

320181054P

ENVIRONMENTAL SCREENING FOR:

**LAND AT THE SOUTH SIDE OF RIDDINGS LANE
WHALLEY
BB7 9SF**

ON BEHALF OF:

THE BROCKHALL PROPERTIES SYNDICATE SIPP

PROJECT REF: 6712

REPORT DATE: 1 NOVEMBER 2018



CONTENTS

SECTION

- | | |
|---|----------------------------|
| 1 | Introduction |
| 2 | Site History |
| 3 | Site Inspection |
| 4 | Geology and Mining |
| 5 | Hydrology and Hydrogeology |
| 6 | Additional Information |
| 7 | Risk Assessment |

DRAWING

- | | |
|----|--------------------------------------|
| 1 | Site Location |
| 2 | Extract from Ordnance Survey of 1848 |
| 3 | Extract from Ordnance Survey of 1895 |
| 4 | Extract from Ordnance Survey of 1900 |
| 5 | Extract from Ordnance Survey of 1913 |
| 6 | Extract from Ordnance Survey of 1932 |
| 7 | Extract from Ordnance Survey of 1933 |
| 8 | Extract from Ordnance Survey of 1958 |
| 9 | Extract from Ordnance Survey of 1961 |
| 10 | Aerial photograph circa. 2000 |
| 11 | Aerial photograph circa. 2005 |
| 12 | Aerial photograph circa. 2017 |
| 13 | Extract from Ordnance Survey of 2018 |

APPENDIX

- | | |
|---|---|
| A | Selection of photographs from site inspection |
|---|---|



1.0 INTRODUCTION

- 1.1 Further to instructions received from Xafinity SIPP on behalf of The Brockhall Properties Syndicate SIPP, and dated 23rd October 2018, Wilbourn & Co Limited has undertaken an Environmental Screening for the property known as Land at the south side of Riddings Lane, Whalley BB7 9SF.
- 1.2 It is understood that the client is proposing to purchase the freehold / leasehold interest in the property on behalf of a pension fund.
- 1.3 This is not a detailed Land Quality Statement or environmental assessment, but a preliminary appraisal based on the available current and historical Ordnance Survey maps, published archive Information and reviewed by Wilbourn & Co Limited.
- 1.4 Environment Agency and other relevant data have also been analysed and interpreted. A search radius of 250 metres (500 metres for landfills) has been adopted to identify features which may impact upon the site, although where none have been identified within 500 metres or 1 kilometre, this has also been stated.
- 1.5 A site inspection has been undertaken by Wilbourn & Co Limited in which the Property Observation Checklist has been completed. This checklist forms part of the Royal Institution of Chartered Surveyors (RICS) guidance note "*Environmental Risks and Global Real Estate*" 1st Edition published 2018.
- 1.6 The site is located 1.3 kilometres south west of Whalley Village centre, as indicated on Drawing No. 1. It is situated at an approximate height of 43 metres Above Ordnance Datum and the National Grid Reference for the site is SD722362 and comprises pasture land.
- 1.7 The conclusions reached in this report are necessarily restricted to those which can be determined from the information consulted above and may be subject to amendment in the light of additional information becoming available.
- 1.8 This report is strictly confidential to the party to whom it is addressed and may only be relied upon by that party or their other professional advisors, for the specific purpose to which it refers and no responsibility whatsoever is accepted to any third parties for the whole or part of its contents.
- 1.9 Neither the whole nor any part of this report, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way, nor disclosed orally to a third party, without the written approval from Wilbourn & Co Limited of the form and context of such publication or disclosure. Such approval is required whether or not Wilbourn & Co Limited are referred to by name and whether or not the report is combined with others.
- 1.10 Wilbourn & Co are unaware of any conflict of interest in the preparation of this report.



2.0 SITE HISTORY

Extract from Ordnance Survey of 1848 (Drawing No. 2)

- 2.1 The site is located to the north of the River Calder in a rural location bounded to the north by Riddings Lane which leads to Chew Mill Ford.
- 2.2 No sources of contamination are observed.

Extract from Ordnance Survey of 1895 (Drawing No. 3)

- 2.3 It would appear that a flood defence has been constructed across the site which bisects the subject property. This might be associated with early flood defence works
- 2.4 The site remains in agricultural use

Extract from Ordnance Survey of 1900 (Drawing No. 4)

- 2.5 The Clitheroe Sewerage Works has been established to the immediate west of the site.
- 2.6 The site remains in agricultural uses

Extract from Ordnance Survey of 1913 (Drawing No. 5)

- 2.7 There are no material changes from the preceding extract of the Ordnance Survey.

Extract from Ordnance Survey of 1932 (Drawing No. 6)

- 2.8 A further sewage works has been established to the south of the River Calder operated by Blackburn council.
- 2.9 Otherwise there are no material changes from the preceding extract of the Ordnance Survey.

Extract from Ordnance Survey of 1933 (Drawing No. 7)

- 2.10 Sewage disposal also exists not just from the subject site but from further facilities to the south and north west.
- 2.11 The subject site remains in agricultural use.

Extract from Ordnance Survey of 1958 (Drawing No. 8)

- 2.12 There are no material changes from the preceding extract of the Ordnance Survey.

Extract from Ordnance Survey of 1961 (Drawing No. 9)

- 2.13 There are no material changes from the preceding extract of the Ordnance Survey.

Aerial Photograph Circa. 2000 (Drawing No. 10)

- 2.14 Although not clear the site was used as a land fill with the last operation taking place in 1973. However, this operation was related to heaped materials not after an excavation. Henceforth the modern topography where the land rises significantly higher than the surrounding agricultural land and the sewage farm.
- 2.15 The route of Riddings Lane is not visible and the sewage works to the west appears to be no longer in use. The site appears derelict



Aerial Photograph Circa. 2005 (Drawing No. 11)

- 2.16 The sewage works has been regenerated and the subject site remains in agricultural pasture use.

Aerial Photograph Circa. 2017 (Drawing No. 12)

- 2.17 There are no material changes from the preceding aerial extract.

Extract from Ordnance Survey of 2018 (Drawing No. 13)

- 2.18 There are no material changes from the preceding aerial extract.



3.0 SITE INSPECTION

Introduction

- 3.1 An inspection of the site has been undertaken by Wilbourn & Co in the attendance of the site representative, Paul Sutton on 29th October 2018
- 3.2 In carrying out the inspection the RICS Property Observation Checklist was completed to record any visible contamination features. Photographs taken during the course of the site inspection are presented in Appendix A.
- 3.3 Access to the site was gained from an entrance off Riddings Lane which was secured by a lockable gate.
- 3.4 The perimeter of the property was delineated by a combination of wooden post and rail, chain link fencing and the River Calder
- 3.5 The observed uses within the property and in the site vicinity are noted as follows :-

Observed use of the subject property:

Industry/manufacturing?	☐ Yes	☒ No
Waste disposal or waste processing?	☐ Yes	☒ No
Surface or underground mineral working?	☐ Yes	☒ No
Vehicle maintenance or refuelling?	☐ Yes	☒ No

Evidence seen of such uses having taken place within the vicinity of the subject property:

Industry/manufacturing?	☐ Yes	☒ No
Waste disposal or waste processing?	☒ Yes	☐ No
Surface or underground mineral working?	☐ Yes	☒ No
Vehicle maintenance or refuelling?	☐ Yes	☒ No

Evidence of potential flooding issues on or within the vicinity of the subject property:

Is the property near a river, stream or ditch?	☒ Yes	☐ No
Is the property in a hollow or at the bottom of a hill where flood water could collect?	☐ Yes	☒ No



Are you aware of any flood events affecting the property or immediate area? ☐ Yes ☒ No

Is the property protected by river or coastal defences? ☐ Yes ☒ No

Have you obtained a flood risk report from a Chartered Surveyor? ☒ Yes ☐ No

- 3.6 The site comprises pasture which is verdant and in good condition. Topographically the site rises to form a small raised area reflecting the deposit of materials on it in 1973. The site is approximately 4 metres higher than the surrounding land at its peak.
- 3.7 There is no evidence of vegetation die-back associated with gassing landfill.
- 3.8 The topography comprises heaped materials but there is no evidence of subsidence or visual evidence of what was deposited in the site in 1973.

