

## **PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL ASSESSMENT**

### **FOR A MIXED-USE DEVELOPMENT SITE ADJACENT THE A59 AND CLITHEROE ROAD, WHALLEY**

#### **VOLUME 2**

#### **APPENDICES**

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APPENDIX G	-	TRIAL PIT LOGS
APPENDIX H	-	CHEMICAL TEST RESULTS
APPENDIX I	-	GEOTECHNICAL TEST RESULTS
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## APPENDIX 'A'

### LIST OF DOCUMENTS REFERRED TO:

- 1:50,000 Geological Sheet 68 Clitheroe
- Ordnance Survey Sheets:

1848	1:10,000	1932/33	1:10,000	1978	1:2,500
1893	1:2,500	1955	1:10,000	1989	1:2,500
1895	1:10,000	1968	1:2,500	1992	1:2,500
1912	1:2,500	1970	1:10,000	1996	1:2,500
1913/14	1:10,000	1973	1:2,500	2006	1:10,000
1932	1:2,500	1975	1:10,000	2014	1:10,000
- Envirocheck Report.
- Mining Report prepared by the Coal Authority
- CIRIA C552 (2001) Contaminated Land Risk Assessment

**CoDa Structures**

Consulting Civil & Structural Engineers  
14 Springfield Court  
GUISELEY  
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**APPENDIX B**

**SITE LOCATION PLAN - FIG. 1**

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Consulting Civil & Structural Engineers

No 2 Harewood Yard

Harewood

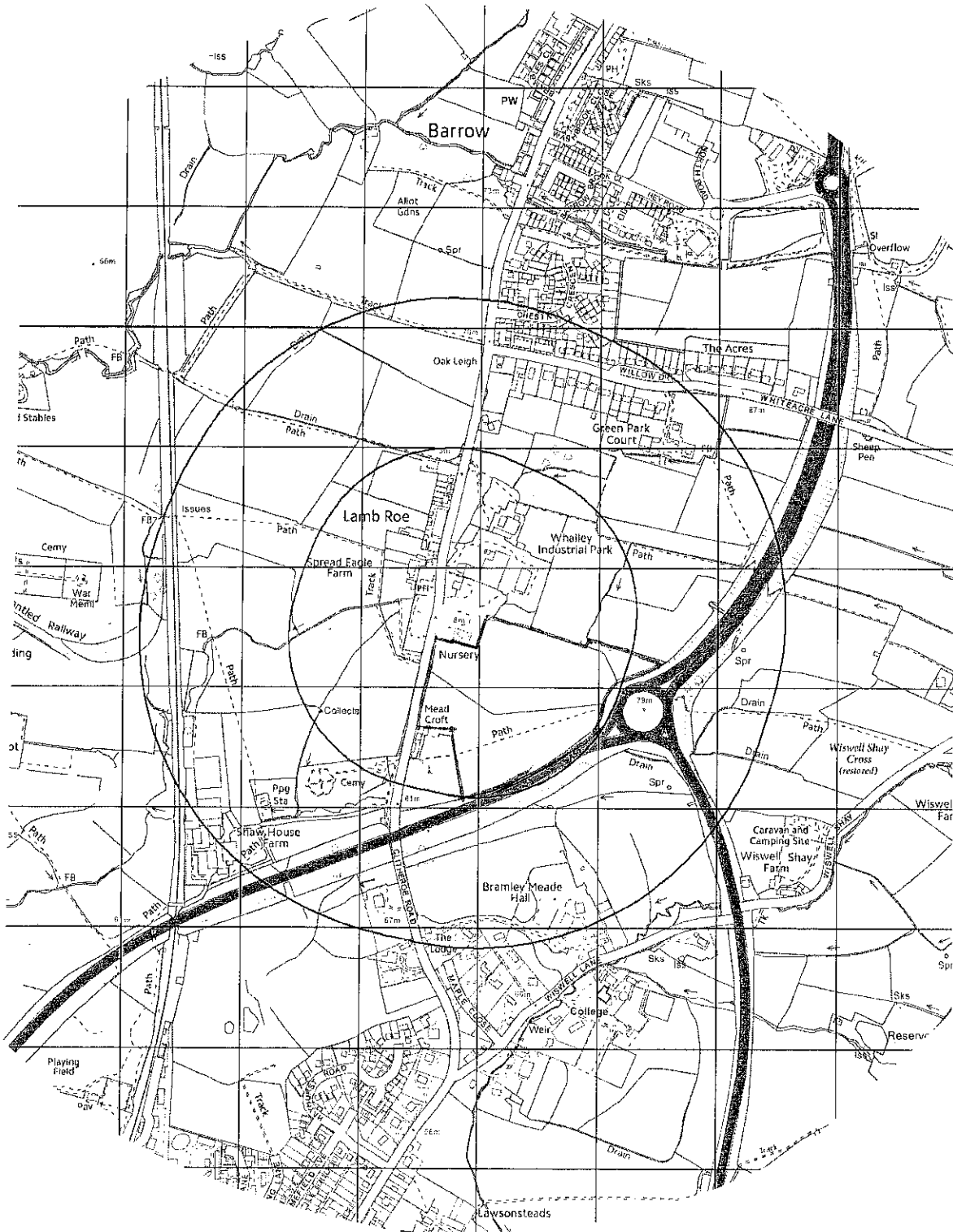
Leeds LS17 9LF

Tel: 0113 288 6766

Fax: 0113 288 6765



Project	Clitheroe Road Whalley			
Title	Site Location Plan			
Drawn	JL	Date	02.19	
Scale	1:10000	Checked	JL	
Drg. No.	7847/Fig1		Rev.	-



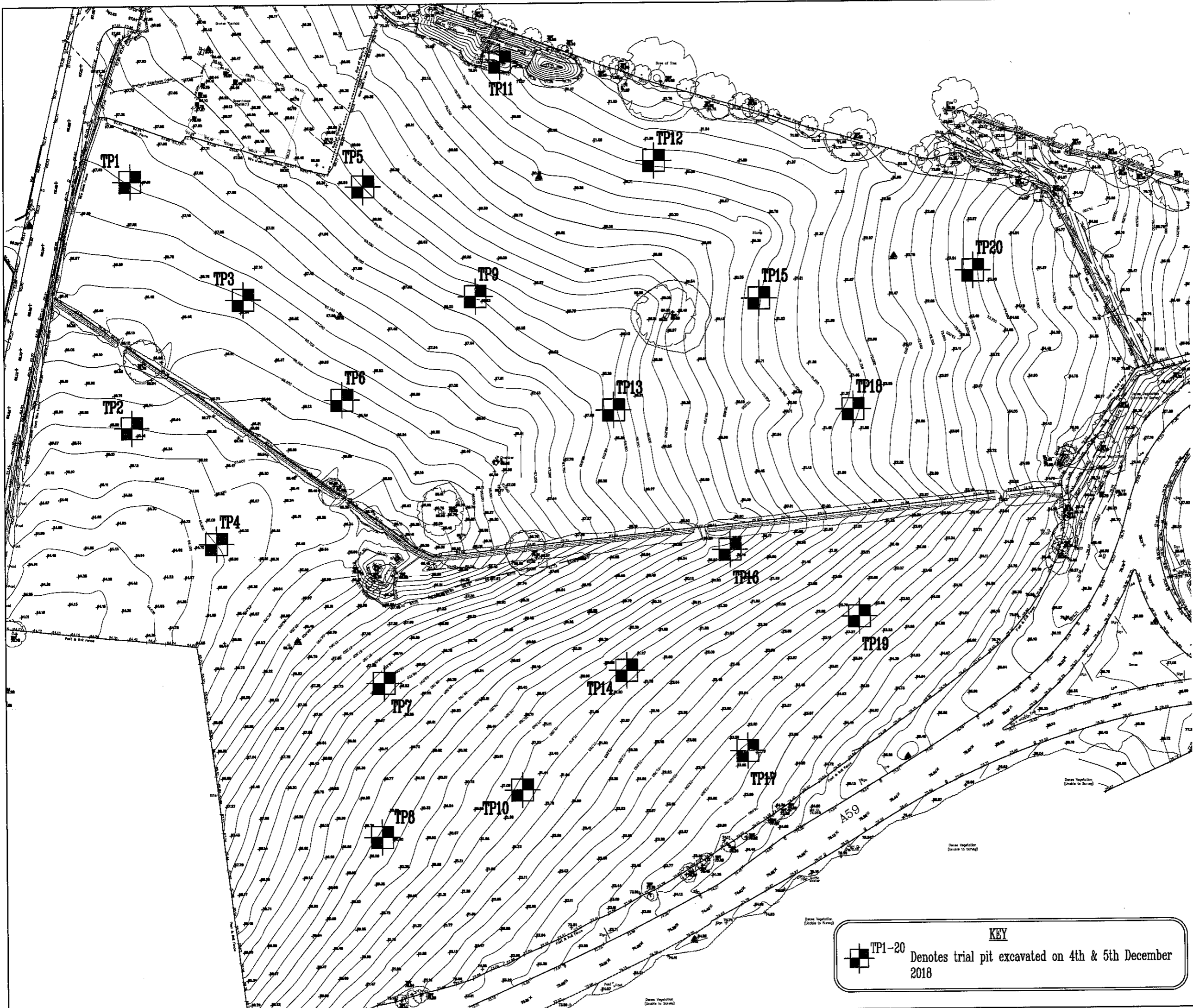
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## **APPENDIX C**


### **SITE TOPOGRAPHICAL SURVEY - FIG. 2**



Notes

Rev.	Content	Date

Client: Maple Grove Developments			
Project: Clitheroe Road, Whalley			
Title: Site Topographical Survey			
Drawn: RD	Date: 18.09.18	Dwg. No.: 7847/Fig2	Rev.: -
Scale: 1:1000 @A1	Checked: JL		

**KEY**  
 TP1-20 Denotes trial pit excavated on 4th & 5th December 2018

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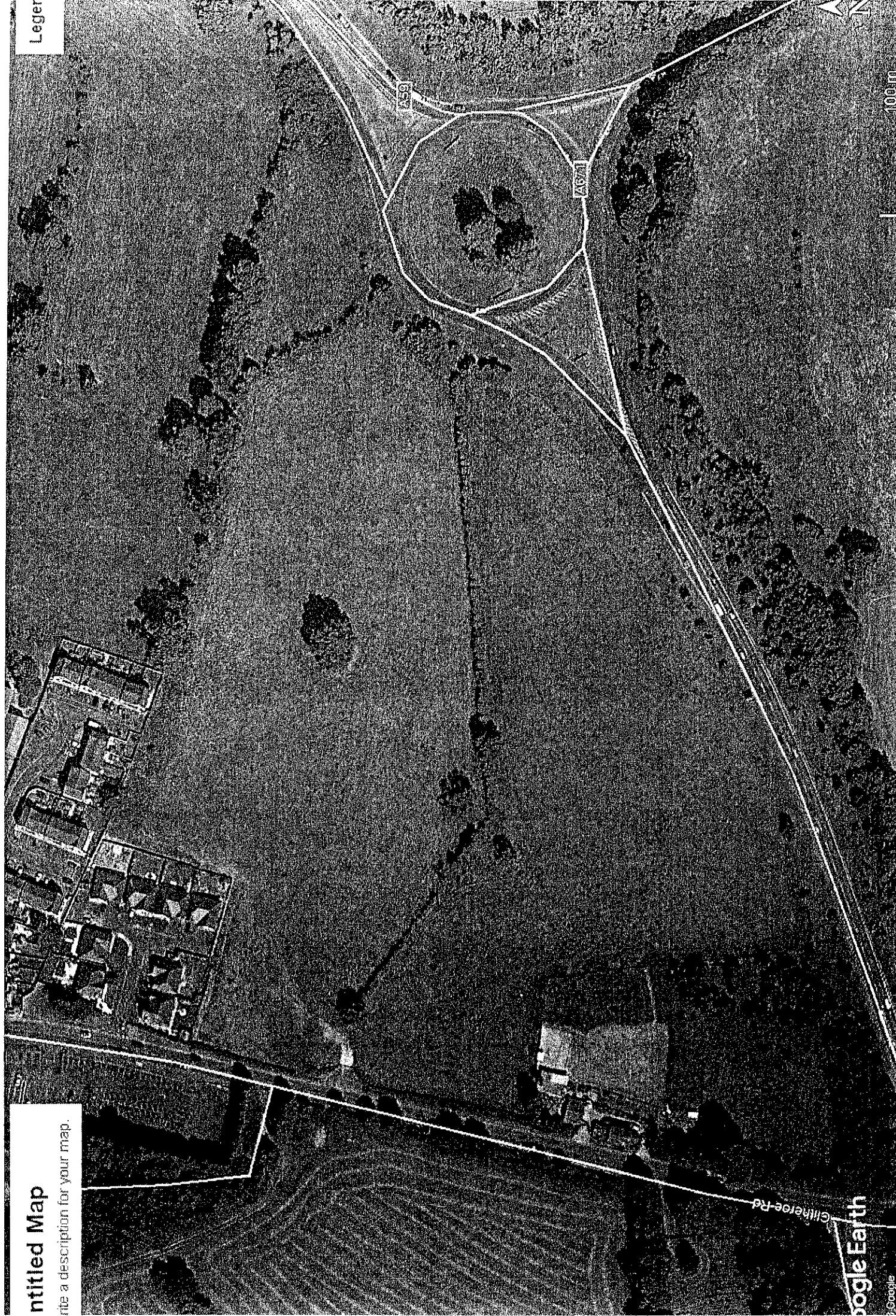
**APPENDIX D**

**SITE AERIAL PHOTOGRAPH**

# Untitled Map

Write a description for your map.

Leger



100m

Google Earth

© Google

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**APPENDIX E**

**HISTORIC ORDNANCE SURVEY PLANS**

# Historical Mapping Legends

## Ordnance Survey County Series 1:10,560

- Gravel Pit
- Sand Pit
- Other Pits
- Quarry
- Shingle
- Orchard
- Osiers
- Reeds
- Marsh
- Mixed Wood
- Deciduous
- Brushwood
- Fir
- Furze
- Rough Pasture
- Arrow denotes flow of water
- Trigonometrical Station
- Site of Antiquities
- Bench Mark
- Pump, Guide Post, Signal Post
- Well, Spring, Boundary Post
- 285** Surface Level
- Sketched Contour
- Instrumental Contour
- Main Roads
- Minor Roads
- Sunken Road
- Raised Road
- Road over Railway
- Railway over River
- Railway over Road
- Level Crossing
- Road over River or Canal
- Road over Stream
- Road over Stream
- County Boundary (Geographical)
- County & Civil Parish Boundary
- Administrative County & Civil Parish Boundary
- Co. Boro. Bdy.
- County Borough Boundary (England)
- County Burgh Boundary (Scotland)
- Co. Burgh Bdy.
- Rural District Boundary
- RD. Bdy.
- Civil Parish Boundary

## Ordnance Survey Plan 1:10,000

- Chalk Pit, Clay Pit or Quarry
- Gravel Pit
- Sand Pit
- Disused Pit or Quarry
- Refuse or Slag Heap
- Lake, Loch or Pond
- Dunes
- Boulders
- Coniferous Trees
- Non-Coniferous Trees
- Orchard
- Scrub
- Coppice
- Bracken
- Heath
- Rough Grassland
- Marsh
- Reeds
- Saltings
- Building
- Glasshouse
- Sloping Masonry
- Pylon
- Electricity Transmission Line
- Pole
- Cutting
- Embankment
- Standard Gauge Multiple Track
- Standard Gauge Single Track
- Siding, Tramway or Mineral Line
- Narrow Gauge
- Geographical County
- Administrative County, County Borough or County of City
- Municipal Borough, Urban or Rural District, Burgh or District Council
- Borough, Burgh or County Constituency
- Civil Parish
- BP, BS Boundary Post or Stone
- Ch Church
- CH Club House
- F E Sta Fire Engine Station
- FB Foot Bridge
- Fn Fountain
- GP Guide Post
- MP Mile Post
- MS Mile Stone
- Pol Sta Police Station
- PO Post Office
- PC Public Convenience
- PH Public House
- SB Signal Box
- Spr Spring
- TCB Telephone Call Box
- TCP Telephone Call Post
- W Well
- BM 123.45 m Bench mark (where shown)
- Point feature (e.g. Guide Post or Mile Stone)
- Site of (antiquity)
- General Building
- Important Building

## 1:10,000 Raster Mapping

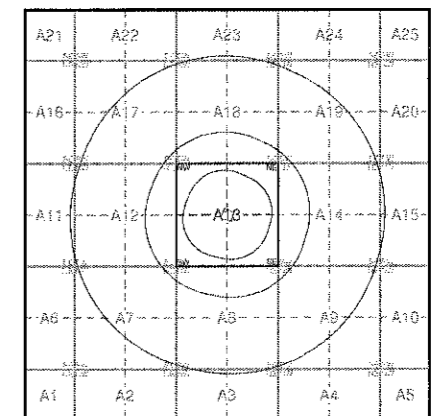
- Gravel Pit
- Rock
- Boulders
- Shingle
- Sand
- Slopes
- General detail
- Overhead detail
- Multi-track railway
- County boundary (England only)
- District, Unitary, Metropolitan, London Borough boundary
- Area of wooded vegetation
- Non-coniferous trees
- Coniferous trees
- Coniferous trees (scattered)
- Orchard
- Rough Grassland
- Scrub
- Water feature
- MHW(S) Mean high water (springs)
- Telephone line (where shown)
- BM 123.45 m Bench mark (where shown)
- Site of (antiquity)
- General Building
- Refuse tip or slag heap
- Rock (scattered)
- Boulders (scattered)
- Mud
- Sand Pit
- Top of cliff
- Underground detail
- Narrow gauge railway
- Single track railway
- Civil, parish or community boundary
- Constituency boundary
- Non-coniferous trees
- Coniferous trees
- Coppice or Osiers
- Heath
- Marsh, Salt Marsh or Reeds
- Flow arrows
- MLW(S) Mean low water (springs)
- Electricity transmission line (with poles)
- Pylon, flare stack or lighting tower
- Glasshouse
- Important Building



## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	2
Yorkshire	1:10,560	1848	3
Lancashire And Furness	1:10,560	1895	4
Yorkshire	1:10,560	1896	5
Yorkshire	1:10,560	1911	6
Lancashire And Furness	1:10,560	1913 - 1914	7
Lancashire And Furness	1:10,560	1932 - 1933	8
Ordnance Survey Plan	1:10,000	1955	9
Ordnance Survey Plan	1:10,000	1970	10
Ordnance Survey Plan	1:10,000	1975	11
10K Raster Mapping	1:10,000	2006	12
VectorMap Local	1:10,000	2014	13

## Historical Map - Slice A



## Order Details

Order Number: 56881149\_1\_1  
 Customer Ref: 7379  
 National Grid Reference: 373570, 437510  
 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 1000

## Site Details

Site at 373570, 437510



Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk

# Historical Mapping Legends

## Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

**Quarry** **Gravel Pit** **Sand Pit**  
**Clay Pit** **Shingle** **Refuse Heap**  
**Sloping Masonry** **Flat Rock**  
**Marsh** **Reeds** **Osiers**  
**Rough Pasture** **Furze** **Wood**  
**Mixed Wood** **Brushwood** **Orchard**  
**Fir** **Ford** **Stepping Stones**  
**Ferry** **Waterfall** **Lock**  
**Trig. Station** **Altitude at Trig. Station**  
**B.M. 325.9** **Bench Mark** **Surface Level**  
**Arrow denotes flow of water** **Antiquities (site of)**  
**Cutting** **Embankment**  
**Railway crossing Road** **Level Crossing** **Road crossing Railway**  
**Railway crossing River or Canal** **Road over single stream** **Road over River or Canal**  
**County Boundary (Geographical)**  
**County & Civil Parish Boundary**  
**Administrative County & Civil Parish Boundary**  
**County Borough Boundary (England)**  
**County Burgh Boundary (Scotland)**  
**Boundary Post or Stone** **Police Call Box**  
**B.R.** **Bridle Road** **P** **Pump**  
**E.P.** **Electricity Pylon** **S.P.** **Signal Post**  
**F.B.** **Foot Bridge** **SL** **Sluice**  
**F.P.** **Foot Path** **Sp.** **Spring**  
**G.P.** **Guide Post or Board** **T.C.B.** **Telephone Call Box**  
**M.S.** **Mile Stone** **Tr.** **Trough**  
**M.P. M.R.** **Mooring Post or Ring** **W** **Well**

## Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

**Inactive Quarry, Chalk Pit or Clay Pit** **Active Quarry, Chalk Pit or Clay Pit**  
**Rock** **Boulders**  
**Cliff** **Slopes** **Top**  
**Roofed Building** **Glazed Roof Building**  
**Sloping Masonry** **Archway**  
**Non-Coniferous Tree (surveyed)** **Coniferous Tree (surveyed)**  
**Non-Coniferous Trees (not surveyed)** **Coniferous Trees (not surveyed)**  
**Orchard Tree** **Scrub** **Bracken**  
**Coppice, Osier** **Reeds** **Marsh, Saltings**  
**Rough Grassland** **Heath** **Culvert**  
**Direction of water flow** **Bench Mark** **Antiquity (site of)**  
**Cave Entrance** **Triangulation Station** **Electricity Pylon**  
**Electricity Transmission Line**  
**County Boundary (Geographical)**  
**County & Civil Parish Boundary**  
**Civil Parish Boundary**  
**Admin. County or County Bor. Boundary**  
**London Borough Boundary**  
**Symbol marking point where boundary mereing changes**  
**BH** **Beer House** **P** **Pillar, Pole or Post**  
**BP, BS** **Boundary Post or Stone** **PO** **Post Office**  
**Cn, C** **Capstan, Crane** **PC** **Public Convenience**  
**Chy** **Chimney** **PH** **Public House**  
**D Fn** **Drinking Fountain** **Pp** **Pump**  
**EI P** **Electricity Pillar or Post** **SB, S Br** **Signal Box or Bridge**  
**FAP** **Fire Alarm Pillar** **SP, SL** **Signal Post or Light**  
**FB** **Foot Bridge** **Spr** **Spring**  
**GP** **Guide Post** **TK** **Tank or Track**  
**H** **Hydrant or Hydraulic** **TCB** **Telephone Call Box**  
**LC** **Level Crossing** **TCP** **Telephone Call Post**  
**MH** **Manhole** **Tr** **Trough**  
**MP** **Mile Post or Mooring Post** **Wr Pt, W-T** **Water Point, Water Tap**  
**MS** **Mile Stone** **W** **Well**  
**NTL** **Normal Tidal Limit** **Wd Pp** **Wind Pump**

## Large-Scale National Grid Data 1:2,500 and 1:1,250

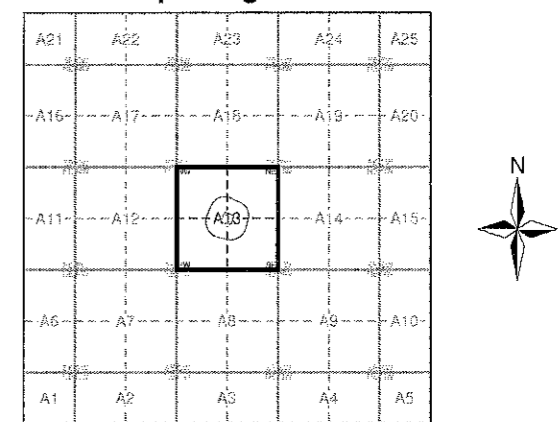
**Cliff** **Slopes** **Top**  
**Rock** **Rock (scattered)**  
**Boulders** **Boulders (scattered)**  
**Positioned Boulder** **Scree**  
**Non-Coniferous Tree (surveyed)** **Coniferous Tree (surveyed)**  
**Non-Coniferous Trees (not surveyed)** **Coniferous Trees (not surveyed)**  
**Orchard Tree** **Scrub** **Bracken**  
**Coppice, Osier** **Reeds** **Marsh, Saltings**  
**Rough Grassland** **Heath** **Culvert**  
**Direction of water flow** **Triangulation Station** **Antiquity (site of)**  
**Electricity Transmission Line** **Electricity Pylon**  
**B.M. 231.60m** **Bench Mark** **Buildings with Building Seed**  
**Roofed Building** **Glazed Roof Building**  
**Civil parish/community boundary**  
**District boundary**  
**County boundary**  
**Boundary post/stone**  
**Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)**  
**Bks** **Barracks** **P** **Pillar, Pole or Post**  
**Bty** **Battery** **PO** **Post Office**  
**Cemy** **Cemetery** **PC** **Public Convenience**  
**Chy** **Chimney** **Pp** **Pump**  
**Cls** **Cistern** **Ppg Sta** **Pumping Station**  
**Dismd Rly** **Dismantled Railway** **PW** **Place of Worship**  
**EI Gen Sta** **Electricity Generating Station** **Sewage Ppg Sta** **Sewage Pumping Station**  
**EI P** **Electricity Pole, Pillar** **SB, S Br** **Signal Box or Bridge**  
**EI Sub Sta** **Electricity Sub Station** **SP, SL** **Signal Post or Light**  
**FB** **Filter Bed** **Spr** **Spring**  
**Fn / D Fn** **Fountain / Drinking Ftn.** **TK** **Tank or Track**  
**Gas Gov** **Gas Valve Compound** **Tr** **Trough**  
**GVC** **Gas Governor** **Wd Pp** **Wind Pump**  
**GP** **Guide Post** **Wr Pt, W-T** **Water Point, Water Tap**  
**MH** **Manhole** **Wks** **Works (building or area)**  
**MP, MS** **Mile Post or Mile Stone** **W** **Well**



## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893	2
Yorkshire	1:2,500	1894	3
Yorkshire	1:2,500	1908	4
Lancashire And Furness	1:2,500	1912	5
Lancashire And Furness	1:2,500	1932	6
Ordnance Survey Plan	1:2,500	1968	7
Supply of Unpublished Survey Information	1:2,500	1973	8
Ordnance Survey Plan	1:2,500	1978	9
Additional SIMs	1:2,500	1989	10
Large-Scale National Grid Data	1:2,500	1992	11
Large-Scale National Grid Data	1:2,500	1996	12

## Historical Map - Segment A13



## Order Details

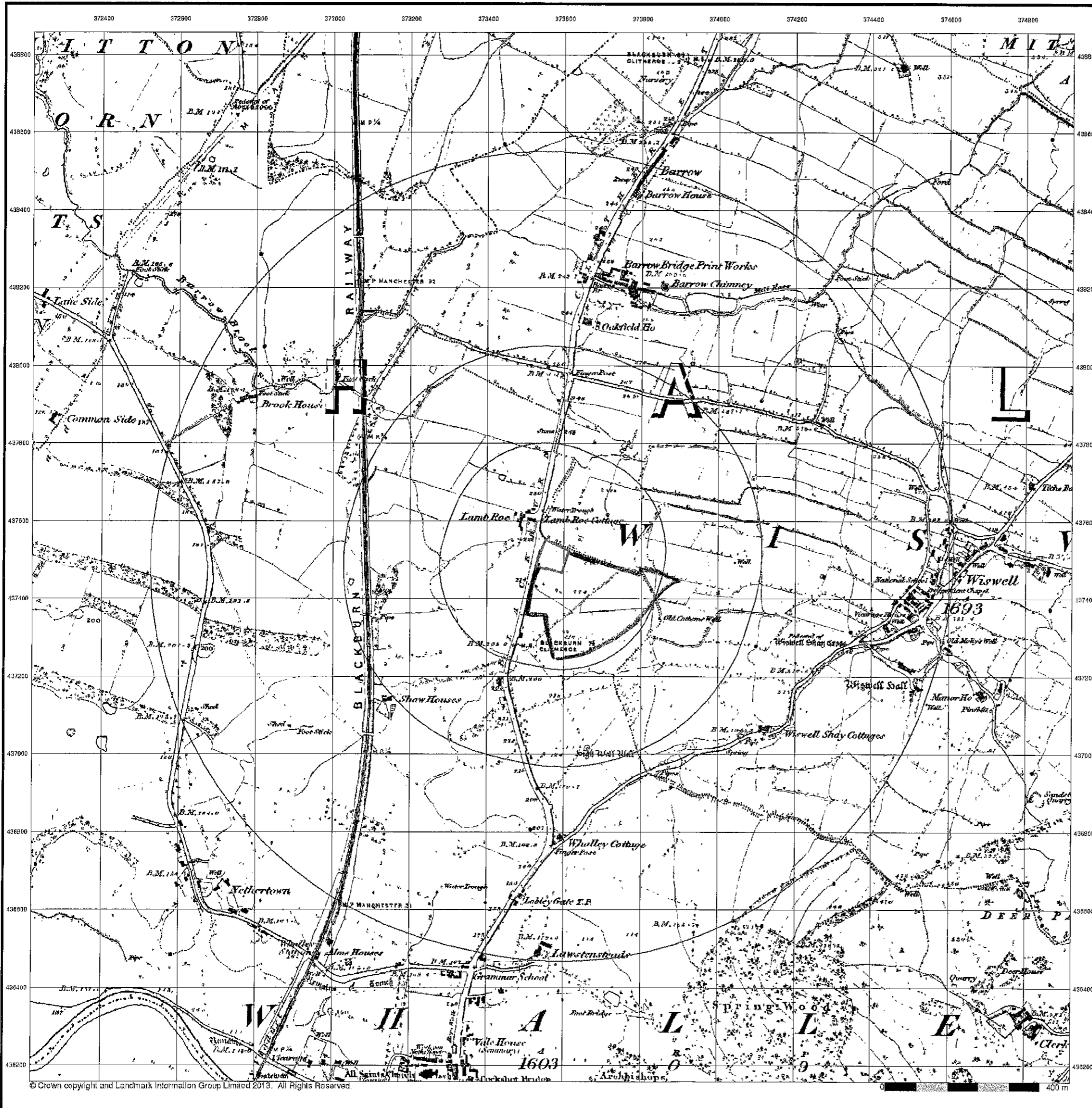
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 Customer Ref: 7379  
 National Grid Reference: 373570, 437510  
 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 100

## Site Details

Site at 373570, 437510



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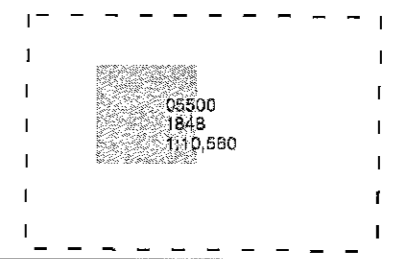
**Lancashire And Furness**

**Published 1848**

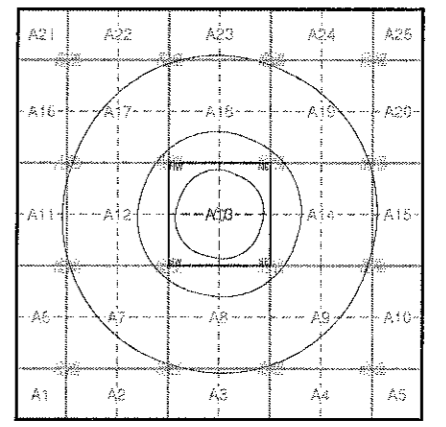
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**



**Historical Map - Slice A**



**Order Details**

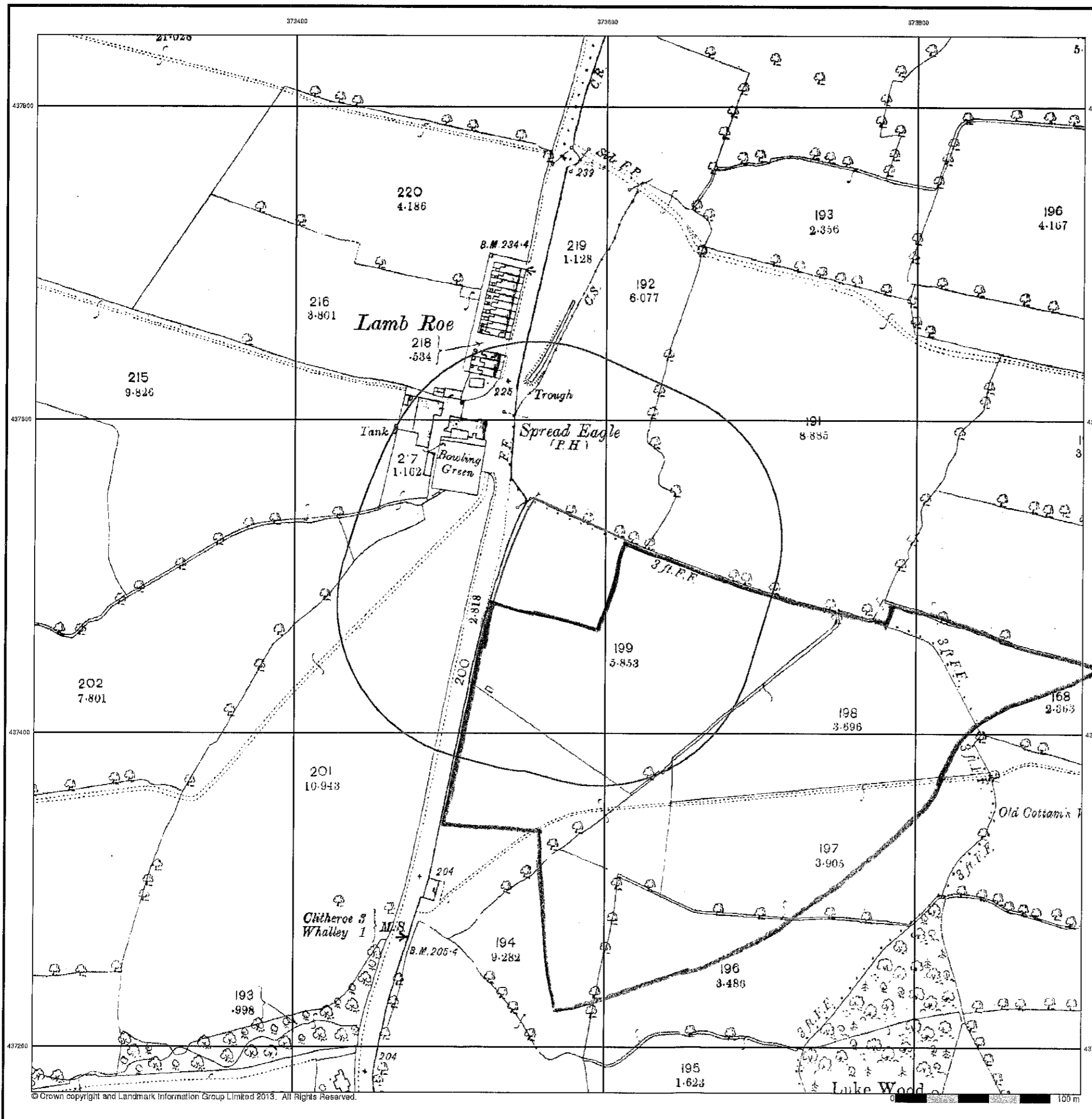
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 Search Buffer (m): 1000

**Site Details**

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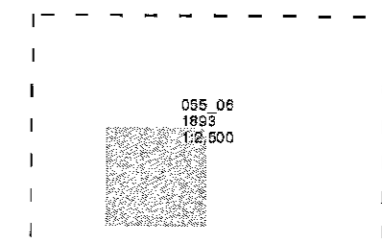
### Lancashire And Furness

Published 1893

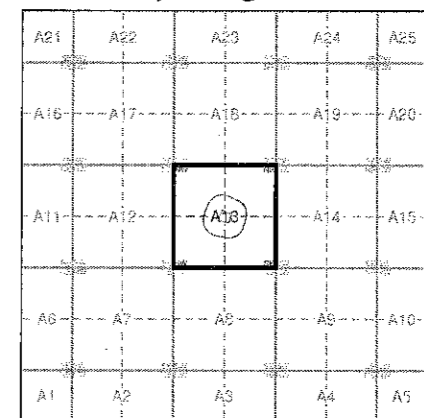
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

#### Map Name(s) and Date(s)



#### Historical Map - Segment A13



#### Order Details

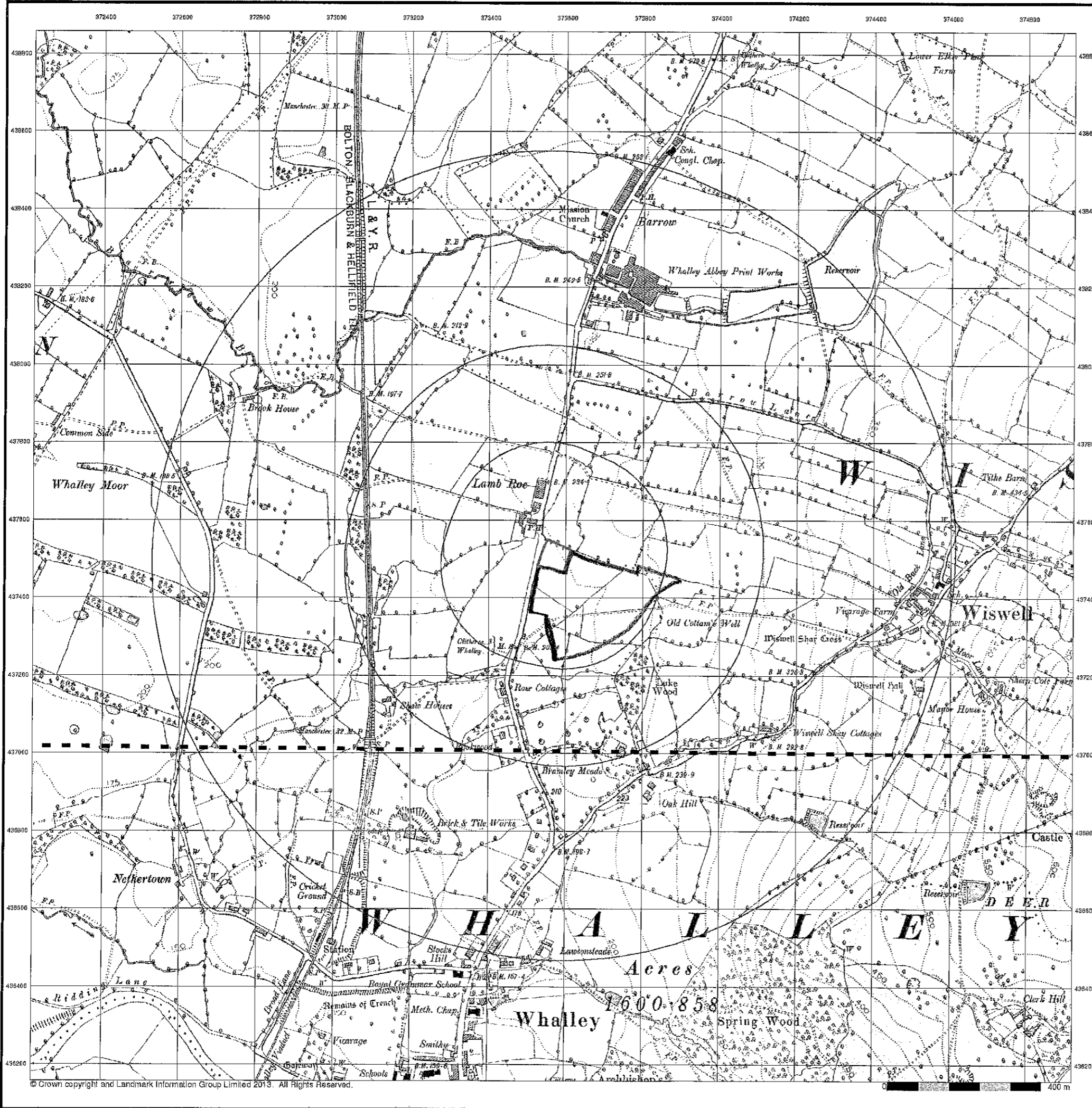
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#### Site Details

Site at 373570, 437510



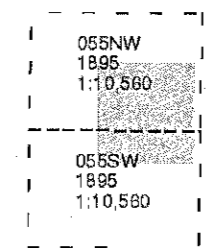
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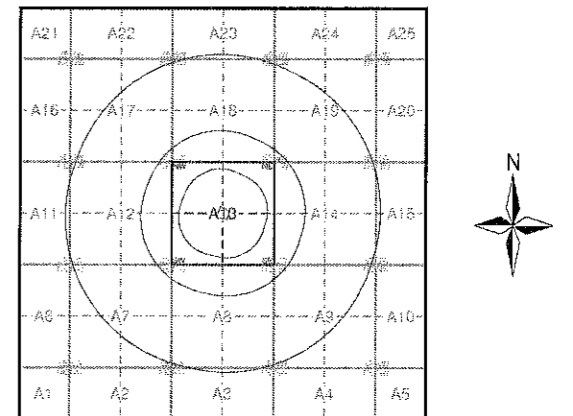
**Lancashire And Furness**  
**Published 1895**  
**Source map scale - 1:10,560**

