REC
Resource & Environmental Consultants Ltd

National Consultancy, Locally Delivered

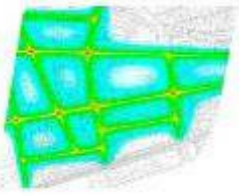
MINERAL ASSESSMENT REPORT
LAND OFF PRESTON ROAD, LONGRIDGE

REC REFERENCE: 45750P2R0

REPORT PREPARED FOR: JWPC LTD

OCTOBER 2014





QUALITY ASSURANCE

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Project number	45750		

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1.0 SITE DESCRIPTION

1.1 Introduction

Resource and Environmental Consultants (REC) Ltd have been commissioned by JWPC Ltd, on behalf of the site owners to prepare a Mineral Assessment Report in connection with an outline planning application for a residential development at Land off Preston Road, Longridge.

As part of the pre-application consultation with the Local Planning Authority (LPA) and Lancashire County Council (LCC) it has been established that the application site forms part of a wider Mineral Safeguarded Area (MSA) which extends to the north and east of Longridge.

In light of the established principal of mineral safeguarding within national planning policy, it is necessary to determine the extent and quality of any resource and the likelihood of this being worked in the future

The purpose of this report is to assess if the mineral is likely to ever achieve planning permission to be worked (both on and adjacent to the site), given the site setting and prevailing circumstances, so as to prevent unnecessary sterilisation of mineral resources.

1.2 Proposed Development

REC understands that the Client is proposing to develop the site into a residential housing estate comprising 305 No. low rise dwellings and associated gardens and infrastructure. An indicative site layout plan is presented in Drawing No. 45750p1r0-004, contained in Appendix II.

1.3 Site Location

The site is located on land off Preston Road, Longridge (co-ordinates for centre of site E:359987, N:435841). The site area is approximately 19 hectares. A site location plan is presented in Drawing No; 45750p1r0-001, contained in Appendix II.

1.4 Existing Site Description

1.4.1 On Site

REC Ltd has previously undertaken a Phase I Environmental Site Assessment (REC Report: 45750p1r0, dated October 2014) which included a site walkover, the description of which is copied below:

The subject site is located in a predominantly rural / residential area of Lancashire on the southern fringe of Longridge.

The site is subdivided into several field enclosures with the boundaries lined by either mature hedgerow or ditches. A number of mature and semi-mature trees are present across the site. The site gently slopes to the south.

The eastern field is accessed off Preston Road via a farm gate and is currently used for grazing livestock. A small section of watercourse, which is running north-south, issues and sinks close to the eastern boundary.

The remainder of the site is divided into five fields which can be accessed from the eastern field via a farm gate or from the north via a trackway leading from a residential development. At the time of the walkover, the fields did not appear to have a particular use and were covered in long grasses. Four ponds are located in this part of the site.

No potentially hazardous materials or waste storage were identified during the site walkover.

Overhead electricity cables cross the northern section of the site running in a north west / south east direction. Electricity pylons are located in the north west and north east corners of the site.

A review of the available United Utilities plans shows that a wastewater pipe crosses the western part of the site. A cast iron clean water pipe originating from Alston Reservoir crosses the southern part of the site and feeds into the Thirlmere Aqueduct located approximately 500m to the south west of the site. A recently installed pumping station was observed in the north of the site adjacent to a residential development, currently under construction.

A site features plan Drawing No. 45750p1r0-002 is contained in Appendix II.

1.4.2 Surrounding Area

The surrounding land uses are summarised below:

Table 1.1: Surrounding Land Uses

Direction	Land Use
North	Residential dwellings with gardens.
East	Agricultural land and Alston reservoir.
South	Agricultural land, Farm buildings.
West	Playing fields.

2.0 SITE HISTORY

REC has been commissioned to undertake a Phase I desk based assessment of this site which has been reported separately as REC report No: 45750p1r0, dated October 2014. The salient findings of the site history are reproduced below:

2.1 Summary of Site History

2.1.1 On Site

The earliest map available is the 1846 1:10,560 map which shows the site as a series of rectangular fields with several ponds recorded across the site. A watercourse is recorded crossing the southern part of the site, flowing in a southerly direction. The 1932 1:10,560 map records a watercourse flowing in a south westerly direction across the central part of the site. By 1951 two electricity pylons are recorded in the north of the site. No further significant changes are then recorded with the exception of the field boundaries.

2.1.2 Off-Site Historical Development

The table below shows the changes in historical use surrounding the site:

Table 2.1 Summary of Potentially Contaminative Off-Site Historical Land Uses

Surrounding Feature	Distance	Dates	Direction
Alston Reservoir No. 3 *No longer recorded*	100m	Pre 1892 to Pre 2010 Pre 2010 to Present	East
Alston Reservoir No. 2	220m	Pre 1910 to Present	North East
Railway Track *Then dismantled*	160m	Pre 1846 to Pre 1992 Pre 1992 to Present	North West
Numerous Ponds	Within 250m	Pre 1846 to Present	All directions
Industrial Estate	160m	Pre 1992 to Present	North West

No historical quarrying activities are recorded within 500m surrounding the site. Chapel Hill Quarry is recorded approximately 750m north west of the site on the 1892 1:10,560. By 1969 it is recorded as disused.

