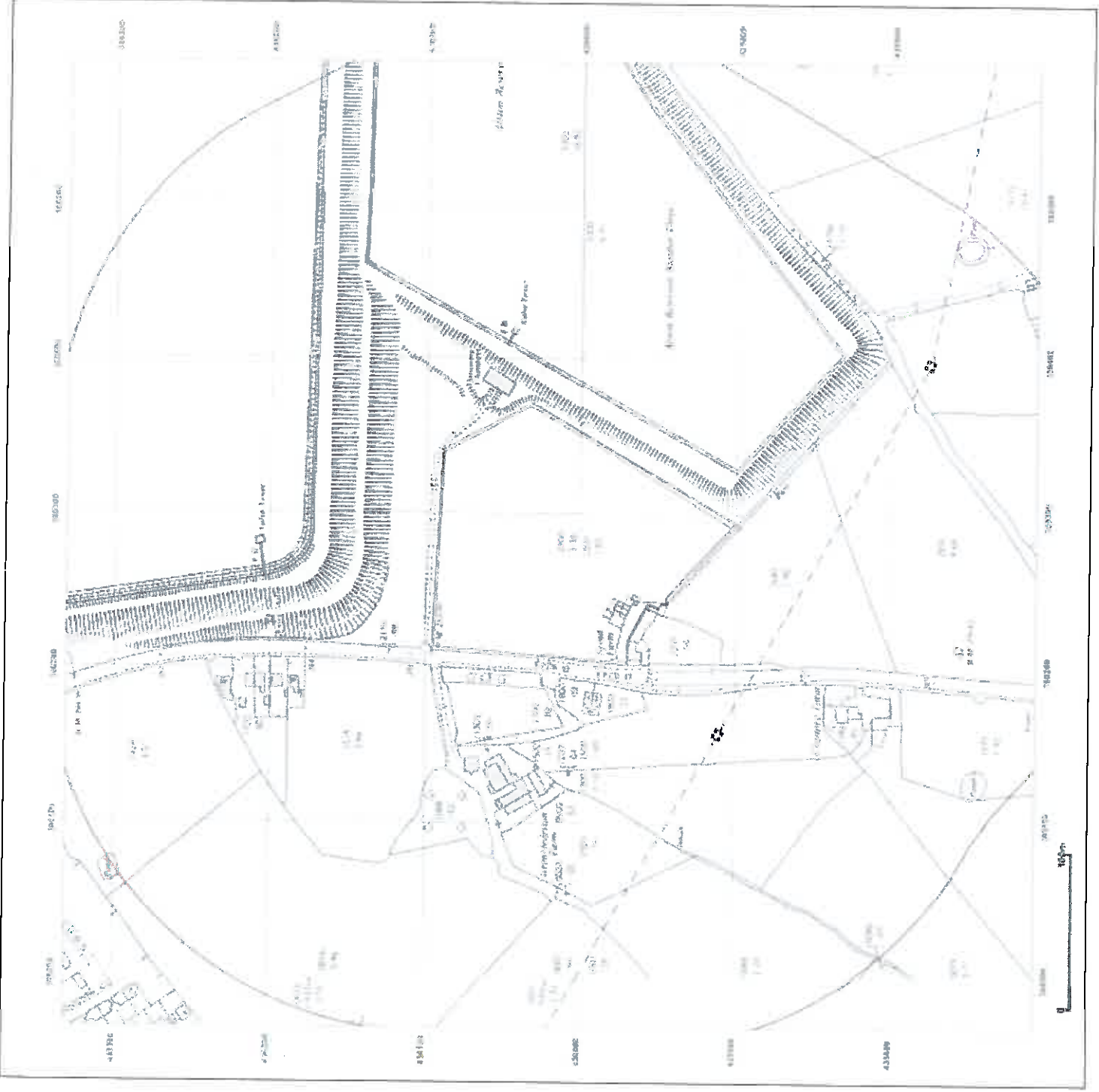


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**Site Details:**

SPOUT FARM, PRESTON  
ROAD, LONGRIDGE, PRESTON,  
PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** County Series

**Map date:** 1932

**Scale:** 1:2,500

**Printed at:** 1:2,500



Surveyed 1932  
Revised 1932  
Edition N/A  
Copyright N/A  
Licensee N/A

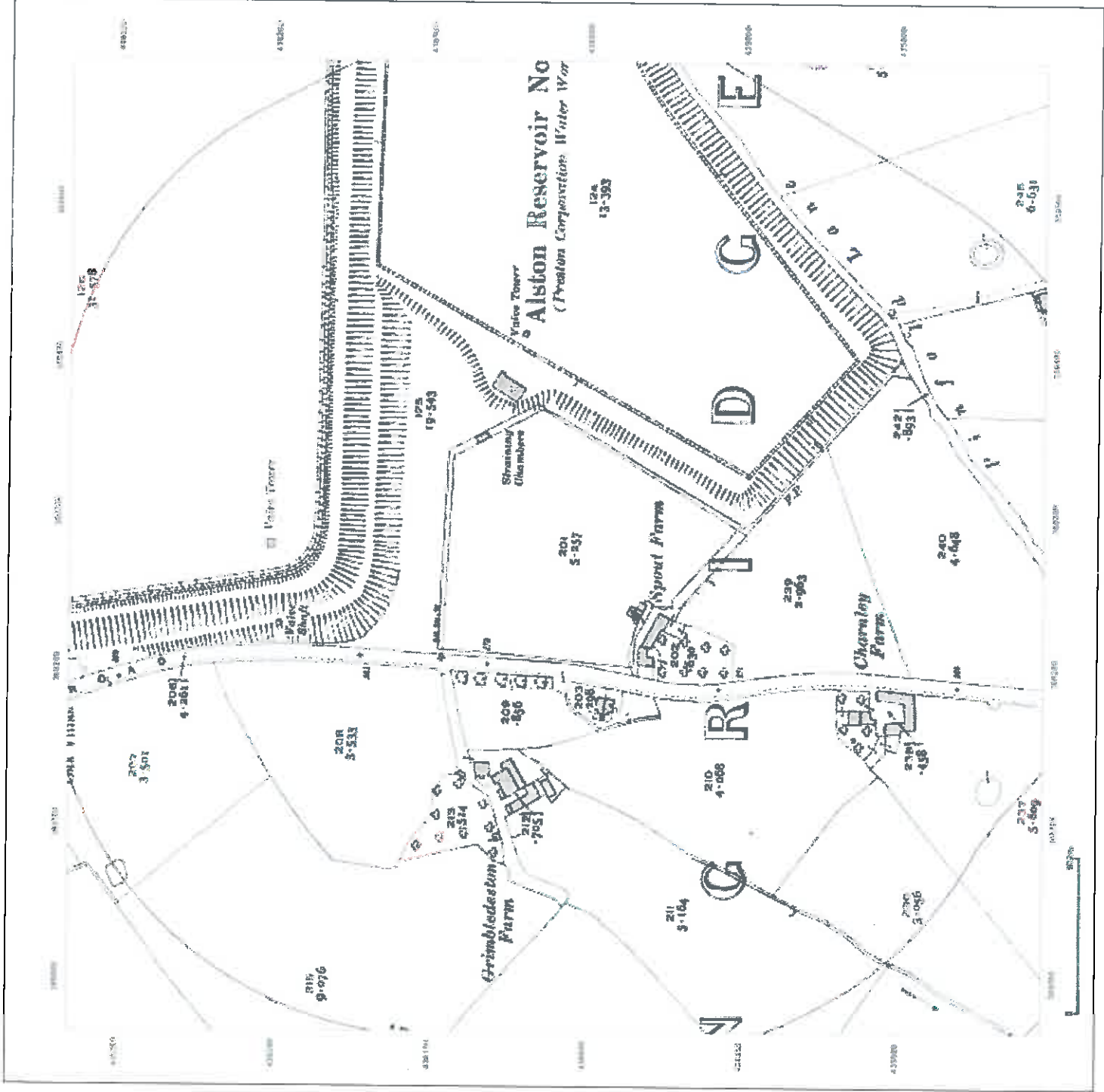


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**Site Details:**  
 SPOUT FARM, PRESTON  
 ROAD, LONGRIDGE, PRESTON,  
 PR3 3BE


**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** County Series

**Map date:** 1912

**Scale:** 1:2,500

**Printed at:** 1:2,500

  
 Surveyed 1912  
 Revised 1947  
 Enlarged 1974  
 Copyright 1974  
 Licensed 1974

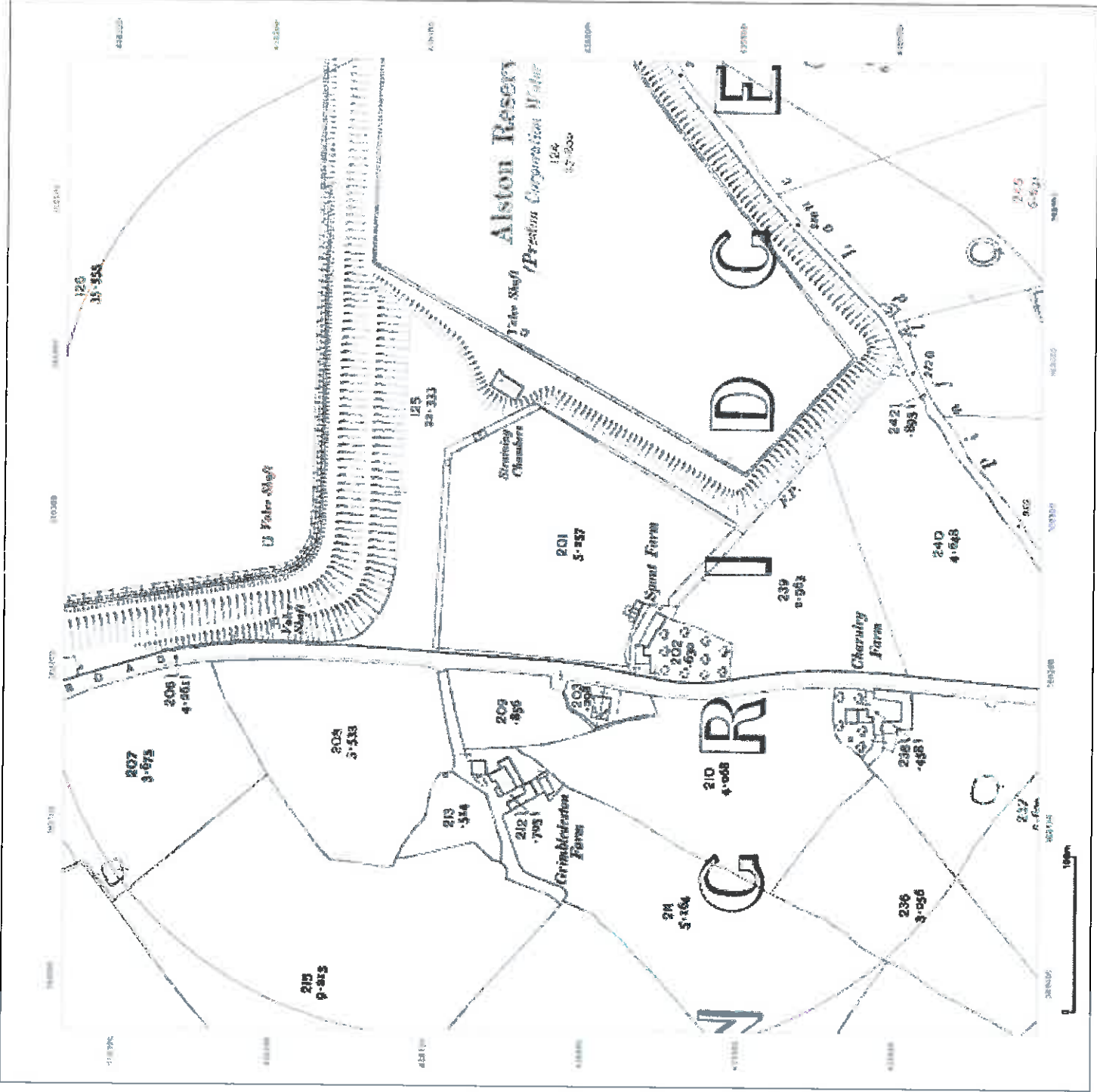
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**Site Details:**  
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 ROAD, LONGRIDGE, PRESTON,  
 PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** County Series  
**Map date:** 1892  
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**Printed at:** 1:2,500

Surveyed 1897  
 Revised 1892  
 Edition N/A  
 Copyright N/A  
 Licensed N/A

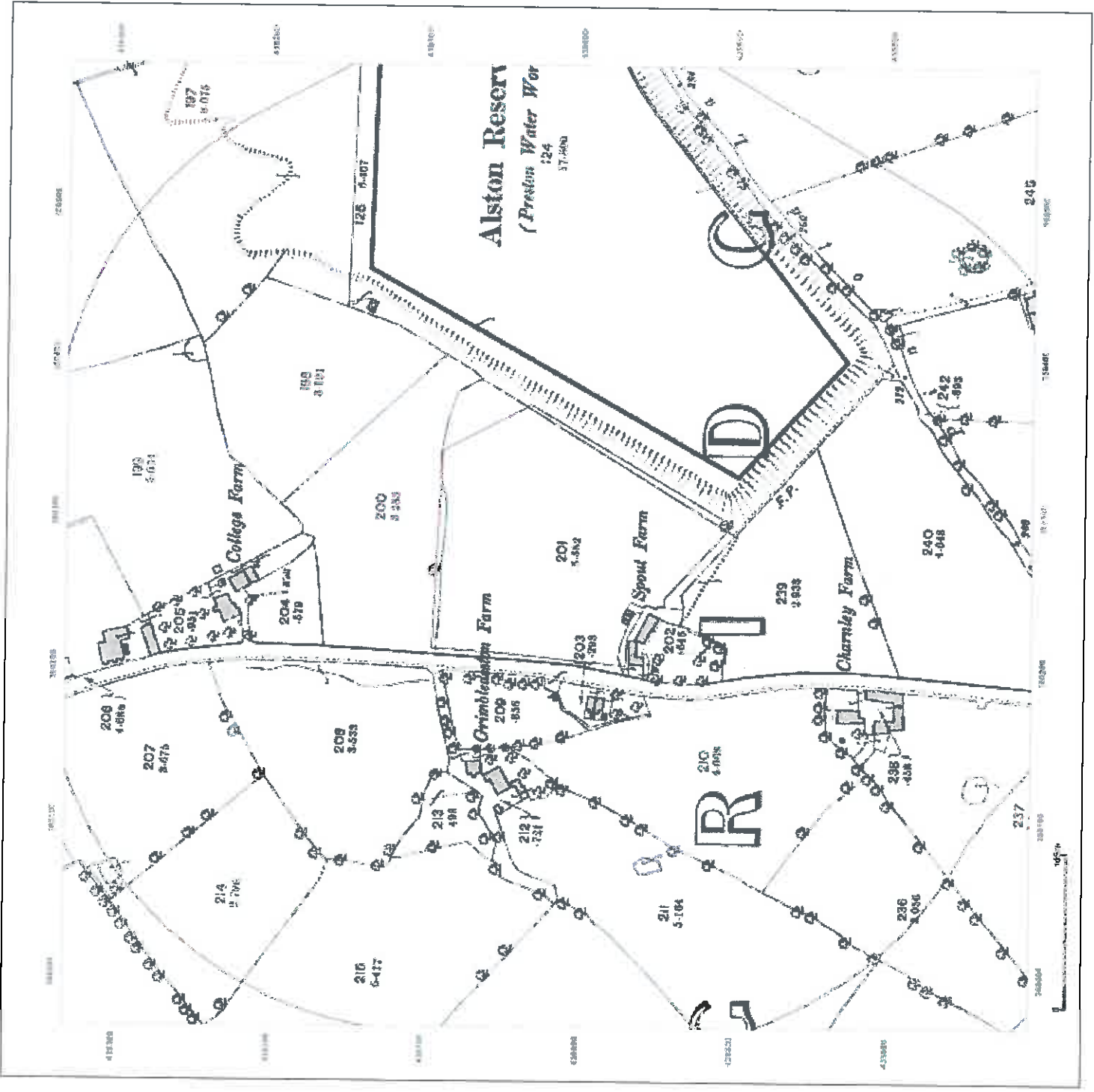
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**Site Details:**  
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 PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** 1:10,000 Raster  
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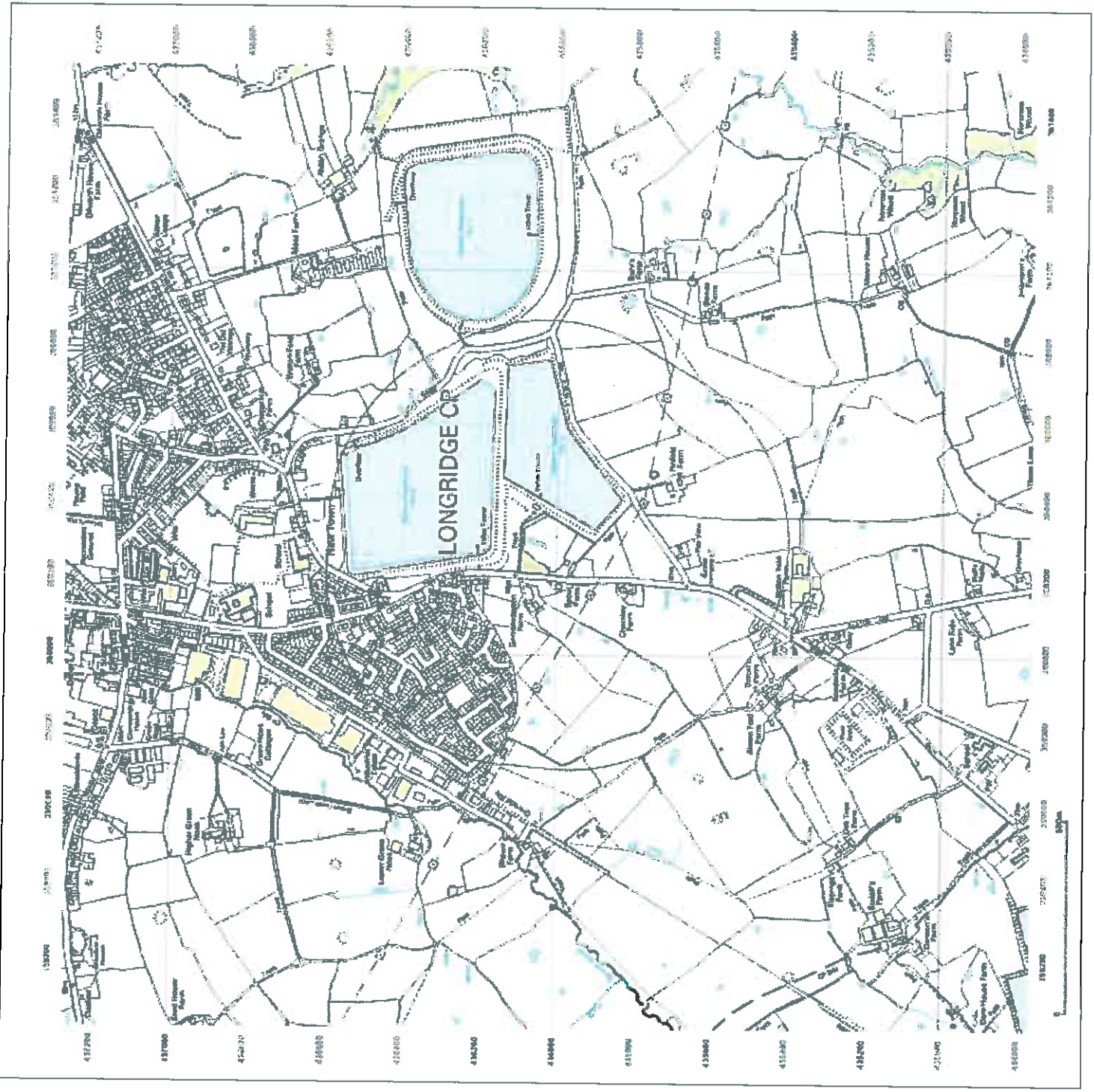


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**Site Details:**

**SPOUT FARM, PRESTON  
ROAD, LONGRIDGE, PRESTON,  
PR3 3BE**

**Client Ref: D1654  
Report Ref: HMD-336-705140  
Grid Ref: 360279, 438019**

**Map Name: National Grid**

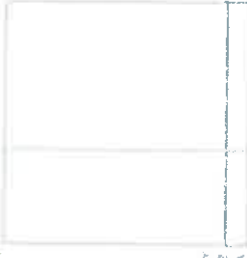
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**Printed at: 1:10,000**



