

**PROSPECT GB**

**Church Raike, Chipping**

**Desk Study Assessment Report**

**January 2013**

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**LC/C2179/3452**

**PROJECT QUALITY CONTROL DATA SHEET**

Site Name:	Church Raike, Chipping
Report Title:	Desk Study Assessment Report
Report Number:	LC/C2179/3452

Client: Prospect GB	Engineer:
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Revision	Date	Status
-	14 January 2013	Final

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**DESK STUDY ASSESSMENT REPORT**  
**at**  
**CHURCH RAIKE, CHIPPING**

## **1.0 INTRODUCTION**

- 1.1 This report describes a Desk Study Assessment carried out by Brownfield Solutions Limited (BSL) out for Prospect GB on a site off Church Raike, Chipping.
- 1.2 The objectives of the Desk Study Assessment were to determine the sites environmental setting and likely site conditions, highlighting potential areas of concern that may govern the sites development.
- 1.3 This Desk Study Assessment has been carried out based on information obtained from a number of areas, BSL have assumed that this information is correct.

## **2.0 THE SITE**

### **2.1 Location & Access**

2.1.1 The site is located close to the centre of Chipping approximately 12km west of Clitheroe. The site is either side of Church Raike as indicated on the site location Plan C2179/01. The site is centred on National Grid Reference SJ 6192 4347.

2.1.2 Access to the site is gained from two points, owing to the site being split by the road. Access to the southern portion of the site is gained via a track of Church Raike on the north western side at the cricket ground. Access to the northern portion of the site is gained via Malt Kiln Brow

### **2.2 Surrounding Land Use**

2.2.1 The southern section of the site is bounded to the south by residential buildings. To the west of the site a single dwelling abuts the site along with fields. The eastern portion of the site is bounded by dense vegetation

2.2.2 The northern boundary is primarily open fields with a major water course partially abutting the northern boundary. The eastern corner of the site is bounded by housing along Malt Kiln Brow. To the south the site is bounded by a minor water course and the road.

2.2.3 A mill lies further east of the site with further residential and commercial properties to the south.

### **2.3 Site Description**

2.3.1 The site is split by a road, therefore for the purpose of this study the site will be referred to in two sections; the northern and southern sections. A walkover survey was carried out on the site on the 7th January 2013. The main site features and potential issues identified during this survey are detailed below.

2.3.2 The northern portion of the site is steeply sloping to the south. Along the southern boundary a minor water course lies at the bottom of a ditch. This is further bounded by a retaining wall of 3-4m in height. The road splitting the site lies at the top of the retaining wall.

2.3.3 The southern part of the site comprises two fields; including a cricket ground on the west and a wooded area to the east, which are separated by hedgerows. The cricket ground includes a pavilion building on the western side. At the northern edge a near vertical slope with a maximum height of 2m separates the site from the road. The southern area slopes gently to the north east. This slope is at its steepest at the eastern side of the site and gradually flattens out towards the access point at the western side of the site.

- 2.3.4 The cricket pavilion lies at the southern side of the site; a small ditch marks the southern boundary.
- 2.3.5 Pertinent site features are shown on the Site Drawing C2179/02.

## **3.0 ENVIRONMENTAL SETTING**

### **3.1 Published Geology**

3.1.1 The following publications of the British Geological Survey (BGS) were examined in respect of the geology underlying the site:

- 1:50,000 Scale Geological Sheet Garstang 67, solid with drift edition.

3.1.2 The site is indicated to be underlain by Glacial Till with this strata typically comprising boulder clay.

3.1.3 The deeper solid Geology underlying the Glacial Till is the Park Style Limestone member, typically comprising Limestone in the north eastern part of the site with the remainder of the site consisting of the Lower Bowland Shale Formation typically comprising Mudstone and Sandstone.

3.1.4 There is one unnamed fault on site trending south west. The strata down throw is to the south east. This is considered very unlikely to affect the stability of the site.

### **3.2 Hydrogeology**

3.2.1 The superficial deposits in this area are classified by the Environment Agency as falling into two categories. The first of which is a Secondary A aquifer (Strata with 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 classed as minor aquifers). The second superficial deposit in the area is classed as an Unproductive Aquifer (Strata with rock layers or drift deposits with low permeability that have negligible significance for water supply or base river flow).

3.2.2 The deeper Mudstone is also classed as Secondary A aquifer.

3.2.3 The site is indicated not to lie within 500m of a Source Protection Zone, there are also no potable water or groundwater abstraction licences within 2000m of the site.

3.2.4 There are 4 surface water abstraction licences within 2000m of the site. The two nearest of these licences are located 866m from the site at a spring at Blackhall, Chipping.

### **3.3 Hydrology**

3.3.1 A tertiary watercourse runs along the southern boundary of the northern section of the site.

- 3.3.2 An unnamed secondary watercourse lies 1m at its nearest point from the north of the entire site.
- 3.3.3 The nearest named watercourse to the site is Chipping Brook which is 261m from the site at its nearest point. Dobson’s Brook lies 321m from the site.
- 3.3.4 Several other secondary and tertiary unnamed watercourses lie within 250m of the site.
- 3.3.5 There is no River Quality Data within 1500m of the site.
- 3.3.6 Information obtained from the Environment Agency indicates that the north eastern area of the site could be affected by zone 2 and zone 3 flooding.

### 3.4 Historical Setting

- 3.4.1 Information has been obtained from historical Ordnance Survey Maps with the pertinent issues that may have affected the site or its environs summarised below.
- 3.4.2 The following plans produced by the Ordnance Survey were examined.

Scale	Date
1:1250	2012
1:2500	1891, 1912, 1932, 1968, 1982, 1994
1:10000/10560	1846, 1891, 1914, 1933, 1951, 1969, 2002, 2012

#### The Site

- 3.4.3 The site has remained largely unchanged since the first map of 1846. Its primary usage has been open fields.
- 3.4.4 The 1968 map shows the cricket ground pavilion on the southern portion of the site. The Pavilion remains at present.
- 3.4.5 The easternmost part of the site is shown as wooded in 1994, there are no further changes to the present time.

#### Surrounding Area

- 3.4.6 The earliest map available of 1846 shows the site to be surrounded primarily by agricultural fields. A farm house and accompanying buildings is present to the west of the northern portion of the site. The north eastern boundary of the site is bounded by a workhouse and accompanying buildings. A building with a mill pond associated with is labelled as “Chipping Factory” and other industrial buildings are present to the east of the site.
- 3.4.7 The map of 1891 shows the workhouse is now labelled as Kirk House and Chipping Factory is now labelled as Chipping Chair Manufactory



- 3.4.8 Between 1951 and have been incorporated to form and Kirk Mills respectively.
- 3.4.9 There are no major changes to the surrounding area until the map of 1951. The map of 1951 shows minor residential development to the south east of the site. There are no further marked changes.
- 3.4.10 The map of 1968 shows further development to the south east of the site. Chipping chair Manufactory is now labelled as Kirk Mills
- 3.4.11 By 1982 the majority of the southern boundary of the site is bounded by housing.
- 3.4.12 There are no further notable changes to the surrounding area between 1982 and 2013.
- 3.4.13 The Historical Maps are presented in Appendix A.

## **3.5 Environmental Searches**

- 3.5.1 A formal request was also been made to Ribble Valley Health Department for information pertaining to the site this information is presented in Appendix B. A summary of the relevant findings is presented below:
- The department is unaware of any environmental issues or land reclamation schemes that would affect the site.
  - The site has not been identified as requiring further consideration under Part IIA of the Environmental Protection Act 1990.
  - The site is unlikely to be subject of a remediation notice or considered a special site.
  - The department is unaware of any landfill sites within 250m of the site.
  - The department is unaware of any pollution incidents associated with the site or surrounding land.
- 3.5.2 An Environmental Search has been conducted through Groundsure, which utilises British Geological Survey and Environment Agency databases. The full report can be found in Appendix C. Although a summary of the more relevant findings is presented below.
- Landfill Searches
- 3.5.3 There are no current registered landfill sites within 2000m of the site.
- 3.5.4 There are two historic landfill sites within 1000m of the site. Both these sites are located 642m from the site and are licenced to Colte Coates farm. The licence was surrendered on 29th April 1994 with the waste type noted as inert.
- 3.5.5 There are two records of non – operational landfill sites within 1000m of the site. The first at Black Hall farm, Garstang lies 110m from the site. The licence was last modified on 1st September 1981 and pertains to difficult

landfill with some restrictions on source of waste. The licence status for this site is noted as lapsed/cancelled/defunct/not applicable/surrendered. The second site is also located at Black Hall Farm but lies 673m from the site at its nearest point. The licence was last updated on the 1st January 1991 and the waste type is noted as inert. The licence for this site is also described as lapsed/cancelled/defunct/not applicable/surrendered.

#### Registered Waste Treatment/Transfer Sites

- 3.5.6 There are no licensed waste treatment/transfer sites within 500m of the site.
- 3.5.7 There are no records of Environment Agency licensed waste sites within 1500m of the study site.

#### Pollution Incidents

- 3.5.8 There is one recorded pollution incident affecting controlled surface waters within 250m of the site. There are no recorded pollution incidents affecting the site.
- 3.5.9 The nearest pollution incident is a Category 3 (minor incident) crude sewage pollution event recorded as affecting the local waterways 110m from the site on 15th January 2002.

#### Authorised Processes

- 3.5.10 There are no Local Authority IPC or IPPC processes within 250m of the site.
- 3.5.11 There is one Part A(2) / Part B authorised process 60m to the East, noted as wood processing and combustion at Kirk Mills.

#### Radon

- 3.5.12 The site is in an area where full radon precautions may be required in accordance BRE Report 211 'Radon – Guidance on protective measures for new dwellings' 2007 Edition.

### **3.6 Coal Authority Search**

- 3.6.1 The site does not lie in an area where the Law Society recommends a mining search be undertaken. Therefore a mining report is not included within this desk study assessment report.

## 4.0 ENVIRONMENTAL DISCUSSION

### 4.1 Contaminative Sources

- 4.1.1 From the information obtained during the desk study no significant sources of potential contamination have been identified which may affect redevelopment of the site for Residential purposes.
- 4.1.2 However the sites past may have led to some possible minor contamination of the near surface soils through the use fertilizer and other unrecorded contaminants. Although given the sites relatively small size this is considered unlikely.
- 4.1.3 There is a former landfill site 110m from the site and thus may be a potential source of ground gas.

### 4.2 Site Conceptual Model

- 4.2.1 Potential sensitive targets that may be adversely affected by this contamination include, site end users, groundwater and surface waters. In addition construction workers may be at some short-term risk.
- 4.2.2 The risk assessment methodology used in this instance is based on **Source – Pathway – Receptor (SPR)** philosophy. The **source** is the presence of contamination, or substance/event likely to cause harm. The **receptor** is the target that may be detrimentally affected by the source. The **pathway** is the means of the contamination to move from the source to the receptor. Where any of these three factors are removed there is deemed to be no risk.

Potential Contaminative Source / Location	Contaminant	Receptor	Likelihood	Justification
Pesticides from farming	Pesticides.	Site end users, construction workers	Low	Unlikely that significant contamination from pesticides is present. This should however be checked with contaminants testing. Therefore the risk is considered to be <b>low</b> .
Landfill site	Ground gases	Confined spaces in buildings	Low	Former landfill site situated 110m south west of the site received difficult waste. Therefore the risk is considered to be <b>moderate</b> . Ground gas monitoring should be undertaken to determine the risk to site end users.
Natural Rock	Radon Gas	Confined spaces in buildings	High	Full Radon precautions are required. The risk is considered to be <b>high</b> .

- 4.2.3 At this stage the potential contaminants identified above are considered to present potential risks to proposed site end users through a variety of pathways, which include the following:

- Dermal contact with site end users
- Intake of contaminated vegetables grown in impacted soils.
- Inhalation of contaminated dusts
- Contact and or inhalation with contaminated perched groundwater's
- Migration into internal buildings and inhalation of asphyxiant and toxic ground gases

4.2.4 Therefore it is recommended that an intrusive investigation is undertaken to establish and quantify the contaminants present on site, refine the site conceptual model, define groundwater levels and direction and the presence of any ground gasses. This will enable the risks to be refined and quantified and ultimately allow an effective remedial strategy to be designed if required.

## **5.0 DEVELOPMENT CONSTRAINTS**

### **5.1 Foundations**

- 5.1.1 It is not known at this stage what the proposed development will be, therefore specific foundation details cannot be provided at this stage.
- 5.1.2 It is anticipated that in general the boulder clay will be competent for shallow foundations. Where the site is steep, some additional consideration may need to be given, such as deepening of foundations to reduce the depth at which the load is applied to the soils. Consideration should also be given to the build programme to ensure that adjacent foundations are not undermined.
- 5.1.3 A significant amount of trees on the east side of the site are likely to have a significant effect on the depth of foundations (NHBC Chapter 4.2).
- 5.1.4 This should be confirmed by on site intrusive investigations.

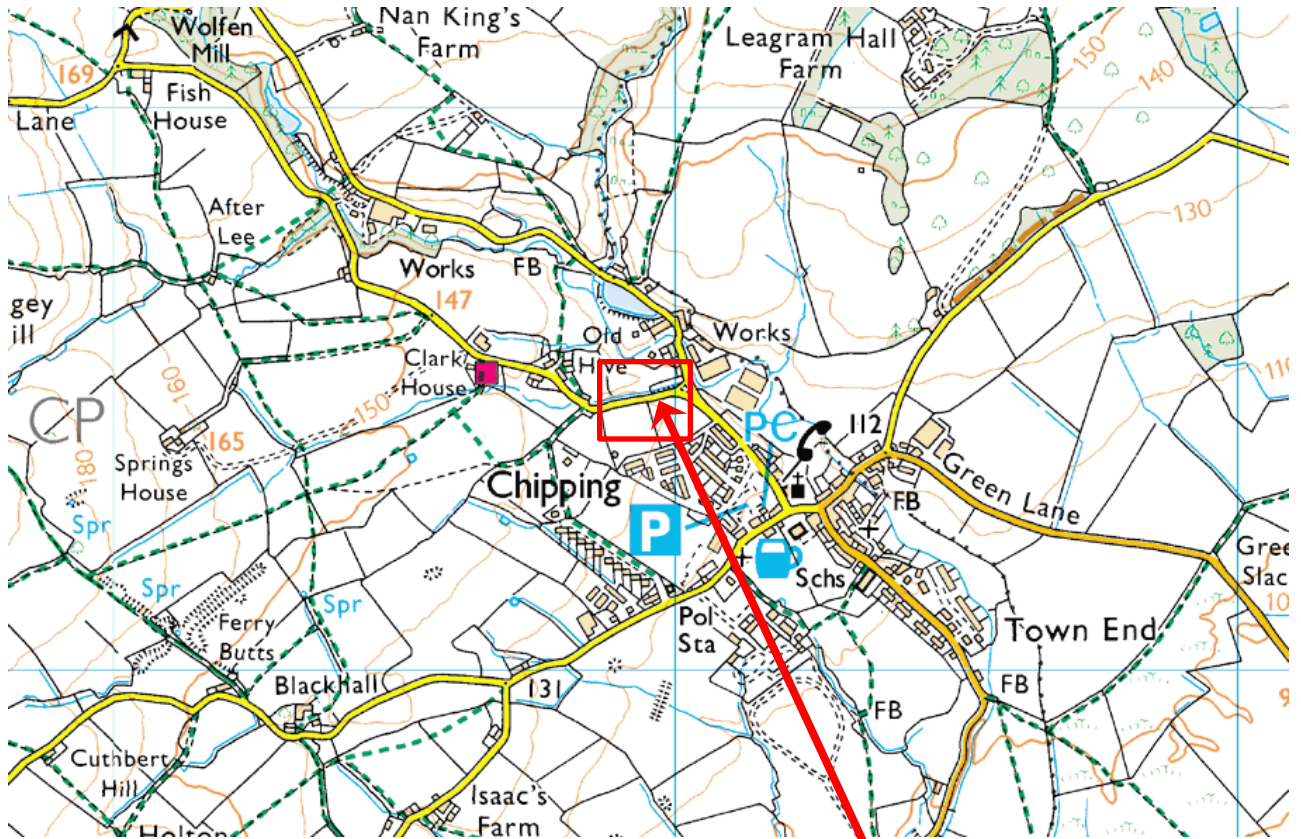
### **5.2 Other Constraints**

- 5.2.1 Asbestos was not covered in this report. It should be noted that a Type 3 intrusive survey will be required prior to demolition of the pavilion building.

## **6.0 CONCLUSIONS AND RECOMMENDATIONS**

- 6.1 Based on the findings of this Desk Study Assessment it can be seen that the site has been undeveloped with the exception of the pavilion. Little change has seemingly occurred to the site during its history.
- 6.2 Foundations are likely to be trench fill within shallow boulder clays if present if the site is to be developed with conventional two storey house types. Trees particularly on the eastern part of the site will need to be considered in the foundation design.
- 6.3 Therefore to allow future residential development of the site the following further works are recommended, although this list is not exhaustive and should be read in conjunction with any planning conditions that are applicable to the site.
- Topographical survey
  - Intrusive site investigations comprising trial pitting and/or shallow soil sampling depending on access restrictions. Type 3 Asbestos survey.
  - Design of remedial strategy if required.
  - Foundation design

## DRAWINGS



**SITE**



**Brownfield Solutions Limited** **BSL**

PROSPECT GB

Church Raikeland, Chipping

Site Location Plan

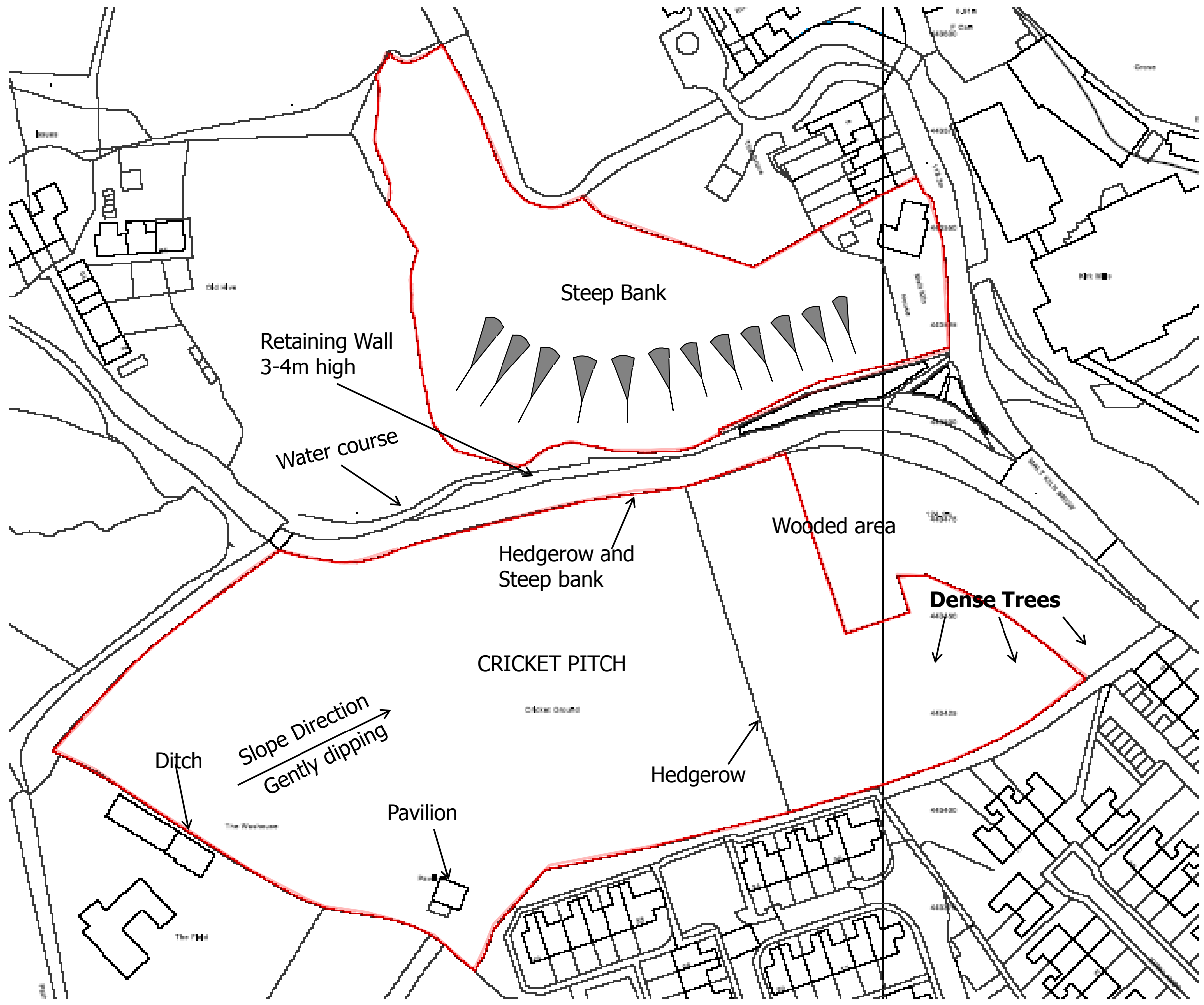
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Checked By: JMJ





