

Richborough
Land at Pendle Road
Clitheroe
Phase 1 Geo-Environmental Assessment

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Phase 1 Geo-Environmental Assessment

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REVISION CONTROL

Revision	Date of Issue	Status	Update Notes:	Updated:	Approved:
P1	October 2025	S2	Initial Issue	—	—
P2	December 2025	S2	Updated site boundary	CR	RR
P3	December 2025	S2	Client Comments	CR	RR

Notice

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This report details the findings of work carried out between the date of our appointment and the date of this report. The report has been prepared by BWB on the basis of available information obtained during the study period.

Although every reasonable effort has been made to gather all relevant information, not all potential environmental constraints or liabilities associated with the site may have been revealed. BWB has used reasonable skill, care and diligence in undertaking this work.

Information provided by third parties has been used in good faith and is taken at face value; however, BWB cannot guarantee its accuracy or completeness.

Should additional information or records be provided following the issue of this report, or are not identified in the References section of this report, which are considered to be relevant to the study area and for which reliance can be provided, BWB should be informed in order that the content of the document can be reviewed and revised accordingly.

The work has been carried out in general accordance with recognised best practices.

Unless otherwise stated, no assessment has been made concerning soil or groundwater known or suspected to be contaminated or impacted with radioactive substances or unexploded ordnance.

Any site boundary line depicted on plans does not imply legal ownership of land.

Recommendations provided in this report are preliminary and are subject to further investigation, assessment and geotechnical/geo-environmental design.

EXECUTIVE SUMMARY

Executive Summary	
Site Address	The Site is located at land of Pendle Road, Clitheroe (nearest applicable postcode: BB7 1PN (Clitheroe Wolves Home Ground)), centred at National Grid reference 375384, 441090.
Proposed Development	Outline planning application for the erection of up to 200 dwellings and associated landscaping, children's play area, sustainable urban drainage, and other infrastructure with all matters reserved except access.
Current Site Use	Undeveloped fields and grazing land.
Site History	The Site was undeveloped fields at the time of the first mapping (1847 - 1848) and is shown to have remained relatively unchanged through to mapping of 2025. A small property was shown to be present from the early 1970's to the mid 1990's. A water course is shown to be present throughout all mapping viewed. The Site was shown to be predominantly surrounded by undeveloped fields at the time of the first mapping (1847 - 1848). A mill and reservoir were shown to the southwest of the Site, with the mill replaced by a works and the reservoir no longer shown by the mid 1990's. Significant residential developments have occurred to the northwest, east, and southwest of the Site.
Ground Conditions	Information published by the BGS indicates that the Site is directly underlain by Till (Devensian) Superficial soils, overlying Clitheroe Limestone Formation and Hodder Mudstone Formation (undifferentiated) bedrock. The BGS does not indicate made ground to be present at the Site. However, it is anticipated that made ground may be present associated with the mast to the northeast of the Site and along the watercourse at various points. The Environment Agency (EA) classifies the Till as a Secondary Undifferentiated Aquifer and the Undifferentiated Limestone and Mudstone bedrock geologies as a Secondary A Aquifer. An inland river (Shaw Brook) is indicated to be present on-site, the feature is described as a watercourse containing water year-round (in normal circumstances) both at ground surface level and underground.
Geotechnical Review	Limited geotechnical constraints have been identified in the context of the outline development proposals.
Environmental Review	When considered in the context of the conceptual site model, the historical agricultural activities that have taken place, and the features on-site, the proposed development is considered to pose a moderate/low risk to human health and a low risk to controlled waters. No significant environmentally sensitive features (e.g. nitrate vulnerable zones) have been identified at the Site.
Recommendations	A ground investigation should be undertaken at the site to confirm ground conditions at the site, determine the ground gas regime, allow for in-situ and laboratory testing to quantify contaminant linkages and inform foundation design. Particular focus should be made towards the telegraph poles and Made Ground deposits (if identified) across the Site and possible associated soil contaminants. The ground investigation should aim to identify the presence of, and extent of, any deeper Made Ground Deposits, such findings should then inform the necessity of a ground gas monitoring regime. The requirement for earthworks and potential for re-use of or disposal of waste should be established at an early stage in the project.
This summary should be read in conjunction with BWB's full report (ref. 255496-BWB-XX-XX-T-G-0001_Ph1) and reflects an assessment of the site based on information received by BWB at the time of production.	

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1. INTRODUCTION

Instruction

- 1.1 BWB Consulting (BWB) was instructed by Richborough (the Client) to carry out a Phase 1 Geo-Environmental Assessment for the land at Pendle Road, Clitheroe (the "Site").
- 1.2 It is understood that an outline planning application for up to 200 dwellings at the Site has been prepared, with the Site currently comprising undeveloped grassland with some trees.

Objectives

- 1.3 This report has been completed to present pertinent information into the environmental risks and liabilities associated with the Site. It has been completed to fulfil the requirements of a preliminary risk assessment in accordance with BS 10175:2011+A2:2017 '*Investigation of potentially contaminated sites, code of practice*' and EA Guidance on Risk Management of Land Contamination <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.
- 1.4 The report has also been prepared with reference to land contamination technical guidance available through <https://www.gov.uk/government/collections/land-contamination-technical-guidance>.
- 1.5 The objectives of this report are to:
 - Assess historical activities at the site with respect to their potential impact on the Site environment;
 - Characterise the environmental setting of the Site, identify migration pathways and vulnerable receptors for contamination originating at the site, focusing on potential soil and groundwater liabilities;
 - Assess historical and current surrounding land use in relation to known or potential off-site contamination issues that may impact the Site;
 - Review existing site investigation and remediation information for the Site, where available;
 - Have due regard of geotechnical considerations, changes or requirements that may be needed to accommodate the proposed development; and
 - Develop a preliminary Conceptual Site Model (CSM).

Scope of Work

- 1.6 The scope of work included:
 - A site visit to inspect the current site and immediate surroundings, identify potential hazards associated with ground conditions or contamination and to determine potential constraints with regards to ground investigation (photographs presented as Appendix 2);

- A review of the following information:
 - o Groundsure report, reference GS-TD6-GLL-RT7-11N (Appendix 3);
 - o Historical Ordnance Survey Mapping (Appendix 4);
 - o Historical aerial photographs (Google Earth) and other imagery (Groundsure);
 - o BGS online geological maps and exploratory hole records (www.bgs.ac.uk);
 - o MAGIC website (www.natureonthemap.naturalengland.org.uk/magicmap);
 - o Mining Remediation Authority Interactive Map Viewer (<http://mapapps2.bgs.ac.uk/coalauthority/home.html>);
 - o Regional unexploded bomb risk maps: [Risk Maps | Zetica UXO](#)
- A summary of the key hazards or uncertainties that require additional investigation in order to further characterise the associated risks; and
- Production of a Geo-Environmental Assessment (this report), concluding in a qualitative assessment of the risks from contamination and ground-related constraints which may impact on the site.

2. THE SITE

Site Location

- 2.1 The Site is located at land of Pendle Road, Clitheroe (nearest applicable postcode: BB7 1PN (Clitheroe Wolves Home Ground)), centred at National Grid reference 375384, 441090. The approximate location of the site is shown below in Figure 1.

Figure 1: Site Location Plan



Site Description

- 2.2 The Site comprises multiple undeveloped fields, a larger one in the southeast and four smaller ones in the northwest, with rows of trees separating them. A hedgerow defines the Sites southwestern boundary (along Pendle Road), with hedgerows and sporadic trees along the remaining boundaries.
- 2.3 The Google Earth path tool with elevation profile indicates a steady decline in elevation from the southeast (approximately 118 m) to the northwest (approximately 107 m).

Site Walkover

- 2.4 A site walkover was completed on 23/07/2025 by a representative of BWB. Photographs from the walkover are presented in Appendix 2 with specific photographs referenced within the following text, where relevant.

- 2.5 For the purposes of the site walkover description the Site has been split into two sections, the larger field to the south and the four smaller fields to the north.

Southern Field

- 2.6 The Southern Field was accessed via a gate off an unnamed track following the Site's southeastern boundary (Photo 1). At the time of the walkover the Southern Field comprised mostly undeveloped land with sheep grazing (Photo 2). A small area of woodland was present immediately east of this field (Photo 3) which comprised a mast and associated electric infrastructure behind a short wire fence (Photo 4)¹. A watercourse was found to enter the site from the east in the wooded area flowing west, the watercourse continued westerly along the northern boundary (Photo 5).
- 2.7 Two traffic cones were observed to have been deposited into the watercourse (Photo 5 shows one).
- 2.8 The ground cover was mostly grass with frequent weeds, with hedges and occasional trees (mature and younger) observed along the Site and field boundaries. Additional flora included potential Yellow Flag (Photo 6) was observed along the watercourse. The Southern Field was noted to be undulating with a general decline towards the northwest.
- 2.9 Various anthropogenic material waste deposits were observed across the Southern Field and adjacent woodland. The materials did not show evidence of contamination and included:
- A small patch of large stones with moss cover along the southeast boundary (Photo 7).
 - Sheet material of unknown composition in the wooded area (Photo 8).
 - Partially buried bricks towards the centre-north of the field (to the south of the watercourse, near a telephone pole) (Photo 9).
 - Multiple grass humps were observed to the northwest (to the south of the watercourse) with bricks and stones visible in parts at surface (Photo 10). The ground here was heavily uneven and marshy in places.
 - Bricks, stone slabs, and large stones (some with moss cover) to the west (next to the boundary of one of the northern four fields) (Photo 11).
- 2.10 Three wooden telephone poles were observed across the Southern Field, which appear to have been directly piled into the ground (Photo 12). One to the centre-north (to the south of the watercourse), with cables running roughly southwest to a second pole to the centre of the field, continuing south to the third pole. The third pole had additional infrastructure in order to take the wires underground and presumably off-site.

¹ Access to the mast area could be via a gate from the unnamed track. This was not accessed during the walkover due to health and safety concerns.

Northern Fields

- 2.11 The northern fields were accessed from the southern field via an on-site gate along the southwest site boundary. Additional access was available off Pendle Road further to the northwest.
- 2.12 The four fields comprised undeveloped land with the southern and western fields separated from the northern and eastern fields by the watercourse flowing west from the Southern Field (**Photo 14**).
- 2.13 The fields were observed to be undulating with a general sloping towards the watercourse. The ground cover was found to comprise mostly long grass with additional flora along the watercourse, and bushes/ trees (mature and younger) along both the field and site boundaries.
- 2.14 A crossing allowing plant to move to the north of the watercourse was observed towards the centre of the northern fields. Large stones were present at this crossing as well as in the water (**Photo 15**) indicating the potential man-made construction of the crossing.

Potential Constraints to Ground Investigation

- 2.15 Surface was noted to be heavily uneven towards the northwest of the Southern Field.

Site Surroundings

- 2.16 The surrounding land uses at the time of the walkover survey are summarised in **Table 2:1**.

Table 2:1: Surrounding Land Use

Surrounding Land Use	
North	High Moor Road, undeveloped fields and sports field.
East	Woodland immediately east, unnamed road, undeveloped fields, and the A59.
South	Pendle Road/unnamed road beyond which is undeveloped fields and the A59.
West	Pendle Road and a large residential estate.

3. ANTICIPATED GROUND CONDITIONS

- 3.1 The anticipated ground conditions for the site and controlled waters vulnerability is discussed within **Table 3:1**.

Table 3:1: Summary of Anticipated Ground Conditions

Anticipated Ground Conditions	
Geology	Information published by the BGS indicates that the Site is directly underlain by Till (Devensian) Superficial soils, overlying Clitheroe Limestone Formation and Hodder Mudstone Formation (undifferentiated) bedrock. The BGS Lexicon database describes the Superficial soils as <i>"an unsorted and unstratified drift, generally overconsolidated, deposited directly by and underneath a glacier without subsequent reworking by water from the glacier"</i>. The Clitheroe Limestone Formations is described as <i>"predominantly pale grey and commonly coarsely crinoidal, packstones, wackestones and subordinate grainstones"</i> and the Hodder Mudstone Formation is described as <i>"predominantly grey to dark grey mudstone, with subordinate and variable detrital limestone, siltstone and sandstone"</i>. The BGS does not indicate made ground to be present at the Site. However, it is anticipated that made ground may be present associated with the mast in the northeast of the Site and in areas identified in Section 2. Several BGS borehole logs are identified along the A59 to the south the Site. The boreholes indicate topsoil over clays of low plasticity. Topsoil was encountered across the Site during the walkover. Small quantities of anthropogenic materials were noted sporadically.
Hydrogeology	The Environment Agency (EA) classifies the Till as a Secondary Undifferentiated Aquifer and the Undifferentiated Limestone and Mudstone bedrock geologies as a Secondary A Aquifer. Both the superficial and bedrock aquifers are indicated to be of low vulnerability. However, significant soluble rocks are likely to be present (problems unlikely except with considerable surface or subsurface water flow) within a 1 km grid square. The reviewed BGS borehole logs show groundwater was encountered consistently. There are no groundwater, surface water, and potable water abstractions within 500 m of the Site. The Site does not lie within a Source Protection Zone (SPZ).
Surface Waters	An inland river (Shaw Brook) is present on-site; the feature is described as a watercourse containing water year-round (in normal circumstances) both at ground surface level and underground. Several off-site water features are listed, some of which may be in connectivity with the on-site Shaw Brook. The Site lies within the Water Framework Directive (WFD) Mearley Brook surface water body catchment, and Ribble Carboniferous Aquifers groundwater body. The risk of flooding from rivers and the sea is listed as high, the risk from groundwater flooding is also high. Parts of the Site are shown to lie within flood zone 2 and 3 areas. The surface water flooding highest risk on-site is a 1 in 30 year (0.30 m – 1.00 m) event. One entry of a licensed discharge to controlled waters is listed in the Groundsure report, relating to sewage discharges (issued in 1969) from approximately 75 m northwest of the Site. There are five entries of pollution incidents (EA/NRW) within 500 m of the Site, all of which state no impact to both water and land.

Anticipated Ground Conditions	
Ground Gas & Radon	An historical landfill (refuse tip) is listed from approximately 244 m northwest of the Site. There are 12 entries of waste exemptions in excess of approximately 120 m of the Site. Ground gassing potential from these features is considered limited. Limited Made Ground is expected across the site but may be present in the vicinity of the mast. Small quantities of anthropogenic deposits were noted to be partially buried or at surface level sporadically across the Site. The Site is indicated to lie within an area where between 1% and 3% of properties are estimated to be affected by radon, as such radon protection measures are unlikely to be required.
Mining and Mineral Extraction	The Site does not lie within a Mining Remediation Authority Coal Mining Reporting Area. The Site is indicated to lie within a non-coal mining area relating to "vein mineral" stating that "<i>underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards.</i>"
Environmental Sensitivity	The Site is indicated to lie within a Site of Specific Scientific Interest (SSSI) Impact Risk Zone, which have been developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. The Site lies within an Entry Level Environmental Stewardship scheme and a Middle Tier Countryside Stewardship scheme. The woodland to the east of site is listed as a deciduous woodland priority habitat.

4. SITE HISTORY

- 4.1 Historical Ordnance Survey (OS) mapping for the site area has been reviewed. These maps and plans date from 1882 to 2025. The historical plans reviewed are provided in **Appendix 4**. The key points of the historical development of the Site and surrounding area are summarised in **Table 4:1**. All distances quoted are approximate.

Table 4:1: Key Points of Development History

Date (scale)	On Site	Off-Site
1847-1848 (1:10,560)	The Site was shown to comprise a series of undeveloped fields. An unnamed water course was shown to pass through the Site from the northeast corner to the centre	The Site was shown to be predominantly surrounded by undeveloped fields, with a small area of woodland to the east. The southwest and southeast borders of the Site were shown to be bounded by roads. To the southwest the road is later identified as " Pendle Road " and the road to the southeast remains unnamed. A large pond was shown to be present from approximately 400 m of the Site to the northwest, likely in connectivity to with the identified on-site watercourse. To the immediate northwest of the pond is " Brewery Cotton Mill ".
1884 (1:2,500)	<i>No significant changes identified.</i>	<i>No significant changes identified.</i>
1890 (1:10,560)	<i>No significant changes identified.</i>	<i>No significant changes identified to the west, northwest, north, northeast, and east of the Site.</i> <i>Areas to the southwest, south, and southeast not covered by the mapping.</i>
1906 – 1910 (1:10,560)	<i>Site not covered by the mapping.</i>	A property ("Claremont House") was developed to the immediate southeast of the pond (was relabelled "Reservoir") identified in the first mapping.
1912 (1:2,500)	<i>No significant changes identified.</i>	<i>No significant changes identified.</i>
1911 – 1915 (1:10,560)	<i>No significant changes identified.</i>	<i>No significant changes identified to the south, southeast, east, northeast, and north.</i> <i>Areas to the southwest, west, and northwest not covered by the mapping.</i>
1930 – 1932 (1:10,560)	<i>Site not covered by the mapping.</i>	<i>No significant changes identified to the northwest, west, and southwest.</i> <i>Areas to the south, southeast, east, northeast, and north not covered by the mapping.</i> The watercourse running through the Site was indicated to be flowing north-westerly.

Date (scale)	On Site	Off-Site
1932 (1:2,500)	<i>No significant changes identified.</i>	A property was developed from 175m northwest of the Site; a second set of properties was developed from 220 m to the northwest of the Site.
1938 (1:10,560)	<i>Site not covered by mapping.</i>	A "Roman Road" is shown to run roughly southwest-northeast from 75 m west of the Site. Properties have been developed from 20 m west of the Roman Road. Areas to the south, southeast, east, northeast, and north not covered by the mapping.
1950 – 1955 (1:10,560)	<i>No significant changes identified.</i>	Properties to the immediate west of the Roman Road were developed and appear to be residential dwellings.
1965 (1:2,500)	<i>No significant changes identified.</i>	A road was developed to the immediate northwest of the Site, running roughly southwest-northeast, multiple properties were developed on the northern side of the road.
1971 – 1974 (1:10,000)	Mapping of these years limited to small areas. A small property was developed to the centre southern edge of the Site.	Significant residential development was undertaken to the immediate west of the Site Mapping of these years limited to small areas. The A59 (main road) was developed from 80 m east of the Site, running roughly southwest-northeast.
1971 – 1976 (1:2,500)		
1973 – 1977 (1:2,500)		
1976 – 1977 (1:2,500)		
1977 (1:2,500)		
1984 – 1986 (1:2,500)	Mapping of these years limited to the west of the Site.	Mapping of these years limited to the west of the Site.
1986 (1:2,500)	<i>No significant changes identified.</i>	<i>No significant changes identified.</i>
1990 (1:2,500)	Mapping of these years limited to small areas. Small property to the centre southern edge of the Site (identified in mapping from the 1970's) was no longer shown.	Mapping of these years limited to small areas.
1993 (1:2,500)		Brewery Cotton Mill to the northwest of the Site was no longer present. A large property was labelled as "works" in his area.
1990 – 1994 (1:2,500)		The reservoir to the northwest of the Site was no longer shown and assumed infilled.
1994 (1:2,500)		Significant residential development was undertaken to the south of the Site.
1995 (1:2,500)		
2001 (1:10,000)	<i>No significant changes identified.</i>	<i>No significant changes identified.</i>

Date (scale)	On Site	Off-Site
2010 (1:10,000)	No significant changes identified.	No significant changes identified.
2025 (1:10,000)	No significant changes identified.	Significant residential development was undertaken to the south of the Site.
Notes: Mapping of 1896 (1:10,560) has been omitted as the Site and surrounds are not shown.		

Historical Aerial Photography and Imagery

- 4.2 Aerial photographs/imagery available through Google Earth are summarised in **Table 4:2**.

Table 4:2: Summary of Aerial Photography

Date (Source)	Description
12/2000 to 03/2025 (Google Earth)	The earliest viewed aerial imagery shows the larger field to the southeast to be used for agricultural purposes, and the four fields to the northeast undeveloped. This arrangement remains until imagery from 06/2022 shows the larger field to no longer be used agriculturally. Aerial imagery from 06/2018 shows the first signs of the residential development to the southwest, with further developments seen in the following imagery. Prior to the estate the land use was agricultural.