Flooding

- 3.9 The onsite representative reported that the site has not flooded. It is certainly significantly higher than the surrounding area

Summary

- 3.10 In summary at the time of inspection the property appeared to be good pasture.
- 3.11 There were also no obvious signs of vegetation dieback or surface instability apparent.

Surrounding Uses

- 3.12 In terms of surrounding uses the site is located in an area dominated by the sewage works.



4.0 **GEOLOGY AND MINING**

Geology

- 4.1 The published 'Geological Map of the United Kingdom' third edition solid, at a scale of 1:625,000, dated 1979 and prepared by the British Geological Survey has been consulted. This map is considered only indicative and does not show drift deposits which may occur at the surface. This assessment has been corroborated using the published 1:50,000 series British Geological Survey digital data, through the Geology of Britain viewer. From the above information, it is anticipated that the strata beneath the site comprises:-

- **1:50 000 scale superficial deposits description:** Alluvium - Clay, Silt, Sand And Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period. Local environment previously dominated by rivers (U).
- **1:50 000 scale bedrock geology description:** Rad Brook Mudstone Member - Mudstone. Sedimentary Bedrock formed approximately 337 to 343 million years ago in the Carboniferous Period. Local environment previously dominated by open seas with pelagite deposit

Mining

- 4.2 A review of the "Coal Information and Mining Data" Britain' published online by the Department of Energy and Climate Change, indicates that the area in which the site is located has not been undermined.



5.0 HYDROLOGY AND HYDROGEOLOGY

Hydrology

- 5.1 The nearest watercourse to the site is considered to be the River Calder, the closest point of which is located approximately 3 metres to the south and east of the site. This flows in a north-westerly direction and joins the River Ribble at a location approximately 1.6 kilometres to the west.
- 5.2 No water quality information is available from the Environment Agency under the Agency's chemical General Quality Assessment Scheme classification because the European Water Framework Directive (WFD) requires the Environment Agency to look at over 30 measures, grouped into ecological status (this includes biology as well as 'elements' like phosphorus and pH) and chemical status ('priority substances'). The WFD covers estuaries, coastal waters, groundwater and lakes as well as rivers. As a result assessment techniques have been reviewed and new ones developed for indicators not assessed before.
- 5.3 Environment Agency data available to Wilbourn & Co has revealed no Consented Discharges to Controlled Waters from the site within a 250 metre radius under the Water Resources Act 1991. However United Utilities who operate the sewage works operate within a raft of discharge consents of their own.
- 5.4 Environment Agency data available to Wilbourn & Co has revealed no entries on the Dangerous Substances List I & II which relates to the consenting of dangerous substance discharges to surface water from or within a 250 metre radius of the site
- 5.5 Environment Agency data available to Wilbourn & Co has revealed no licensed surface water abstractions under the Water Resources Act 1991 within a 500 metre radius of the site.
- 5.6 Environment Agency data available to Wilbourn & Co has no entries on the Substantiated Pollution Incident Register with an impact on water within a 500 metre radius of the site.
- 5.7 In respect of flooding, the Environment Agency Flood Map has been consulted which identifies the extent of the natural floodplain and this takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail. The Environment Agency publish 2 plans which are
- For determining the implications for Land Use Planning, and;
 - A Flood Hazard Map defined under Flood Risk Regulations 2009 and the EU Directive 2007/60/EC on the assessment and management of flood risks
- 5.8 The Environment Agency define a floodplain as 'the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas'. On rivers this will normally be the area affected by a river during a flood that has at least a 1 in 100 year return period. In coastal areas the floodplain will be the area affected by the sea during a flood that has at least a 1 in 200 year return period. In addition the Environment Agency has defined areas that are likely to be affected by a major flood with up to a 1 in 1000 year return period. This interpretation is used for the purposes of complying with the Planning framework set out by the National Planning Policy Framework 2012.
- 5.9 The Environment Agency Flood Map in respect of determining the implications for land use planning for the area has been reviewed by Wilbourn & Co, and this indicates that the site is located within Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding



from the sea (>0.5%) in any year and for planning purposes in an area that could be affected by flooding and is without the benefit of flood defences

- 5.10 This particular map published by the Environment Agency is for land-use planning purposes only. If a development is being contemplated it will be essential to undertake a more detailed flood risk assessment to show how the flood risk to the site, or elsewhere as a result of proposed changes to the site, can be managed as part of the development proposal. This is mandatory within the National Planning Policy Framework. Local planning authorities will use this map alongside an up-to-date Strategic Flood Risk Assessment to:
- identify when a flood risk assessment is required
 - identify when a consultation with the Environment Agency is needed
 - apply the sequential test in the absence of a suitable Strategic Flood Risk Assessment
- 5.11 The Flood Hazard Map defined under Flood Risk Regulations 2009 and the EU Directive 2007/60/EC on the assessment and management of flood risks indicates that the property may be located within an area of Medium risk which means that each year, this area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%). Flood risk in this area is 'significant' as per the definition set out by Government. The effect may be higher premiums on less favourable terms.
- 5.12 The Environment Agency publish a surface water flooding map indicating the likelihood of surface water flooding based on data supplied by lead local authorities who are responsible for managing the risk of such events. Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. It is possible to see the approximate areas that would flood, and which parts would be shallower or deeper. However the potential impact of surface water flooding can vary according to the depth of the water, the surface over which the water is flowing, its direction and velocity. Surface water flooding is therefore much more difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm.
- 5.13 In this case the property maybe located in an area of Very low risk means that each year, this area has a chance of flooding of less than 1 in 1000 (0.1%).
- 5.14 The data analysed by Wilbourn & Co identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. A large reservoir is one that holds over 25,000 cubic metres of water, equivalent to approximately 10 Olympic sized swimming pools. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers. As the enforcement authority for the Reservoirs Act 1975 in England, the Environment Agency ensures that reservoirs are inspected regularly and essential safety work is carried out.
- 5.15 Since this is a worst case scenario, it's unlikely that any actual flood would be this large and the flooding is predicted using advanced modelling techniques to ascertain if a property or site is at risk. In this case parts of the site is located in the potential path which water would follow if a nearby reservoir dam or embankment were to fail. While we consider this to be worthy of your attention we feel that the actual risk of this happening is low.
- 5.16 Based on the above information, it is considered that the site is located in a an area of major sensitivity in terms of surface water resources and a risk of flooding within the site from main rivers has also been identified.



- 5.17 However, the data supplied by the Environment Agency to determine flood risk is produced in 50m grid squares meaning that the flood zone can be +/-50 meters. Furthermore, the heaped materials have raised the land significantly which partially explains why the site is largely outside a flood risk at its core.
- 5.18 The use of the site as a "Bark Park" which doesn't involve commercial buildings and long term occupation means that the site will not be materially at risk from losses from flooding. Nonetheless with an insurance industry reliant on published flood maps flood insurance may prove difficult to obtain.