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Prospect GB	
Church Raike, Chipping	
Site Features Plan	
Drawing No. C2179/02	
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## **APPENDIX A Historical Maps**

**Site Details:**

Church Raik, Chipping

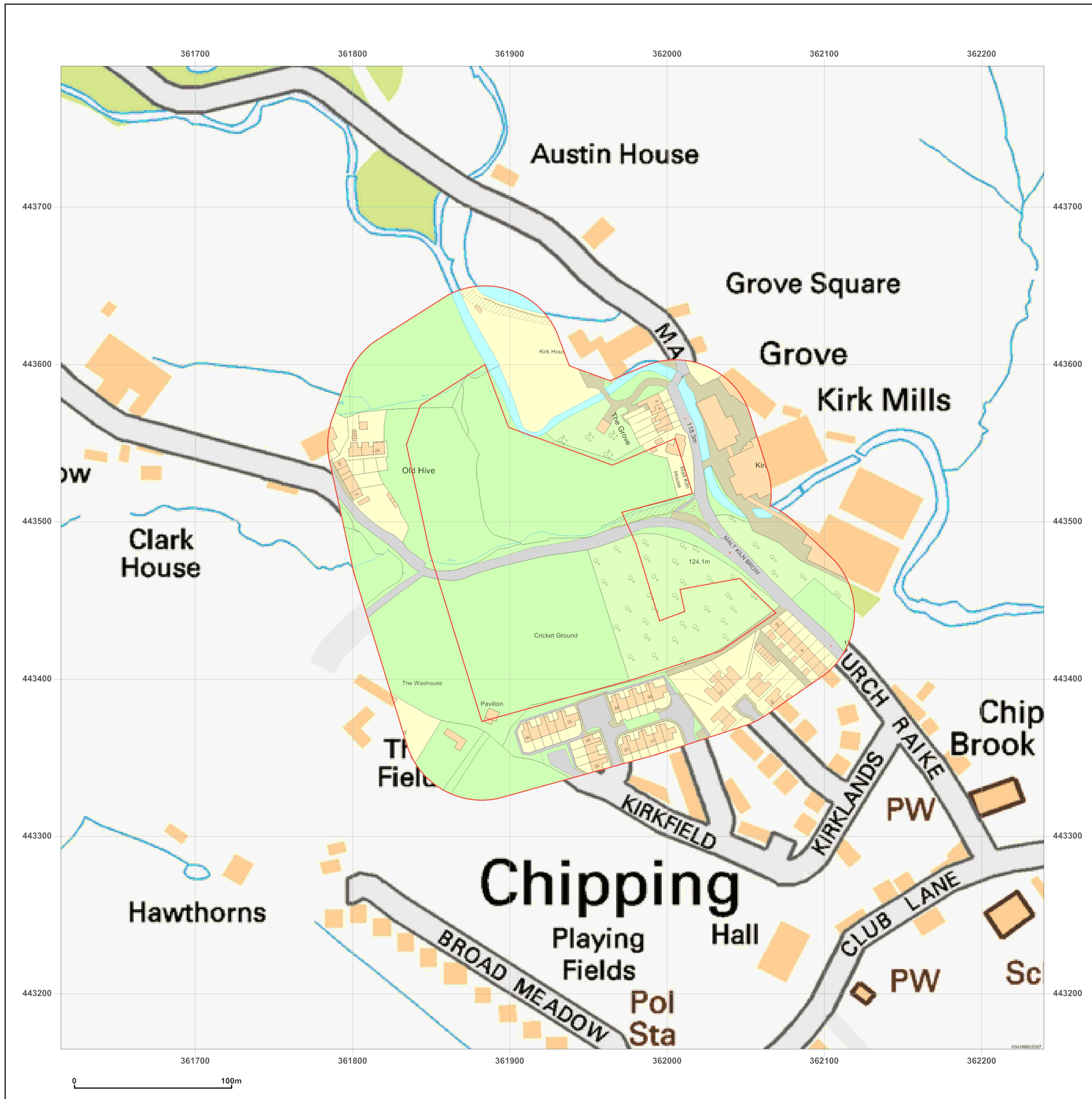
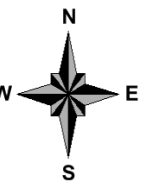
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**Map date:** 2012

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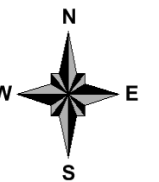
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**Map Name:** National Grid

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Revised N/A  
Edition N/A  
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Surveyed N/A  
Revised N/A  
Edition N/A  
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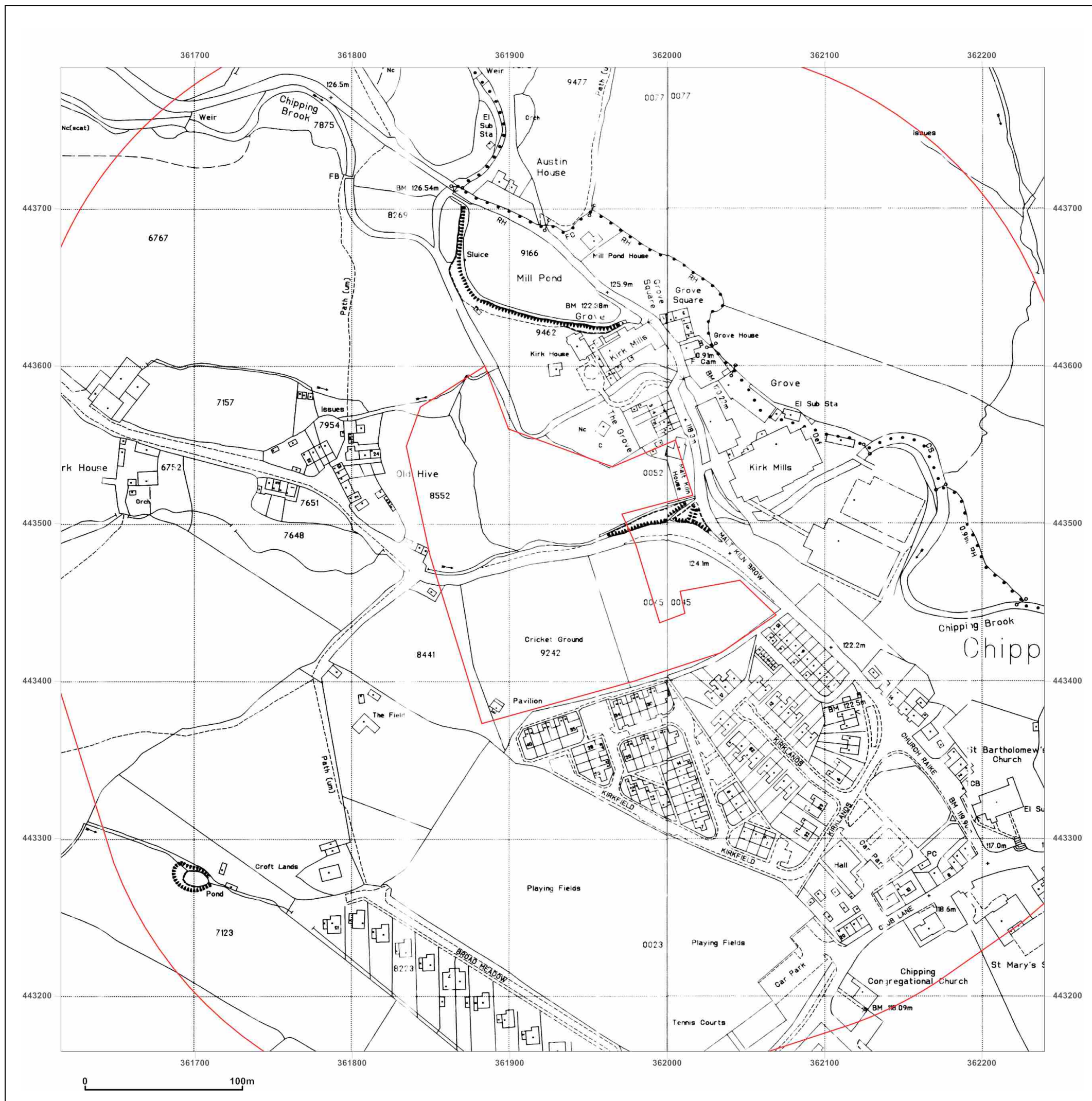


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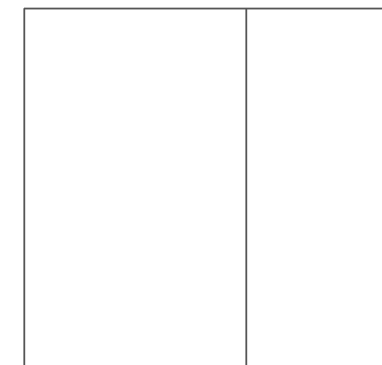
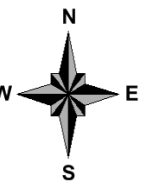
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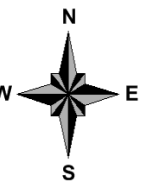
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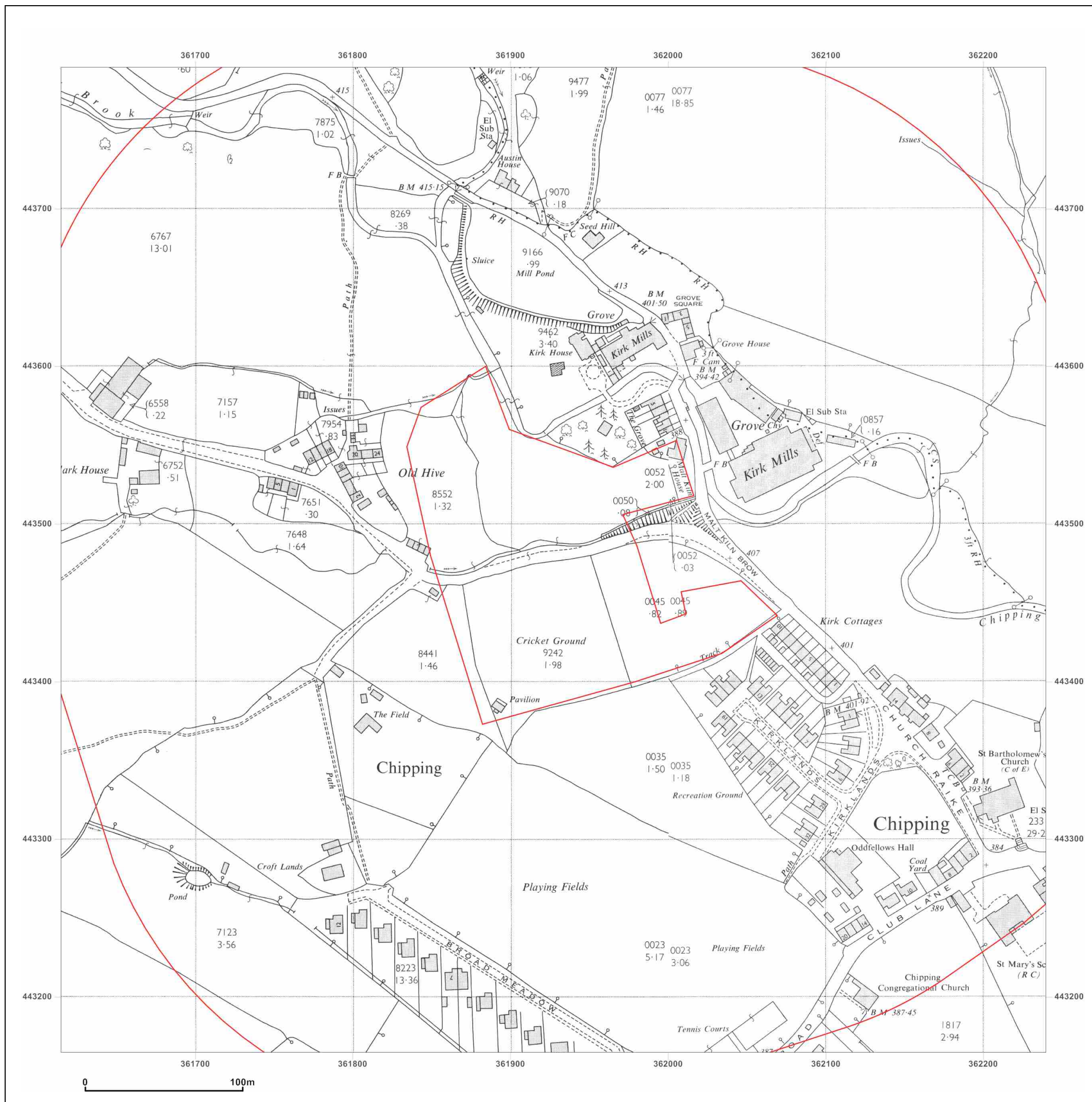


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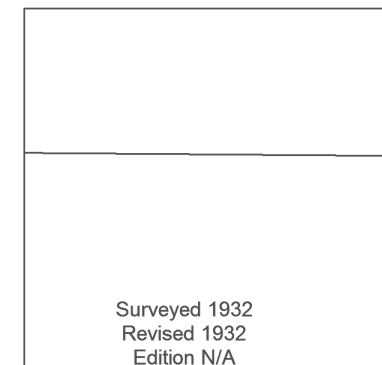
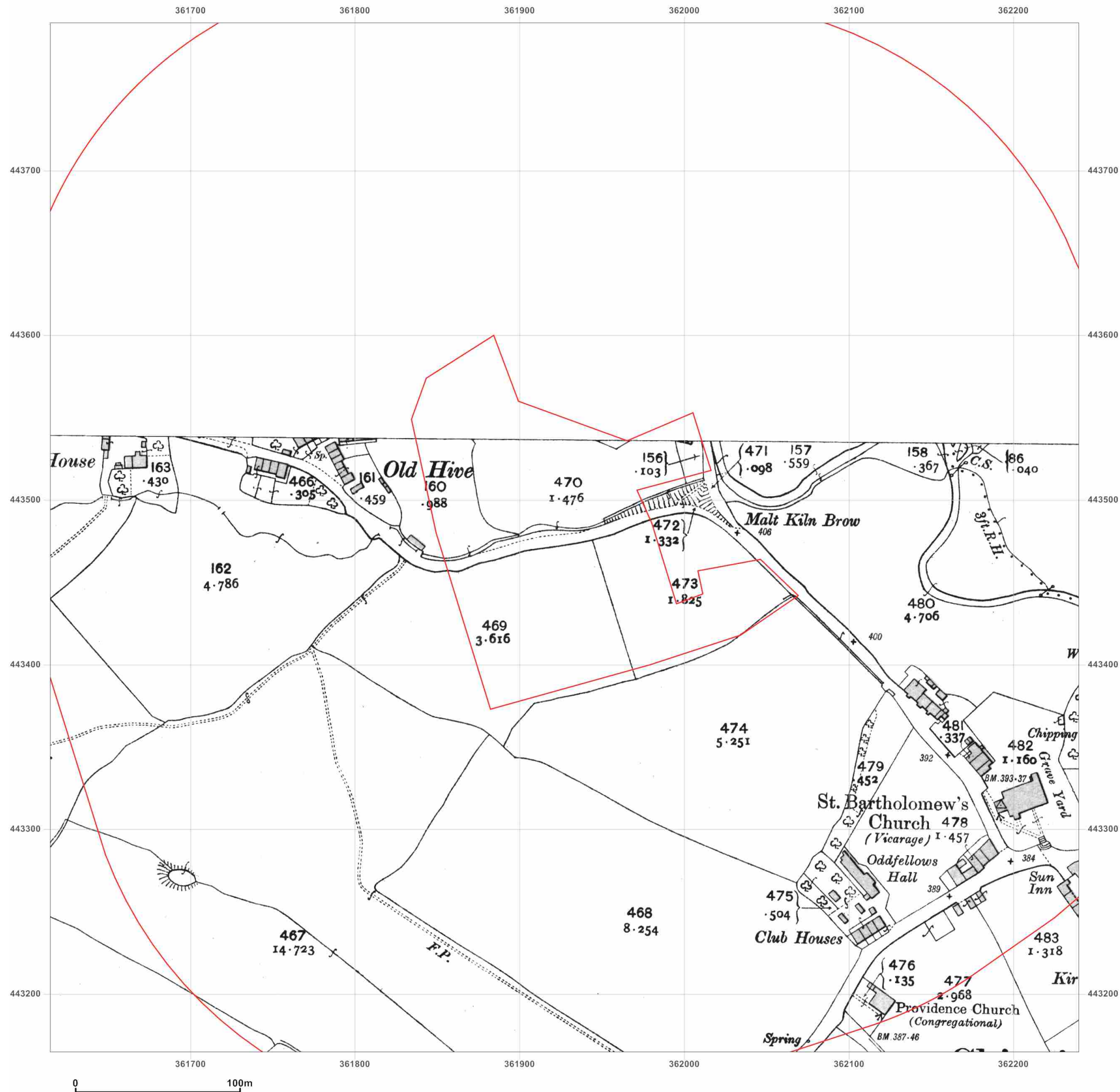
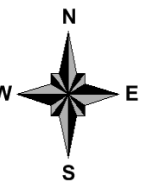
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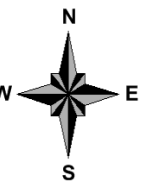
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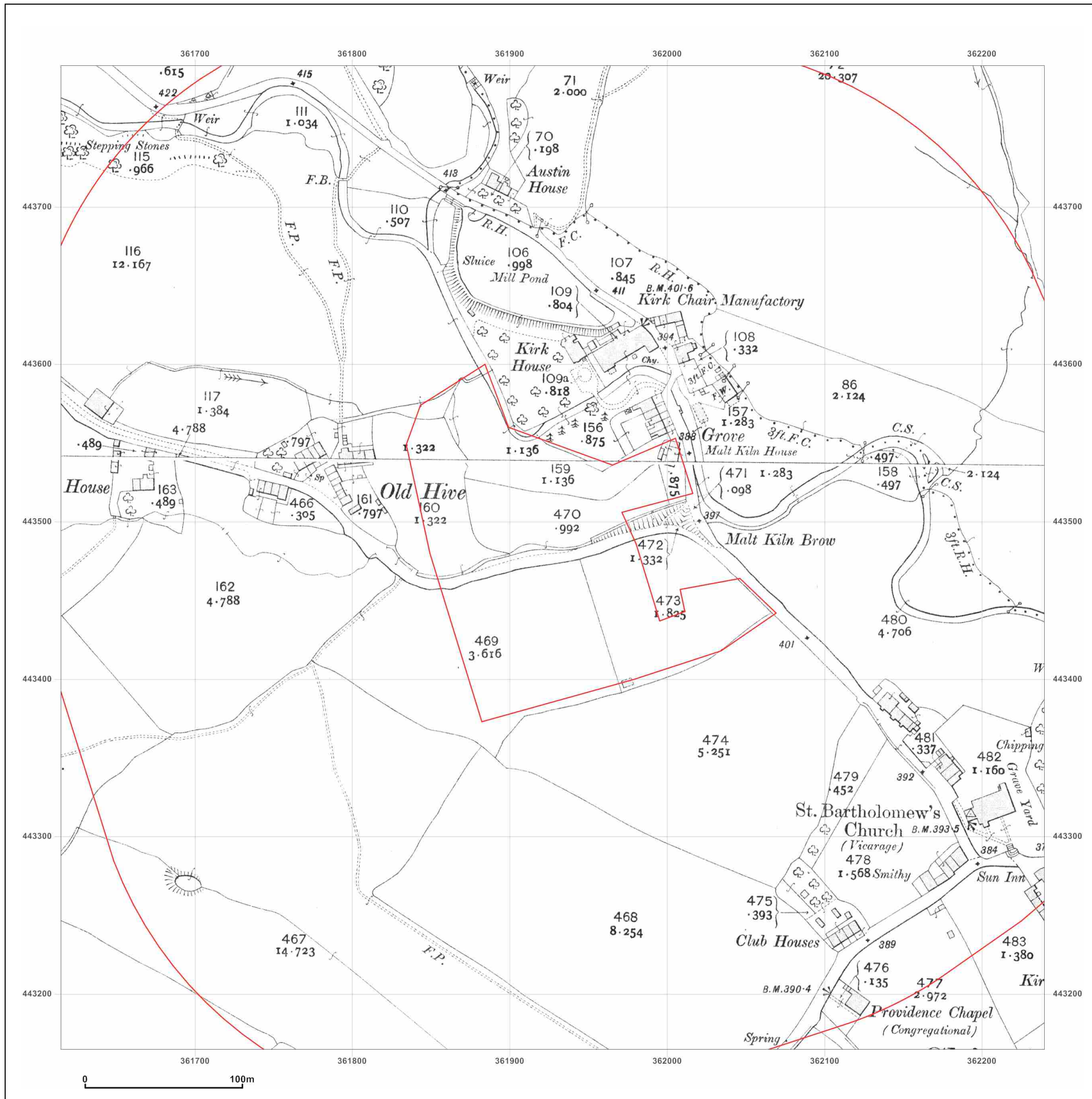