Surveyed 1980  
Revised 1994  
Edition N/A  
Copyright N/A  
Landed N/A



Surveyed 1999  
Revised 1992  
Edition N/A  
Copyright N/A  
Landed N/A

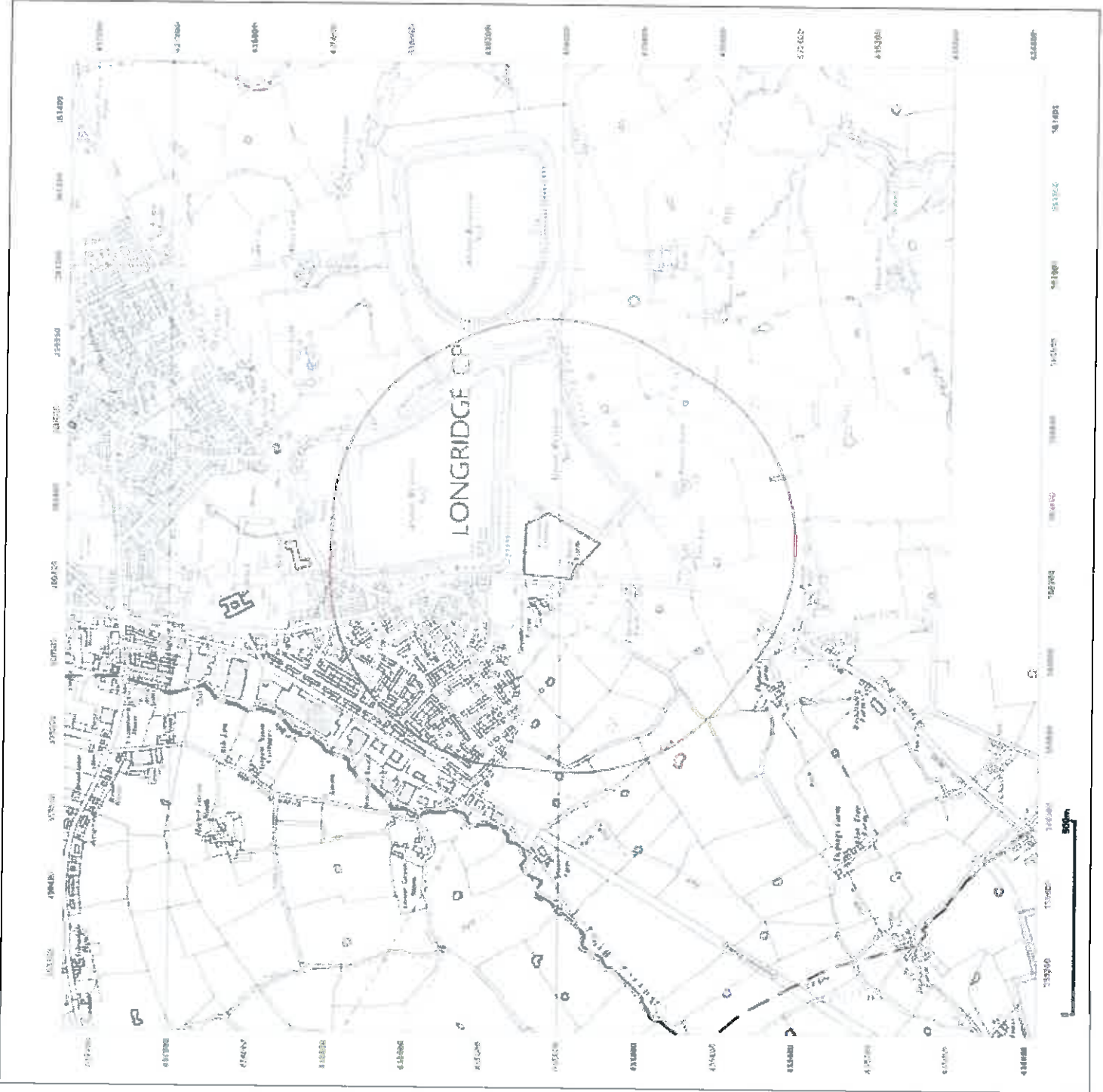


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**Site Details:**

SPOUT FARM, PRESTON  
ROAD, LONGRIDGE, PRESTON,  
PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** Provisional

**Map date:** 1966-1969

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1966  
Revised 1966  
Edition N/A  
Copyright N/A  
Landed N/A



Surveyed 1962  
Revised 1962  
Edition N/A  
Copyright N/A  
Landed N/A

Surveyed 1979  
Revised 1989  
Edition N/A  
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Landed N/A

Surveyed 1985  
Revised 1985  
Edition N/A  
Copyright N/A  
Landed N/A



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**Site Details:**  
 SPOUT FARM, PRESTON  
 ROAD, LONGRIDGE, PRESTON,  
 PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** Provisional  
**Map date:** 1951  
**Scale:** 1:10,560  
**Printed at:** 1:10,560



Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Licensed N/A		Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Licensed N/A
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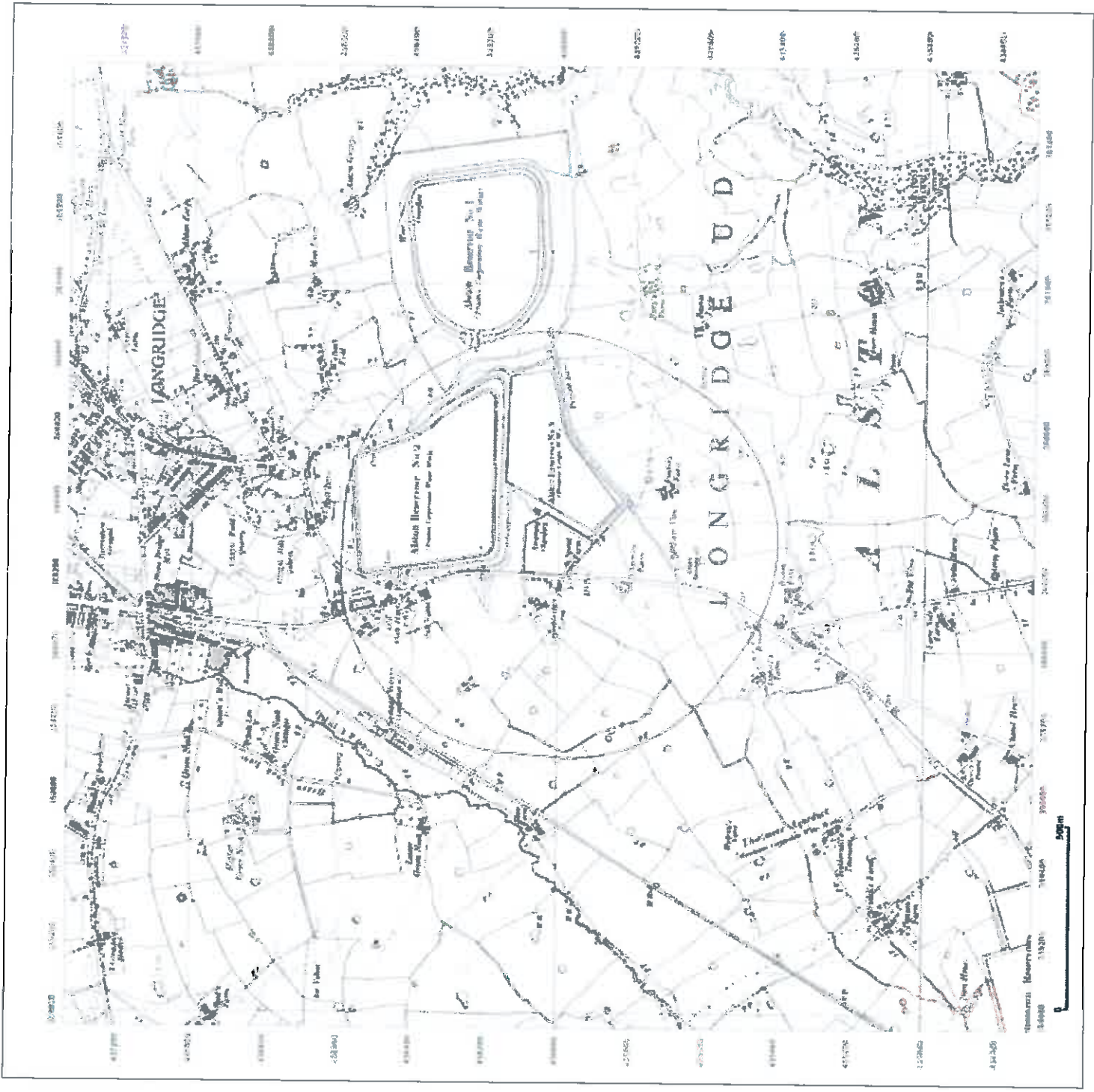
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**Site Details:**  
 SPOUT FARM, PRESTON  
 ROAD, LONGRIDGE, PRESTON,  
 PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** Provisional  
**Map date:** 1951  
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Surveyed 1951  
 Revised 1951  
 Edition 10A  
 Copyright 2013  
 Levelling: N/A

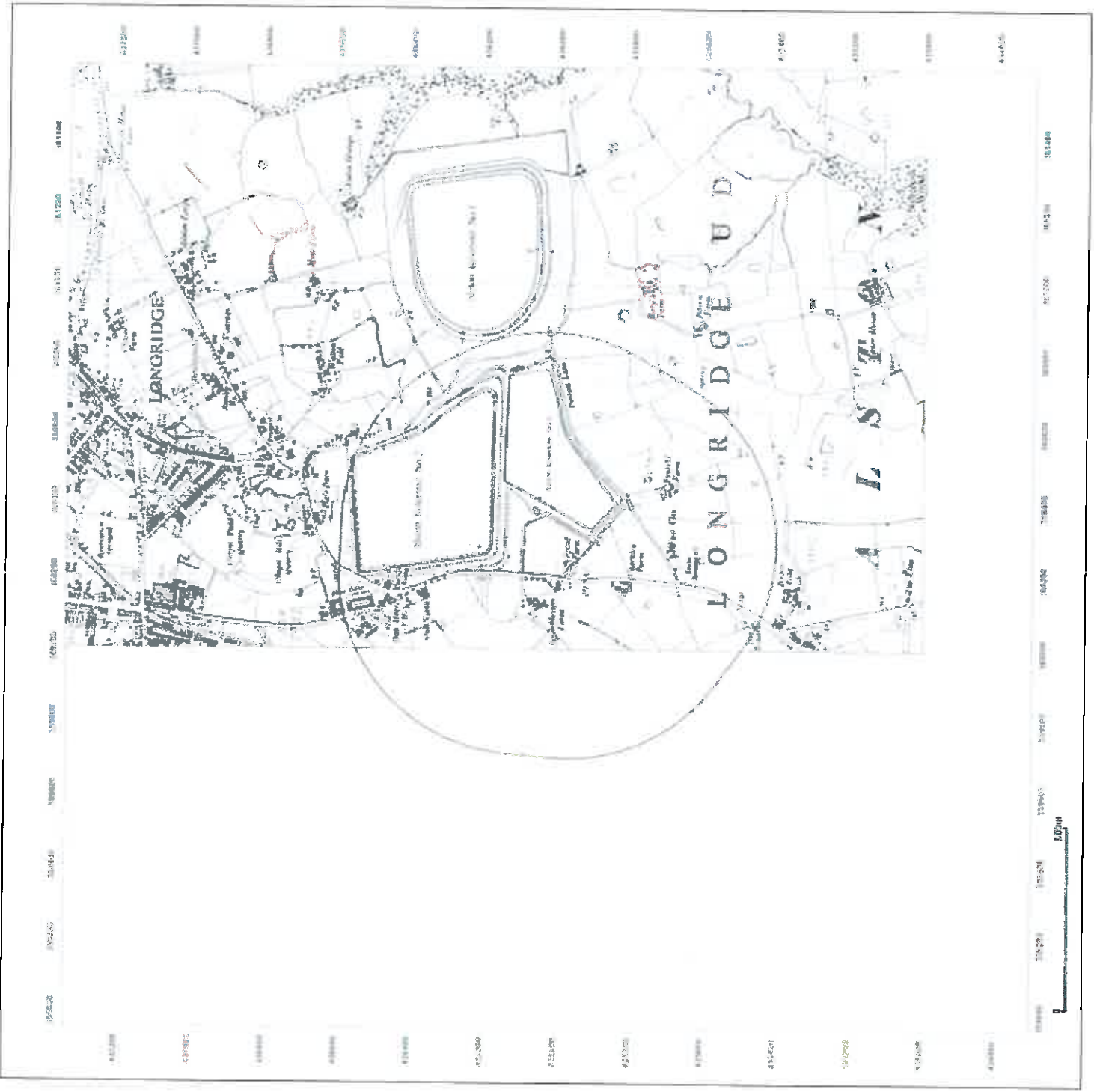
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**Site Details:**  
**SPOUT FARM, PRESTON**  
**ROAD, LONGRIDGE, PRESTON,**  
**PR3 3BE**

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** County Series  
**Map date:** 1932  
**Scale:** 1:10,560  
**Printed at:** 1:10,560



<p>Copyright 1844          Revised 1932          Edition N/A          Copyright N/A          Licence N/A</p>	<p>Copyright 1844          Revised 1932          Edition N/A          Copyright N/A          Licence N/A</p>
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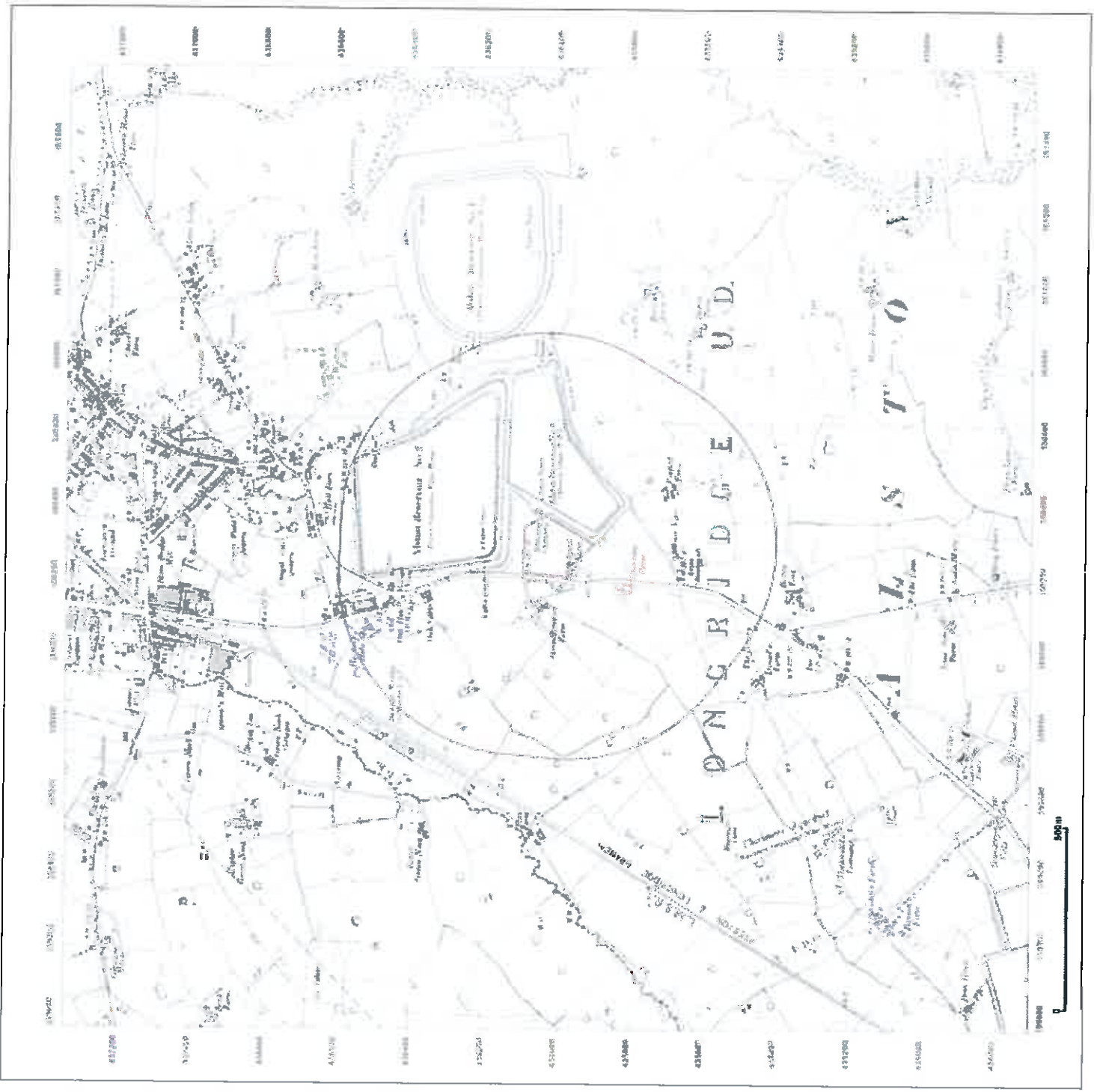
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**Site Details:**  
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**ROAD, LONGRIDGE, PRESTON,**  
**PR3 3BE**

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** County Series  
**Map date:** 1910  
**Scale:** 1:10,560  
**Printed at:** 1:10,560

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Revised 1910  
Edition N/A  
Copyright N/A  
Labeled N/A

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

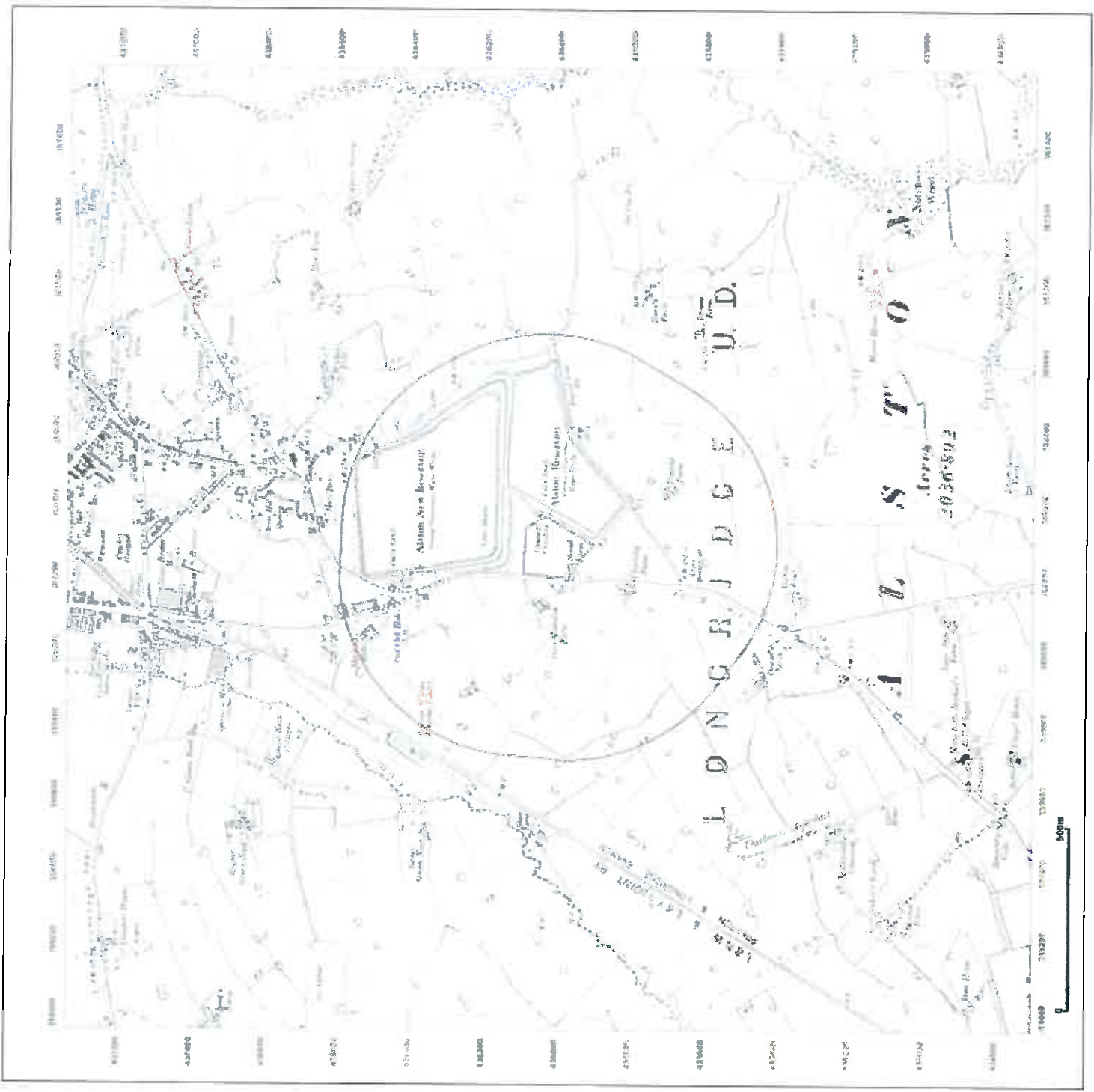


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**Site Details:**  
 SPOUT FARM, PRESTON  
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 PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
**Grid Ref:** 360279, 436019