Hydrogeology

- 5.19 The Aquifer Designation map also identifies that the superficial (drift) deposits are classified as Secondary Undifferentiated. Secondary Undifferentiated is assigned by the Environment Agency in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
- 5.20 The Environment Agency Aquifer Designation Map (replacing the former Groundwater Vulnerability Maps from 1 April 2010) identifies the site to be underlain by bedrock classified as Secondary Undifferentiated Aquifer. Secondary Undifferentiated is assigned by the Environment Agency in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
- 5.21 At this particular location it is considered that the Secondary Undifferentiated is made up of the Rad Brook Mudstone Member formations.
- 5.22 The former Groundwater Vulnerability map also identifies the site to be underlain by soils of high leaching potential. These are soils which have the ability to move pollutants rapidly to underlying strata or to shallow groundwater.
- 5.23 Environment Agency data reveals that the site is not located within any of the nearly 2000 Source Protection Zones which have been identified in England and Wales as major groundwater sources (wells, boreholes or springs) used for public drinking water supply.
- 5.24 Environment Agency data available to Wilbourn & Co has revealed no licensed groundwater abstractions under the Water Resources Act 1991 within a 500 metre radius of the site.
- 5.25 Based on the above information, it is considered that the site is not be located in a sensitive area in terms of groundwater resources.



6.0 ADDITIONAL INFORMATION

- 6.1 The influencing distance of a gassing landfill is dependent on a number of variables, including the type of waste, geology, hydrogeology, site engineering etc. Therefore, owing to the specific nature of each of these factors, it is not possible to guarantee that a site is not within the influencing distance of a known landfill site. However, it is normal practice to consider the 250 metre consultation zone around the property.
- 6.2 Where records without plans identify landfilling operations within a 500 metre radius of the site these have been considered as they may encroach within the adopted 250 metre radius consultation zone.
- 6.3 Environment Agency data reviewed by Wilbourn & Co has not identified the existence of any waste management facilities within a 500 metre radius of the site. The sewage works is not a waste management facility being a water treatment works
- 6.4 Environment Agency data reviewed by Wilbourn & Co has revealed no registered landfill sites, within a 1 kilometre radius of the site.
- 6.5 Environment Agency data reviewed by Wilbourn & Co has revealed an historical landfill on site.
- 6.6 The aerial extent of the landfill according to the Environment Agency is as follows:-





- 6.7 This historic landfill ceased operation on 31st December 1973. It is known as the “Whalley Sewage Works” site and has the waste reference EAHLD07127. The organisation that deposited the waste is not known. It contained the following waste classifications:
- **Commercial waste:** Waste from premises used wholly or mainly for trade, business, sport, recreation or entertainment. This excludes household and industrial waste, and:
 - **Household waste:** Waste from dwellings of various types including houses, caravans, houseboats, campsites, prisons and wastes from schools, colleges and universities
- 6.8 The ‘Indicative Atlas of Radon in England and Wales’, prepared by the Radiation Protection Division of the Health Protection Agency and the British Geological Survey, report reference HPA-RPD-033 and dated November 2007, which indicates that the site is located in a Radon Affected Area. This is because between 10 and 30% of homes tested for radon within the 1 kilometre grid square in which the site is located, are anticipated to be above the Action Level for homes of 200 Bq m⁻³. However, it should be noted that the Action Level for radon in the workplace is 400 Bq m⁻³.
- 6.9 Environment Agency data available to Wilbourn & Co has revealed no entries on the Substantiated Pollution Incident Register with an impact on air and land resources within a 250 radius of the site.
- 6.10 On 6th April 2008, the Environmental Permitting Regulations (EPR) came into force in England and Wales. These regulations created a new permitting regime combining waste management licensing with the permitting previously carried out under Integrated Pollution Prevention & Control Regulations (IPPC).
- 6.11 A search of the Environmental Permitting Regulations (Waste) register has revealed no entries within 250 metres of the subject site.
- 6.12 Environment Agency data available to Wilbourn & Co has revealed no Environmental Permitting Regulations – Industry (Formerly IPPC) for Part A1 activities under the Pollution Prevention and Control Act 1999 within a 250 radius of the site.



7.0 **RISK ASSESSMENT**

- 7.1 The information available in this preliminary assessment has revealed that there is a potential risk of contamination arising from the historical use of the site as landfill. The perceived significance of potential contamination from this source is considered to be moderate given the wastes deposited.
- 7.2 It is understood that the site is to be used as a "Bark Park" for dogs during daylight hours and that no buildings as such would be constructed. It is assumed that temporary structures would be used. This low intensity semi-rural use places the site at low risk of flood damage and from contamination
- 7.3 With regard to the risk classification developed by Wilbourn & Co in the context of the occupiers continued use of the premises without any redevelopment, it is considered that the site has a LOW environmental risk given the information in this preliminary appraisal. This risk classification is designed to consider the environmental risk to the future owner in the context of the existing use where no alternative use strategy is proposed. This may be set in the following hierarchy of risk as follows:-

HIGH : Significant risk of contamination given the environmental setting resulting from either poor housekeeping, unfulfilled waste management obligations, or inadequate security with significant potential for environmental pollution. Historical uses present a potential for significant environmental damage. Significant on-site risk management arrangements required in the short-term.

MEDIUM : Risk of contamination given the environmental setting resulting from some unfulfilled site management obligations where there may be a limited history of contaminative use. Some on-site risk management arrangements required in the medium term.

LOW : Little risk of contamination given the environmental setting with low potential for contamination caused by activities of the occupier and limited history of contamination. Site generally well managed with all basic site management issues addressed and few or no remedial measures necessary.

Philip E Wilbourn BSc CEnv FRICS
Chartered Environmental Surveyor



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copy Reserved. Licence No. ES 100054385

Client: The Brockhall Properties Syndicate SIPP		Title:
Project: Land at the south side of Riddings Lane, Whalley BB7 9SF		Extract From Ordnance Survey of 2018
Date: 01 November 2018		Drawing: 13
		Site Location



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office. Crown Copy Reserved. Licence No. ES 100054385

Client:	The Brockhall Properties Syndicate SIPP	Title:	Aerial Photograph Extract from 2017
Project:	Land at the south side of Riddings Lane, Whalley BB7 9SF		
Date:	01 November 2018	Drawing:	12
		Site Location	



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copy Reserved. Licence No. ES 100054385

Client:	The Brockhall Properties Syndicate SIPP	Title:	Aerial Photograph Extract from 2005
Project:	Land at the south side of Riddings Lane, Whalley BB7 9SF		
Date:	01 November 2018	Drawing:	1.1
		Site Location	



The plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copy / Reserved. Licence No. ES 100054395

Client:	The Brockhall Properties Syndicate SIPP	Title:	Aerial Photograph Extract from 2000
Project:	Land at the south side of Riddings Lane, Whalley BB7 9SF	Drawing:	10
Date:	01 November 2018	Site Location	

