

APPENDIX A



Key

 Site Boundary

 TP1 Approximate Trial Pit Location

REFA
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CIVIL • STRUCTURAL
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Client:	Appleshwaite Ltd	Scale:	1:1	Drawn:	JT		
Project:	Peel Park Avenue, Clitheroe	Sheet Size:	A3	Date:	27.07.17		
				Rev			Date
Drawing Title:	Exploratory Hole Location Plan	Drawing No:	17110/02	Approved:	MD	Revision Details	

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APPENDIX B



CENTREMAPS

Open Space, Upper Interfields,
Worcester, WR14 1UT

Groundsure Reference: CMAPS-CM-639333-30974-
120717EDR

Your Reference: 30974

Report Date 12 Jul 2017

Report Delivery Method: Email - pdf

Enviro Insight

Address: 32 Peel Park Avenue, Clitheroe, BB7 1EU

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01886 832972 quoting the above CENTREMAPS reference number.

Yours faithfully,

CENTREMAPS

Enc.
Groundsure Enviroinsight

Address: 32 Peel Park Avenue, Clitheroe, BB7 1EU
Date: 12 Jul 2017
Reference: CMAPS-CM-639333-30974-120717EDR
Client: CENTREMAPS



Aerial Photograph Capture date: 04-Oct-2015
Grid Reference: 374810,440975
Site Size: 1.93ha

Report Reference: CMAPS-CM-639333-30974-120717EDR
Client Reference: 30974

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Overview of Findings

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Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	0	7
1.2 Additional Information – Historical Tank Database	0	0	1	0
1.3 Additional Information – Historical Energy Features Database	0	7	13	14
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	1
1.6 Potentially Infilled Land	0	0	0	6
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	1
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	1
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	2	0	3
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
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3.1 Landfill Sites

3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	2
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	1	0	0

3.2 Landfill and Other Waste Sites Findings

3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
-----------------------------	---------	-------	--------	---------

4.1 Current Industrial Sites Data	0	1	4	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology

5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?

No

5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?

Yes

5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.

Section 6: Hydrogeology and Hydrology

0-500m

6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?

Yes

6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?

Yes

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	2
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	13	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No	No	No	No	Yes	Yes
6.10 Detailed River Network entries within 500m of the site	0	1	0	6	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	No	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	No					
7.2 Are there any Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	No					
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low					
7.4 Are there any Flood Defences within 250m of the study site?	No					
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No					
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No					
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential below Surface					
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High					

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	2
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	1
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	3
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	2
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards	
9.1 What is the maximum risk of natural ground subsidence?	Very Low
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Very Low
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Very Low
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Very Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.
9.2.2 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.

Section 10: Mining	
10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	Yes
10.3 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. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. 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.

3. 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.

4. 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 gas pipelines and underground electricity transmission lines.

5. Geology

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

6. 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.

7. Flooding

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

8. 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 and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. 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 and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. 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.

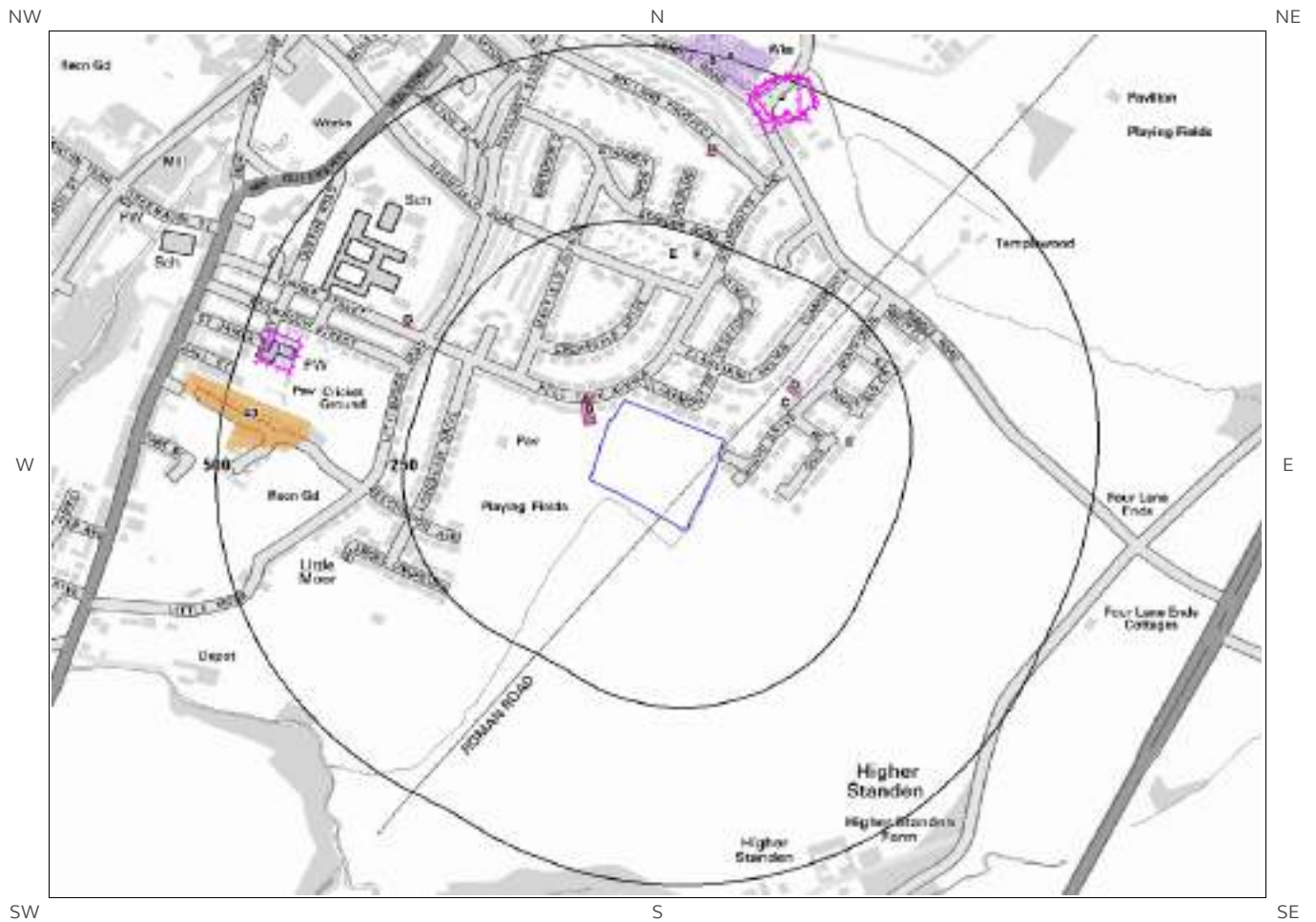
Note: Maps

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. Historical Land Use



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Historical 1:10,000 and 1:10,560 scale mapping



Site Outline

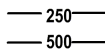


Industrial Land Use



Potentially Infilled Land

Historical 1:2,500, 1:1,250 and 1:500 scale mapping



Search Buffers (m)



Energy Features



Petrol Stations



Tanks



Garages

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 7

ID	Distance [m]	Direction	Use	Date
1I	425	W	Grave Yard	1846
2A	461	N	Unspecified Mill	1930
3A	461	N	Unspecified Mill	1910
4A	461	N	Unspecified Mill	1938
5	463	N	Cotton Mill	1846
6A	470	N	Unspecified Mill	1955
7A	474	N	Unspecified Mill	1971

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 1

ID	Distance (m)	Direction	Use	Date
8	166	E	Unspecified Tank	1964

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary: 34

ID	Distance (m)	Direction	Use	Date
9B	14	W	Electricity Substation	1976
10B	16	W	Electricity Substation	1993
11B	16	W	Electricity Substation	1997
12B	16	W	Electricity Substation	1995
13B	16	W	Electricity Substation	1997

14B	18	W	Electricity Substation	1990
15B	18	W	Electricity Substation	1990
16C	89	NE	Electricity Substation	1990
17C	89	NE	Electricity Substation	1990
18D	109	NE	Electricity Substation	1993
19D	109	NE	Electricity Substation	1997
20D	109	NE	Electricity Substation	1995
21D	109	NE	Electricity Substation	1997
22E	209	N	Electricity Substation	1993
23E	209	N	Electricity Substation	1997
24E	209	N	Electricity Substation	1995
25E	209	N	Electricity Substation	1997
26F	219	NE	Electricity Substation	1976
27F	220	NE	Electricity Substation	1990
28F	220	NE	Electricity Substation	1990
29G	295	NW	Electricity Substation	1993
30G	295	NW	Electricity Substation	1997
31G	295	NW	Electricity Substation	1997
32G	295	NW	Electricity Substation	1995
33G	296	NW	Electricity Substation	1976
34G	298	NW	Electricity Substation	1990
35G	298	NW	Electricity Substation	1990
36H	361	N	Electricity Substation	1995
37H	361	N	Electricity Substation	1997
38H	361	N	Electricity Substation	1997
39H	361	N	Electricity Substation	1993
40H	362	N	Electricity Substation	1976
41H	362	N	Electricity Substation	1990
42H	362	N	Electricity Substation	1990

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary:

0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary:

1

ID	Distance (m)	Direction	Use	Date
43	379	W	Transport Repair Depot	1964

1.6 Potentially Infilled Land

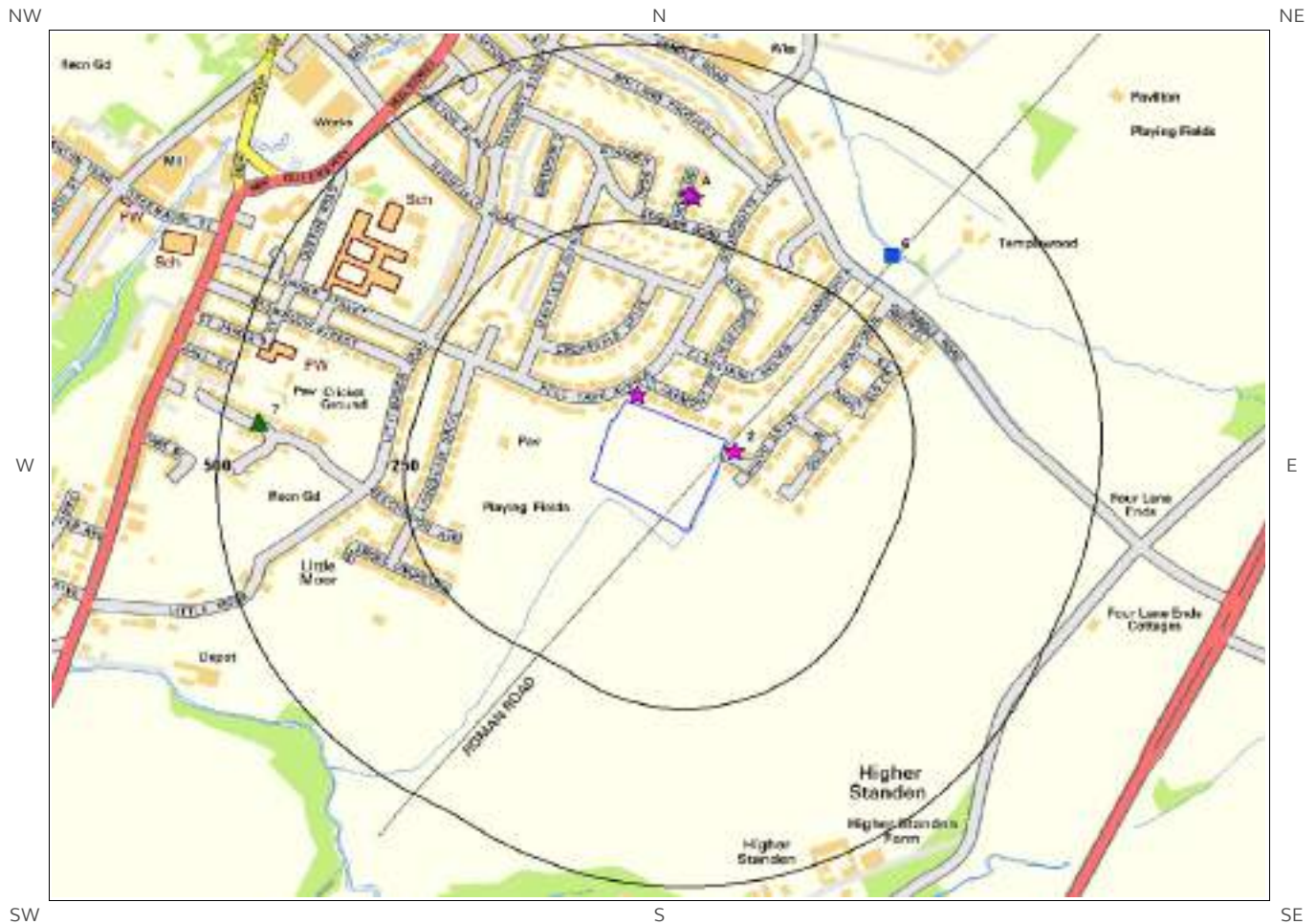
Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site:

6

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
44J	420	NE	Pond	1846
45I	425	W	Grave Yard	1846
46J	431	NE	Reservoir	1910
47J	431	NE	Reservoir	1930
48J	431	NE	Reservoir	1938
49J	439	NE	Reservoir	1955

2. Environmental Permits, Incidents and Registers Map



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

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

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

0

Database searched and no data found.

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

0

Database searched and no data found.

2.1.3 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.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

1

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

ID	Distance (m)	Direction	NGR	Details
7	451	W	374277 441033	Address: Massey Tankers, Croft Street, Clitheroe, Lancashire, BB7 2RA Process: Respraying of Road Vehicles Status: Revoked Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

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

1

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
6	340	NE	375120 441270	Address: TEMPLEWOOD, PENDLE RD, CLITHEROE, LANCASHIRE, BB7 1JH Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 011649 Permit Version: 1 Receiving Water: SHAW BROOK Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 28/04/1969 Effective Date: 28-Jul-1969 Revocation Date: -

2.1.9 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.

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

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

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

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

5

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

ID	Distance (m)	Direction	NGR	Details
1	13	NE	374780 441075	Incident Date: 24-Jul-2002 Incident Identification: 94088 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
2	15	E	374910 440996	Incident Date: 11-Apr-2001 Incident Identification: 2138 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
3A	299	N	374849 441354	Incident Date: 08-Nov-2001 Incident Identification: 41788 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Fumes Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
4A	299	N	374849 441354	Incident Date: 08-Nov-2001 Incident Identification: 41788 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Fumes Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
5A	299	N	374856 441352	Incident Date: 11-Apr-2001 Incident Identification: 2148 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

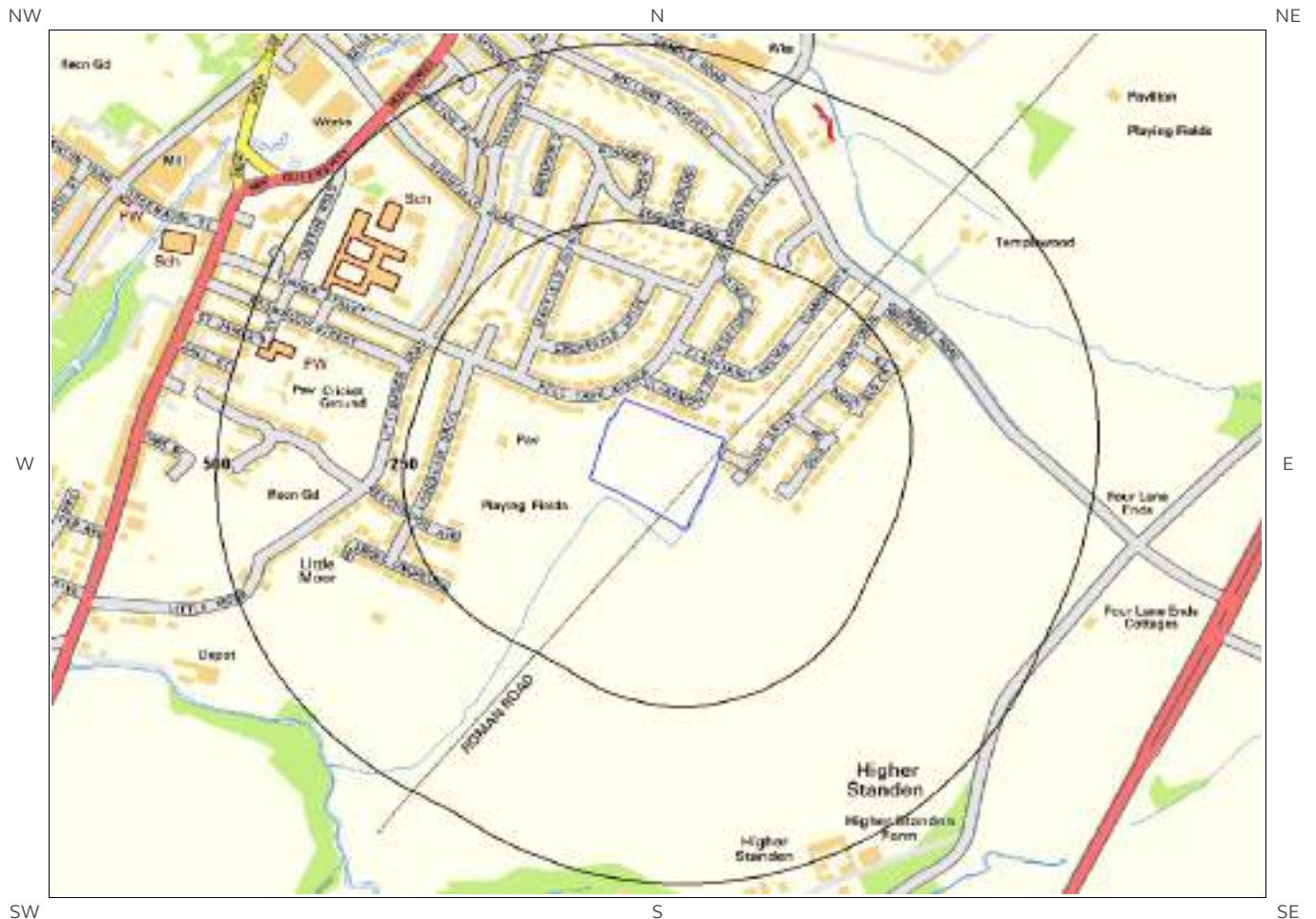
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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?

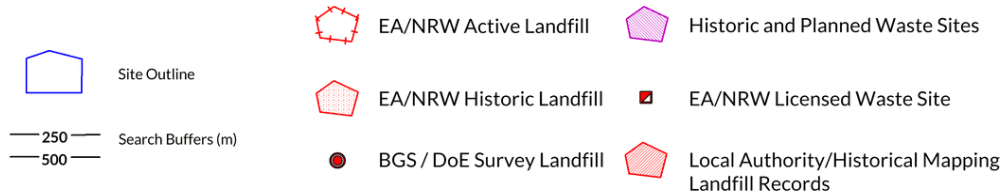
0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales 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 (m)	Direction	NGR	Details
Not shown	1011	W	373600 440900	Site Address: Stalwart Dying Company Limited, Off Kemple View, Near Clitheroe, Lancashire Waste Licence: - Site Reference: K1/03/034 Waste Type: Waste, unknown Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
Not shown	1418	N	374600 442500	Site Address: Atkinsons of Clitheroe, Clitheroe, Ribble Valley, Lancashire Waste Licence: - Site Reference: K1/03/029 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -

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

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

1

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

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
3	443	N	375041 441456	Refuse Tip	1964 mapping	Polygon

3.2 Other Waste Sites

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

0

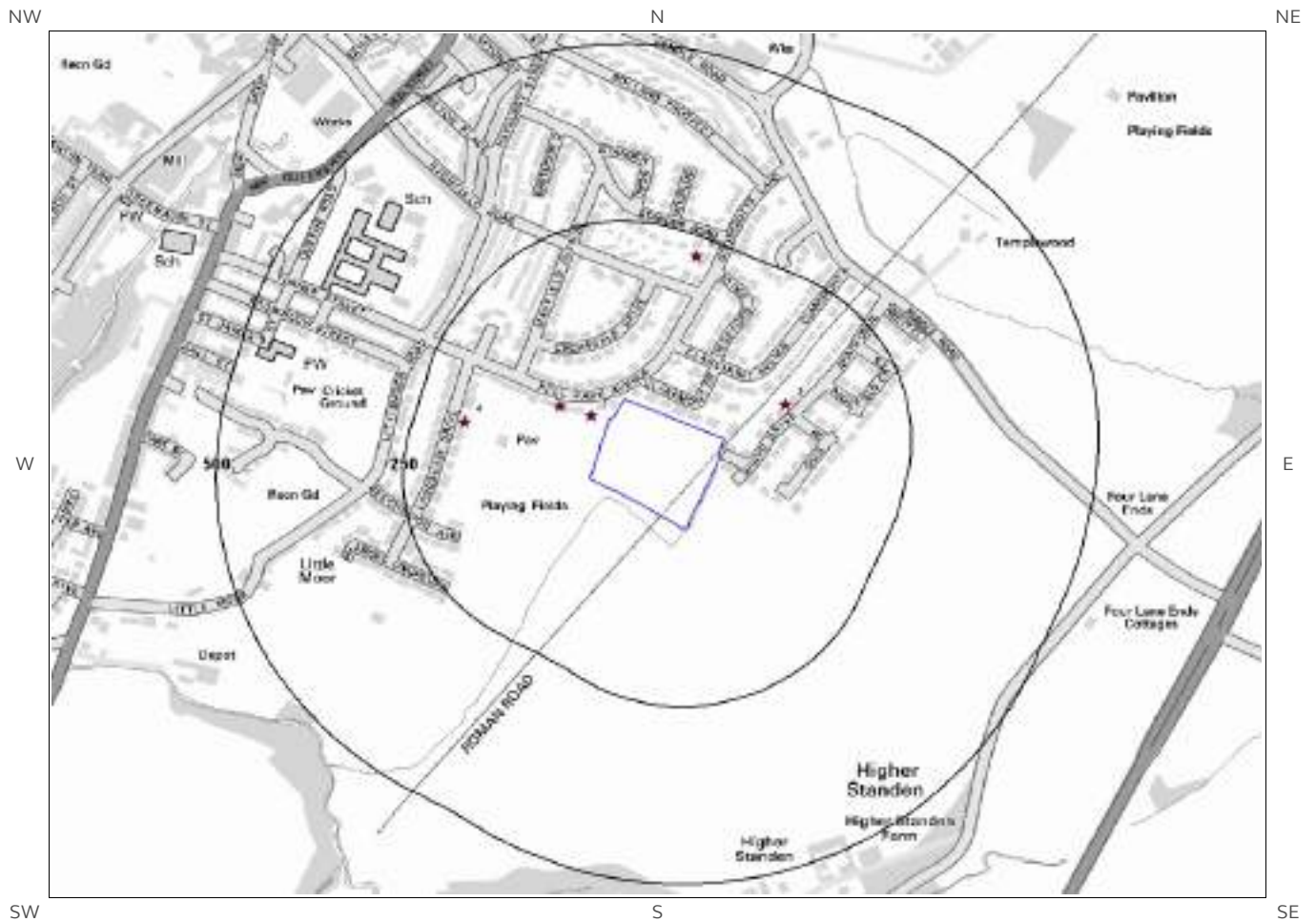
Database searched and no data found.