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**Map Name(s) and Date(s)**



**Historical Map - Slice A**



**Order Details**

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 Customer Ref: 7379  
 National Grid Reference: 373570, 437510  
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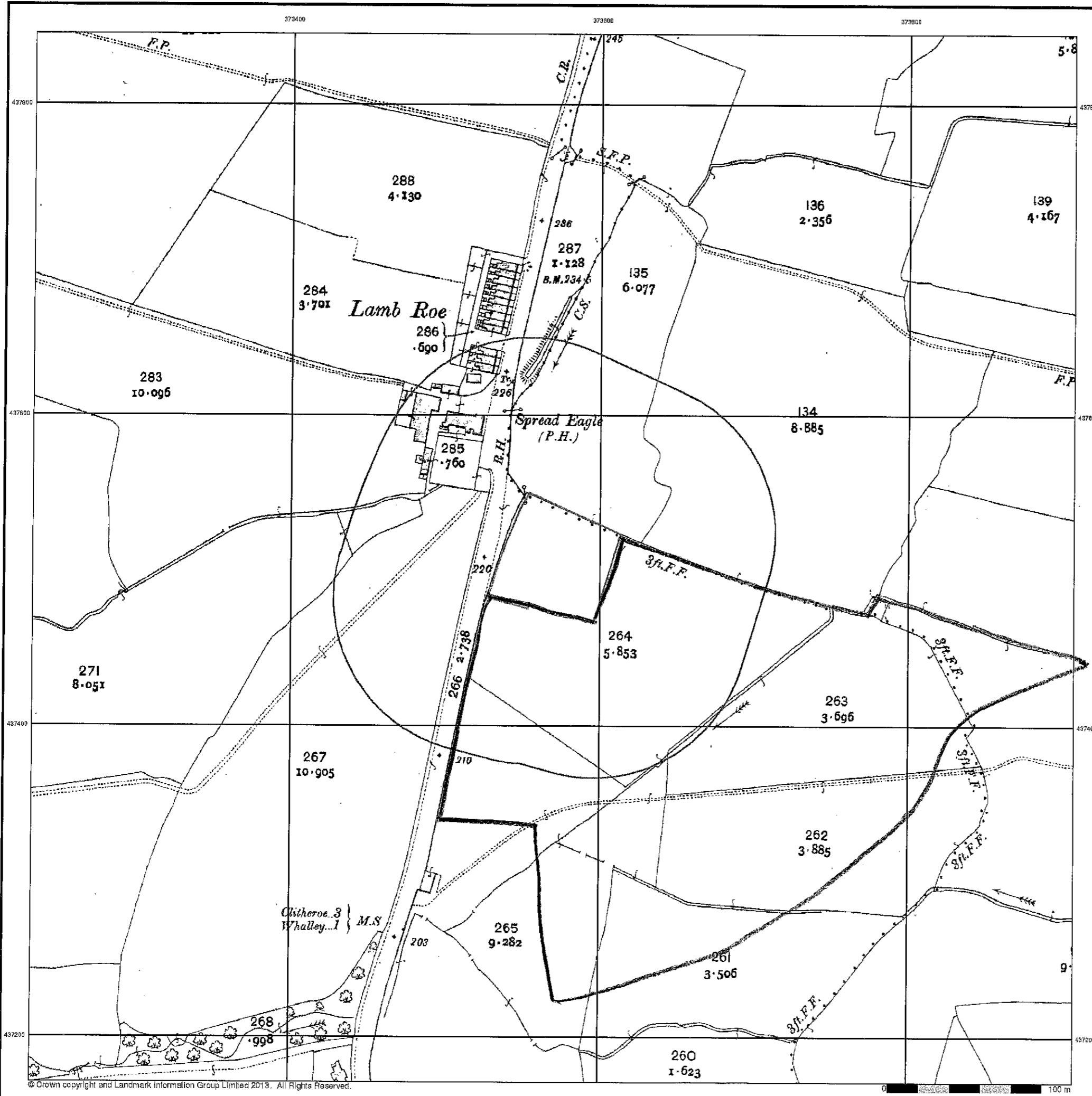
**Site Details**

Site at 373570, 437510



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 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk

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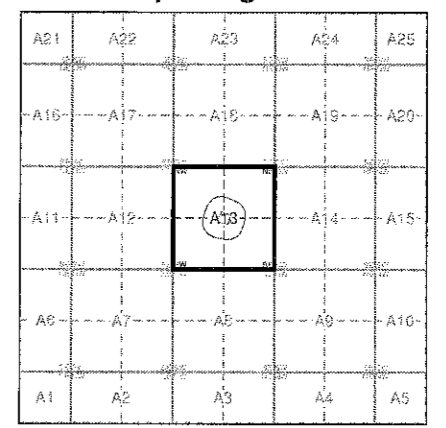
**Lancashire And Furness  
Published 1912  
Source map scale - 1:2,500**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**



**Order Details**

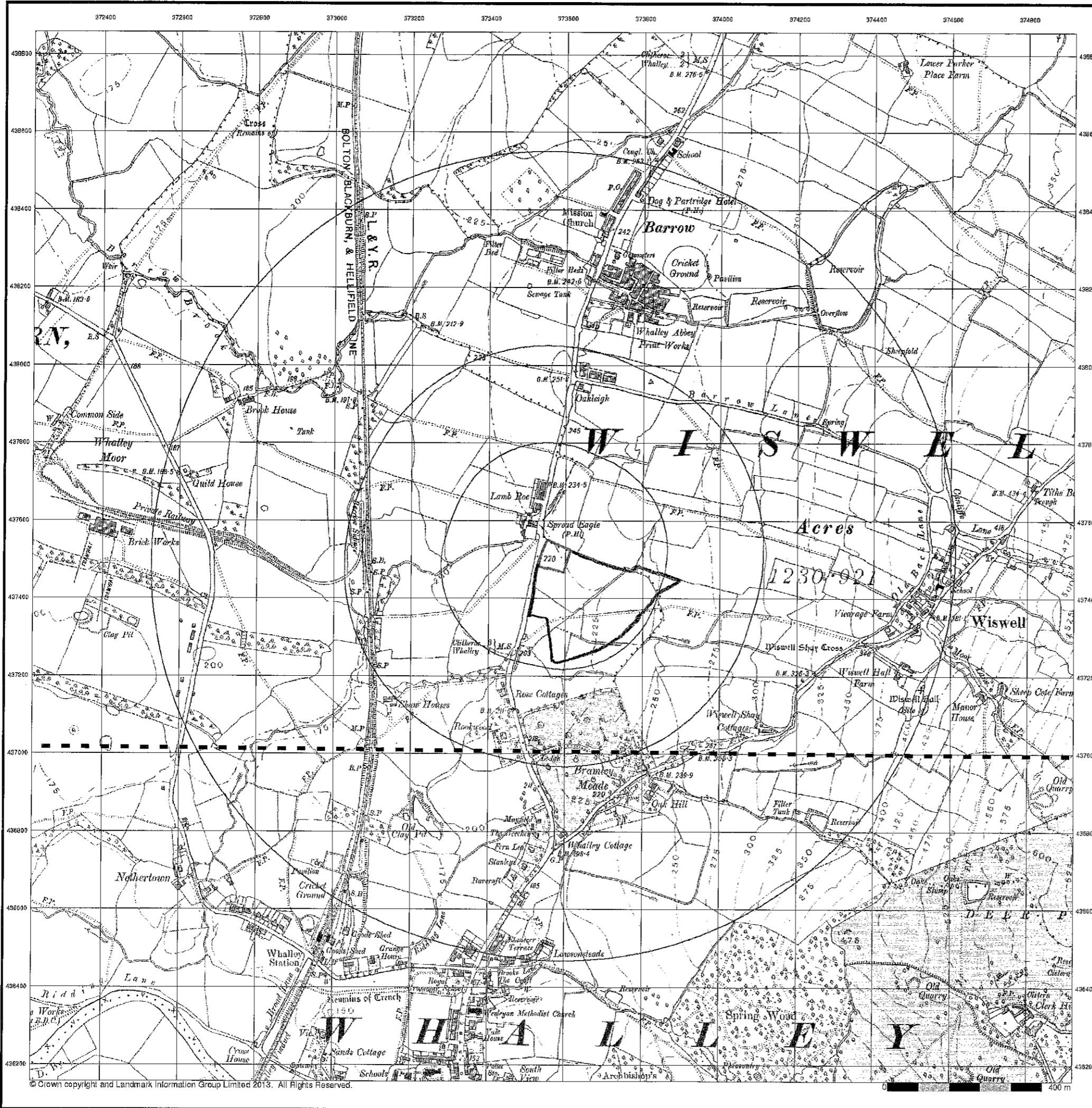
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 National Grid Reference: 373570, 437510  
 Slice: A  
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 Search Buffer (m): 100

**Site Details**

Site at 373570, 437510



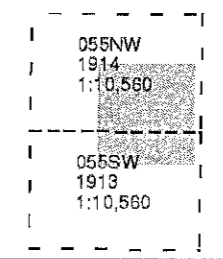
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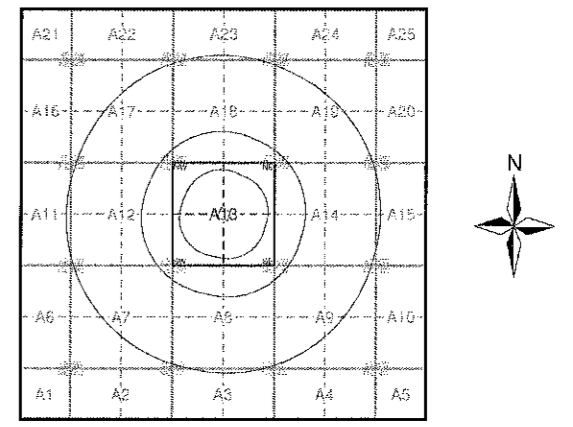
**Lancashire And Furness**  
**Published 1913 - 1914**  
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**



**Historical Map - Slice A**



**Order Details**

Order Number: 56881149\_1\_1  
 Customer Ref: 7379  
 National Grid Reference: 373570, 437510  
 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 1000

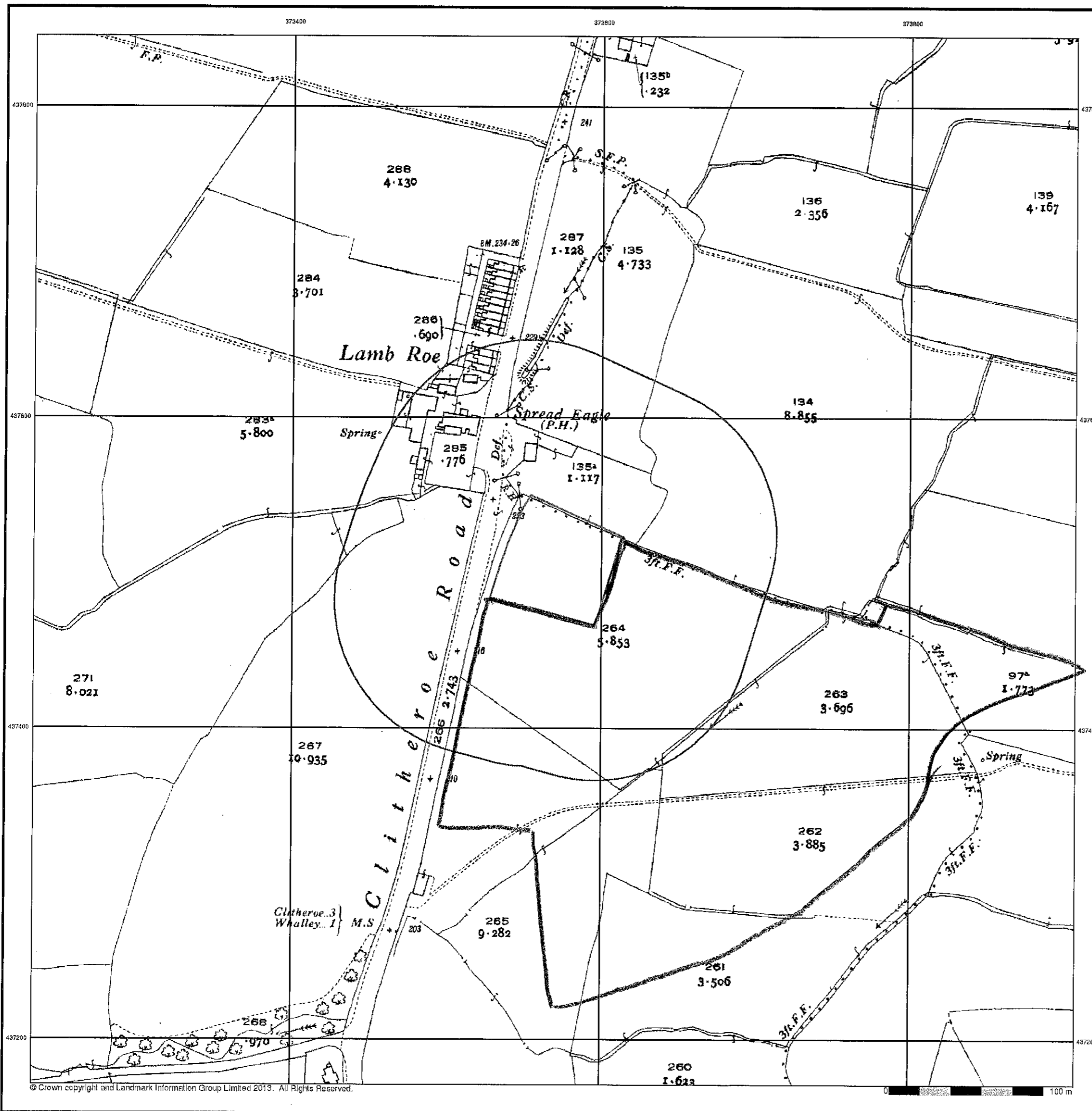
**Site Details**

Site at 373570, 437510



Tel: 0644 844 9952  
 Fax: 0644 844 9951  
 Web: www.envirocheck.co.uk

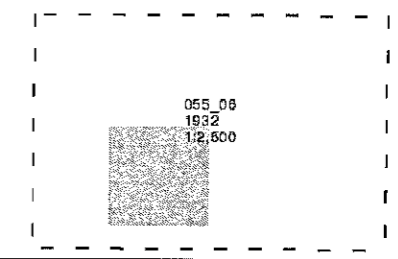
© Crown copyright and Landmark Information Group Limited 2013. All Rights Reserved.



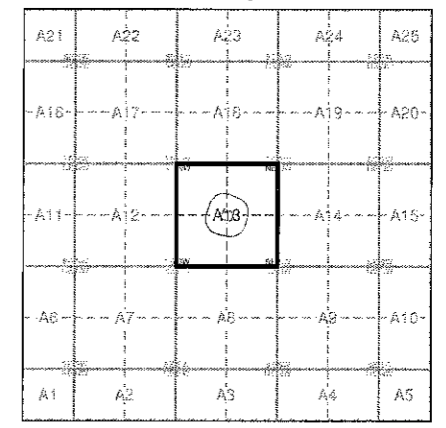
**Lancashire And Furness  
Published 1932  
Source map scale - 1:2,500**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**



**Order Details**

Order Number: 56881149\_1\_1  
 Customer Ref: 7379  
 National Grid Reference: 373570, 437510  
 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 100

**Site Details**

Site at 373570, 437510



Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk

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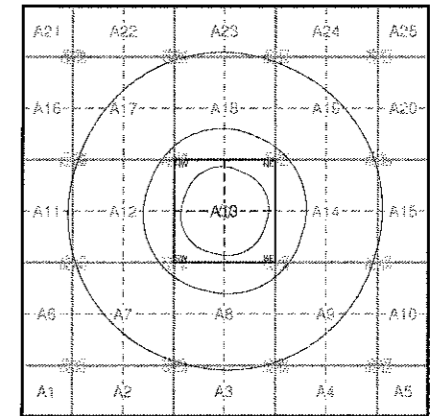
**Lancashire And Furness**  
**Published 1932 - 1933**  
**Source map scale - 1:10,560**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**

055NW	1932	1:10,560
055SW	1933	1:10,560

**Historical Map - Slice A**



**Order Details**

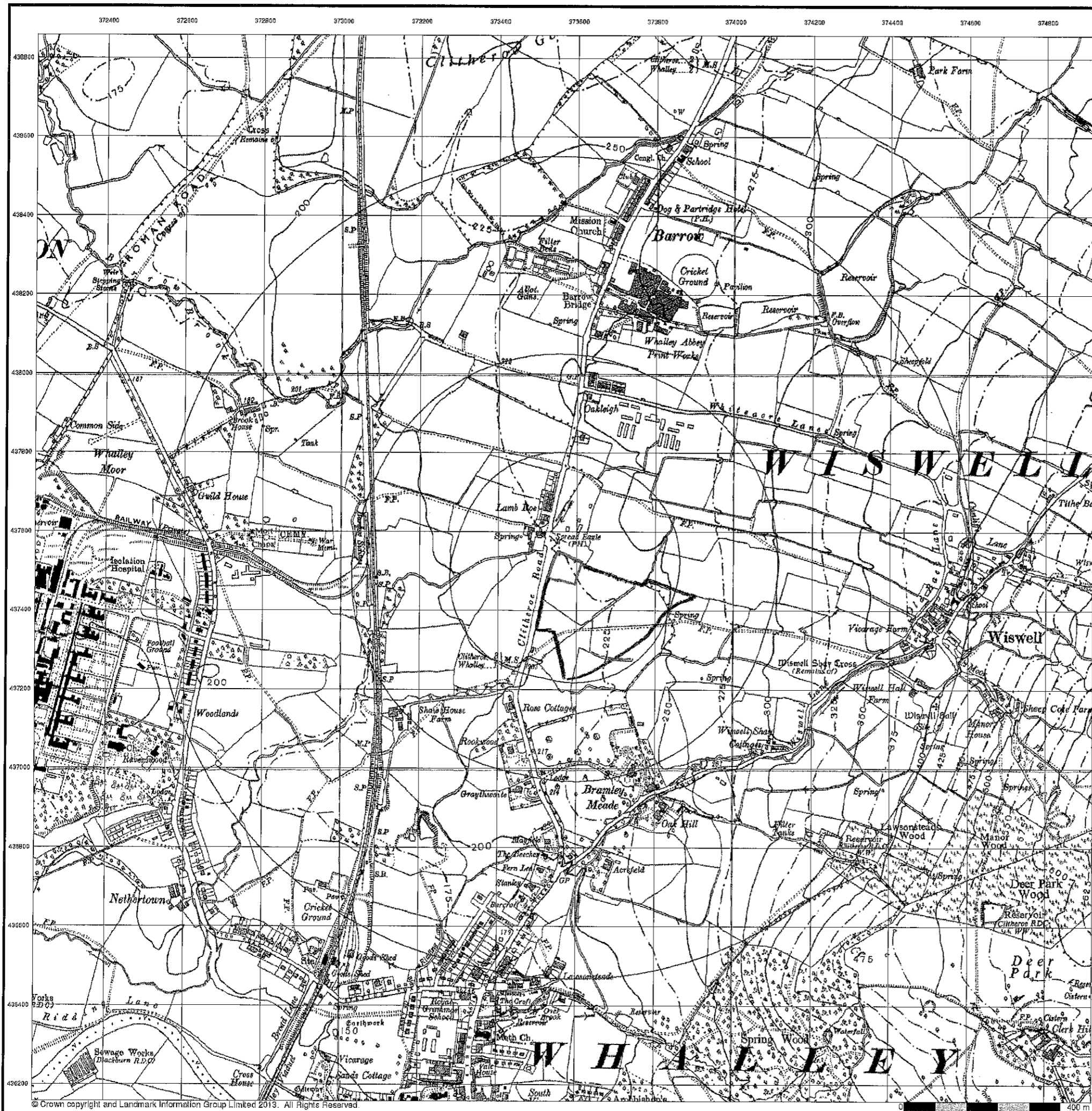
Order Number: 56881149\_1\_1  
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**Site Details**

Site at 373570, 437510



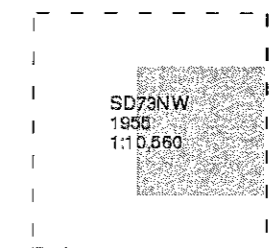
Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk