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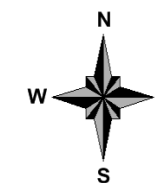
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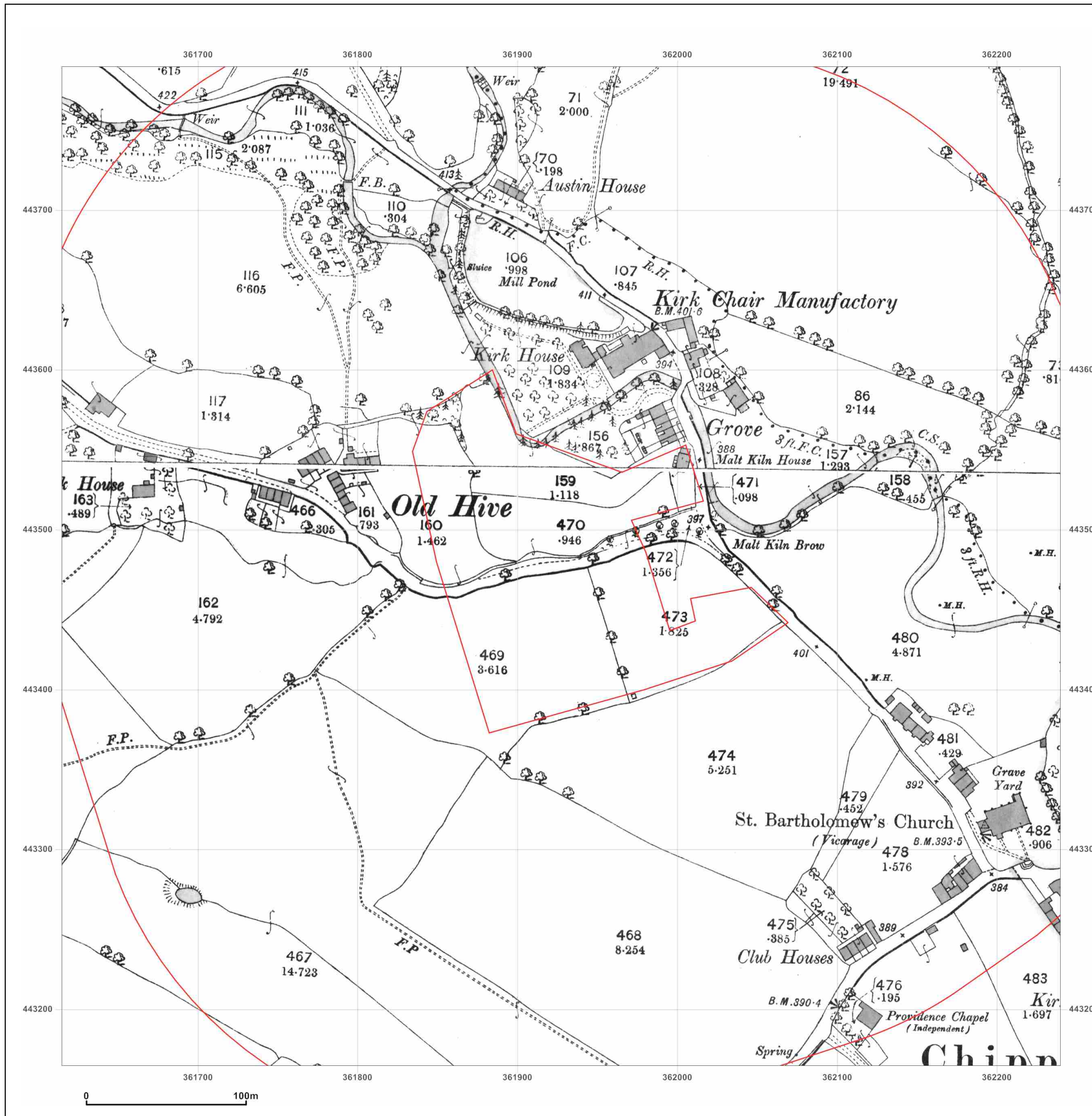


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Report Ref: EMS-190222\_278236

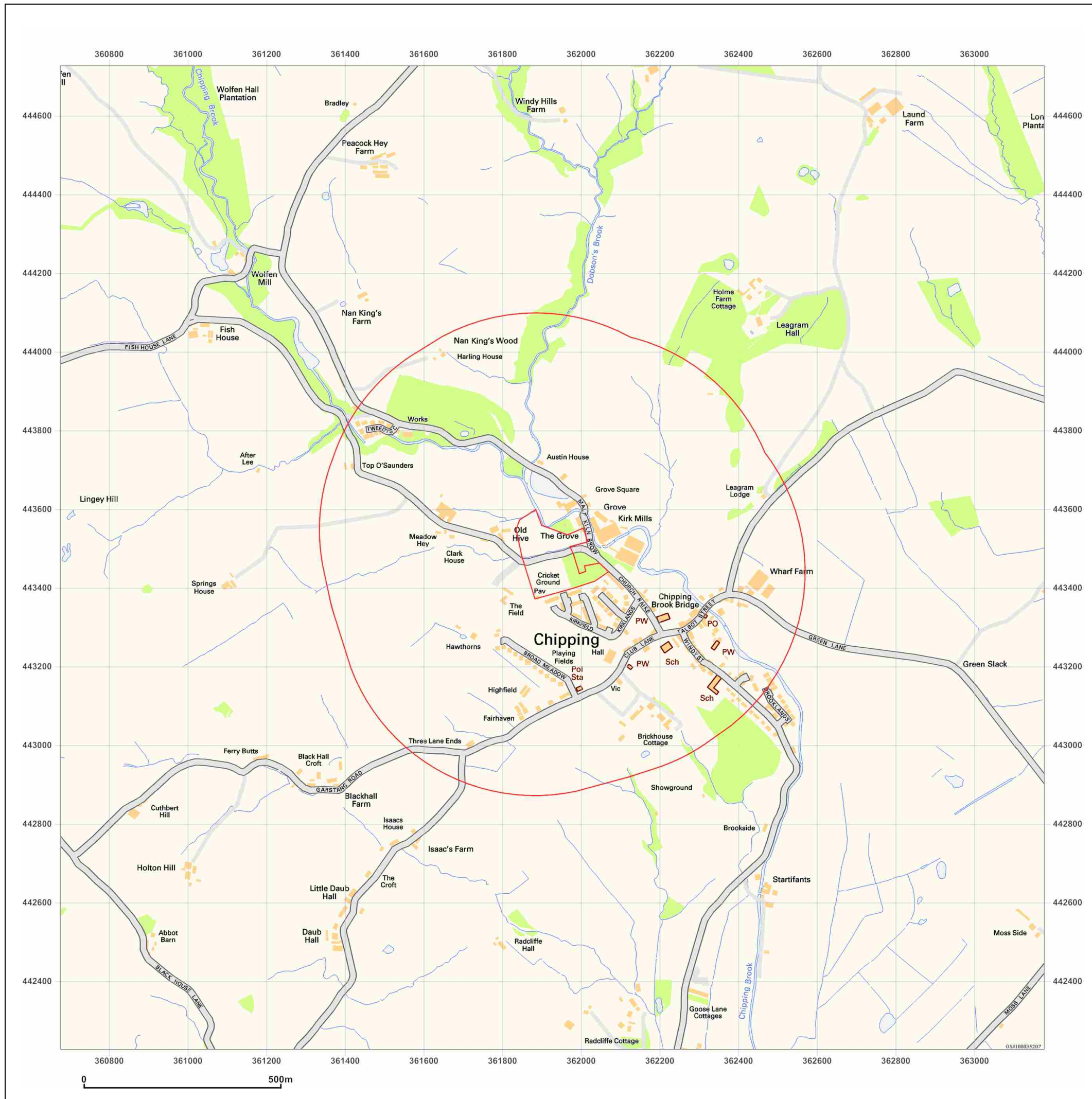
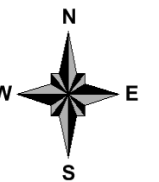
Grid Ref: 361927, 443477

Map Name: National Grid

Map date: 2012

Scale: 1:10,000

Printed at: 1:10,000



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**Site Details:**

Church Raik, Chipping

**Client Ref:** EMS\_190222\_278236

**Report Ref:** EMS-190222\_278236

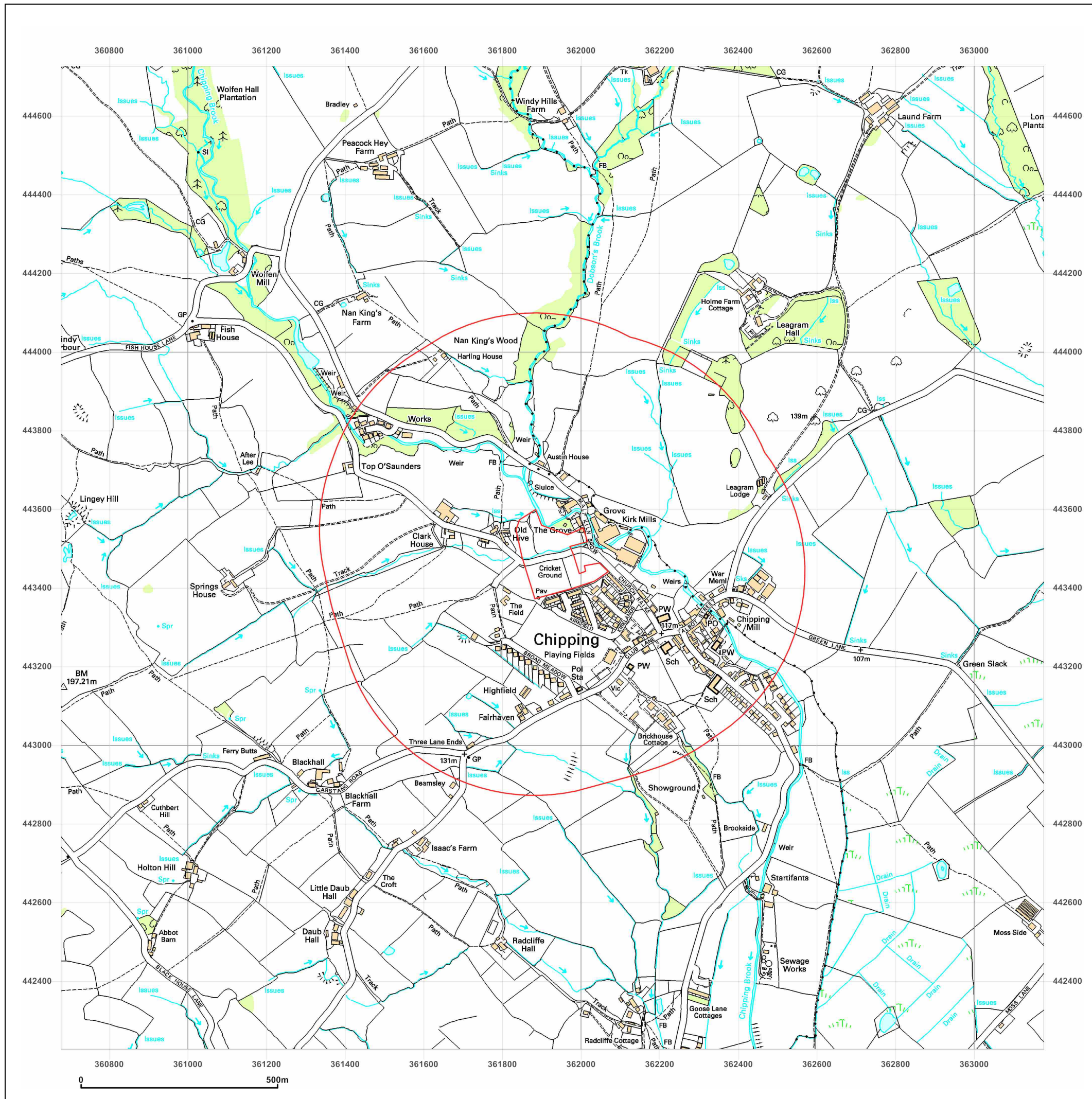
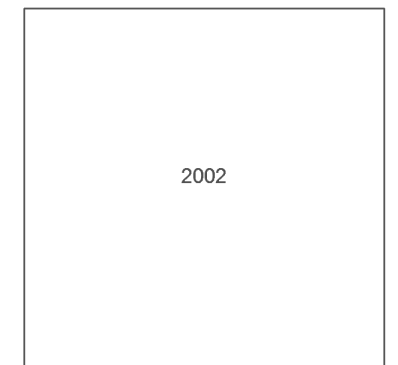
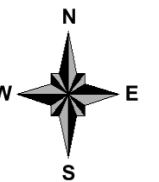
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**Map Name:** 1:10,000 Raster

**Map date:** 2002

**Scale:** 1:10,000

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



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Church Raik, Chipping

Client Ref: EMS\_190222\_278236

Report Ref: EMS-190222\_278236

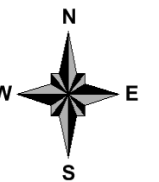
Grid Ref: 361927, 443477

Map Name: National Grid

Map date: 1969

Scale: 1:10,000

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Revised 1969  
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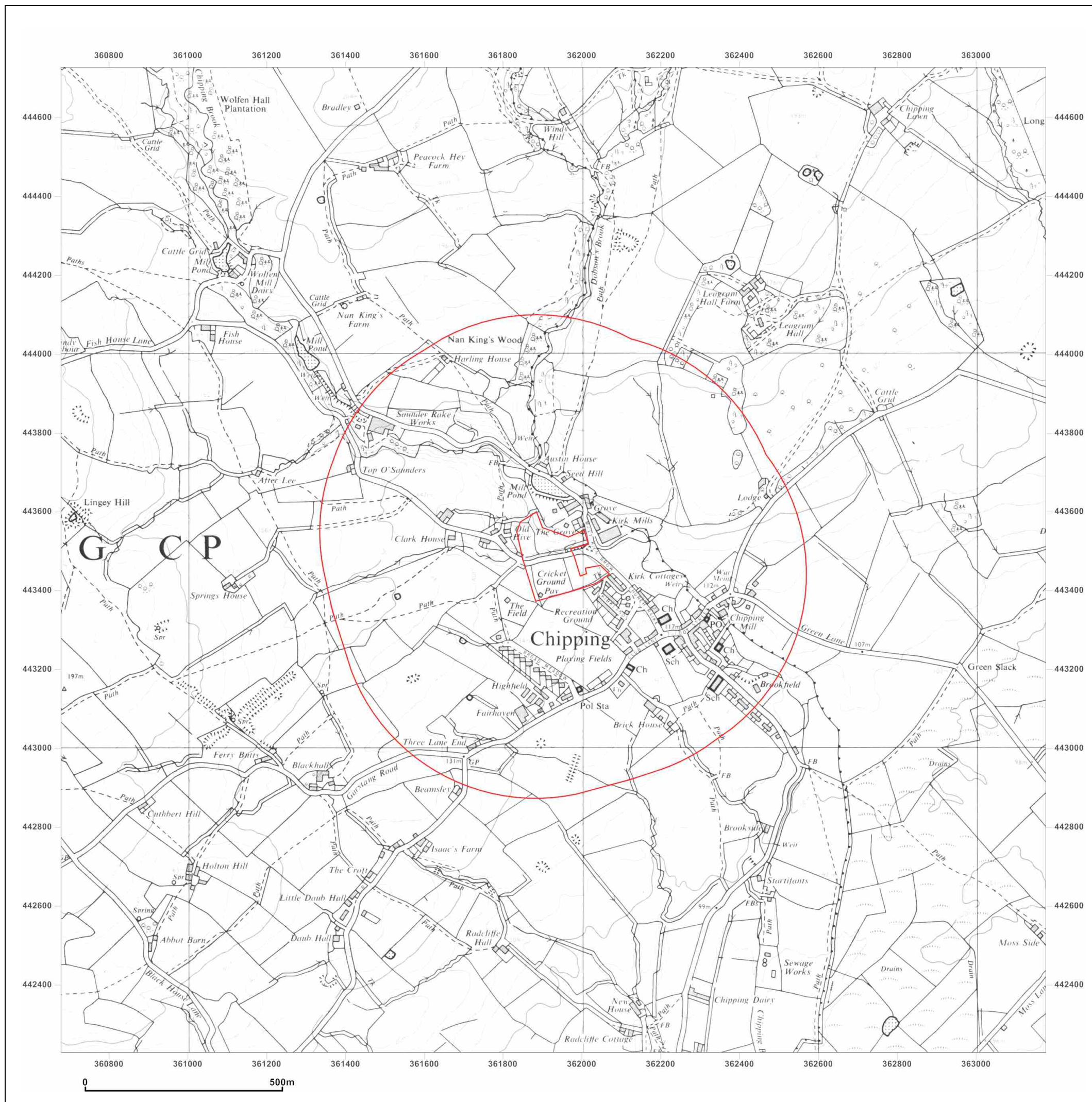


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## Site Details:

Church Raik, Chipping

Client Ref: EMS\_190222\_278236

Report Ref: EMS-190222\_278236

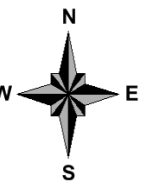
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Map Name: Provisional