The Lancashire Historic Town Survey Programme, Historic Town Assessment Report for Longridge, dated 2006, details the underlying geology as comprising of Pendle Grit, with the sandstones that predominate the Pendle Grit being evident in the disused quarries of Longridge. These quarries are recorded as producing 30,000 tons of material annually in their heyday and were predominantly used as building stone for the Longridge and Preston area, as well as further afield in Lancashire and at Liverpool Docks.

The overlying superficial deposits are recorded as Glacial Till

3.0 GEOLOGICAL DATA

The following section details both geological and environmental data available for the site and the surrounding area.

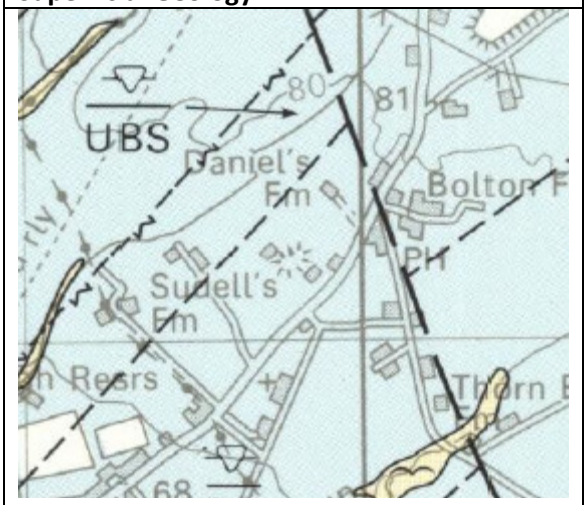
3.1 Geology

The documented geology of the site is summarised on British Geological Survey map sheet No 067, Garstang, 1:50,000 Solid and Drift Editions, with further site specific geology detailed in the maps below:

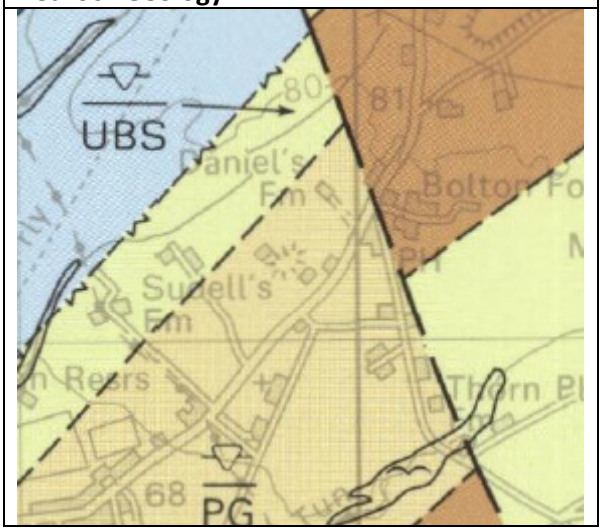
Table 3.1 Published Geology

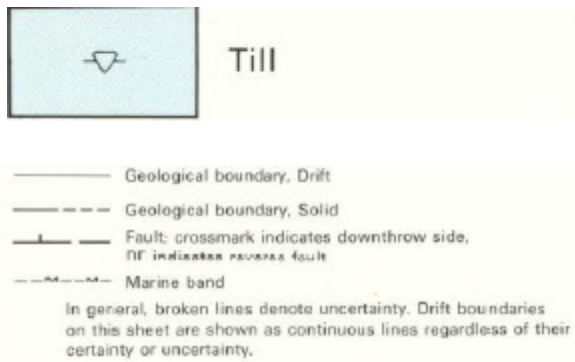
Geology	Drift	Solid
1:50,000 Sheet No 067 (Garstang (1999)	**Devension Glacial Till** - Diamicton	**Pendle Grit Member** – Interbedded Sandstone and Siltstone

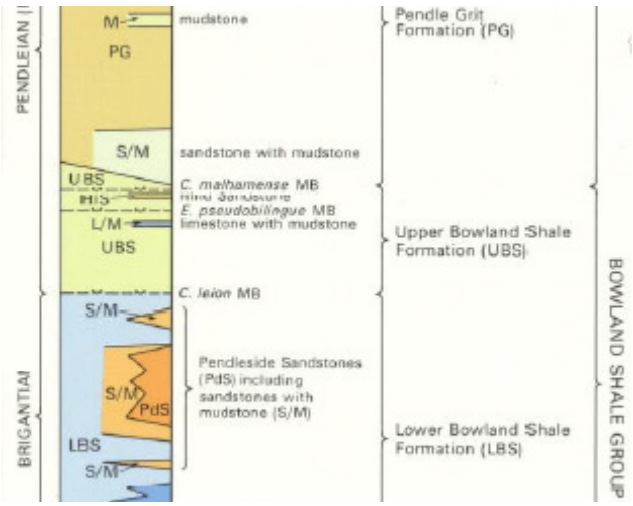
Superficial Geology



Bedrock Geology







3.2 Mining, Extraction and Natural Cavities

3.2.1 Coal Mining

An online search using the Coal Authority interactive map shows that the site is not located within a Coal Mining area and therefore no further consideration is given to the potential for shallow or deep mines or to the presence of unworked deposits of coal.