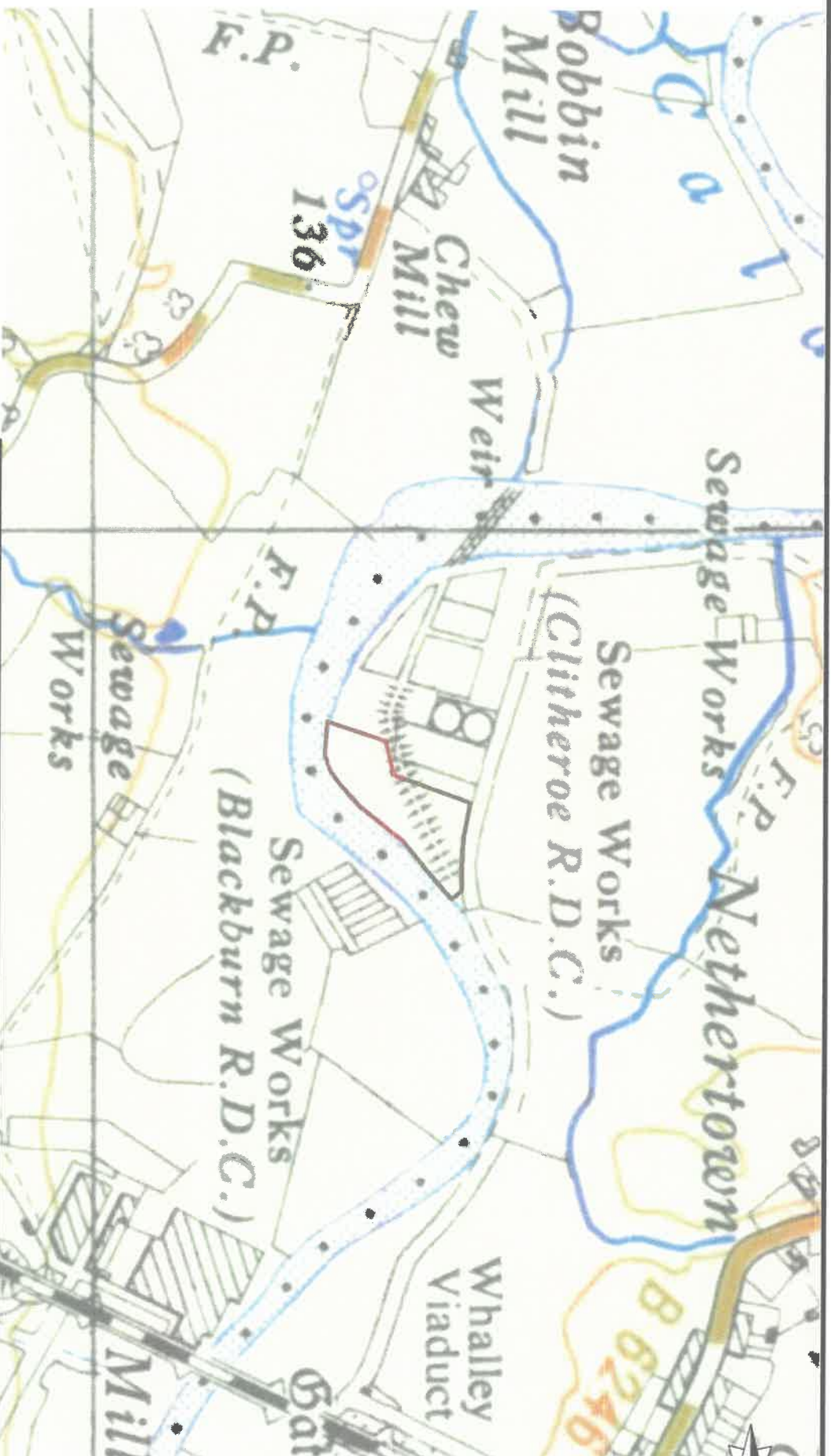


This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office. Crown Copy Reserved. Licence No. ES 100054385

Client: The Brockhall Properties Syndicate SIPP		Title: Extract From Ordnance Survey of 1961	
Project: Land at the south side of Riddings Lane, Whalley BB7 9SF		Drawing: 9	
Date: 01 November 2018		Site Location 	



wilbourn & co

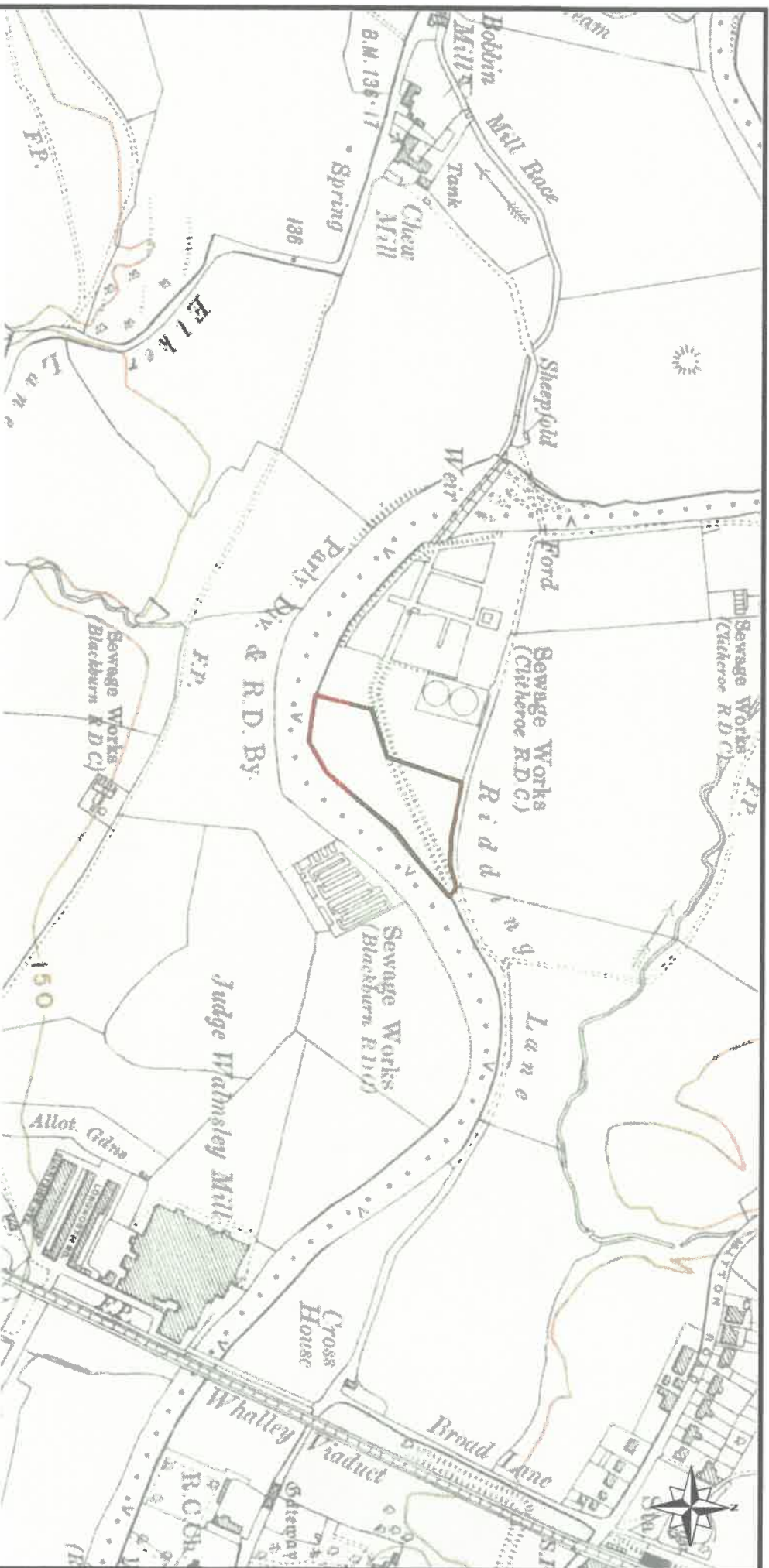


This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copy Reserved. Licence No. ES 100054385

Client:	The Brockhall Properties Syndicate SIPP	Title:	Extract From Ordnance Survey of 1958
Project:	Land at the south side of Riddings Lane, Whalley BB7 9SF		
Date:	01 November 2018	Drawing:	8
		Site Location	



wilbourn & co



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copy Reserved. Licence No. ES 100054385

Client: **The Brockhall Properties Syndicate STPP**

Title:

Project: **Land at the south side of Riddings Lane,
Whalley BB7 9SF**

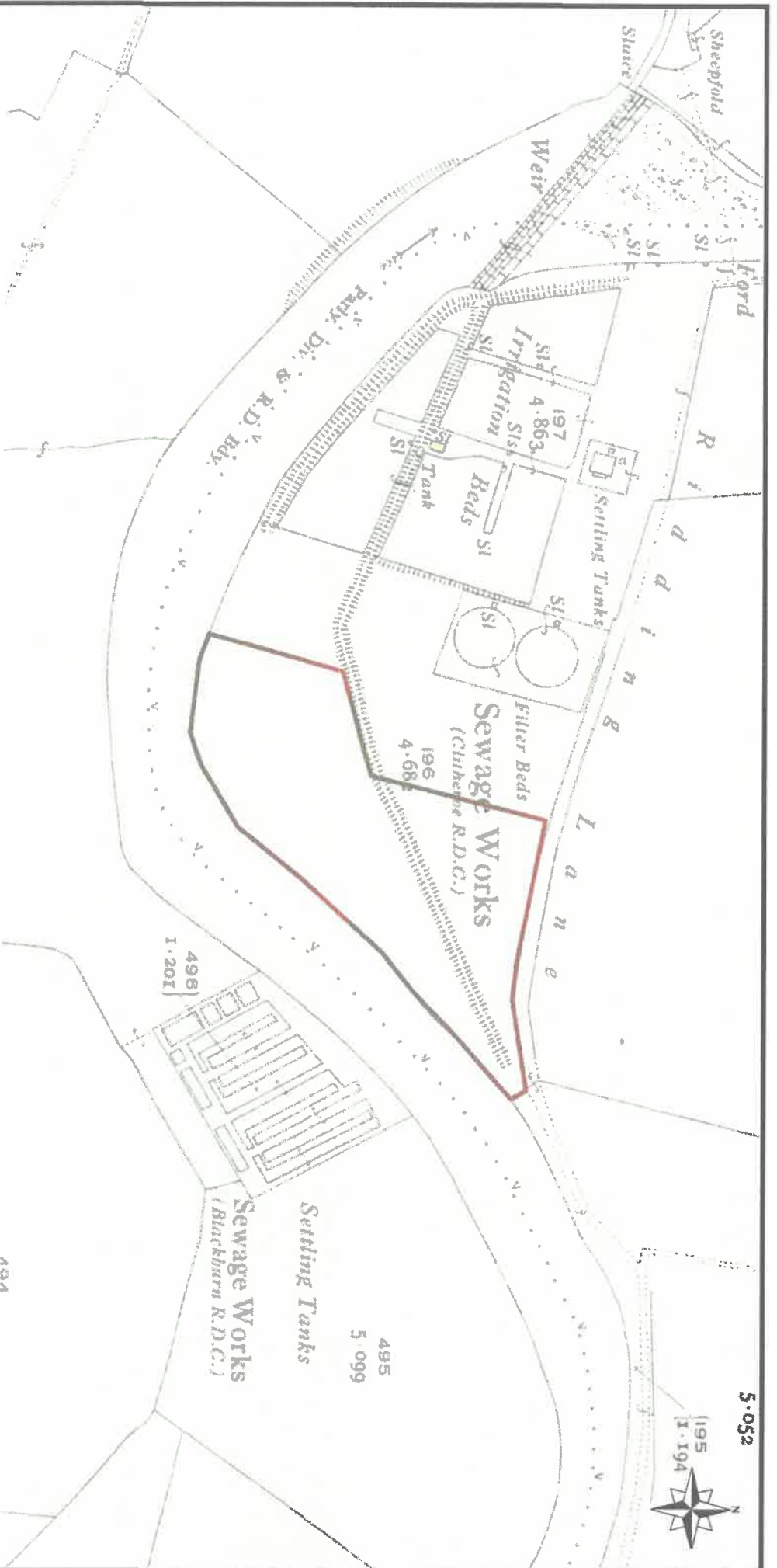
**Extract From
Ordnance Survey
of 1933**

Date: **01 November 2018**

Drawing: **7**

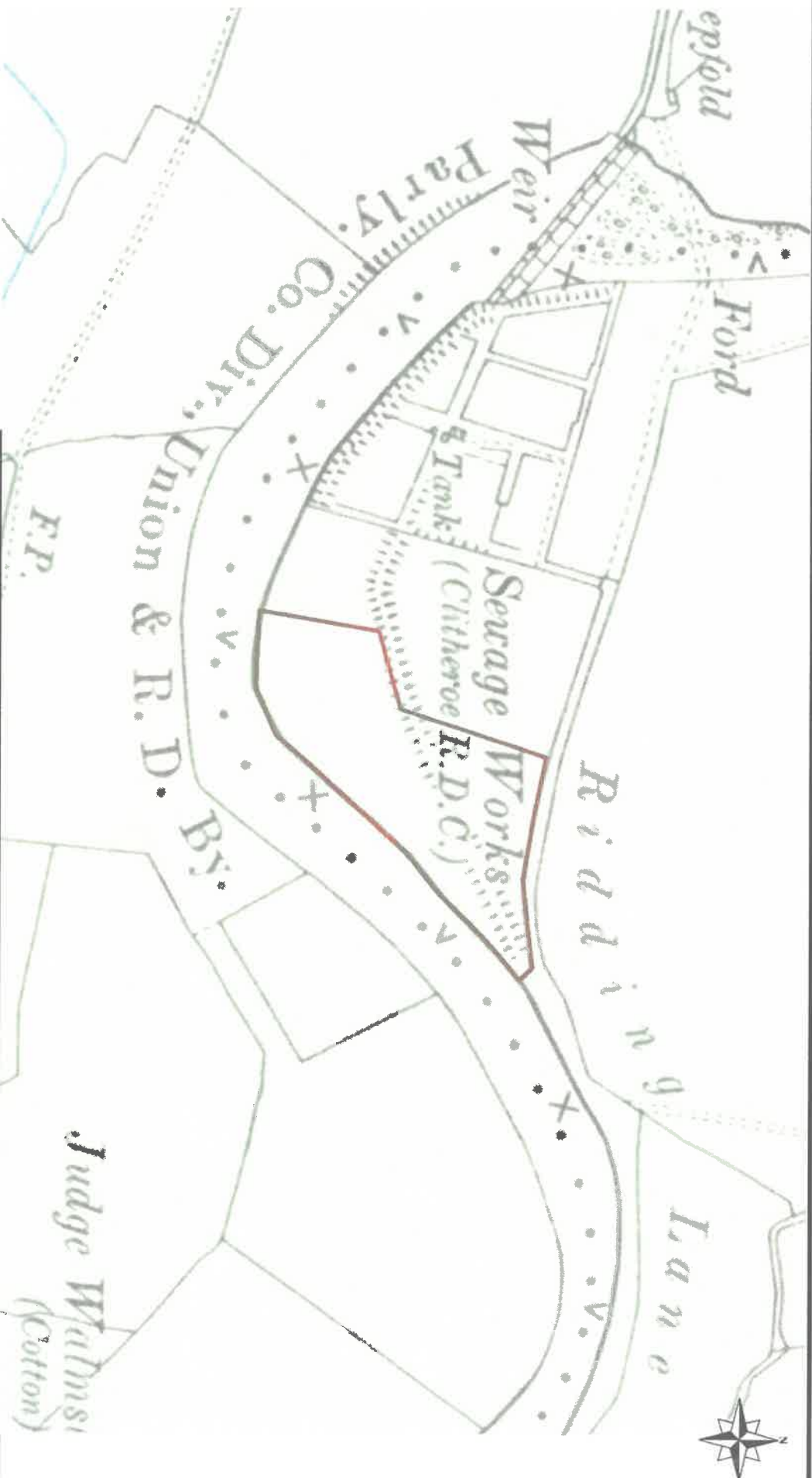
Site Location





The plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office. Crown Copy Reserved. Licence No. ES 10054395

Client:	The Brockhall Properties Syndicate SIPP		Title:	Extract From Ordnance Survey of 1932	
Project:	Land at the south side of Riddings Lane, Whalley BB7 9SF		Drawing:	6	
Date:	01 November 2018		Site Location		



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright Reserved. Licence No. ES 100054385