**Map Name:** County Series  
**Map date:** 1892  
**Scale:** 1:10,560  
**Printed at:** 1:10,560



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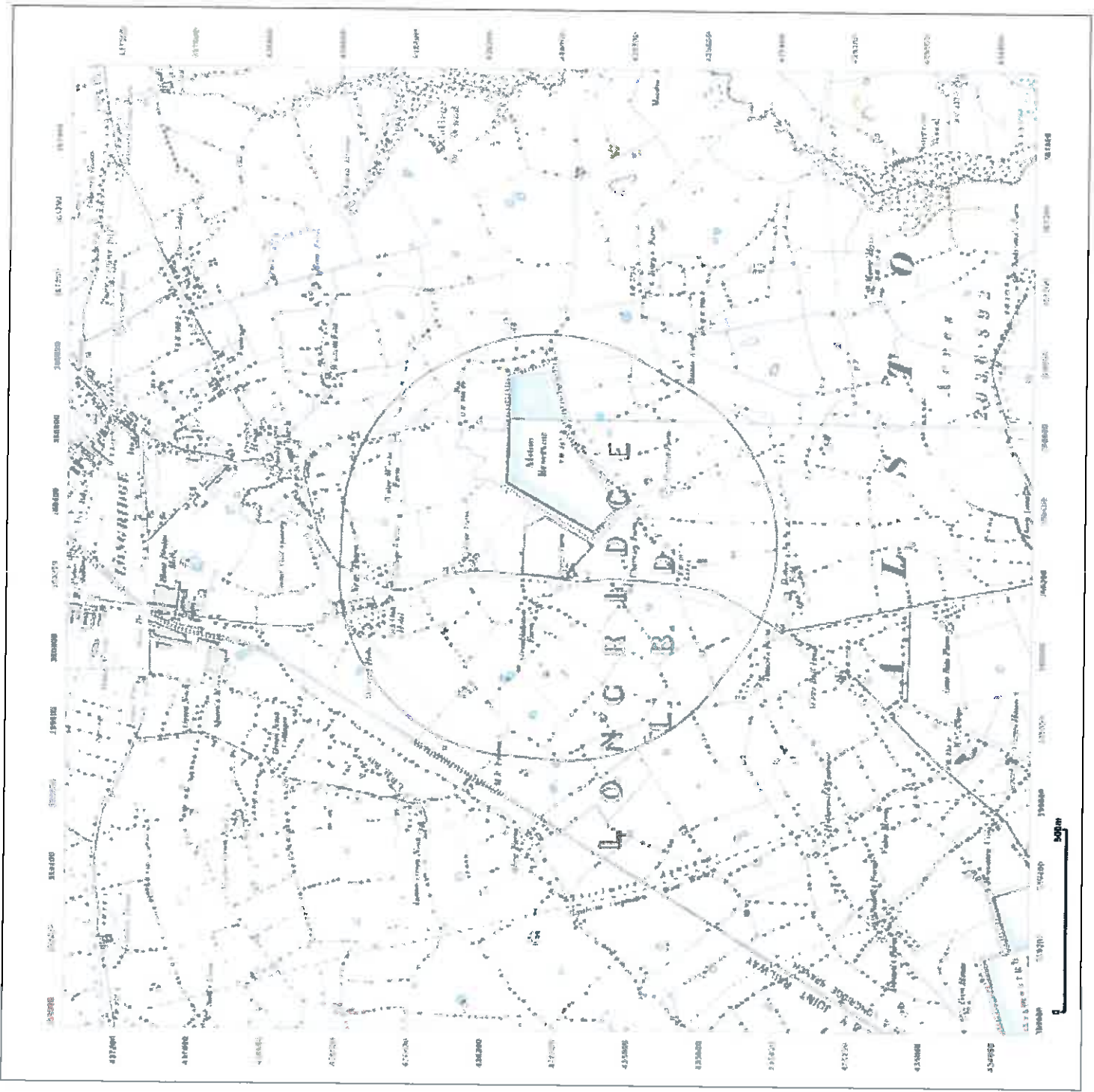
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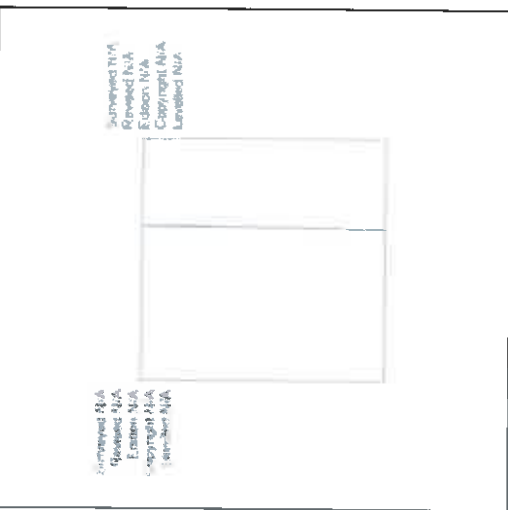




**Site Details:**  
 SPOUT FARM PRESTON  
 ROAD, LONGRIDGE, PRESTON,  
 PR3 3BE

**Client Ref:** D1654  
**Report Ref:** HMD-336-705140  
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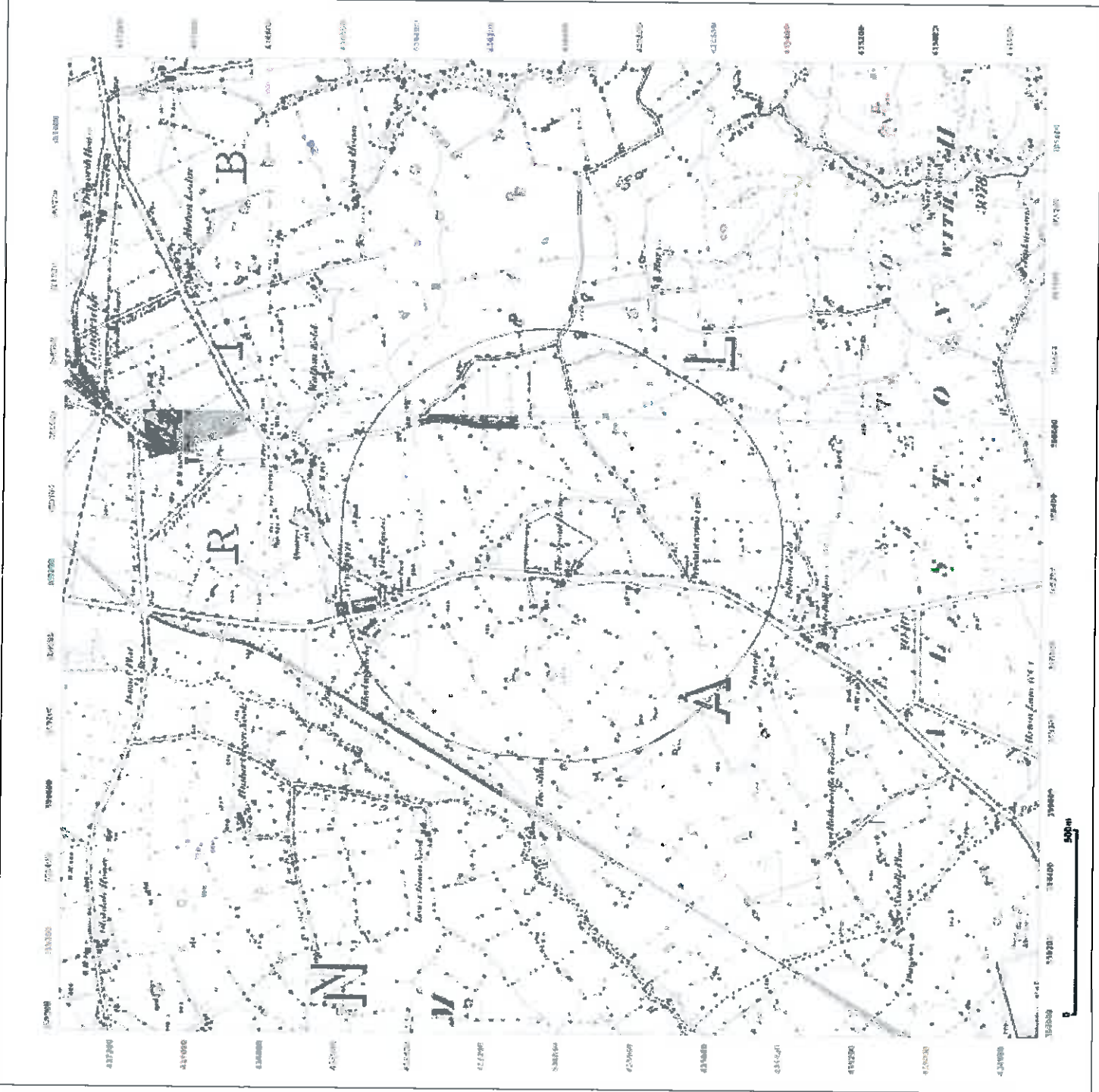
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**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
Phase 1 Land Quality Assessment

---

**APPENDIX B      GROUNDSURE REPORT-ENVIROINSIGHT**

---



PSA Design  
The Old Bank House, 6 Berry Lane,  
Longridge,  
Preston, PR33JA

GroundSure Reference: HMD-336-705141  
Your Reference: D1654  
Report Date: 25 Mar 2013  
Report Delivery Method: **xml**  
Client Email: john.birtwhistle@psadesign.co.uk

## GroundSure EnviroInsight

**Address: SPOUT FARM,PRESTON  
ROAD,LONGRIDGE,PRESTON, PR3 3BE**

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,

A handwritten signature in black ink, appearing to be "John Birtwhistle", followed by a small circle and a period.

Managing Director  
Groundsure Limited

Enc.  
GroundSure EnviroInsight

# GroundSure EnviroInsight

Address: SPOUT FARM,PRESTON ROAD,LONGRIDGE,PRESTON, PR3 3BE

Date: 25 Mar 2013

GroundSure Reference: HMD-336-705141

Your Reference: D1654

Client: PSA Design



Brought to you by GroundSure

## Aerial Photograph of Study Site



Site Name: SPOUT FARM, PRESTON  
ROAD, LONGRIDGE, PRESTON, PR3 3BE  
Grid Reference: 360279, 436019  
Size of Site: 2.17 ha

Aerial photography supplied by Getmapping PLC.  
© Copyright Getmapping PLC 2003. All Rights Reserved.

# 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					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>1. Environmental Permits, Incidents and Registers</b>						
<b>1.1 Industrial Sites Holding Environmental Permits and/or Authorisations</b>						
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	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	1	0	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
<b>1.2 Records of COMAH and NIHHS sites</b>	0	0	0	0	-	-
<b>1.3 Environment Agency Recorded Pollution Incidents</b>						
National Incidents Recording System, List 2	0	0	1	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
<b>1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990</b>	0	0	0	0	-	-
<b>2. Landfill and Other Waste Sites</b>						
<b>2.1 Landfill Sites</b>						
Environment Agency Registered Landfill Sites	0	0	0	0	1	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	2
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	2	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
<b>2.2 Landfill and Other Waste Sites Findings</b>						
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	6	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	3	-	±	-
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 067

\* 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	1	0													
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	0													
5.6 Are there any Source Protection Zones within 500m of the study site?				No															
5.7 River Quality	<table border="1"> <thead> <tr> <th>on-site</th> <th>0-50</th> <th>51-250</th> <th>251-500</th> <th>501-1000</th> <th>1001-1500</th> </tr> </thead> <tbody> <tr> <td>Is there any Environment Agency information on river quality within 1500m of the study site?</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> </tr> </tbody> </table>						on-site	0-50	51-250	251-500	501-1000	1001-1500	Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
on-site	0-50	51-250	251-500	501-1000	1001-1500														
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No													
5.8 Detailed River Network entries within 500m of the site	0	0	2	3	±	±													
5.9 Surface water features within 250m of the study site	Yes	No	Yes	±	±	±													

6. Flooding	Description
6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	No
6.2 Are there any Environment Agency Indicative Zone 3 floodplains within 250m of the study site?	No
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?	Low
6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

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	1
7.13 Records of Ancient Woodlands	0	0	0	0	0	6

## 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.

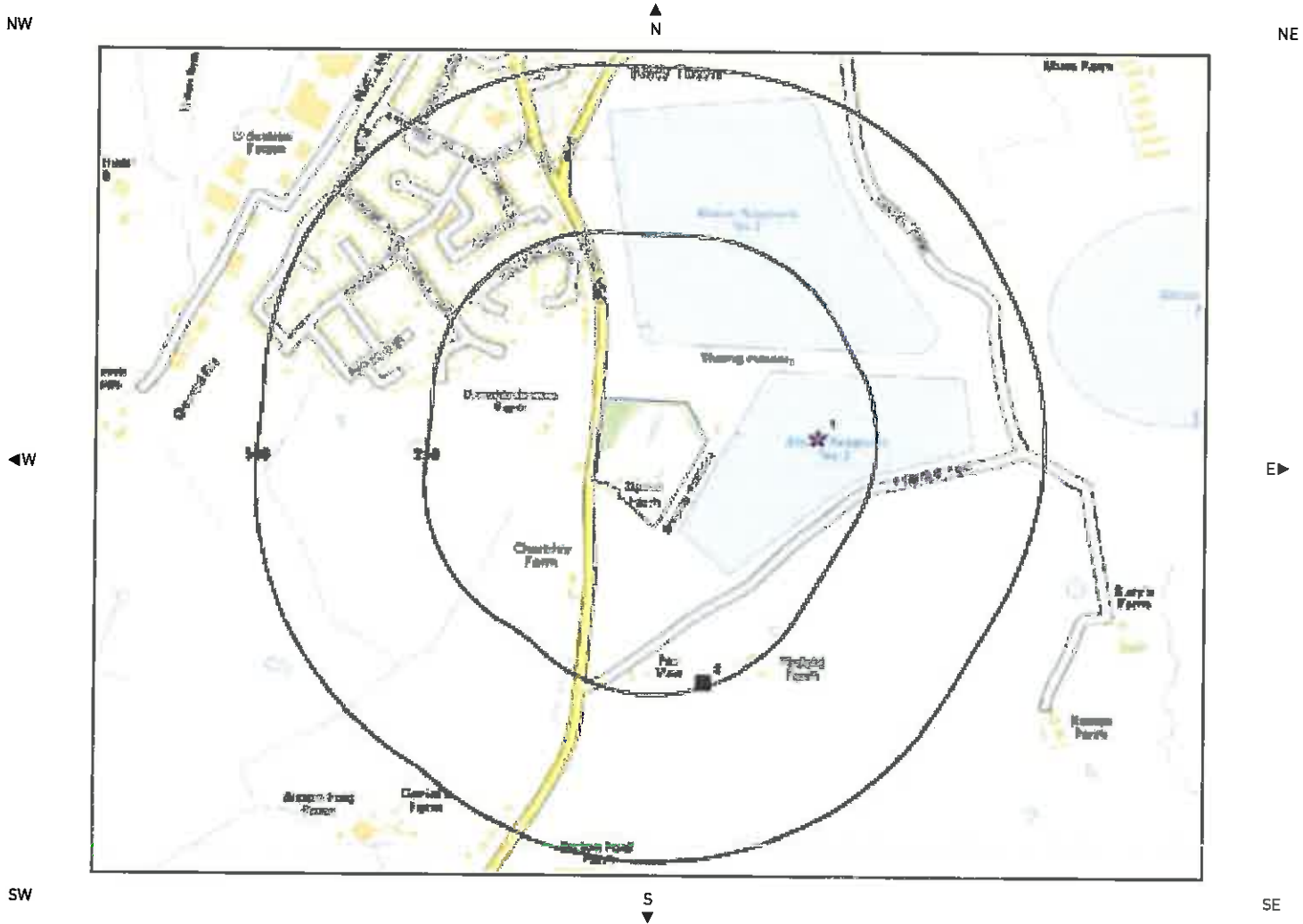
### Note: Maps

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



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- |   |  |  |
|---|--|--|
|  Site Outline                  |  Recorded Pollution Incident                                    |  RAS 3 & 4 Authorisations                                       |
|  Dangerous Substances (List 1) |  Part A(1) Authorised Processes and Historic IPC Authorisations |  Part A(1) Authorised Processes and Historic IPC Authorisations |
|  Dangerous Substances (List 2) |  Part A(2) and Part B Authorised Processes                      |  Part A(2) and Part B Authorised Processes                      |
|  Water Industry Referrals      |  COMAH / NIIMS Sites  |  COMAH / NIIMS Sites  |
|  Licensed Discharge Consents   |  Sites Determined as Contaminated Land                          |  Sites Determined as Contaminated Land                          |
|  Red List Discharge Consents   |  Hazardous Substance Consents and Enforcements                  |  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: 0**

Database searched and no data found.

---

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

Database searched and no data found.