Operational / Company Records

- 4.3 No operational records have been made available for review as part of this assessment.

Planning History

- 4.4 The Ribble Valley Borough Council Planning Portal was accessed on 11/07/2025 and indicated that no planning applications have been submitted for the site since 1998.
- 4.5 Several planning applications are listed for land near to the Site with pertinent applications summarised in **Table 4:3**.

Table 4:3: Summary of Planning Applications

Application Reference	Proposal	Decision
3/2021/0497	Development of additional sports pitches to the immediate north.	Approved with conditions
3/2020/0601	Erection of up to 125 dwellings with public open space, landscaping, sustainable drainage system, and vehicular access point on land from approximately 200 m north of the Site.	Approved subject to legal agreement

Application Reference	Proposal	Decision
3/2017/1221	Conversion of Highmoor Farm (from approximately 200 m to the north of the Site) structures into five dwellings.	Approved with conditions

Summary of Site History

- 4.6 The Site was undeveloped fields at the time of the first mapping (1847 - 1848) and is shown to have remained relatively unchanged through to mapping of 2025. A small property was shown to be present from the early 1970's to the mid 1990's. A water course is shown to be present throughout all mapping viewed.
- 4.7 The Site was shown to be predominantly surrounded by undeveloped fields at the time of the first mapping (1847 – 1848). A mill and reservoir were shown to the southwest of the Site, with the mill replaced by a works and the reservoir no longer shown by the mid 1990's. Significant residential developments have occurred to the northwest, west, and southwest of the Site.

5. REGULATORY SETTING

Permits Consents and Authorisations

- 5.1 A full listing of permits, consents and authorisations including discharge consents, pollution incidences and other environmental information, is included in the Groundsure report, presented in Appendix 3.
- 5.2 No significant features have been identified which are considered likely to have had a detrimental impact on the site.

Landfilling and Waste Management

- 5.3 A full listing of EA, BGS and Local Authority recorded landfills are provided in the Groundsure report presented in Appendix 3.
- 5.4 The report identifies an historical landfill (LA/mapping records) from approximately 244 m northwest of the Site (1964 mapping). Given the small size of the refuse tip, its distance from the Site, and its age, it is considered unlikely to represent a credible source of contamination with limited potential for ground gas issues.
- 5.5 Twelve waste exemptions in excess of 120 m from the Site are listed, including the use of waste in construction and storage of sludge. Considering such exemptions have specific limits and conditions that must be adhered to and their distance from the Site, it is considered unlikely that they represent credible sources of contamination with limited potential for ground gas issues.

6. GEOTECHNICAL OVERVIEW

- 6.1 The Groundsure report, site history, current site setting and geological information have all been considered in order to gain an understanding of the likely ground conditions and ground model at the site. These have been further considered, with reference to the proposed development, in order to provide an indication of the potential ground related risks/constraints and opportunities, as summarised out in **Table 6:1**, which can be considered a Provisional Ground-related Risk Register.

Table 6:1: Ground Related Constraints & Opportunities

Potential Constraint / Opportunity	Explanation	Commentary
Topsoil and Made Ground	Topsoil is expected to be present across the majority of the site. Limited Made Ground is anticipated to be present associated with the telegraph poles.	Topsoil may be suitable for reuse in landscaping areas subject to confirmation of chemical status and compliance with BS3882. Made Ground may be suitable for reuse as bulk general (engineered) fill, subject to; chemical status, earthworks' suitability and classification. This would need to be determined via ground investigation, testing, assessment and confirmation of potential restrictions on reuse associated with waste management licencing and/or materials management.
Slopes and Topographical Variations	BWB are not aware of the need for any slopes and topographical variations	Suitable and appropriate geotechnical parameters will need to be determined, via an appropriate scale of ground investigation, for the design of retaining structures.
Indicative Foundation Options	In consideration of the indicative ground conditions and foregoing commentary, several foundation options may be appropriate	- Shallow "spread" foundations and ground bearing floor slabs may be feasible; (OR) - Shallow foundations and floor slabs on ground subjected to improvement by vibro-stone columns/rigid inclusions/over-excavation and re-engineering The foregoing preliminary advice is provided subject to sufficiently detailed and comprehensive ground investigation, sampling and testing, and subsequent geotechnical assessment and design in accordance with Eurocode 7.
Buried Obstructions	Given the historical uses of the site there is limited potential for buried obstructions such as underground utilities and former foundations.	Buried obstructions may require delineation, breaking out and removal from the ground within areas of proposed development. Subject to chemical suitability, it may be feasible to crush such material to appropriate gradings for re-use in the development.
Trees	Mature trees were noted on site and along the site boundaries	Foundations in close proximity to new or existing trees may need to be locally deepened beyond the zone of influence of tree roots and/or heave precautions adopted.

Potential Constraint / Opportunity	Explanation	Commentary
Concrete Classification	Ground conditions have potential to be pyritic based on the geology and may be aggressive to buried concrete.	As part of ground investigation works, appropriate sampling, testing and assessment should be undertaken in accordance with BRE Special Digest 1, Concrete in Aggressive Ground.
Ground Subsidence Risks	The Groundsure Report indicates a low to negligible risk on site associated compressible deposits. A very low risk on-site associated with shrink swell clays, running sands, collapsible deposits, landslides, and ground dissolution of soluble rocks.	Ground investigation should include determination of the plasticity (and therefore volume change potential) of cohesive soils.
Drainage and Soakaways	The Groundsure report indicates that the Site is underlain by Till which typically has low permeability.	Soakaways unlikely to be suitable for use on the Site. Should soakaways be considered as part of the drainage strategy, it is recommended that infiltration testing is undertaken in accordance with current guidance.
New Roads and Hardstanding Pavement	Appropriate data (California Bearing Ratio CBR values) should be determined for the design of new road and hardstanding pavement.	In-situ and laboratory geotechnical testing should be undertaken to determine suitable design parameters.
UXO	A review of the unexploded ordnance risk maps available online indicates the site to be in an area at low risk from UXO.	No further assessment required.

7. PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT

Introduction

- 7.1 The risk posed by any contaminants in soil or groundwater will depend on the nature of the hazard, the probability of exposure, the pathway by which exposure occurs, and the likely effects on the receptors. A contaminant is defined as a substance that has the potential to cause harm, while a risk is considered to exist if such a substance is present in sufficient concentration to cause harm and a pathway exists for a receptor to be exposed to the substance.
- 7.2 Three impact potentials exist for any given site, all of which need to be considered in a risk assessment, which are:
- The site impacting upon itself;
 - The site impacting on its surroundings; and
 - The surroundings impacting on the site.
- 7.3 The following sections discuss all the identified potential on and off-site sources, pathways and receptors in the context of the proposed development and plausible contaminant linkages which may represent a risk to identified receptors such as human health and/or controlled waters from the data gained from the desk study.
- 7.4 The assessment is qualitative and aimed to determine all likely contaminant linkages, with consideration of significance and allowing for uncertainties.
- 7.5 Sources (S): These are potential or known sources of contamination that may relate to a former land use or present site feature or process (e.g. fuel storage tanks).
- 7.6 Pathways (P): A pathway is defined as a mechanism or route by which a contaminant comes into contact with or otherwise affects a receptor. Pathways by which the identified receptors may be impacted upon in the context of the proposed development.
- 7.7 Receptors (R): Receptors are defined as people, living organisms, ecological systems, controlled waters, atmosphere, structures and utilities that could be adversely affected by contaminant(s).

Conceptual Site Model

- 7.8 Consideration has been given to the likely sources, pathways and receptors which may be present, based on the information in the previous sections. These are presented in Table 7:1 and
- 7.9 Table 7:2 and further information about the risk classification scheme is included within Appendix 5, with reference to CIRIA C552 '*Contaminated land risk assessment - a guide to good practice*'.

7.10 A tabulated version of the Preliminary CSM based on the desk study and site observations is presented in **Table 7:3**.

Table 7:1: Potential Sources of Contamination

Location	Potential Source	Contaminants of Potential Concern (CoPC)
On-site	MADE GROUND: Anthropogenic materials identified sporadically across the Site and Made Ground Deposits may be associated with the watercourse crossing.	- Heavy metals - Inorganics, such as cyanides, sulphates and nitrates - pH - Asbestos Containing Materials (ACMs) - Polycyclic Aromatic Hydrocarbons (PAHs) - Total Petroleum Hydrocarbons Criteria Working Group (TPH-CWG) - Methane, carbon dioxide
	TELEPHONE POLES: Potential contaminated land around wooden telegraph poles from leaching of treatment chemicals.	- Heavy Metals - PAHs - Pesticides, herbicides, and fungicides
	Current and historical AGRICULTURAL LAND USE	- Heavy metals - Pesticides and herbicides The following contaminants are more likely localised to small spillages and/or leakages of equipment/machinery: - TPH-CWG - PAHs
Off-site	MADE GROUND associated with historical roads bordering the Sites southwest, southeast, and northwest boundaries	As per MADE GROUND on-site CoPCs
	HISTORIC DEVELOPMENTS including residential properties to the southwest and the A59 to the southeast.	As per MADE GROUND on-site CoPCs

Table 7:2: Relevant Potential Pathways and Receptors

Receptors	Pathways
Human Health: - Future site users (residential) - Neighbouring public (residential and recreational)	- Dermal contact with soil or dust - Incidental ingestion of soil and/or dust - Inhalation of dust and/or fibres - Ingestion of contaminated vegetables and/or soil attached to vegetables - Migration and accumulation of ground gas in enclosed spaces leading to inhalation or explosion
Controlled Waters: - Groundwater (Secondary A aquifer) - Surface water body (Shaw Brook (inland river) on-site)	- Leaching of soil contaminants - Vertical and lateral migration - Surface run-off
Ecology: Flora and Fauna	- Lateral migration - Uptake and accumulation

Receptors	Pathways
Property: - Underground utilities - Building structures	- Direct Contact - Accumulation and explosion of gas

7.11 A number of potential sources of contamination, identified during the review, are not considered likely to impact on the Site. These are detailed below, along with the appropriate justification for not being included within the preliminary CSM:

- Brewery Cotton Mill was identified in historical mapping to be present from approximately 400 m northwest of the Site, given the distance of the mill from the Site and the length of time since last operation, it is not considered a likely cause of concern with regards land and groundwater contamination.
- A reservoir was identified near the mill and was likely in hydraulic connectivity with the on-site watercourse before it was presumably filled in during the 1990s. While the reservoir may have been used in mill processing or as a receptor of waste materials, the north-westerly flow direction of the watercourse makes contaminant flow to the site unlikely. Additionally, given the reservoir's distance from the site, if contaminated materials were used during the infilling process (1990's), it is considered unlikely to pose a credible source of land and groundwater contamination or ground gassing issues at the Site.
- A small property was shown to the centre south of the Site between the 1970s and 1990s, this is likely associated with the agricultural land use of the Site, potentially a stone hut/barn used for shelter, and unlikely to represent a significant source of contamination.
- One entry of a licensed discharge to controlled waters is listed in the Groundsure report, relating to sewage discharges (issued in in 1969) from approximately 75 m northwest of the Site. Given the age of the likely downstream nature of the discharge it is considered unlikely that the discharge will have migrated to and affected the Site.

Table 7:3: Preliminary Conceptual Site Model

Source	Pathway	Receptor	Con	Prob	Risk	Potential Mitigation/Investigation Requirements
On-site sources as detailed in Table 7:1.	Dermal contact with, and incidental ingestion of soil and/or dust. Inhalation of dust and/or fibres.	Future site users (residential)	Md	UI	L	As part of the proposed development, it is anticipated that hardstanding will be introduced across much of the site. This will limit the potential for direct contact with and minimise dust generation from potentially contaminated soils at the site post construction. In public open space/landscaped areas/garden areas the provision of a clean capping layer would restrict direct access to potentially contaminated soils. Limited anthropogenic material was identified at the Site during the walkover, unidentified Made Ground if present is likely limited across the site (e.g. in the vicinity of the mast). It is recommended that an intrusive ground investigation be completed in order to assess the extent of any potential contamination at the site, and assess the potential for existing topsoil to be utilised within the development.
	Ingestion of contaminated vegetables and/or soil attached to vegetables.	Future site users (residential)	Md	UI	L	Limited anthropogenic material was identified at the Site during the walkover, unidentified Made Ground if present is likely limited across the site. In garden areas where there is the potential for growing home produces, the provision of a clean capping layer would with appropriate demarcation at depth would limit the potential for vegetables to be grown in potentially contaminated soils if elevated contaminant levels are observed and delineate where a clean cover system may be required.
	Migration and accumulation of ground gases in enclosed spaces leading to asphyxiation (carbon dioxide) or explosion (methane).	Future site users (residential)	Md	UI	L	Limited anthropogenic material was identified at the Site during the walkover, unidentified Made Ground if present is likely limited across the site. Ground investigation should aim to determine the presence of and depth to of any made ground. Upon this determination the need for ground gas monitoring should be deduced.
	Leaching and permeation through soil profile.	Groundwater: Underlying Secondary A bedrock Aquifer	Md	UI	L	No groundwater or surface water data is currently available for the site. Ground investigation should seek to assess the risks to controlled waters associated with contaminants identified in Table 7:1.
	Vertical and lateral migration of contaminants.		Md	UI	L	
	Lateral migration of contaminated groundwater.					

Source	Pathway	Receptor	Con	Prob	Risk	Potential Mitigation/Investigation Requirements
	Surface run-off.	Shaw Brook	Md	UI	L	
	Direct contact.	Water utility pipes	Md	UI	L	Organic compounds in the shallow soils could taint the water supply. A ground investigation and subsequent laboratory analysis should be undertaken to inform the design of new services.
		Buried structures/foundations.	Md	UI	L	Sulphates and low pH in the ground could accelerate the degradation of buried concrete structures (e.g. foundations). Ground investigation should include an assessment of the concrete design class.
Off-site sources as detailed in Table 7:1.	Lateral migration of contaminated groundwater.	Groundwater: Underlying Secondary A Aquifer	Md	UI	L	It is expected that the cohesive ground conditions will minimise groundwater migration from off-site, however, this should be confirmed through ground investigation. Where possible, groundwater monitoring wells should be located along the site boundaries in order to delineate any potential contamination.
	Surface run-off.	Inland rivers and Shaw Brook	Md	UI	L	Site observed to generally slope steadily towards the watercourse during site walkover. No groundwater or surface water data is currently available for the site. Ground investigation should seek to assess the risks to controlled waters associated with contaminants identified in Table 7:1.
VH = Very High, H = High, M = Moderate, M/L = Moderate/Low, L = Low, VL = Very Low KEY: Sv = Severe, Md = Medium, Mi = Mild, Mr = Minor, Hi = High, Li = Likely, Lw = Low Likelihood, UI = Unlikely						
Contaminant linkage Assessment Summary When considered in the context of the conceptual site model and the historical activities that have taken place the proposed development is considered to pose a LOW risk to human health. The risk posed to controlled waters is predominantly considered to be LOW. It is recommended that a ground investigation be undertaken to quantify the identified contaminant linkages and assess likely mitigation measures.						

8. CONCLUSION AND RECOMMENDATIONS

Conclusions

- 8.1 The Site is located at land of Pendle Road, Clitheroe (nearest applicable postcode: BB7 1PN (Clitheroe Wolves Home Ground) and currently comprises undeveloped fields. It is understood that there are plans for the development of up to 200 dwellings at the Site.
- 8.2 The Site was undeveloped fields at the time of the first mapping (1847 - 1848) and is shown to have remained relatively unchanged through to mapping of 2025. A small property was shown to be present from the early 1970's to the mid 1990's. A water course is shown to be present throughout all mapping viewed. The surrounding area similarly comprised undeveloped fields at the time of the first mapping (1847 – 1848). A mill and reservoir were shown to the southwest of the Site, with the mill replaced by a works and the reservoir no longer shown by the mid 1990's. Significant residential developments have occurred to the northwest, west, and southwest of the Site.
- 8.3 Information published by the BGS indicates that the Site is directly underlain by Till (Devensian) superficial soils, overlying Clitheroe Limestone Formation and Hodder Mudstone Formation (undifferentiated) bedrock. The BGS does not indicate made ground to be present at the Site. However, it is anticipated that made ground may be present associated with the mast to the northeast of the Site as well as telegraph poles present across the Site, and the anthropogenic material identified during the walkover.
- 8.4 The EA classifies the Till as a Secondary Undifferentiated Aquifer and the Undifferentiated Limestone and Mudstone bedrock geologies as a Secondary A Aquifer.
- 8.5 Shaw Brook flows across the site from east to north west.
- 8.6 A review of regional World War Two bombing densities indicates the Site to be of low risk.
- 8.7 When considered in the context of the preliminary CSM and the historical agricultural activities that have taken place, the proposed development is considered to pose low risk to human health and low risk to controlled waters.

Recommendations

- 8.8 A ground investigation should be undertaken at the site to confirm ground conditions at the site, allow for in-situ and laboratory testing to quantify contaminant linkages and inform foundation design. Particular focus should be made towards the telegraph poles and Made Ground deposits present across the Site with regards soil contaminants, with respect to groundwater contamination focus should be made towards the on-site watercourse
- 8.9 The ground investigation should aim to identify the presence of, and extent of, any deeper Made Ground Deposits, such findings should then inform the necessity of a ground gas monitoring regime.

- 8.10 The requirement for earthworks and potential for re-use of or disposal of waste should be established at an early stage in the project.

9. REFERENCES

1. BS 10175:2011+A2:2017 Investigation of potentially contaminated sites. Code of practice. British Standards Institution, 2017.
2. CIRIA C552 *Contaminated land risk assessment. A guide to good practice*. Rudland, D J, Lancefield, R M, Mayell, P N, 2001.
3. Environmental Protection Act 1990: Part 2A, Contaminated Land Statutory Guidance. Department for Environment Food and Rural Affairs (DEFRA), 2012.
4. Land Contamination Risk Management. Environment Agency, 2020.
5. <https://www.gov.uk/government/collections/land-contamination-technical-guidance>.
6. The Control of Asbestos Regulations. Health and Safety Executive, 2012.

APPENDICES

Appendix 1: Proposed Site Layout / Masterplan



KEY

- SITE BOUNDARY
- SITE ACCESS VIA PENDLE ROAD
- RESIDENTIAL DEVELOPMENT
- PUBLIC OPEN SPACE
- PRIMARY STREET
- SECONDARY STREET
- TERTIARY STREET
- PRIVATE LANES
- ACTIVE TRAVEL ROUTES
- EXISTING PUBLIC RIGHTS OF WAY
- PEDESTRIAN ACCESS POINT TO WIDER MOVEMENT INFRASTRUCTURE
- EMERGENCY VEHICLE, PEDESTRIAN, AND CYCLIST ACCESS
- PLAY SPACES
- EXISTING VEGETATION
- TREE PLANTING
- SUSTAINABLE DRAINAGE
- EXISTING WATERCOURSE

KEY PRINCIPLES

1. PRIMARY ACCESS POINT VIA PENDLE ROAD;
2. PRIMARY MOVEMENT ROUTES;
3. SECONDARY STREET;
4. TERTIARY STREET;
5. FOCAL SQUARES ALONG PRIMARY AND SECONDARY MOVEMENT ROUTES;
6. ACTIVE TRAVEL ROUTES;
7. MAXIMUM OUTWARD FACING DEVELOPMENT OVER NEWLY CREATED PUBLIC OPEN SPACE;
8. RETAINED WATERCOURSE ROUTE;
9. MAXIMUM RETENTION OF EXISTING VEGETATION;
10. AREA OF PLAY;
11. RETAINED CONTEXTUAL VIEWS THROUGH SITE;
12. DEVELOPMENT SET BACK TO RETAIN VIEWS OF THE PENDLE HILL; AND
13. SITE LOW POINTS UTILISED FOR SUSTAINABLE DRAINAGE SOLUTIONS.