3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

0

Database searched and no data found.

4. Current Land Use Map



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Site Outline

★ Current Industrial Sites

— Electricity Transmission Cables

— 250 —
— 500 — Search Buffers (m)

● Petrol & Fuel Sites

— Gas Transmission Pipelines

4. Current Land Uses

4.1 Current Industrial Data

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

5

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

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	24	W	Electricity Sub Station	374722 441044	Electricity Sub Station, BB7	Electrical Features	Infrastructure and Facilities
2	68	W	N J & C C Bristol Dairyman Ltd	374680 441057	N J & C C Bristol Dairyman Ltd, 24, Peel Park Avenue, Clitheroe, BB7 1ET	Dairy Farming	Farming
3	95	NE	Electricity Sub Station	374980 441060	Electricity Sub Station, BB7	Electrical Features	Infrastructure and Facilities
4	184	W	Trevor Lord	374552 441035	Trevor Lord, 13, Langshaw Drive, Clitheroe, BB7 1EY	Sports and Leisure Equipment Repair	Repair and Servicing
5	224	NE	Electricity Sub Station	374862 441269	Electricity Sub Station, BB7	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

5.2 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

5.3 Bedrock and Solid Geology

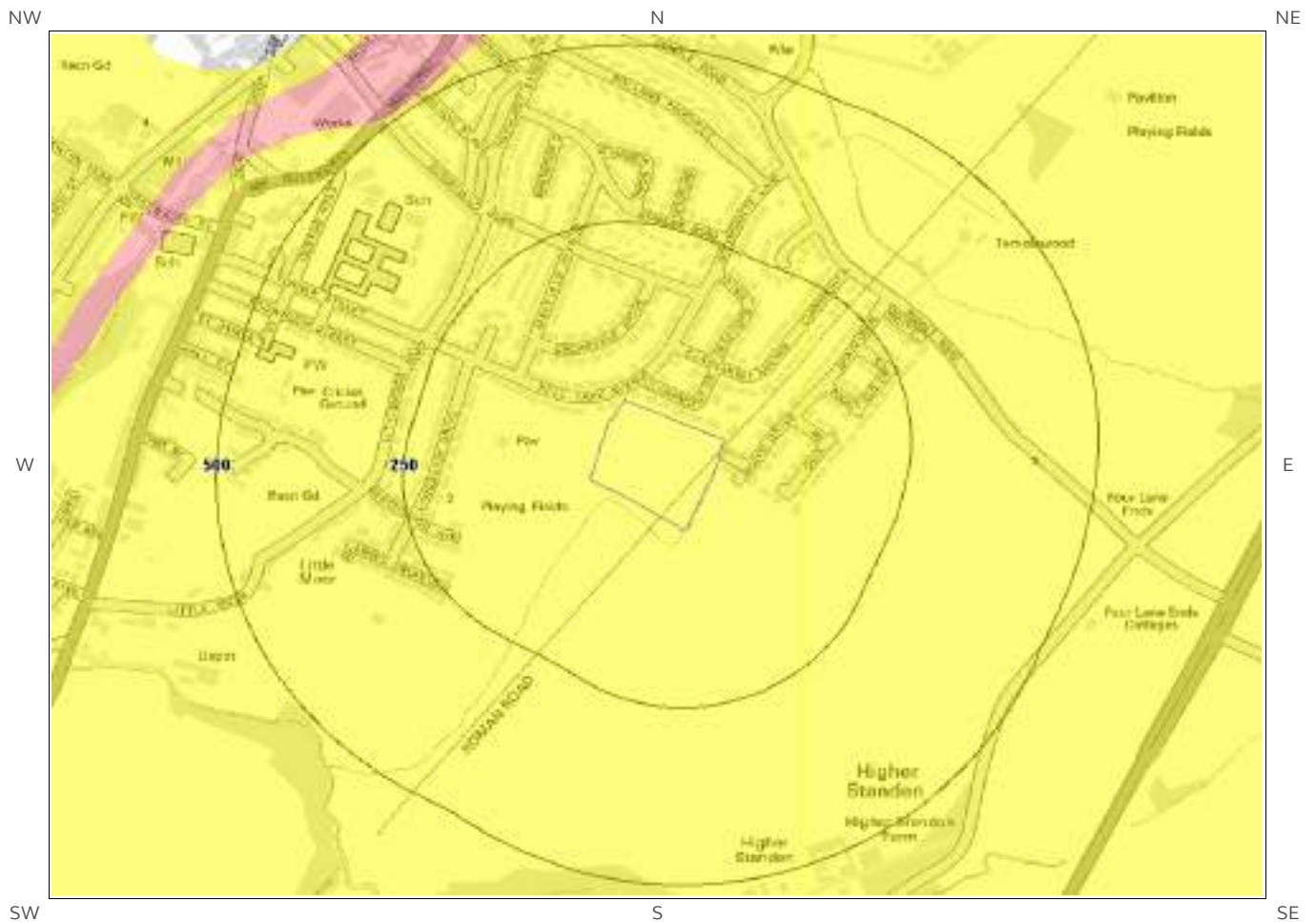
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
CLHOM-MDST	CLITHEROE LIMESTONE FORMATION AND HODDER MUDSTONE FORMATION (UNDIFFERENTIATED)	MUDSTONE

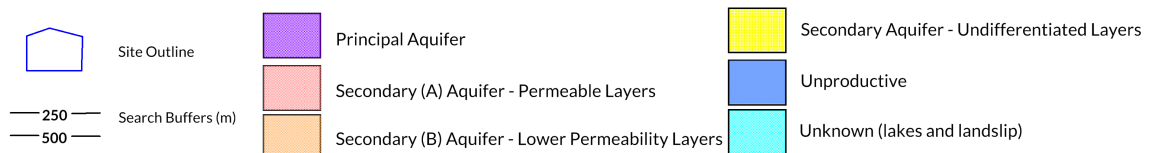
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

6a. Aquifer Within Superficial Geology



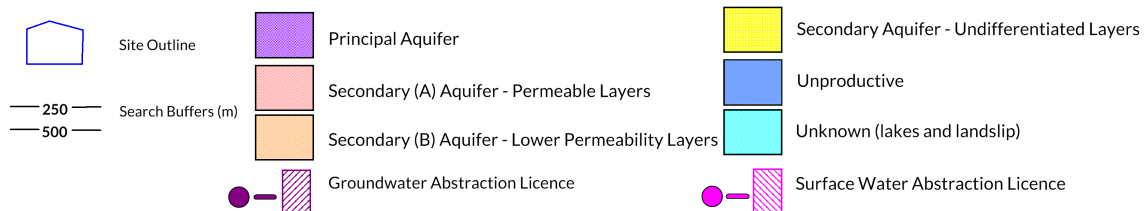
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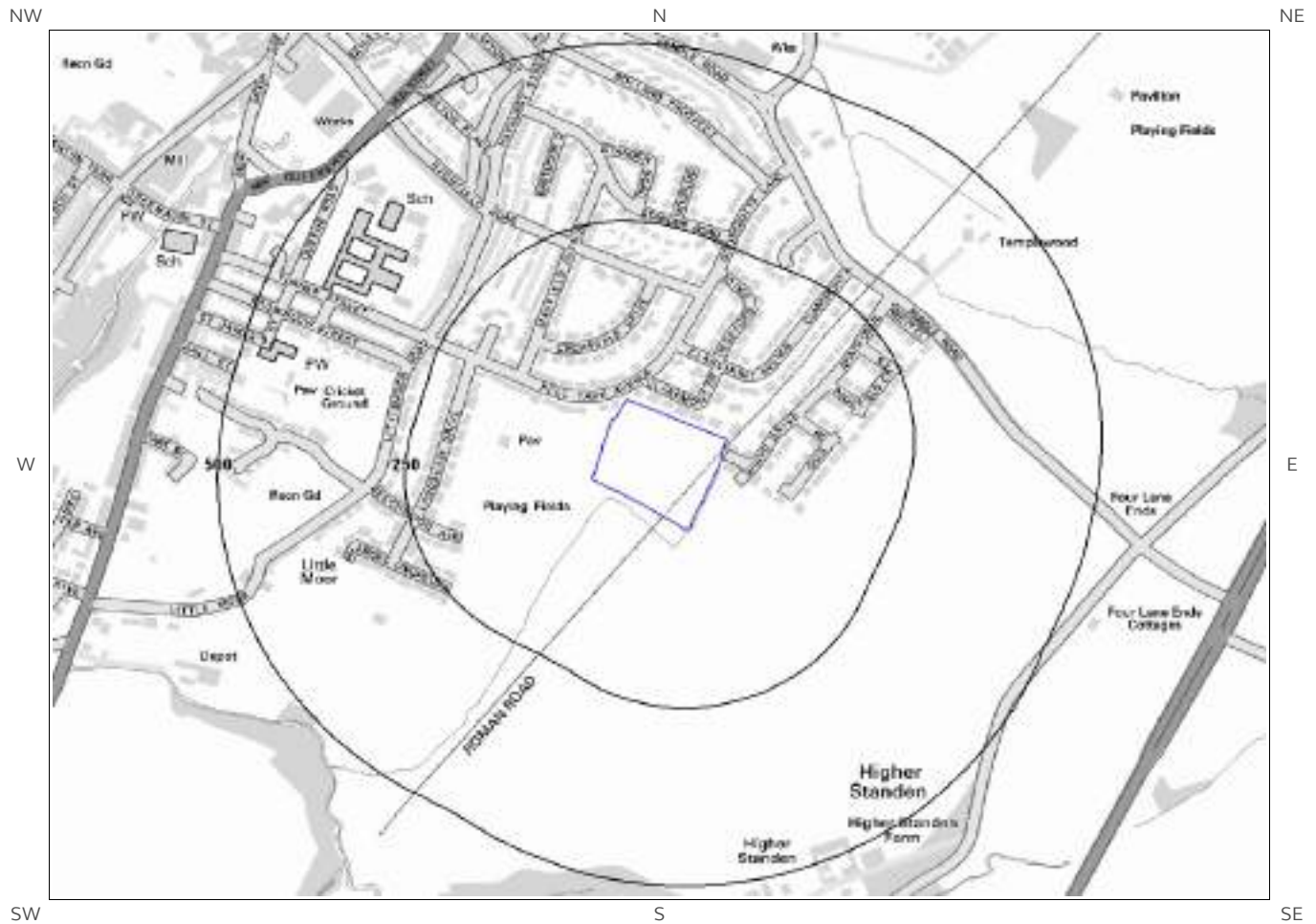
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