---

**Records of Licensed Discharge Consents within 500m of the study site: 1**

Report Reference: [HMD-336-705141](#)

---

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

ID	Distance	Direction	NGR	Details
2	243.0	S	360367, 435669	Address: Ptp Serving One Domestic Property, Pinfold Barn, Pinfold Lane, Longridge, Preston, PR3 3BH Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: NPSWQD008233 Permit Version: 1 Receiving Water: Unnamed Trib Of Tun Brook Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 31/7/2009 Effective Date: 31/7/2009 Revocation Date: -

**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: 1**

The following NIRS List 2 records are represented as points on the Authorisations, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
1	161.0	E	360532, 436037	Incident Date: 2/11/2001 Incident Identification: 40861 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

**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

NW

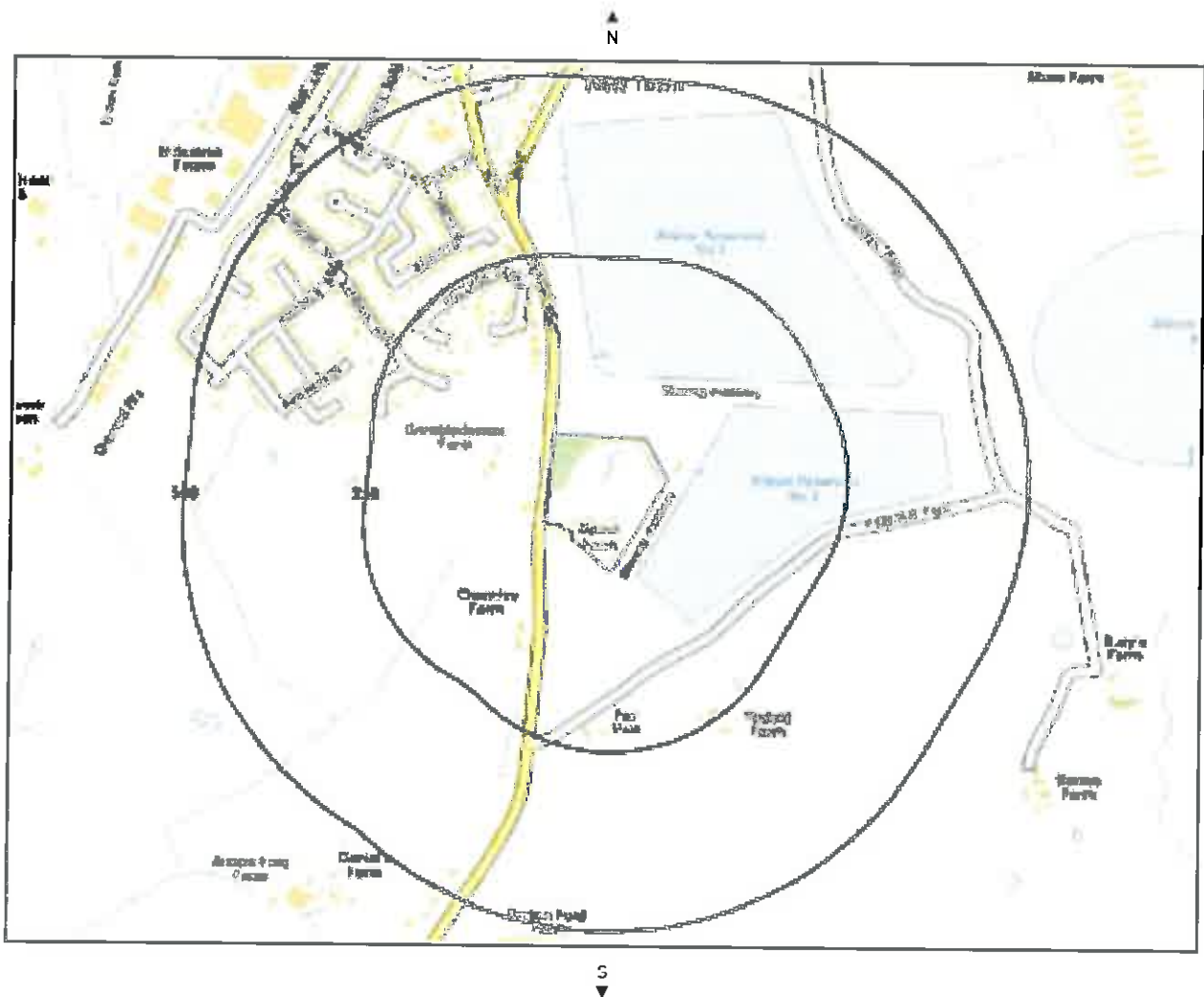
NE

W

E

SW

SE



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: 1

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

ID	Distance	Direction	NGR	Details	
Not shown	614.0	N	360400, 436700	Address: Chapel Hill Quarry, Longridge, Preston, Lancashire, PR3 Landfill Reference: 54011.0 Regis Reference: NOR001 Landfill Type: A5 : Landfill taking Non-Biodegradeable Wastes	Operator: United Utilities Water Ltd Status: Issued IPPC Reference: EPR Reference:

#### 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: 2

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

ID	Distance	Direction	NGR	Details	
Not shown	1472.0	E	361900, 435900	Site Address: Lower College Farm, Off Hothersall Lane, Longridge, Lancashire Waste Licence: Yes Site Reference: WD100/232, L1/03/411, K1/03/010, Licences 181 and 338 Waste Type: Inert Regis Reference: -	Licence Issue: 01-Aug-1983 Licence Surrendered: 15-Mar-1993 Licence Hold Address: Lower College Farm, Hothersall Lane, Longridge, Preston Operator: -
Not shown	1495.0	E	361900, 435900	Site Address: Lower College Farm, Off Hothersall Lane, Longridge, Lancashire Waste Licence: Yes Site Reference: L1/03/232, K1/03/010, Licences 181 and 338 Waste Type: Inert Regis Reference: -	Licence Issue: 01-Aug-1983 Licence Surrendered: 22-Apr-1993 Licence Hold Address: Lower College Farm, Hothersall Lane, Longridge, Preston Operator: -

#### Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 2

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

ID	Distance	Direction	NGR	Details	
Not shown	609.0	N	360400, 436695	Site Address: Chapel Hill Quarry, Chapel Lane, Longridge, PRESTON, Lancashire Landfill Licence: 25JBAJAL Agency Reference: L1/3/ 70 CSB Waste Type: Non-Hazardous Waste Description: Non-Hazardous Landfill Known Restrictions: Some restriction on source of waste	Record Date: 01-Oct-1992 Transfer Date: 01-Jun-1993 Modification Date: 01-Mar-1995 Status: Site dormant Category: LANDFILL Regulator: EA - North West Region - Central Area (Preston) Size: Small (<25,000 tonnes/year)

Not shown	614.0	N	360400, 436700	Site Address: Chapel Hill Quarry, Chapel Lane, Longridge, PRESTON, Lancashire Landfill Licence: 250AEEAL Agency Reference: Waste Type: Difficult Waste Description: Difficult Landfill Known Restrictions: Some restriction on source of waste	Record Date: 01-Jan-1978 Transfer Date: Modification Date: 01-Oct-1989 Status: Record superseded Category: LANDFILL Regulator: EA - North West Region - Central Area (Preston) Size: Undefined
-----------	-------	---	----------------	---	--

**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: 0**

Database searched and no data found.

## 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: 6**

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance	Direction	NGR	Details
Not shown	614.0	N	360400, 436700	Site Address: Chapel Hill Road, Longridge, Preston, Lancashire, PR3 2YB Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: SIT022 EPR reference: - Operator: Sita ( Lancashire ) Ltd Waste Management licence No: 54117 Annual Tonnage: 4999.0 Issue Date: 14/05/1993 Effective Date: - Modified: 17/02/2003 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Chapel Hill H W D C Correspondence Address: -, Tustin Court, Portway, Preston, Lancashire, PR2 2YQ
Not shown	614.0	N	360400, 436700	Site Address: Chapel Hill Quarry, Longridge, Preston, Lancashire, PR3 Type: Landfill taking Non-Biodegradable Wastes Size: >= 75000 tonnes Regis Licence Number: NOR001 EPR reference: - Operator: United Utilities Water Ltd Waste Management licence No: 54011 Annual Tonnage: 250000.0 Issue Date: 16/01/1978 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Chapel Hill Quarry Correspondence Address: -, Lingley Mere, Lingley Green Avenue, Great Sankey, Warrington, Cheshire, WA5 3LP

Not shown	614.0	N	360400, 436700	Site Address: Chapel Hill Road, Longridge, Preston, Lancashire, PR3 2YB Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: SIT022 EPR reference: - Operator: Sita ( Lancashire ) Ltd Waste Management licence No: 54117 Annual Tonnage: 4999.0	Issue Date: 14/05/1993 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Chapel Hill H W D C Correspondence Address: -, Tustin Court, Portway, Preston, Lancashire, PR2 2YQ
Not shown	614.0	N	360400, 436700	Site Address: Chapel Hill Road, Longridge, Preston, Lancashire, PR3 2YB Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: SIT022 EPR reference: - Operator: Sita U K Ltd Waste Management licence No: 54117 Annual Tonnage: 4999.0	Issue Date: 14/05/1993 Effective Date: - Modified: 17/02/2003 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Chapel Hill H W D C Correspondence Address: -, Tustin Court, Portway, Preston, Lancashire, PR2 2YQ
Not shown	614.0	N	360400, 436700	Site Address: Chapel Hill Quarry, Longridge, Preston, Lancashire, PR3 Type: Landfill taking Non-Biodegradeable Wastes Size: < 25000 tonnes Regis Licence Number: NOR001 EPR reference: EA/EPR/TP3891CU/A001 Operator: United Utilities Water Ltd Waste Management licence No: 54011 Annual Tonnage: 240000.0	Issue Date: 16/01/1978 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Chapel Hill Quarry Correspondence Address: -, -
Not shown	713.0	N	360400, 436800	Site Address: Land/premises At, Chapel Hill Road, Longridge, Preston, Lancashire, PR3 2YB Type: Household Waste Amenity Site Size: < 25000 tonnes Regis Licence Number: SIT022 EPR reference: EA/EPR/RP3591CY/V002 Operator: Sita ( Lancashire ) Ltd Waste Management licence No: 54117 Annual Tonnage: 4999.0	Issue Date: 14/05/1993 Effective Date: - Modified: 17/02/2003 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Chapel Hill H W D C Correspondence Address: -, -



## 3. Current Land Uses

### 3.1 Current Industrial Data

**Records of potentially contaminative industrial sites within 250m of the study site: 3**

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

ID	Distance	Direction	Company	Address	Activity	Category
1	75.0	SW	Pylon	PR3	Electrical Features	Infrastructure and Facilities
2	100.0	N	Valve Shaft	PR3	Unspecified Quarries Or Mines	Extractive Industries
3	165.0	SE	Pylon	PR3	Electrical Features	Infrastructure and Facilities

### 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

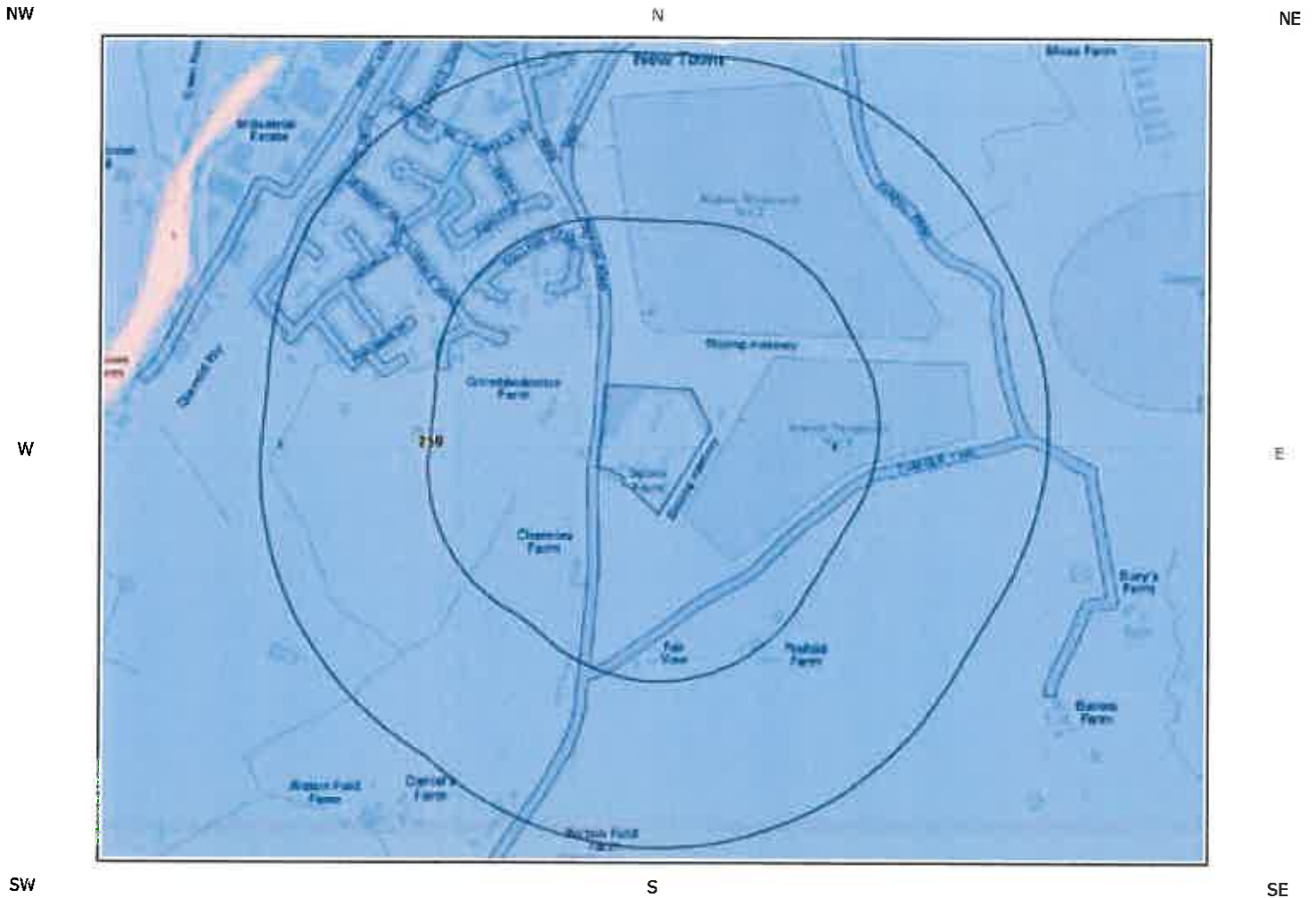
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
WWG-SDST	WARLEY WISE GRIT	SANDSTONE

(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.

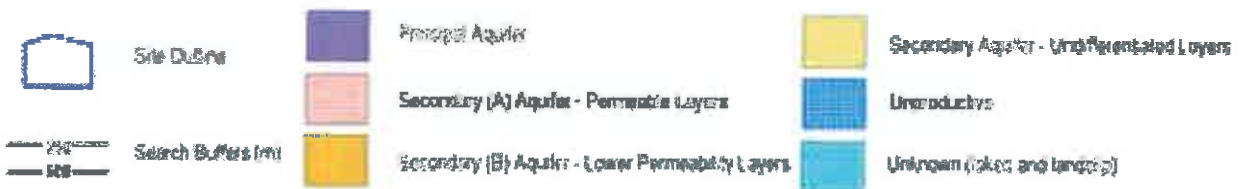
# 5a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

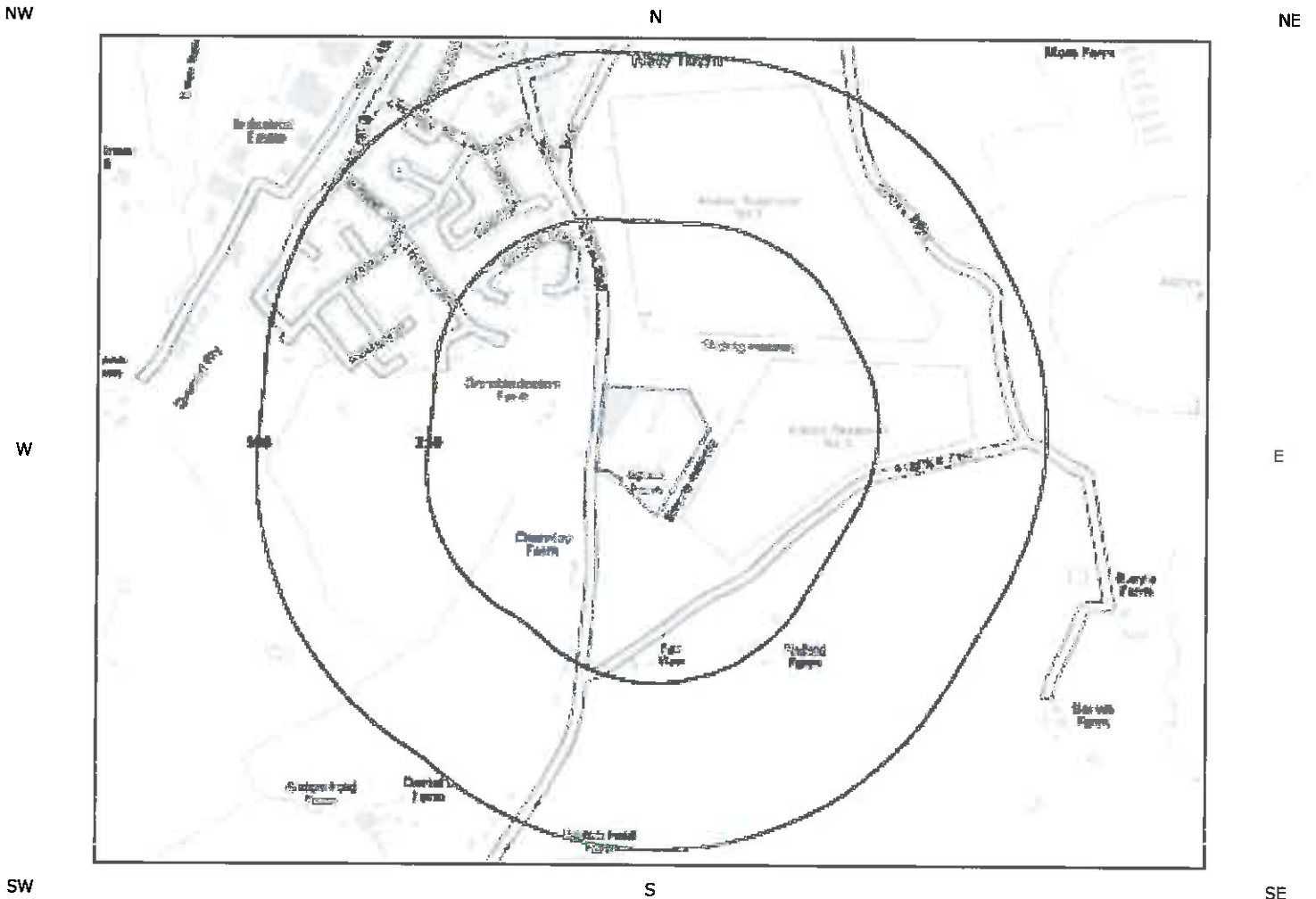


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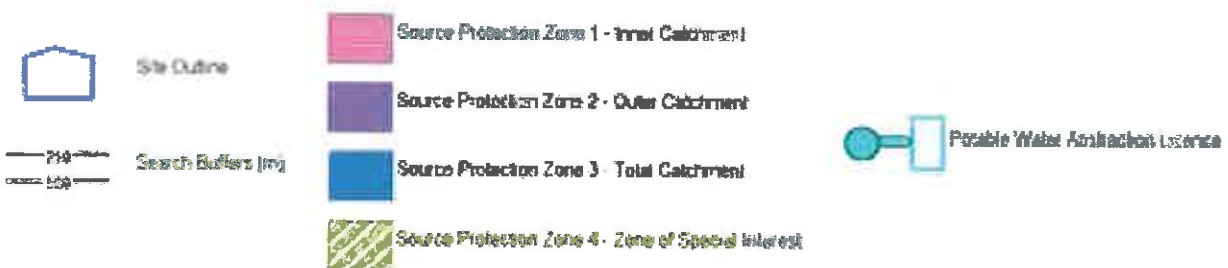
# 5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



SPZ and Potable Water Abstraction Licenses 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
4	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
5	202.0	W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

### 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	202.0	W	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	329.0	W	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	805.0	N	360200, 436900	Licence No: 2671348013 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: Borehole At Mill Farm, preston Road, Longridge Data Type: Point	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 5424 Original Start Date: 15/8/1989 Expiry Date: - Issue No: 100 Version Start Date: 15/8/1989 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?** **No**

Database searched and no data found.

## 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?** **No**

### Biological Quality:

Database searched and no data found.

### Chemical Quality:

Database searched and no data found.

## 5.8 Detailed River Network

**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):

Report Reference: HMD-336-705141

ID	Distance	Direction	Details	
1	124.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
2	228.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
3	324.0	SW	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	398.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
5	399.0	SW	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**

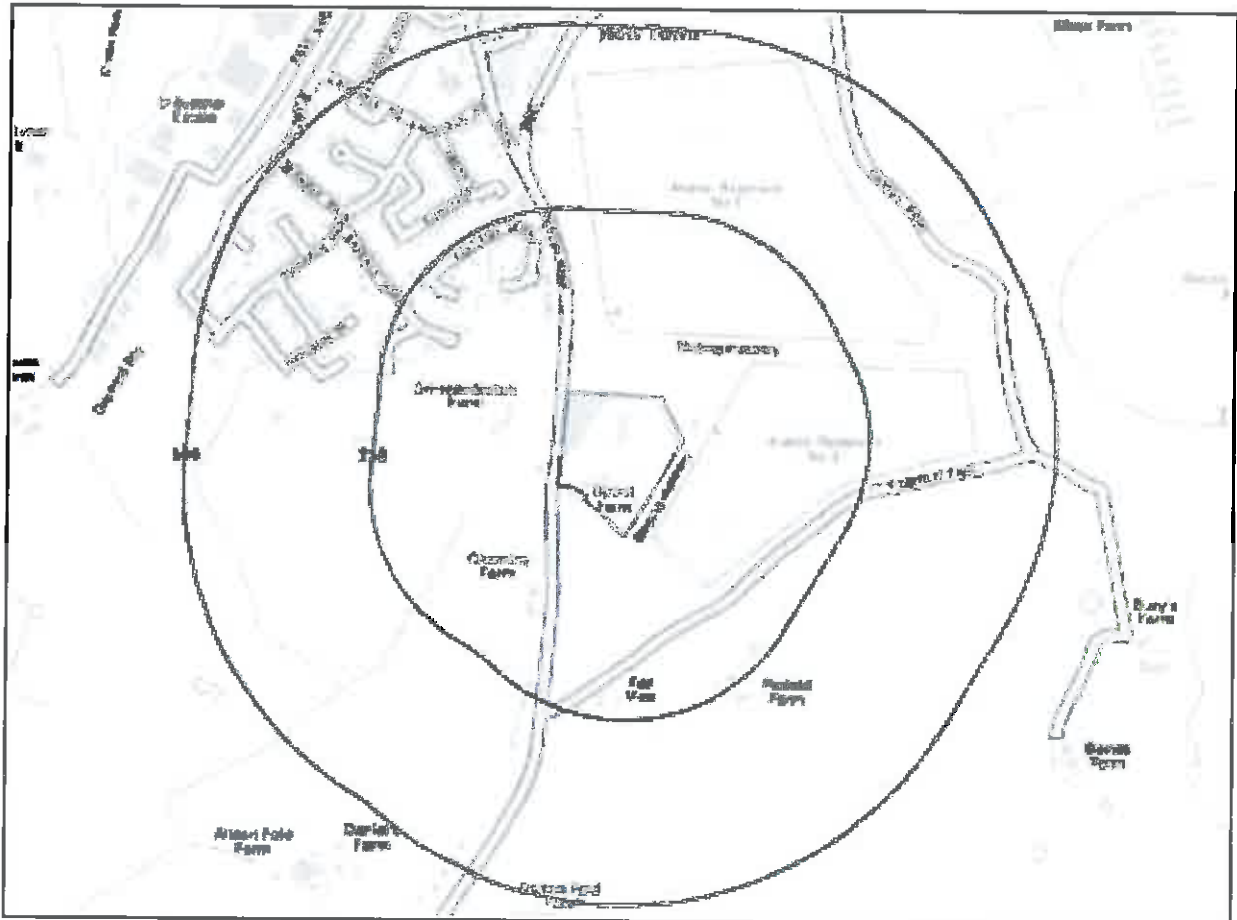
The following surface water records are not represented on mapping:

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

# 6. Environment Agency Flood Map

NW

NE



W

E

SW

SE

Environment Agency Flood Legend



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## 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?** **No**

Database searched and no data found.