PENDLE ROAD, CLITHEROE – ILLUSTRATIVE DEVELOPMENT FRAMEWORK PLAN

PEGASUS
GROUP

Appendix 2: Site Photographs



Photo 1— Entrance to Southern Field off unnamed track



Photo 2 - Sheep grazing on Southern Field



Photo 3—Entrance to wooded area adjacent to eastern boundary



Photo 4— Mast and associated electrical infrastructure off site to the east



Photo 5— Watercourse running through off site wooded area with traffic cone



Photo 6— Possible Yellow Flag in and around watercourse



Photo 7— Stones along southeastern boundary.



Photo 8—Unknown anthropogenic material in wooded area.



Photo 9—Partially buried brick to centre north of Southern Field.



Photo 10—Grass mounds with anthropogenic materials apparent at surface.



Photo 11—Bricks at surface to centre-south of the Site.



Photo 12— Telephone pole with apparent direct foundation.



Photo 13— Large circle of dead grass in off site wooded area.



Photo 14—Watercourse boundary between south/west and north/east northern fields.



Photo 15— Access over watercourse with possible anthropogenic materials.

Appendix 3: Groundsure Report

Land off Pendle Road, Clitheroe

Order Details

Date: 14/07/2025
Your ref: 11904
Our Ref: GS-TD6-GLL-RT7-11N

Site Details

Location: 375384 441090
Area: 9.09 ha
Authority: [Ribble Valley Borough Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	0	5	-
16 >	1.2 >	Historical tanks >	0	0	1	1	-
16 >	1.3 >	Historical energy features >	0	0	3	7	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	0	6	-
20 >	2.2 >	Historical tanks >	0	0	1	2	-
20 >	2.3 >	Historical energy features >	0	0	6	21	-
21	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	1	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	2	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	2	1	1	-	-
27	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
27	4.3	Current or recent petrol stations	0	0	0	0	-
27	4.4	Electricity cables	0	0	0	0	-
27	4.5	Gas pipelines	0	0	0	0	-



28	4.6	Sites determined as Contaminated Land	0	0	0	0	-
28	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.8	Regulated explosive sites	0	0	0	0	-
28	4.9	Hazardous substance storage/usage	0	0	0	0	-
28	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.13	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	1	0	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
30	4.17	List 1 Dangerous Substances	0	0	0	0	-
30	4.18	List 2 Dangerous Substances	0	0	0	0	-
30 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	5	-
31	4.20	Pollution inventory substances	0	0	0	0	-
31	4.21	Pollution inventory waste transfers	0	0	0	0	-
32	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
33 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
37 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
38 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	4
41 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	16
45 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	1
45	5.9	Source Protection Zones	0	0	0	0	-
46	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m

47 >	6.1 >	Water Network (OS MasterMap) >	6	11	10	-	-
50 >	6.2 >	Surface water features >	1	5	7	-	-
50 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
50 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
51 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
53	7.2	Historical Flood Events	0	0	0	-	-
53	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
53	7.5	Flood Storage Areas	0	0	0	-	-
54 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
55 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
56 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
58 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
59 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	4
60	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
60	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
60	10.4	Special Protection Areas (SPA)	0	0	0	0	0
61	10.5	National Nature Reserves (NNR)	0	0	0	0	0
61 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	3
61 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
62	10.8	Biosphere Reserves	0	0	0	0	0
62	10.9	Forest Parks	0	0	0	0	0
62	10.10	Marine Conservation Zones	0	0	0	0	0
62	10.11	Green Belt	0	0	0	0	0



62	10.12	Proposed Ramsar sites	0	0	0	0	0
63	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
63	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
63	10.15	Nitrate Sensitive Areas	0	0	0	0	0
63	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
64 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
65 >	10.18 >	SSSI Units >	0	0	0	0	4
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
67	11.1	World Heritage Sites	0	0	0	-	-
67	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
67	11.3	National Parks	0	0	0	-	-
67	11.4	Listed Buildings	0	0	0	-	-
68	11.5	Conservation Areas	0	0	0	-	-
68	11.6	Scheduled Ancient Monuments	0	0	0	-	-
68	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
70	12.2	Open Access Land	0	0	0	-	-
70	12.3	Tree Felling Licences	0	0	0	-	-
70 >	12.4 >	Environmental Stewardship Schemes >	1	2	3	-	-
71 >	12.5 >	Countryside Stewardship Schemes >	1	1	1	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	13.1 >	Priority Habitat Inventory >	1	0	0	-	-
73	13.2	Habitat Networks	0	0	0	-	-
73	13.3	Open Mosaic Habitat	0	0	0	-	-
73	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	14.1 >	10k Availability >	Identified (within 500m)				
75	14.2	Artificial and made ground (10k)	0	0	0	0	-



76	14.3	Superficial geology (10k)	0	0	0	0	-
76	14.4	Landslip (10k)	0	0	0	0	-
77	14.5	Bedrock geology (10k)	0	0	0	0	-
77	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	15.1 >	50k Availability >	Identified (within 500m)				
79	15.2	Artificial and made ground (50k)	0	0	0	0	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-
80 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
81 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
82 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
83	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	16.1 >	BGS Boreholes >	0	1	13	-	-
Page	Section	Natural ground subsidence >					
86 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
87 >	17.2 >	Running sands >	Very low (within 50m)				
88 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
89 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
90 >	17.5 >	Landslides >	Very low (within 50m)				
91 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
93	18.1	BritPits	0	0	0	0	-
94	18.2	Surface ground workings	0	0	0	-	-
94	18.3	Underground workings	0	0	0	0	0
94	18.4	Underground mining extents	0	0	0	0	-



94	18.5	Historical Mineral Planning Areas	0	0	0	0	-
94 >	18.6 >	Non-coal mining >	1	0	1	0	2
95	18.7	JPB mining areas	None (within 0m)				
95	18.8	The Coal Authority non-coal mining	0	0	0	0	-
96	18.9	Researched mining	0	0	0	0	-
96	18.10	Mining record office plans	0	0	0	0	-
96	18.11	BGS mine plans	0	0	0	0	-
96	18.12	Coal mining	None (within 0m)				
96	18.13	Brine areas	None (within 0m)				
97	18.14	Gypsum areas	None (within 0m)				
97	18.15	Tin mining	None (within 0m)				
97	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
98	19.1	Natural cavities	0	0	0	0	-
98	19.2	Mining cavities	0	0	0	0	0
98	19.3	Reported recent incidents	0	0	0	0	-
98	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
100 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
102 >	21.1 >	BGS Estimated Background Soil Chemistry >	6	0	-	-	-
102	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
103	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
104	22.1	Underground railways (London)	0	0	0	-	-
104	22.2	Underground railways (Non-London)	0	0	0	-	-
104	22.3	Railway tunnels	0	0	0	-	-
104	22.4	Historical railway and tunnel features	0	0	0	-	-
104	22.5	Royal Mail tunnels	0	0	0	-	-



105	22.6	Historical railways	0	0	0	-	-
105	22.7	Railways	0	0	0	-	-
105	22.8	Crossrail 2	0	0	0	0	-
105	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 30/05/2021

Site Area: 9.09ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 14 July 2025

Recent site history - 2018 aerial photograph



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Capture Date: 10/06/2018

Site Area: 9.09ha



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01273 257 755

Date: 14 July 2025

Recent site history - 2015 aerial photograph



Capture Date: 08/08/2015

Site Area: 9.09ha



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01273 257 755

Date: 14 July 2025

Recent site history - 2000 aerial photograph



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Capture Date: 07/05/2000

Site Area: 9.09ha



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01273 257 755

Date: 14 July 2025

Recent site history - 1999 aerial photograph



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Capture Date: 10/09/1999

Site Area: 9.09ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 14 July 2025

OS MasterMap site plan



Site Area: 9.09ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 14 July 2025

1 Past land use



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- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

1.1 Historical industrial land uses

Records within 500m

5

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
C	375m NW	Unspecified Mill	1955	762049



ID	Location	Land use	Dates present	Group ID
C	378m NW	Unspecified Mill	1910 - 1930	732490
C	378m NW	Unspecified Mill	1938	772621
C	378m NW	Cotton Mill	1847	654565
C	383m NW	Unspecified Mill	1971	757199

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

2

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	192m SW	Unspecified Tank	1965	84001
2	263m N	Unspecified Tank	1997 - 1998	92668

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

10

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	185m SW	Electricity Substation	1997	54013
A	185m SW	Electricity Substation	1993 - 1995	60420



ID	Location	Land use	Dates present	Group ID
A	218m SW	Electricity Substation	1990	62876
B	295m W	Electricity Substation	1977	57463
B	298m W	Electricity Substation	1990	61060
B	329m W	Electricity Substation	1993 - 1997	60508
3	343m NW	Electricity Substation	1977 - 1997	54341
D	451m W	Electricity Substation	1977	56023
D	452m W	Electricity Substation	1993 - 1997	52533
D	453m W	Electricity Substation	1990	54885

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

2.1 Historical industrial land uses

Records within 500m

6

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
E	375m NW	Unspecified Mill	1955	762049
E	378m NW	Unspecified Mill	1938	772621
E	378m NW	Unspecified Mill	1930	732490



ID	Location	Land Use	Date	Group ID
E	378m NW	Unspecified Mill	1910	732490
E	378m NW	Cotton Mill	1847	654565
E	383m NW	Unspecified Mill	1971	757199

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

3

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
1	192m SW	Unspecified Tank	1965	84001
B	263m N	Unspecified Tank	1998	92668
B	263m N	Unspecified Tank	1997	92668

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

27

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
A	185m SW	Electricity Substation	1997	54013
A	185m SW	Electricity Substation	1995	60420
A	185m SW	Electricity Substation	1997	54013
A	185m SW	Electricity Substation	1993	60420
A	218m SW	Electricity Substation	1990	62876



ID	Location	Land Use	Date	Group ID
A	218m SW	Electricity Substation	1990	62876
C	295m W	Electricity Substation	1977	57463
C	298m W	Electricity Substation	1990	61060
C	298m W	Electricity Substation	1990	61060
C	329m W	Electricity Substation	1997	60508
C	329m W	Electricity Substation	1995	60508
C	329m W	Electricity Substation	1997	60508
C	329m W	Electricity Substation	1993	60508
D	343m NW	Electricity Substation	1977	54341
D	343m NW	Electricity Substation	1997	54341
D	343m NW	Electricity Substation	1995	54341
D	343m NW	Electricity Substation	1997	54341
D	343m NW	Electricity Substation	1993	54341
D	345m NW	Electricity Substation	1990	54341
D	345m NW	Electricity Substation	1990	54341
F	451m W	Electricity Substation	1977	56023
F	452m W	Electricity Substation	1997	52533
F	452m W	Electricity Substation	1995	52533
F	452m W	Electricity Substation	1997	52533
F	452m W	Electricity Substation	1993	52533
F	453m W	Electricity Substation	1990	54885
F	453m W	Electricity Substation	1990	54885

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.



This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (LA/OS)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

1

Landfill sites identified from Local Authority records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 23](#) >

ID	Location	Site address	Source	Data type
3	244m NW	Refuse Tip	1964 mapping	Polygon

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m

12

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 23](#) >



ID	Location	Site	Reference	Category	Sub-Category	Description
1	125m SW	-	WEX283171	Using waste exemption	Not on a farm	Use of waste in construction
2	173m NW	Highmoor Farm Highmoor Clitheroe Lancashire Bb7 1pn	EPR/QE5257V Y/A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge
A	262m NW	Highmoor Farm Highmoor Clitheroe Lancashire Bb7 1pn	EPR/ME5188Z P/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
A	262m NW	Highmoor Farm Highmoor Clitheroe Lancashire Bb7 1pn	EPR/ME5188Z P/A001	Using waste exemption	Agricultural waste only	Burning of waste as a fuel in a small appliance
A	262m NW	Highmoor Farm Highmoor Clitheroe Lancashire Bb7 1pn	EPR/ME5188Z P/A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
A	262m NW	Highmoor Farm Highmoor Clitheroe Lancashire Bb7 1pn	EPR/ME5188Z P/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
A	262m NW	Highmoor Farm Highmoor Clitheroe Lancashire Bb7 1pn	EPR/ME5188Z P/A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit
4	365m NE	Highmoor Farm Highmoor Clitheroe Lancashire Bb7 1pn	EPR/PE5253W Z/A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge
B	458m NW	21 Standen Road Clitheroe Lancashire Bb7 1jy	EPR/LF0700CT /A001	Treating waste exemption	Non-agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	458m NW	21 Standen Road Clitheroe Lancashire Bb7 1jy	EPR/LF0700CT /A001	Using waste exemption	Non-agricultural waste only	Burning of waste as a fuel in a small appliance
B	460m NW	21, Standen Road, Clitheroe, Bb7 1jy	WEX216888	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
B	460m NW	21, Standen Road, Clitheroe, Bb7 1jy	WEX216888	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Company	Address	Activity	Category
A	On site	Pylon	Lancashire, BB7	Electrical Features	Infrastructure and Facilities
A	On site	Mast	Lancashire, BB7	Telecommunications Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
1	16m N	Mast (Telecommunication)	Lancashire, BB7	Telecommunications Features	Infrastructure and Facilities
3	220m SW	Electricity Sub Station	Lancashire, BB7	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.12 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Licensed Discharges to controlled waters

Records within 500m

1

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Address	Details	
2	75m NW	TEMPLEWOOD,PENDLERD,CLITHEROE,LANCASHIRE,BB71JH	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 1649 Permit Version: 1 Receiving Water: SHAW BROOK	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 28/04/1969 Effective Date: 28/07/1969 Revocation Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.



4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution Incidents (EA/NRW)

Records within 500m

5

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Details	
4	315m SW	Incident Date: 11/04/2001 Incident Identification: 2138 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
B	336m NW	Incident Date: 11/04/2001 Incident Identification: 2148 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
B	343m NW	Incident Date: 08/11/2001 Incident Identification: 41788 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Fumes	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
B	343m NW	Incident Date: 08/11/2001 Incident Identification: 41788 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Fumes	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
5	392m W	Incident Date: 24/07/2002 Incident Identification: 94088 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.20 Pollution inventory substances

Records within 500m	0
---------------------	---

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory waste transfers

Records within 500m	0
---------------------	---

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.22 Pollution inventory radioactive waste

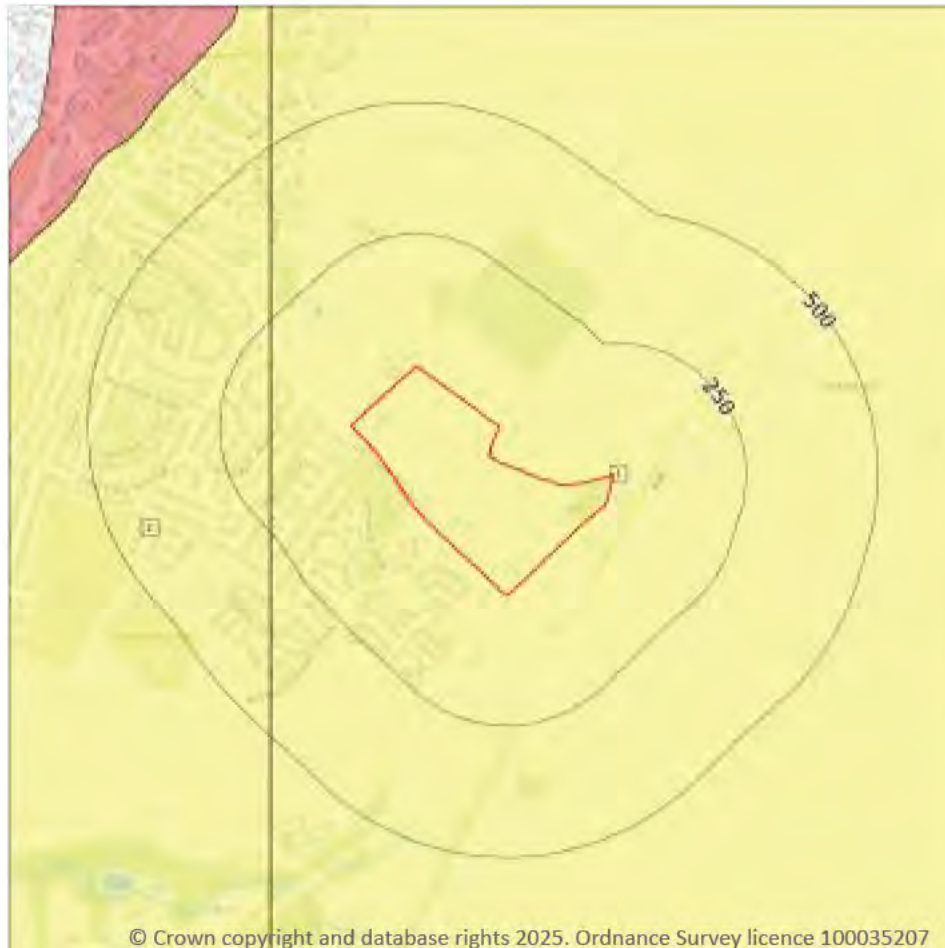
Records within 500m

0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 33](#) >

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	153m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

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5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 35](#) >

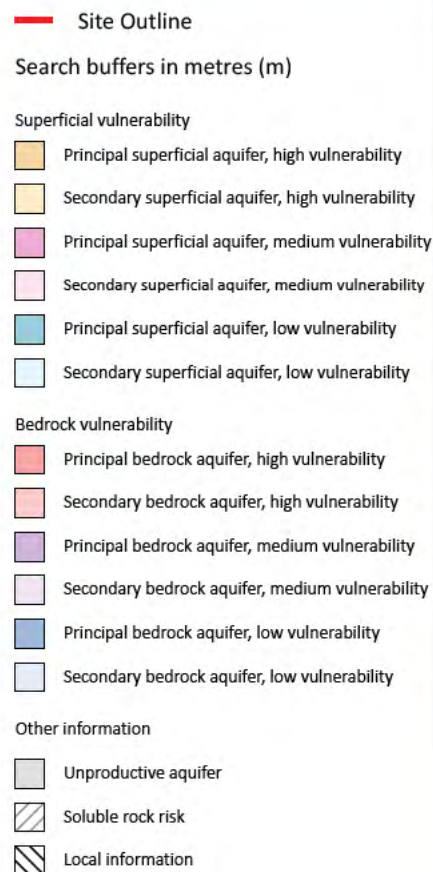
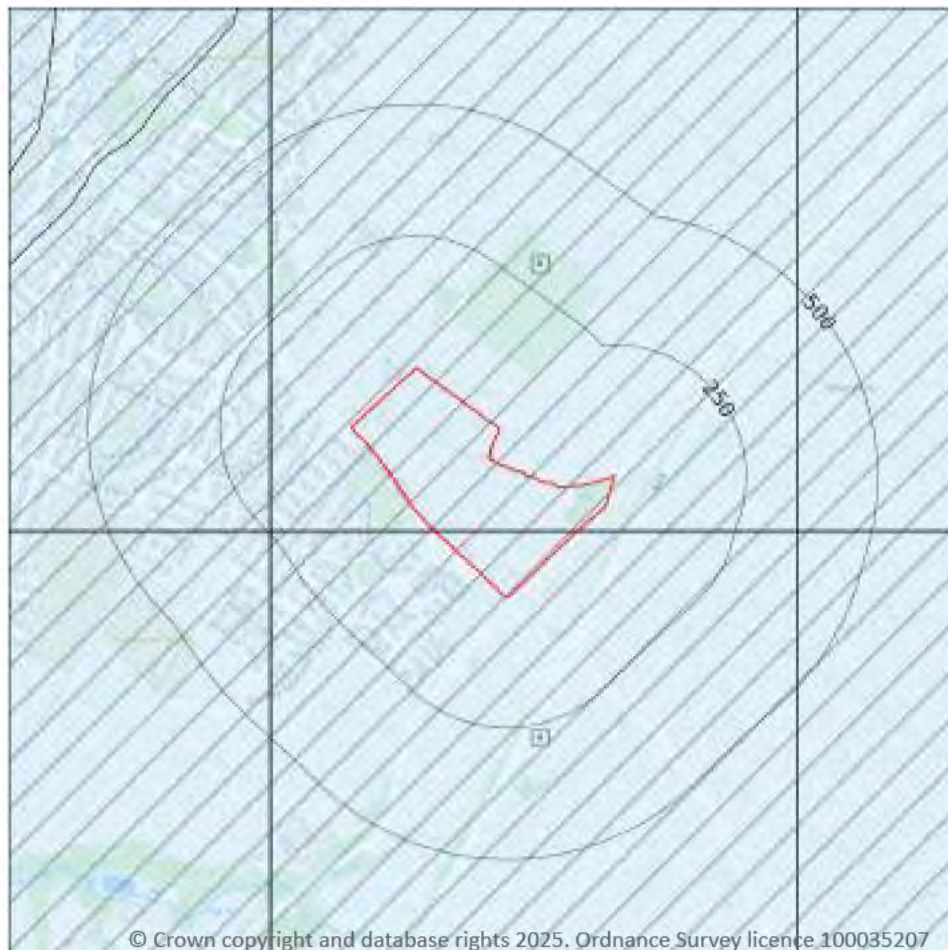
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	153m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 37](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
B	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	2
-----------------	---

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	98.0%
B	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	90.0%

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

4

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 39](#) >



ID	Location	Details	
-	1469m N	Status: Historical Licence No: 2671309053 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CLITHEROE AUCTION MART, CLITHEROE Data Type: Point Name: CLITHEROE AUCTION MART COMPANY LTD Easting: 375720 Northing: 442710	Annual Volume (m ³): 9977 Max Daily Volume (m ³): 28 Original Application No: - Original Start Date: 05/10/2004 Expiry Date: 31/03/2013 Issue No: 1 Version Start Date: 05/10/2004 Version End Date: -
-	1470m N	Status: Active Licence No: NW/071/0309/006 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CLITHEROE AUCTION MART, CLITHEROE Data Type: Point Name: CLITHEROE AUCTION MART COMPANY LTD Easting: 375721 Northing: 442711	Annual Volume (m ³): 15261 Max Daily Volume (m ³): 45 Original Application No: NPS/WR/009021 Original Start Date: 01/04/2013 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 26/11/2018 Version End Date: -
-	1615m N	Status: Active Licence No: NW/071/0309/013 Details: Dewatering Direct Source: Ground Water - North West Region Point: DEWATERING SUMP AT BELLMAN QUARRY Data Type: Poly4 Name: Castle Cement Limited Easting: 375857 Northing: 442995	Annual Volume (m ³): 816680 Max Daily Volume (m ³): 8640 Original Application No: NPS/NA/000479 Original Start Date: 14/12/2021 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 14/12/2021 Version End Date: -
-	1941m E	Status: Historical Licence No: 2671309048 Details: General Farming & Domestic Direct Source: Ground Water - North West Region Point: BOREHOLE AT LITTLE MEARLEY HALL FARM Data Type: Point Name: LISTER Easting: 377500 Northing: 441700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 07/05/1993 Expiry Date: - Issue No: 100 Version Start Date: 07/05/1993 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.