Map date: 1969

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1969  
Edition N/A  
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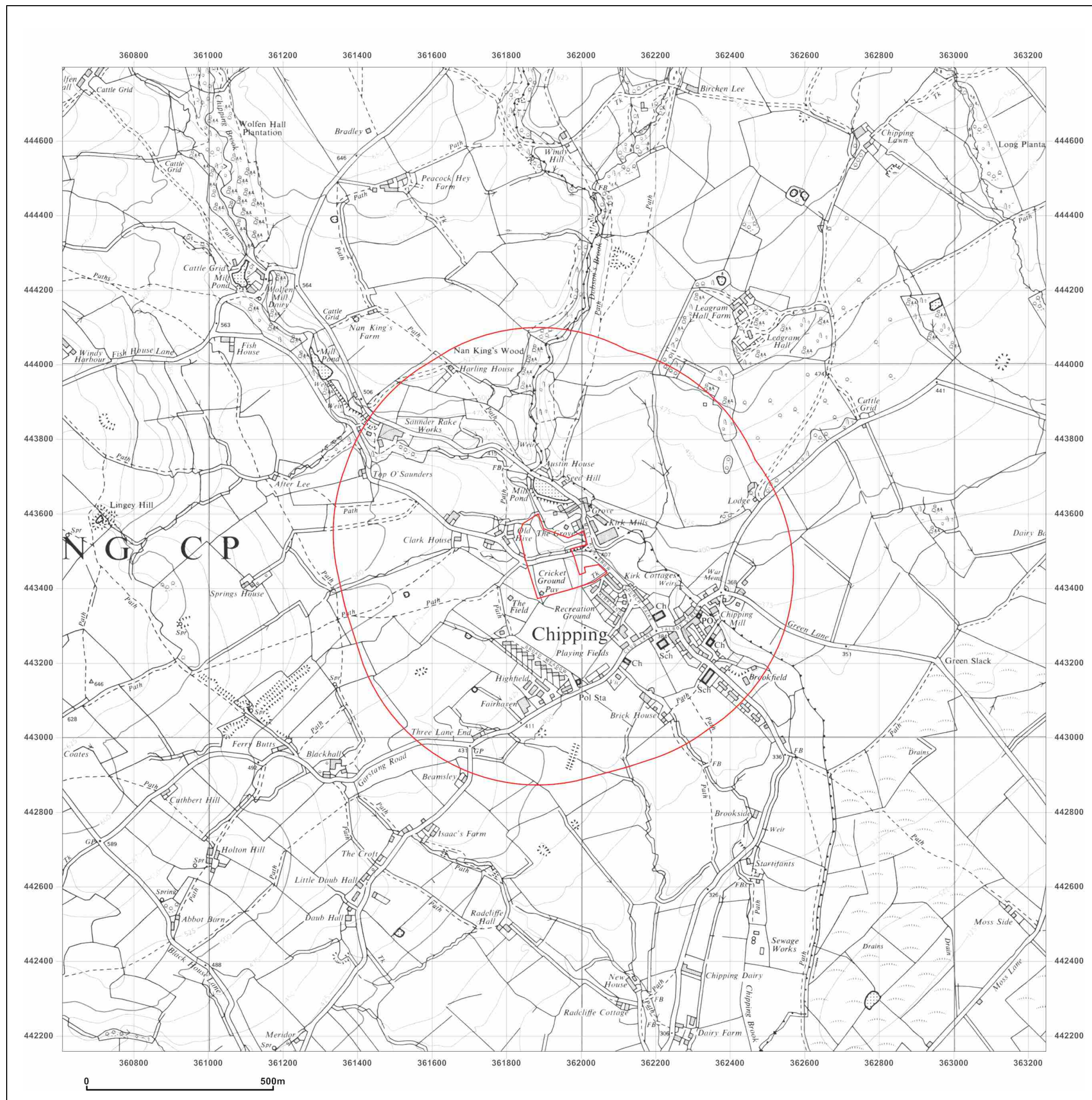


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### Site Details:

Church Raike, Chipping

Client Ref: EMS\_190222\_278236

Report Ref: EMS-190222\_278236

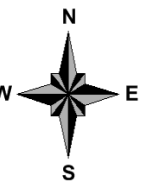
Grid Ref: 361927, 443477

Map Name: Provisional

Map date: 1951

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1951  
Revised 1951  
Edition N/A  
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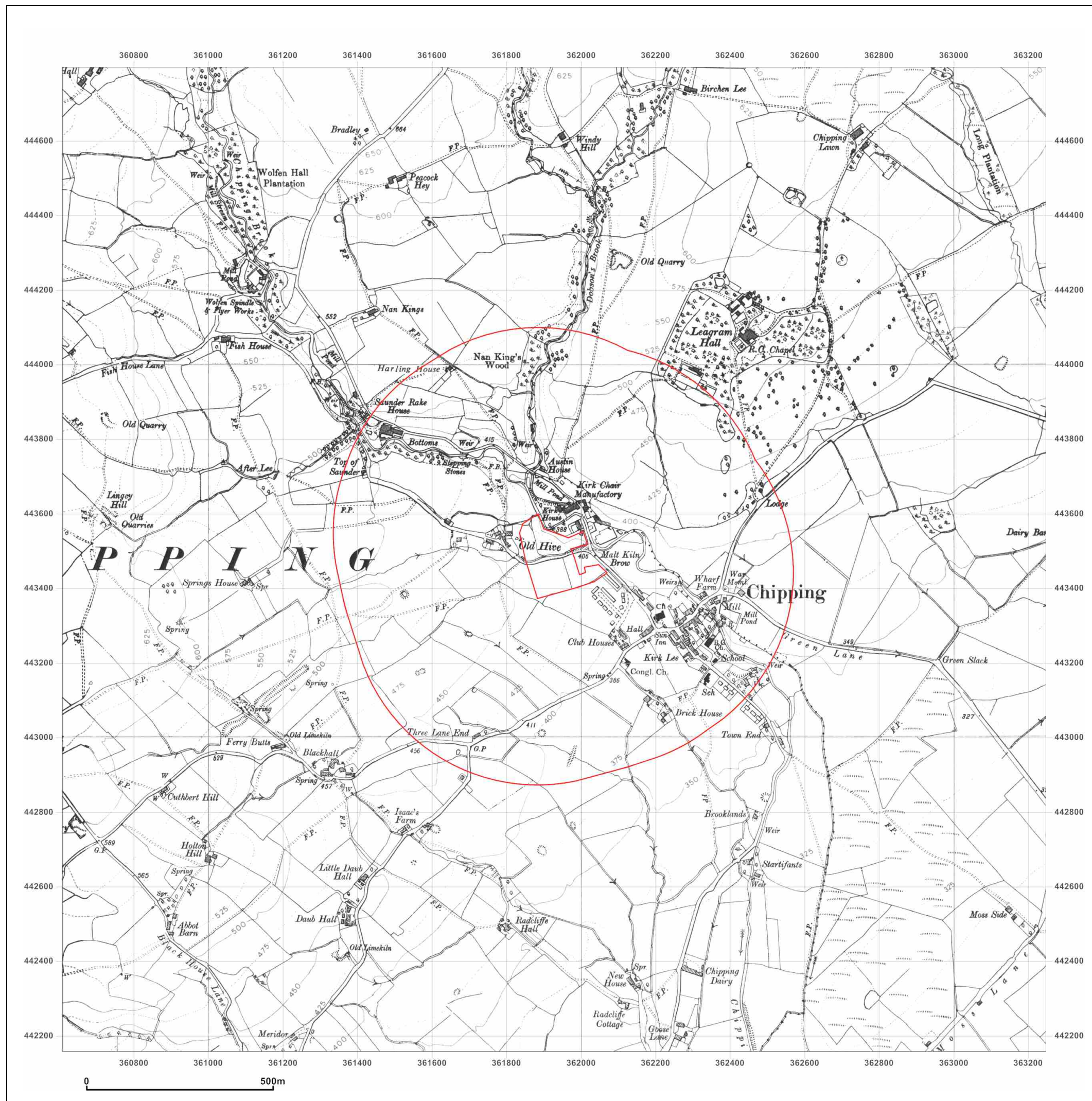


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**Site Details:**

Church Raik, Chipping

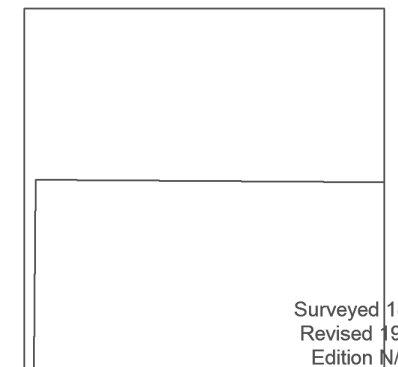
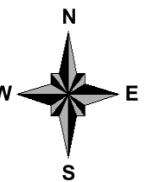
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**Grid Ref:** 361927, 443477

**Map Name:** County Series

**Map date:** 1933

**Scale:** 1:10,560

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



Surveyed 1844  
Revised 1933  
Edition N/A  
Copyright N/A  
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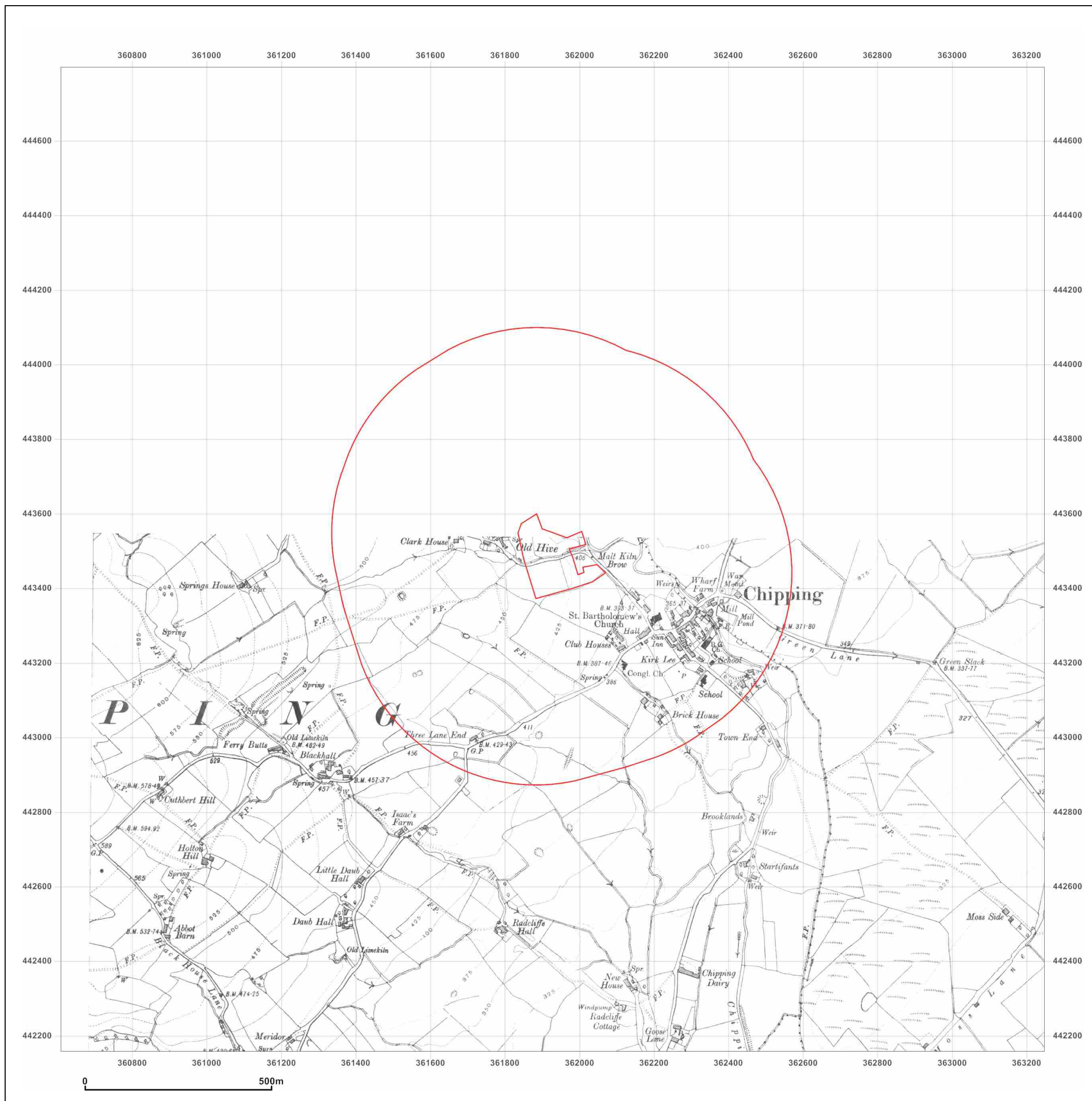


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**Site Details:**

Church Raik, Chipping

**Client Ref:** EMS\_190222\_278236

**Report Ref:** EMS-190222\_278236

**Grid Ref:** 361927, 443477

**Map Name:** County Series

**Map date:** 1910-1914

**Scale:** 1:10,560

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



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Edition 1913  
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Revised 1914  
Edition N/A  
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Revised 1910  
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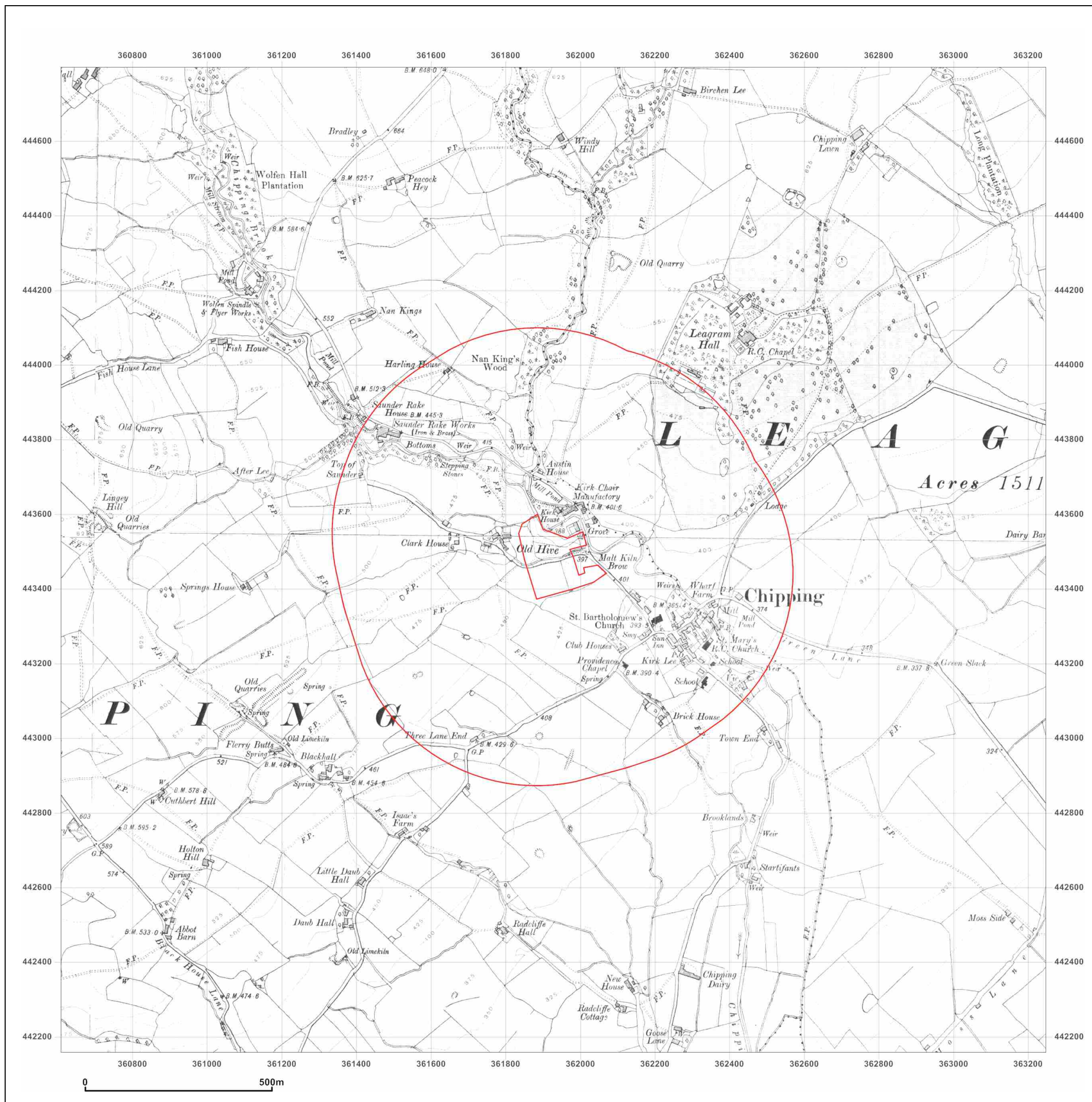


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### Site Details:

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Client Ref: EMS\_190222\_278236

Report Ref: EMS-190222\_278236

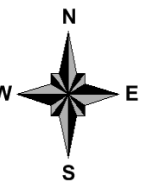
Grid Ref: 361927, 443477

Map Name: County Series

Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1891  
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Revised 1891  
Edition N/A  
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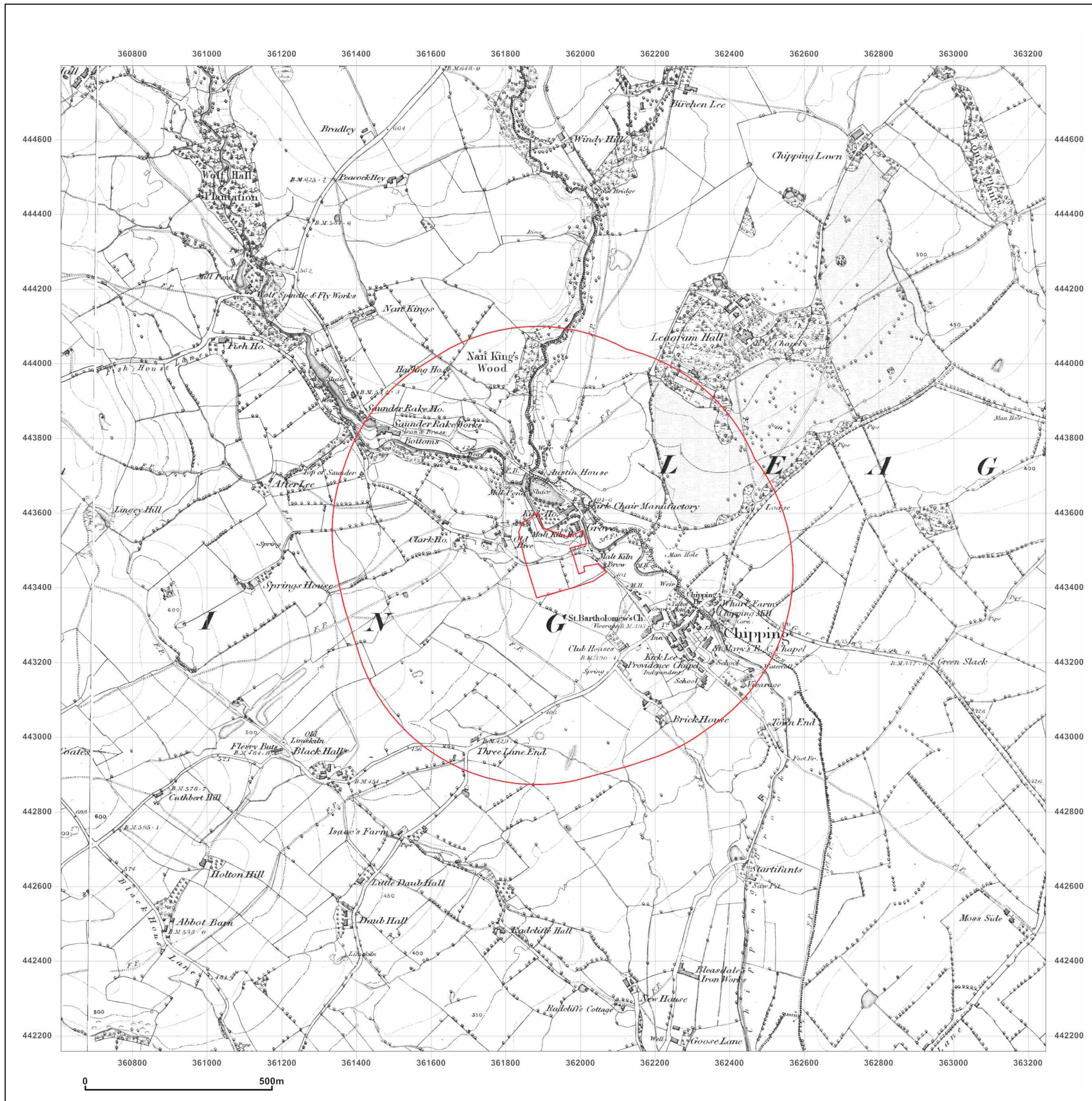


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### Site Details:

Church Raik, Chipping

Client Ref: EMS\_190222\_278236

Report Ref: EMS-190222\_278236

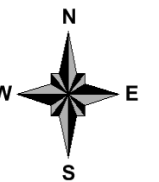
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Map Name: County Series