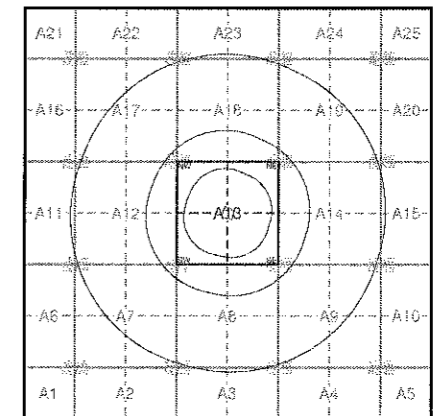
**Ordnance Survey Plan**  
**Published 1955**  
**Source map scale - 1:10,000**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with Independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**



**Historical Map - Slice A**



**Order Details**

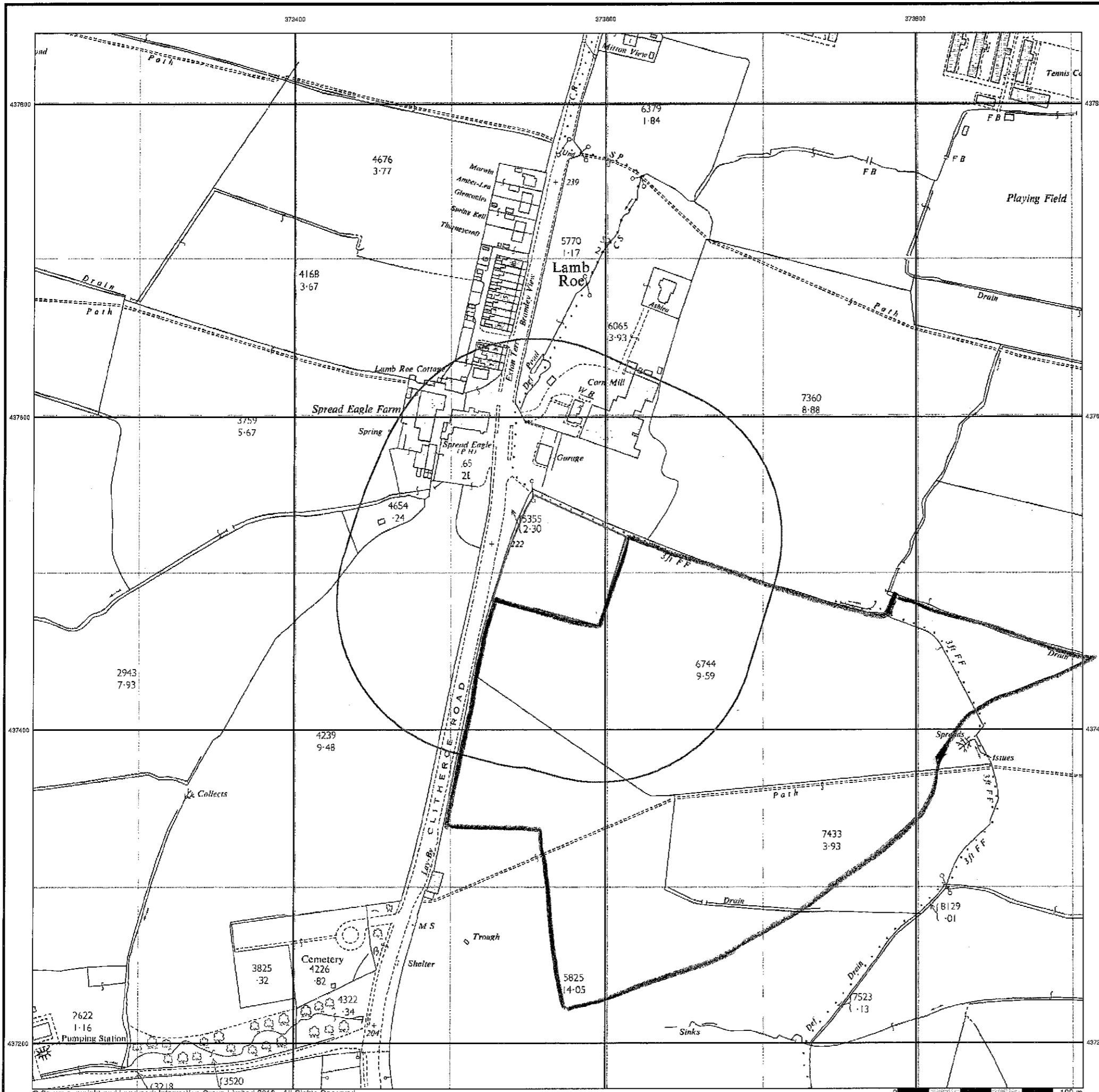
Order Number: 56881149\_1\_1  
 Customer Ref: 7379  
 National Grid Reference: 373570, 437510  
 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 1000

**Site Details**

Site at 373570, 437510



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 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk

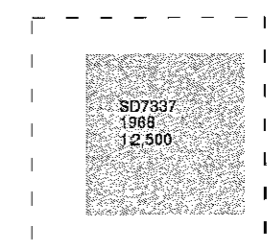


**Ordnance Survey Plan**  
**Published 1968**

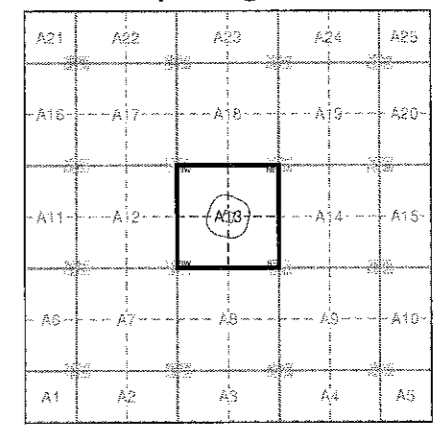
**Source map scale - 1:2,500**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**



**Order Details**

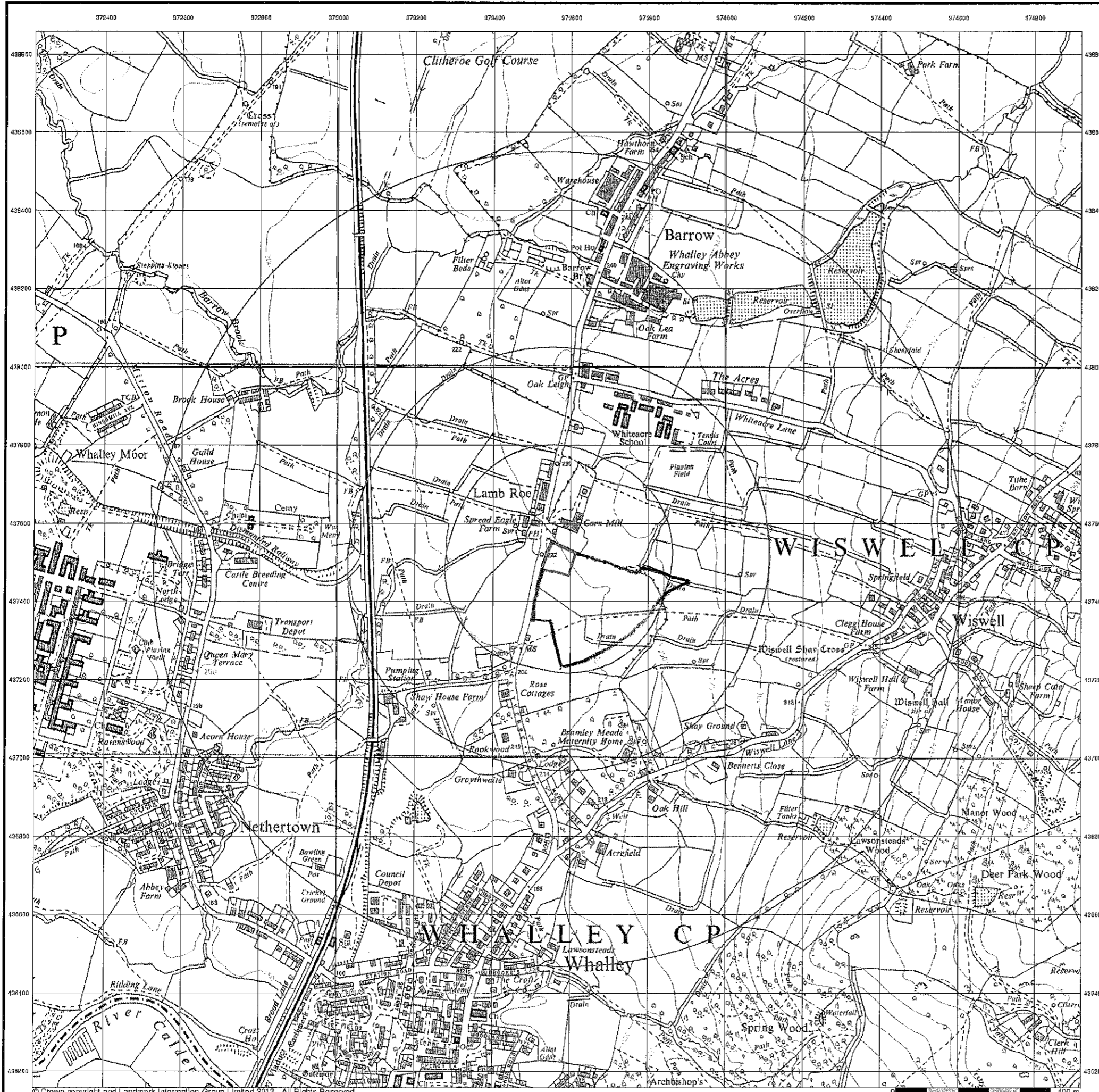
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 Customer Ref: 7379  
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 Search Buffer (m): 100

**Site Details**

Site at 373570, 437510



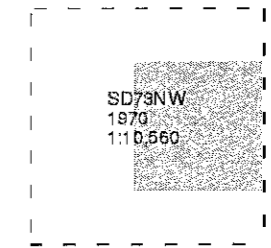
Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk



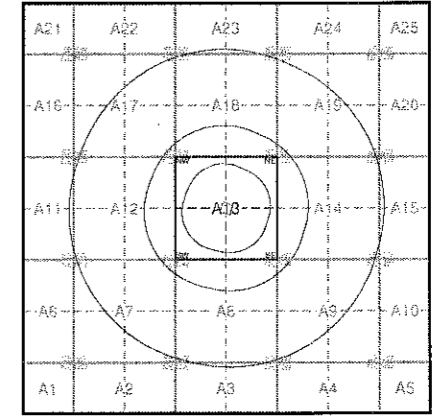
**Ordnance Survey Plan**  
**Published 1970**  
**Source map scale - 1:10,000**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**



**Historical Map - Slice A**



**Order Details**

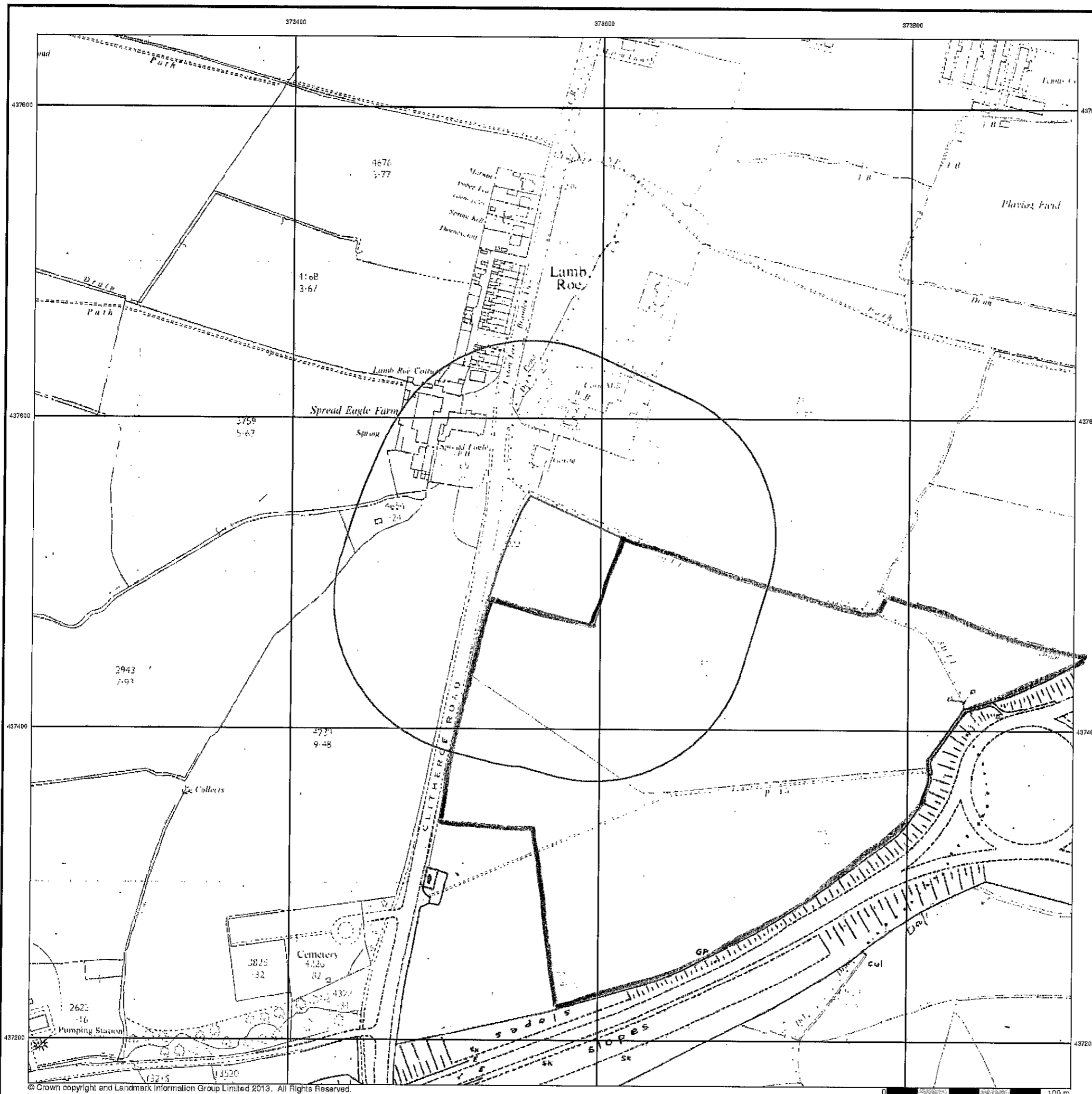
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 National Grid Reference: 373570, 437510  
 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 1000

**Site Details**

Site at 373570, 437510



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 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk



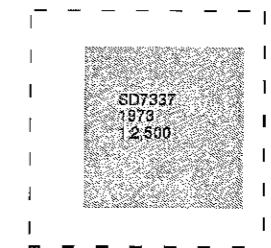
**Supply of Unpublished Survey Information**

**Published 1973**

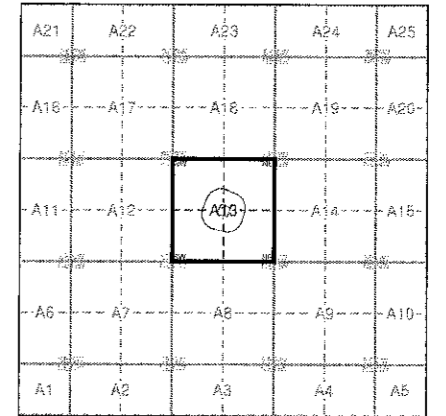
**Source map scale - 1:2,500**

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**



**Order Details**

Order Number: 56881149\_1\_1  
 Customer Ref: 7379  
 National Grid Reference: 373570, 437510  
 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 100

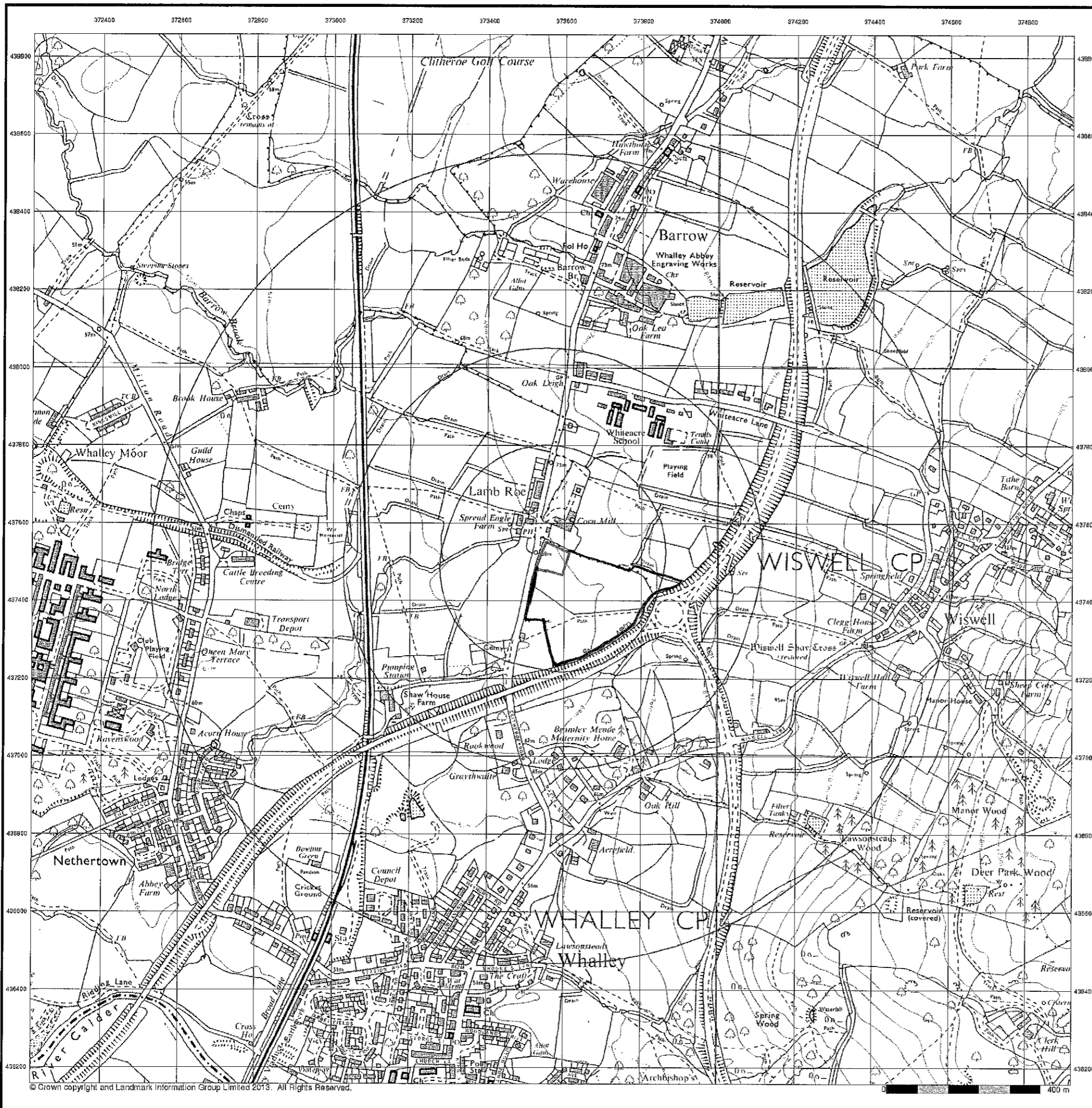
**Site Details**

Site at 373570, 437510



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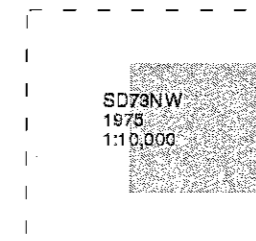
**Ordnance Survey Plan**

**Published 1975**

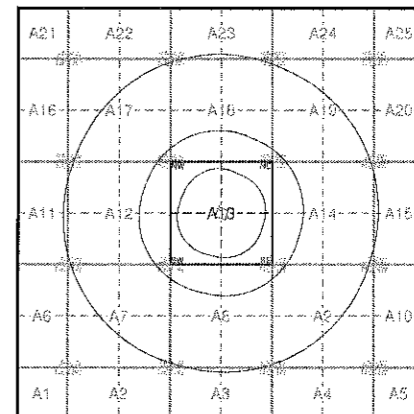
**Source map scale - 1:10,000**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,580 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,580 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