### 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?** **No**

Database searched and no data found.

### 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**

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

---

## 6.7 Groundwater Flooding Confidence Areas

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

**Low**

---

**Notes:**

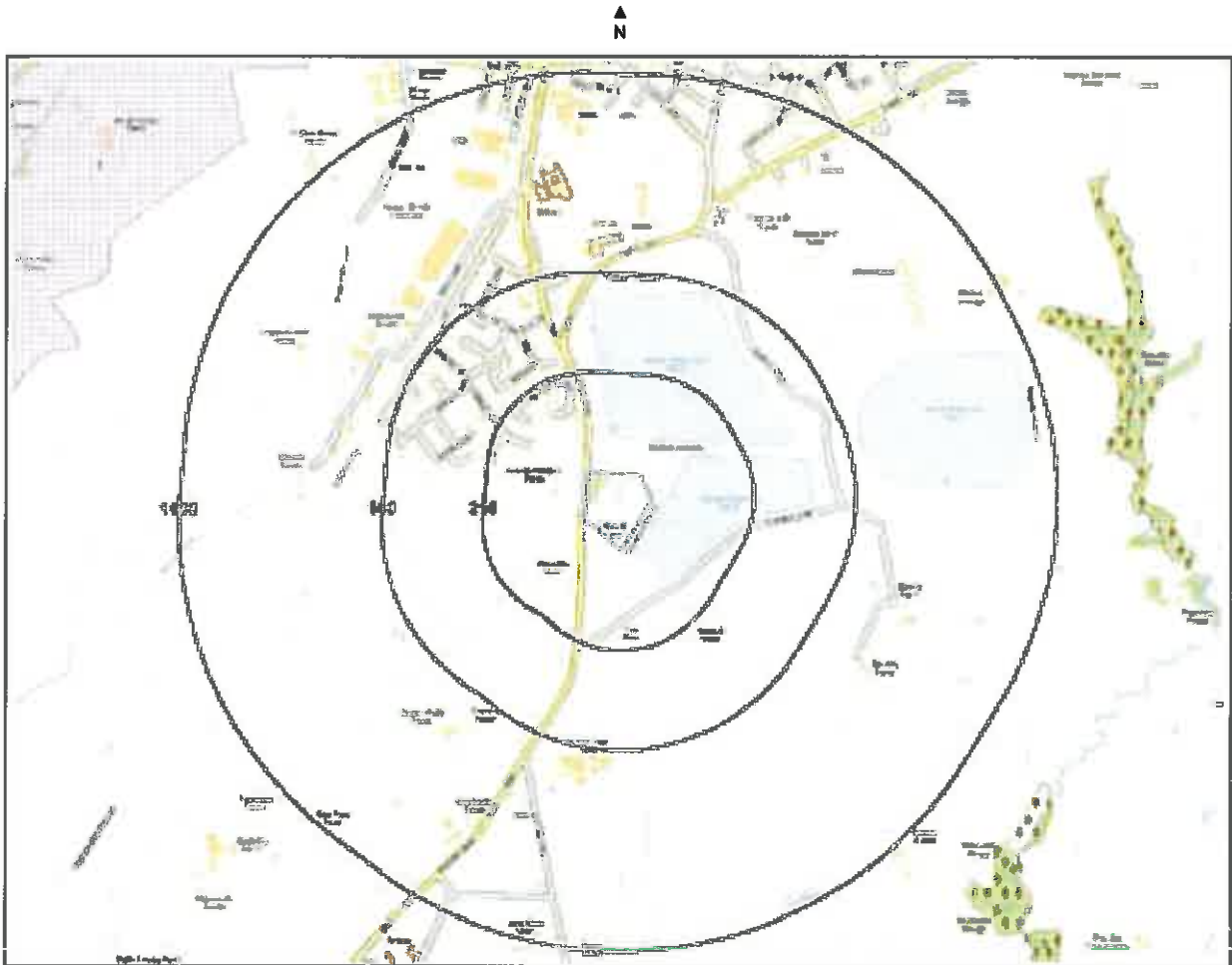
Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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

NW

NE



W

E















SW

SE

## Designated Environmentally Sensitive Sites Legend



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- |   |  |   |   |   |
|---|--|---|---|---|
|  Site Outline                        |  SAC                      |  SSSI                    |  NNR            |  World Heritage Sites            |
|  Areas of Outstanding Natural Beauty |  SPA                      |  Ramsar                  |  LNR            |  Environmentally Sensitive Areas |
|   |  Nitrate Vulnerable Zones |  Nitrate Sensitive Areas |  National Parks |  Ancient Woodlands               |

## 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.

**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: 1**

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	NVZ Type	Data Source
1	1184.0	NW	NVZ Deferred Slurry Storage Area	DEFRA

**Records of Ancient Woodland within 2000m of the study site: 6**

The following Ancient Woodland records are supplied by English Nature/Scottish Natural Heritage/Countryside Council for Wales and are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	Ancient Woodland Name	Type
2	1052.0	NE	COLLEGE WOOD	Ancient Replanted Woodland
3	1070.0	NE	COLLEGE WOOD	Ancient and Semi-Natural Woodland
4	1190.0	SE	KING WOOD	Ancient and Semi-Natural Woodland
5	1384.0	SE	KING WOOD	Ancient and Semi-Natural Woodland
Not shown	1661.0	SE	KING WOOD	Ancient and Semi-Natural Woodland
Not shown	1938.0	SE	LEECES WOOD	Ancient and Semi-Natural Woodland

## 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?** **Null - Negligible**

Soluble rocks are not present in the search area. 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
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.

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### 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.

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

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## 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.

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### 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@4c.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](http://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](http://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.

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This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

## 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 GroundSure Ltd, c/o Top Right Group Limited, The Prow, 1 Wilder Walk, London W1B 5AP, United Kingdom.
- "**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 stationary 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 it is 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, pest 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.
- © GroundSure Limited January 2012

**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
Phase 1 Land Quality Assessment

---

**APPENDIX C      GROUNDSURE REPORT- GEOINSIGHT**

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PSA Design  
The Old Bank House, 6 Berry Lane,  
Longridge,  
Preston, PR33JA

GroundSure Reference:	HMD-336-705142
Your Reference:	D1654
Report Date	25 Mar 2013
Report Delivery Method:	Email - pdf

## GroundSure GeoInsight

**Address: SPOUT FARM,PRESTON  
ROAD,LONGRIDGE,PRESTON, PR3 3BE**

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. P. O.", written over a faint circular stamp or watermark.

Managing Director  
Groundsure Limited

Enc.  
GroundSure GeoInsight

# GroundSure GeoInsight

Address: SPOUT FARM,PRESTON ROAD,LONGRIDGE,PRESTON, PR3 3BE

Date: 25 Mar 2013

GroundSure Reference: HMD-336-705142

Your Reference: D1654



Brought to you by GroundSure

## Aerial Photograph of Study Site



Site Name: SPOUT FARM, PRESTON  
ROAD, LONGRIDGE, PRESTON, PR3 3BE  
Grid Reference: 360279,436019  
Size of Site: 2.17 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
<b>1. Geology</b>	Description
<b>1.1 Artificial Ground,</b>	
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
<b>1.2 Superficial Geology &amp; Landslips</b>	
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
<b>1.3 Bedrock, Solid Geology &amp; Faults</b>	
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?	Yes
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 not in a Radon Affected Area, as less than 1% 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:067

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	6	5	0	0
2.2 Historical Underground Workings Features from Small Scale Mapping	0	1	3	1	0
2.3 Current Ground Workings	0	0	0	0	3

3. Mining, Extraction & Natural Cavities	on-site	0-50	51-250	251-500	501-1000
3.1 Historical Mining	0	1	3	1	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	1	1	2
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

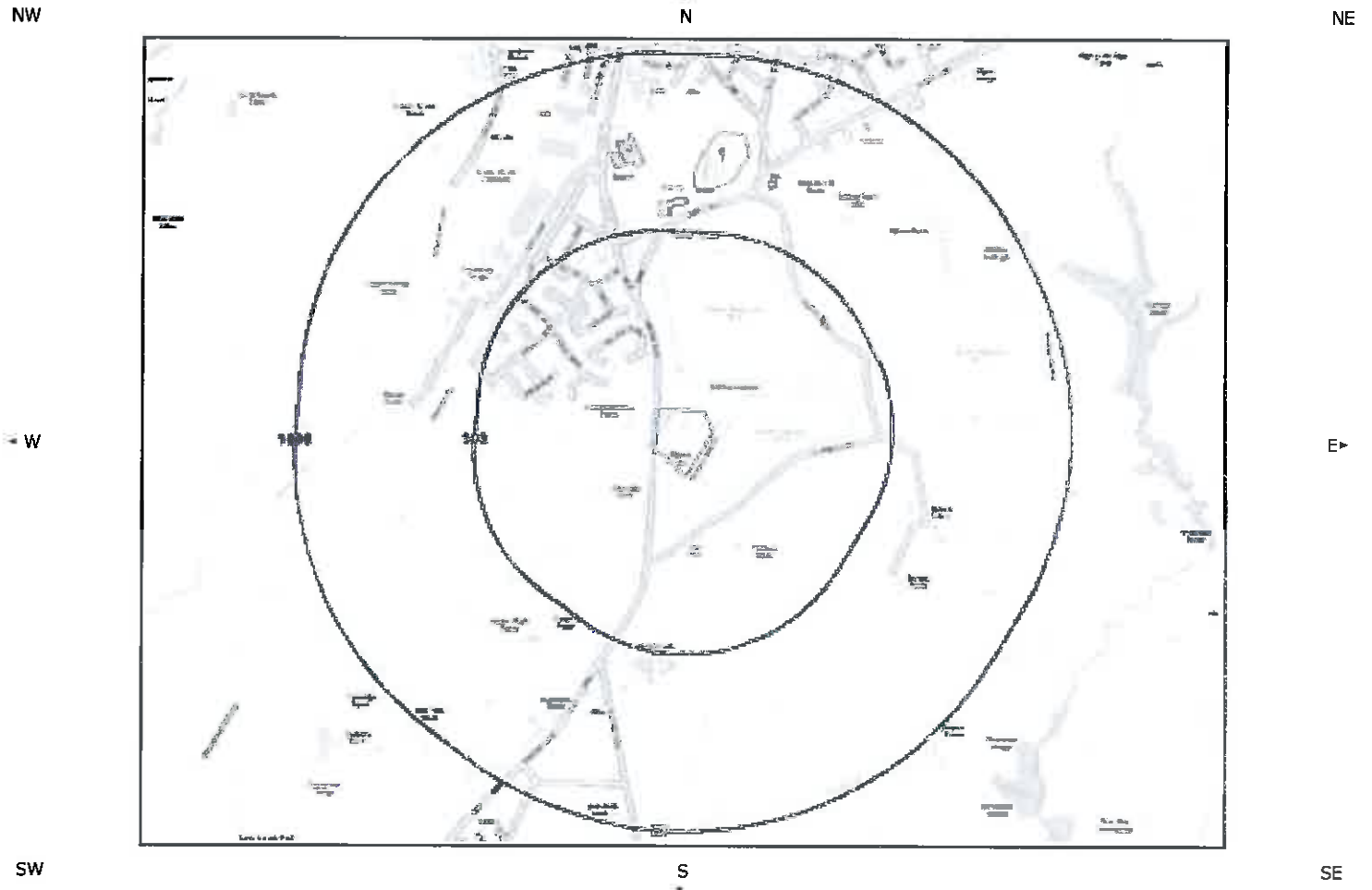
4. Natural Ground Subsidence	on-site*	0-50	51-250	251-500	501-1000
4.1 Shrink-Swell Clay	Very Low	-	-	-	-
4.2 Landslides	Very Low	-	-	-	-
4.3 Ground Dissolution of Soluble Rocks	Null	-	-	-	-
4.4 Compressible Deposits	Negligible	-	-	-	-
4.5 Collapsible Deposits	Very Low	-	-	-	-
4.6 Running Sand	Very Low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

\* 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	0	-	-

6. Estimated Background Soil Chemistry	on-site	0-50	51-250	251-500	501-1000
6.1 Records of Background Soil Chemistry	2	0	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:067

### 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**

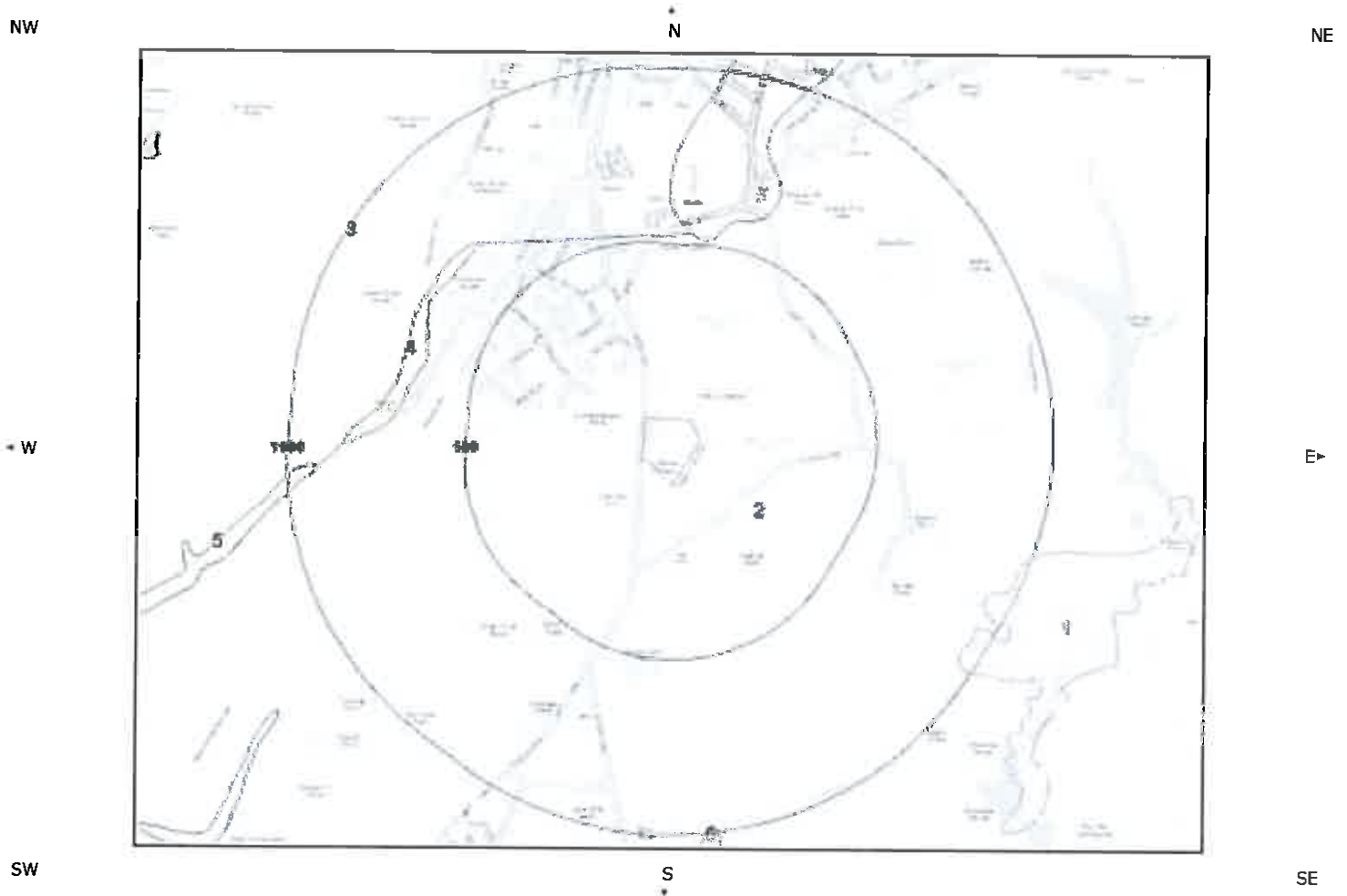
Database searched and no data found.