Map date: 1846

Scale: 1:10,560

Printed at: 1:10,560



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Revised N/A  
Edition N/A  
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Revised N/A  
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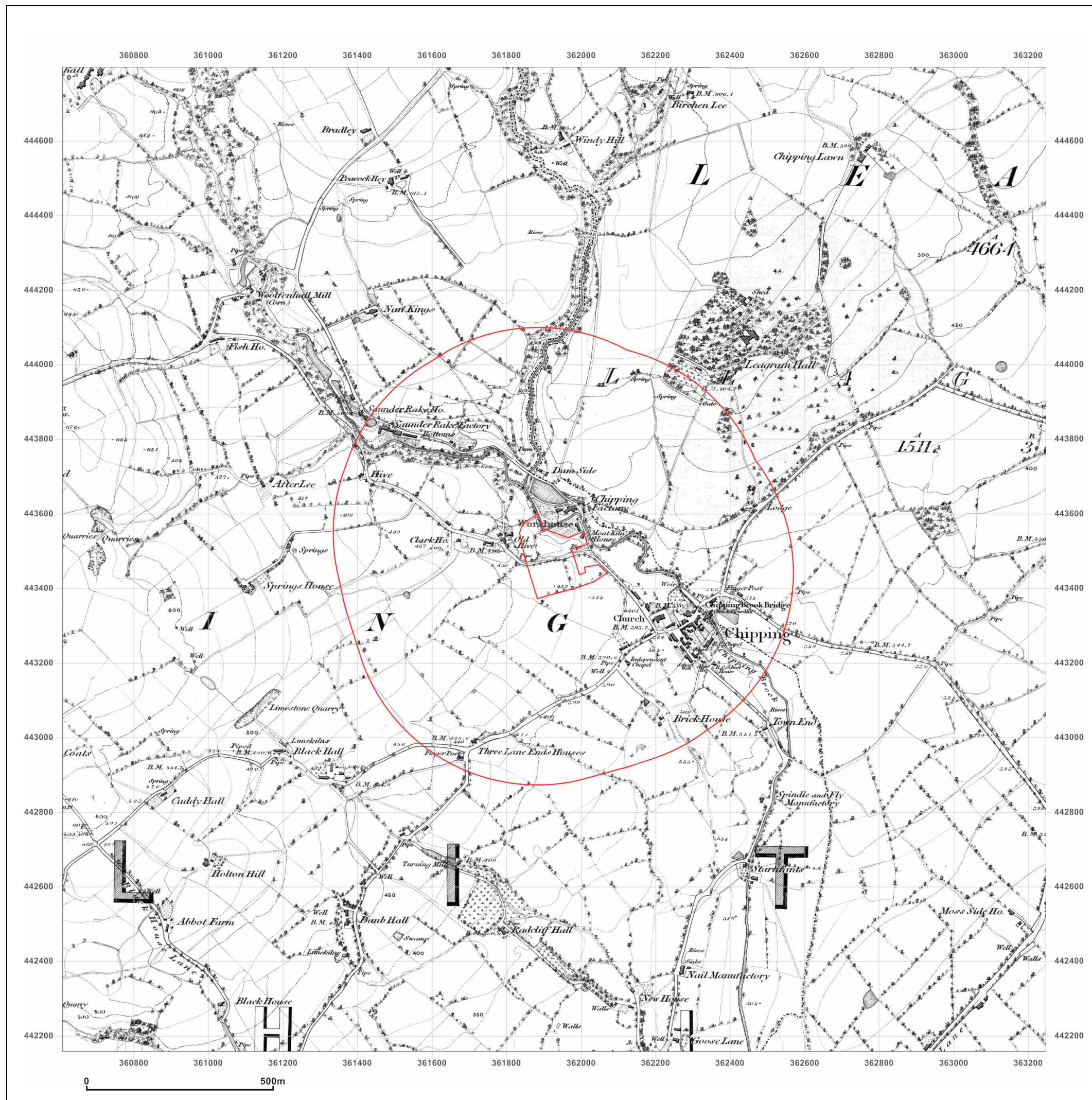


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Production date: 07 January 2013

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**APPENDIX B**  
**Environmental Health Officers Report**

Dear Aaron.

Further to your contaminated land searches, the answers are as follows:

**Church Raike, Chipping.**

- 1) There are no known environmental problems or land reclamation schemes.
- 2) We have not yet carried out a detailed survey in relation to this site and therefore at present it is not identified as contaminated land.
- 3) Refer to No.2
- 4) Refer to No.2
- 5) No
- 6) Unknown
- 7) There is no further information available.

I hope the information supplied is sufficient for your needs.

Kind regards,

Simon

---

**From:** Aaron Stokoe [mailto:[a.stokoe@brownfieldsolutions.co.uk](mailto:a.stokoe@brownfieldsolutions.co.uk)]  
**Sent:** 12 December 2012 13:43  
**To:** Simon Hartley  
**Subject:** Contaminated Land Searches

Dear Simon,

Please find attached our requests for contaminated land searches.

Many Thanks

Aaron

Aaron Stokoe BSc (Hons)  
Project Engineer

[a.stokoe@brownfieldsolutions.co.uk](mailto:a.stokoe@brownfieldsolutions.co.uk)

Mob: 07789020103  
Tel: 01606 334844  
Fax: 01606 334843

**Brownfield Solutions Ltd**  
**Wychwood House**  
**1 Queen Street**  
**Northwich**  
**Cheshire**

CW9 5JL

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## **APPENDIX C**

### **Groundsure Report**



EmapSite  
Masdar House, ,  
Eversley, RG27 0RP

GroundSure Reference:	EMS-190222_278237
Your Reference:	EMS_190222_278237
Report Date:	Jan 7, 2013
Report Delivery Method:	<b>Email - pdf</b>
Client Email:	sales@emapsite.com

## **GroundSure EnviroInsight**

### **Address: Church Raike, Chipping**

Dear Sir/Madam,

Thank you for placing your order with emapsite. Please find enclosed the GroundSure EnviroInsight as requested

If you would like further assistance regarding this report then please contact the emapsite customer services team on 0118 9736883 quoting the above report reference number.

Yours faithfully,

emapsite customer services team

Enc.  
GroundSure EnviroInsight

# GroundSure EnviroInsight

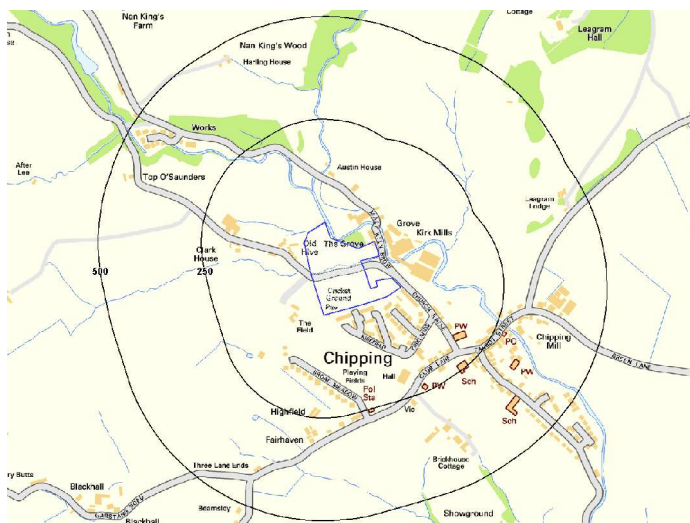
Address: Church Raike, Chipping

Date: Jan 7, 2013

GroundSure Reference: EMS-190222\_278237

Your Reference: EMS\_190222\_278237

Client: EmapSite



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**emapsite™**



# Aerial Photograph of Study Site



Site Name: Church Raike, Chipping  
Grid Reference: 361927,443477  
Size of Site: 2.69 ha

Aerial photography supplied by Getmapping PLC.  
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# Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>1. Environmental Permits, Incidents and Registers</b>						
<b>1.1 Industrial Sites Holding Environmental Permits and/or Authorisations</b>						
Records of historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	2	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	0	4	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0		
<b>1.2 Records of COMAH and NIHHS sites</b>	0	0	0	0	-	-
<b>1.3 Environment Agency Recorded Pollution Incidents</b>						
National Incidents Recording System, List 2	0	0	1	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
<b>1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990</b>	0	0	0	0	-	-
<b>2. Landfill and Other Waste Sites</b>						
<b>2.1 Landfill Sites</b>						
Environment Agency Registered Landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	2	0
Landfill Data – Non-Operational Landfill Sites	0	0	1	0	1	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
<b>2.2 Landfill and Other Waste Sites Findings</b>						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency Licensed Waste Sites	0	0	0	0	0	0

3. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Current Industrial Sites Data	0	0	3	-	-	-
3.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

#### 4. Geology Description

- 4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? \* No
- 4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? \* Yes
- 4.3 For records of Bedrock and Solid Geology beneath the study site\* see the detailed findings section.

Source: Scale: 1:50,000 BGS Sheet 067

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

#### 5. Hydrogeology and Hydrology

	on-site	0-50	51-250	251-500	501-1000	1001-2000
--	---------	------	--------	---------	----------	-----------

- 5.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site? Yes
- 5.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site? Yes
- 5.3 Groundwater Abstraction Licences (within 2000m of the study site). 0    0    0    0    0    0
- 5.4 Surface Water Abstraction Licences (within 2000m of the study site). 0    0    0    0    2    2
- 5.5 Potable Water Abstraction Licences (within 2000m of the study site). 0    0    0    0    0    0
- 5.6 Are there any Source Protection Zones within 500m of the study site? No
- 5.7 River Quality
- |  | on-site | 0-50 | 51-250 | 251-500 | 501-1000 | 1001-1500 |
|--|---------|------|--------|---------|----------|-----------|
| Is there any Environment Agency information on river quality within 1500m of the study site? | No      | No   | No     | No      | No       | No        |
- 5.8 Detailed River Network entries within 500m of the site 2    5    5    20    -    -
- 5.9 Surface water features within 250m of the study site Yes    Yes    Yes    -    -    -

#### 6. Flooding

- 6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site? Yes
- 6.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site? Yes
- 6.3 Are there any Flood Defences within 250m of the study site? No
- 6.4 Are there any areas benefiting from Flood Defences within 250m of the study site? No
- 6.5 Are there any areas used for Flood Storage within 250m of the study site? No
- 6.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site? High
- 6.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas? High

#### 7. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-2000
--	---------	------	--------	---------	----------	-----------

- 7.1 Records of Sites of Special Scientific Interest (SSSI) 0    0    0    0    0    1
- 7.2 Records of National Nature Reserves (NNR) 0    0    0    0    0    0

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	1
7.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
7.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	1
7.6 Records of Ramsar sites	0	0	0	0	0	0
7.7 Records of World Heritage Sites	0	0	0	0	0	0
7.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.9 Records of Areas of Outstanding Natural Beauty (AONB)	1	0	0	0	0	1
7.10 Records of National Parks	0	0	0	0	0	0
7.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.12 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
7.13 Records of Ancient Woodlands	0	0	0	0	1	3

## 8. Natural Hazards

8.1 What is the maximum risk of natural ground subsidence? Moderate

## 9. Mining

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

9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site? Negligible

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

---

## Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between GroundSure and the Client. The document contains the following sections:

### 1. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

### 2. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

### 3. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

### 4. Geology

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

### 5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

### 6. Flooding

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

### 7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites. These searches are conducted using radii of up to 500m.

### 8. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence.

### 9. Mining

Provides information on areas of coal and shallow mining.

---

## 10. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, GroundSure provide a free Technical Helpline (08444 159000) for further information and guidance.

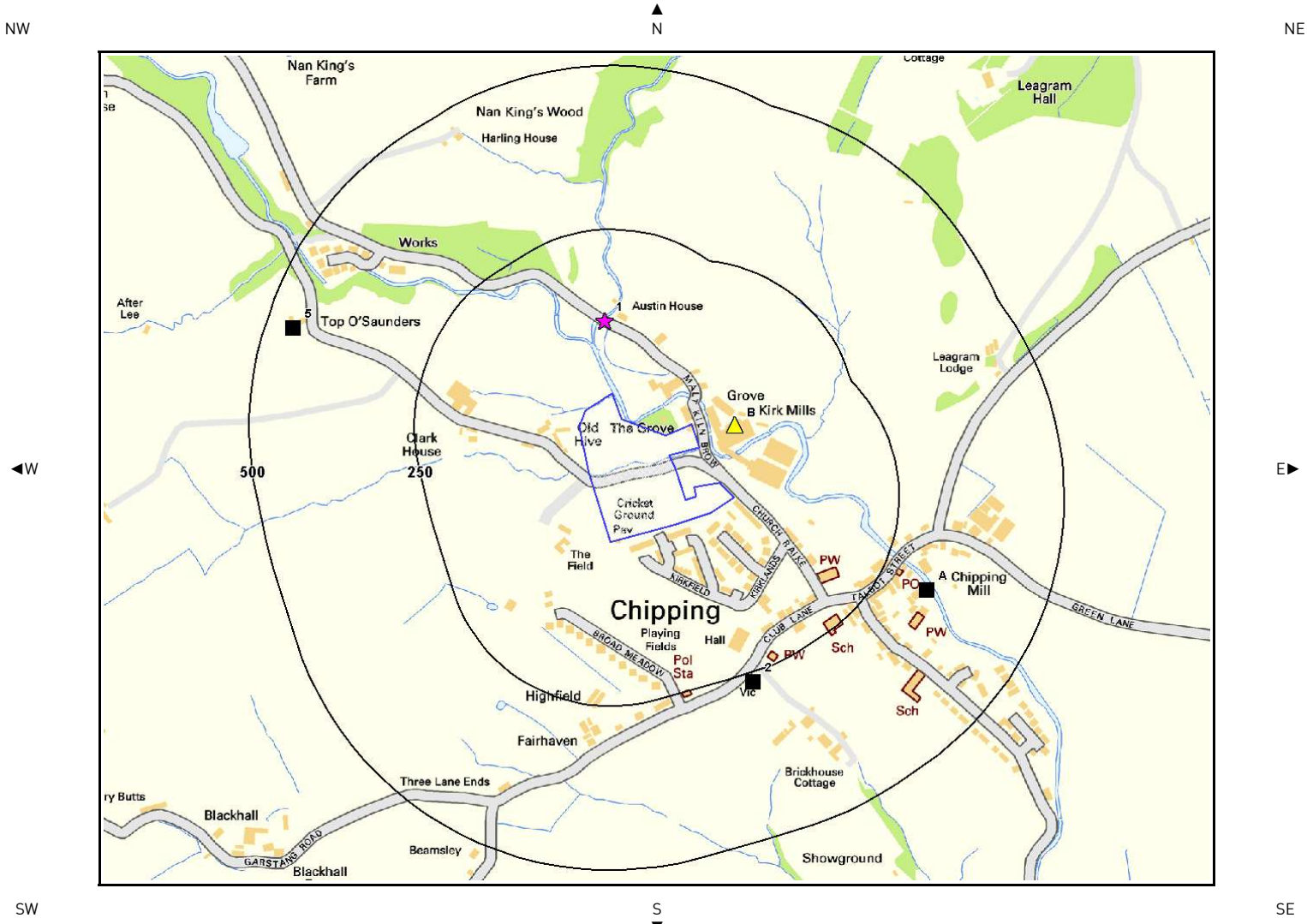
### Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

# 1. Environmental Permits, Incidents and Registers Map



Authorisations, Incidents and Registers Legend



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

# 1.Environmental Permits, Incidents and Registers

## 1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

**Records of historic IPC Authorisations within 500m of the study site: 0**

Database searched and no data found.

**Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0**

Database searched and no data found.

**Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0**

Database searched and no data found.

**Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0**

Database searched and no data found.

**Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0**

Database searched and no data found.

**Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0**

Database searched and no data found.

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

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

ID	Distance	Direction	NGR	Details	
6B	60.0	E	362069, 443550	Address: H.J. Berry & Sons Limited, Kirk Mills, Chipping, Preston, Lancashire, PR3 2RA Process: Wood Processing & Combustion Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
7B	60.0	E	362069, 443550	Address: H.J. Berry & Sons Limited, Kirk Mills, Chipping, Preston, Lancashire, PR3 2RA Process: Coating Process Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified



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

Database searched and no data found.

**Records of Licensed Discharge Consents within 500m of the study site: 4**

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

ID	Distance	Direction	NGR	Details
2	264.0	S	362097, 443161	Address: St. Bartholomews Vicarage, Garstang Road, Chipping, Preston, Lancashire, PR3 2QH Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: 01361 Permit Version: 1 Receiving Water: Trib Of Chipping Brook Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: - Revocation Date: -
3A	324.0	SE	362360, 443300	Address: North St Mary's Church, Chipping, Lancashire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 01RIB0005 Permit Version: 1 Receiving Water: Chipping Brook Status: Post Nra Legislation Where Issue Date > 31-aug-89 (historic Only) Issue date: - Effective Date: 1/1/1995 Revocation Date: 13/4/2009
4A	324.0	SE	362360, 443300	Address: North St Mary's Church, Chipping, Lancashire Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 01RIB0005 Permit Version: 2 Receiving Water: Chipping Brook Status: Varied Under Epr 2010 Issue date: 14/4/2009 Effective Date: 14/4/2009 Revocation Date: -
5	460.0	W	361400, 443700	Address: William Pye Ltd Swo, Saunder Rake Mill, Chipping, Lancashire Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: 017290149 Permit Version: 1 Receiving Water: Chipping Brook Status: Revoked - Unspecified Issue date: - Effective Date: 8/9/1987 Revocation Date: 1/4/1994

**Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0**

Database searched and no data found.

## 1.2 Dangerous or Hazardous Sites

**Records of COMAH & NIHHS sites within 500m of the study site: 0**

Database searched and no data found.

## 1.3 Environment Agency Recorded Pollution Incidents

**Records of National Incidents Recording System, List 2 within 250m of the study site: 1**

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

ID	Distance	Direction	NGR	Details
----	----------	-----------	-----	---------

1	111.0	N	361872, 443710	Incident Date: 15/1/2002 Incident Identification: 52654 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
---	-------	---	-------------------	--	---

**Records of National Incidents Recording System, List 1 within 250m of the study site: 0**

Database searched and no data found.

## 1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

**How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0**

Database searched and no data found.

## 2. Landfill and Other Waste Sites Map

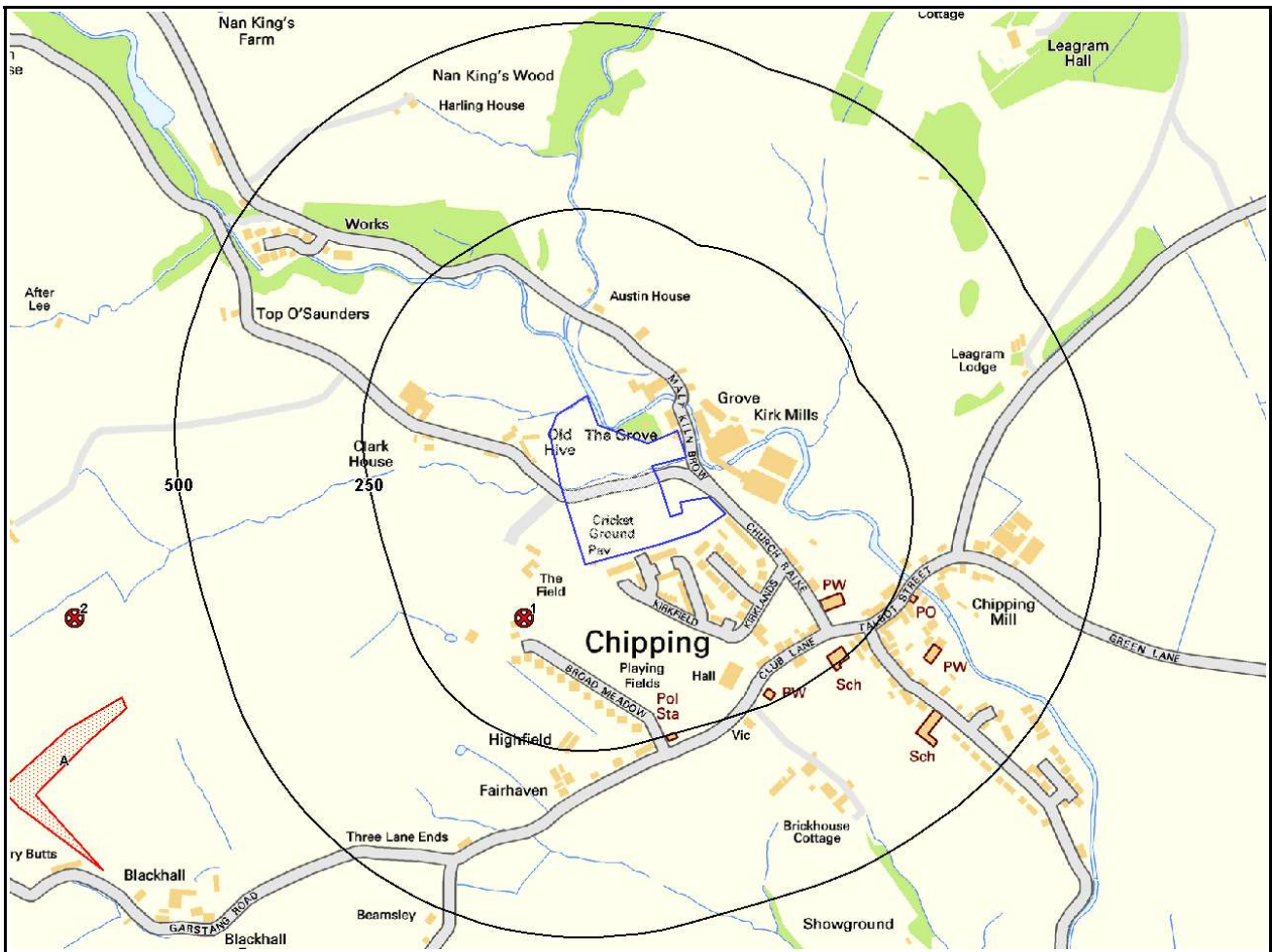
NW

▲  
N

NE

◀W

▶E



SW

▼  
S

SE

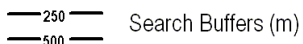
### Landfill & Other Waste Sites Legend



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Site Outline



250  
500  
Search Buffers (m)

- E.A. Active Landfill
- E.A. Historic Landfill (Area Data)
- E.A. Historic Landfill (Point Data)
- BGS / DoE Survey Landfill
- Local Authority Landfill (Area Data)
- Local Authority Landfill (Point Data)

- Operational Waste Treatment Licence
- Closed Waste Treatment Licence
- REGIS Waste Licence
- Operational Landfill
- Closed Landfill

## 2. Landfill and Other Waste Sites

### 2.1 Landfill Sites

**Records from Environment Agency landfill data within 1000m of the study site: 0**

Database searched and no data found.