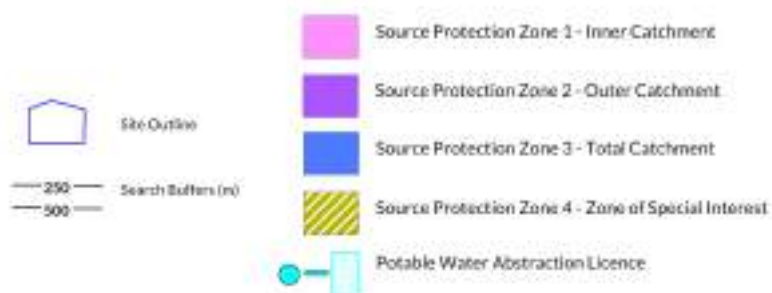
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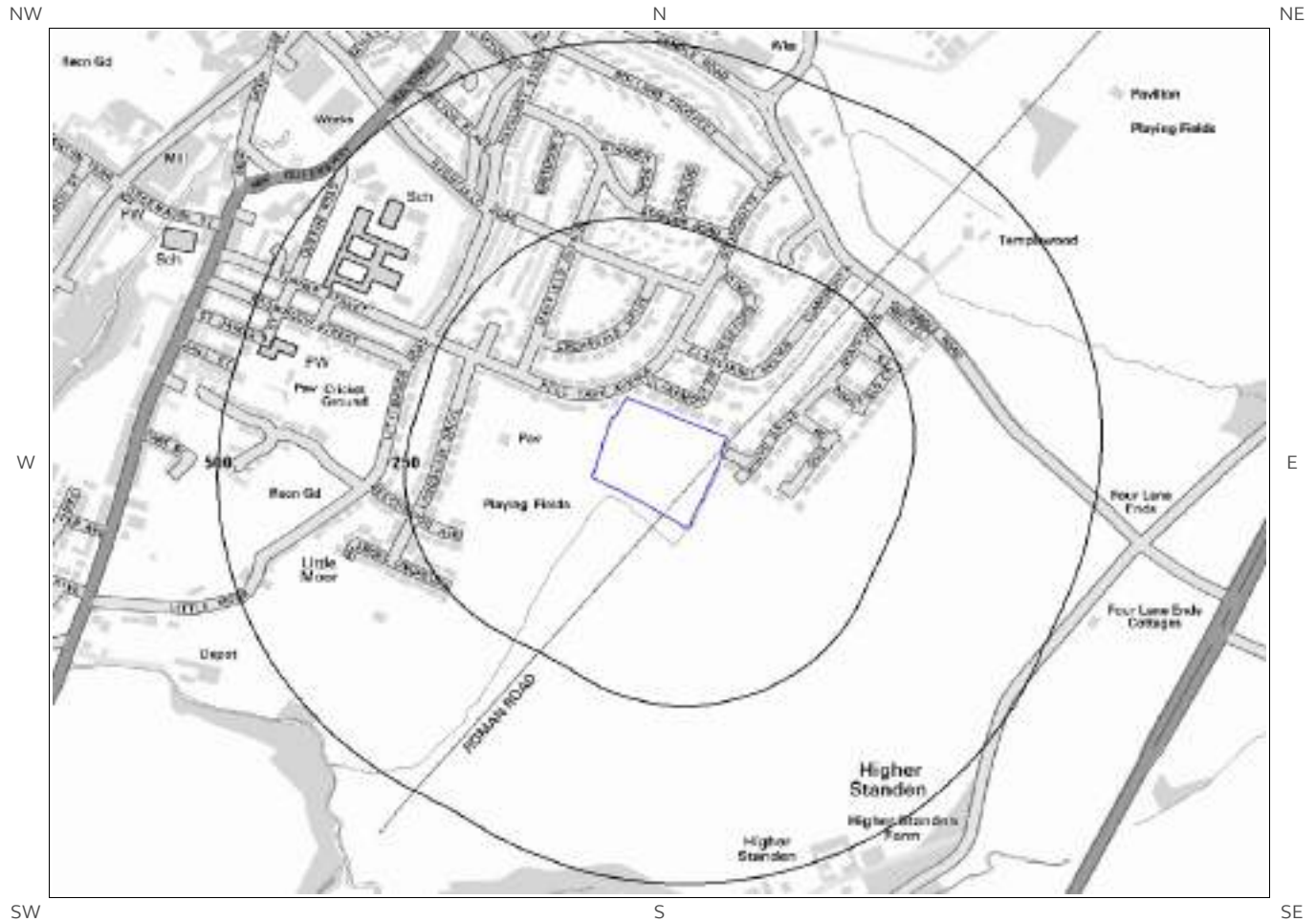
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



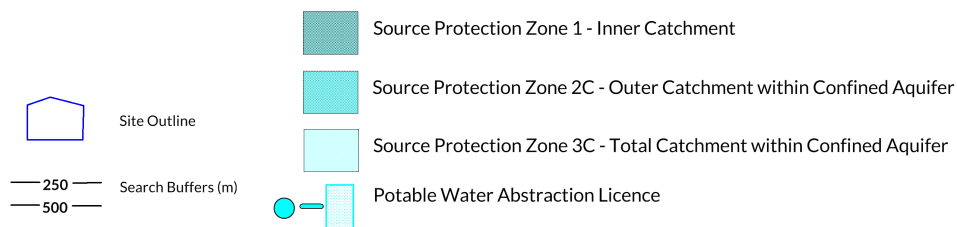
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6d. Hydrogeology – Source Protection Zones within confined aquifer



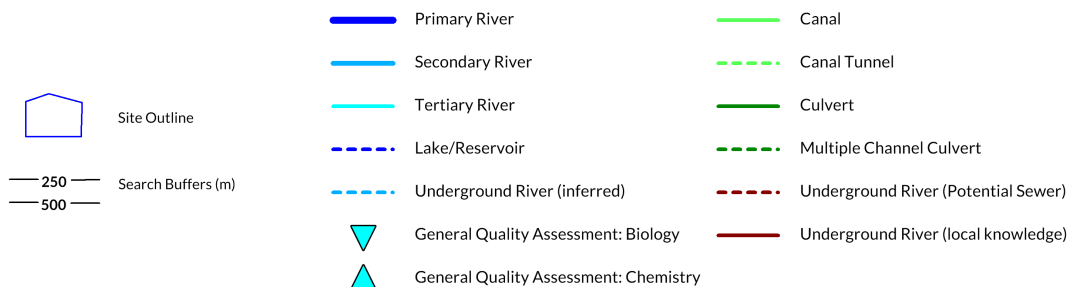
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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

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

From 1 April 2010, the Environment Agency/Natural Resources Wales'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 Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
2	0	On Site	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
3	101	E	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

6.2 Aquifer within Bedrock Deposits

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

From 1 April 2010, the Environment Agency/Natural Resources Wales'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 Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	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	101	E	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

6.3 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 (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1887	NE	375720 442710	Status: Historical Licence No: 2671309053 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: Borehole At Clitheroe Auction Mart, Clitheroe Data Type: Point Name: CLITHEROE AUCTION MART COMPANY LTD Annual Volume (m³): 9977 Max Daily Volume (m³): 28 Original Application No: 8739 Original Start Date: 5/10/2004 Expiry Date: 31/3/2013 Issue No: 1 Version Start Date: 5/10/2004 Version End Date:
Not shown	1888	NE	375721 442711	Status: Active Licence No: NW/071/0309/006 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: Borehole At Clitheroe Auction Mart, Clitheroe Data Type: Point Name: CLITHEROE AUCTION MART COMPANY LTD Annual Volume (m³): 15261 Max Daily Volume (m³): 45 Original Application No: NPS/WR/009021 Original Start Date: 1/4/2013 Expiry Date: 31/3/2028 Issue No: 1 Version Start Date: 1/4/2013 Version End Date:

6.4 Surface Water Abstraction Licences

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

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
7A	605	NW	374200 441300	Status: Historical Licence No: 2671309025 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-tidal - North West Region Point: Nearley Brk At Clitheroe Data Type: Point Name: JAMES THORNER LTD Annual Volume (m³): 227300 Max Daily Volume (m³): 981.936 Application No: 3198 Original Start Date: 11/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/11/1966 Version End Date:
8A	605	NW	374200 441300	Status: Historical Licence No: 2671309025 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-tidal - North West Region Point: Mearley Brk At Clitheroe Data Type: Point Name: JAMES THORNER LTD Annual Volume (m³): 227300 Max Daily Volume (m³): 981.93 Application No: 3198 Original Start Date: 11/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/11/1966 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
9B	665	W	374100 441200	Status: Historical Licence No: 2671309033 Details: Transfer between sources Direct Source: Surface, Non-tidal - North West Region Point: Mearley Brk Feeding Primrose Lodge At Clitheroe Data Type: Point Name: STALWART DYEING CO LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 4549 Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1966 Version End Date:
10B	665	W	374100 441200	Status: Historical Licence No: 2671309033 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-tidal - North West Region Point: Mearley Brk Feeding Primrose Lodge At Clitheroe Data Type: Point Name: STALWART DYEING CO LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 4549 Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1966 Version End Date:
Not shown	765	W	374000 440700	Status: Historical Licence No: 2671309032 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-tidal - North West Region Point: Pendleton Brk@clitheroe Feeding The Mill Pond, Primrose Wks Data Type: Point Name: STALWART DYEING CO LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 4549 Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1993 Version End Date:
Not shown	765	W	374000 440700	Status: Historical Licence No: 2671309032 Details: Transfer between sources Direct Source: Surface, Non-tidal - North West Region Point: Pendleton Brk@clitheroe Feeding The Mill Pond, Primrose Wks Data Type: Point Name: STALWART DYEING CO LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 4549 Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1993 Version End Date:
Not shown	895	SW	373900 440600	Status: Historical Licence No: 2671309032 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-tidal - North West Region Point: Pendleton Brk@clitheroe Feeding Mill Pond, primrose Wks \$313 Data Type: Point Name: STALWART DYEING CO LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 4549 Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1993 Version End Date:
Not shown	895	SW	373900 440600	Status: Historical Licence No: 2671309032 Details: Transfer between sources Direct Source: Surface, Non-tidal - North West Region Point: Pendleton Brk@clitheroe Feeding Mill Pond, primrose Wks \$313 Data Type: Point Name: STALWART DYEING CO LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: 4549 Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/12/1993 Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	906	SE	375300 440100	Status: Historical Licence No: 2671309021 Details: General use relating to Secondary Category (Medium Loss) Direct Source: "surface, Non-tidal - North West Region" Point: "pendleton Brk, North Of Pendleton Village" Data Type: Point Name: TRUSTEES OF STANDEN SETTLED ESTATE Annual Volume (m³): - Max Daily Volume (m³): - Application No: 4005 Original Start Date: 20/5/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/5/1966 Version End Date:
Not shown	906	SE	375300 440100	Status: Historical Licence No: 2671309021 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-tidal - North West Region Point: Pendleton Brk, North Of Pendleton Village Data Type: Point Name: TRUSTEES OF STANDEN SETTLED ESTATE Annual Volume (m³): - Max Daily Volume (m³): - Application No: 4005 Original Start Date: 20/5/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/5/1966 Version End Date:
Not shown	906	SE	375300 440100	Status: Active Licence No: 2671309021 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-tidal - North West Region Point: Pendleton Brook North Of Pendleton Village Data Type: Point Name: TRUSTEES OF STANDEN SETTLED ESTATE Annual Volume (m³): 59098 Max Daily Volume (m³): 163.65 Application No: 4005 Original Start Date: 20/5/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/5/1966 Version End Date:
Not shown	934	W	373800 440800	Status: Historical Licence No: 2671309033 Details: Transfer between sources Direct Source: Surface, Non-tidal - North West Region Point: Mearley Brk Feeding Primrose Lodge At Clitheroe \$314 Data Type: Point Name: STALWART DYEING CO LTD Annual Volume (m³): - Max Daily Volume (m³): - Application No: 4549 Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1966 Version End Date:
Not shown	934	W	373800 440800	Status: Historical Licence No: 2671309033 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-tidal - North West Region Point: Mearley Brk Feeding Primrose Lodge At Clitheroe \$314 Data Type: Point Name: STALWART DYEING CO LTD Annual Volume (m³): - Max Daily Volume (m³): - Application No: 4549 Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1966 Version End Date:

6.5 Potable Water Abstraction Licences

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

No

Database searched and no data found.