---

---

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

## 1.2 Superficial Deposits and Landslips Map



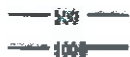
Superficial and Landslips Legend



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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
2	0.0	On Site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

### 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

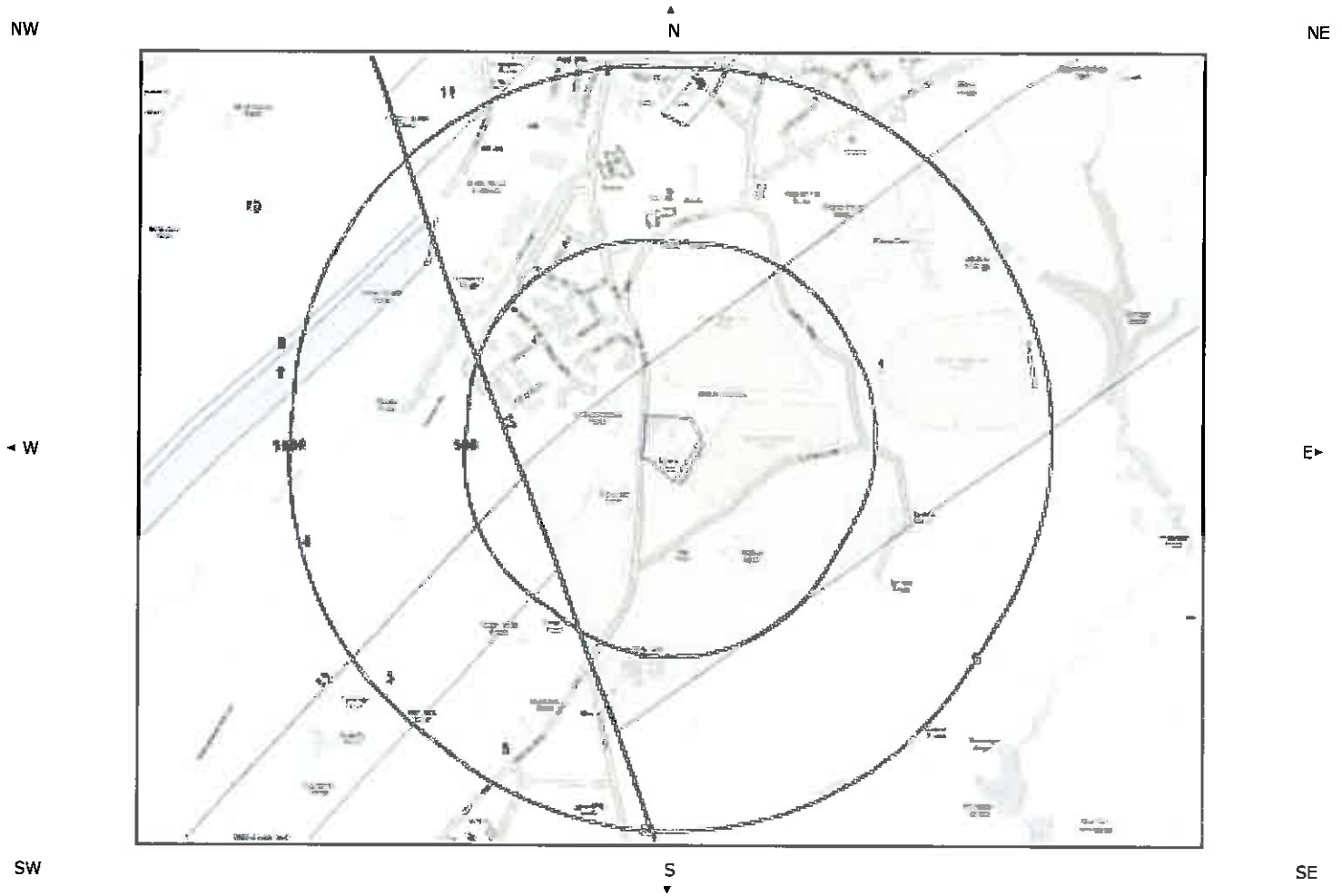
**Are there any records relating to permeability of landslips within the study site\* boundary?**

**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:067

### 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	WWG-SDST	Warley Wise Grit - Sandstone	Pendleian
2	113.0	NW	PG-SDSL	Pendle Grit Member - Sandstone And Siltstone, Interbedded	Pendleian
3	329.0	W	BSG-MDST	Bowland Shale Formation - Mudstone	Yeadonian / Asbian
4	336.0	W	BSG-MDSI	Bowland Shale Formation - Mudstone And Siltstone	Yeadonian / Asbian
5	392.0	SW	PG-SDSL	Pendle Grit Member - Sandstone And Siltstone, Interbedded	Pendleian
6	491.0	SE	SDSH-MDSI	Sabden Shales - Mudstone And Siltstone	Kinderscoutian / Arnsbergian

### 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	High	Moderate

### 1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? **Yes**

ID	Distance (m)	Direction	Category Description	Feature Description
12	329.0	W	FAULT	Normal fault, inferred
13	336.0	W	FOSSIL HORIZON	Fossil horizon, marine band

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 not in a Radon Affected Area, as less than 1% of properties are above the Action Level

### 1.3.5 Radon Protection

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

Report Reference: HMD-336-705142

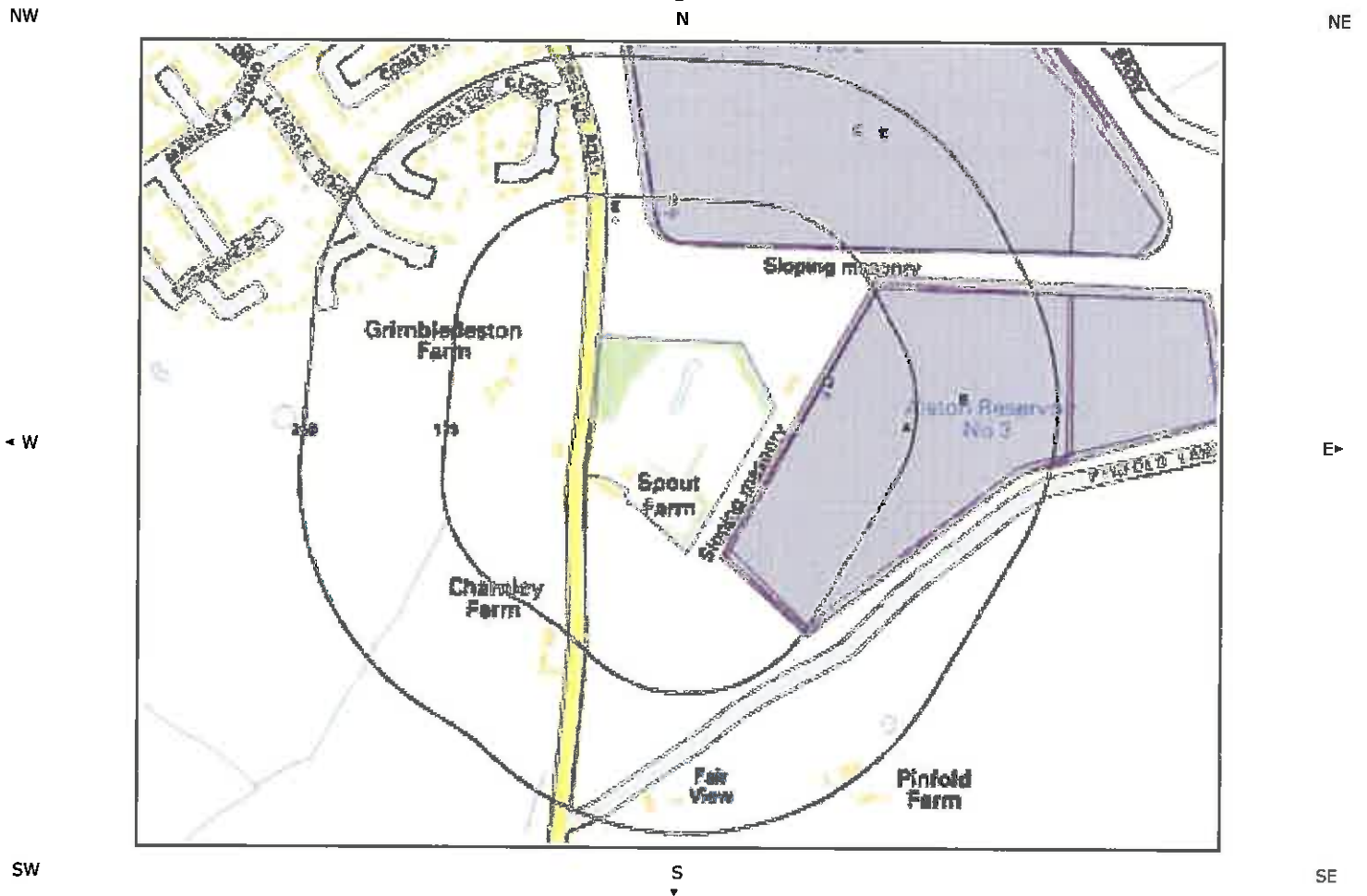
---

**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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-  Site Outline
-  Search Buffers (m)
-  Historic Surface Ground Workings
-  Historic Underground Workings
-  Current Ground Workings

## 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? Yes**

The following Historical Surface Ground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
1B	20.0	SE	360548,435993	Reservoir	1951
2A	25.0	SE	360477,435983	Reservoir	1910
3A	25.0	SE	360477,435983	Reservoir	1932
4A	26.0	SE	360480,435988	Reservoir	1892
5B	27.0	SE	360545,435984	Reservoir	1969
6B	27.0	SE	360545,435984	Reservoir	1994
7D	84.0	N	360462,436366	Reservoir	1951
8C	85.0	N	360424,436358	Reservoir	1932
9C	85.0	N	360424,436358	Reservoir	1910
10 D	88.0	N	360465,436358	Reservoir	1969
11 D	88.0	N	360465,436358	Reservoir	1994

### 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? Yes**

The following Historical Underground Working Features are provided by GroundSure:

ID	Distance (m)	Direction	NGR	Use	Date
12	43.0	E	360416,436041	Valve Shaft	1910
13E	101.0	N	360229,436198	Valve Shaft	1932
14E	101.0	N	360229,436198	Valve Shaft	1910
15	109.0	N	360280,436204	Valve Shaft	1910
Not shown	352.0	N	360207,436449	Valve Shaft	1910

### 2.3 Current Ground Workings

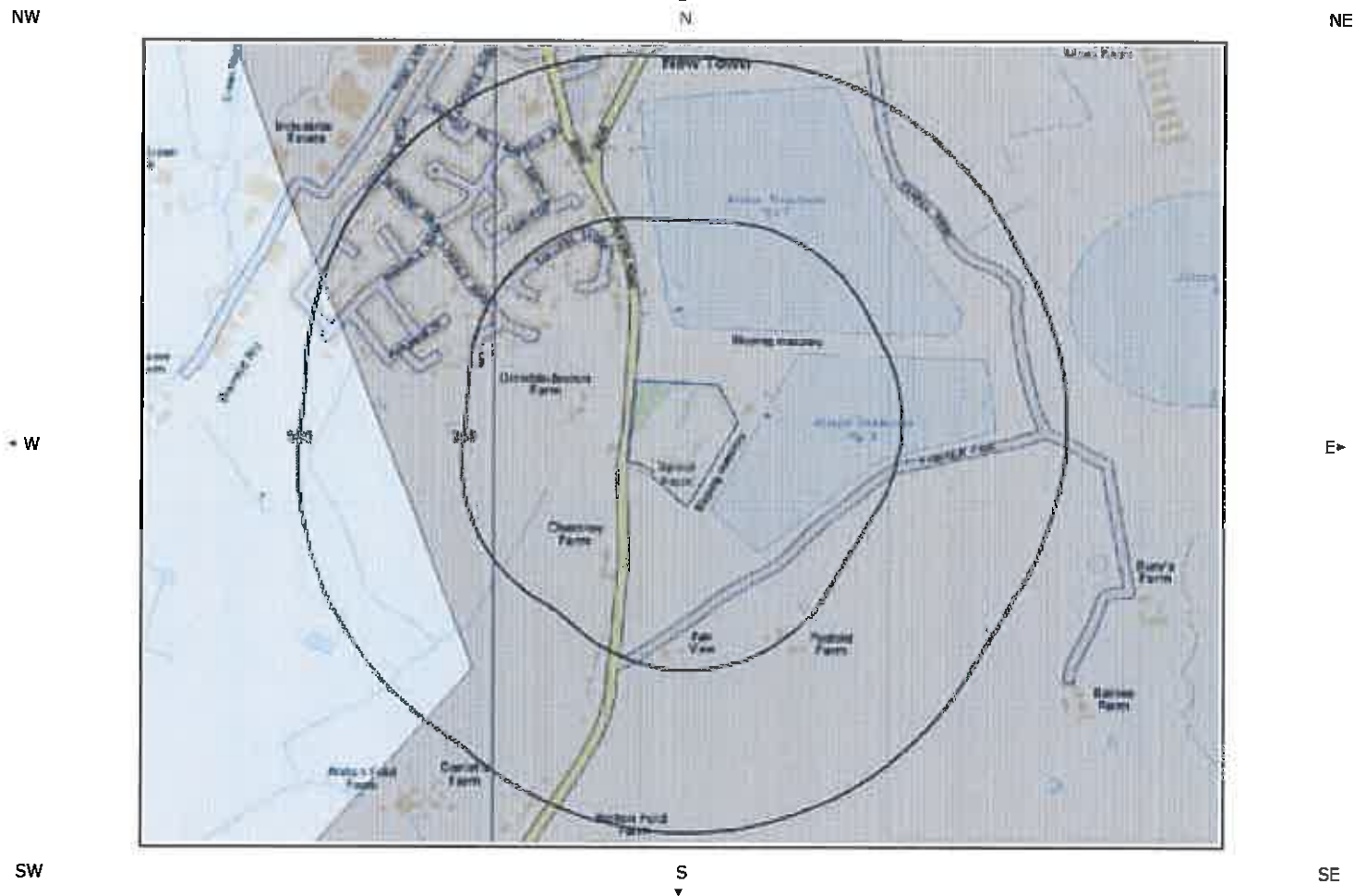
This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

**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	615.0	N	3603 56,43 6704	Sandstone	Chapel Hill Quarry	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	745.0	N	3603 64,43 6834	Sandstone	Chapel Field Quarry	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased
Not shown	924.0	E	3612 75,43 5841	Clay & Shale	Bury's Farm	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

### 3. Mining, Extraction & Natural Cavities Map



Mining, Extraction & Natural Cavities Legend



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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?** **Yes**

The following Historical Mining information is provided by Groundsure :

ID	Distance (m)	Direction	NGR	Details	Date
6	43.0	E	360416,436 041	Valve Shaft	1910
7A	101.0	N	360229,436 198	Valve Shaft	1932
8A	101.0	N	360229,436 198	Valve Shaft	1910
9	109.0	N	360280,436 204	Valve Shaft	1910
10	352.0	N	360207,436 449	Valve Shaft	1910

### 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:

Report Reference: HMD-336-705142

ID	Distance (m)	Direction	Name	Commodity	Assessment of likelihood
1	0.0	On Site	Not available	Vein Mineral	Rare - Infrequent minor mining may have occurred but restricted in extent.
2	202.0	W	Not available	Vein Mineral	Rare - Infrequent minor mining may have occurred but restricted in extent.
3	329.0	W	Not available	Vein Mineral	Highly Unlikely - Localised small scale mining may have occurred but restricted in extent.
Not shown	901.0	S	Not available	Vein Mineral	Rare - Infrequent minor mining may have occurred but restricted in extent.
Not shown	948.0	S	Not available	Vein Mineral	Rare - Infrequent minor 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**

Database searched and no data found.

---

# 4. Natural Ground Subsidence

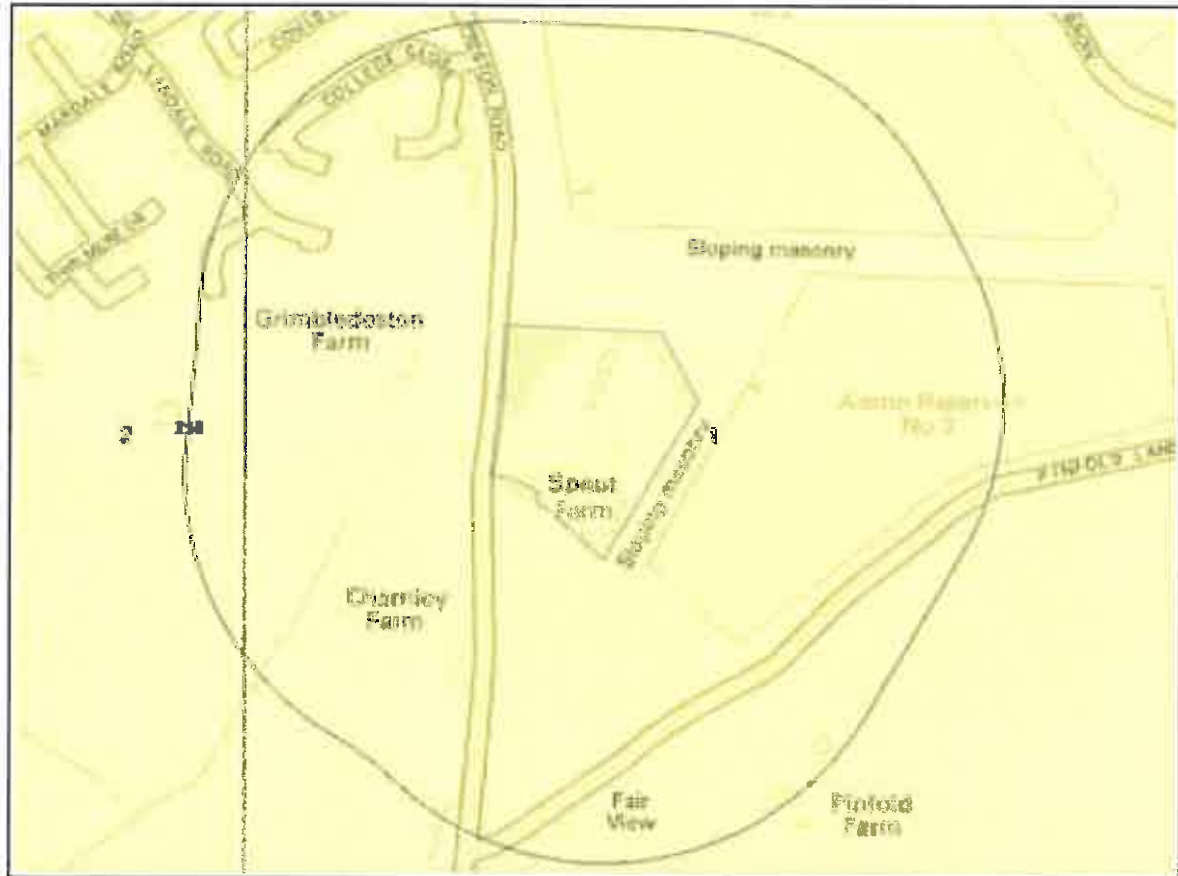
## 4.1 Shrink-Swell Clay Map

NW

N

NE

W



E

SW

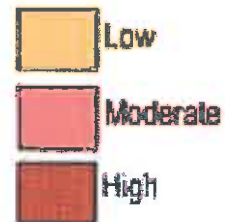
S

SE

Shrink-Swell Clay Legend



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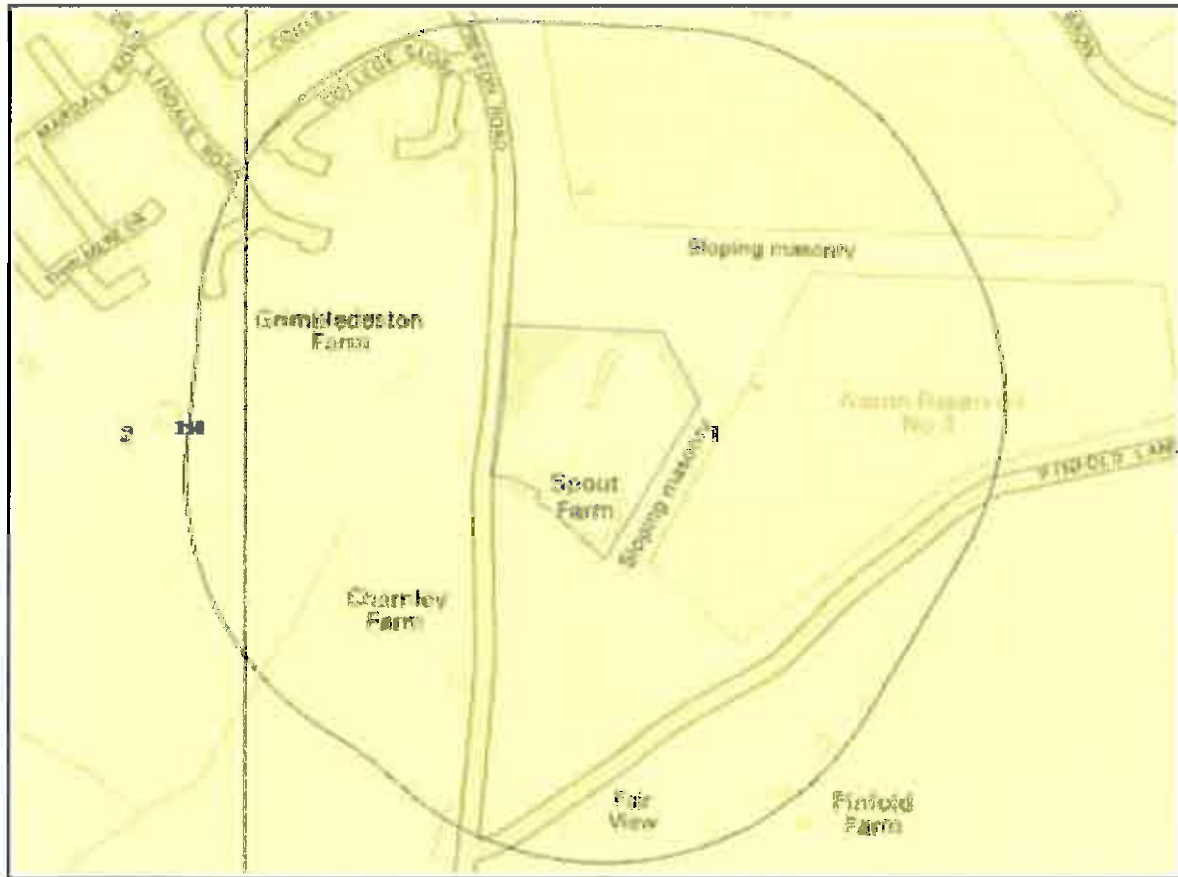
## 4.2 Landslides Map