**Records of operational landfill sites sourced from Landmark within 1000m of the study site: 0**

Database searched and no data found.

**Records of Environment Agency historic landfill sites within 1500m of the study site: 2**

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

ID	Distance	Direction	NGR	Details
3A	642.0	W	361100, 443000	<p>Site Address: Black Hall Farm, Off Garstang Road, Chipping, Lancashire                      Waste Licence: Yes                      Site Reference: L1/03/213, WD100/213, K1/03/011, Licences 163 and 337, L1/03/410                      Waste Type: Inert                      Regis Reference: -</p> <p>Licence Issue: 07-Jul-1982                      Licence Surrendered: 29-Apr-1994                      Licence Hold Address: Colte Coates Farm, Collingshall Lane Chipping                      Operator: -</p>
4A	642.0	W	361100, 443000	<p>Site Address: Black Hall Farm, Off Garstang Road, Chipping, Lancashire                      Waste Licence: Yes                      Site Reference: K1/03/011, L1/03/410, 337                      Waste Type: Inert                      Regis Reference: -</p> <p>Licence Issue: 07-Jul-1982                      Licence Surrendered: 29-Apr-1994                      Licence Hold Address: Colte Coates Farm, Collingshall Lane, Chipping                      Operator: -</p>

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

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

ID	Distance	Direction	NGR	Details
1	110.0	SW	361800, 443300	<p>Site Address: Black Hall Farm, Garstang Road, Chipping, PRESTON, Lancashire                      Landfill Licence: 250AGTAL                      Agency Reference:                      Waste Type: Difficult                      Waste Description: Difficult Landfill                      Known Restrictions: Some restriction on source of waste</p> <p>Record Date: 01-Jul-1982                      Transfer Date:                      Modification Date: 01-Sep-1982                      Status: Licence                      lapsed/cancelled/defunct/not applicable/surrendered                      Category: LANDFILL                      Regulator: EA - North West Region - Central Area (Preston)                      Size: Undefined</p>
2	673.0	W	361200, 443300	<p>Site Address: Blackhall Farm, Garstang Road, Chipping, PRESTON, Lancashire,                      Landfill Licence: 25JBADAL                      Agency Reference: 410 CSG                      Waste Type: Inert                      Waste Description: Inert Landfill                      Known Restrictions: No known restriction on source of waste</p> <p>Record Date: 01-Jan-1991                      Transfer Date:                      Modification Date: 01-Jun-1993                      Status: Licence                      lapsed/cancelled/defunct/not applicable/surrendered                      Category: LANDFILL                      Regulator: EA - North West Region - Central Area (Preston)                      Size: Very Small (&lt;10,000 tonnes/year)</p>

**Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0**

Report Reference: EMS-190222\_278237

---

Database searched and no data found.

---

**Records of Local Authority landfill sites within 1500m of the study site: 0**

Database searched and no data found.

---

## 2.2 Other Waste Sites

**Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 0**

Database searched and no data found.

---

**Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0**

Database searched and no data found.

---

**Records of Environment Agency licensed waste sites within 1500m of the study site: 0**

Database searched and no data found.

---

### 3. Current Land Use Map



Current Land Use Legend



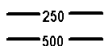
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Site Outline



Current Industrial Sites



Search Buffers (m)



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines

## 3. Current Land Uses

### 3.1 Current Industrial Data

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

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

ID	Distance	Direction	Company	Address	Activity	Category
1	94.0	E	Electricity Sub Station	PR3	Electrical Features	Infrastructure and Facilities
2	158.0	N	Electricity Sub Station	PR3	Electrical Features	Infrastructure and Facilities
3	211.0	SE	Electricity Sub Station	PR3	Electrical Features	Infrastructure and Facilities

### 3.2 Petrol and Fuel Sites

**Records of petrol or fuel sites within 500m of the study site: 0**

Database searched and no data found.

### 3.3 Underground High Pressure Oil and Gas Pipelines

**Records of high pressure underground pipelines within 500m of the study site: 0**

Database searched and no data found.

## 4. Geology

### 4.1 Artificial Ground and Made Ground

Database searched and no data found.

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

### 4.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
ALV-CSSG	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

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

### 4.3 Bedrock and Solid Geology

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

LEX Code	Description	Rock Type
PKSL-LMST	PARK STYLE LIMESTONE MEMBER	LIMESTONE
BSG-MDSI	BOWLAND SHALE FORMATION	MUDSTONE AND SILTSTONE

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

For more detailed geological and ground stability data please refer to the "GroundSure GeoInsight". Available from our website.



# 5a. Hydrogeology - Aquifer Within Superficial Geology

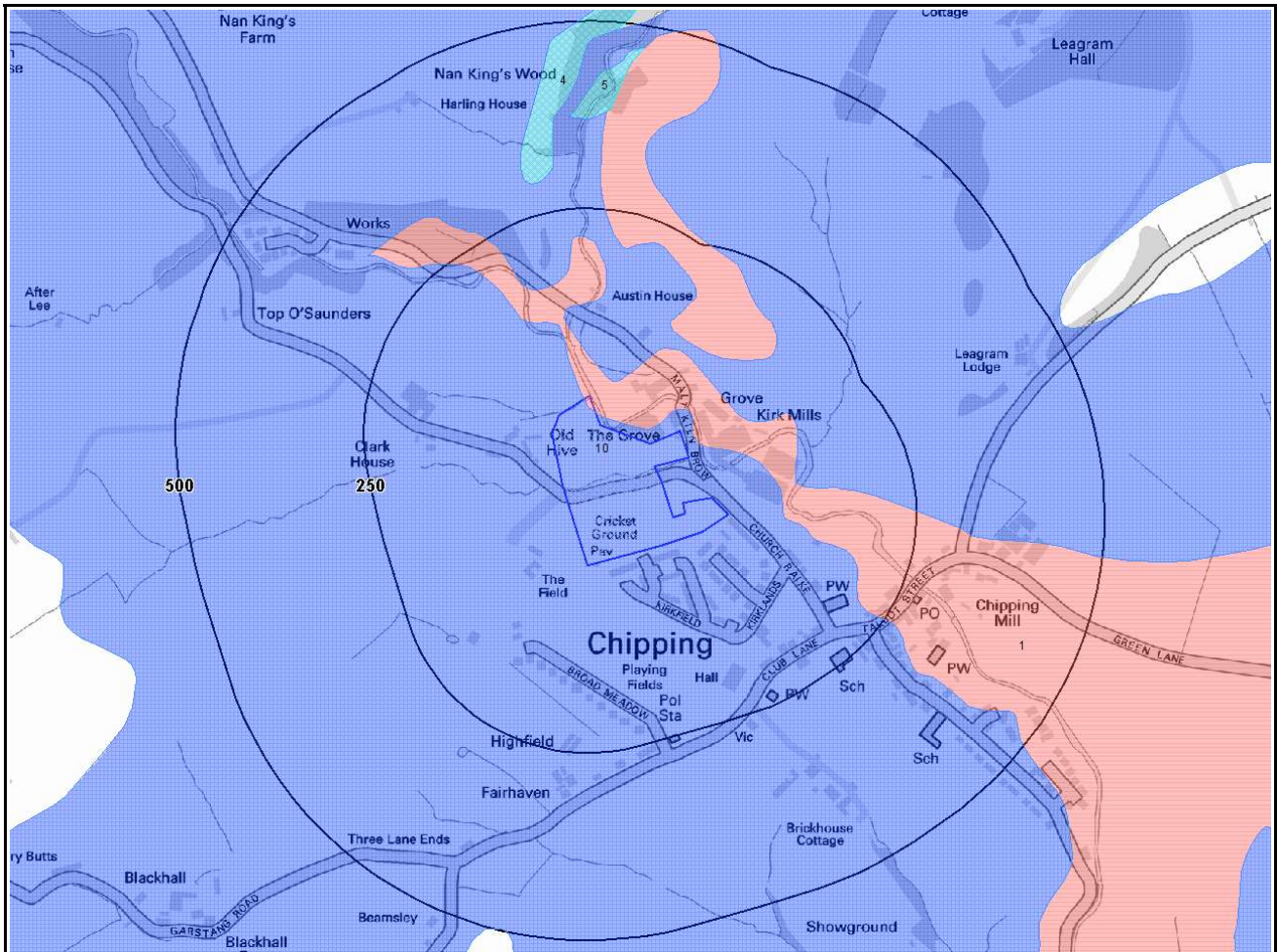
NW

N

NE

W

E



SW

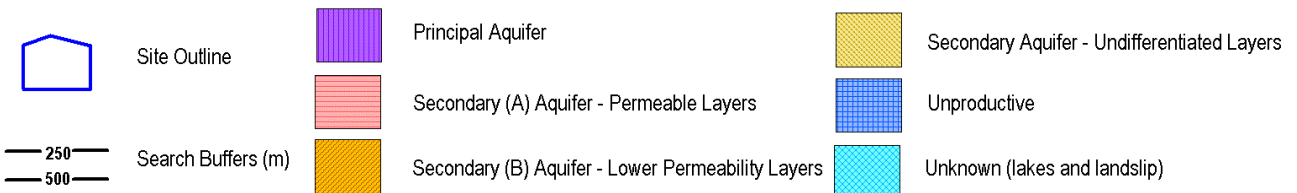
S

SE

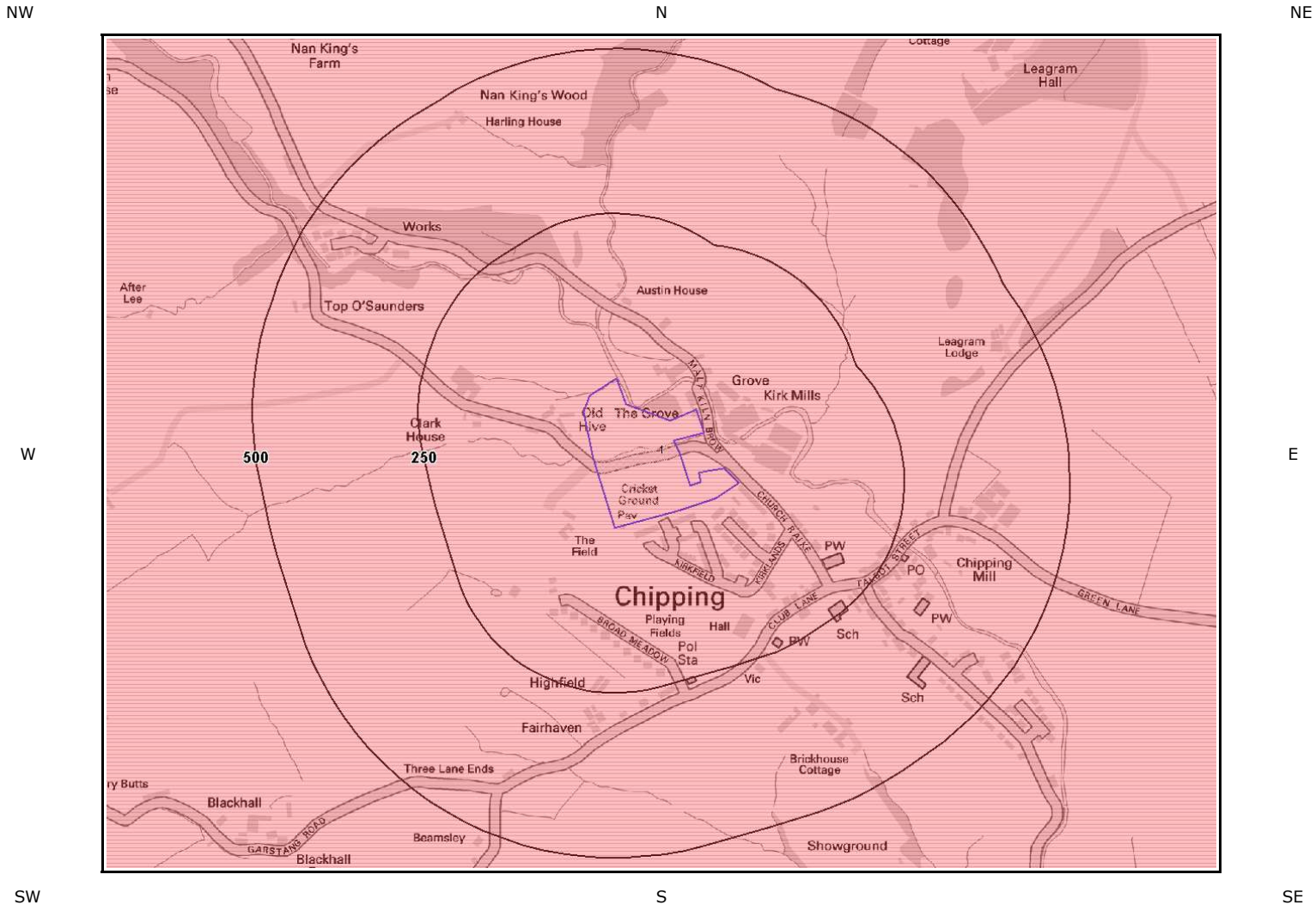
Aquifer Within Superficial Geology Legend



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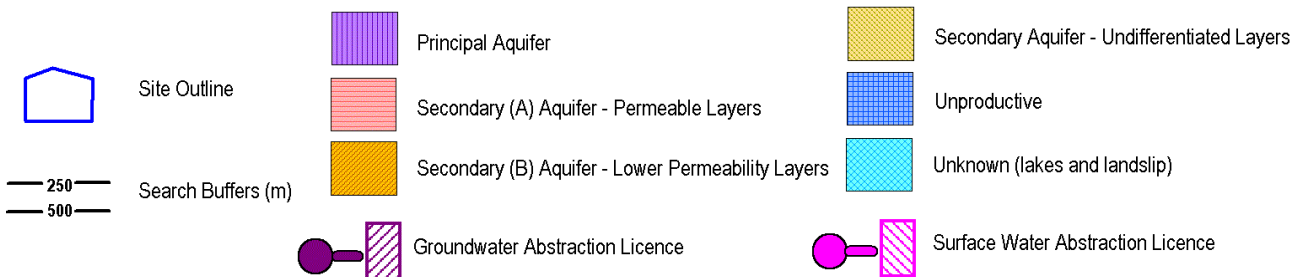
# 5b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



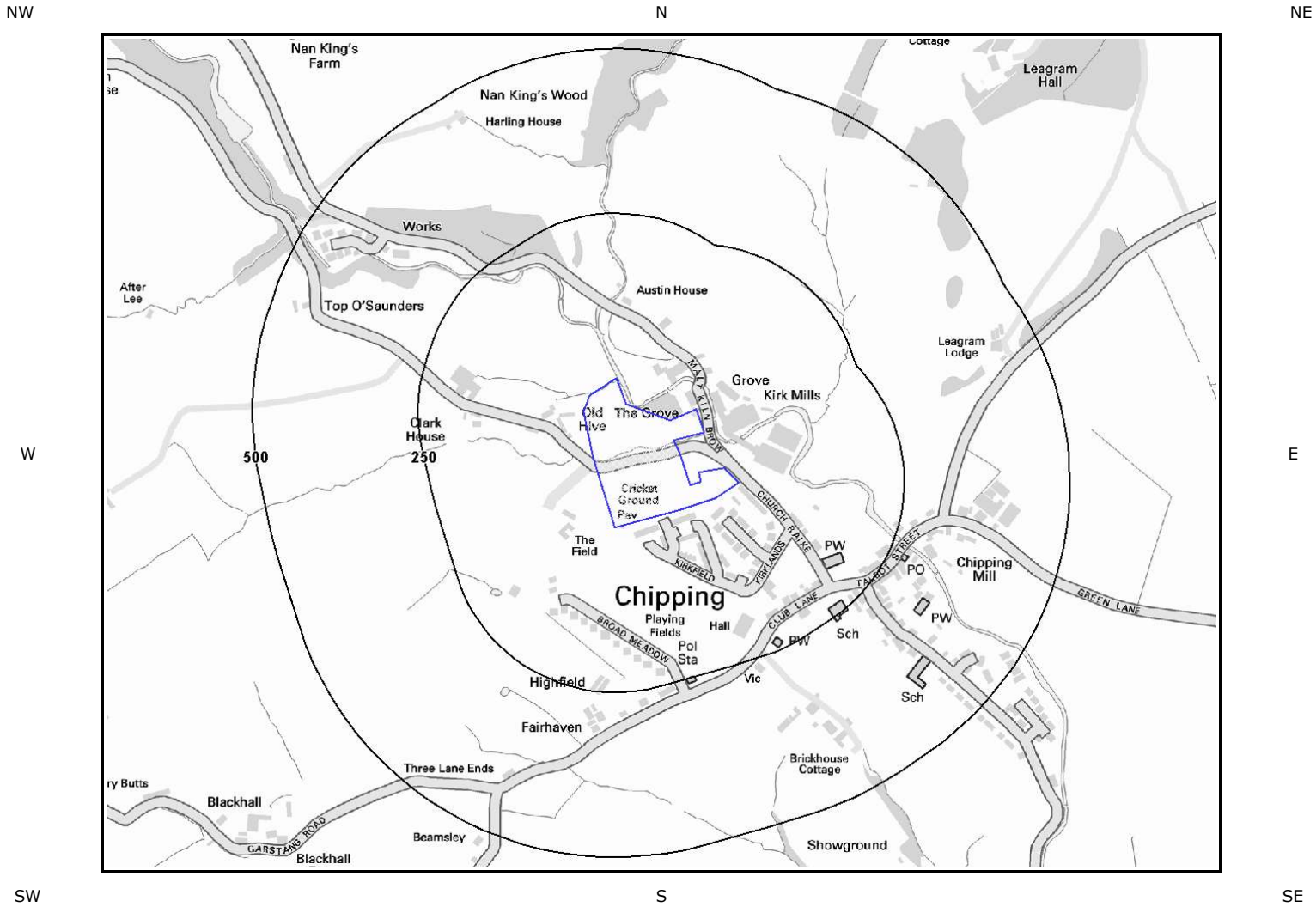
Aquifer Within Bedrock Geology Legend



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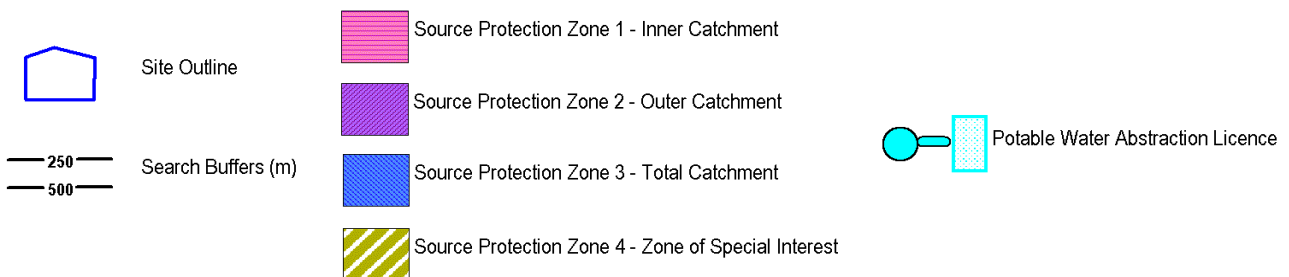
# 5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