6.6 Source Protection Zones

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

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

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

No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site?

Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.

6.9 River Quality

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

Yes

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

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	850	N	374600 441900	River Name: Pimlico Brook Reach: Qsl At Chatburn I.e. To Mearley Bk. End/Start of Stretch: End of Stretch NGR	C	B	B	B	B

6.9.2 Chemical Quality:

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

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	850	N	374600 441900	River Name: Pimlico Bk. Reach: Qsl At Chatburn I.e. To Mearley Bk. End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1286	N	374583 442339	River Name: Pimlico Bk. Reach: Qsl At Chatburn I.e. To Mearley Bk. End/Start of Stretch: Sample Point NGR	A	A	A	A	A

6.10 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 (6e):

ID	Distance (m)	Direction	Details
1	2	SE	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined
2	347	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
3	349	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Tertiary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
4	403	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
5	452	N	River Name: Shaw Brook Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
6	452	N	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
7	453	N	River Name: Shaw Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined

6.11 Surface Water Features

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

Yes

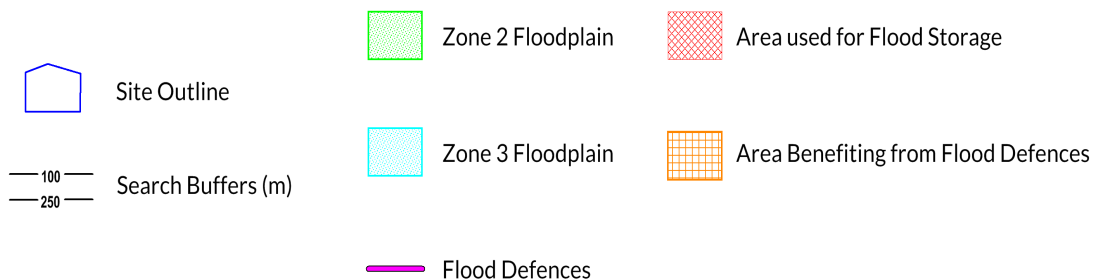
The following surface water records are not represented on mapping:

Distance (m)	Direction
1	SE
11	SW

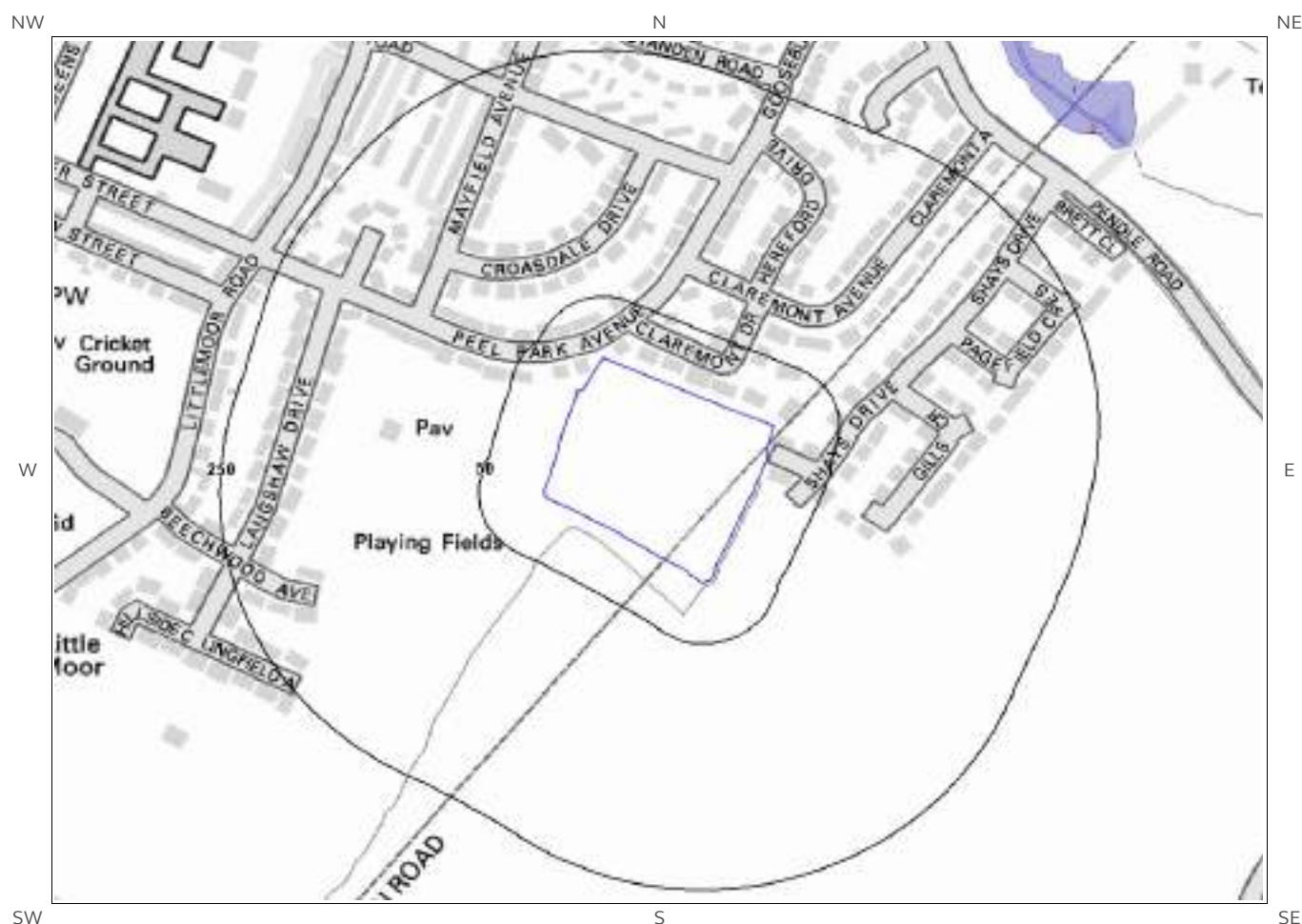
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



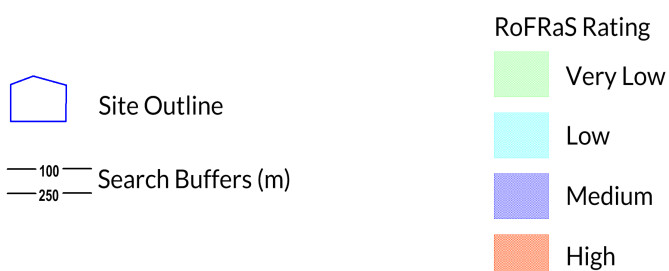
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 2 floodplain? No

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 3 floodplain? No

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Database searched and no data found.

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

7.6 Areas benefiting from Flood Storage

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

No

7.7 Groundwater Flooding Susceptibility Areas

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

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

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

Potential below Surface

Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

7.8 Groundwater Flooding Confidence Areas

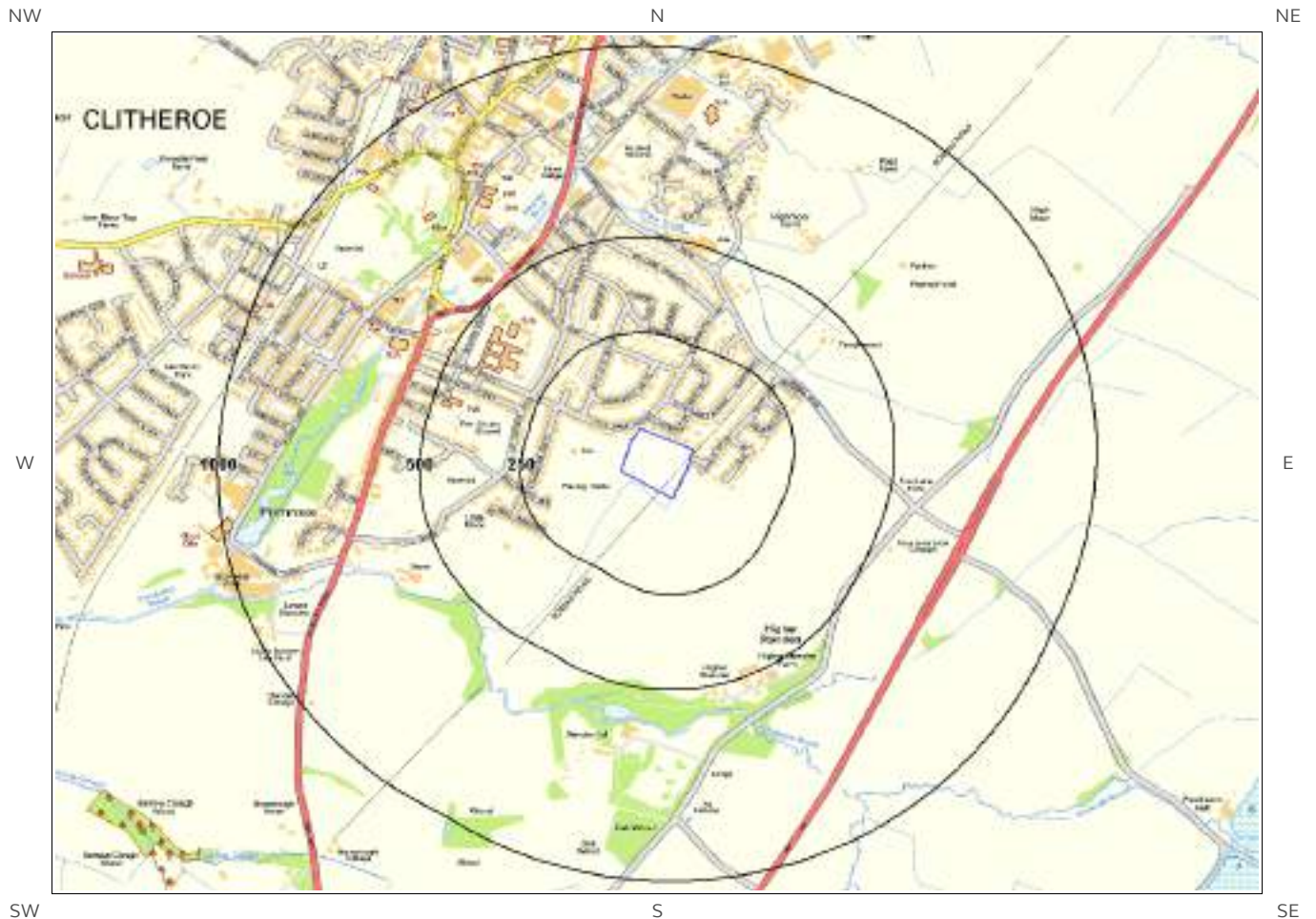
What is the British Geological Survey confidence rating in this result?

High

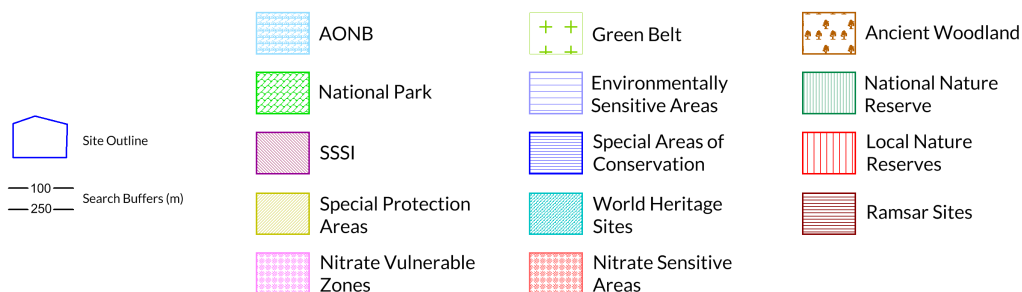
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site?