NW

N

NE

W



E

SW

S

SE


Landslides Legend



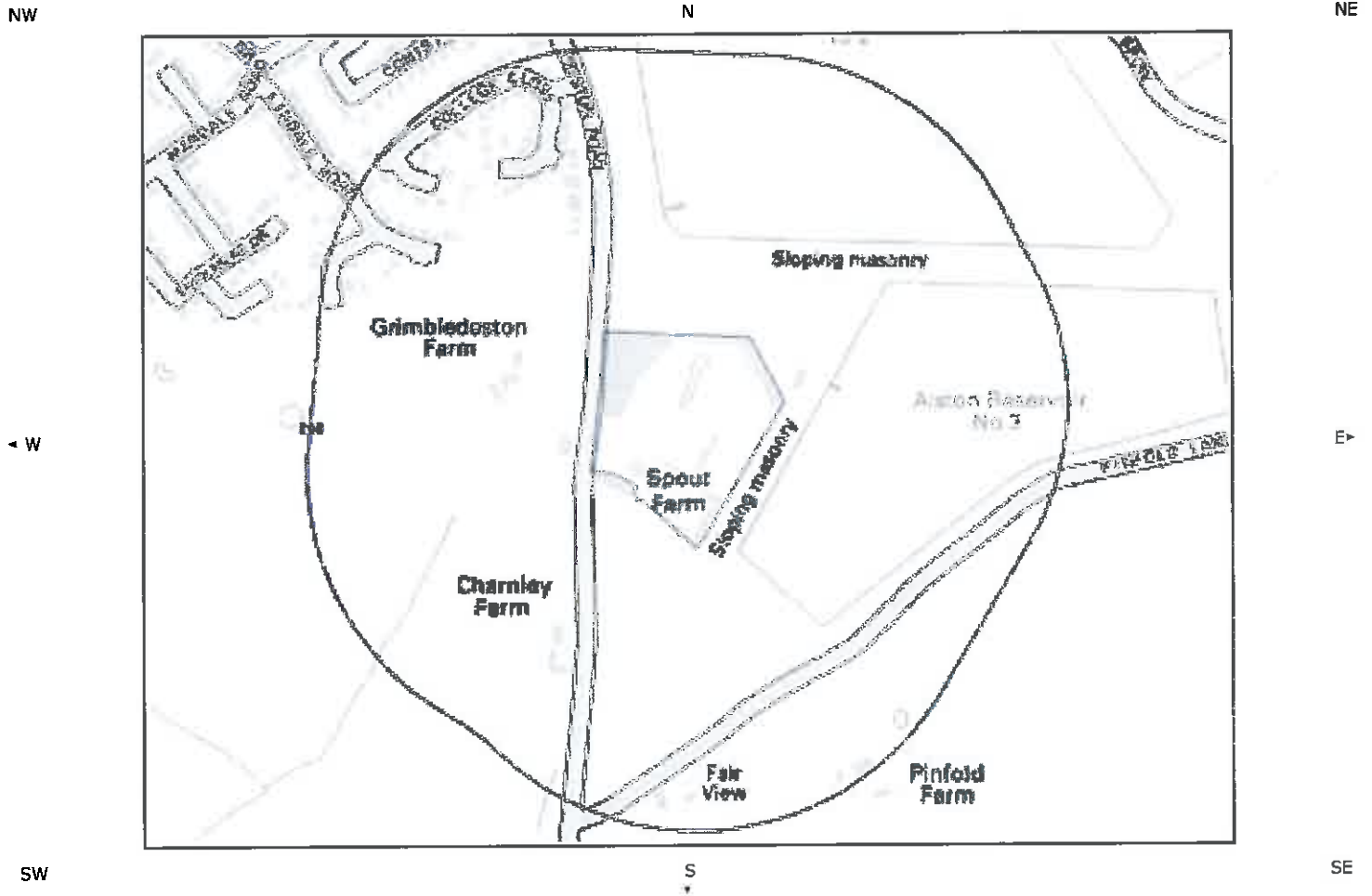
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-  Site Outline
-  125 Search Buffers (m)
-  250 Search Buffers (m)

-  No Data / Null
-  Negligible
-  Very Low

-  Low
-  Moderate
-  High

## 4.3 Ground Dissolution Soluble Rocks Map



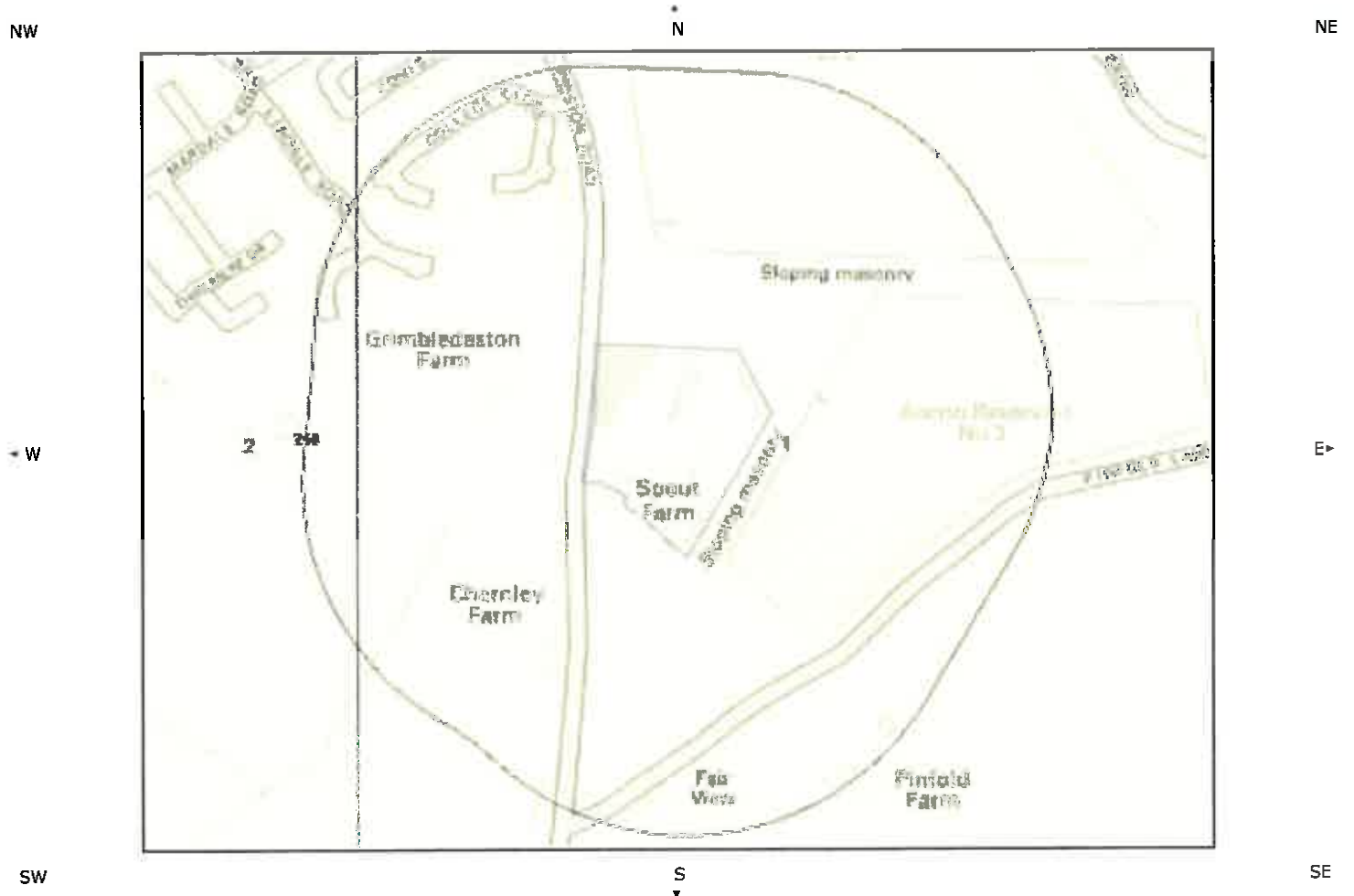
Ground Dissolution Soluble Rocks Legend



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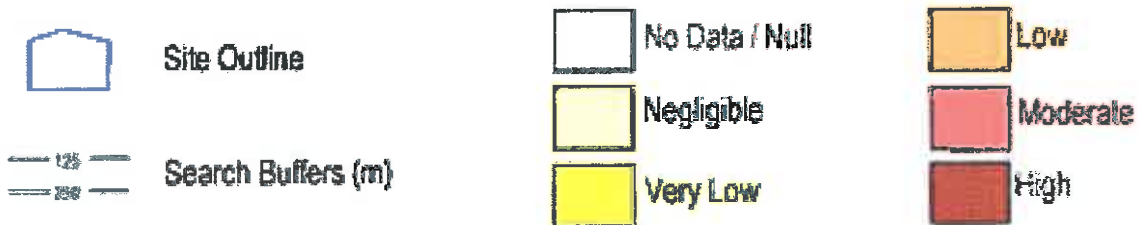
## 4.4 Compressible Deposits Map



Compressible Deposits Legend

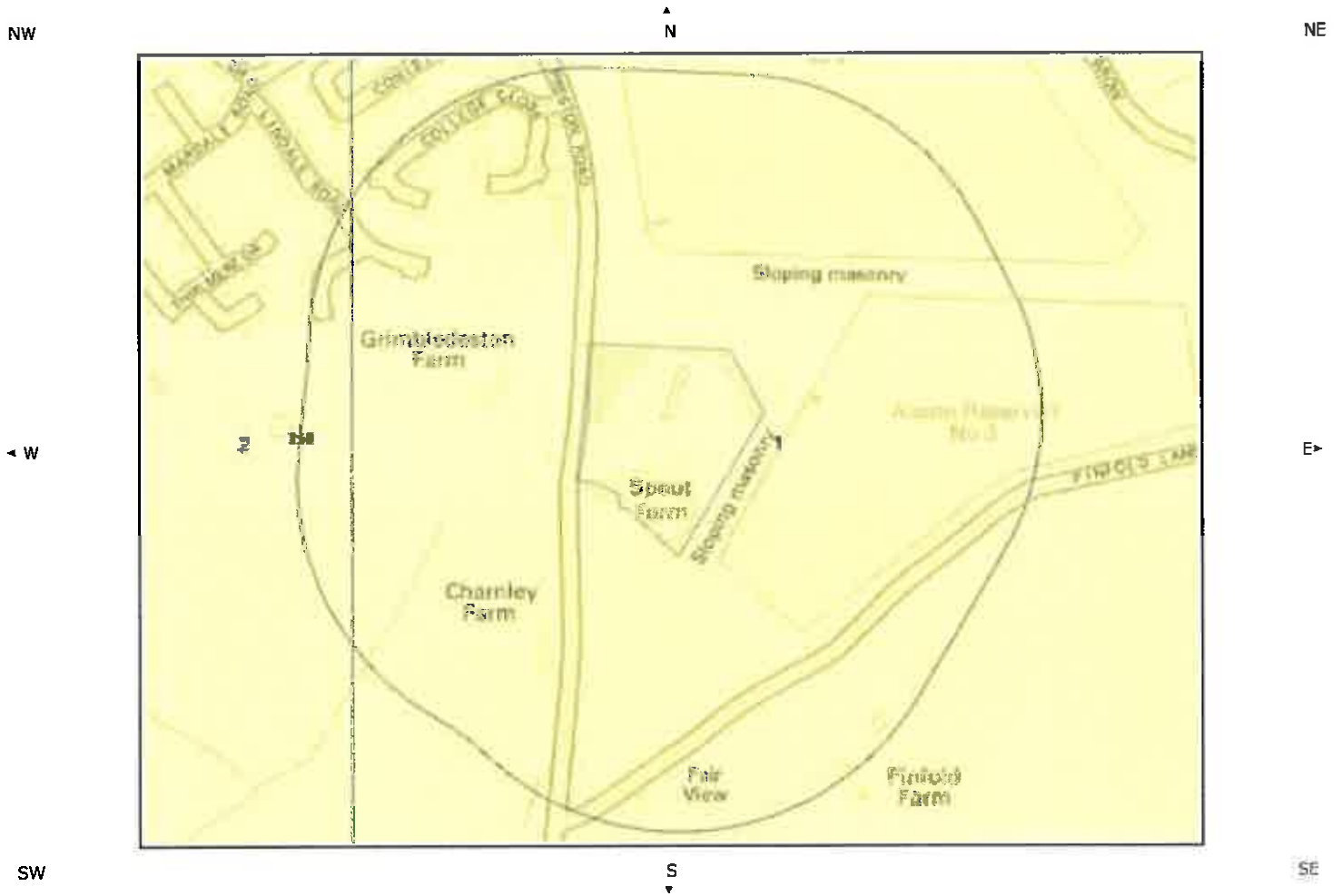


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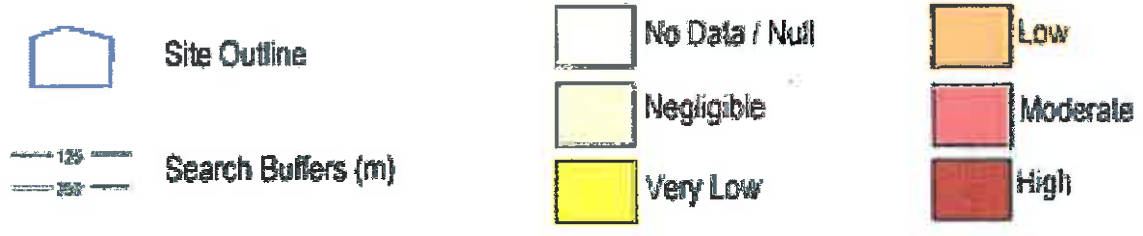
## 4.6 Running Sand Map



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:

Distance (m)*	Direction	Hazard Rating	Details
0.0	On site	Null-Negligible	Soluble rocks are not present in the search area. 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
----	---------------	-----------	---------------	---------

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

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.
---	-----	---------	------------	--

## 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.

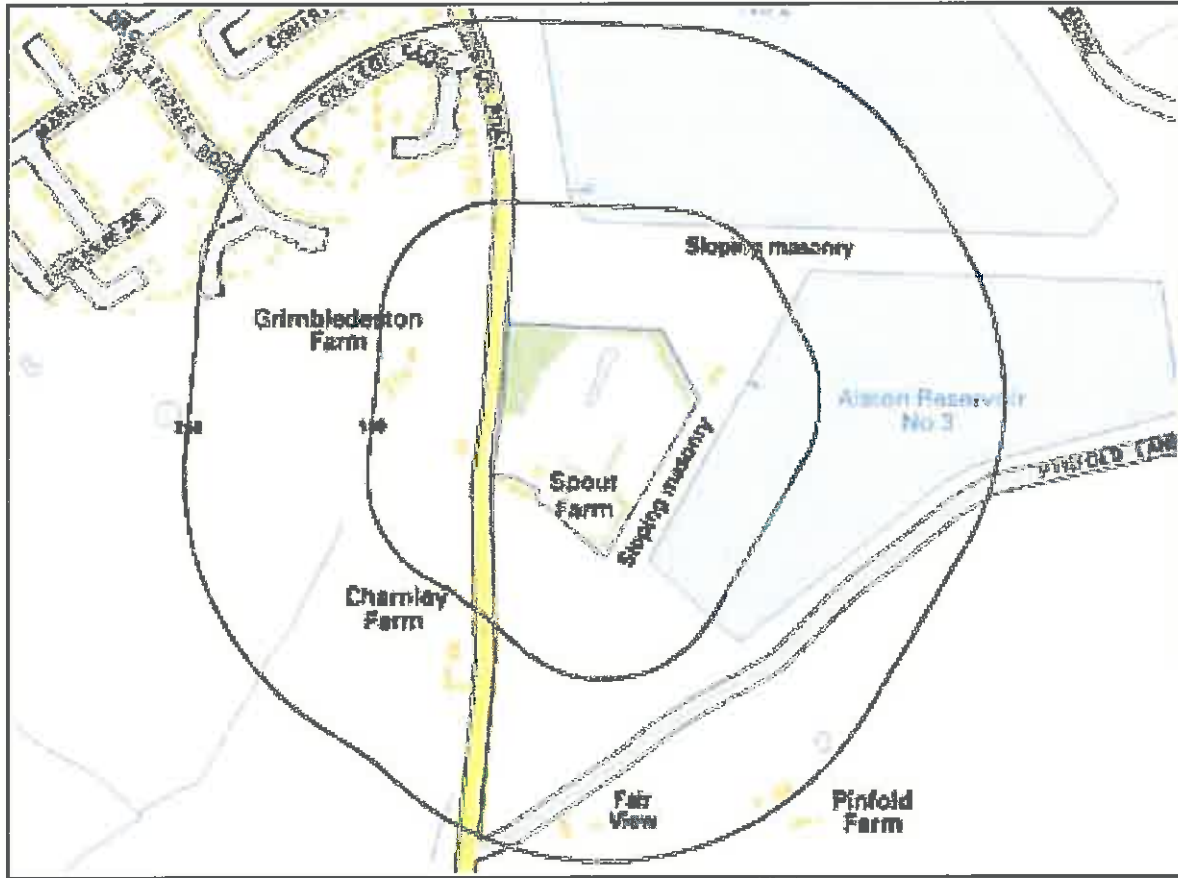
# 5. Borehole Records Map

NW

▲ N

NE

◀ W



▶ E

SW

▼ S

SE

Borehole Records Legend



Crown Copyright. All Rights Reserved  
Licence Number: 100035207



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: 0**

Database searched and no data found.

## 6. Estimated Background Soil Chemistry

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

**2**

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

Distance (m)*	Direction	Sample Type	Estimated Geometric Mean Soil Concentrations (mg/kg)				
			Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuSoilExA	<15 mg/kg	<1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg	<150 mg/kg
0.0	On Site	RuSoilExA	<15 mg/kg	<1.8 mg/kg	90 - 120 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@4c.groundsure.com



### British Geological Survey Enquiries

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



### British Gypsum

British Gypsum Ltd, East Leake, Loughborough, Leicestershire,  
LE12 6HX  
Tel: www.british-gypsum.com



### The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG  
Tel: 0845 762 6848  
DX 716176 Mansfield 5 www.coal.gov.uk



### Johnson Poole & Bloomer Limited

Harris and Pearson Building, Brettel Lane, Brierley Hill, West  
Midlands DY5 3LH  
Tel: +44 (0) 1384 262 000  
Email: enquiries.gs@jpb.co.uk  
Website: www.jpb.co.uk



### Ordnance Survey

Romsey Road, Southampton SO16 4GU  
Tel: 08456 050505



### Getmapping PLC

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



### Peter Brett Associates

Caversham Bridge House, Waterman Place, Reading  
Berkshire RG1 8DN  
Tel: +44 (0)118 950 0761 E-mail: reading@pba.co.uk



### Acknowledgements

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.

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 GroundSure Ltd, c/o Top Right Group Limited, The Prow, 1 Wilder Walk, London W1B 5AP, United Kingdom.

**"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.

© GroundSure Limited January 2012

**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
Phase 1 Land Quality Assessment

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## **APPENDIX D    ENVIRONMENT AGENCY WEBSITE INFORMATION**

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Enter a postcode or place name:

PR3 3BE



Landfill

Other topics for this area...

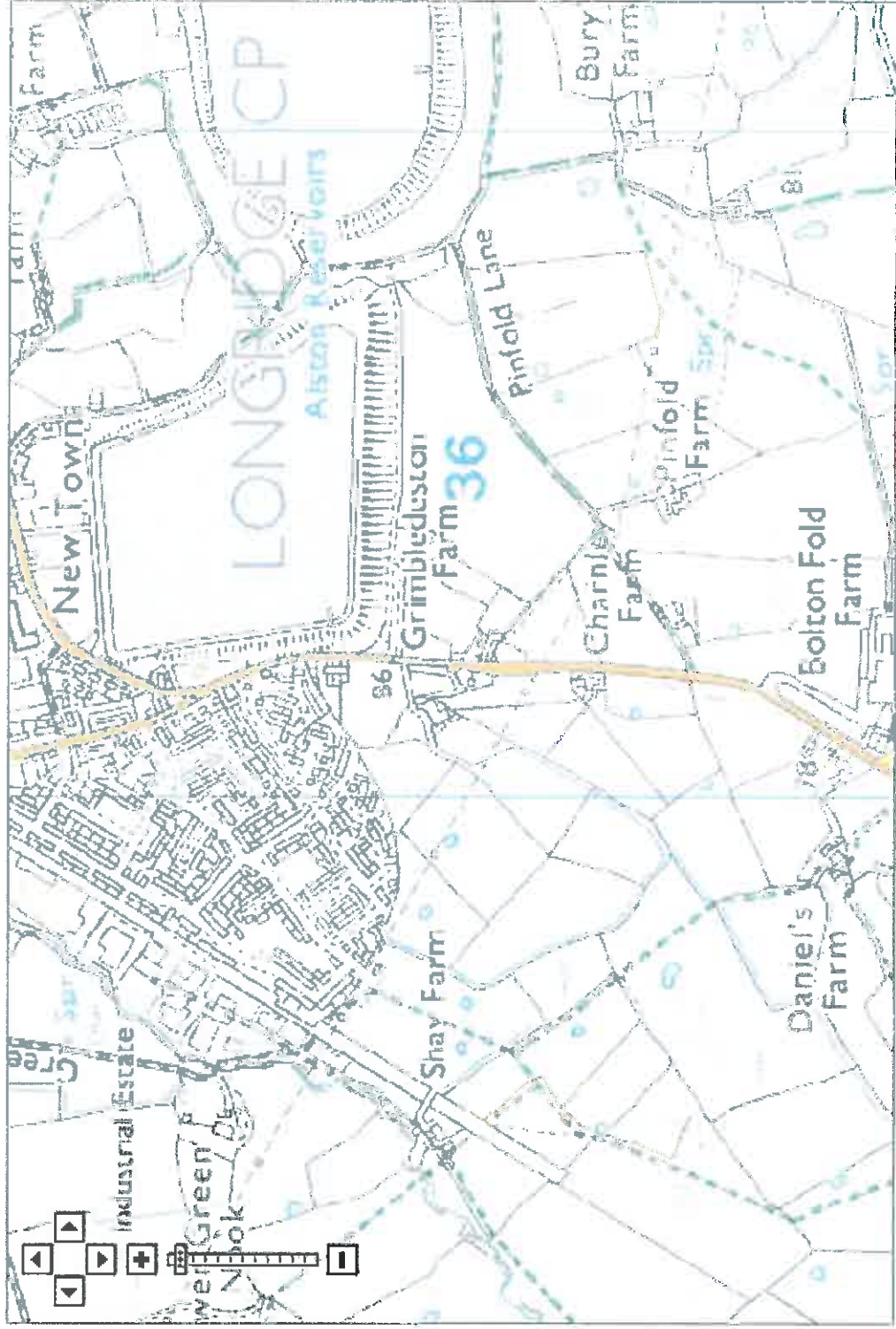
Waste

**Map legend**

Click on a feature for details of that site

- Authorised Landfill
- Site boundary
- Historic landfill
- Site boundary

PR3 3BE at scale 1:10,000



Data search Text only version

Enter a postcode or place name:

Other topics for this area...