**Map Name(s) and Date(s)**



**Historical Map - Slice A**



**Order Details**

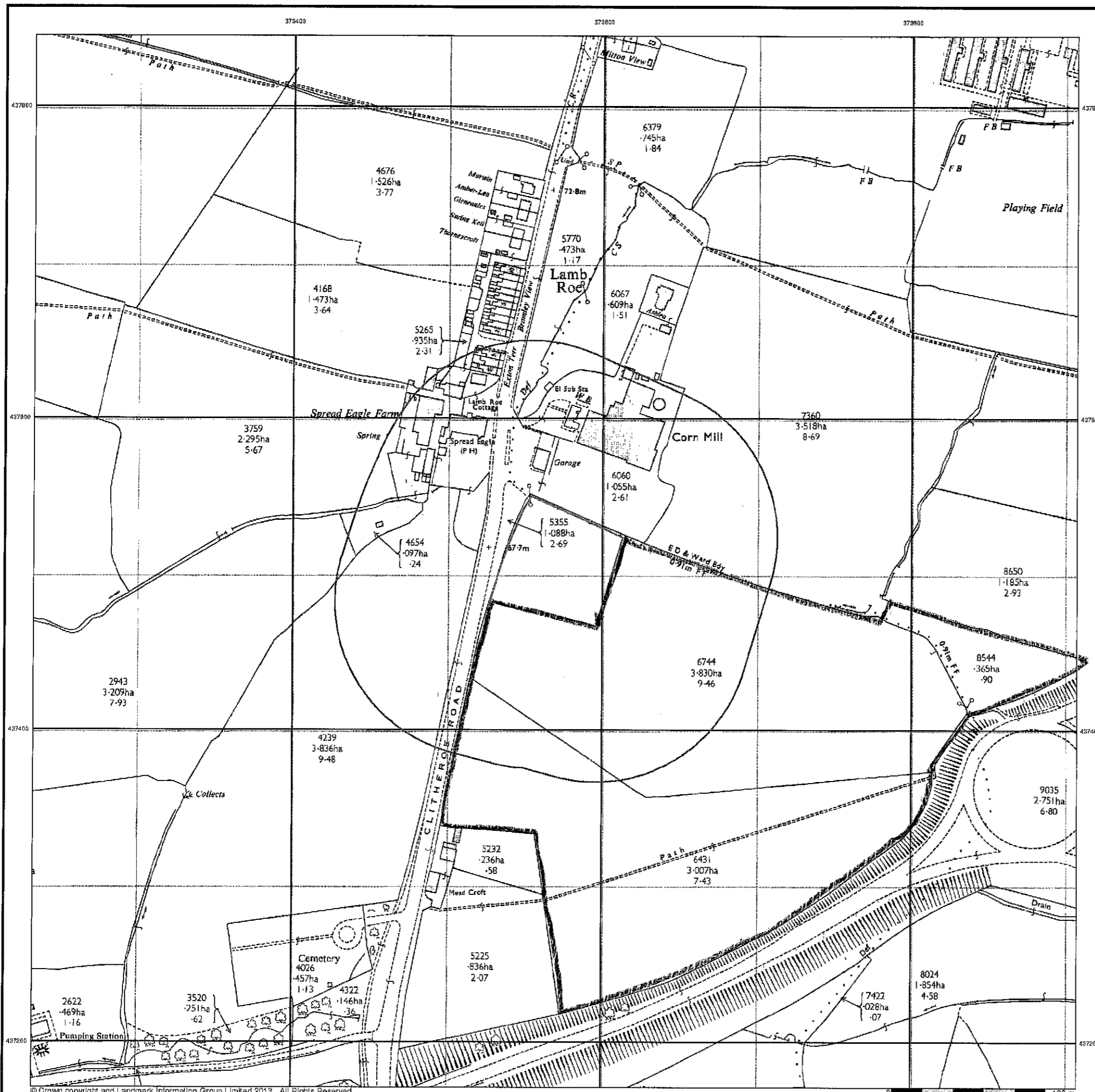
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**Site Details**

Site at 373570, 437510



Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk

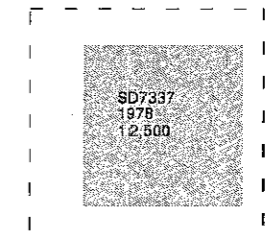


**Ordnance Survey Plan  
Published 1978**

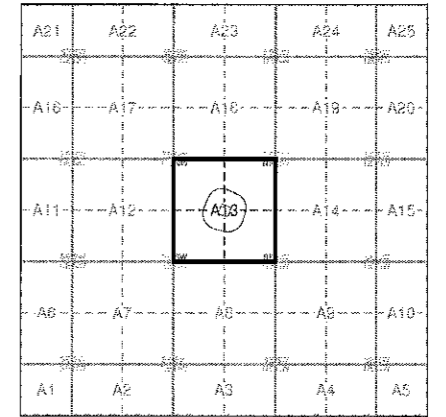
**Source map scale - 1:2,500**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**



**Order Details**

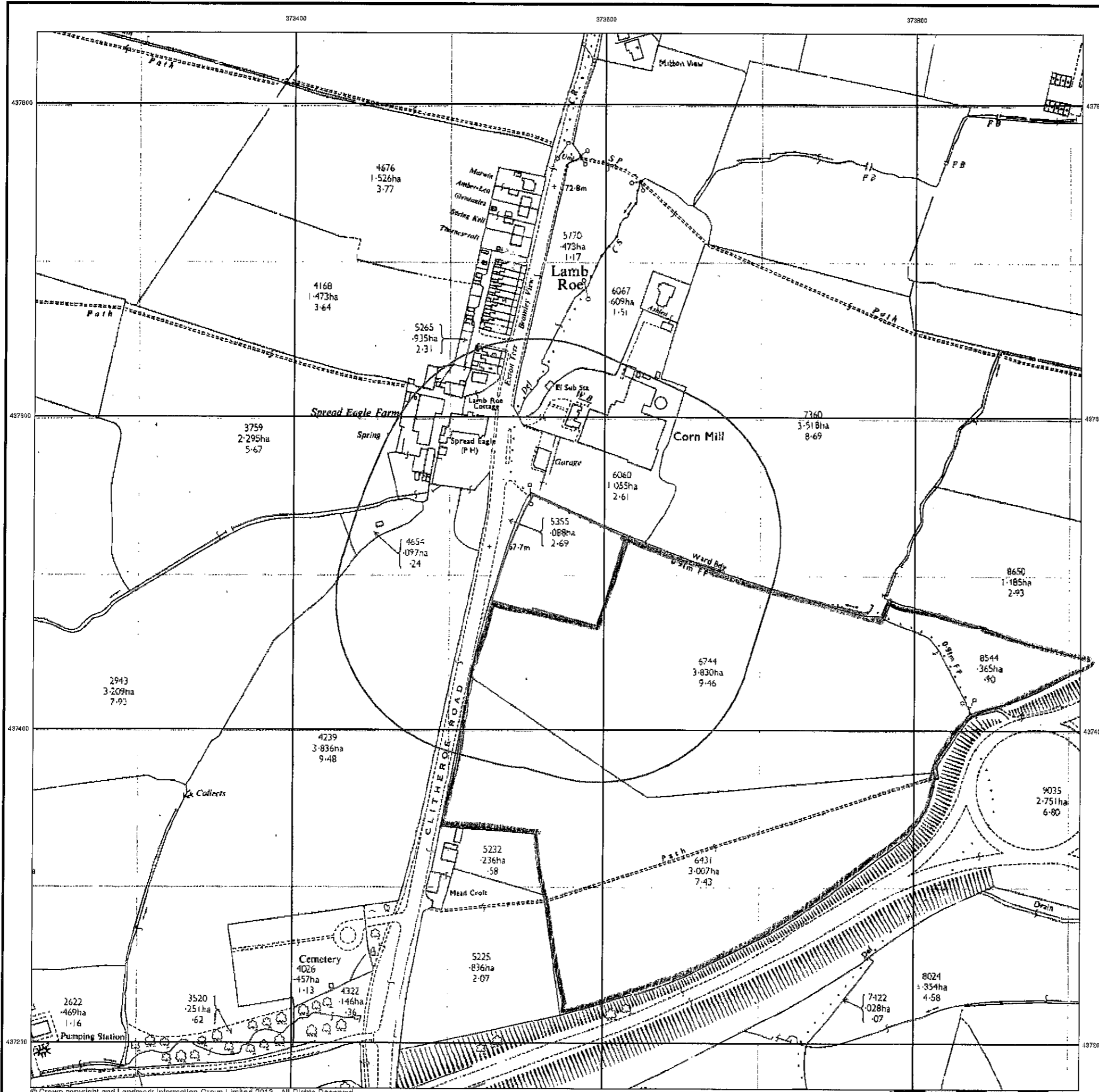
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 Customer Ref: 7379  
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 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 100

**Site Details**

Site at 373570, 437510



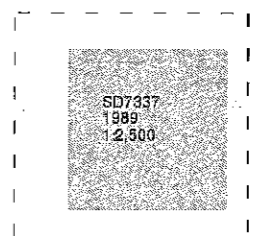
Tel: 0844 844 9652  
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 Web: www.envirocheck.co.uk



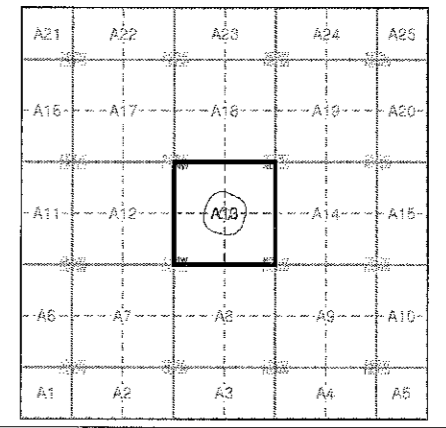
**Additional SIMs  
Published 1989  
Source map scale - 1:2,500**

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**



**Order Details**

Order Number: 56881149\_1\_1  
 Customer Ref: 7379  
 National Grid Reference: 373570, 437510  
 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 100

**Site Details**

Site at 373570, 437510



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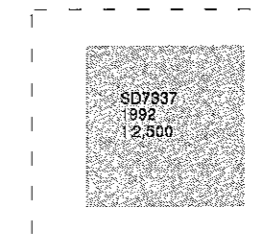


**Large-Scale National Grid Data**  
**Published 1992**

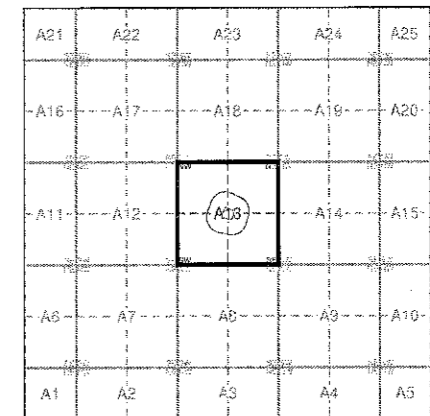
**Source map scale - 1:2,500**

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**



**Order Details**

Order Number: 56881149\_1\_1  
 Customer Ref: 7379  
 National Grid Reference: 373570, 437510  
 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 100

**Site Details**

Site at 373570, 437510



Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk

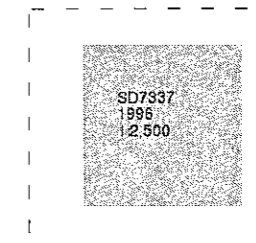


**Large-Scale National Grid Data  
Published 1996**

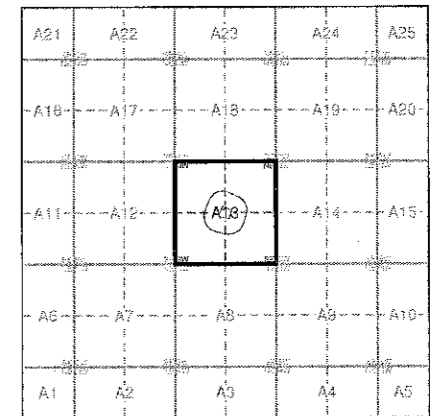
**Source map scale - 1:2,500**

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

**Map Name(s) and Date(s)**



**Historical Map - Segment A13**



**Order Details**

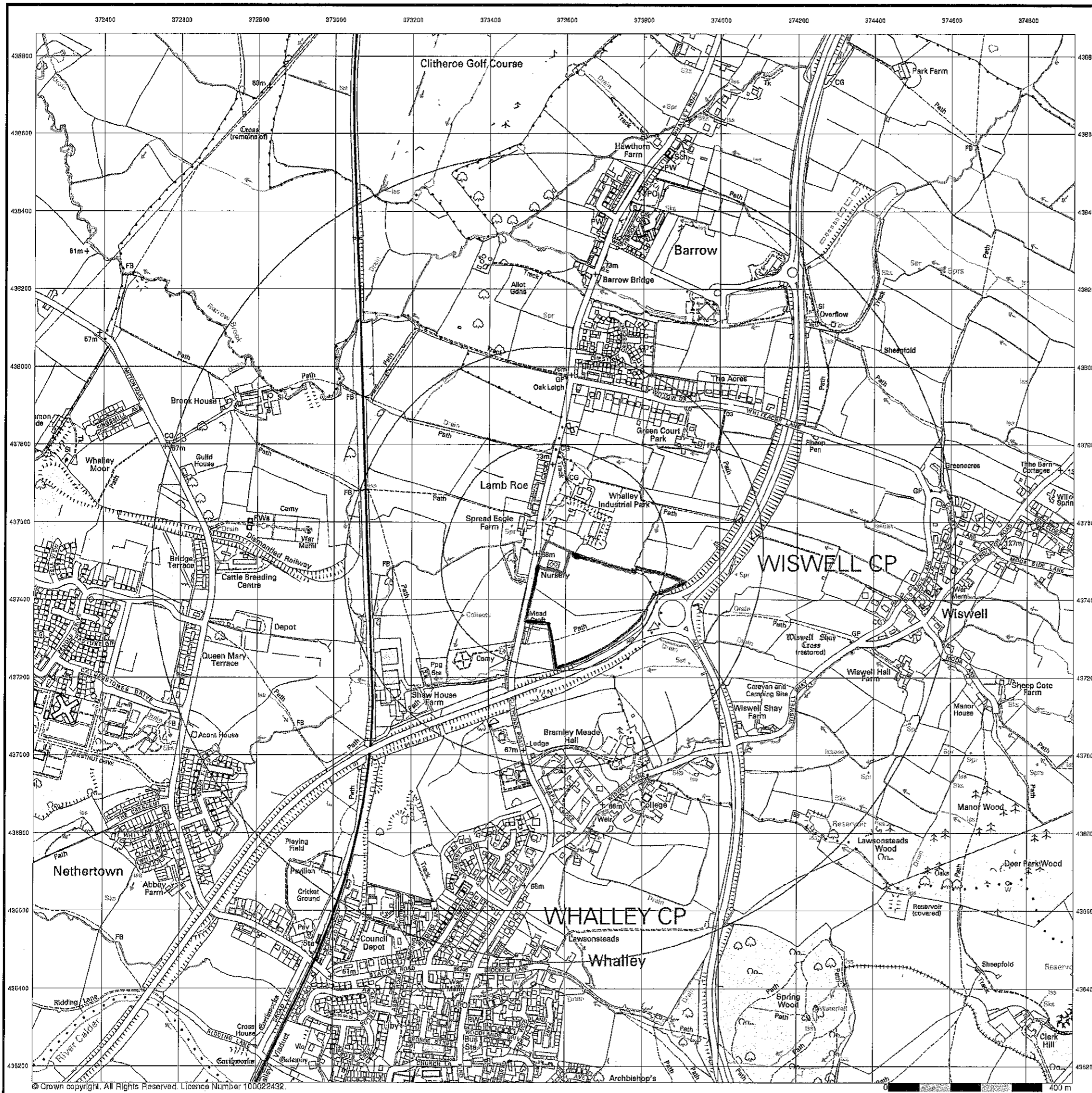
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**Site Details**

Site at 373570, 437510



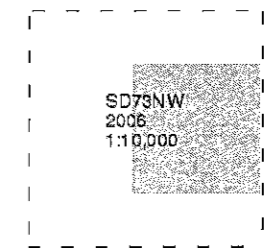
Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk



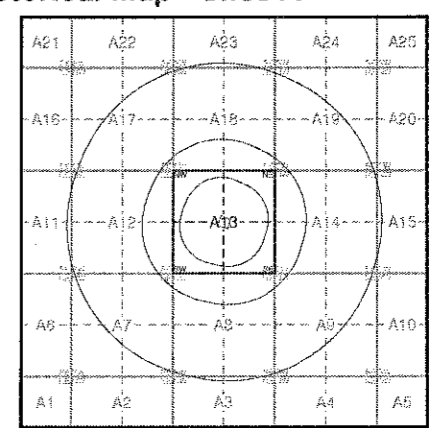
**10k Raster Mapping**  
**Published 2006**  
**Source map scale - 1:10,000**

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

**Map Name(s) and Date(s)**



**Historical Map - Slice A**



**Order Details**

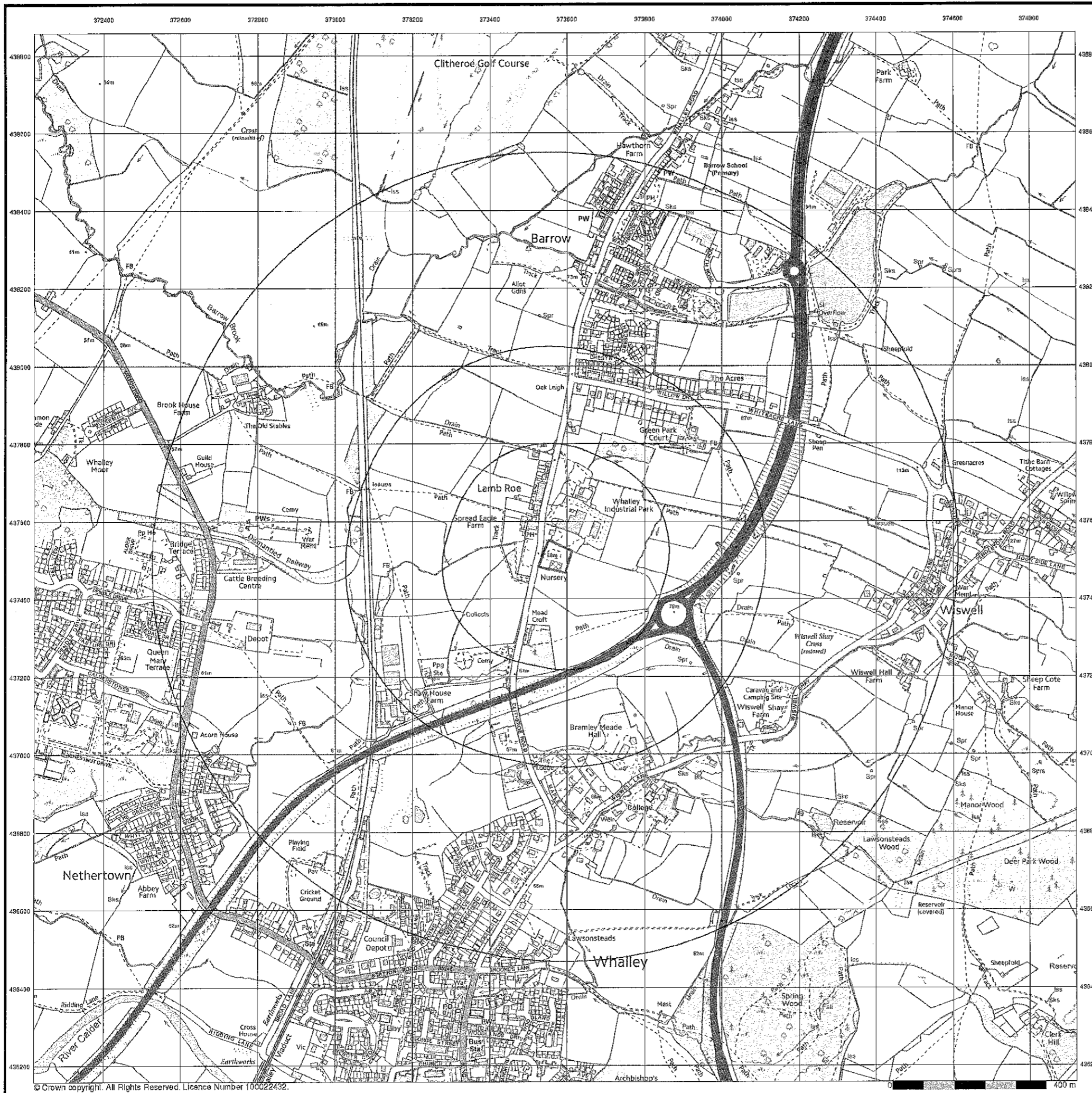
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 Search Buffer (m): 1000