Client: **The Brockhall Properties Syndicate SIPP**

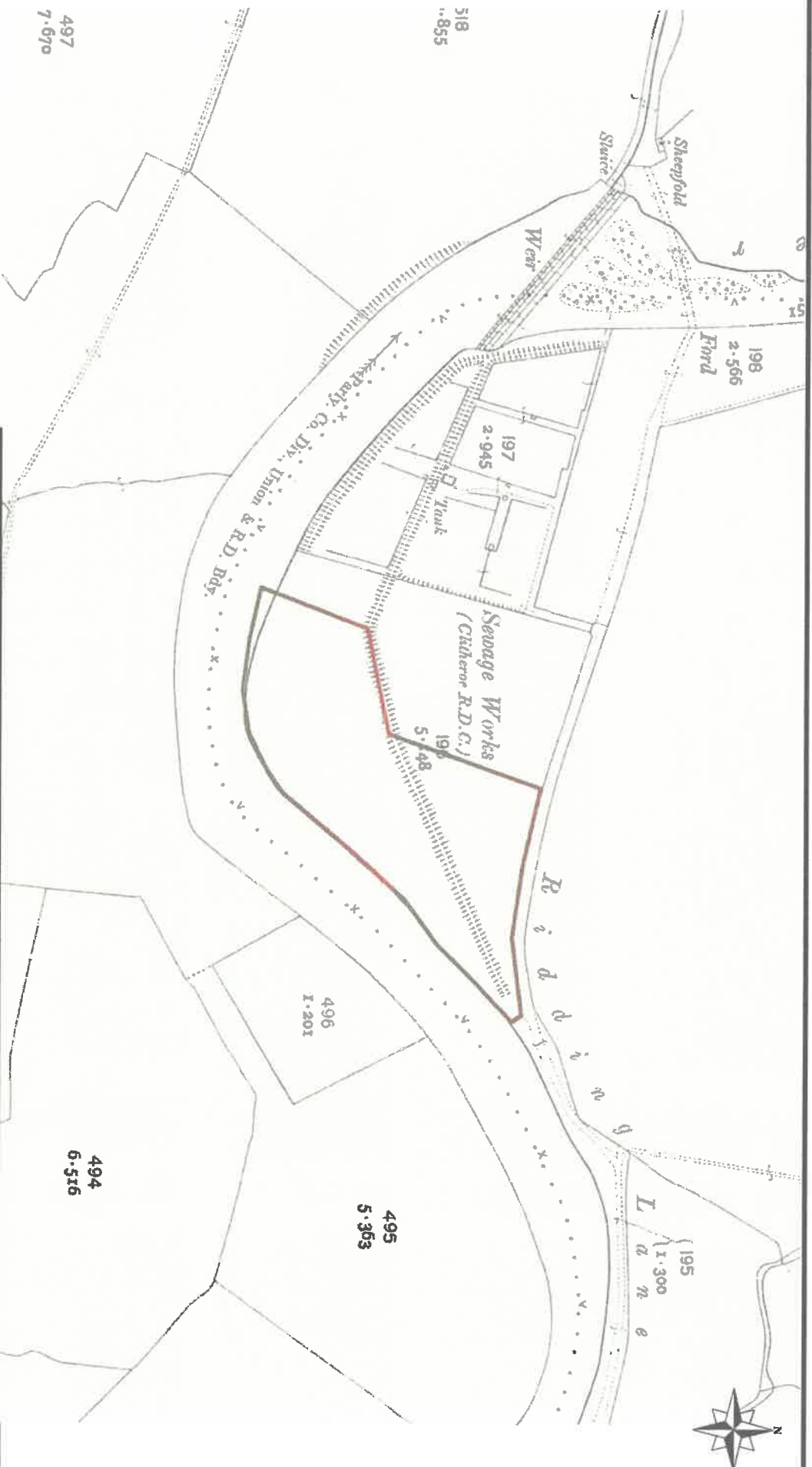
Title: **Extract From
Ordnance Survey
of 1913**