5.7 Surface water abstractions

Records within 2000m

16

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 39](#) >

ID	Location	Details	
-	791m S	Status: Historical Licence No: 2671309021 Details: General use relating to Secondary Category (Medium Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "PENDLETON BRK, NORTH OF PENDLETON VILLAGE" Data Type: Point Name: TRUSTEES OF STANDEN SETTLED ESTATE Easting: 375300 Northing: 440100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/05/1966 Version End Date: -
-	791m S	Status: Historical Licence No: 2671309021 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: PENDLETON BRK, NORTH OF PENDLETON VILLAGE Data Type: Point Name: TRUSTEES OF STANDEN SETTLED ESTATE Easting: 375300 Northing: 440100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/05/1966 Version End Date: -
-	791m S	Status: Historical Licence No: 2671309021 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: PENDLETON BROOK NORTH OF PENDLETON VILLAGE Data Type: Point Name: TRUSTEES OF STANDEN SETTLED ESTATE Easting: 375300 Northing: 440100	Annual Volume (m ³): 59098 Max Daily Volume (m ³): 163.66 Original Application No: 4005 Original Start Date: 20/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/05/1966 Version End Date: -



ID	Location	Details	
-	959m W	Status: Historical Licence No: 2671309025 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: NEARLEY BRK AT CLITHEROE Data Type: Point Name: JAMES THORNER LTD Easting: 374200 Northing: 441300	Annual Volume (m ³): 227300 Max Daily Volume (m ³): 981.936 Original Application No: - Original Start Date: 11/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/11/1966 Version End Date: -
-	959m W	Status: Historical Licence No: 2671309025 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: MEARLEY BRK AT CLITHEROE Data Type: Point Name: JAMES THORNER LTD Easting: 374200 Northing: 441300	Annual Volume (m ³): 227300 Max Daily Volume (m ³): 981.936 Original Application No: - Original Start Date: 11/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/11/1966 Version End Date: -
-	1053m W	Status: Historical Licence No: 2671309033 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: MEARLEY BRK FEEDING PRIMROSE LODGE AT CLITHEROE Data Type: Point Name: STALWART DYEING CO LTD Easting: 374100 Northing: 441200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1966 Version End Date: -
-	1053m W	Status: Historical Licence No: 2671309033 Details: Transfer between sources Direct Source: Surface, Non-Tidal - North West Region Point: MEARLEY BRK FEEDING PRIMROSE LODGE AT CLITHEROE Data Type: Point Name: STALWART DYEING CO LTD Easting: 374100 Northing: 441200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1966 Version End Date: -

ID	Location	Details	
-	1255m SW	Status: Historical Licence No: 2671309032 Details: Transfer between sources Direct Source: Surface, Non-Tidal - North West Region Point: PENDLETON BRK@CLITHEROE FEEDING THE MILL POND, PRIMROSE WKS Data Type: Point Name: STALWART DYEING CO LTD Easting: 374000 Northing: 440700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1993 Version End Date: -
-	1255m SW	Status: Historical Licence No: 2671309032 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: PENDLETON BRK@CLITHEROE FEEDING THE MILL POND, PRIMROSE WKS Data Type: Point Name: STALWART DYEING CO LTD Easting: 374000 Northing: 440700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1993 Version End Date: -
-	1388m SW	Status: Historical Licence No: 2671309032 Details: Transfer between sources Direct Source: Surface, Non-Tidal - North West Region Point: PENDLETON BRK@CLITHEROE FEEDING MILL POND, PRIMROSE WKS313 Data Type: Point Name: STALWART DYEING CO LTD Easting: 373900 Northing: 440600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1993 Version End Date: -
-	1388m SW	Status: Historical Licence No: 2671309032 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: PENDLETON BRK@CLITHEROE FEEDING MILL POND, PRIMROSE WKS313 Data Type: Point Name: STALWART DYEING CO LTD Easting: 373900 Northing: 440600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/12/1993 Version End Date: -

ID	Location	Details	
-	1410m W	Status: Historical Licence No: 2671309033 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: MEARLEY BRK FEEDING PRIMROSE LODGE AT CLITHEROE 314 Data Type: Point Name: STALWART DYEING CO LTD Easting: 373800 Northing: 440800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1966 Version End Date: -
-	1410m W	Status: Historical Licence No: 2671309033 Details: Transfer between sources Direct Source: Surface, Non-Tidal - North West Region Point: MEARLEY BRK FEEDING PRIMROSE LODGE AT CLITHEROE 314 Data Type: Point Name: STALWART DYEING CO LTD Easting: 373800 Northing: 440800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1966 Version End Date: -
-	1410m W	Status: Historical Licence No: 2671309033 Details: Transfer between sources Direct Source: Surface, Non-Tidal - North West Region Point: MEARLEY BRK FEEDING PRIMROSE LODGE AT CLITHEROE \$314 Data Type: Point Name: STALWART DYEING CO LTD Easting: 373800 Northing: 440800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1966 Version End Date: -
-	1410m W	Status: Historical Licence No: 2671309033 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: MEARLEY BRK FEEDING PRIMROSE LODGE AT CLITHEROE \$314 Data Type: Point Name: STALWART DYEING CO LTD Easting: 373800 Northing: 440800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 16/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/12/1966 Version End Date: -

ID	Location	Details	
-	1798m S	Status: Historical Licence No: 2671310006 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Surface, Non-Tidal - North West Region Point: SPRING AT PENDLETON NR CLITHEROE. Data Type: Point Name: STARKIE Easting: 376100 Northing: 439200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1985 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m

1

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 39 >](#)

ID	Location	Details	
-	1798m S	Status: Historical Licence No: 2671310006 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Surface, Non-Tidal - North West Region Point: SPRING AT PENDLETON NR CLITHEROE. Data Type: Point Name: STARKIE Easting: 376100 Northing: 439200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1985 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.



5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

27

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 47 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shaw Brook

ID	Location	Type of water feature	Ground level	Permanence	Name
B	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Shaw Brook
C	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Shaw Brook
C	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shaw Brook
C	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Shaw Brook
D	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shaw Brook
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Shaw Brook
B	5m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	9m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	10m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	11m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shaw Brook
F	17m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
1	20m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shaw Brook



ID	Location	Type of water feature	Ground level	Permanence	Name
F	25m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	25m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shaw Brook
I	28m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	62m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
J	107m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	179m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Shaw Brook
K	183m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shaw Brook
L	183m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
L	185m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
M	207m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
N	207m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	234m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shaw Brook
O	239m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Shaw Brook

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

13

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 47 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 47 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
E	On site	River	Mearley Brook	GB112071065510	Ribble Middle - Settle to Calder	Ribble

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 47 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	751m NW	River	Mearley Brook	GB112071065510 ↗	Moderate	Fail	Moderate	2019



This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 47](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
E	On site	Ribble Carboniferous Aquifers	GB41202G103000 ↗	Poor	Poor	Good	2019

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- 125
- 250
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

6

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

Features are displayed on the River and coastal flooding map on [page 52 >](#)



Distance	Flood risk category
On site	High
0 - 50m	High

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0
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Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0
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Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0
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Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0
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Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on [page 52 >](#)

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on [page 52](#) >

Location	Type
On site	Zone 3 - (Fluvial /Tidal Models)

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 56 >](#)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

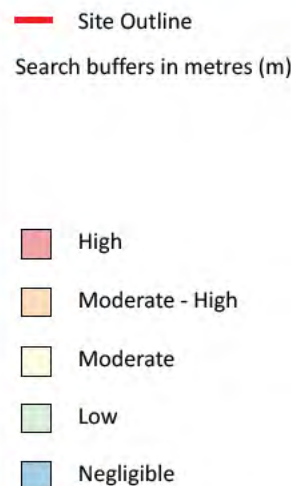
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

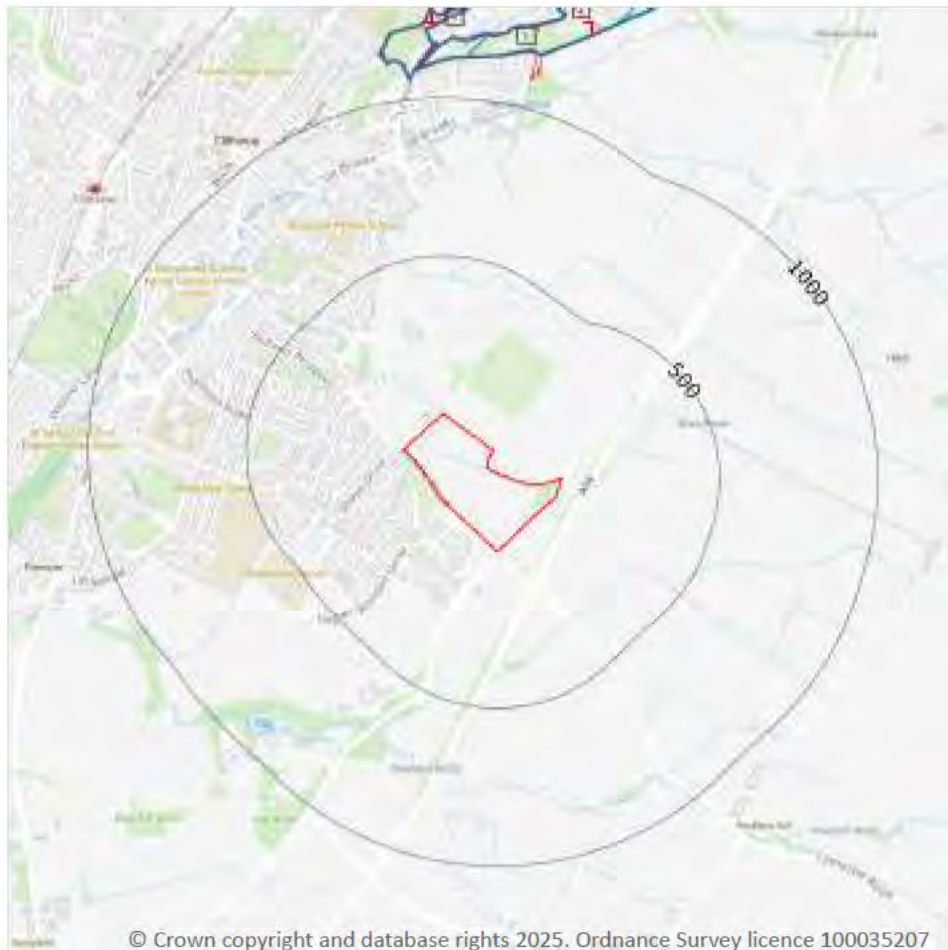
Low

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 58 >](#)

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

4

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on [page 59](#) >

ID	Location	Name	Data source
A	1062m N	Salthill and Bellmanpark Quarries SSSI	Natural England



ID	Location	Name	Data source
2	1097m N	Salthill and Bellmanpark Quarries SSSI	Natural England
-	1549m NE	Salthill and Bellmanpark Quarries SSSI	Natural England
-	1754m N	Coplow Quarry SSSI	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

3

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 59](#) >

ID	Location	Name	Data source
A	1063m N	Salthill Quarry	Natural England
1	1094m N	Salthill Quarry	Natural England
-	1481m NE	Salthill Quarry	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

1

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 59](#) >

ID	Location	Name	Woodland Type
-	1918m SW	Unknown	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**0**

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 64](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0001000000000&notes=&location=380041,439144%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

4

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on [page 64](#) >

ID: 7
 Location: 1062m N
 SSSI name: Salthill and Bellmanpark Quarries
 Unit name: Salthill Quarry
 Broad habitat: Earth Heritage
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
ED - Dinantian	Favourable	09/11/2010

ID: 9
 Location: 1097m N
 SSSI name: Salthill and Bellmanpark Quarries
 Unit name: Salthill Quarry
 Broad habitat: Earth Heritage
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
ED - Dinantian	Favourable	09/11/2010

ID: -
 Location: 1549m NE
 SSSI name: Salthill and Bellmanpark Quarries
 Unit name: Bellmanpark Quarry
 Broad habitat: Earth Heritage
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
EA - Dinantian	Favourable	05/11/2010



ID: -
Location: 1754m N
SSSI name: Coplow Quarry
Unit name: Whole Site
Broad habitat: Earth Heritage
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Dinantian	Unfavourable - Recovering	28/08/2012

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



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- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 69](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
2	119m NW	Urban	Non-agricultural/no quality assigned



This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

6

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

Location	Reference	Scheme	Start Date	End date
On site	AG00531711	Entry Level Stewardship	01/12/2013	30/11/2018
12m SE	AG00531711	Entry Level Stewardship	01/12/2013	30/11/2018
28m S	AG00531711	Entry Level Stewardship	01/12/2013	30/11/2018
106m SE	AG00531711	Entry Level Stewardship	01/12/2013	30/11/2018
126m SW	AG00531711	Entry Level Stewardship	01/12/2013	30/11/2018
192m SE	AG00531711	Entry Level Stewardship	01/12/2013	30/11/2018

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

3

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
On site	825692	Countryside Stewardship (Middle Tier)	01/01/2020	31/12/2024
14m E	1457439	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027
179m SE	1457439	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

1

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 72](#) >

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 74](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	No coverage	No coverage	No coverage	NoCov

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 78](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW068_clitheroe_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 80](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

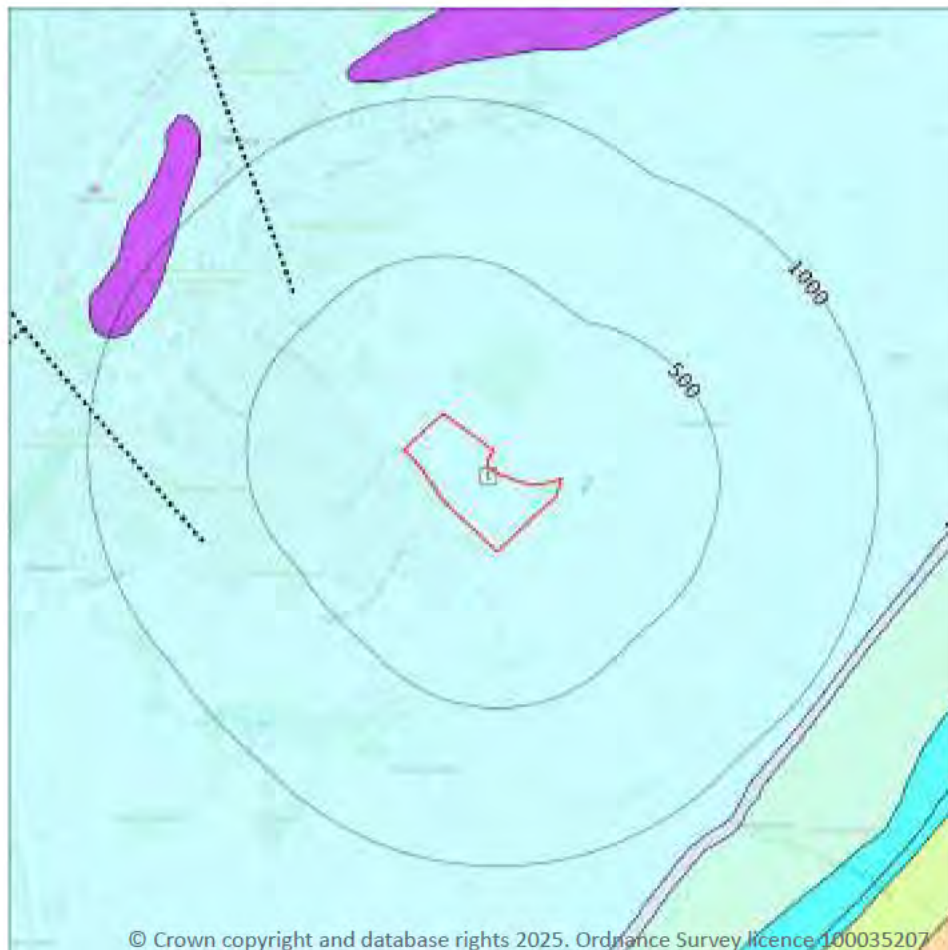
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

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15.8 Bedrock geology (50k)

Records within 500m

1

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 82](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CLHOM-MDST	CLITHEROE LIMESTONE FORMATION AND HODDER MUDSTONE FORMATION (UNDIFFERENTIATED) - MUDSTONE	WISEAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

14

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 84](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	22m SE	375550 440940	CLITHEROE	301.42	N	26487 ↗
2	50m SE	375550 440900	CLITHEROE	-1.0	N	26488 ↗
3	64m SE	375680 441000	A59 WHALLEY/CLITHEROE BY-PASS 69	4.19	N	26425 ↗



ID	Location	Grid reference	Name	Length	Confidential	Web link
4	77m E	375720 441060	A59 WHALLEY/CLITHEROE BY-PASS 70	4.57	N	26426 ↗
5	98m SE	375640 440920	A59 WHALLEY/CLITHEROE BY-PASS 68	4.57	N	26424 ↗
6	113m E	375760 441140	A59 WHALLEY/CLITHEROE BY-PASS 71	4.72	N	26427 ↗
7	122m SE	375550 440800	A59 WHALLEY/CLITHEROE BY-PASS 5840/2	8.69	N	26420 ↗
8	124m SE	375530 440780	A59 WHALLEY/CLITHEROE BY-PASS 5840/1	9.14	N	26419 ↗
9	128m SE	375590 440830	A59 WHALLEY/CLITHEROE BY-PASS 67	4.57	N	26423 ↗
10	157m SE	375580 440780	A59 WHALLEY/CLITHEROE BY-PASS 5840/3	7.47	N	26421 ↗
11	179m SE	375580 440750	A59 WHALLEY/CLITHEROE BY-PASS 5840/4	12.19	N	26422 ↗
12	180m SE	375540 440720	A59 WHALLEY/CLITHEROE BY-PASS 62	-1.0	N	26418 ↗
13	203m NE	375820 441220	A59 WHALLEY/CLITHEROE BY-PASS 72	5.18	N	26428 ↗
14	233m S	375500 440650	A59 WHALLEY/CLITHEROE BY-PASS 61	-1.0	N	26417 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☒ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