3.2.2 Natural Cavities and Extraction

A review of historic maps shows no quarries or quarry features within a 500m radius of the site. The nearest quarry is the Chapel Hill Quarry, approximately 750m north east of the site and which quarried sandstone of the Pendle Grit.

The online geological borehole records were checked and no available boreholes are located in the area of the site. It is considered that the Pendle Grit Sandstones were not quarried in this location due to uneconomic size/demand for aggregate / stone and or unfavourable groundwater / increased overburden thickness in the location.

3.3 Mineral Planning

The safeguarding of non-renewable resources for the benefit of future generations, such as minerals, is considered to be an aspect of sustainable development. Paragraph 143 of the National Planning Policy Framework ('The Framework') (DCLG, 2012), requires Mineral Planning Authorities of specific mineral resources of local or national importance are not needlessly sterilised by non-mineral development, albeit that these carry no presumption the resource will be worked. Where it is deemed necessary for non-mineral development to take place, prior extraction is to be encouraged where practical and environmentally feasible.

It is important to note that the purpose of designating MSA is not to restrict the rights of the land owner, but to ensure that due consideration is given to the potential sterilisation of the mineral resource if an application for alternative development is brought forward. Furthermore, a MSA does not imply any presumption that mineral working will be permitted.

Policy CS1 of the Lancashire Minerals and Waste Local Plan (LMWLP) requires minerals that have economic, environmental or heritage value and potential for extraction now or in the future to be identified and shown as mineral safeguarding areas on the Policies Map.

Policy M2 (Safeguarding Minerals) of the LMWLP identifies that the application site lies in a MSA.

The policy also confirms that within the Plan area, Mineral Safeguarding Areas have been delineated on the Policies map around all deposits of:

- Limestone;
- Sand and Gravel;
- Gritstone (Sandstone);
- Shallow Coal;
- Brickshales; and,

- Salt.

Policy M2 goes on to state that within these mineral safeguarding areas identified, planning permission will not be supported for any form of development that is incompatible by reason of scale, proximity and permanence with working the minerals, unless the applicant can demonstrate to the satisfaction of the local planning authority that:

- The mineral concerned is no longer of any value or has been fully extracted;
- The full extent of the mineral can be extracted satisfactorily prior to the incompatible development taking place;
- The incompatible development is of a temporary nature and can be completed and the site returned to its original condition prior to the minerals being worked;
- There is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource;
- That prior extraction of the minerals is not feasible due to the depth of the deposit; and,
- Extraction would lead to land stability problems.

With regard to managing mineral production, Policy M1 confirms that development will not be supported for any new extraction of sand and gravel, limestone, gritstone or brickshale.

The supporting text to Policy M2 clarifies that the Core Strategy (via Policy CS3) called for 4.1 million tonnes of sand and gravel to be given planning permission by 2021. However since that call, some 6.42 million tonnes of sand and gravel has been granted planning permission. This gives the County Council a landbank figure of 18 years, and as a consequence, the County Council have confirmed that no new reserves will be required for sand and gravel during the plan period or for the foreseeable future.

Contrary to Policy M1, Policy DM2 (Development Management) cites that (in accordance with Policy CS5 and CS9 of the Minerals and Waste Core Strategy), developments will be supported for minerals or waste developments where it can be demonstrated to the satisfaction of the mineral and waste planning authority, by the provision of appropriate information, that the proposals will, where appropriate, make a positive contribution to the:

- Local and wider economy;
- Historic environment;
- Biodiversity, geodiversity and landscape character;
- Residential amenity of those living nearby;
- Reduction of carbon emissions; and,
- Reduction in the length and number of journeys made.

This will be achieved through for example:

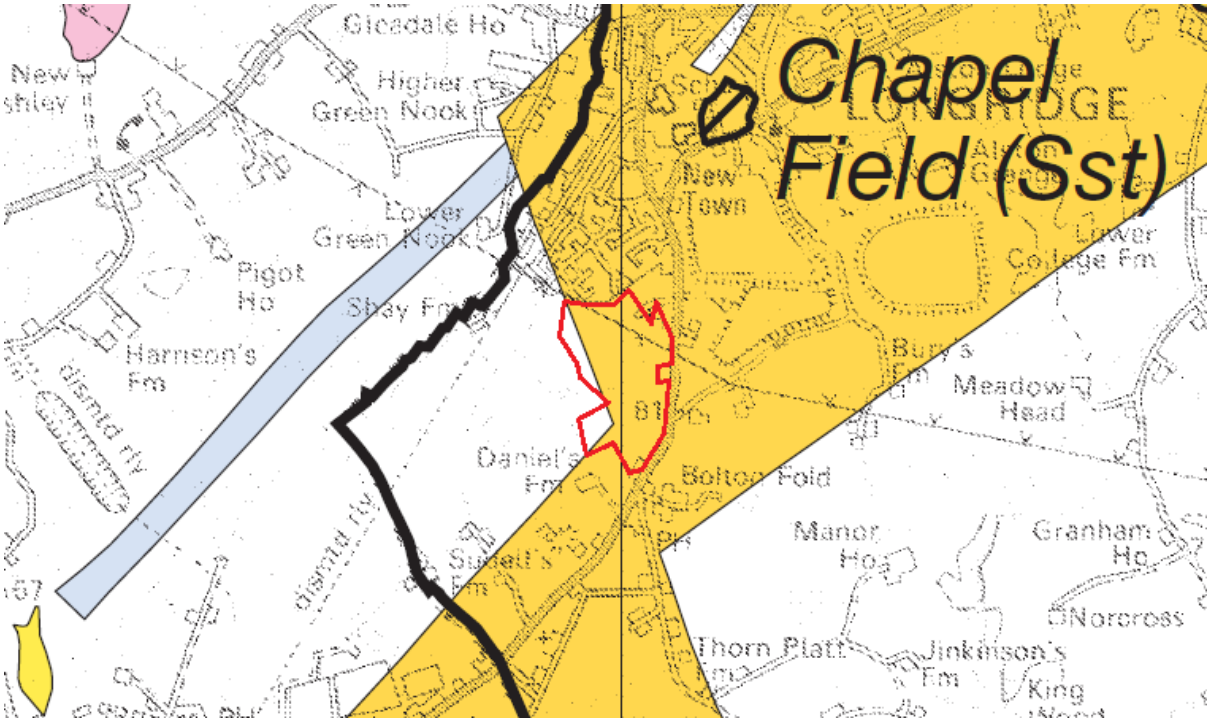
- The quality of design, layout, form, scale and appearance of buildings;
- The control of emissions from the proposal including dust, noise, light and water;

- Restoration within agreed time limits, to a beneficial after use and the management of landscaping and tree planting; and,
- The control of the numbers, frequency, timing and routing of transport related to the development.

3.3.1 Site Resources

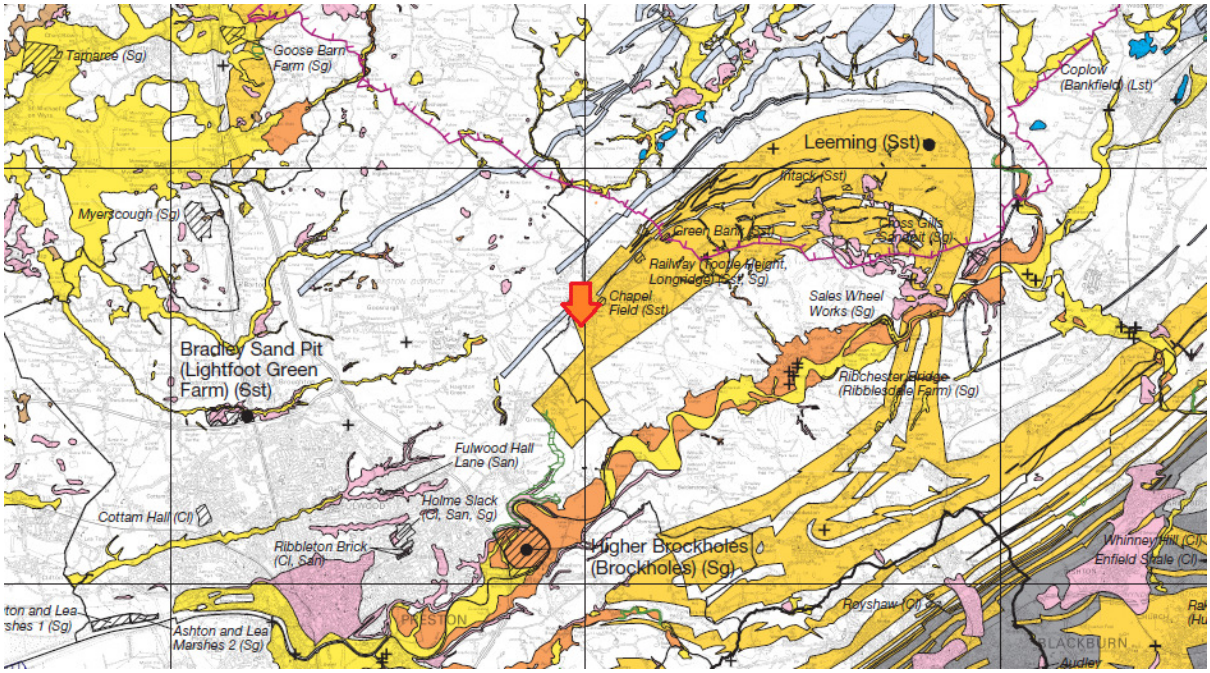
From a review of the BGS Resource maps for Lancashire (extract shown below), the site is shown to comprise sandstone bedrock resources which have been highlighted upon the plan. The resource map also confirms that sandstone resources have previously been worked within the area to the north, the closest area being Chapel Field, Longridge.

The sandstone is noted to be covered by Glacial Till in section 3.1 below the site and as such has overburden, which is the probable reason for the former quarrying to be restricted to the Chapel Field location off site to the north. There is no evidence that working would be commercially viable even if it could be undertaken in a manner consistent with the adjacent residential land uses, which seems improbable.