Project: **Land at the south side of Riddings Lane,
Whalley BB7 9SF**

Date: **01 November 2018**

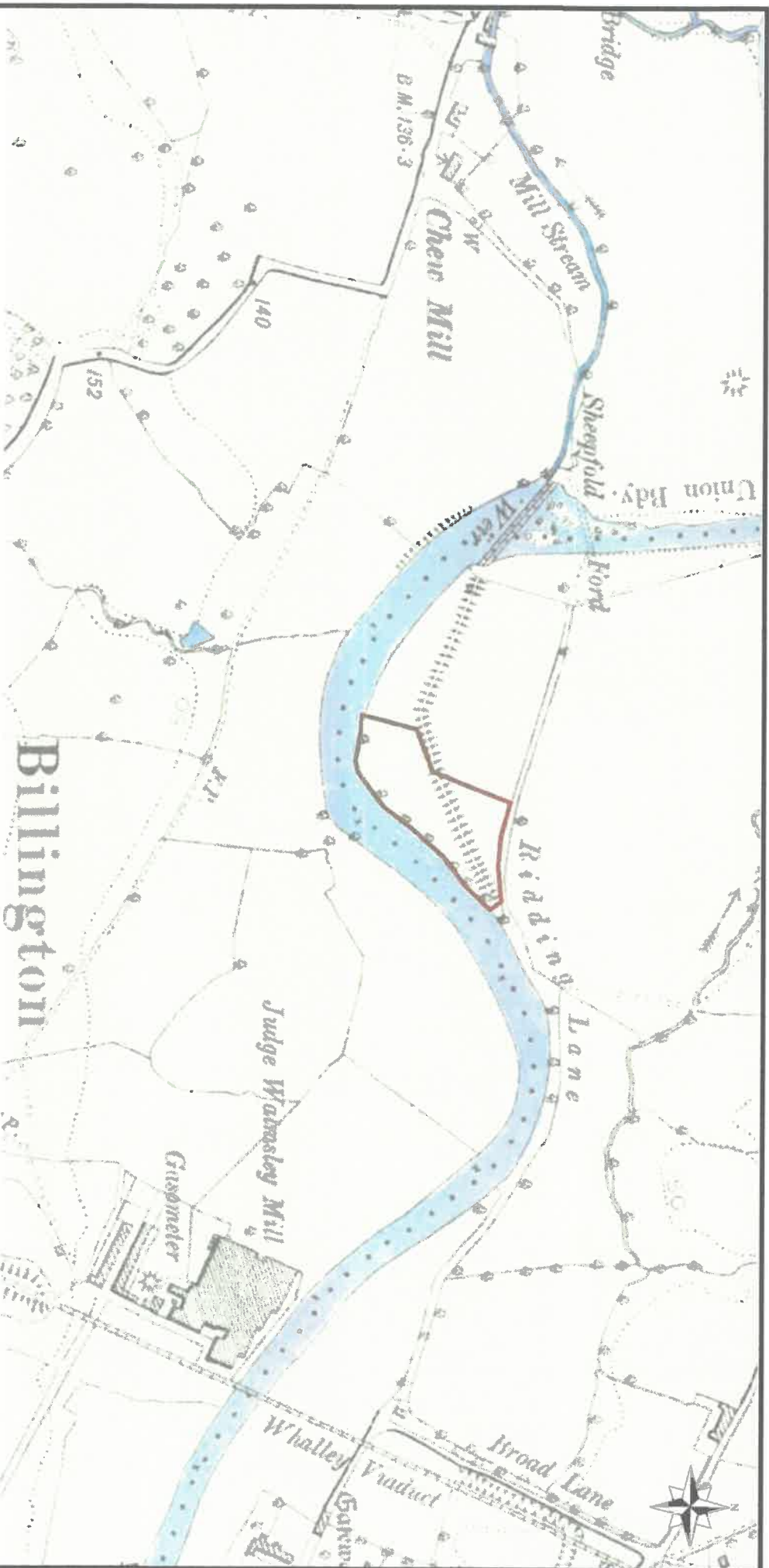
Drawing: **5**

Site location 



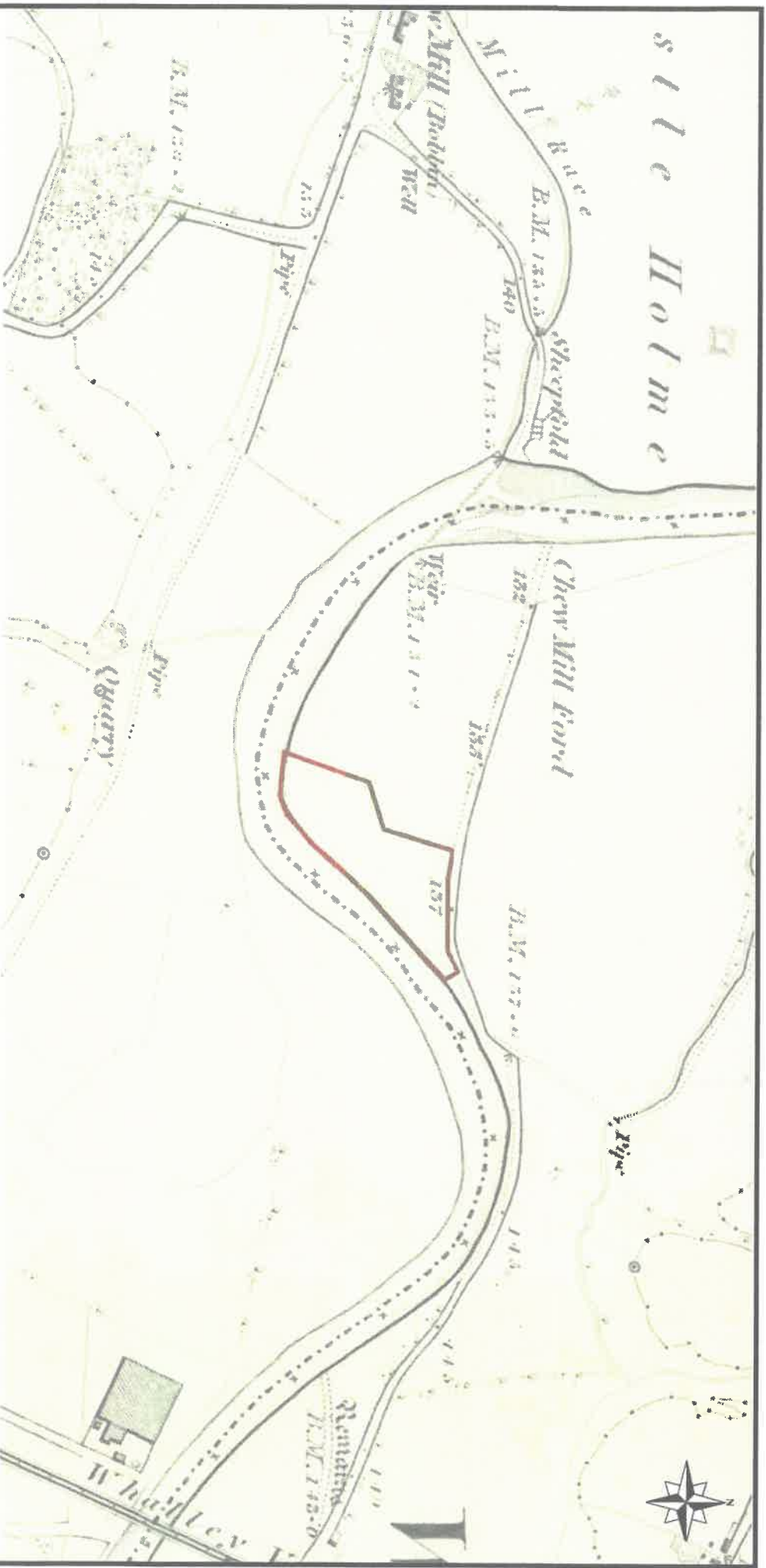
This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copy Reserved. Licence No. ES 100054385

Client: The Brockhall Properties Syndicate SIPP	Title: Extract From Ordnance Survey of 1900
Project: Land at the south side of Riddings Lane, Whalley BB7 9SF	Drawing: 4
Date: 01 November 2018	Site Location 



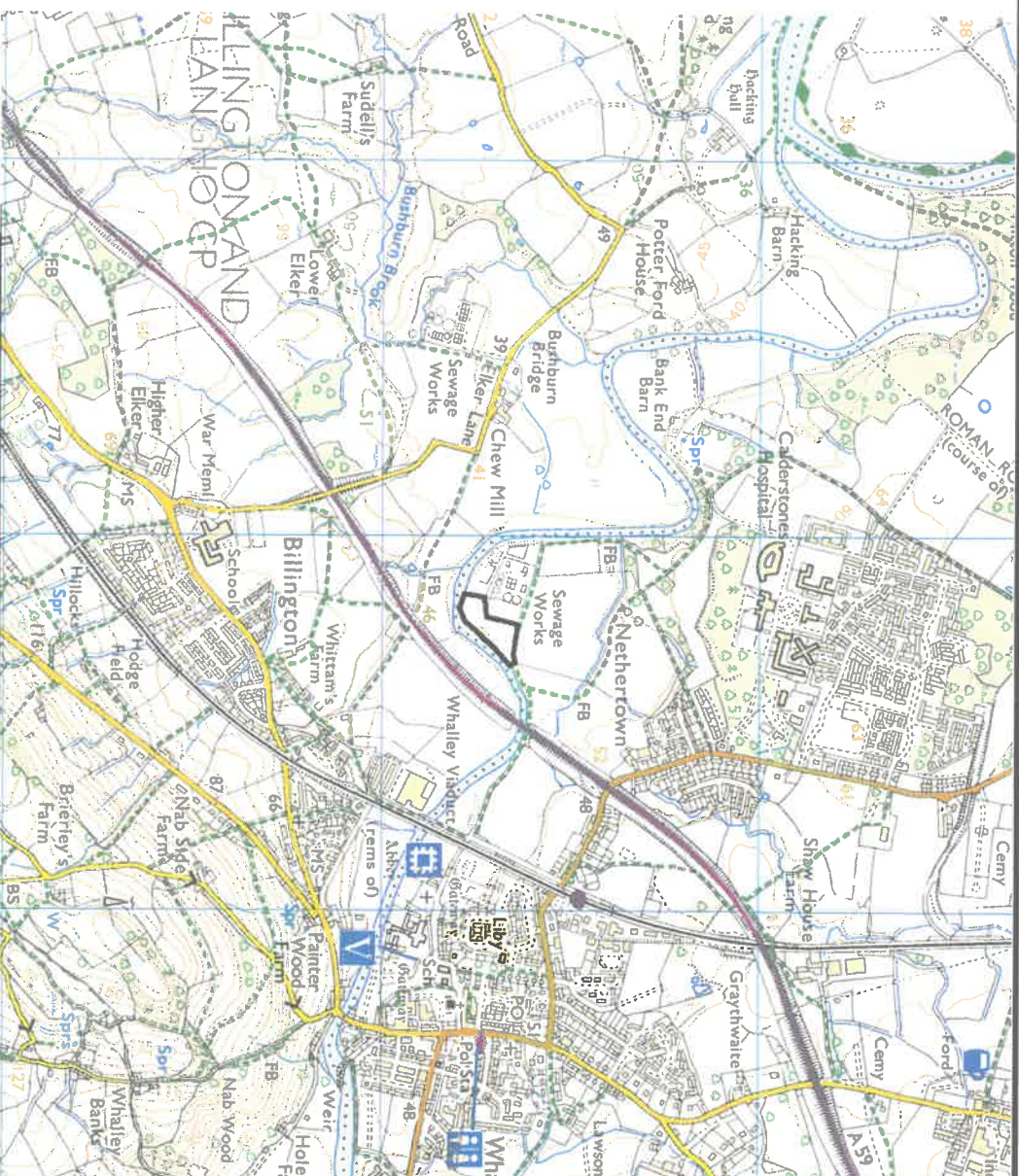
This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office, Crown Copy Reserved. Licence No. ES 100054385