17.1 Shrink swell clays

Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 86 >](#)

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline**
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

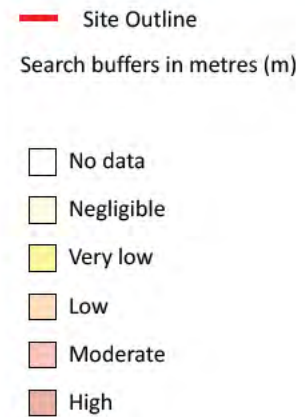
Features are displayed on the Natural ground subsidence - Running sands map on [page 87](#) >

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 88](#) >

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline**
- Search buffers in metres (m)**
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 89](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline**
- Search buffers in metres (m)**
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 90](#) >

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 91](#) >

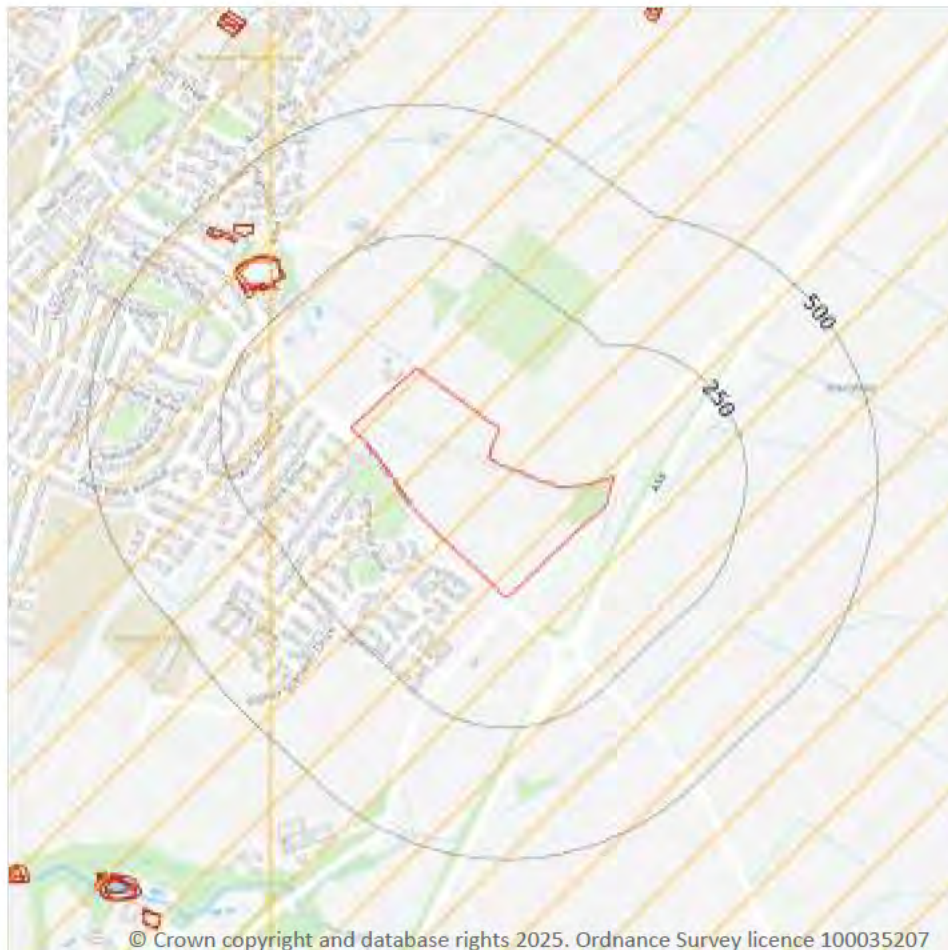
Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

0

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

4

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on [page 93](#) >



ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
2	153m W	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	877m S	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	984m SW	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m	0
---------------------	---

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0
---------------------	---

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0
---------------------	---

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0
-----------------	---

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0
-----------------	---

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.



18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



- Site Outline**
- Search buffers in metres (m)**
- Greater than 30%
 - Between 10% and 30%
 - Between 5% and 10%
 - Between 3% and 5%
 - Between 1% and 3%
 - Less than 1%

20.1 Radon

Records on site

2

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 100](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None

This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

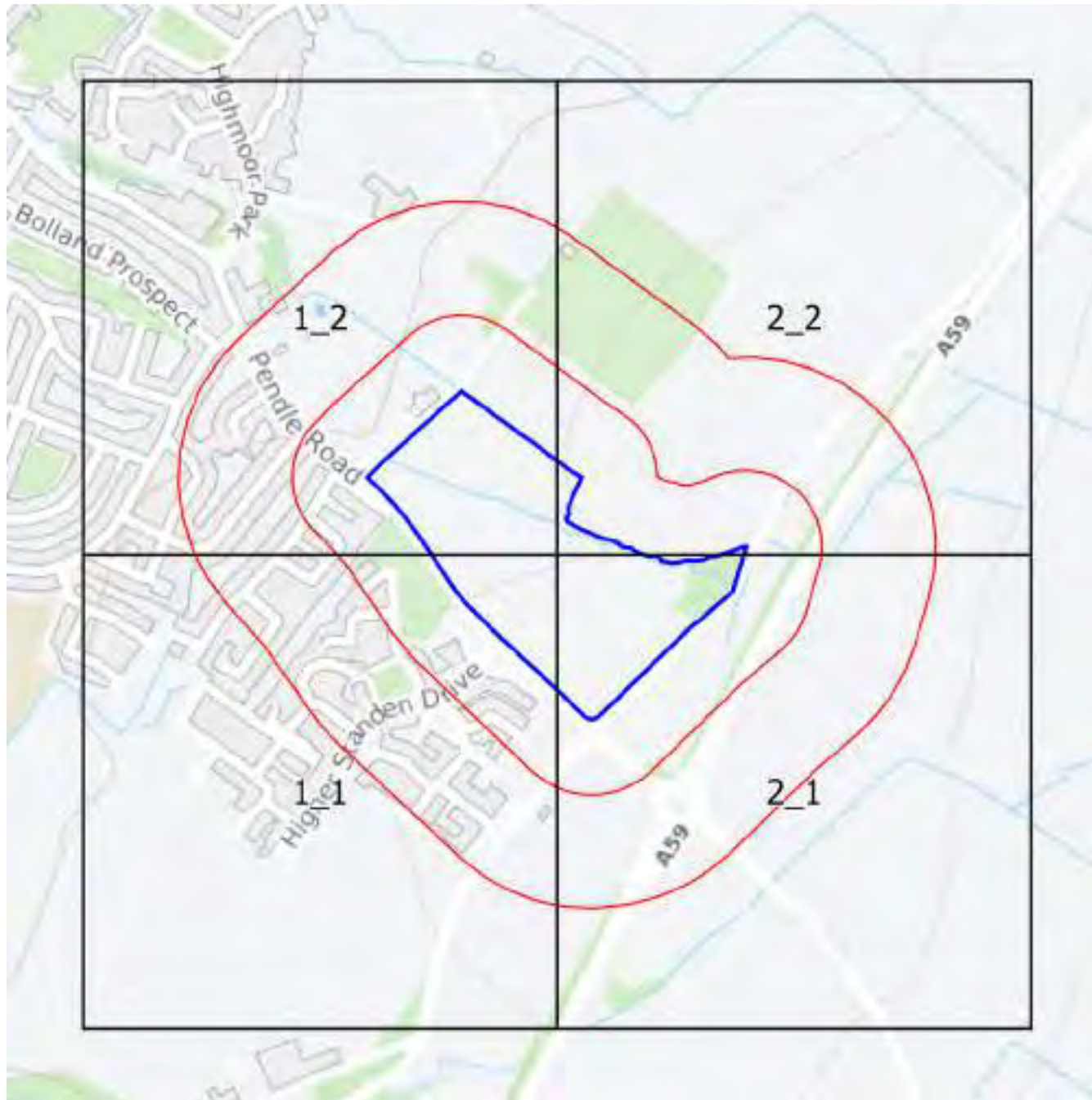
Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

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Appendix 4: Historical Mapping



1:2,500 Scale Grid Index



Site Details:

Land off Pendle Road, Clitheroe

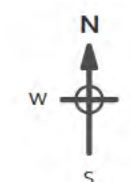
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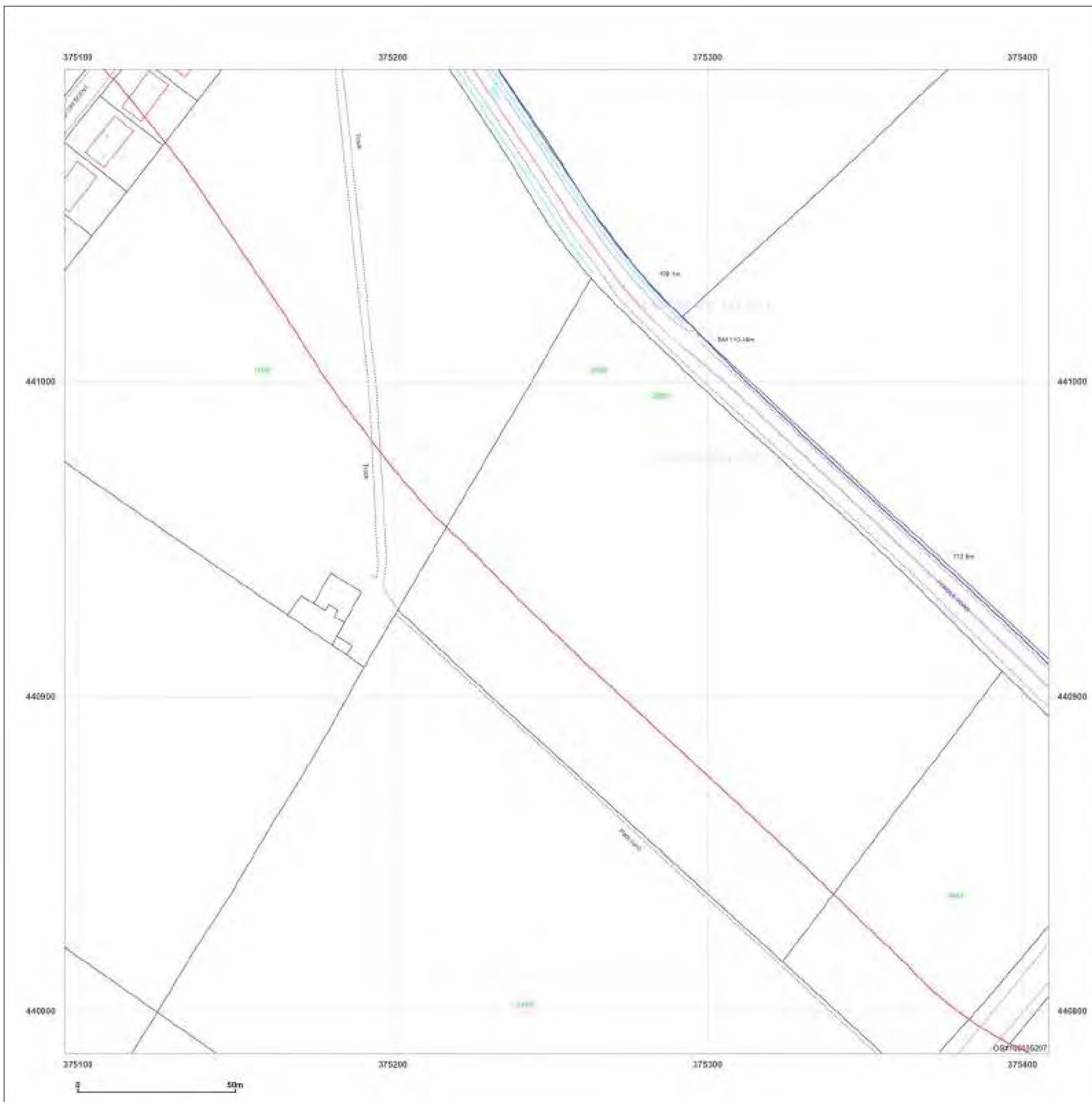


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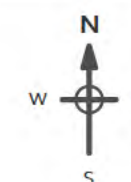
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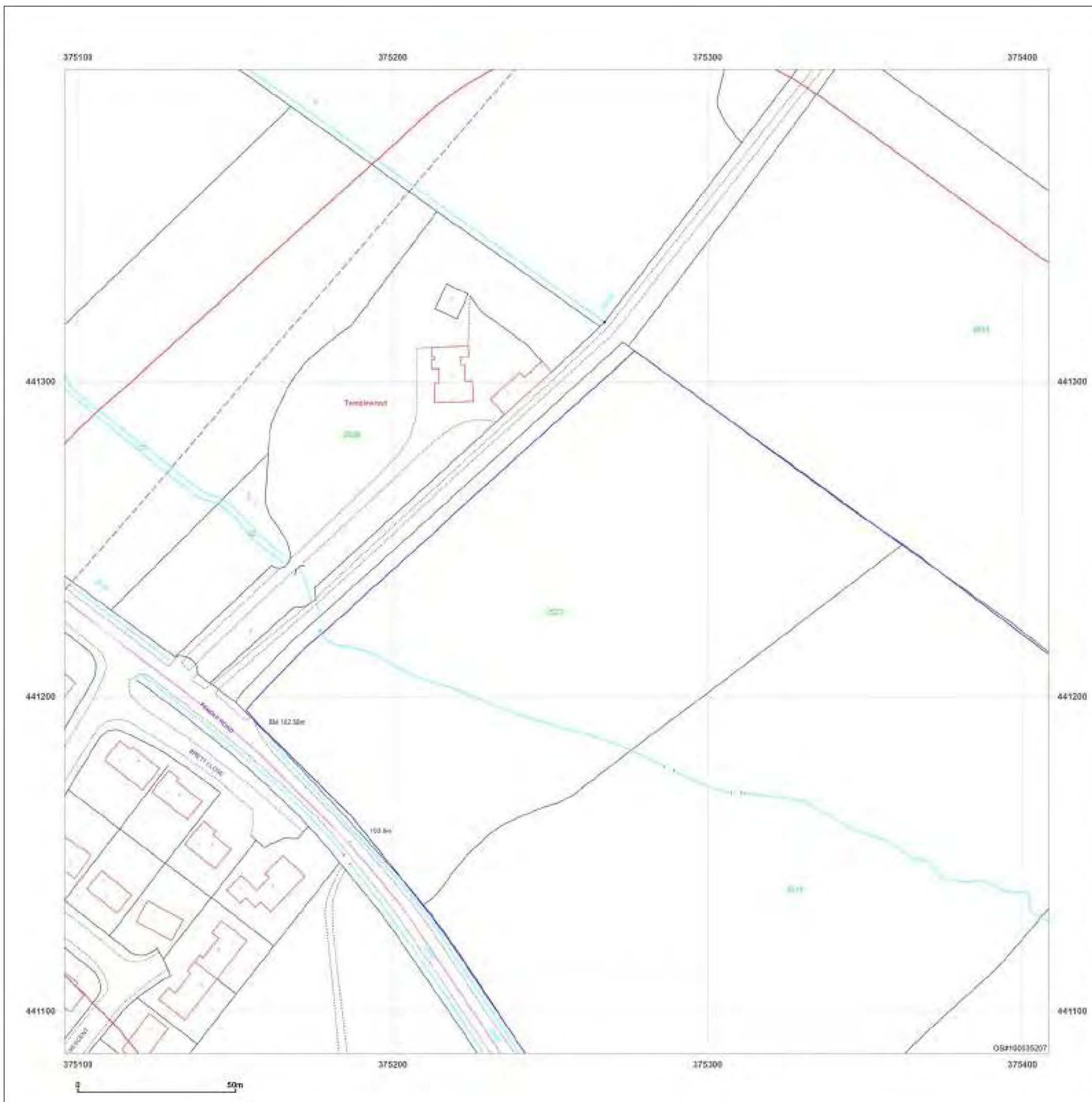


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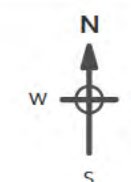
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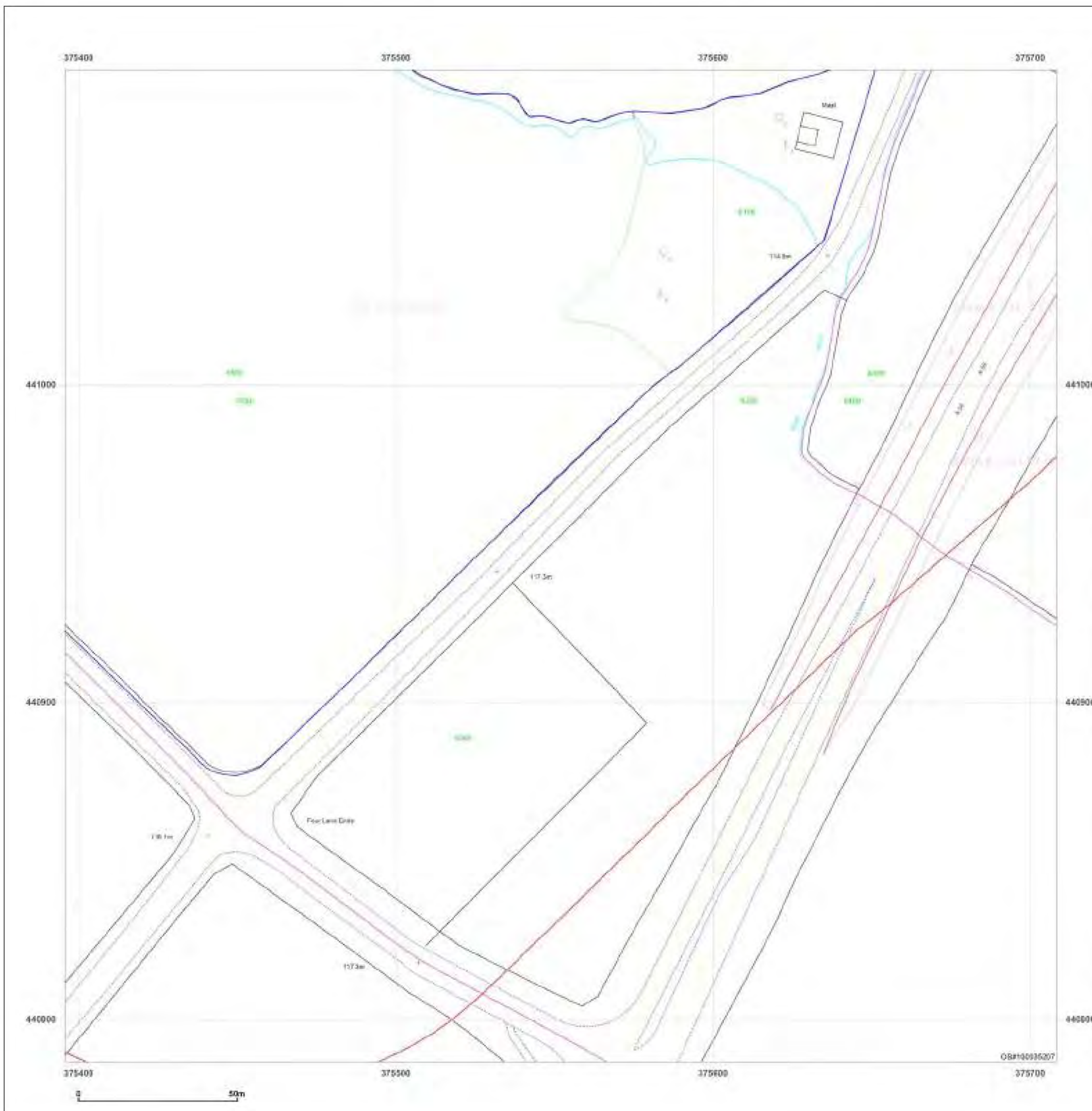