Source: BGS Lancashire Mineral Resources Plan 1:100,000 – red is indicative site boundary.

These resources of sandstone (yellow) are common place locally and indeed regionally as shown on the expanded plan overleaf. It is also noted that reserves locally are located in significantly less developed areas than the subject site.



3.4 Hydrogeology and Hydrology

The Groundsure report obtained as part of the Phase I study indicates there are two groundwater abstractions within 1.0km radius of the site. Both abstraction licences relate to a borehole at Mill Farm for general use, and is located approximately 850m north of the site. The following information is also obtained from the Groundsure report:

- The Devensian Glacial Till drift deposits are classed as Unproductive Strata (Negligible Permeability);
- The bedrock deposits of the Pendle Grit Member are classed as a Secondary A Aquifer (Moderate Permeability);
- The site does not lie within a Groundwater Source Protection Zone as defined by the Environment Agency;
- Three Tertiary Rivers (drains) are recorded on site, all flowing south; and
- Alstom Reservoir No3 is located approximately 190m north west of the site.

4.0 SITE SUITABILITY

4.1 Constraints upon Mineral Development

The application sites lie within a Minerals Safeguarding Area for Sandstone, designated by Policy M2 of the Lancashire Minerals and Waste Local Plan. This policy requires proposals for development other than non-mineral extraction, to demonstrate that they will not sterilise the resource or that consideration has been given to prior extraction, on site constraints and the need for the proposed development.

In relation to the land off Preston Road, the primary considerations are as follows:

- Access;
- Air Quality;
- Noise;
- Ground Conditions;
- Land Ownership;
- Residential Amenity; and,
- Topography.

Access

It is anticipated that access to the mineral resource would be via Preston Road, although this would need to be agreed with Lancashire County Council highways prior to any development.

As the access would need to accommodate regular Heavy Goods Vehicles (HGVs) any potential junction would be of a significant scale which could have severe impacts on existing hedgerow and tree loss. Whilst Preston Road may be technically suitable for HGV movements a significant increase of these may not be appropriate given the proximity of existing residential properties. Furthermore, it is likely that HGVs would require access to the motorway network and to do so they would potentially have to travel through Grimsargh and over Skew Bridge, or via Goosnargh, both of which could be sensitive to large numbers of HGVs.

Air Quality

There is the potential for the following air quality impacts as a result of a potential mineral extraction facility:

- Fugitive dust emissions associated with extraction works on-site;
- Re-suspension of dust from local road surfaces; and,
- Road traffic exhaust emissions associated with vehicles travelling to and from the site.

These may occur throughout the operation of the facility and could cause impacts at sensitive locations in the vicinity of the site. Each issue is considered further below.

There is the potential for fugitive dust emissions to occur as a result of mineral extraction activities. These may cause subsequent impacts at nearby residential properties as a result of dust soiling, as well as health effects as a result of increased exposure to particulate matter with an aerodynamic

diameter of less than 10µm (PM_{10}).

The potential for effects at sensitive locations depends significantly on local meteorology during the undertaking of dust generating activities, with the most significant effects likely to occur during dry and windy conditions. Given the operational life of the potential facility, it is likely that dust generation would occur during all meteorological conditions, increasing the risk of impacts occurring. The closest residential properties are located adjacent to the northern site boundary. Given this close proximity, any emissions occurring on site are likely to reach the relevant downwind receptors and cause associated impacts.

There is the potential for vehicles leaving the site to track-out mud and dirt onto the highway network. Once dry, this may be re-suspended and cause subsequent impacts at nearby sensitive locations. There are a number of residential properties within the vicinity of local roads which may be affected by track-out dust if not managed effectively.

Any vehicles, such as HGVs transporting minerals off site or cars and vans used by site staff and visitors, would increase levels of traffic exhaust pollutants in the vicinity of the site. Emissions from HGVs are particularly significant due to the larger engine sizes and loads, and may result in impacts at residential properties in the vicinity of access roads.

It is considered that the most significant potential air quality impact would be associated with fugitive dust emissions from mineral extraction works. However, there are also a number of other issues that may cause adverse effects at nearby location receptors. As such, given the significant risk of impacts, the location is unlikely to be considered suitable for such a facility in regards to air quality.

Noise

The National Planning Policy Framework (NPPF – March 2012) offers guidance to Local Planning Authorities on the protection of the local environment, specifically;

Section 11 Paragraph 109: '*The planning system should contribute to and enhance the natural and local environment by preventing both new and existing development form contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability*.'

Section 11 Paragraph 123: '*Planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. '*

The NPPF references the Noise Policy Statement for England (NPSE – March 2010) which offers further specific guidance and clarity on current policies to enable noise management decisions to be made within the wider context. The NPSE has several aims, the first of which is to 'avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise with the context of Government policy on sustainable development.'

In support of the NPPF, the document Technical Guidance to the National Planning Policy Framework provides additional guidance to local planning authorities to ensure effective implementation of the planning policy set out in the NPPF. The section 'Minerals Policy' in the document states '*minerals planning authorities are expected to ensure that plan proposals do not have an unacceptable adverse effect on the natural or historic environment or human health*.'