**Site Details**

Site at 373570, 437510



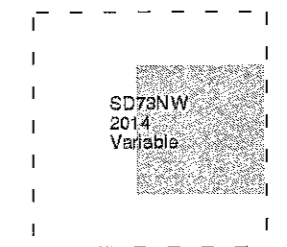
Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk



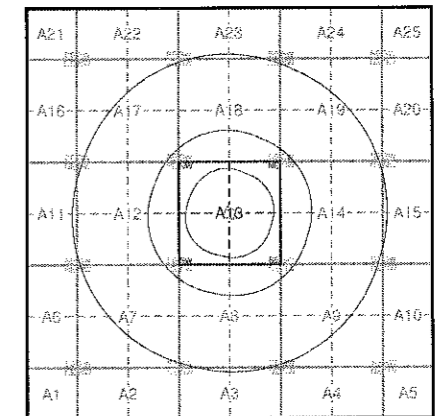
**VectorMap Local**  
**Published 2014**  
**Source map scale - 1:10,000**

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

**Map Name(s) and Date(s)**



**Historical Map - Slice A**



**Order Details**

Order Number: 56881149\_1\_1  
 Customer Ref: 7379  
 National Grid Reference: 373570, 437510  
 Slice: A  
 Site Area (Ha): 0.46  
 Search Buffer (m): 1000

**Site Details**

Site at 373570, 437510



Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk

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**CoDa Structures**

Consulting Civil & Structural Engineers  
14 Springfield Court  
GUISELEY  
Leeds LS20 8FD

**PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL  
ASSESSMENT  
FOR A MIXED-USE DEVELOPMENT SITE ADJACENT  
THE A59 AND CLITHEROE ROAD, WHALLEY**

**APPENDIX F****MINING SEARCH**

David Bellis Consulting Surveyors Ltd  
8, Mornington Terrace  
Harrogate  
North Yorkshire  
HG1 5DH

(DX 720352 Harrogate)

T: 01423 529911 F: 01423 529922

E: [contact@coalsearch.plus.com](mailto:contact@coalsearch.plus.com)

W: [www.coalsearch.plus.com](http://www.coalsearch.plus.com)



By

**David Bellis**  
**CONSULTING SURVEYORS**

Coal Mining Search Report  
Incorporating Cheshire Brine Enquiries



David Bellis Consulting Surveyors Ltd. – Registered in England no. 5034580  
Registered Address : 10 Bolton Street, Ramsbottom, Bury, BL0 9HX

**Serial Number 303102**

Client detail :

CoDa Structures  
Civil & Structural Engineers  
14 Springfield Court  
Guisley  
Leeds  
LS20 8FD

CoalSearchPlus+ by David Bellis Consulting  
Surveyors Ltd  
8 Morningson Terrace  
Harrogate  
North Yorkshire  
HG1 5DH  
(DX 720352 Harrogate)

Tel 01423 529911  
Fax 01423 529922

Search produced by M J Peace

**Property details:**

Clitherow Road  
Whalley  
Clitherow  
BB7

**Your ref :** 7379

**Purchaser :**

**Vendor :**

In accordance with your instructions received 21 Aug 2014 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. **SEAM DETAILS FOR PAST UNDERGROUND COAL MINING** : In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
See Remarks				No previous recorded coal workings

2. **SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING** : The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				No future workings likely.

3. **UNDERLYING GEOLOGY** :

The property is situated in an area of Boulder Clay over Limestone and Mudstone.

4. **OPENCAST COAL MINING** :

Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

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Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

**5. SHAFTS, ADITS (MINE ENTRIES) AND ADDITIONAL INFORMATION :**

We have no knowledge of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the property.

**6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :**

We have no knowledge of any intention to work coal by underground methods , within influencing distance on the surface in the vicinity of the property, for which notices have been issued under the Coal Mining Subsidence Act 1991.

**7. PAST COAL MINING RELATED SUBSIDENCE :**

Our investigations have shown no evidence of coal mining related subsidence claims in relation to the property in the past 10 years.

**8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :**

In our opinion it is unlikely that coal will be worked in the foreseeable future.

**COAL MINING RISK LEVEL : We recommend that the transaction is treated as :**

Where this report is to be used for development purposes particular attention is drawn to the paragraphs below concerning the ownership of in situ coal, coal workings and the risks from mine gases.

Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are

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**disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.**

#### **CHESHIRE BRINE EXTRACTION INFORMATION :**

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

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With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information or amplification please contact CoalSearchPlus+ on 01423 529911 or via our website [www.coalsearch.plus.com](http://www.coalsearch.plus.com).

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website ([www.coalsearch.plus.com](http://www.coalsearch.plus.com)) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database and plans and records publicly available at the time of inspection from the Coal Authority, including British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (subsidence) Act 1991 and the Coal Industry Act 1994.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane Berry Hill, Mansfield, Nottinghamshire, HG18 4RG  
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information. Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

#### **Additional notes applicable to Residential Coal Mining Reports only :**

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records and the CoalSearchPlus+ coal mining database. In order to compile this report enquiries have been made relating to the following :

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the location, depth and age of the workings,

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the location, depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that records are often unclear regarding the site boundary and/or worked areas. Published records will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Shafts, Adits (Mine Entries) and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility

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of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan to be provided by the instructing organisation or individual. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant. Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – if any publicly available records indicate coal mining related subsidence affecting the property in the past 10 years.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District and any relevant information to the property regarding brine extraction.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, [www.coalsearch.plus.com](http://www.coalsearch.plus.com)

**Complaints Procedure**

David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOS):

Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Momington Terrace, Harrogate, North Yorkshire, HG1 5DH  
Tel : 01423 529911 Fax : 01423 529922 Email : [contact@coalsearch.plus.com](mailto:contact@coalsearch.plus.com)

Date : 22 Aug 2014

Signed :



**Serial Number 303102****Important Consumer Protection Information**

This search has been produced by David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: [contact@coalsearch.plus.com](mailto:contact@coalsearch.plus.com)) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

**The Search Code:**

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

**The Code's core principles**

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

**Complaints**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

**TPOs Contact Details:**

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**

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David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)

1. Definitions.
  - a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
  - b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
  - c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
  - d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimile (fax), telephone, electronic mail (e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the 'best plot' position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.

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24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.
25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Document Exchange (DX), Royal Mail or Internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post or DX. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
43. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
44. CoalSearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
45. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

**CoDa Structures**

Consulting Civil & Structural Engineers  
14 Springfield Court  
GUISELEY  
Leeds LS20 8FD

**PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL  
ASSESSMENT  
FOR A MIXED-USE DEVELOPMENT SITE ADJACENT  
THE A59 AND CLITHEROE ROAD, WHALLEY**

## **APPENDIX G**

### **TRIAL PIT LOGS**



						Site CLITHEROE ROAD, WHALLEY, LANCASHIRE	Trial Pit Number <b>TP02</b>	
Excavation Method MECHANICAL EXCAVATOR		Dimensions 0.70m x 3.20m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number 6646
		Location AS PLAN		Dates 04/12/2018		Engineer		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.30	B				(0.30)	Brown slightly sandy slightly clayey SILT (topsoil).		Σ1
0.40-0.60	B		HV@0.35m, c=82kPa		0.30	Firm medium to high strength light brown slightly sandy silty CLAY with occasional bands of fine sand.		
1.30-1.50	D		HV@1.10m, c=70kPa Seepage(1) at 1.20m.		(2.40)	.... at 1.70m : fine to coarse gravel sized fragments and cobble sized fragments		
2.40-2.60	B				2.70	Complete at 2.70m		
04/12/2018:2.68m								
Plan						Remarks		
						Pit sides remained vertical and stable. HV = Hand Shear Vane test On completion groundwater at 2.68m.		
						Scale (approx)	Logged By	Figure No.
						1:25	TM/SJ	6646.TP02

Excavation Method						Site		Trial Pit Number	
MECHANICAL EXCAVATOR						CLITHEROE ROAD, WHALLEY, LANCASHIRE		TP04	
Dimensions			Ground Level (mOD)			Client		Job Number	
0.70m x 3.40m						CODA STRUCTURES		6646	
Location			Dates			Engineer		Sheet	
AS PLAN			04/12/2018					1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.10-0.20	D				(0.20)	Brown slightly sandy slightly clayey SILT (topsoil).			
0.30-0.50	B		HV@0.55m, c=92kPa		0.20	Firm high strength light brown slightly gravelly slightly sandy silty CLAY with low schist cobble content and occasional bands of fine sand. Gravel is angular to subrounded fine to coarse schist, sandstone and quartz.			
1.30-1.50	D		Seepage(1) at 1.20m. HV@1.20m, c=45kPa		(1.00)				
					1.20	Firm medium strength light brown slightly gravelly slightly sandy silty CLAY with bands of fine sand.		∇1	
					(0.65)				
2.40-2.60	B		HV@1.80m, c=59kPa		1.85	Firm medium strength light brown slightly gravelly slightly sandy silty CLAY with low schist cobble content and occasional bands of fine sand. Gravel is angular to subrounded fine to coarse schist and quartz.			
					(0.85)				
					2.70	Complete at 2.70m			
Plan						Remarks			
						Pit sides remained vertical and stable. HV = Hand Shear Vane test On completion groundwater at 2.70m.			
						Scale (approx)		Logged By	
						1:25		TM/SJ	
						Figure No.			
						6646.TP04			





					Site CLITHEROE ROAD, WHALLEY, LANCASHIRE		Trial Pit Number <b>TP07</b>	
Excavation Method MECHANICAL EXCAVATOR		Dimensions 3.60m x 0.70m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number 6646
		Location AS PLAN		Dates 04/12/2018		Engineer		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.20) 0.20	Brown slightly sandy slightly clayey SILT with many rootlets (topsoil).		
0.40-0.60	B		HV@0.60m, c=119kPa		(0.60) 0.80	Firm high strength brown and orangish brown mottled slightly gravelly slightly sandy silty CLAY with medium sandstone and schist cobble content and some pockets of sand. Gravel is angular to subrounded fine to coarse sandstone, schist and quartz.		
1.40-1.60	D		Seepage(1) at 1.40m. HV@1.40m, c=44kPa		(1.70)	Soft medium strength greyish brown slightly gravelly slightly sandy silty CLAY. Gravel is subangular to subrounded fine to coarse sandstone, schist and quartz.		∇1
2.20-2.40	D		04/12/2018:2.48m		2.50	Complete at 2.50m		
Plan					Remarks			
					Pit sides remained vertical and stable. HV = Hand Shear Vane test On completion groundwater at 2.48m.			
					Scale (approx)		Logged By	Figure No.
					1:25		TM/SJ	6646.TP07









						Site	Trial Pit Number	
						CLITHEROE ROAD, WHALLEY, LANCASHIRE	TP14	
Excavation Method		Dimensions		Ground Level (mOD)		Client	Job Number	
MECHANICAL EXCAVATOR		2.40m x 0.70m				CODA STRUCTURES	6646	
		Location		Dates		Engineer	Sheet	
		AS PLAN		04/12/2018			1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.20)	Brown slightly sandy slightly clayey SILT with some roots and rootlets (topsoil).		
0.20-0.40	B				0.20			
					(0.20)	Firm brown gravelly slightly sandy silty CLAY with occasional rootlets and medium hornfels cobble content. Gravel is subangular to subrounded fine to coarse sandstone, limestone, hornfels and quartz.		
0.50-0.70	B		HV@0.75m, c=79kPa		0.40			
					(1.20)	Firm high strength orangish brown and grey mottled slightly gravelly slightly sandy silty CLAY. Gravel is fine to coarse sandstone, hornfels, limestone and quartz.		
1.40-1.60	B		HV@1.60m, c=83kPa		1.60			
					(0.90)	Firm medium strength greyish brown slightly gravelly silty CLAY with occasional pockets of sand.. Gravel is subangular to subrounded fine to medium sandstone and quartz.		
2.20-2.40	B		HV@2.40m, c=64kPa 04/12/2018:DRY		2.50			
						Complete at 2.50m		
Plan						Remarks		
						Pit sides remained vertical and stable. No groundwater encountered. HV = Hand Shear Vane test On completion backfilled with arisings.		
						Scale (approx)	Logged By	Figure No.
						1:25	TM/SJ	6646,TP14

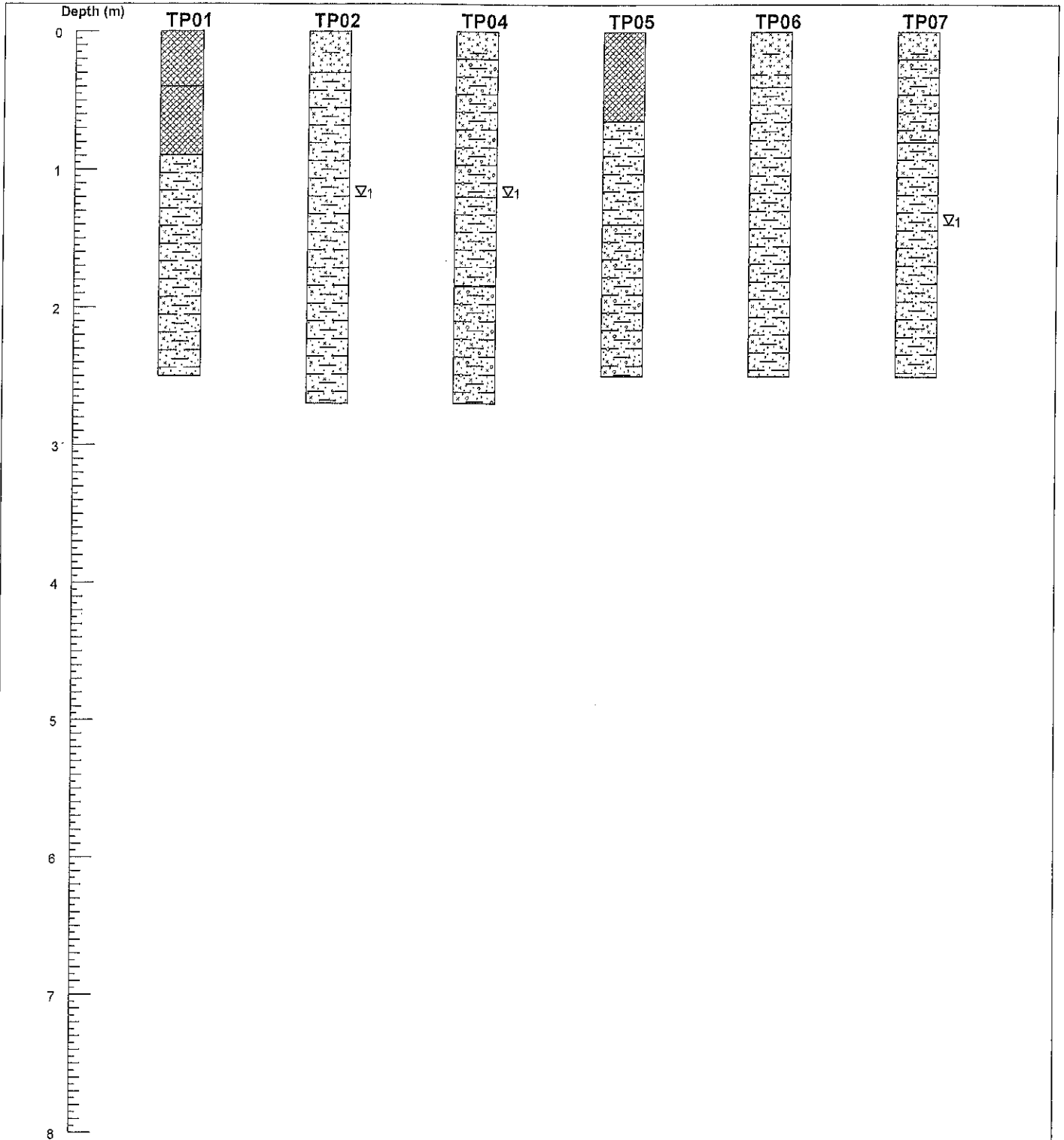
					Site CLITHEROE ROAD, WHALLEY, LANCASHIRE		Trial Pit Number <b>TP15</b>		
Excavation Method MECHANICAL EXCAVATOR		Dimensions		Ground Level (mOD)		Client CODA STRUCTURES		Job Number 6646	
		Location AS PLAN		Dates 05/12/2018		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.10-0.30	B				(0.30)	Dark brown slightly sandy slightly clayey SILT with some rootlets (topsoil).			
0.40-0.60	B		HV@0.60m, c=72kPa		0.30 (0.90)	Firm medium strength light brown and occasional orangish brown and grey mottled slightly gravelly slightly sandy silty CLAY with occasional pockets of sand. Gravel is angular to subangular fine to coarse limestone and sandstone.			
1.30-1.50	B				1.20 (1.30)	Soft to firm dark greyish brown slightly gravelly slightly sandy silty CLAY with low quartz cobble content. Gravel is subrounded fine to coarse quartz.			
2.20-2.40	B				2.50	Complete at 2.50m			
		05/12/2018: DRY							
Plan					Remarks				
.					Pit sides remained vertical and stable.				
.					No groundwater encountered.				
.					HV = Hand Shear Vane test				
.					On completion backfilled with arisings.				
.					Scale (approx)		Logged By		Figure No.
					1:25		TDC/SJ		6646.TP15

					Site CLITHEROE ROAD, WHALLEY, LANCASHIRE		Trial Pit Number <b>TP17</b>	
Excavation Method MECHANICAL EXCAVATOR		Dimensions 4.00m x 0.70m		Ground Level (mOD)		Client CODA STRUCTURES		Job Number 6646
		Location AS PLAN		Dates 04/12/2018		Engineer		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.20) 0.20	Brown slightly sandy slightly clayey SILT (topsoil).		
0.40-0.60	B					Firm high becoming medium strength light brown and occasional orangish brown and dark grey mottled slightly gravelly slightly sandy silty CLAY with occasional pockets of sand and low schist, granite limestone and quartzite cobble and boulder content. Gravel is angular to rounded fine to coarse sandstone, limestone, siltstone and quartz.		
1.40-1.60	D		HV@0.85m, c=124kPa		(2.30)			
2.20-2.40	D		HV@1.80m, c=59kPa					
			04/12/2018: DRY		2.50	Complete at 2.50m		
Plan					Remarks			
					Pit sides remained vertical and stable. No groundwater encountered. HV = Hand Shear vane test On completion backfilled with arisings.			
					Scale (approx)		Logged By	Figure No.
					1:25		TM/SJ	6646.TP17

					Site CLITHEROE ROAD, WHALLEY, LANCASHIRE		Trial Pit Number <b>TP18</b>		
Excavation Method MECHANICAL EXCAVATOR		Dimensions		Ground Level (mOD)		Client CODA STRUCTURES		Job Number 6646	
		Location AS PLAN		Dates 05/12/2018		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.10-0.30	B				(0.40)	Dark brown slightly sandy slightly clayey SILT with many roots and rootlets (organic odour) (topsoil).			
0.50-0.70	D		HV@0.40m, c=69kPa		0.40 (0.70)	Firm medium strength brown and occasional dark brown mottled slightly gravelly slightly sandy silty CLAY. Gravel is angular to subangular fine to coarse sandstone and quartz.			
1.50-1.70	D				1.10 (1.40)	Firm dark greyish brown slightly gravelly slightly sandy silty CLAY. Gravel is angular to subangular fine to coarse limestone, sandstone and quartz.			
2.20-2.40	D				2.50	Complete at 2.50m			
				05/12/2018: DRY					
Plan					Remarks				
.					Pit sides remained vertical and stable.				
.					No groundwater encountered.				
.					HV = Hand Shear Vane test				
.					On completion backfilled with arisings.				
.					Scale (approx)		Logged By		Figure No.
.					1:25		TDC/SJ		6646.TP18