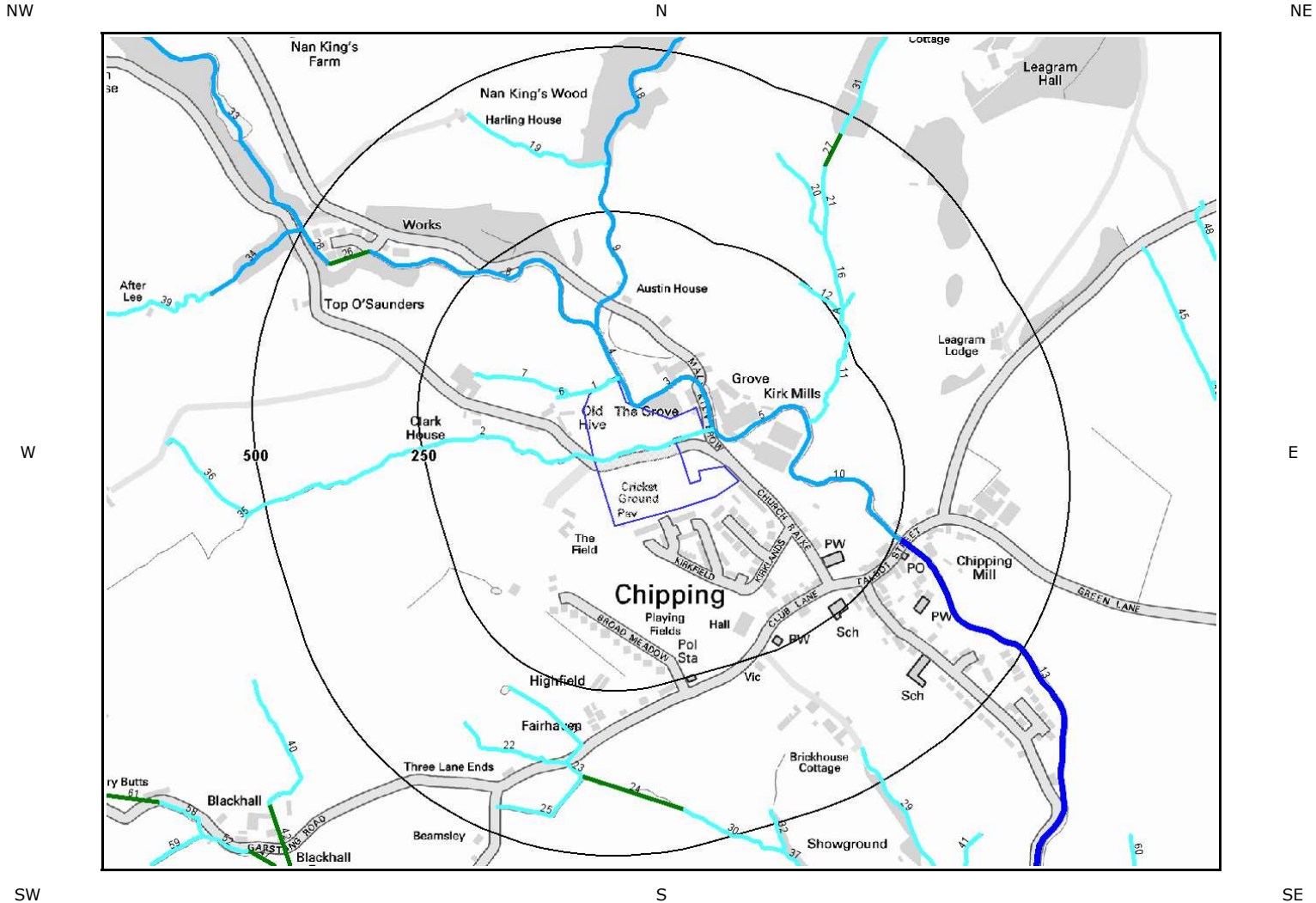
SPZ and Potable Water Abstraction Licenses Legend
















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# 5d. Hydrology – Detailed River Network and River Quality



### Hydrology Legend

-  Site Outline
-  Primary River
-  Secondary River
-  Tertiary River
-  Lake/Reservoir
-  Underground River (inferred)
-  General Quality Assessment: Chemistry
-  Canal
-  Canal Tunnel
-  Extended Culvert (greater than 50m)
-  D/S of High Water Mark
-  D/S seaward extension
-  General Quality Assessment: Biology



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## 5. Hydrogeology and Hydrology

### 5.1 Aquifer within Superficial Deposits

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

**Yes**

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
10	0.0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	109.0	N	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
4	293.0	N	Unknown	Unknown
5	369.0	N	Unknown	Unknown

### 5.2 Aquifer within Bedrock Deposits

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

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the GroundSure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance [m]	Direction	Designation	Description
1	0.0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

### 5.3 Groundwater Abstraction Licences

**Are there any Groundwater Abstraction Licences within 2000m of the study site?**

**No**

Database searched and no data found.

### 5.4 Surface Water Abstraction Licences

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

**Yes**

Report Reference: EMS-190222\_278237

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance	Direction	NGR	Details
Not shown	866.0	SW	361100, 443000	Licence No: 2671317007 Details: General use relating to Secondary Category (Medium Loss) Direct Source: "surface, Non-tidal - North West Region" Point: "spring At Blackhall, Chipping." Data Type: Point Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Application No: 4313 Original Start Date: 10/10/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/10/1966 Version End Date: -
Not shown	866.0	SW	361100, 443000	Licence No: 2671317007 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-tidal - North West Region Point: Spring At Blackhall, Chipping. Data Type: Point Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Application No: 4313 Original Start Date: 10/10/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/10/1966 Version End Date: -
Not shown	1252.0	NW	361000, 444500	Licence No: 2671317012 Details: Lake & Pond Throughflow Direct Source: Surface, Non-tidal - North West Region Point: Tributary Of Chipping Brook, chipping Data Type: Point Annual Volume (m <sup>3</sup> ): 87600 Max Daily Volume (m <sup>3</sup> ): 240 Application No: 8629 Original Start Date: 3/7/1998 Expiry Date: - Issue No: 102 Version Start Date: 18/2/2002 Version End Date: -
Not shown	1252.0	NW	361000, 444500	Licence No: 2671317012 Details: Lake & Pond Throughflow Direct Source: "surface, Non-tidal - North West Region" Point: "tributary Of Chipping Brook, chipping" Data Type: Point Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Application No: 8629 Original Start Date: 3/7/1998 Expiry Date: - Issue No: 102 Version Start Date: 18/2/2002 Version End Date: -

## 5.5 Potable Water Abstraction Licences

**Are there any Potable Water Abstraction Licences within 2000m of the study site?** **No**

Database searched and no data found.

## 5.6 Source Protection Zones

**Are there any Source Protection Zones within 500m of the study site?** **No**

Database searched and no data found.

## 5.7 River Quality

**Is there any Environment Agency information on river quality within 1500m of the study site?** **No**

### Biological Quality:

Database searched and no data found.

Report Reference: EMS-190222\_278237

**Chemical Quality:**

Database searched and no data found.

## 5.8 Detailed River Network

**Are there any Detailed River Network entries within 500m of the study site?**

**Yes**

The following Detailed River Network records are represented on the Hydrology Map (5d):

ID	Distance	Direction	Details		
1	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined	
2	0.0	On Site	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined	
3	1.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined	
4	4.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined	
5	15.0	E	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined	
6	29.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined	
7	29.0	W	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined	
8	76.0	NW	River Name: Chipping Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined	
9	76.0	NW	River Name: Dobson's Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined	
10	79.0	E	River Name: Chipping Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined	
11	136.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined	
12	245.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined	
13	261.0	E	River Name: Chipping Brook Water Course Name: CHIPPING BROOK Welsh River Name: - Alternative Name: -	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined	
14A	262.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined	
15A	267.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined	

16	267.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
17	292.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
18	321.0	N	River Name: Dobson's Brook Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
19	321.0	N	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
20	325.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
21	326.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
22	366.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
23	366.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
24	383.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
25	383.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
26	397.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
27	414.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Extended Culvert (greater than 50m) Catchment: - Drain: NO Main River Status: Currently Undefined
28	439.0	NW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Catchment: - Drain: NO Main River Status: Currently Undefined
29	440.0	SE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
30	442.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
31	469.0	NE	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined
32	477.0	S	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Catchment: - Drain: NO Main River Status: Currently Undefined

## 5.9 Surface Water Features

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

**Yes**

The following surface water records are not represented on mapping:

Report Reference: [EMS-190222\\_278237](#)



---

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	Yes	Yes	Yes

---

# 6. Environment Agency Flood Map

NW

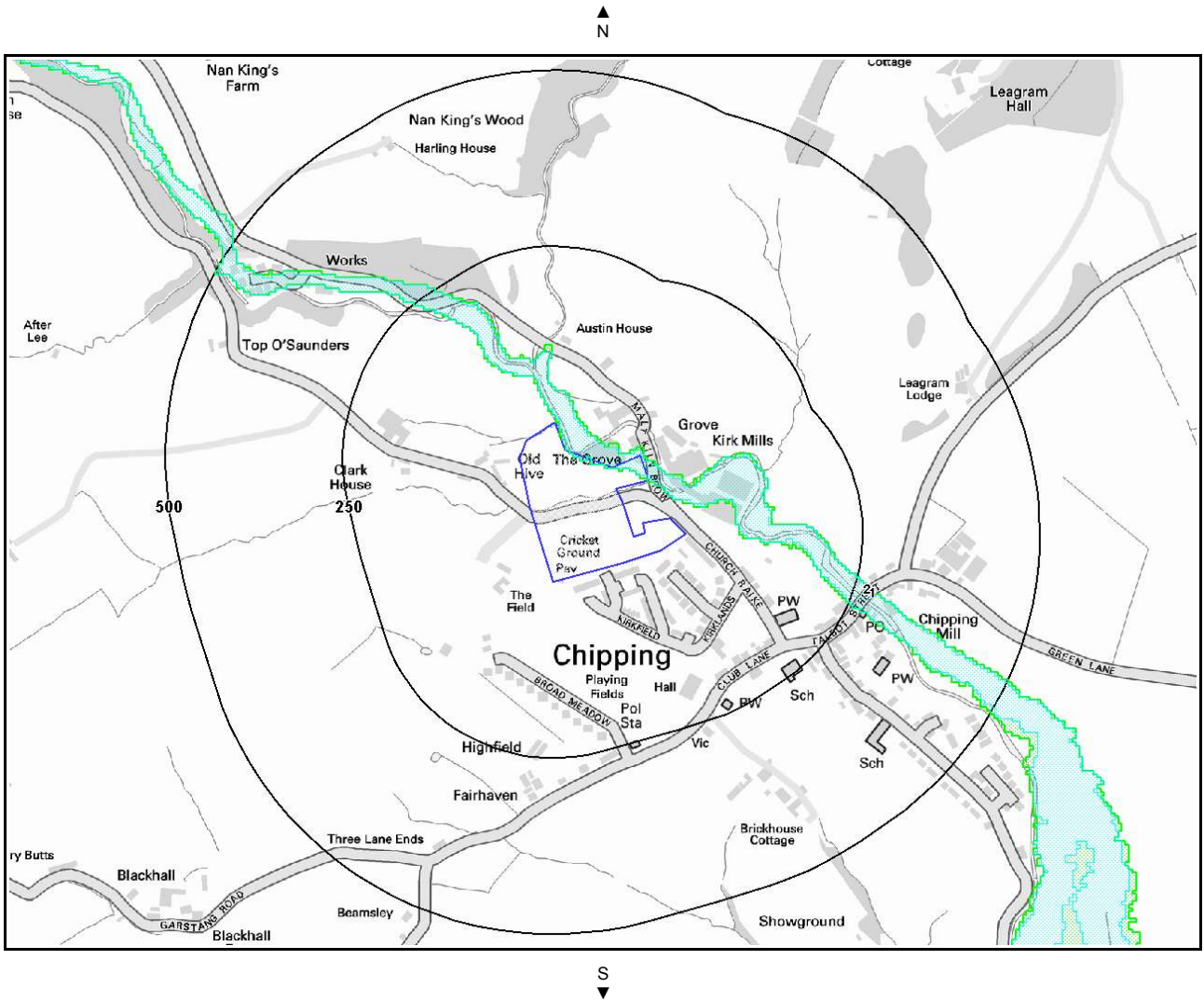
NE

W

E

SW







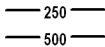
SE



Environment Agency Flood Legend



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-  Site Outline
-  Zone 2 Floodplain
-  Zone 3 Floodplain
-  Flood Storage Area
-  Area Benefiting from Flood Defences
-  Flood Defences
-  Search Buffers (m)

## 6. Flooding

### 6.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 2 floodplain?** **Yes**

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance	Direction	Update	Type
1	0.0	On Site	30-Nov-2012	Zone 2 - (Fluvial Models )

### 6.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

**Is the site within 250m of an Environment Agency indicative Zone 3 floodplain?** **Yes**

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance	Direction	Update	Type
2	0.0	On Site	30-Nov-2012	Zone 3 - (Fluvial Models )

### 6.3 Flood Defences

**Are there any Flood Defences within 250m of the study site?** **No**

### 6.4 Areas benefiting from Flood Defences

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

### 6.5 Areas used for Flood Storage

**Are there any areas used for Flood Storage within 250m of the study site?** **No**

### 6.6 Groundwater Flooding Susceptibility Areas

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

---

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

**High**

---

## 6.7 Groundwater Flooding Confidence Areas

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

**High**

---

**Notes:**

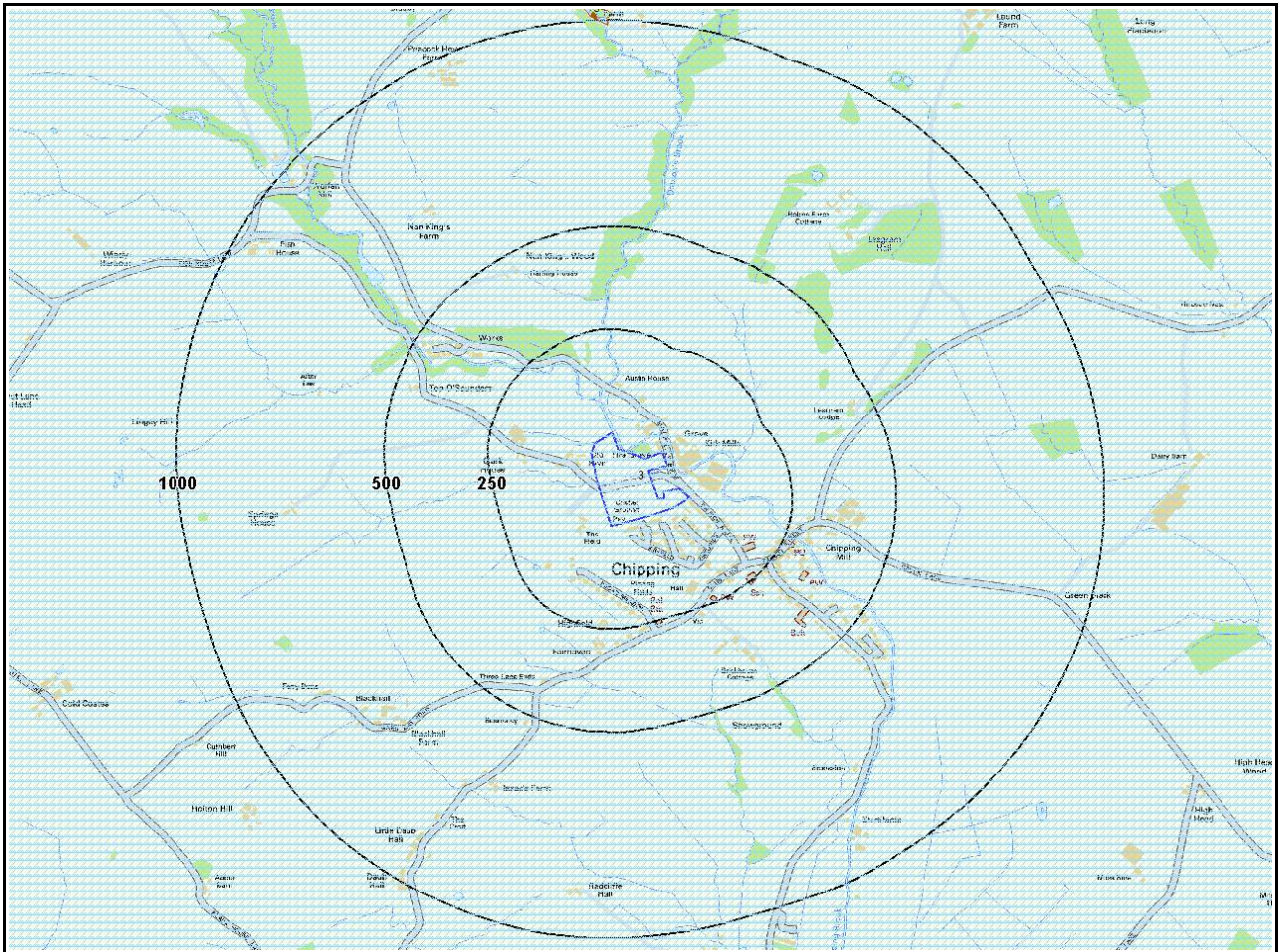
Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

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.

# 7. Designated Environmentally Sensitive Sites Map

NW

NE



W

E

SW

















SE

Designated Environmentally Sensitive Sites Legend



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

## 7. Designated Environmentally Sensitive Sites

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

**Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 1**

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

ID	Distance	Direction	SSSI Name	Data Source
Not shown	1901.0	NW	Bowland Fells	Natural England

**Records of National Nature Reserves (NNR) within 2000m of the study site: 0**

Database searched and no data found.

**Records of Special Areas of Conservation (SAC) within 2000m of the study site: 0**

Database searched and no data found.

**Records of Special Protection Areas (SPA) within 2000m of the study site: 1**

The following Special Protection Area (SPA) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	SPA Name	Data Source
Not shown	1901.0	NW	Bowland Fells	Natural England

**Records of Ramsar sites within 2000m of the study site: 0**

Database searched and no data found.

**Records of Local Nature Reserves (LNR) within 2000m of the study site: 0**

Database searched and no data found.

**Records of World Heritage Sites within 2000m of the study site: 0**

Database searched and no data found.

**Records of Environmentally Sensitive Areas within 2000m of the study site: 0**

Database searched and no data found.

**Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 2**

The following Area of Outstanding Natural Beauty (AONB) records and Scottish National Scenic Area (NSA) records provided by Natural England/Countryside Council for Wales/Scottish Government are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance	Direction	AONB/NSA Name	Data Source
3	0.0	On Site	Forest Of Bowland	Natural England
Not shown	1834.0	W	Forest Of Bowland	Natural England

**Records of National Parks (NP) within 2000m of the study site: 0**

Database searched and no data found.

**Records of Nitrate Sensitive Areas within 2000m of the study site: 0**

Database searched and no data found.

**Records of Nitrate Vulnerable Zones within 2000m of the study site: 0**

Database searched and no data found.