Ground Conditions

Limited historic quarrying has taken place to the north of the site at Chapel Field to exploit deposits of Sandstone. These operations have ceased and the resultant voids generally landfilled and the area redeveloped into a school complex.

It is considered that any future quarrying activities would require removal of the overburden (Glacial Till) which is considered to be of significant depth and given the proximity of surface water features, upon quarrying of the underlying sandstone then pumping of groundwater may be required, such activity may have a detrimental effect upon ground stability, causing instability and settlement of the nearby reservoir earthworks. Also, such activity may have a detrimental effect upon the adjacent residential properties.

Given the anticipated thickness of the superficial deposits overlying the bedrock then a significant easement would be required to protect the adjacent road infrastructure (Preston Road) and residential properties from slope instability.

Land Ownership

Any potential for mineral extraction would be dependent upon the willingness of the owners to put forward their land for such development. Whilst it may be subject to change, the position of the landowner is a critical factor and potentially an absolute constraint to minerals development for the foreseeable future.

Residential Amenity

There is currently no statutory guidance on minimum working distances of mineral sites from houses. However, Technical Guidance to the Framework states that permissions for mineral extraction close to residential property may not provide adequate protect and in some cases it may be justified to consider adequate separation distances. Any such distance should be effective but reasonable.

The site adjoins the existing residential properties which front onto Buttermere Road, Thirlmere Drive and Lindale Road, to the south of Longridge. Furthermore, the residential curtilage of these properties forms part of the northern boundary. The proximity to housing would, therefore, present a significant consideration for any future mineral working proposal in terms of resultant impacts arising from noise, dust, air quality, traffic and visual intrusion.

When considering the potential impacts from noise, dust, etc., minimum working distances from infrastructure are based upon cautious geotechnical criteria, and would probably entail an un-worked margin of at least 100m between the edge of any proposed mineral working and existing properties / Preston Road (ref: A guide to mineral safeguarding in England, British Geological Survey, October 2007).

County Council policy indicates that a buffer zone of between 250m and 400m would be required between quarrying operations and noise sensitive properties (distances dependent upon requirement for blasting).

A Buffer of between 100-150m could reasonably be applied if significant attenuation screening could be provided in the form of a soil bund, and if the effects of the blasting were to be significantly controlled. If a 150m buffer area were to be established, then a potential extraction area would be negligible. However, if a 100m standoff were to be provided, then a slightly larger extraction area

could be derived. This would still represent a tiny area and when considering the need to include appropriate batter angles, benches and safe operating space, it is clear that the recovery of any material would not be a sustainable proposal.

Topography

The site slopes gently to the south. The topography is such that restoration to existing levels would require infilling with inert materials, which would require a recovery or disposal permit.

Summary

In summary the site is bound by residential properties to the north which represents a material constraint to any proposed extraction bid due to a contamination of noise, dust, vibration, traffic and wider residential amenity issues.

The closest residential properties are less than 20m from the site boundary. Given this small distance there are a number of issues that may cause adverse effects at nearby location receptors. As such, given the significant risk of impacts, the application site is considered unsuitable for the development of a mineral extract facility.

5.0 CONCLUSION

The application site to the west of Preston Road (Longridge) forms part of a wider Minerals Safeguarding Area for Sandstone, as designated by Policy M2 of the LMWLP. This policy requires proposals for development other than mineral extraction, to demonstrate that they will not sterilise the resource or that consideration has been given to prior extraction in consultation with the Minerals Planning Authority and that the need for the proposed development outweighs the economic value of the resource.

In the first instance, reserves of sandstone are common place in Lancashire and are predominantly situated in less developed areas than the subject site. It is also acknowledged that the nature of the geology at the site would affect the viability of developing a high quality quarry at the application site. Even if the deposit was suitable, the constraints outlined in this report demonstrate that only a limited area for working, which, even if mineral deposits occurred at reasonable depth, could not be undertaken in an environmentally acceptable manner.

The site lies in a semi-rural location, with residential properties within a few meters of the north of the site. Given these short distances, it is considered highly likely that the level of noise impacts associated with mineral extraction at the Site would contravene the policies detailed in the NPPF and NPSE. In addition, any extraction activities emissions occurring on site are likely to reach the relevant downwind receptors and cause associated impacts. It is considered that the most significant potential air quality impact would be associated with fugitive dust emissions from mineral extraction works. Given the significant risk of impacts, the location is unlikely to be considered suitable for such a facility in regards air quality.

Based on the characteristics of the surrounding land use and the constrained extent of the sandstone and the geology on the site it is considered that it would be commercially unviable and environmentally unacceptable to extract minerals from the application site.

Overall, this statement has confirmed that the exemption requirements of Policy M2 of the Lancashire Minerals and Waste Local Plan have been engaged. As a result, it is not necessary to undertake prior extraction in advance of the proposed residential development.