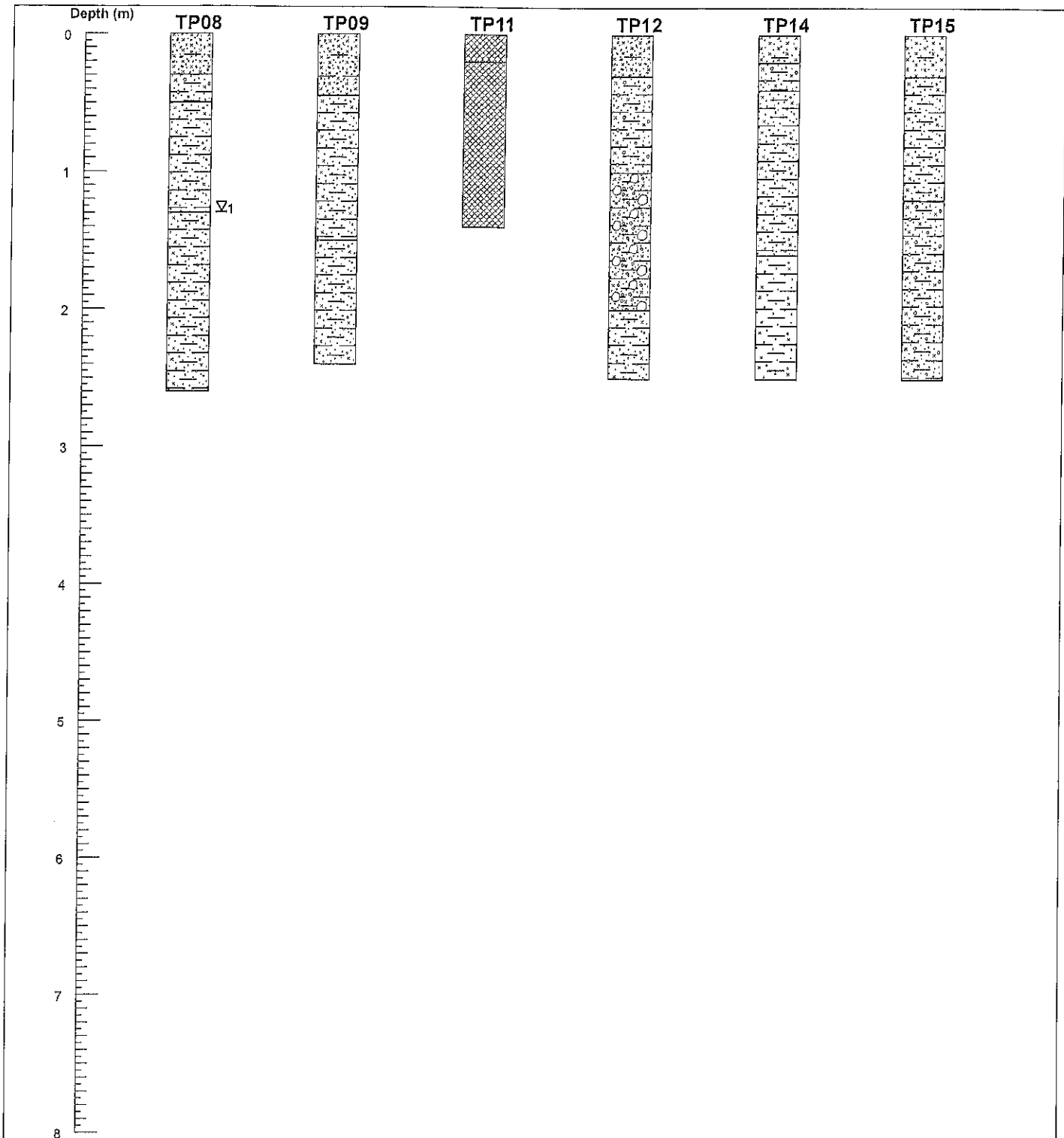




Key					
	Groundwater Strike		Silty sandy CLAY		Clayey sandy SILT
	Strike Rise Level		Silty gravelly CLAY		Sandy gravelly clayey SILT
	MADE GROUND		Silty sandy gravelly cobbly CLAY		
	Silty sandy gravelly CLAY		Silty sandy gravelly cobbly bouldery CLAY		

**Nominal Section**

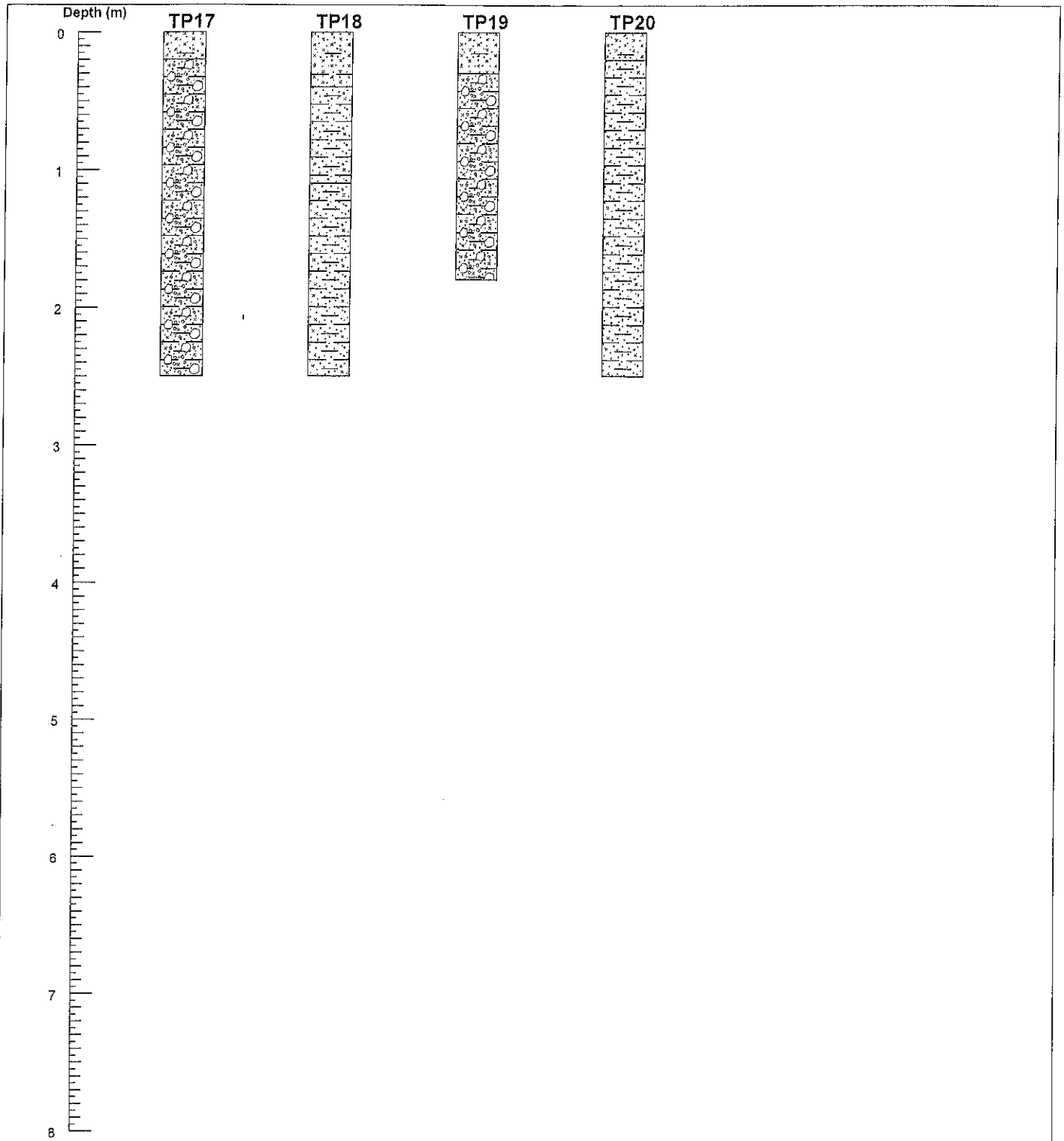
<b>Site</b> CLITHEROE ROAD, WHALLEY, LANCASHIRE	<b>Date Drawn</b> 22/01/2019	<b>Date Checked</b>	<b>Sheet</b> 1/3	<b>Job Number</b> 6646
<b>Client</b> CODA STRUCTURES	<b>Drawn By</b>	<b>Checked By</b>	<b>Scale</b> 1:40[V]	<b>Figure No.</b> 6646.1



**Key**

Groundwater Strike	Silty sandy CLAY	Clayey sandy SILT
Strike Rise Level	Silty gravelly CLAY	Sandy gravelly clayey SILT
MADE GROUND	Silty sandy gravelly cobbly CLAY	
Silty sandy gravelly CLAY	Silty sandy gravelly cobbly bouldery CLAY	

		<b>Nominal Section</b>		
<b>Site</b> CLITHEROE ROAD, WHALLEY, LANCASHIRE	<b>Date Drawn</b> 22/01/2019	<b>Date Checked</b>	<b>Sheet</b> 2/3	<b>Job Number</b> 6646
<b>Client</b> CODA STRUCTURES	<b>Drawn By</b>	<b>Checked By</b>	<b>Scale</b> 1:40[V]	<b>Figure No.</b> 6646.1



**Key**

Groundwater Strike	Silty sandy CLAY	Clayey sandy SILT
Strike Rise Level	Silty gravelly CLAY	Sandy gravelly clayey SILT
MADE GROUND	Silty sandy gravelly cobbly CLAY	
Silty sandy gravelly CLAY	Silty sandy gravelly cobbly bouldery CLAY	

		<b>Nominal Section</b>		
<b>Site</b> CLITHEROE ROAD, WHALLEY, LANCASHIRE	<b>Date Drawn</b> 22/01/2019	<b>Date Checked</b>	<b>Sheet</b> 3/3	<b>Job Number</b> 6646
<b>Client</b> CODA STRUCTURES	<b>Drawn By</b>	<b>Checked By</b>	<b>Scale</b> 1:40[V]	<b>Figure No.</b> 6646.1

**CoDa Structures**

Consulting Civil & Structural Engineers  
14 Springfield Court  
GUISELEY  
Leeds LS20 8FD

**PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL  
ASSESSMENT  
FOR A MIXED-USE DEVELOPMENT SITE ADJACENT  
THE A59 AND CLITHEROE ROAD, WHALLEY**

**APPENDIX H  
CHEMICAL TEST RESULTS**







The right chemistry to deliver results  
 Project: 6646 Clitheroe Road, Whalley, Lancashire

## Results - Soil

Client: Sub Surface	Chemtest Job No.:	18-40197	18-40197		
Quotation No.:	Chemtest Sample ID.:	745895	745896		
	Client Sample ID.:	643	563		
	Sample Location:	TP18	TP19		
	Sample Type:	SOIL	SOIL		
	Top Depth (m):	0.10	0.10		
	Bottom Depth (m):	0.30	0.30		
	Date Sampled:	05-Dec-2018	05-Dec-2018		
	Asbestos Lab:	COVENTRY	COVENTRY		
Determinand	Accred.	SOP	Units	LOD	
ACM Type	U	2192		N/A	
Asbestos Identification	U	2192	%	0.001	
Moisture	N	2030	%	0.020	21
pH	U	2010		N/A	7.4
Boron (Hot Water Soluble)	U	2120	mg/kg	0.40	0.43
Sulphate (2:1 Water Soluble) as SO4	U	2120	g/l	0.010	< 0.010
Arsenic	U	2450	mg/kg	1.0	17
Cadmium	U	2450	mg/kg	0.10	1.2
Chromium	U	2450	mg/kg	1.0	23
Copper	U	2450	mg/kg	0.50	22
Mercury	U	2450	mg/kg	0.10	< 0.10
Nickel	U	2450	mg/kg	0.50	37
Lead	U	2450	mg/kg	0.50	48
Selenium	U	2450	mg/kg	0.20	1.5
Zinc	U	2450	mg/kg	0.50	91
Naphthalene	U	2700	mg/kg	0.10	< 0.10
Acenaphthylene	U	2700	mg/kg	0.10	< 0.10
Acenaphthene	U	2700	mg/kg	0.10	< 0.10
Fluorene	U	2700	mg/kg	0.10	< 0.10
Phenanthrene	U	2700	mg/kg	0.10	2.9
Anthracene	U	2700	mg/kg	0.10	0.50
Fluoranthene	U	2700	mg/kg	0.10	3.6
Pyrene	U	2700	mg/kg	0.10	3.5
Benzofluoranthene	U	2700	mg/kg	0.10	1.8
Chrysene	U	2700	mg/kg	0.10	1.6
Benzobenzofluoranthene	U	2700	mg/kg	0.10	0.84
Benzokjfluoranthene	U	2700	mg/kg	0.10	1.8
Benzofluoranthene	U	2700	mg/kg	0.10	0.52
Benzofluoranthene	U	2700	mg/kg	0.10	0.51
Indeno(1,2,3-c,d)Pyrene	U	2700	mg/kg	0.10	< 0.10
Dibenz(a,h)Anthracene	U	2700	mg/kg	0.10	< 0.10
Benzofluoranthene	U	2700	mg/kg	0.10	1.4
Total Of 16 PAH's	U	2700	mg/kg	2.0	8.9
					2.1
					2.4

## Report Information

### Key

---

- U UKAS accredited
- M MCERTS and UKAS accredited
- N Unaccredited
- S This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
- SN This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
- T This analysis has been subcontracted to an unaccredited laboratory
- I/S Insufficient Sample
- U/S Unsuitable Sample
- N/E not evaluated
- < "less than"
- > "greater than"

Comments or interpretations are beyond the scope of UKAS accreditation

The results relate only to the items tested

Uncertainty of measurement for the determinands tested are available upon request

None of the results in this report have been recovery corrected

All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis

All Asbestos testing is performed at the indicated laboratory

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

### Sample Deviation Codes

---

- A - Date of sampling not supplied
- B - Sample age exceeds stability time (sampling to extraction)
- C - Sample not received in appropriate containers
- D - Broken Container
- E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

### Sample Retention and Disposal

---

All soil samples will be retained for a period of 45 days from the date of receipt

All water samples will be retained for 14 days from the date of receipt

Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:

[customerservices@chemtest.com](mailto:customerservices@chemtest.com)

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FOR A MIXED-USE DEVELOPMENT SITE ADJACENT  
THE A59 AND CLITHEROE ROAD, WHALLEY**

## **APPENDIX I**

### **GEOTECHNICAL TEST RESULTS**

**SUB SURFACE**SITE INVESTIGATION, GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS  
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907**Laboratory Test Results**

Site : CLITHEROE ROAD, WHALLEY, LANCASHIRE

Client : CODA STRUCTURES

Engineer :

Job Number

6646

Sheet

1 / 1

**DETERMINATION OF MOISTURE CONTENT, LIQUID LIMIT AND PLASTIC LIMIT  
AND DERIVATION OF PLASTICITY AND LIQUIDITY INDEX**

Borehole/ Trial Pit	Depth (m)	Sample	Natural Moisture Content %	Sample Passing 425µm Sieve		Liquid Limit %	Plastic Limit %	Plasticity Index %	Liquidity Index	Group Symbol	Laboratory Description
				Percentage %	Moisture Content %						
TP02	1.30	D	35	93	38	67	31	36	0.19	CH	Firm medium to high strength light brown slightly sandy silty CLAY with occasional bands of fine sand.
TP02	2.40	B	16	74	22	27	14	13	0.62	CL	Firm medium to high strength light brown slightly sandy silty CLAY with occasional bands of fine sand.
TP08	1.10	D	15	73	21	33	18	15	0.20	CL	Firm high strength orangish brown slightly gravelly slightly sandy silty CLAY. Gravel is subangular to subrounded fine to coarse sandstone, limestone and quartz.
TP15	1.30	B	42	86	49	43	23	20	1.30	CI	Soft to firm dark greyish brown slightly gravelly slightly sandy silty CLAY with low quartz cobble content. Gravel is subrounded fine to coarse quartz.
TP15	2.20	B	12	75	16	22	13	9	0.33	CL	Soft to firm dark greyish brown slightly gravelly slightly sandy silty CLAY with low quartz cobble content. Gravel is subrounded fine to coarse quartz.
TP19	0.40	B	15	88	17	32	16	16	0.06	CL	Firm greyish brown slightly gravelly slightly sandy silty CLAY medium sandstone, quartz, hornfels cobble and boulder content. Gravel is subangular to rounded fine to coarse sandstone, hornfels, limestone, slate and quartz.
TP19	1.50	B	18	76	24	32	15	17	0.53	CL	Firm greyish brown slightly gravelly slightly sandy silty CLAY medium sandstone, quartz, hornfels cobble and boulder content. Gravel is subangular to rounded fine to coarse sandstone, hornfels, limestone, slate and quartz.

**Method of Preparation :** BS 1377:PART 1:1990:7.4 Preparation of samples for classification tests BS 1377:PART 2:1990:4.2 & 5.2 Sample preparations**Method of Test :** BS 1377:PART 2:1990:3 Determination of moisture content 1990:4 Determination of the liquid limit BS 1377:PART 2:1990:5 Determination of the plastic limit and plasticity index**Remarks :**



# SUB SURFACE

SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS  
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907

## Laboratory Test Results

Site: CLITHEROE ROAD, WHALLEY, LANCASHIRE

Client: CODA STRUCTURES

Engineer:

Job Number

6646

Sheet:

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### Dry Density/Moisture Content Relationship

Position: TP12

Sample: 587

Depth: 1.40m

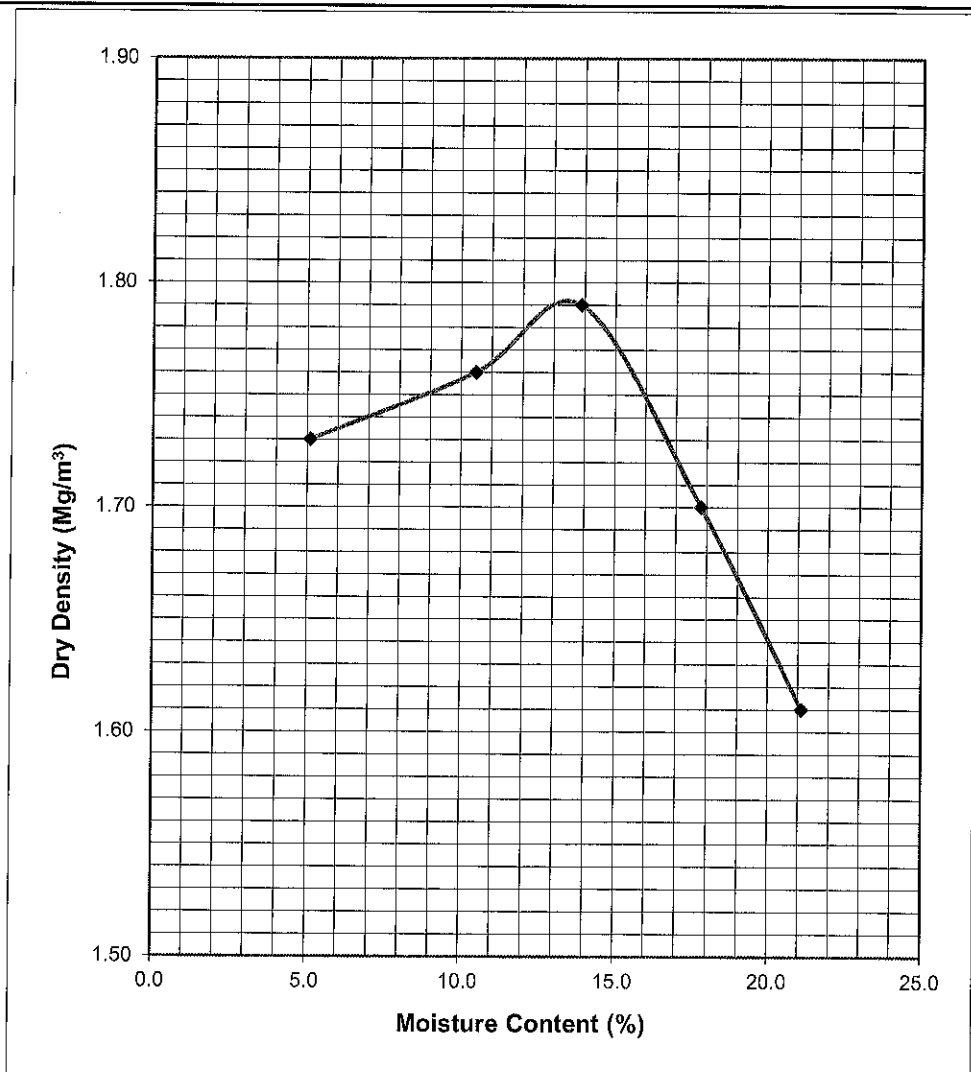
Mould: 1 litre

Rammer: 4.5 kg

Description:

Soft to firm medium strength dark greyish brown slightly gravelly silty CLAY with low stone cobble and boulder content Gravel is fine to coarse stone.