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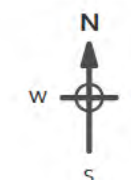
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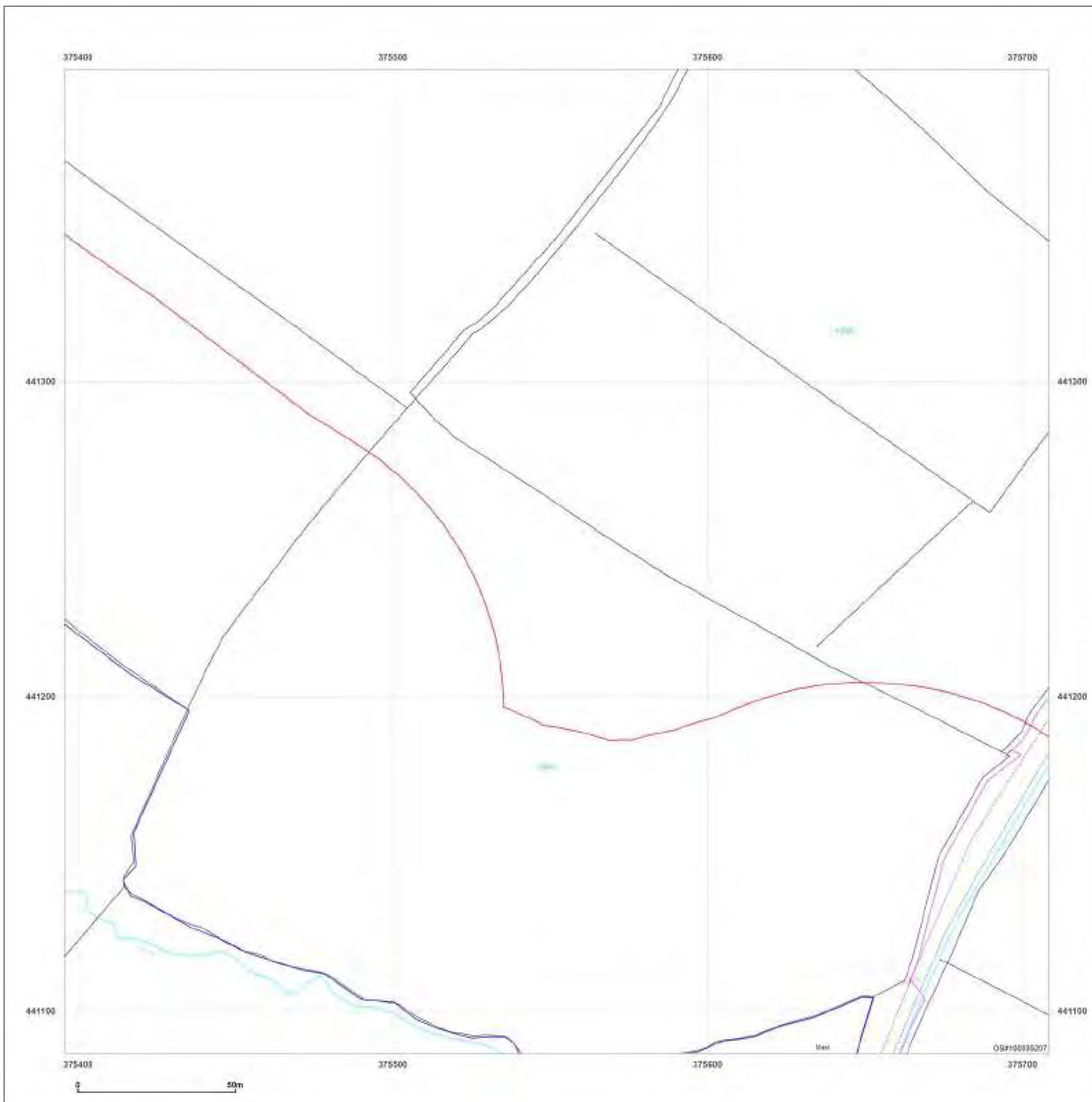


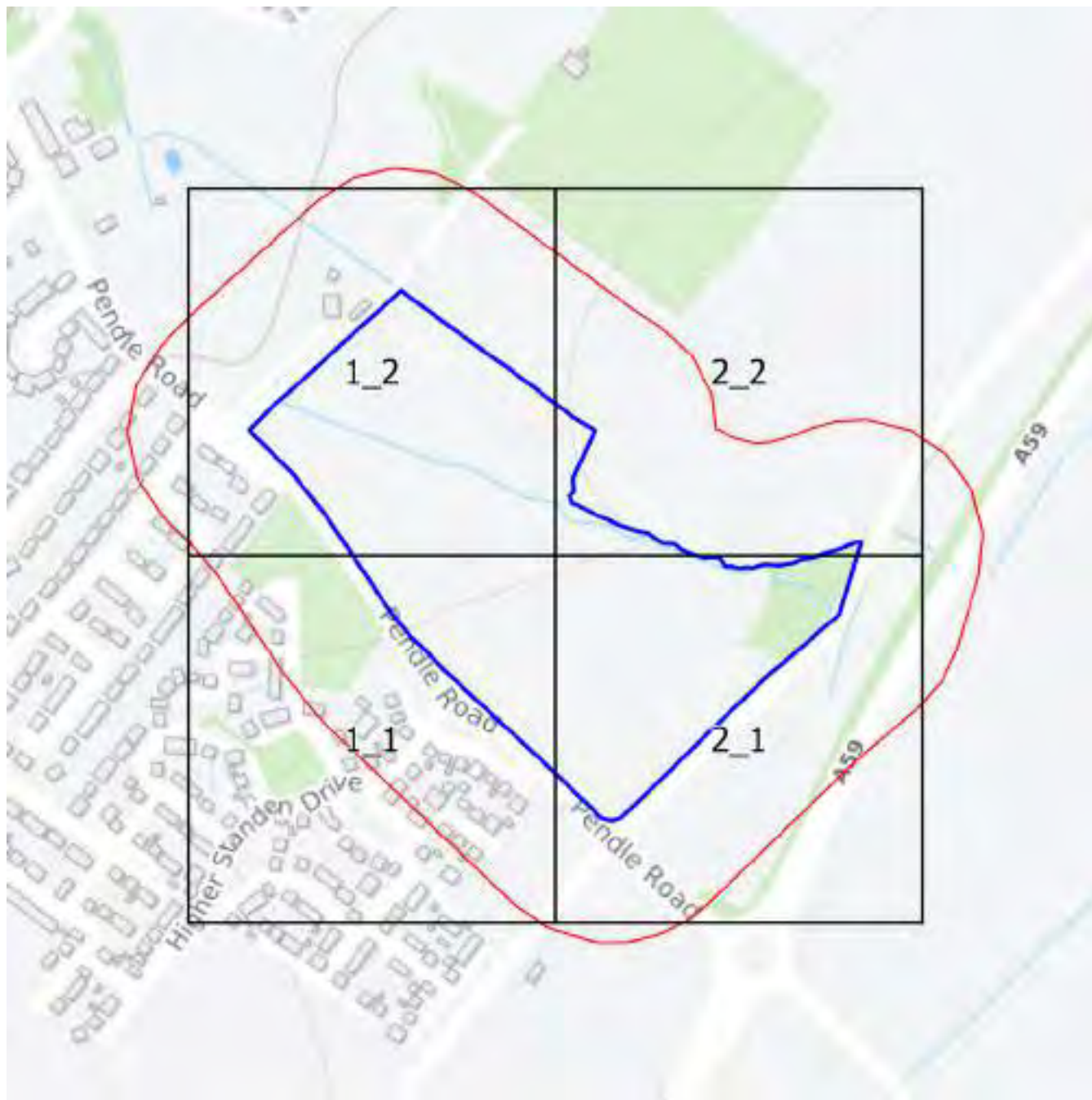
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Landline Scale Grid Index



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Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_1
Grid Ref: 375090, 440780

Map Name: County Series

Map date: 1884

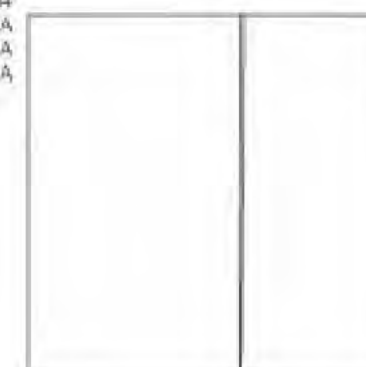
Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1884
Revised 1884
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1884
Edition N/A
Copyright N/A
Levelled N/A

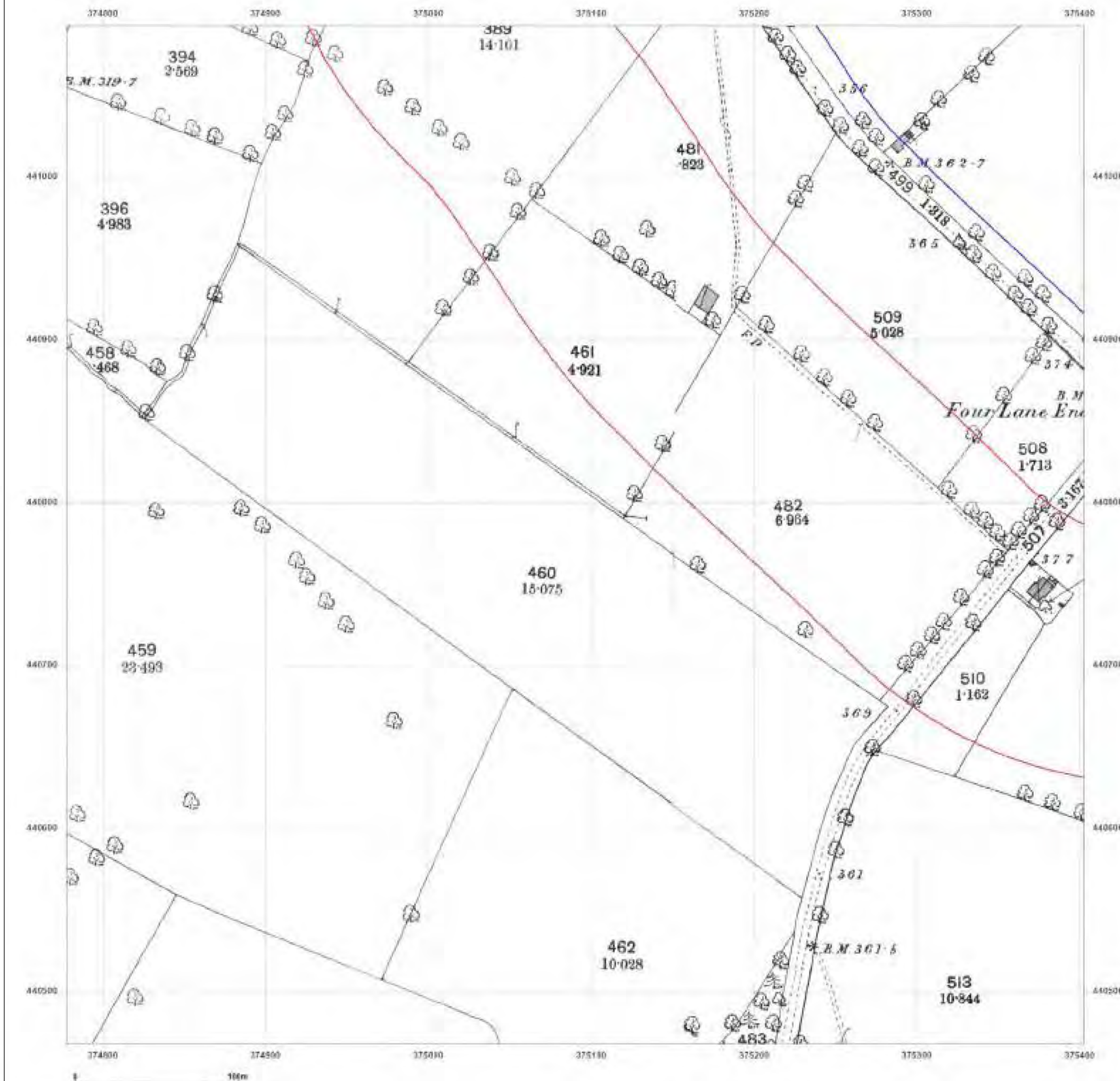


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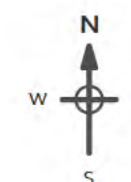
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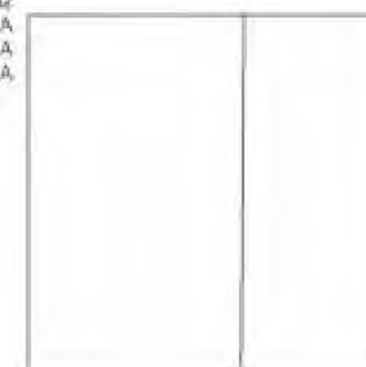
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Surveyed 1932
 Revised 1932
 Edition N/A
 Copyright N/A
 Levelling N/A

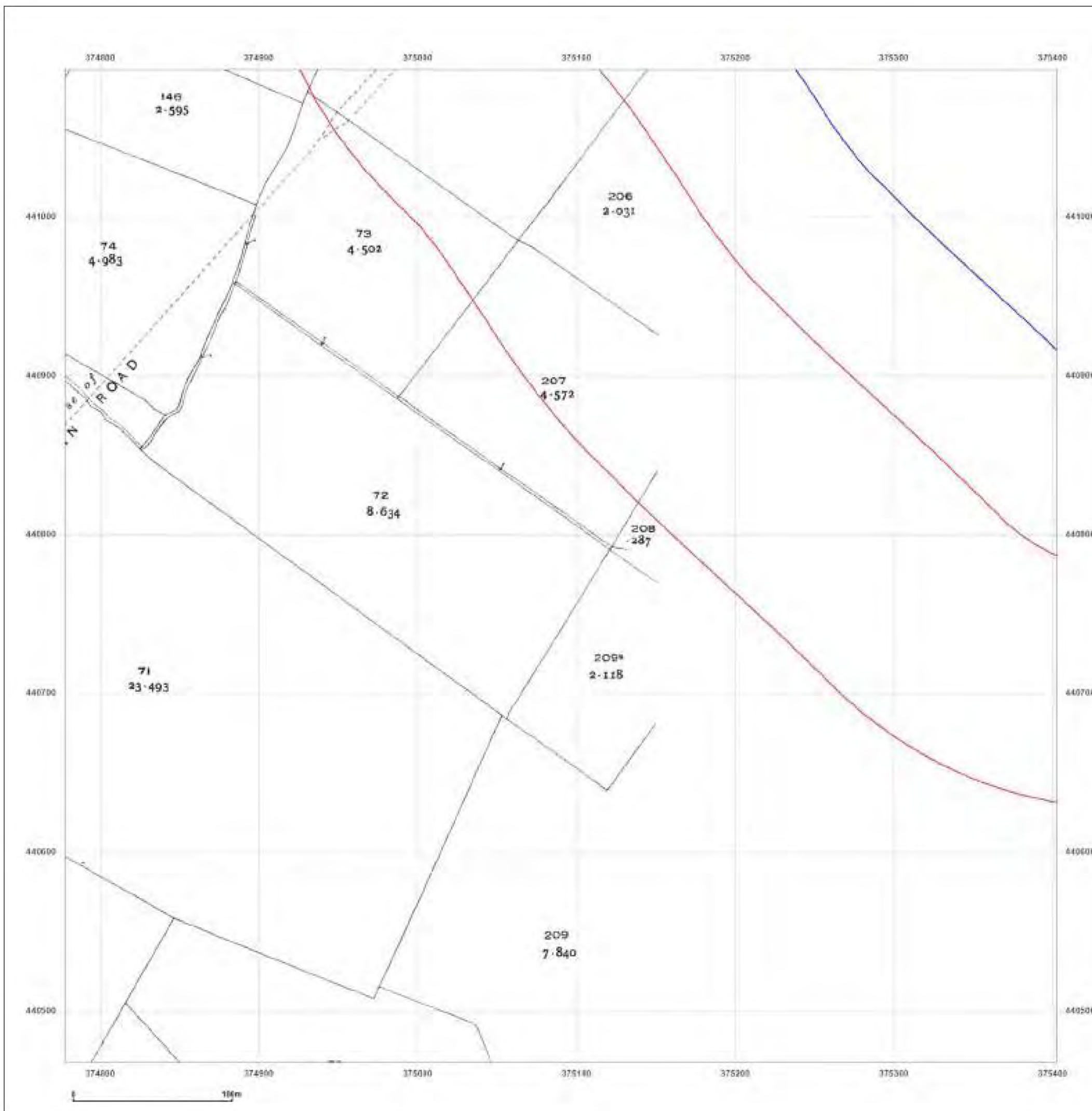


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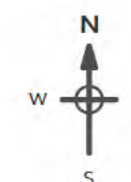
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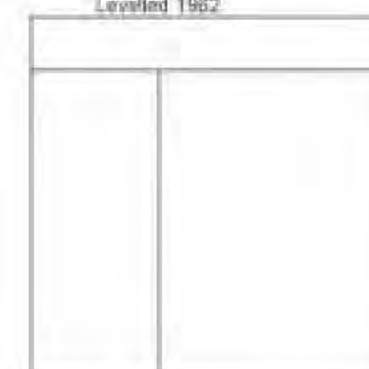
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Scale: 1:2,500

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 Revised 1984
 Edition N/A
 Copyright 1985
 Levelled 1982



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

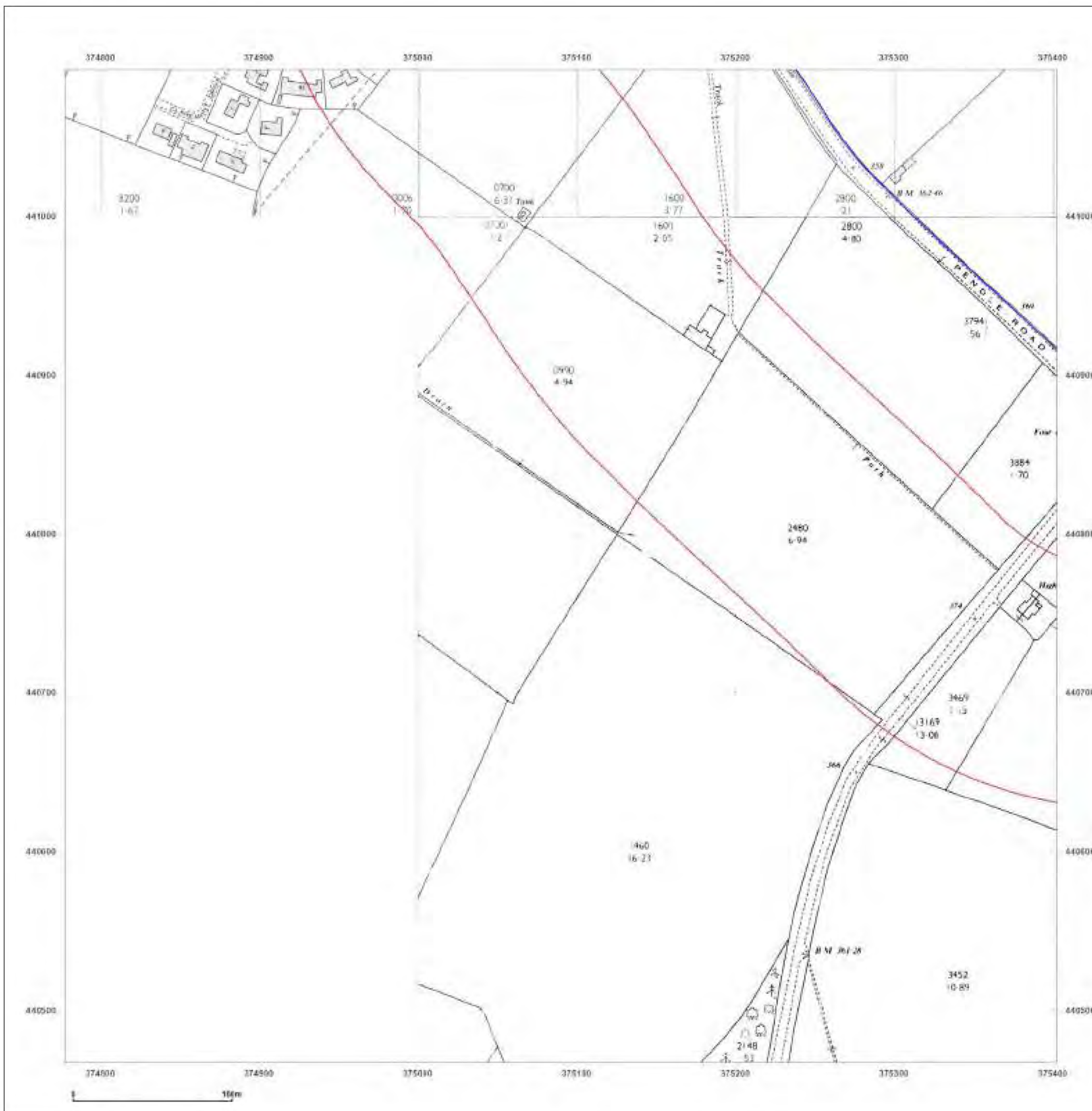


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Site Details:

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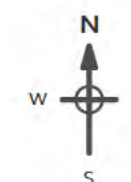
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Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_1
Grid Ref: 375090, 440780

Map Name: National Grid

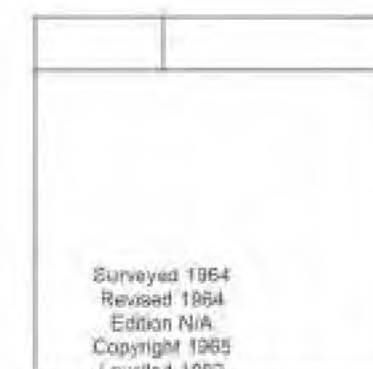
Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1964
 Revised 1964
 Edition N/A
 Copyright 1965
 Levelled 1962

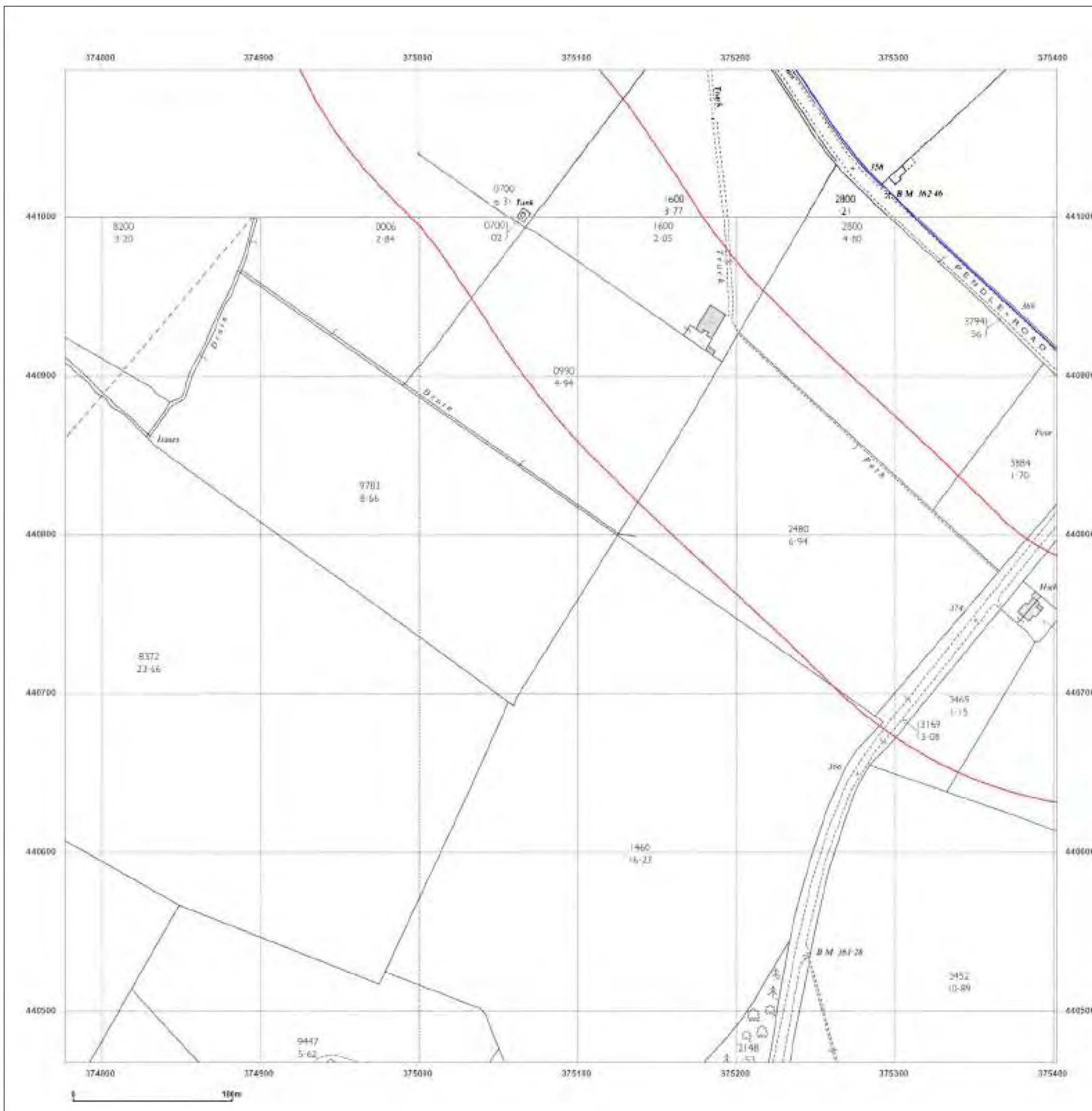


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Site Details:

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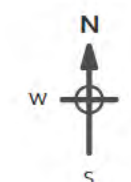
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Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_1
Grid Ref: 375090, 440780

Map Name: National Grid

Map date: 1976-1977

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1976
 Revised 1976
 Edition N/A
 Copyright 1977
 Levelled 1982



Surveyed 1975
 Revised 1975
 Edition N/A
 Copyright 1976
 Levelled 1982

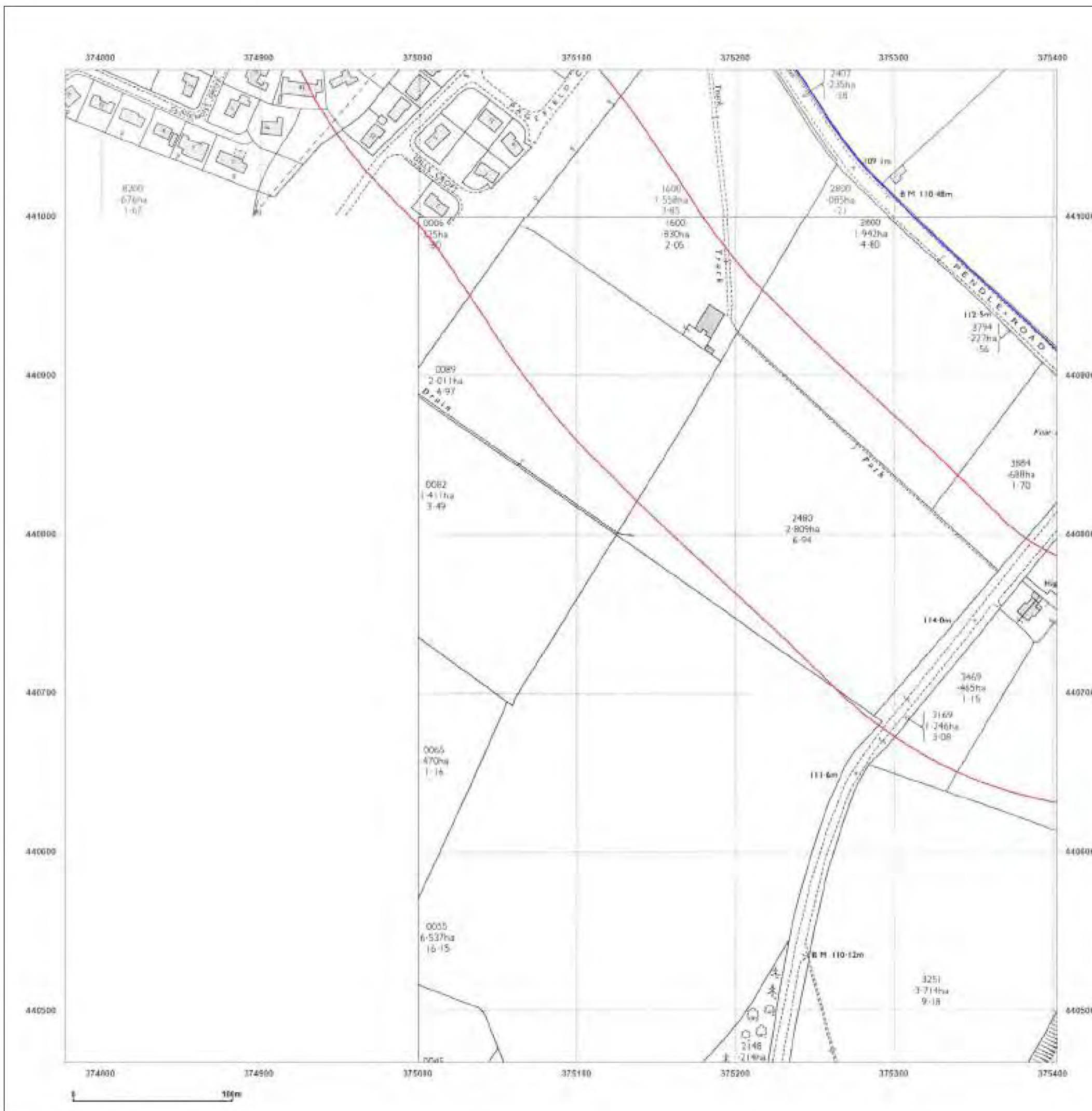


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Site Details:

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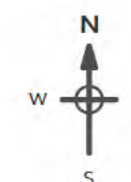
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Grid Ref: 375090, 440780

Map Name: National Grid

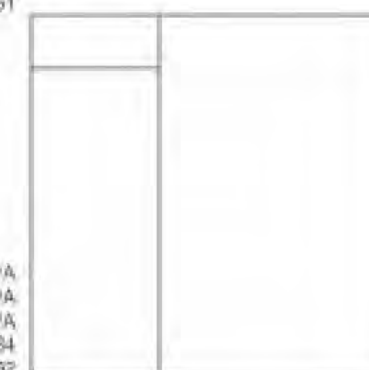
Map date: 1984-1986

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1985
 Levelled 1961



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1984
 Levelled 1962

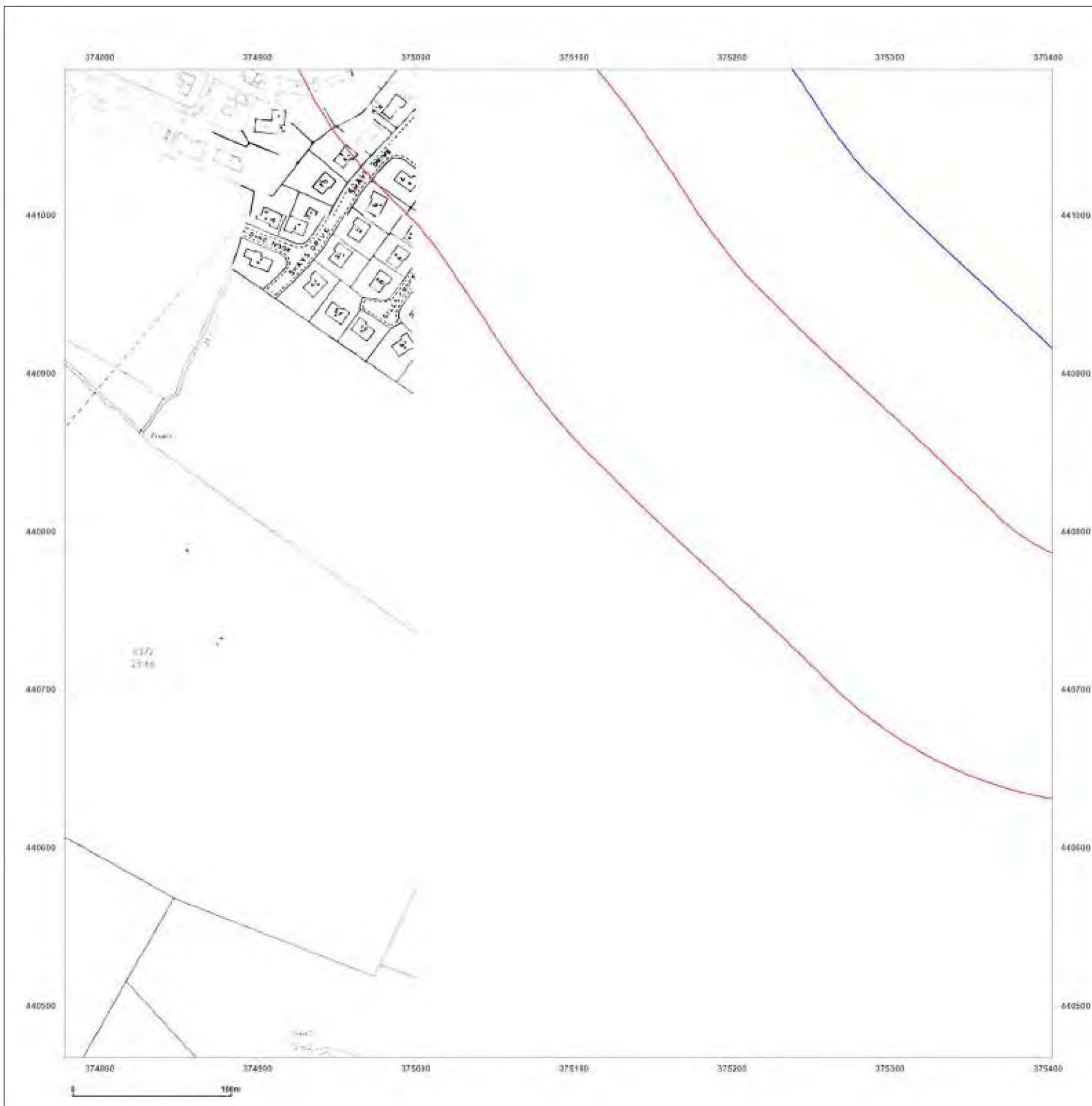


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Site Details:

Land off Pendle Road, Clitheroe

Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_1
Grid Ref: 375090, 440780

Map Name: National Grid

Map date: 1990-1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1961
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1961

Surveyed 1994
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed 1993
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A



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Site Details:

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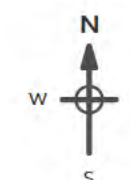
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Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: County Series

Map date: 1884

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1884
Revised 1884
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1884
Edition N/A
Copyright N/A
Levelled N/A

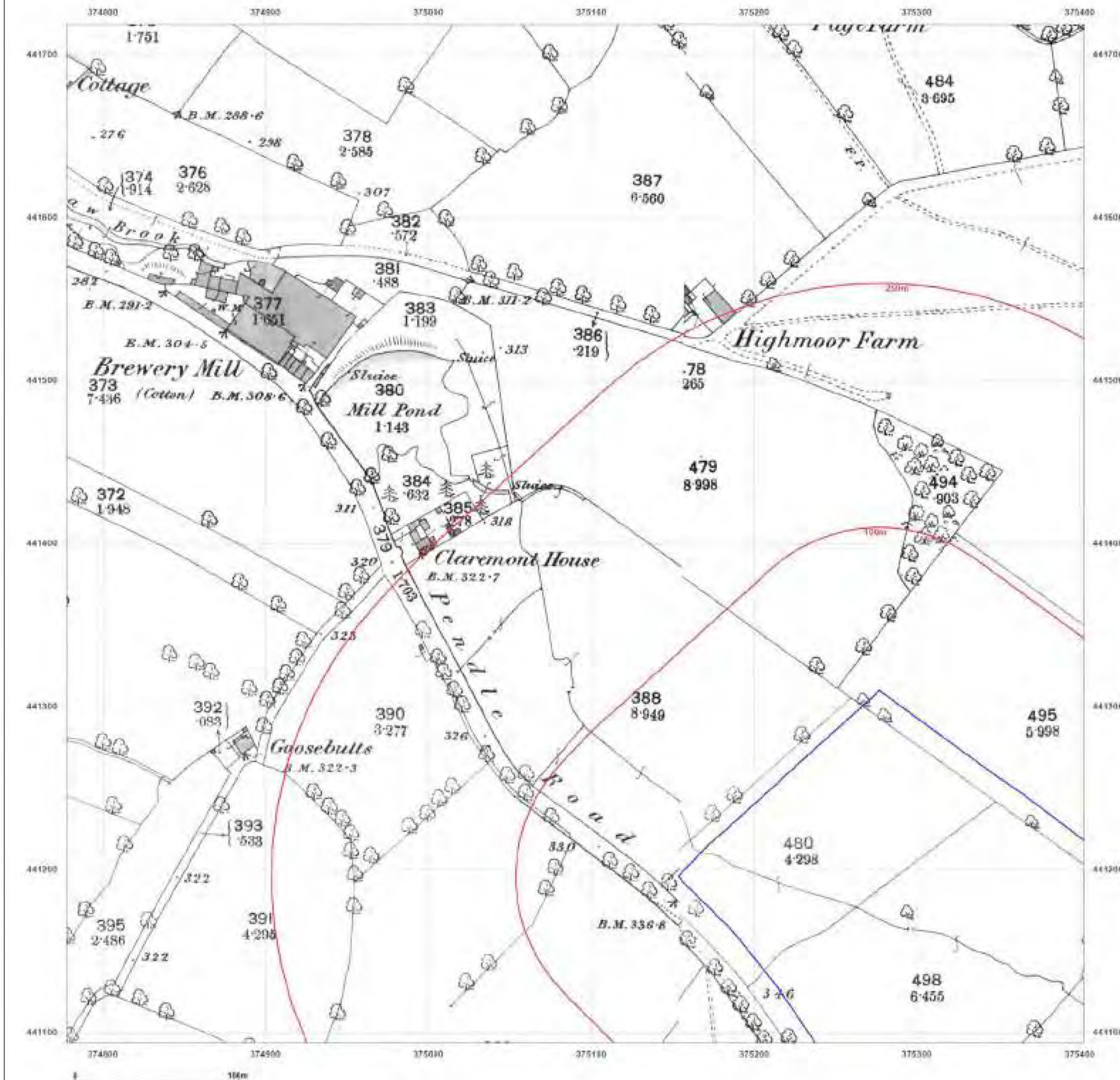


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Site Details:

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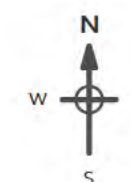
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Grid Ref: 375090, 441406

Map Name: County Series

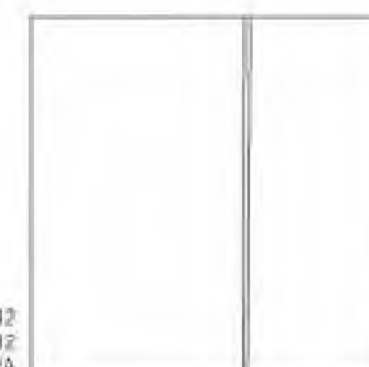
Map date: 1912

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1912
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1912
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