Pollution

Pollution

**Map legend**

Click on a feature for details of that site

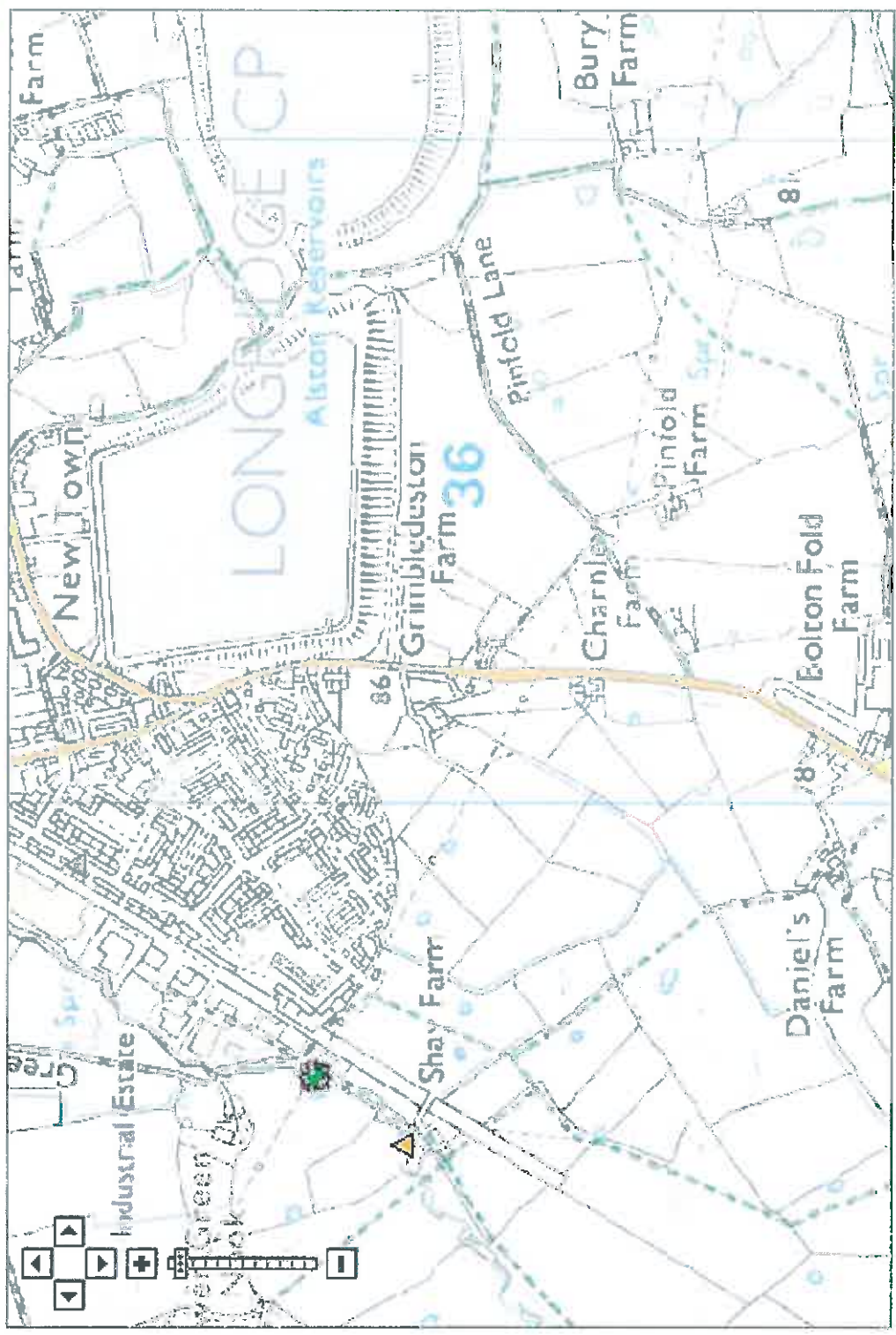
- Pollution Incidents
- Major
- Significant
- Industrial Pollution

<input checked="" type="checkbox"/> Fuel & Power
<input checked="" type="checkbox"/> Metal
<input checked="" type="checkbox"/> Mineral
<input checked="" type="checkbox"/> Chemical
<input checked="" type="checkbox"/> Waste
<input checked="" type="checkbox"/> Water
<input checked="" type="checkbox"/> Radioactive
<input checked="" type="checkbox"/> Associated
<input checked="" type="checkbox"/> Other
<input checked="" type="checkbox"/> Not Classified

Industrial Operator Scores (OPRA) 2011

Map of X: 360,206.48; Y: 436,016.56 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

Go

Risk of Flooding from Rivers and Sea

v

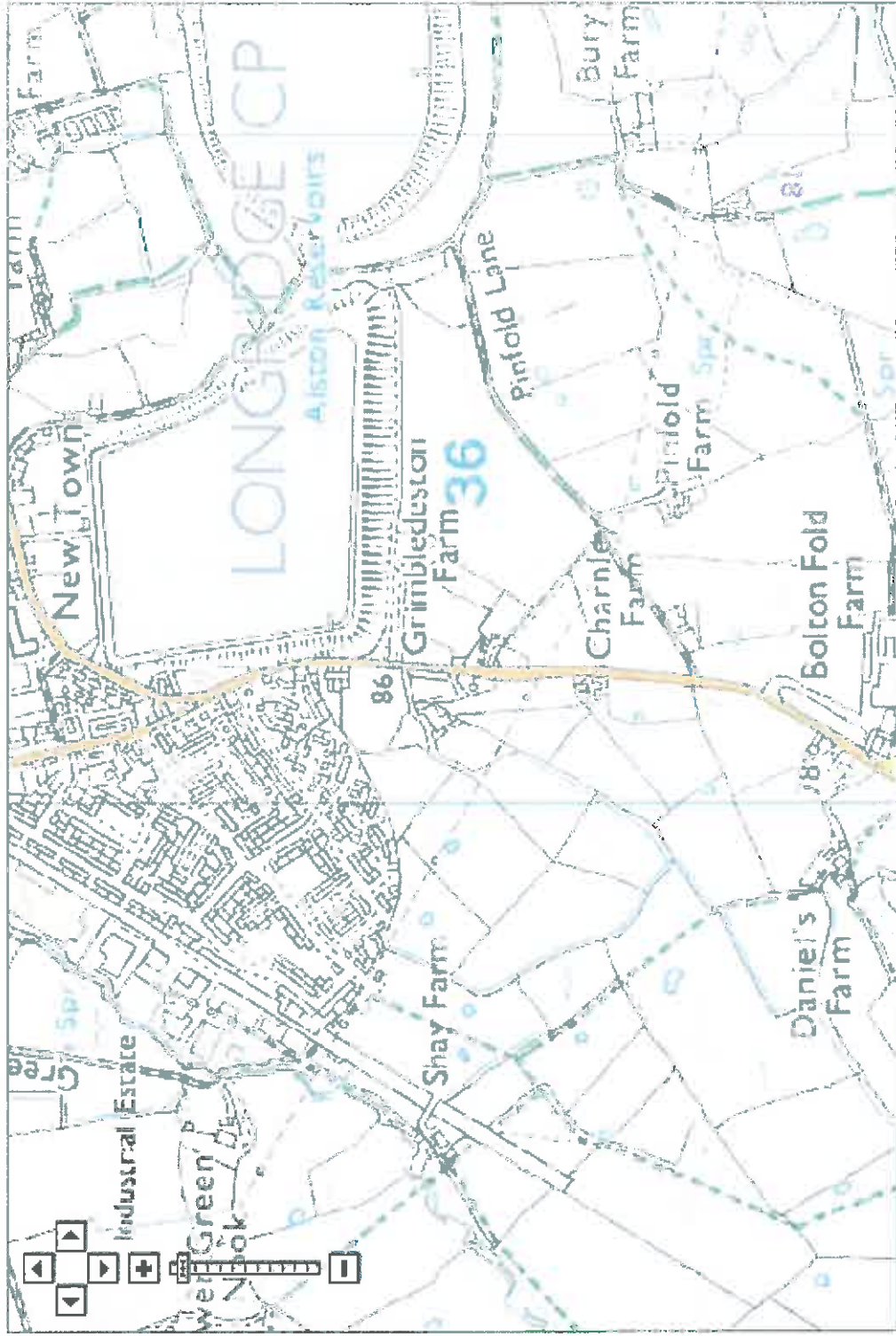
**Map legend**

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: 360,206.48; Y: 436,016.56 at scale 1:10,000

Data search Text only version



Enter a postcode or place name:

Go

Other topics for this area...

Risk of Flooding from Reservoirs

# Risk of Flooding from Reservoirs

**Map legend**

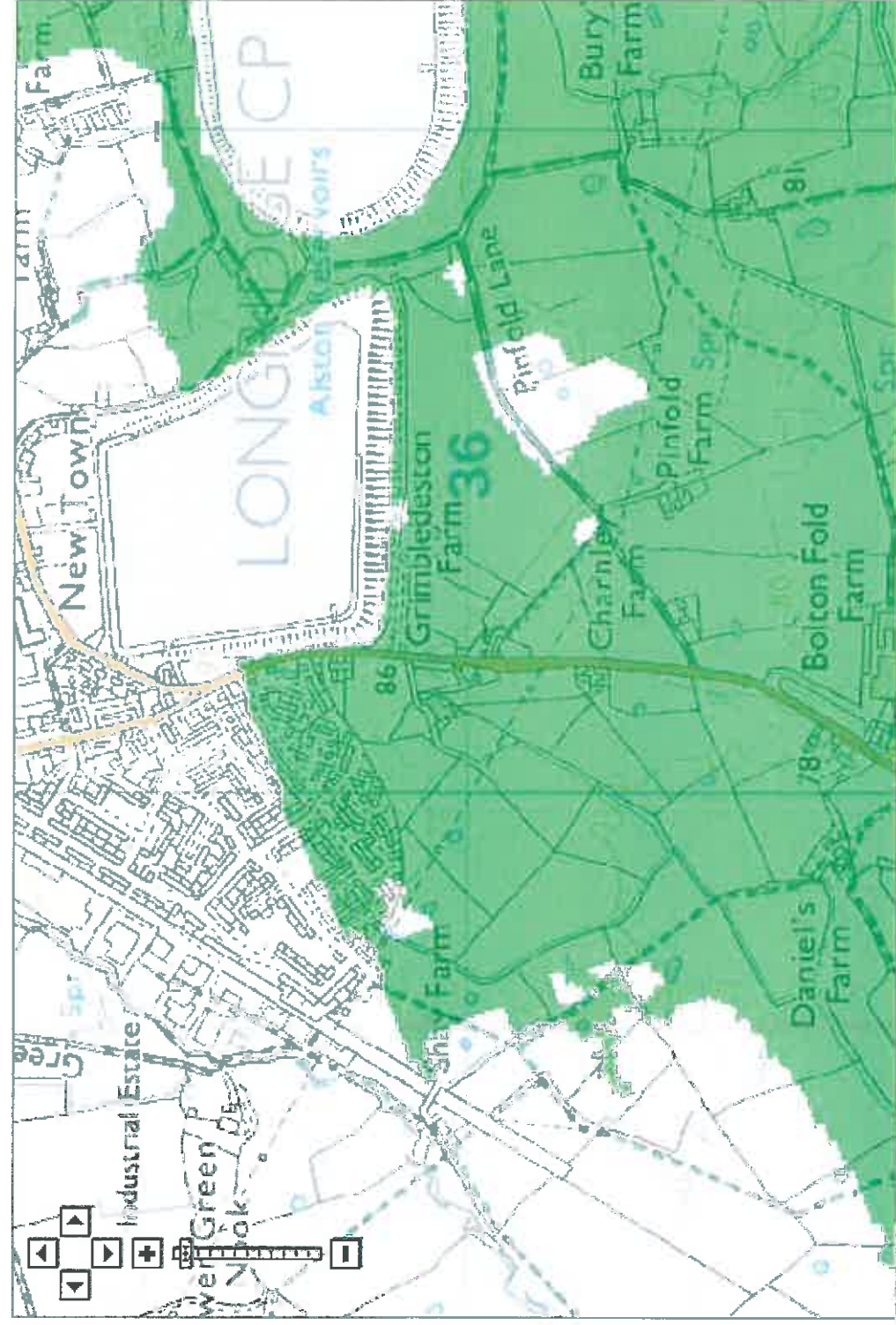
Click within the extent of flooding to see which reservoirs affect this area

Risk of Flooding from Reservoirs

Maximum extent of flooding

Map of X: 360,206.48; Y: 436,016.56 at scale 1:10,000

Data search Text only version



Enter a postcode or place name:

Other topics for this area...

Groundwater

00 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)

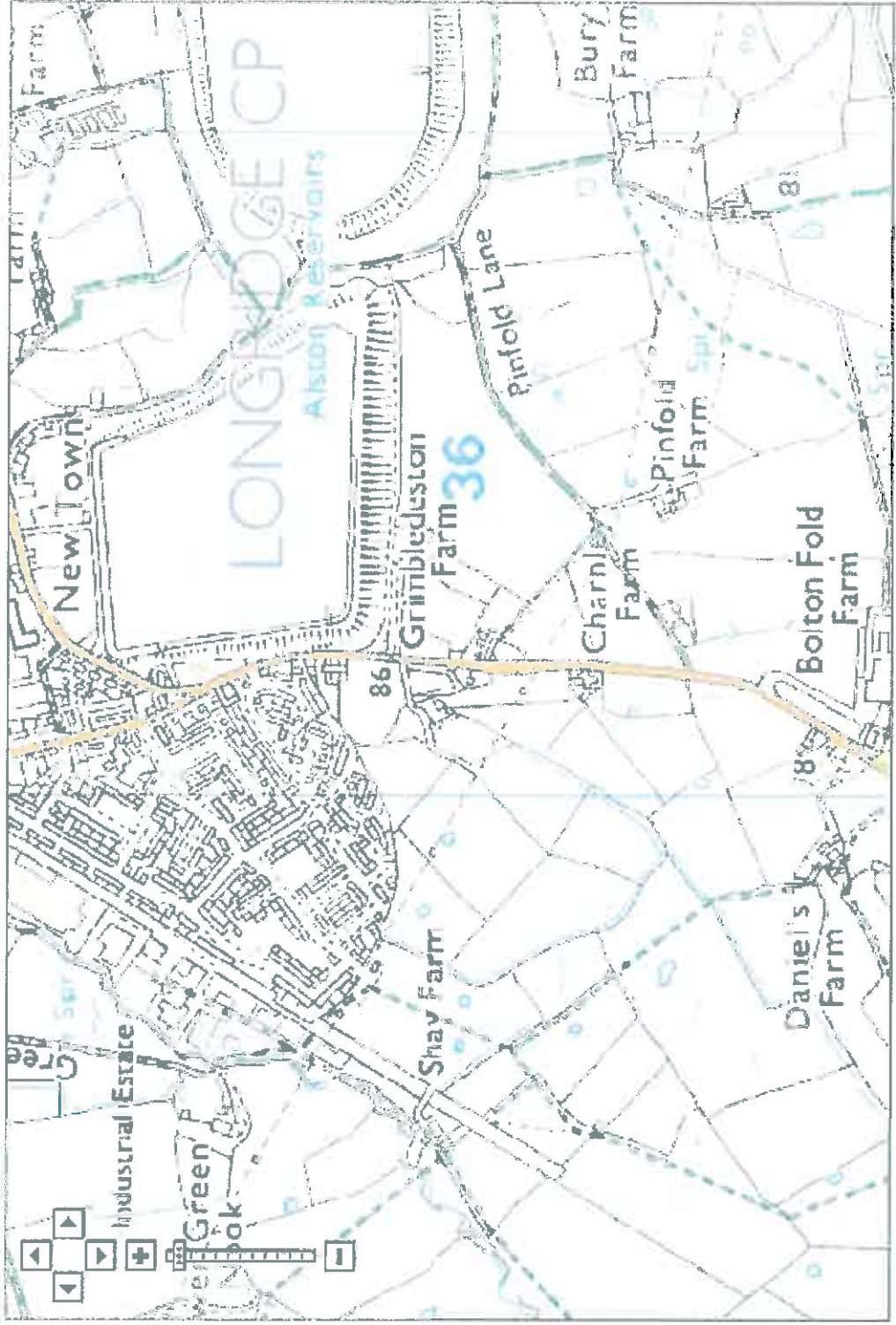
Aquifer Maps - Superficial Deposits Designation

- Principal
- Secondary
- Secondary B
- Secondary (undifferentiated)
- Unknown (lakes and landslip)

Aquifer Maps -

Map of X: 360,206.48; Y: 436,016.56 at scale 1:10,000

Data search Text only version



**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
Phase 1 Land Quality Assessment

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## **APPENDIX E**

## **RISK ASSESSMENT METHOD**

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**Table 6.3** Classification of Consequence

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<b>Classification</b>	<b>Definition</b>	<b>Examples</b>
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.

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**Table 6.4** Classification of Probability

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<b>Classification</b>	<b>Definition</b>
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.

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**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	<p>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.</p> <p>This risk, if realised, is likely to result in a substantial liability.</p> <p>Urgent investigation (if not undertaken already) and remediation are likely to be required.</p>
High risk	<p>Harm is likely to arise to a designated receptor from an identified hazard.</p> <p>Realisation of the risk is likely to present a substantial liability.</p> <p>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.</p>
Moderate risk	<p>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.</p> <p>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.</p>
Low risk	<p>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.</p>
Very low risk	<p>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.</p>

**Mr & Mrs Lambert**  
**Spout Farm, Longridge**  
Phase 1 Land Quality Assessment

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**APPENDIX F      PHOTOGRAPHS**

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Photo 1 – Entrance to Spout Farm, looking NW with Preston Road in background.



Photo 2 – NW area of site, with felled pine trees and mature trees along site boundary looking N, with reservoir in background.



Photo 3 – SW area of site, with pine trees, looking S, with farmhouse in background.



Photo 4 – NE corner of site, looking W with logs and tree felling equipment.



Photo 5 – Central area of site with banded tree area (left) and wood chippings & road planning stockpile (centre), looking S.



Photo 6 – E hard-standing yard used for parking and equipment storage for tree maintenance works, looking S.



Photo 7 – Equipment storage in E zone, including mobile fuel bowsers, looking W.



Photo 8 – E hard-standing yard used for parking and equipment storage for tree maintenance works, looking N.



Photo 9 – Open workshop buildings within SE area, looking W.



Photo 10 – Open workshop building within SE area, with concrete floor, looking NW



Photo 11 – Entrance to Service Yard, looking N.