Client: The Brockhall Properties Syndicate SIPP	Title:
Project: Land at the south side of Riddings Lane, Whalley BB7 9SF	Extract From Ordnance Survey of 1895
Date: 01 November 2018	Drawing: 3
	Site Location 



This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copy Reserved. Licence No. ES 100052385

Client: The Brockhall Properties Syndicate SIPP	Title: Extract From Ordnance Survey of 1848
Project: Land at the south side of Riddings Lane, Whalley BB7 9SF	Drawing: 2
Date: 01 November 2018	Site Location 



The plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationary Office. Crown Copy Reserved. Licence No. ES 100054385

Client: The Brockhall Properties Syndicate SIPP

Title:

Project: Land at the south side of Riddings Lane,
Whalley BB7 9SF

**Site Location
Plan**

Date: 01 November 2018

Drawing 1

Site Location





APPENDIX A

Selection of photographs from site inspection



Plate 1 Northern boundary

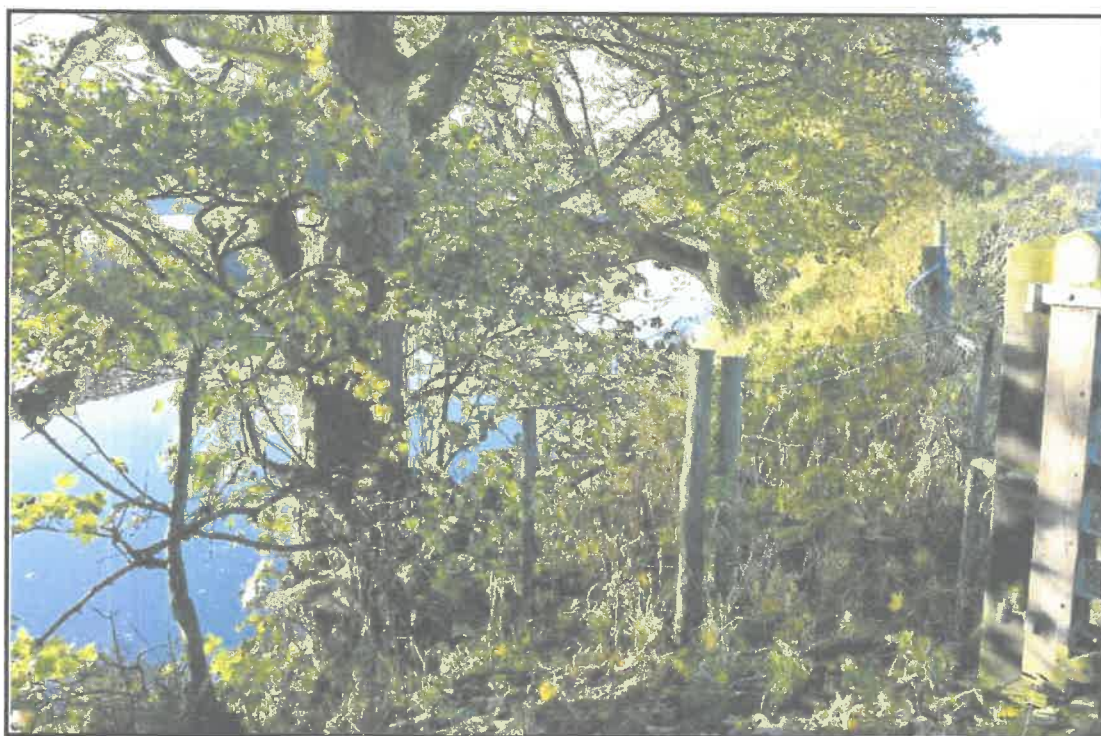


Plate 2 Evidence of an earlier flood level. Site understood to be not affected

	Client:	The Brockhall Properties Syndicate SIPP	Title:	Site Inspection Photographs
	Project:	Land at the south side of Riddings Lane, Whalley BB7 9SF		
	Date:	01/11/2018	Drawing:	---
	Scale:	---	Figure:	---



Plate 3 Raised heap from the main entrance



Plate 4 Elevation above the neighbouring sewage works



	Client:	The Brockhall Properties Syndicate SIPP	Title:	Site Inspection Photographs
	Project:	Land at the south side of Riddings Lane, Whalley BB7 9SF		
	Date:	01/11/2018	Drawing:	---
	Scale:	---	Figure:	---



Plate 5 Grazing area to the south with fields beyond



Plate 6 Western boundary

	Client: The Brockhall Properties Syndicate SIPP	Title: Site Inspection Photographs
	Project: Land at the south side of Riddings Lane, Whalley BB7 9SF	
	Date: 01/11/2018	Drawing: ---
	Scale: ---	Figure: ---

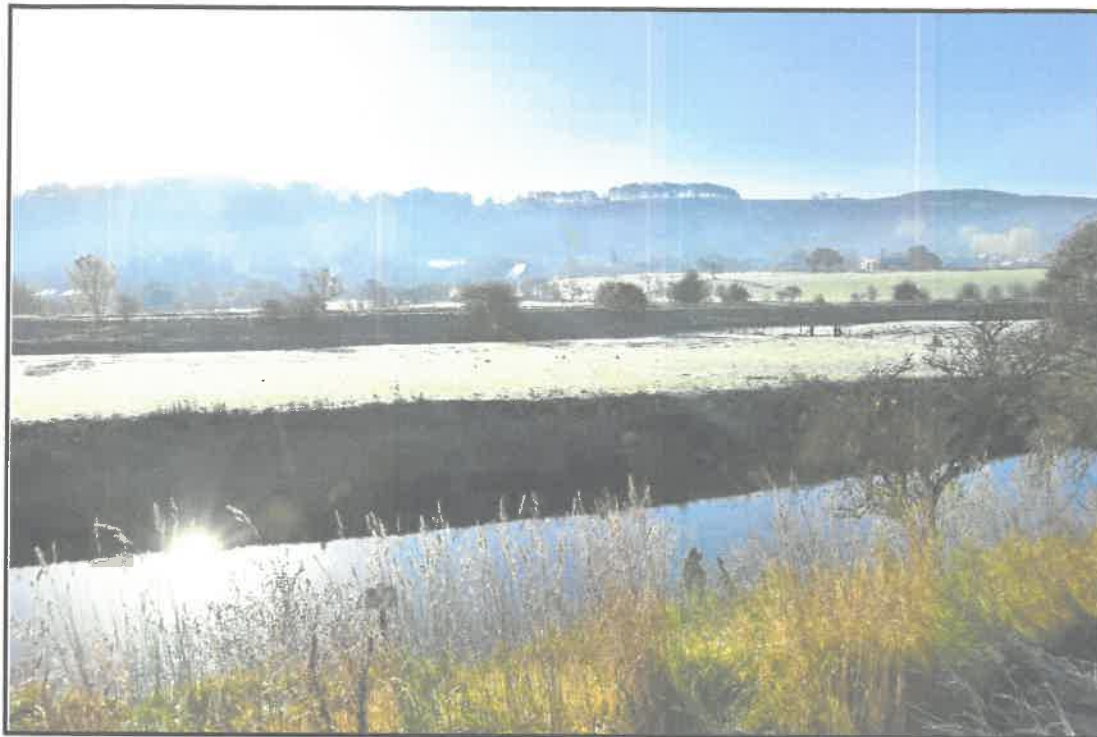


Plate 7 River and land to the south east



Plate 8 River bank and Whalley Viaduct to the east

	Client:	The Brockhall Properties Syndicate SIPP	Title:	Site Inspection Photographs
	Project:	Land at the south side of Riddings Lane, Whalley BB7 9SF		
	Date:	01/11/2018	Drawing:	---
	Scale:	---	Figure:	---