Yes

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

2

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	SSSI Name	Data Source
Not shown	1362	N	Salthill and Bellmanpark Quarries	Natural England
Not shown	1407	N	Salthill and Bellmanpark Quarries	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

1

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
8	1434	SW	UNKNOWN	Ancient and Semi-Natural Woodland

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

3

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
Not shown	1362	N	Salthill Quarry	Natural England
Not shown	1407	N	Salthill Quarry	Natural England
Not shown	1933	NE	Salthill Quarry	Natural England

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

0

Database searched and no data found.

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

0

Database searched and no data found.

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

2

The following Area of Outstanding Natural Beauty (AONB) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	AONB/NSA Name	Data Source
6	1618	SE	Forest Of Bowland	Natural England
7	1623	SE	Forest Of Bowland	Natural England

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

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

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

0

Database searched and no data found.

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 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 Geo Insight**, available from our **website**. The following information has been found:

9.1.1 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.

9.1.2 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.

9.1.3 Soluble Rocks

What is the maximum Soluble 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
Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.

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

9.1.4 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.

9.1.5 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.

9.1.6 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.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level.

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

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

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

Database searched and no data found.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? Yes

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

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Vein Mineral	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

Past underground mine workings may occur. The rock types present in these areas are such that small mineral veins may be present on which it is possible that small scale mining has been undertaken and/or it is possible that limited underground extraction of other materials may have occurred. All such occurrences are likely to be of minor localised extent and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

10.3 Brine Affected Areas

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

Guidance: No Guidance Required.

Contact Details

CENTREMAPS

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Groundsure@centremaps.co.uk
Open Space, Upper Interfields, Malvern, Worcester, WR14 1UT



British Geological Survey Enquiries

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Email:

Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk



**British
Geological Survey**

NATURAL ENVIRONMENT RESEARCH COUNCIL

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www.coal.gov.uk



**The Coal
Authority**

Ordnance Survey

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Tel: 08456 050505



Local Authority

Authority: Ribble Valley Borough Council
Phone: 01200 425111

Web: <https://www.ribblevalley.gov.uk/>

Address: Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Gemapping PLC

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Acknowledgements: 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, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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Standard Terms and Conditions

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<https://www.groundsure.com/terms-and-conditions-sept-2016>

APPENDIX C



CENTREMAPS

Open Space, Upper Interfields,
Worcester, WR14 1UT

Report Reference: CMAPS-CM-639333-30974-
120717GEO

Your Reference: 30974

Report Date 12 Jul 2017

Report Delivery Email - pdf
Method:

Geo Insight

Address: 32 Peel Park Avenue, Clitheroe, BB7 1EU

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geo Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01886 832972 quoting the above CENTREMAPS reference number.

Yours faithfully,

CENTREMAPS

Enc.
Groundsure Geo Insight

Address: 32 Peel Park Avenue, Clitheroe, BB7 1EU

Date: 12 Jul 2017

Reference: CMAPS-CM-639333-30974-120717GEO

Client: CENTREMAPS



Aerial Photograph Capture date: 04-Oct-2015
Grid Reference: 374810,440975
Site Size: 1.93ha

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Overview of Findings

The Groundsure Geo Insight 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 and 1:10,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Non-coal 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.

Section 1: Geology 1:10,000 Scale

1.1 Artificial Ground	1.1 Is there any Artificial Ground/ Made Ground present beneath the study site at 1:10,000 scale?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site at 1:10,000 scale?*	No
	1.2.2 Are there any records of landslide within 500m of the study site boundary at 1:10,000 scale?	No
1.3 Bedrock, Solid Geology and Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records of faults within 500m of the study site boundary at 1:10,000 scale?	No

Section 2: Geology 1:50,000 Scale

2.1 Artificial Ground	2.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	2.1.2 Are there any records relating to permeability of artificial ground within the study site*boundary?	No
2.2 Superficial Geology and Landslips	2.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?*	Yes
	2.2.2 Are there any records of permeability of superficial ground within 500m of the study site?	Yes
	2.2.3 Are there any records of landslide within 500m of the study site boundary?	No
	2.2.4 Are there any records relating to permeability of landslips within the study site* boundary?	No

Section 2: Geology 1:50,000 Scale

2.3 Bedrock, Solid Geology and Faults

2.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.

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

Yes

2.3.3 Are there any records of faults within 500m of the study site boundary?

Yes

Section 3: Radon

3. Radon

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

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

3.2 Radon Protection

No radon protective measures are necessary.

Section 4: Ground Workings

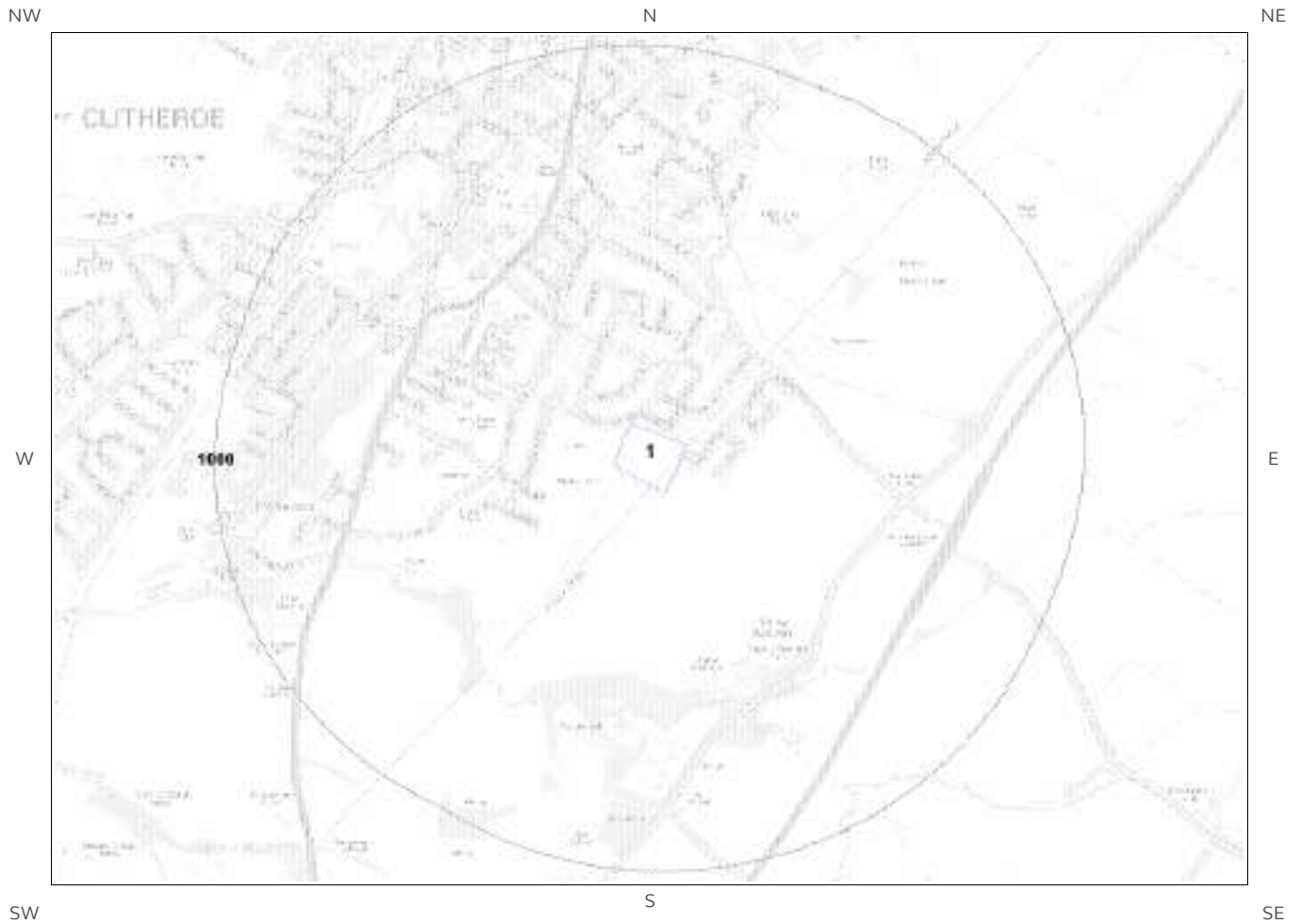
	On-site	0-50m	51-250	251-500	501-1000
4.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	0	Not Searched	Not Searched
4.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	0
4.3 Current Ground Workings	0	0	0	0	0

Section 5: Mining, Extraction & Natural Cavities

	On-site	0-50m	51-250	251-500	501-1000
5.1 Historical Mining	0	0	0	0	0
5.2 Coal Mining	0	0	0	0	0
5.3 Johnson Poole and Bloomer Mining Area	0	0	0	0	0
5.4 Non-Coal Mining*	1	0	1	0	2
5.5 Non-Coal Mining Cavities	0	0	0	0	0
5.5 Natural Cavities	0	0	0	0	0

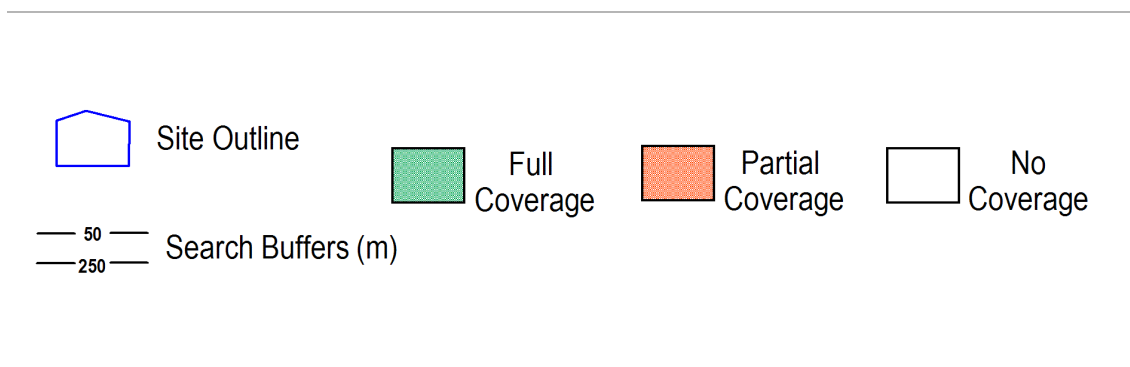
Section 5: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
5.6 Brine Extraction	0	0	0	0	0
5.7 Gypsum Extraction	0	0	0	0	0
5.8 Tin Mining	0	0	0	0	0
5.9 Clay Mining	0	0	0	0	0
Section 6: Natural Ground Subsidence	On-site				
6.1 Shrink-Swell Clay	Very Low				
6.2 Landslides	Very Low				
6.3 Ground Dissolution of Soluble Rocks	Very Low				
6.4 Compressible Deposits	Negligible				
6.5 Collapsible Deposits	Very Low				
6.5 Running Sand	Very Low				
Section 7: Borehole Records	On-site	0-50m	51-250		
7 BGS Recorded Boreholes	0	0	0		
Section 8: Estimated Background Soil Chemistry	On-site	0-50m	51-250		
8 Records of Background Soil Chemistry	3	0	0		
Section 9: Railways and Tunnels	On-site	0-50m	51-250	250-500	
9.1 Tunnels	0	0	0	Not Searched	
9.2 Historical Railway and Tunnel Features	0	0	0	Not Searched	
9.3 Historical Railways	0	0	0	Not Searched	
9.4 Active Railways	0	0	0	Not Searched	
9.5 Railway Projects	0	0	0	0	

1:10,000 Scale Availability



1_10,000 Availability Legend

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Availability of 1:10,000 Scale Geology Mapping

The following information represents the availability of the key components of the 1:10,000 scale geological data.