**Records of Ancient Woodland within 2000m of the study site: 4**

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

ID	Distance	Direction	Ancient Woodland Name	Type
5	990.0	N	DOBSONS BROOK WOOD	Ancient and Semi-Natural Woodland
Not shown	1817.0	NE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1840.0	NE	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1995.0	NE	UNKNOWN	Ancient Replanted Woodland

## 8. Natural Hazards Findings

### 8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a GroundSure GeoInsight, available from our website. The following information has been found:

#### 8.1.1 Shrink Swell

**What is the maximum Shrink-Swell\* hazard rating identified on the study site? Very Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

#### 8.1.2 Landslides

**What is the maximum Landslide\* hazard rating identified on the study site? Low**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

#### 8.1.3 Soluble Rocks

**What is the maximum Soluble Rocks\* hazard rating identified on the study site? Null - Negligible**

Soluble rocks are not present in the search area. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

#### 8.1.4 Compressible Ground

**What is the maximum Compressible Ground\* hazard rating identified on the study site? Moderate**

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Significant potential for compressibility problems. Avoid large differential loadings of ground. Do not drain or de-water ground near the property without technical advice. For new build consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.



### 8.1.5 Collapsible Rocks

**What is the maximum Collapsible Rocks\* hazard rating identified on the study site? **Very Low****

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

### 8.1.6 Running Sand

**What is the maximum Running Sand\* hazard rating identified on the study site? **Low****

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

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

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## 9. Mining

### 9.1 Coal Mining

**Are there any coal mining areas within 75m of the study site?**

**No**

Database searched and no data found.

---

### 9.2 Shallow Mining

**What is the subsidence hazard relating to shallow mining on-site\*?**

**Negligible**

\*Please note this data is searched with a 150m buffer.

---

### 9.3 Brine Affected Areas

**Are there any brine affected areas within 75m of the study site?**

**No**

Database searched and no data found.

---

## 10. Contacts

### EmapSite

Telephone: 0118 9736883  
sales@emapsite.com



### British Geological Survey (England & Wales)

Kingsley Dunham Centre  
Keyworth, Nottingham NG12 5GG  
Tel: 0115 936 3143. Fax: 0115 936 3276. Email:  
enquiries@bgs.ac.uk  
Web: www.bgs.ac.uk  
BGS Geological Hazards Reports and general geological  
enquiries



### Environment Agency

National Customer Contact Centre  
PO Box 544  
Rotherham  
S60 1BY  
Tel: 08708 506 506  
Web: www.environment-agency.gov.uk  
Email: enquiries@environment-agency.gov.uk



### Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ  
Tel: 01235 822622 www.hpa.org.uk/radiation  
Radon measures and general radon information and  
guidance



### The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG  
Tel: 0845 762 6848  
DX 716176 Mansfield 5  
Web: [www.groundstability.com](http://www.groundstability.com)



### Ordnance Survey

Romsey Road  
Southampton SO16 4GU  
Tel: 08456 050505



### Local Authority

Authority: Ribble Valley Borough Council  
Phone: 01200 425111  
Web: [www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)  
Address: Council Offices, Church Walk, Clitheroe,  
Lancashire, BB7 2RA

### Get Mapping PLC

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



#### Acknowledgements

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

## Standard Terms and Conditions

### 1 Definitions

In these conditions unless the context otherwise requires:

"**Beneficiary**" means the Client or the customer of the Client for whom the Client has procured the Services.

"**Commercial**" means any building which is not Residential.

"**Commission**" means an order for Consultancy Services submitted by a Client.

"**Consultancy Services**" mean consultancy services provided by GroundSure including, without limitation, carrying out interpretation of third party and in-house environmental data, provision of environmental consultancy advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

"**Contract**" means the contract between GroundSure and the Client for the performance of the Services which arises upon GroundSure's acceptance of an Order or Commission and which shall incorporate these conditions, the relevant GroundSure User Guide, proposal by GroundSure and the content of any subsequent report, and any agreed amendments in accordance with clause 11.

"**Client**" means the party that submits an Order or Commission.

"**Data Provider**" means any third party providing Third Party Content to GroundSure.

"**Data Report**" means reports comprising factual data with no professional interpretation in respect of the level of likely risk and/or liability available from GroundSure.

"**GroundSure**" means GroundSure Limited, a company registered in England and Wales under number 03421028 and whose registered office is at Greater London House, Hampstead Road, London NW1 7EJ.

"**GroundSure Materials**" means all materials prepared by GroundSure as a result of the provision of the Services, including but not limited to Data Reports, Mapping and Risk Screening Reports.

"**Intellectual Property**" means any patent, copyright, design rights, service marks, moral rights, data protection rights, know-how, trade mark or any other intellectual property rights.

"**Mapping**" an historical map or a combination of historical maps of various ages, time periods and scales available from GroundSure.

"**Order**" means an order form submitted by the Client requiring Services from GroundSure in respect of a specified Site.

"**Order Website**" means online platform via which Orders may be placed.

"**Report**" means a Risk Screening Report or Data Report for commercial or residential property available from GroundSure relating to the Site prepared in accordance with the specifications set out in the relevant User Guide.

"**Residential**" means any building used as or suitable for use as an individual dwelling.

"**Risk Screening Report**" means one of GroundSure's risk screening reports, comprising factual data with interpretation in respect of the level of likely risk and/or liability, excluding "**Consultancy Services**".

"**Services**" means the provision of any Report, Mapping or Consultancy Services which GroundSure has agreed to carry out for the Client/Beneficiary on these terms and conditions in respect of the Site.

"**Site**" means the landsite in respect of which GroundSure provides the Services.

"**Third Party Content**" means any data, database or other information contained in a Report or Mapping which is provided to GroundSure by a Data Provider.

"**User Guide**" means the relevant current version of the user guide, available upon request from GroundSure.

### 2 Scope of Services

2.1 GroundSure agrees to carry out the Services in accordance with the Contract and to the extent set out therein.

2.2 GroundSure shall exercise all the reasonable skill, care and diligence to be expected of experienced environmental consultants in the performance of the Services.

2.3 The Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in the Contract.

2.4 Terms and conditions appearing on a Client's order form, printed stationery or other communication, including invoices, to GroundSure, its employees, servants, agents or other representatives or any terms implied by custom, practice or course of dealing shall be of no effect and these terms and conditions shall prevail over all others.

2.5 If a Client/Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to procure such insurance, but makes no warranty that such insurance shall be available from insurers or offered on reasonable terms. GroundSure does not endorse or recommend any particular insurance product, policy or insurer. Any insurance purchased shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. The Client/Beneficiary should take independent advice to ensure that the insurance policy requested and/or offered is suitable for its requirements.

2.6 GroundSure's quotations/proposals are valid for a period of 30 days only. GroundSure reserves the right to withdraw any quotation at any time before GroundSure accepts an Order or Commission. GroundSure's acceptance of an Order or Commission shall be effective only where such acceptance is in writing and signed by GroundSure's authorised representative or where accepted via GroundSure's Order Website.

### 3 The Client's obligations

3.1 The Client shall ensure the Beneficiary complies with and is bound by the terms and conditions set out in the Contract and shall provide that GroundSure may in its own right enforce such terms and conditions against the Beneficiary pursuant to the Contracts (Rights of Third parties) Act 1999. The Client shall be liable for all breaches of the Contract by the Beneficiary as if they were breaches by the Client. The Client shall be solely responsible for ensuring that the Report/Mapping ordered is appropriate and suitable for the Beneficiary's needs.

3.2 The Client shall (or shall procure that the Beneficiary shall) supply to GroundSure as soon as practicable and without charge all information necessary and accurate relevant data including any specific and/or unusual environmental information relating to the Site known to the Client/Beneficiary which may pertain to the Services and shall give such assistance as GroundSure shall reasonably require in the performance of the Services (including, without limitation, access to a Site, facilities and equipment as agreed in the Contract).

3.3 Where Client/Beneficiary approval or decision is required, such approval or decision shall be given or procured in reasonable time as not to delay or disrupt the performance of any other part of the Services.

3.4 The Client shall not and shall not knowingly permit the Beneficiary to, save as expressly permitted by these terms and conditions, re-sell, alter, add to, amend or use out of context the content of any Report, Mapping or, in respect of any Services, information given by GroundSure. For the avoidance of doubt, the Client and Beneficiary may make the Report, Mapping or GroundSure's findings available to a third party who is considering acquiring the whole or part of the Site, or providing funding in relation to the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.5 The Client is responsible for maintaining the confidentiality of its user name and password if using GroundSure's internet ordering service and accepts responsibility for all activity that occurs under such account and password.

### 4 Reliance

4.1 Upon full payment of all relevant fees and subject to the provisions of these terms and conditions, the Client and Beneficiary are granted an irrevocable royalty-free licence to access the information contained in a Report, Mapping or in a report prepared by GroundSure in respect of or arising out of Consultancy Services. The Services may only be used for the benefit of the Client and those persons listed in clauses 4.2 and 4.3.

4.2 In relation to Data Reports, Mapping and Risk Screening Reports, the Client shall be entitled to make Reports available to (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site (v) the professional advisers and lenders of the first purchaser or tenant of the Site. Accordingly GroundSure shall have the same duties and obligations to those persons in respect of the Services as it has to the Client and those persons shall have the benefit of any of the Client's rights under the Contract as if those persons were parties to the Contract. For the avoidance of doubt, the limitations of GroundSure's liability as set out in clauses 7 and 11.6 shall apply.

4.3 In relation to Consultancy Services, reliance shall be limited to the Client, Beneficiary and named parties on the Report.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise agreed in writing with GroundSure, any other party considering the information supplied by GroundSure as part of the Services, including (but not limited to) insurance underwriters, does so at their own risk and GroundSure has no legal obligations to such party unless otherwise agreed in writing.

4.5 The Client shall not and shall not knowingly permit any person (including the Beneficiary) who is provided with a copy of any Report, (except as permitted herein or by separate agreement with GroundSure) to: (a) remove, suppress or modify any trade mark, copyright or other proprietary marking from the Report or Mapping; (b) create any product which is derived directly or indirectly from the data contained in the Report or Mapping; (c) combine the Report or Mapping with, or incorporate the Report or Mapping into any other information data or service; or (d) re-format or otherwise change (whether by modification, addition or enhancement) data or images contained in the Report or Mapping.

4.6 Notwithstanding clause 4.5, if the Client acts in a professional capacity, it may make reasonable use of a Report and/or findings made as a result of Consultancy Services to advise Beneficiaries. However, GroundSure shall have no liability in respect of any opinion or report given to such Beneficiaries by the Client or a third party.

### 5 Fees and Disbursements

5.1 GroundSure shall charge the Client fees at the rate and frequency specified in the Contract together, in the case of Consultancy Services, with all proper disbursements incurred by GroundSure in performing the Services. For the avoidance of doubt, the fees payable for the Services are as set out in GroundSure's written proposal, Order Website or Order acknowledgement form. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services.

5.2 Unless GroundSure requires prepayment, the Client shall promptly pay all fees disbursements and other monies due to GroundSure in full without deduction, counterclaim or set off together with such value added tax or other tax as may be required within 30 days from the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("**Payment Date**"). GroundSure reserves the right to charge interest which shall accrue on a daily basis from 30 days after the date of Payment Date until the date of payment (whether before or after judgment) at the rate of five per cent per annum above the Bank of England base rate from time to time.

5.3 In the event that the Client disputes the amount payable in respect of GroundSure's invoice it shall notify GroundSure no later than 28 days after the date thereof that it is in dispute. In default of such notification the Client shall be deemed to have agreed the amount thereof. As soon as reasonably practicable following receipt of a notification in respect of any disputed invoice, a member of the management team at GroundSure shall contact the Client and the parties shall use all reasonable endeavours to resolve the dispute.

### 6 Intellectual Property and Confidentiality

6.1 Subject to the provisions of clause 4.1, the Client and the Beneficiary hereby acknowledge that all Intellectual Property in the Services and Content are and shall remain owned by either GroundSure or the Data Providers and nothing in these terms purports to transfer or assign any rights to the Client or the Beneficiary in respect of the Intellectual Property.

6.2 The Client shall acknowledge the ownership of the **Third Party Content** where such **Third Party Content** is incorporated or used in the Client's own documents, reports, systems or services whether or not these are supplied to a third party.

6.3 Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client acknowledges that the proprietary rights subsisting in copyright, database rights and any other intellectual property rights in respect of any data and information contained in any Report are and shall remain (subject to clause 11.1) the property of GroundSure and/or any third party that has supplied data or information used to create a Report, and that these conditions do not purport to grant, assign or transfer any such rights in respect thereof to a Client and/or a Beneficiary.

6.5 The Client shall (and shall procure that any recipients of the Report as permitted under clause 4.2 shall):

(i) not remove, suppress or modify any trademark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

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- (iii) not create any product or report which is derived directly or indirectly from the data contained in the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
  - (iv) not combine the Services with or incorporate such Services into any other information data or service; and
  - (v) not reformat or otherwise change (whether by modification, addition or enhancement), data contained in the Services (save that those acting in a professional capacity to the Beneficiary shall not be in breach of this clause 6.5(v) where such reformatting is in the normal course of providing advice based upon the Services), in each case of parts (iii) to (v) inclusive, whether or not such product or report is produced for commercial profit or not.
- 6.6 The Client and/or Beneficiary shall and shall procure that any party to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.
- 6.8 Save as otherwise set out in these terms and conditions, any information provided by one party ("**Disclosing Party**") to the other party ("**Receiving Party**") shall be treated as confidential and only used for the purposes of these terms and conditions, except in so far as the Receiving Party is authorised by the Disclosing Party to provide such information in whole or in part to a third party.

## 7 Liability

### THE CLIENT'S ATTENTION IS DRAWN TO THIS PROVISION

- 7.1 Subject to the provisions of this clause 7, GroundSure shall be liable to the Beneficiary only in relation to any direct losses or damages caused by any negligent act or omission of GroundSure in preparing the GroundSure Materials and provided that the Beneficiary has used all reasonable endeavours to mitigate any such losses.
- 7.2 GroundSure shall not be liable for any other losses or damages incurred by the Beneficiary, including but not limited to:
- (i) loss of profit, revenue, business or goodwill, losses relating to business interruption, loss of anticipated savings, loss of or corruption to data or for any special, indirect or consequential loss or damage which arise out of or in connection with the GroundSure Materials or otherwise in relation to a Contract;
  - (ii) any losses or damages that arise as a result of the use of all or part of the GroundSure Materials in breach of these terms and conditions or contrary to the terms of the relevant User Guide;
  - (iii) any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. The Client accepts, and shall procure that any other Beneficiary shall accept, that it has no claim or recourse to any Data Provider in relation to Third Party Content; and/or
  - (iv) any loss or damage to a Client's computer, software, modem, telephone or other property caused by a delay or loss of use of GroundSure's internet ordering service.
- 7.3 GroundSure's total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise, arising in connection with the GroundSure Materials or otherwise in relation to the Contract shall be limited to £10 million in total (i) for any one claim or (ii) for a series of connected claims brought by one or more parties.
- 7.4 For the duration of the liability periods set out in clauses 7.5 and 7.6 below, GroundSure shall maintain professional indemnity insurance in respect of its liability under these terms and conditions provided such insurance is readily available at commercially viable rates. GroundSure shall produce evidence of such insurance if reasonably requested by the Client. A level of cover greater than GroundSure's current level of cover may be available upon request and agreement with the Client.
- 7.5 Any claim under the Contract in relation to Data Reports, Mapping and Risk Screening Reports, must be brought within six years from the date when the Beneficiary became aware that it may have a claim and in no event may a claim be brought twelve years or more after completion of such a Contract. For the avoidance of doubt, any claim in respect of which proceedings are notified to GroundSure in writing prior to the expiry of the time periods referred to in this clause 7.5 shall survive the expiry of those time periods provided the claim is actually commenced within six months of notification.
- 7.6 Any claim under the Contract in relation to Consultancy Services, must be brought within six years from the date the Consultancy Services were completed.
- 7.7 The Client accepts and shall procure that any other Beneficiary shall accept that it has no claim or recourse to any Data Provider or to GroundSure in respect of the acts or omissions of any Data Provider and/or any Third Party Content provided by a Data Provider.
- 7.8 Nothing in these terms and conditions:
- (i) excludes or limits the liability of GroundSure for death or personal injury caused by GroundSure's negligence, or for fraudulent misrepresentation; or
  - (ii) shall affect the statutory rights of a consumer under the applicable legislation.

## 8 GroundSure right to suspend or terminate

- 8.1 In the event that GroundSure reasonably believes that the Client or Beneficiary as applicable has not provided the information or assistance required to enable the proper performance of the Services, GroundSure shall be entitled on fourteen days written notice to suspend all further performance of the Services until such time as any such deficiency has been made good.
- 8.2 GroundSure may additionally terminate the Contract immediately on written notice in the event that:
- (i) the Client shall fail to pay any sum due to GroundSure within 28 days of the Payment Date; or
  - (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an Administration Order made against it or if a Receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
  - (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
  - (iv) the Client or the Beneficiary breaches any material term of the Contract (including, but not limited to, the obligations in clause 4) incapable of remedy or if remediable, is not remedied within 14 days of notice of the breach.

## 9 Client's Right to Terminate and Suspend

- 9.1 Subject to clause 10.2, the Client may at any time after commencement of the Services by notice in writing to GroundSure require GroundSure to terminate or suspend immediately performance of all or any of the Services.
- 9.2 The Client waives all and any right of cancellation it may have under the Consumer Protection (Distance Selling) Regulations 2000 (as amended) in respect of the Order of a Report/Mapping. This does not affect the Beneficiary's statutory rights.

## 10 Consequences of Withdrawal, Termination or Suspension

- 10.1 Upon termination or any suspension of the Services, GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client/Beneficiary any property of the Client/ Beneficiary in GroundSure's possession or control.
- 10.2 In the event of termination/suspension of the Contract under clauses 8 or 9, the Client shall pay to GroundSure all and any fees payable in respect of the performance of the Services up to the date of termination/suspension. In respect of any Consultancy Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination/suspension of the Contract.

## 11 General

- 11.1 The mapping contained in the Services is protected by Crown copyright and must not be used for any purpose outside the context of the Services or as specifically provided in these terms.
- 11.2 GroundSure reserves the right to amend these terms and conditions. No variation to these terms shall be valid unless signed by an authorised representative of GroundSure.
- 11.3 No failure on the part of GroundSure to exercise and no delay in exercising, any right, power or provision under these terms and conditions shall operate as a waiver thereof.
- 11.4 Save as expressly provided in clauses 4.2, 4.3, 6.3 and 11.5, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.
- 11.5 The Secretary of State for Communities and Local Government acting through Ordnance Survey may enforce breach of clause 6.1 of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 11.6 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:
- (i) the Client or Beneficiary's failure to provide facilities, access or information;
  - (ii) fire, storm, flood, tempest or epidemic;
  - (iii) Acts of God or the public enemy;
  - (iv) riot, civil commotion or war;
  - (v) strikes, labour disputes or industrial action;
  - (vi) acts or regulations of any governmental or other agency;
  - (vii) suspension or delay of services at public registries by Data Providers; or
  - (viii) changes in law.
- 11.7 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.
- 11.8 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email and on the second working day after the day of posting if sent by first class post.
- 11.9 The Contract constitutes the entire contract between the parties and shall supersede all previous arrangements between the parties.
- 11.10 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.
- 11.11 These terms and conditions shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with these terms and conditions shall be subject to the exclusive jurisdiction of the English courts.
- 11.12 If the Client or Beneficiary has a complaint about the Services, notice can be given in any format eg writing, phone, email to the Compliance Officer at GroundSure who will respond in a timely manner.

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## **APPENDIX D** **Limitations**

## **Standard Limitations**

This desk study report was conducted and has been prepared for the sole internal use and reliance of the Client, Prospect GB. This report shall not be relied upon or transferred to any other parties without the express written authorisation of BSL. If an unauthorised third party comes into possession of this report they rely on it at their risk and the authors owe them no duty of care or skill.

The findings and opinions conveyed via the desk study are based on information obtained from a variety of sources as detailed within this report, which BSL believes are reliable. Nevertheless, BSL cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

Any recommendations made in this report should be confirmed with the Regulatory bodies and Planning Authority prior to implementation to ensure compliance.

No existing manhole covers were lifted or drainage runs inspected during the course of this ground investigation.

The site plans enclosed in this report should not be scaled off.