6.0 REFERENCES

- REC Phase I desk based assessment. Report No. 45750p1r0, dated October 2014
- A Guide to Mineral Safeguarding in England, BGS, NERC, dated October 2007
- Joint Lancashire Minerals and Waste Local Plan Site Allocation and Development Management Policies – Part 1 and Part 2, dated September 2013
- Minerals Resource Information for National, Regional and Local Planning: Lancashire. 1:100,000 BGS Report CR/05/144N, McEvoy, F M et al 2006.
- British Geological Survey Sheet 067, 1:50,000, Solid and Drift editions.

END OF REPORT

APPENDIX I

LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between REC Ltd and the Client as indicated in Section 1.2.

2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information it has been assumed it is correct. No attempt has been made to verify the information.

3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.

4. During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not be made known or accessible.

5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.

6. In addition to the above REC Ltd note that when investigating, or developing, potentially contaminated land it is important to recognise that sub-surface conditions may vary spatially and also with time. The absence of certain ground, ground gas, and contamination or groundwater conditions at the positions tested is not a guarantee that such conditions do not exist anywhere across the site. Due to the presence of existing buildings and structures access could not be obtained to all areas. Additional contamination may be identified following the removal of the buildings or hard standing.

7. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.

8. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials this is for indicative purposes only and do not constitute or replace full and proper surveys.

9. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.

10. This report presents an interpretation of the geotechnical information established by excavation, observation and testing. Whilst every effort is made in interpretative reporting to assess the soil conditions over the Site it should be noted that natural strata vary from point to point and that man made deposits are subject to an even greater diversity. Groundwater conditions are dependent on seasonal and other factors. Consequently there may be conditions present not revealed by this investigation.

11. REC can not be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by REC is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by REC in this connection without their explicit written agreement there to by REC.

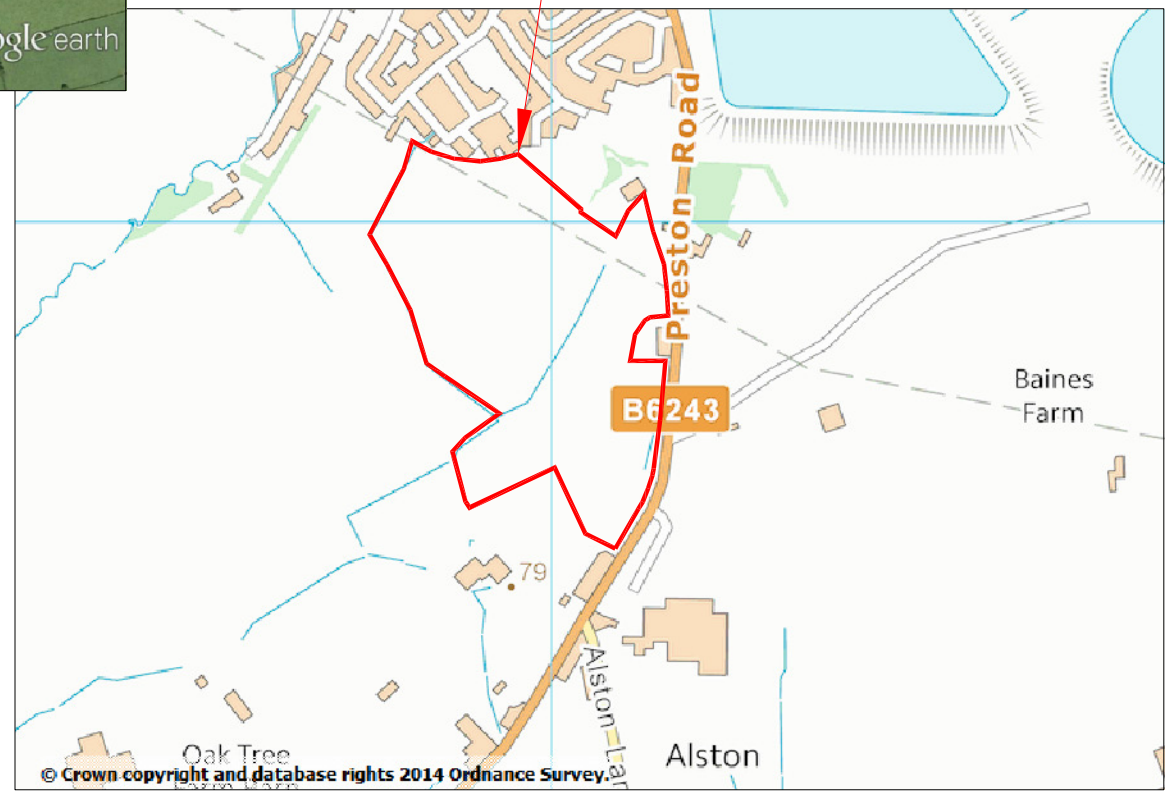
12. Rather, this investigation has been undertaken to provide a preliminary characterisation of the existing sub-surface geotechnical characteristics and make up and the findings of this study are our best interpretation of the data collected, within the scope of work and agreed budget. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

13. This investigation has been undertaken to reasonably characterise existing sub-surface conditions and the findings of this study are our best interpretation of the data collected, within the scope of work and agreed budget. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

APPENDIX II

DRAWINGS

Site Location



Key:

Notes:

P1	R0	16-10-2014	Draft	RW	RP
Phase	Revision	Date	Issue	Drawn	Authorised

Client: JWPC Ltd.