ID	Distance	Artificial Coverage	Superficial Coverage	Bedrock Coverage	Mass Movement Coverage
1	0.0	No deposits are mapped	No coverage	No coverage	No coverage

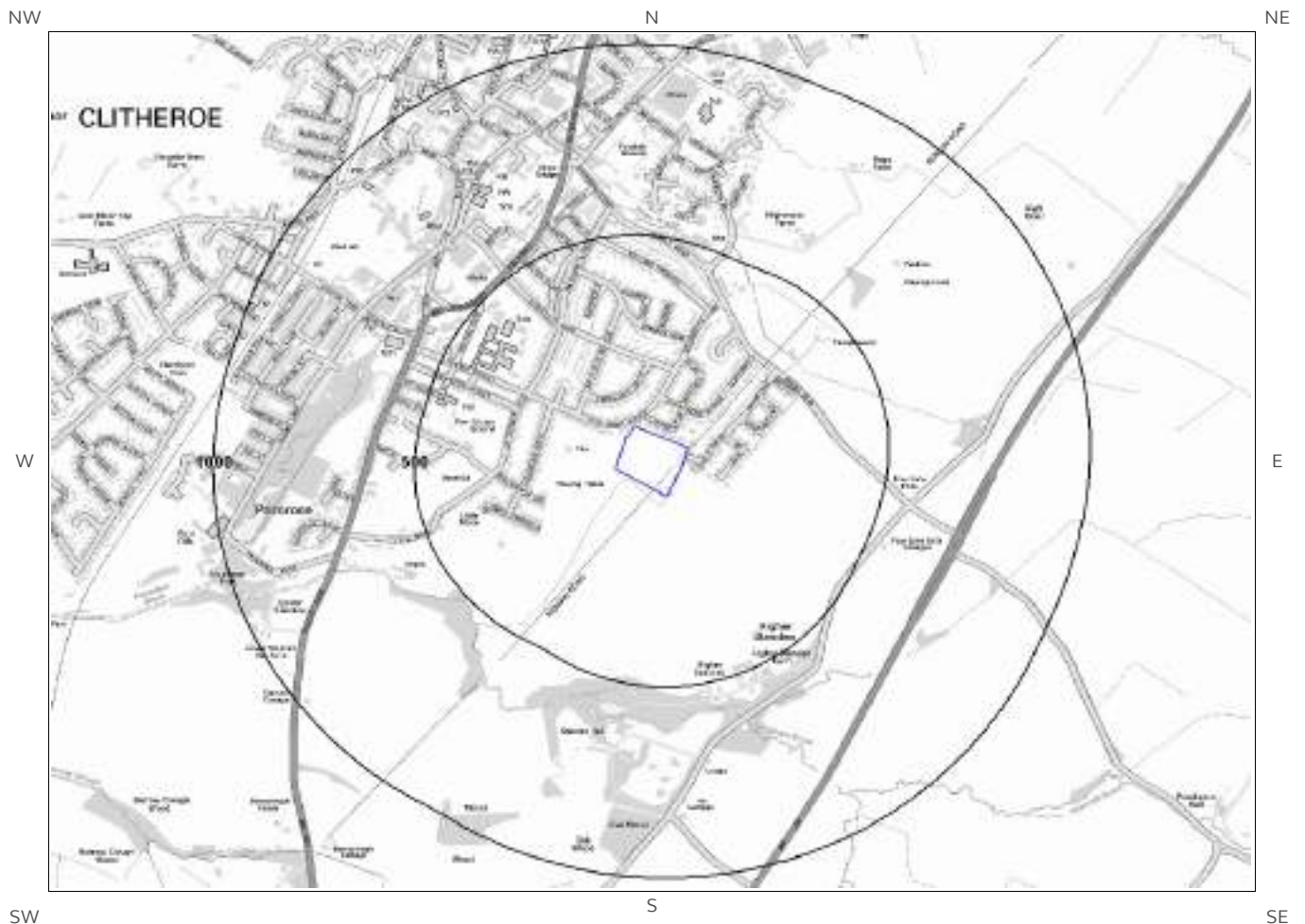
Guidance: The 1:10,000 scale geological interpretation is the most detailed generally available from BGS and is the scale at which most geological surveying is carried out in the field. The database is presented as four types of geology (artificial, mass movement, superficial and bedrock), although not all themes are mapped or available on every map sheet. Therefore a coverage layer showing the availability of the four themes is presented above.

The definitions of coverage are as follows:

Geology	Full Coverage	Partial Coverage	No Coverage
Bedrock	The whole tile has been mapped	Some but not all the tile has been mapped	No coverage
Superficial	The whole tile has been mapped	Some but not all of the tile has been mapped	No coverage
Artificial	Some deposits are mapped on this tile	-	No deposits are mapped
Mass Movement	Some deposits are mapped on this tile	-	No coverage

1 Geology (1:10,000 scale).

1.1 Artificial Ground Map (1:10,000 scale)



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

1. Geology 1:10,000 scale

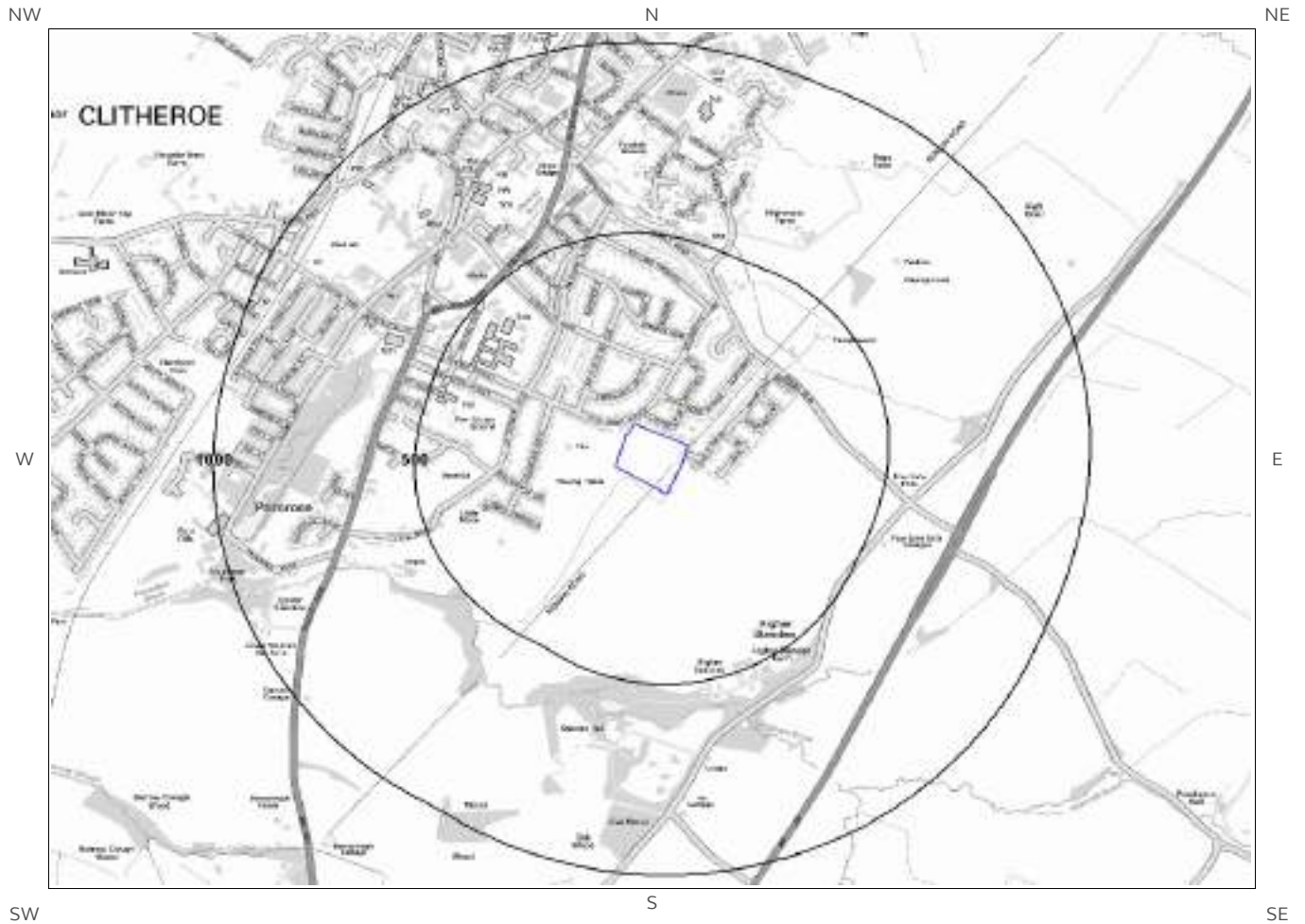
1.1 Artificial Ground

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

Are there any records of Artificial/ Made Ground within 500m of the study site boundary at 1:10,000 scale? No

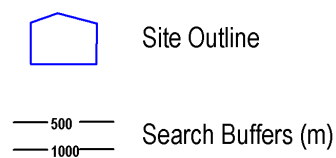
Database searched and no data found.

1.2 Superficial Deposits and Landslips Map (1:10,000 scale)



Artificial Ground Legend

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1.2 Superficial Deposits and Landslips

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary at 1:10,000 scale? No

Database searched and no data found.