Increment	Moisture Content (%)	Dry Density (Mg/m <sup>3</sup> )
1	5.1	1.73
2	10.5	1.76
3	13.9	1.79
4	17.8	1.70
5	21.1	1.61



Natural M.C: 32%

Passing 20mm : 68%

Optimum M.C: 13.4%

Max Dry Density: 1.79 Mg/m<sup>3</sup>

Remarks:

Operator

SJG

Checked

CAM

Approved

CAM

**SUB SURFACE**SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS  
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907

## Laboratory Test Results

Site: CLITHEROE ROAD, WHALLEY, LANCASHIRE

Client: CODA STRUCTURES

Engineer:

Job Number

6646

Sheet:

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**Dry Density/Moisture Content Relationship**

Position: TP15

Sample: 596

Depth: 1.30m

Mould: 1 litre

Rammer: 4.5 kg

## Description:

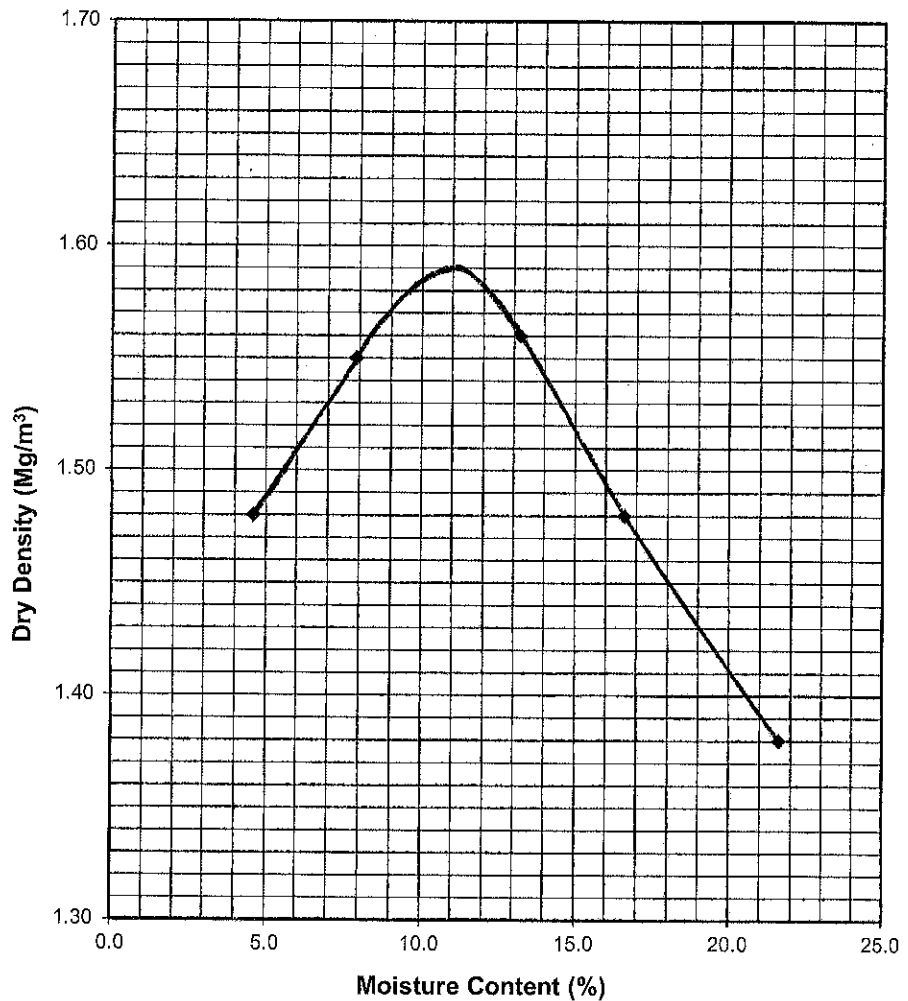
Soft to firm dark greyish brown slightly gravelly silty CLAY with low quartz cobble content. Gravel is subrounded fine to coarse quartz.

Increment	Moisture Content (%)	Dry Density (Mg/m <sup>3</sup> )
1	4.6	1.48
2	7.9	1.55
3	13.2	1.56
4	16.6	1.48
5	21.6	1.38

Natural M.C.: 42%

Passing 20mm : 72%

Optimum M.C.: 10.7%

Max Dry Density: 1.59 Mg/m<sup>3</sup>

Remarks:

Operator

SJG

Checked

CAM

Approved

CAM

**SUB SURFACE**SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS  
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907

## Laboratory Test Results

Site: CLITHEROE ROAD, WHALLEY, LANCASHIRE

Client: CODA STRUCTURES

Engineer:

Job Number

6646

Sheet:

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**Dry Density/Moisture Content Relationship**

Position: TP17

Sample: 596

Depth: 0.40m

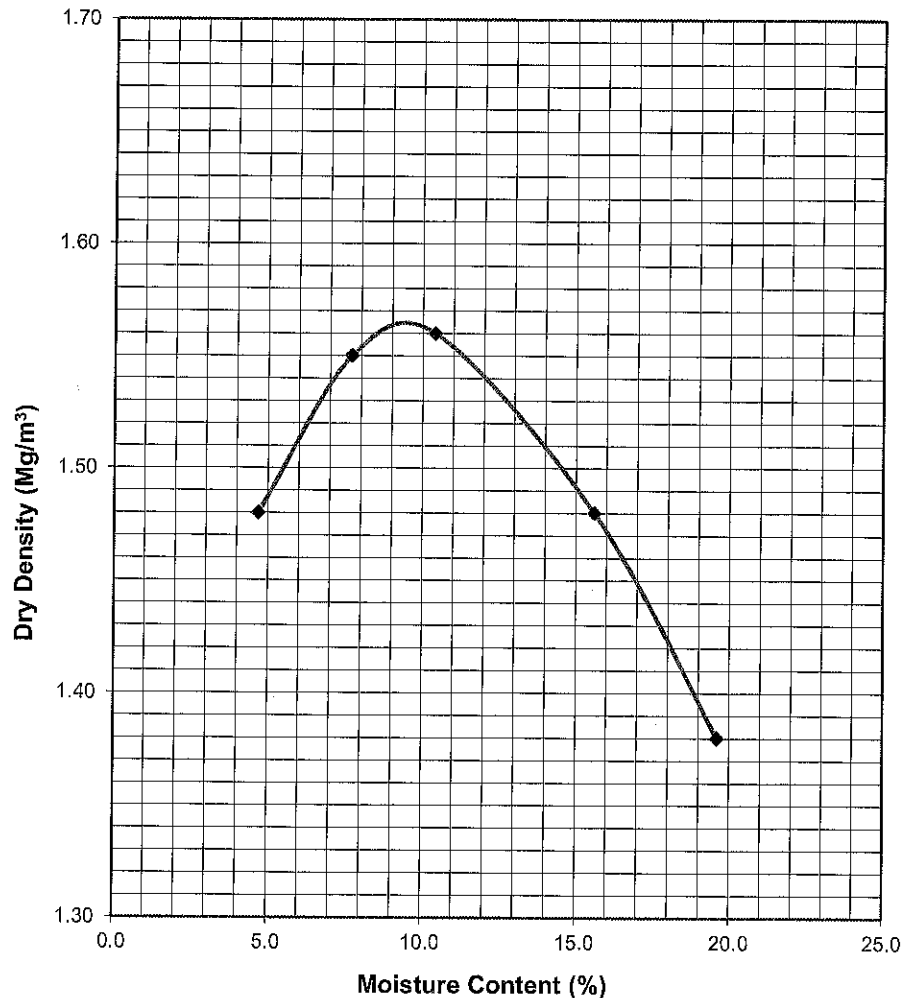
Mould: 1 litre

Rammer: 4.5 kg

## Description:

Firm medium to high strength light brown and occasional orangish brown and dark grey mottled slightly gravelly slightly sandy silty CLAY with occasional pockets of sand and low schist, limestone, granite and quartzite cobble and boulder content. Gravel is angular to rounded fine to coarse sandstone, limestone, siltstone, quartz and wood.

Increment	Moisture Content (%)	Dry Density (Mg/m <sup>3</sup> )
1	4.7	1.48
2	7.7	1.55
3	10.4	1.56
4	15.6	1.48
5	19.6	1.38



Natural M.C.: 17%

Passing 20mm : 92%

Optimum M.C.: 9.4%

Max Dry Density: 1.57 Mg/m<sup>3</sup>

Remarks:

Operator

SJG

Checked

CAM

Approved

CAM



# SUB SURFACE

SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS  
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907

## Laboratory Test Results

Site: CLITHEROE ROAD, WHALLEY, LANCASHIRE

Client: CODA STRUCTURES

Engineer:

Job Number

6646

Sheet:

4 / 4

### Dry Density/Moisture Content Relationship

Position: TP19

Sample: 565

Depth: 1.50m

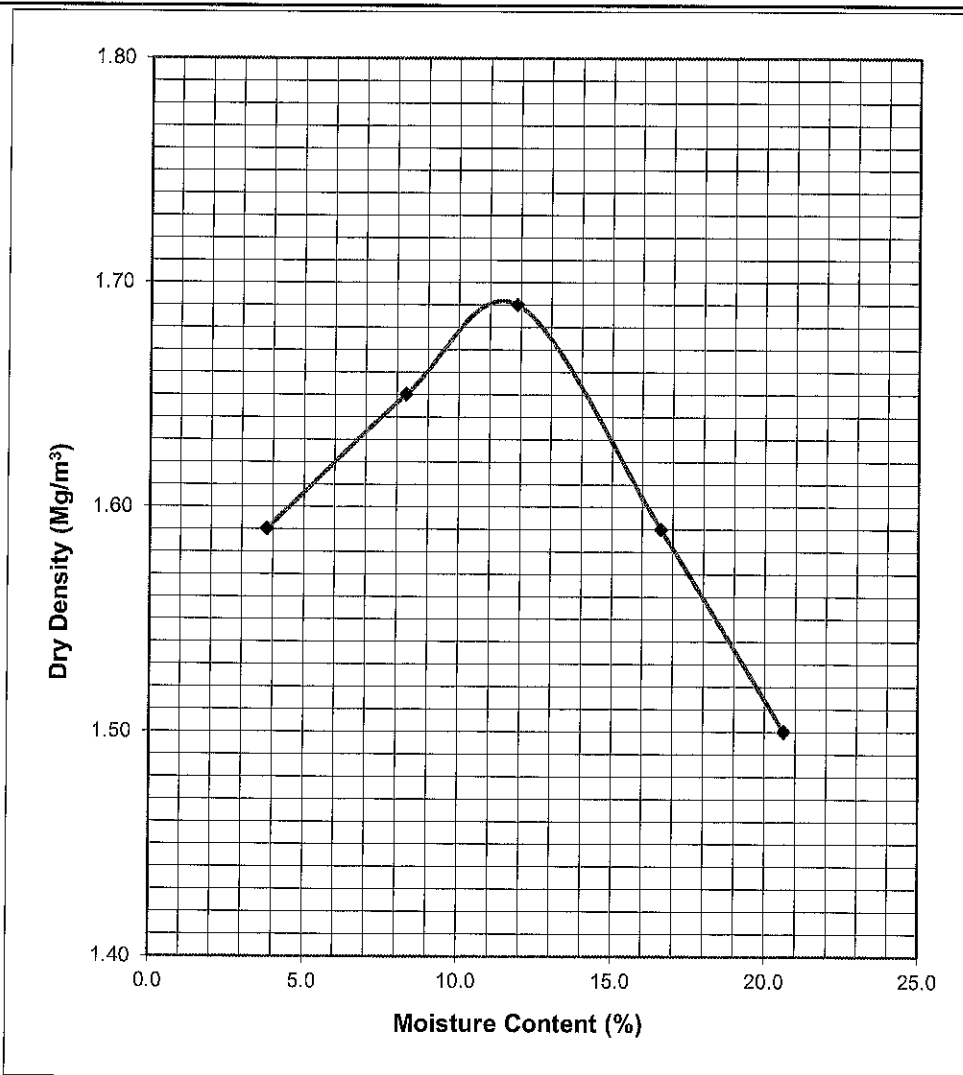
Mould: 1 litre

Rammer: 4.5 kg

#### Description:

Firm greyish brown slightly gravelly slightly sandy silty CLAY with medium sandstone, quartz and hornfels cobble content and low sandstone, quartz and hornfels boulder content. Gravel is subangular to rounded fine to coarse sandstone, hornfels, limestone, slate and quartz.

Increment	Moisture Content (%)	Dry Density (Mg/m <sup>3</sup> )
1	3.8	1.59
2	8.3	1.65
3	11.9	1.69
4	16.6	1.59
5	20.6	1.50



Natural M.C.: 18%

Passing 20mm : 54%

Optimum M.C.: 10.3%

Max Dry Density: 1.69 Mg/m<sup>3</sup>

Remarks:

Operator

SJG

Checked

CAM

Approved

CAM

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**PHASE 1 & 2 ENGINEERING & ENVIRONMENTAL  
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THE A59 AND CLITHEROE ROAD, WHALLEY**

**APPENDIX J**

**CONTAMINATION ASSESSMENT CRITERIA FOR  
RESIDENTIAL USE WITH HOME GROWN PRODUCE**

	Units	Residential Use With Homegrown Produce	Derivation Tool
<b>ORGANICS</b>			
Sum of PCDDs, PCDFs, (eg PCBs)	mg/kg	8	EA 2009
Phenol	mg/kg	280	LQM/CI/EH S4UL's
Chlorophenols	mg/kg	0.87	LQM/CI/EH S4UL's
Pentachlorophenols	mg/kg	0.22	LQM/CI/EH S4UL's
<b>PAHs (EPA)</b>			
Acenaphthene	mg/kg	210	LQM/CI/EH S4UL's
Acenaphthylene	mg/kg	170	LQM/CI/EH S4UL's
Anthracene	mg/kg	2400	LQM/CI/EH S4UL's
Benzo (a) Anthracene	mg/kg	7.2	LQM/CI/EH S4UL's
Benzo (a) pyrene	mg/kg	5.0	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Benzo (b) fluoranthene	mg/kg	2.8	LQM/CI/EH S4UL's
Benzo (k) fluoranthene	mg/kg	77	LQM/CI/EH S4UL's
Benzo (g, h, i) perylene	mg/kg	320	LQM/CI/EH S4UL's
Chrysene	mg/kg	15	LQM/CI/EH S4UL's
Di-benzo (a, h) anthracene	mg/kg	0.24	LQM/CI/EH S4UL's
Indeno (1, 2, 3-cd) pyrene	mg/kg	27	LQM/CI/EH S4UL's
Fluoranthene	mg/kg	280	LQM/CI/EH S4UL's
Fluorene	mg/kg	170	LQM/CI/EH S4UL's
Naphthalene	mg/kg	2.3	LQM/CI/EH S4UL's
Phenanthrene	mg/kg	95	LQM/CI/EH S4UL's
Pyrene	mg/kg	620	LQM/CI/EH S4UL's
Total PAHs	mg/kg	no sum	
<b>VOCs</b>			
1,1,1 Trichloroethane	mg/kg	8.8	LQM/CI/EH S4UL's
Vinyl Chloride	mg/kg	0.00084	LQM/CI/EH S4UL's
1,2 Dichloroethane	mg/kg	0.0071	LQM/CI/EH S4UL's
Tetrachloroethane	mg/kg	1.2	LQM/CI/EH S4UL's
Chlorobenzene	mg/kg	0.48	LQM/CI/EH S4UL's
1,2 Dichlorobenzene	mg/kg	23	LQM/CI/EH S4UL's
1,3 Dichlorobenzene	mg/kg	0.4	LQM/CI/EH S4UL's
1,4 Dichlorobenzene	mg/kg	81	LQM/CI/EH S4UL's
1,2,3 Trichlorobenzene	mg/kg	1.5	LQM/CI/EH S4UL's
1,2,4 Trichlorobenzene	mg/kg	2.6	LQM/CI/EH S4UL's
1,3,5 Trichlorobenzene	mg/kg	0.33	LQM/CI/EH S4UL's
1,2,3,4 Tetrachlorobenzene	mg/kg	15	LQM/CI/EH S4UL's
1,2,3,5 Tetrachlorobenzene	mg/kg	0.66	LQM/CI/EH S4UL's
1,2,4,5 Tetrachlorobenzene	mg/kg	0.33	LQM/CI/EH S4UL's
Pentachlorobenzene	mg/kg	5.8	LQM/CI/EH S4UL's
Hexachlorobenzene	mg/kg	1.8	LQM/CI/EH S4UL's
Trichloroethene	mg/kg	0.018	LQM/CI/EH S4UL's
Trichloromethane	mg/kg	0.91	LQM/CI/EH S4UL's
<b>GENERAL INORGANICS</b>			
Easily Liberatable Cyanide (free)	mg/kg	36	Acute effects infant 1 dose 3g soil
Thiocyanate	mg/kg	50	Former ICRC Threshold Trigger Value
<b>HEAVY METAL/METALLOIDS</b>			
Arsenic	mg/kg	37	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Cadmium	mg/kg	22	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Chromium (III)	mg/kg	910	LQM/CI/EH S4UL's
Chromium (VI)	mg/kg	21	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Lead	mg/kg	200	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Mercury (inorganic)	mg/kg	40	LQM/CI/EH S4UL's
Nickel	mg/kg	180	LQM/CI/EH S4UL's
Selenium	mg/kg	250	LQM/CI/EH S4UL's
Boron	mg/kg	290	LQM/CI/EH S4UL's
Copper	mg/kg	2400	LQM/CI/EH S4UL's
Zinc	mg/kg	3700	LQM/CI/EH S4UL's
Beryllium	mg/kg	1.7	LQM/CI/EH S4UL's
Vanadium	mg/kg	410	LQM/CI/EH S4UL's
<b>MONOAROMATICS</b>			
Benzene	mg/kg	0.87	SP1010: Development of C4SL's for Assessment of Land Affected by Contamination
Toluene	mg/kg	130	LQM/CI/EH S4UL's
Ethylbenzene	mg/kg	47	LQM/CI/EH S4UL's
o - Xylene	mg/kg	60	LQM/CI/EH S4UL's
m - Xylene	mg/kg	59	LQM/CI/EH S4UL's
p - Xylene	mg/kg	56	LQM/CI/EH S4UL's
<b>ALIPHATIC HYDROCARBONS</b>			
TPH Aliphatic>EC5-6	mg/kg	42	LQM/CI/EH S4UL's
TPH Aliphatic>EC6-8	mg/kg	100	LQM/CI/EH S4UL's
TPH Aliphatic>EC9-10	mg/kg	27	LQM/CI/EH S4UL's
TPH Aliphatic>EC10-12	mg/kg	130	LQM/CI/EH S4UL's
TPH Aliphatic>EC12-16	mg/kg	1100	LQM/CI/EH S4UL's
TPH Aliphatic>EC16-35	mg/kg	65000	LQM/CI/EH S4UL's
TPH Aliphatic>C35-44	mg/kg	65000	LQM/CI/EH S4UL's
TPH Aromatic>EC5-7	mg/kg	70	LQM/CI/EH S4UL's
TPH Aromatic>EC7-9	mg/kg	130	LQM/CI/EH S4UL's
TPH Aromatic>EC9-10	mg/kg	34	LQM/CI/EH S4UL's
TPH Aromatic>EC10-12	mg/kg	74	LQM/CI/EH S4UL's
TPH Aromatic>EC12-16	mg/kg	140	LQM/CI/EH S4UL's
TPH Aromatic>EC16-21	mg/kg	260	LQM/CI/EH S4UL's
TPH Aromatic>EC21-35	mg/kg	1100	LQM/CI/EH S4UL's
TPH Aromatic>EC35-44	mg/kg	1100	LQM/CI/EH S4UL's
<b>PESTICIDES</b>			
Aldrin	mg/kg	5.7	LQM/CI/EH S4UL's
Altrazine	mg/kg	3.3	LQM/CI/EH S4UL's
Dichloroos	mg/kg	0.032	LQM/CI/EH S4UL's
Endosulfans	mg/kg	7.4	LQM/CI/EH S4UL's
Hexachlorocyclohexane	mg/kg	0.06	LQM/CI/EH S4UL's
Dieldrin	mg/kg	0.97	LQM/CI/EH S4UL's
<b>OTHERS</b>			
pH	Value	<5	Former ICRC Threshold Trigger Value
Asbestos	-	Presence	Lab Screening
Sulphate	mg/l	500	Class DS1 - BRE Special Digest 1
Sulphide	mg/kg	250	Former ICRC Threshold Trigger Value
Sulphur	mg/kg	5000	Former ICRC Threshold Trigger Value
Calorific Value	MJ/kg	2	Fire Research