Job No: 45750

Date: 16-10-2014

Drawing No: 001

Scale: N.T.S

Job Title: Preston Road, Longridge

Drawing Title: Site Location Plan

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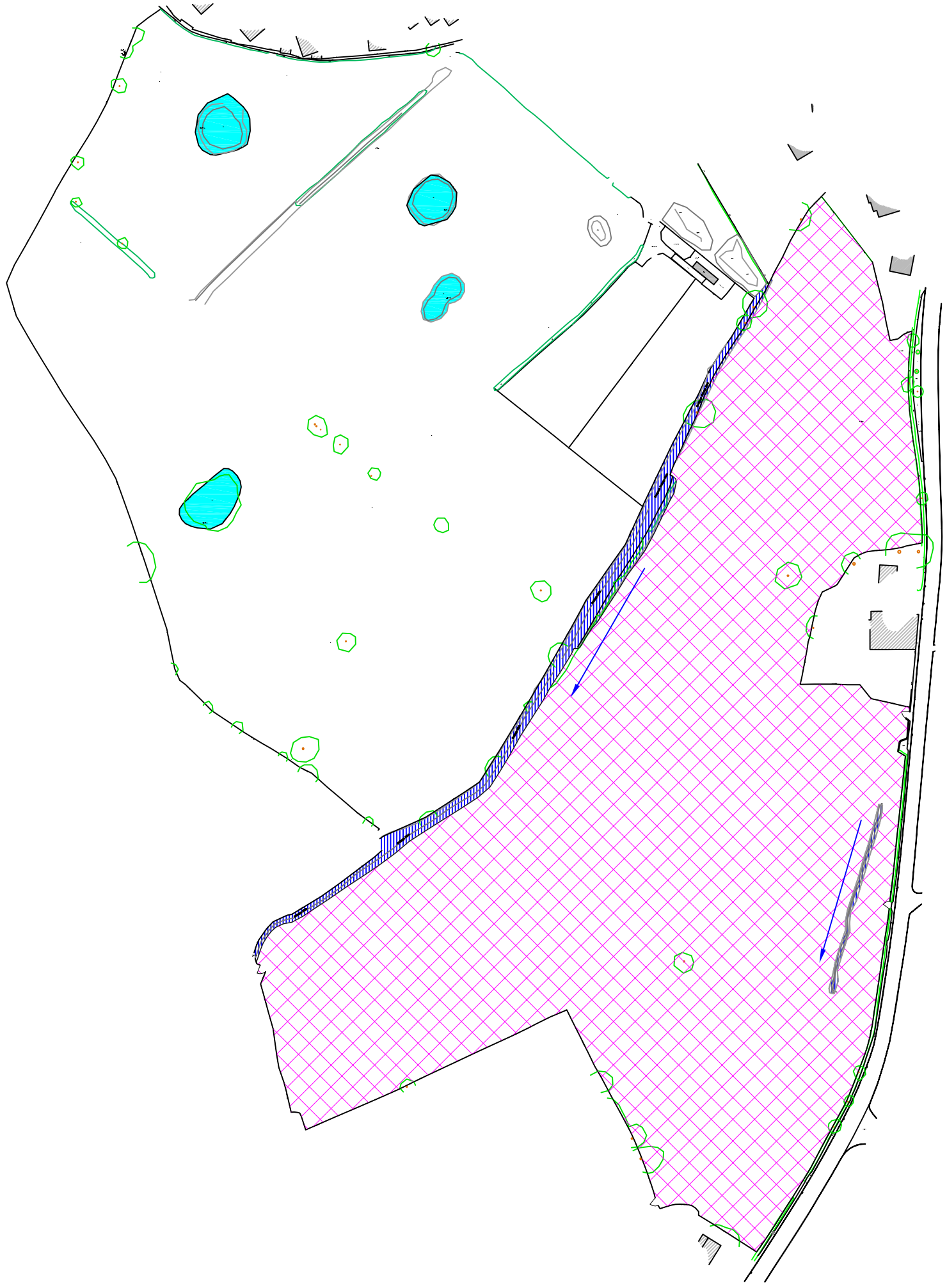

Key:

- Electricity Pylon & Overhead Cables
- Pasture Land
- Pond
- Watercourse
- Direction of Flow

Notes:

P1	R0	16-10-2014	Draft	RW	RP
Phase	Revision	Date	Issue	Drawn	Authorised

Client: JWPC Ltd.

Job No: 45750

Date: 16-10-2014

Drawing No: 002

Scale: 1:2500 @ A3

Job Title: Preston Road, Longridge

Drawing Title: Site Plan

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Key:

Notes:

P1	R0	16-10-2014	Draft	KD	RP
Phase	Revision	Date	Issue	Drawn	Authorised

Client: JWPC Ltd.	Job No: 45750	Date: 13-02-2015
	Drawing No: 004	Scale: N.T.S
Job Title: Preston Road, Longridge	Drawing Title: Proposed Development Plan	

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