1.2.2 Landslip

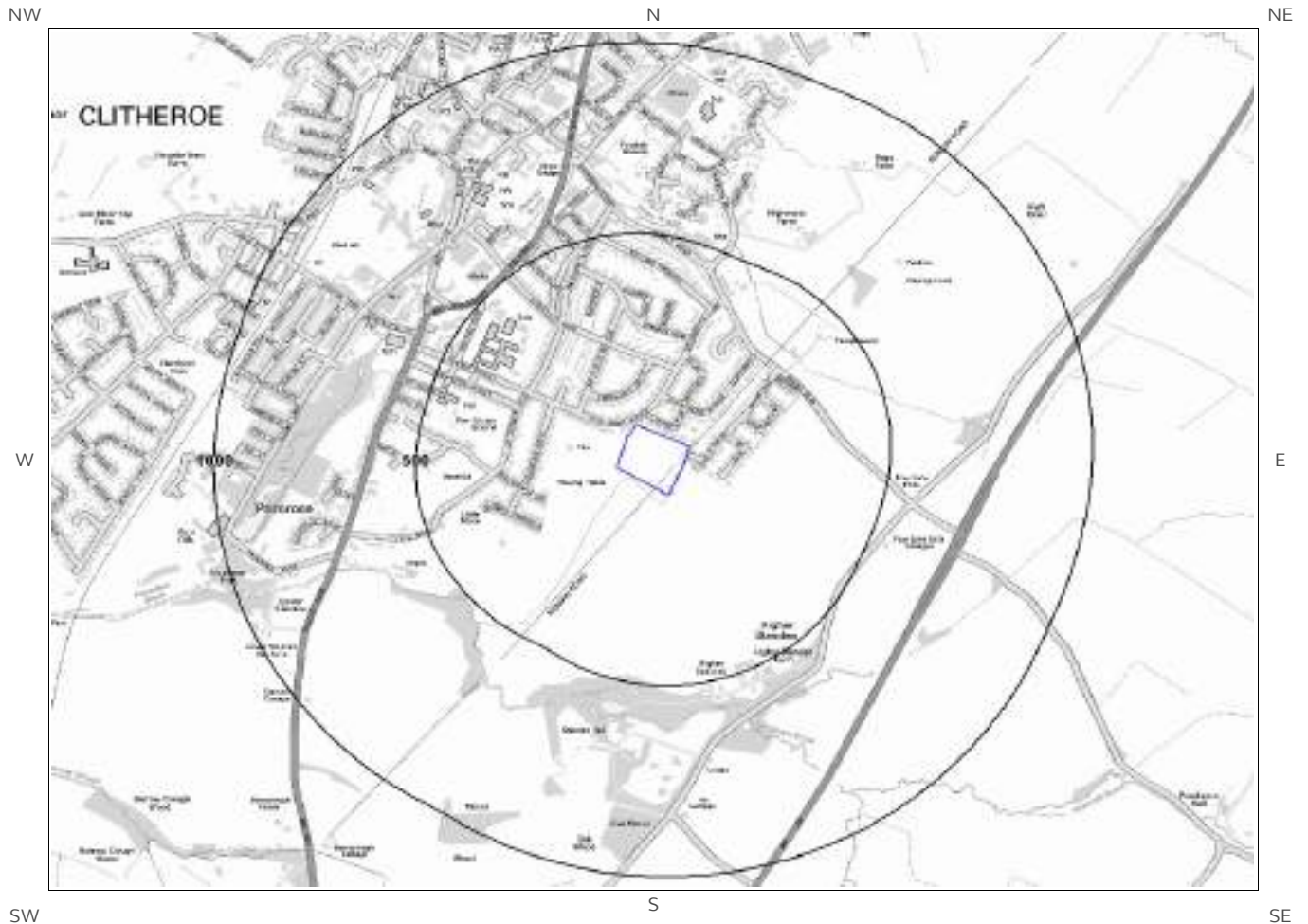
Are there any records of Landslip within 500m of the study site boundary at 1:10,000 scale? No

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 1:10,000 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.

1.3 Bedrock and Faults Map (1:10,000 scale)

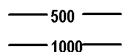


Bedrock and Faults Legend

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Site Outline



Search Buffers (m)

1.3 Bedrock and Faults

The following geological information represented on the mapping is derived from 1:10,000 scale BGS Geological mapping.

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/Solid Geology within 500m of the study site boundary at 1:10,000 scale.

Database searched and no data found at this scale.

1.3.2 Faults

Are there any records of Faults within 500m of the study site boundary at 1:10,000 scale? No

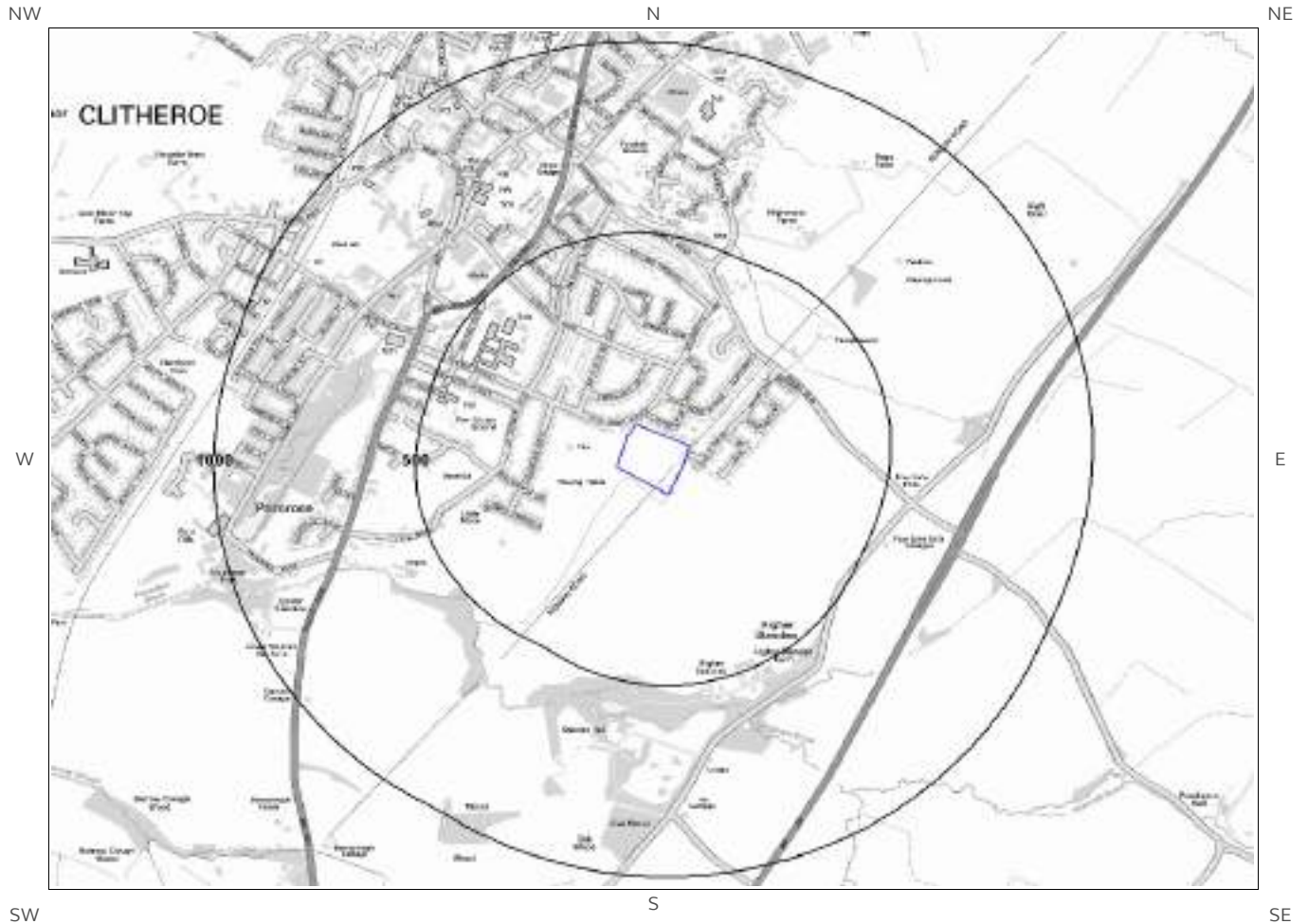
Database searched and no data found at this scale.

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of great Britain at 1:10,000 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.

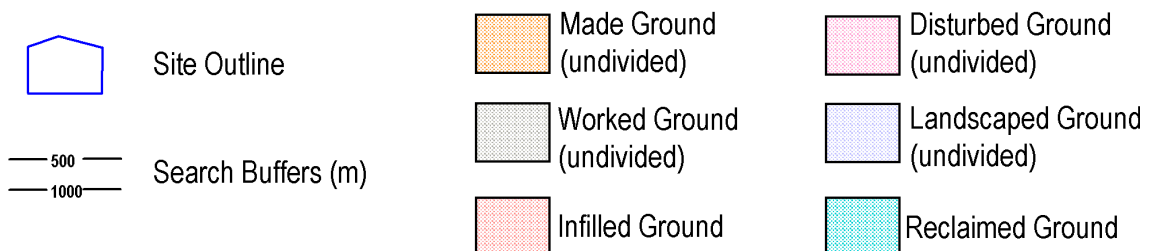
2 Geology 1:50,000 Scale

2.1 Artificial Ground Map



Ground Workings Legend

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2. Geology 1:50,000 scale

2.1 Artificial Ground

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

2.1.1 Artificial/ Made Ground

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

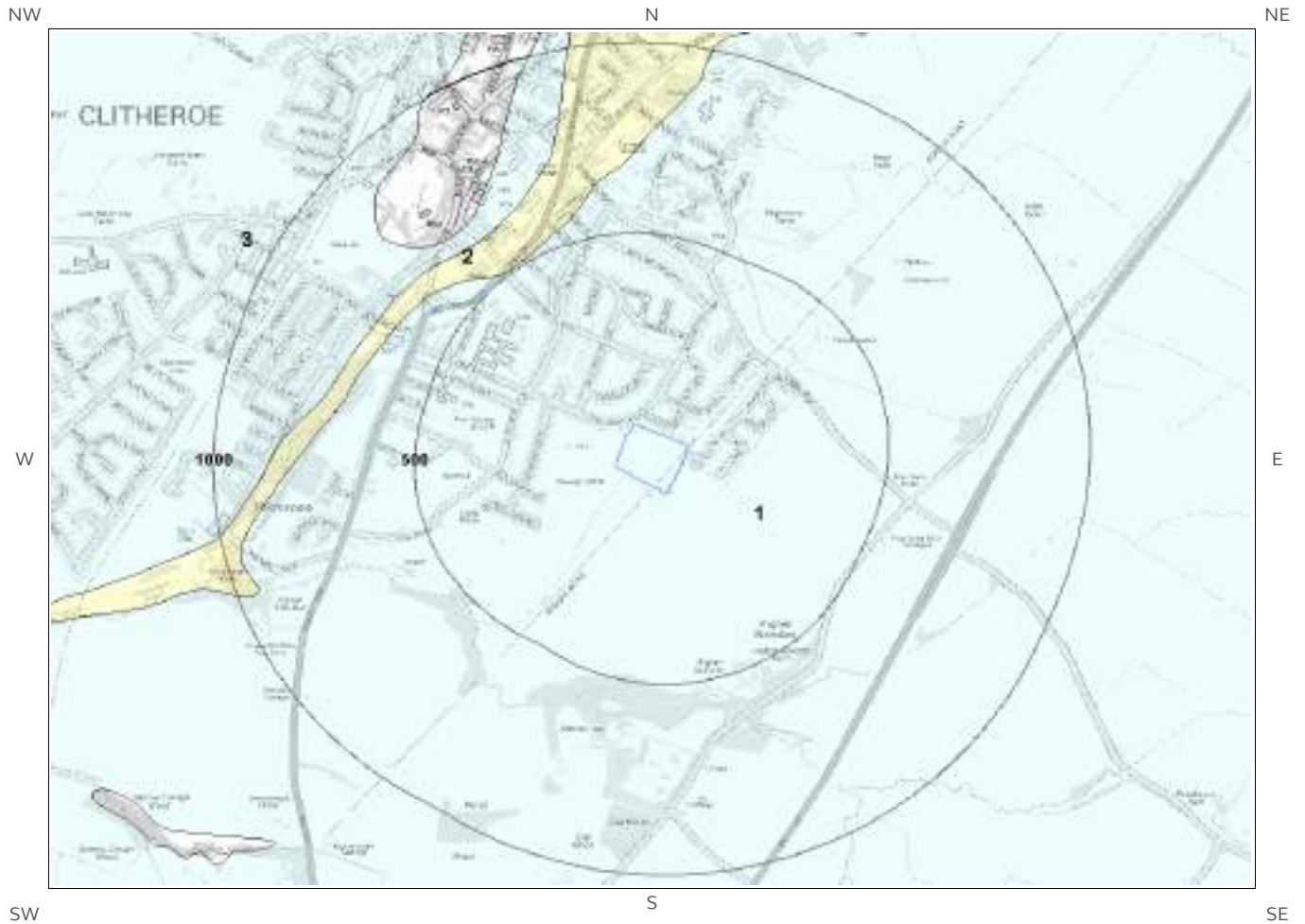
Database searched and no data found.

2.1.2 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.

2.2 Superficial Deposits and Landslips Map (1:50,000 scale)



Ground Workings Legend

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