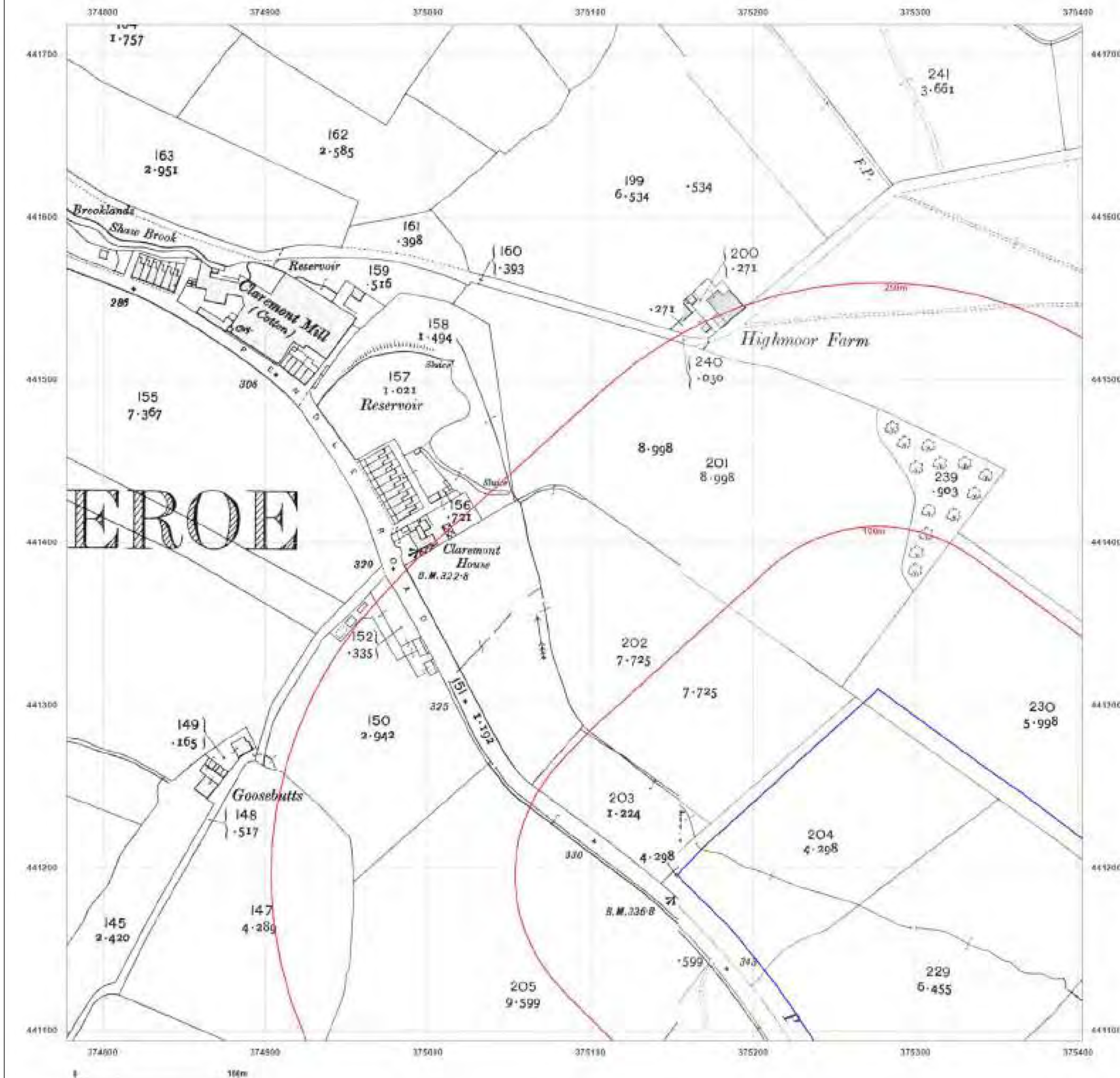


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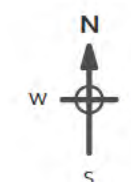
Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1932
Revised 1932
Edition N/A
Copyright N/A
Layelled N/A

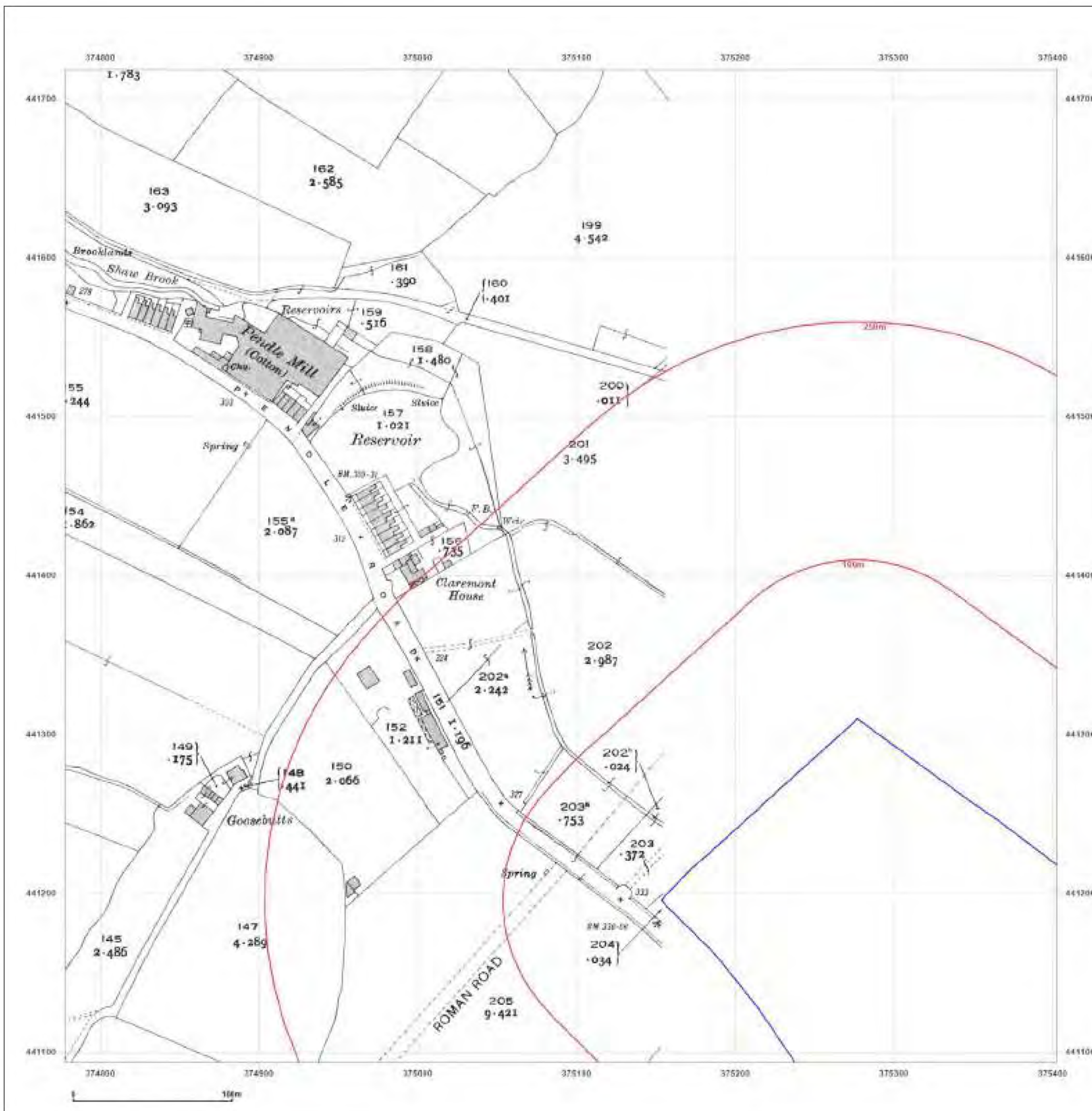


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Site Details:

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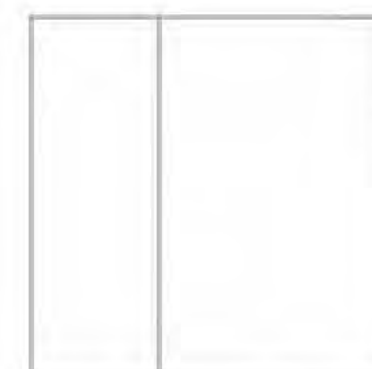
Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

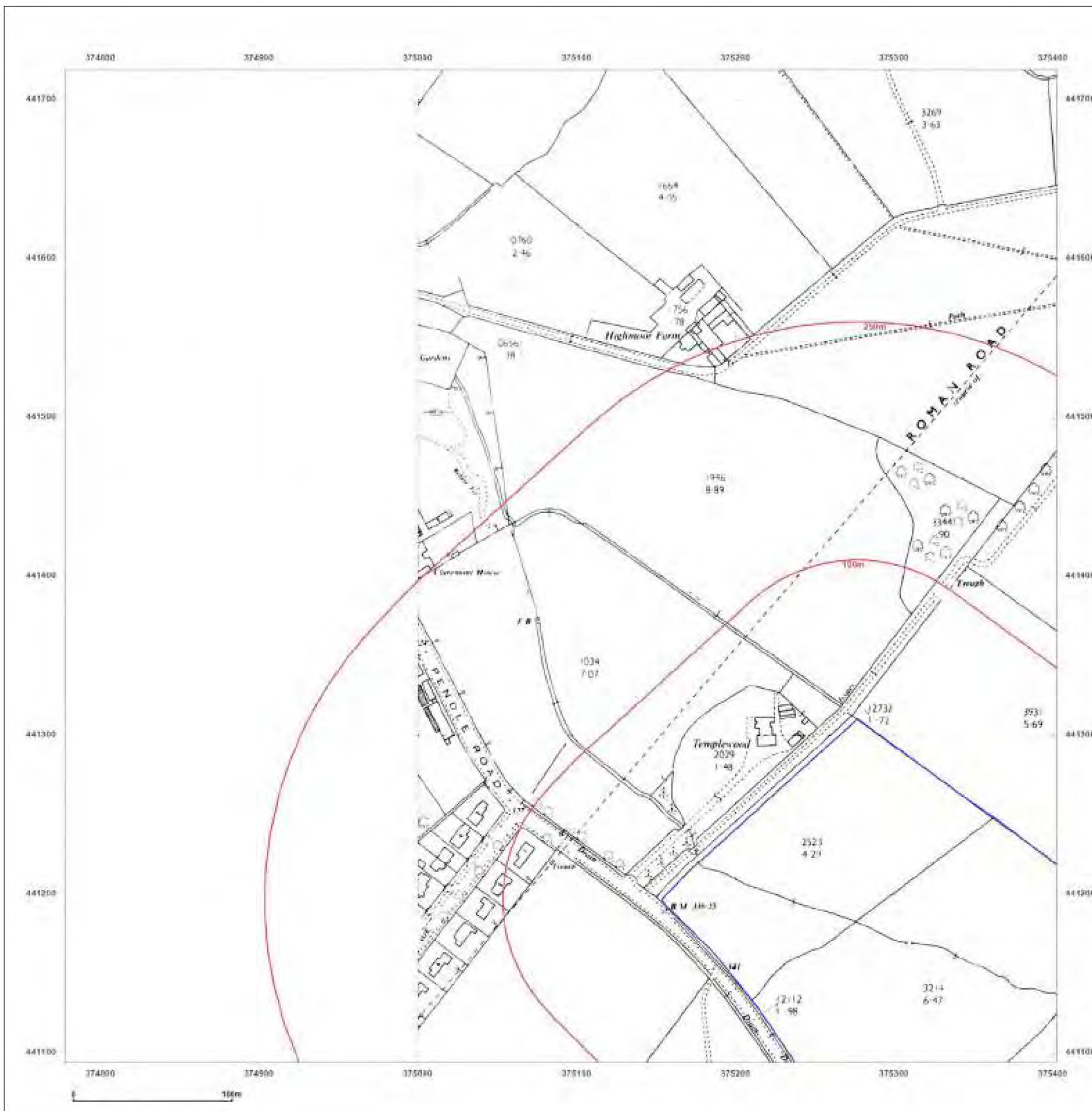


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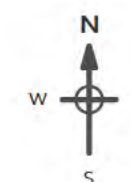
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Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
 Revised 1964
 Edition N/A
 Copyright 1965
 Levelled 1962

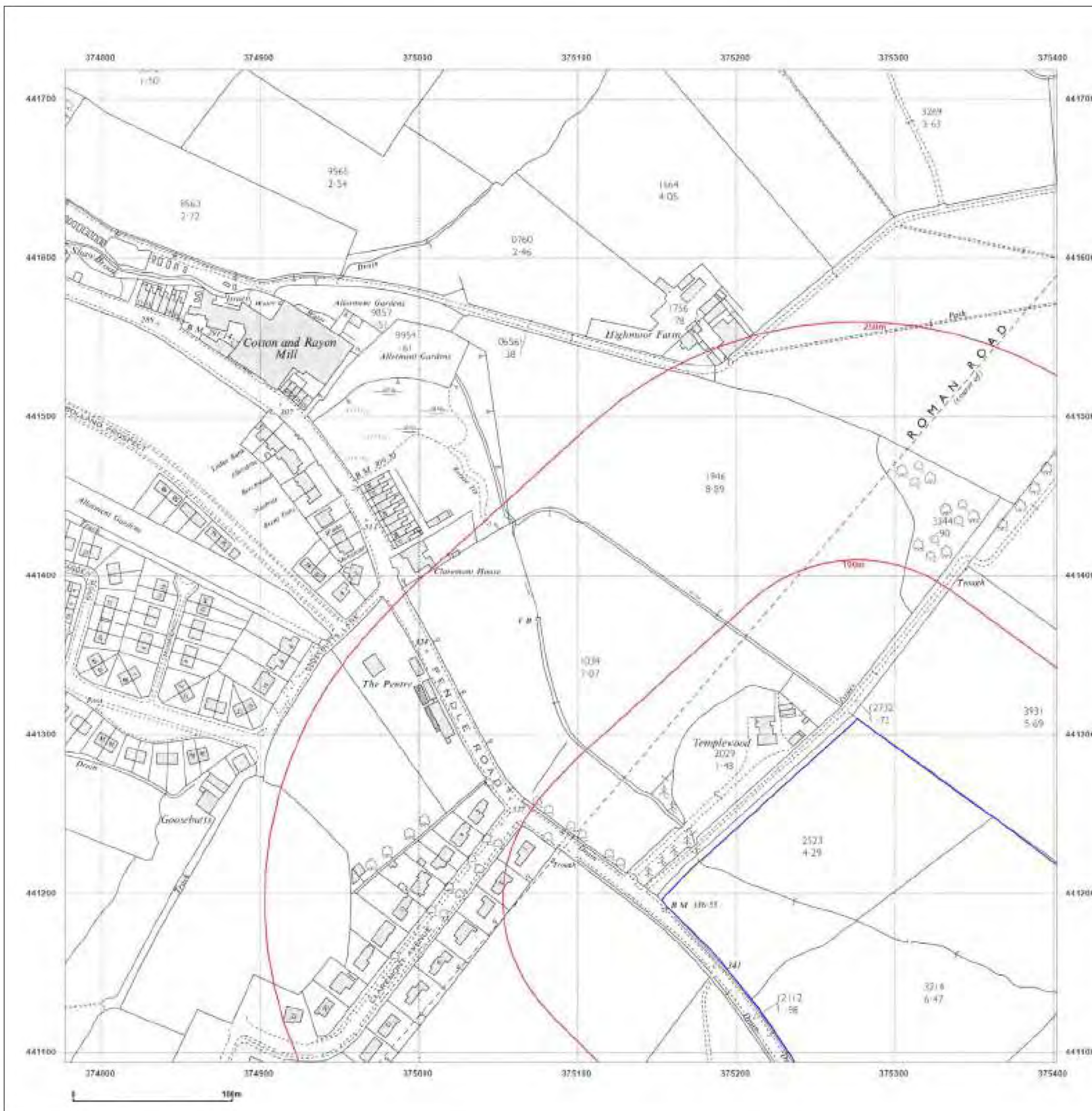


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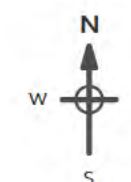
Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1977

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1976
 Revised 1976
 Edition N/A
 Copyright 1977
 Levelled 1962



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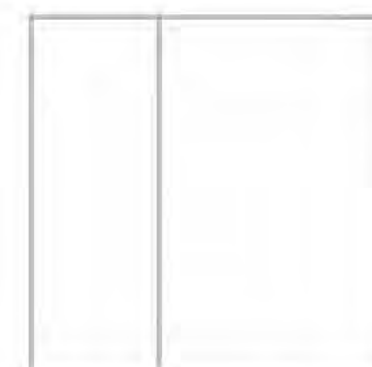
Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1977

Scale: 1:2,500

Printed at: 1:2,500



Surveyed by
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

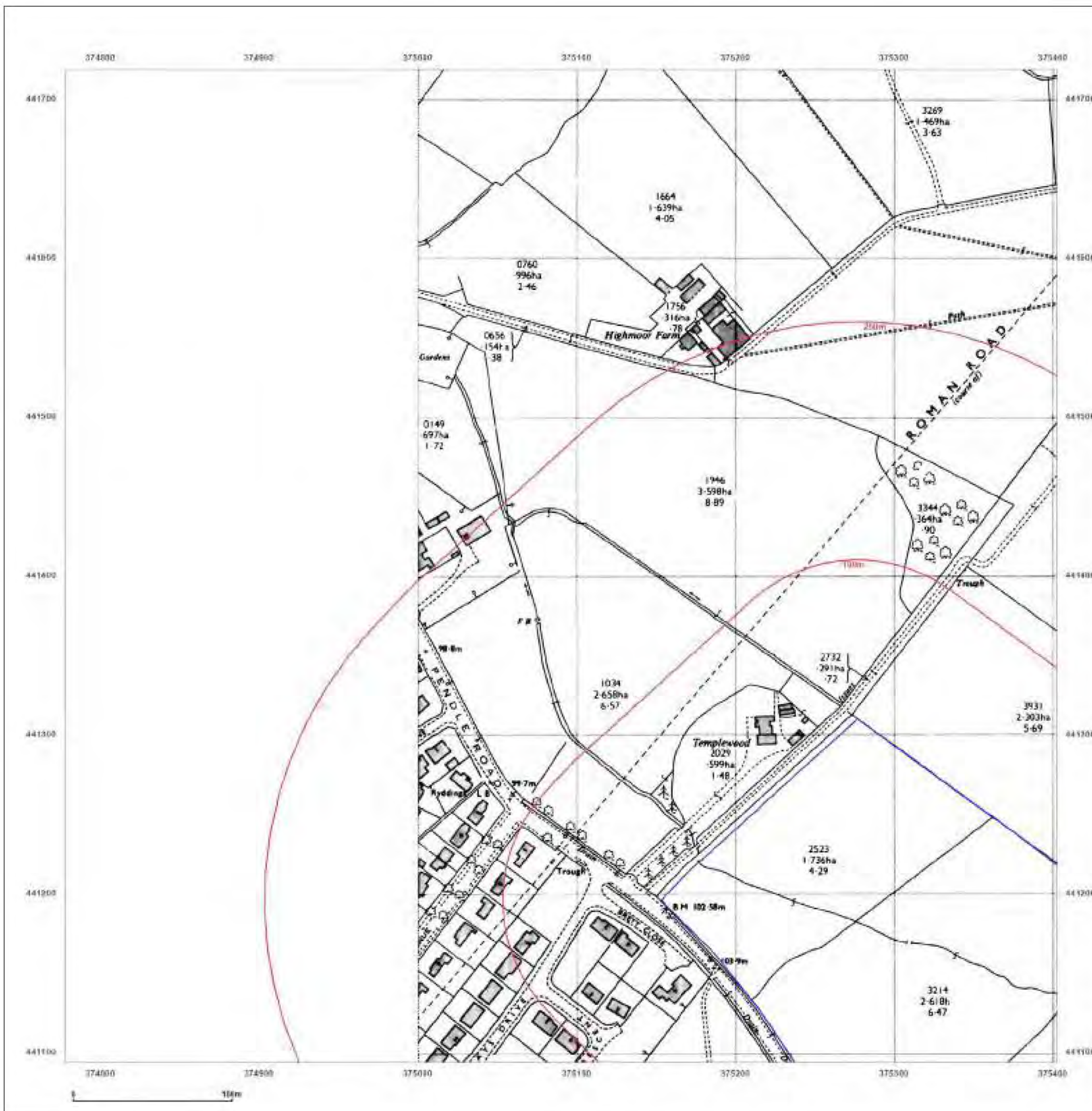


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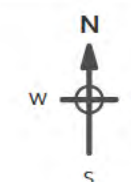
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Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1986

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1986
Levelled 1961

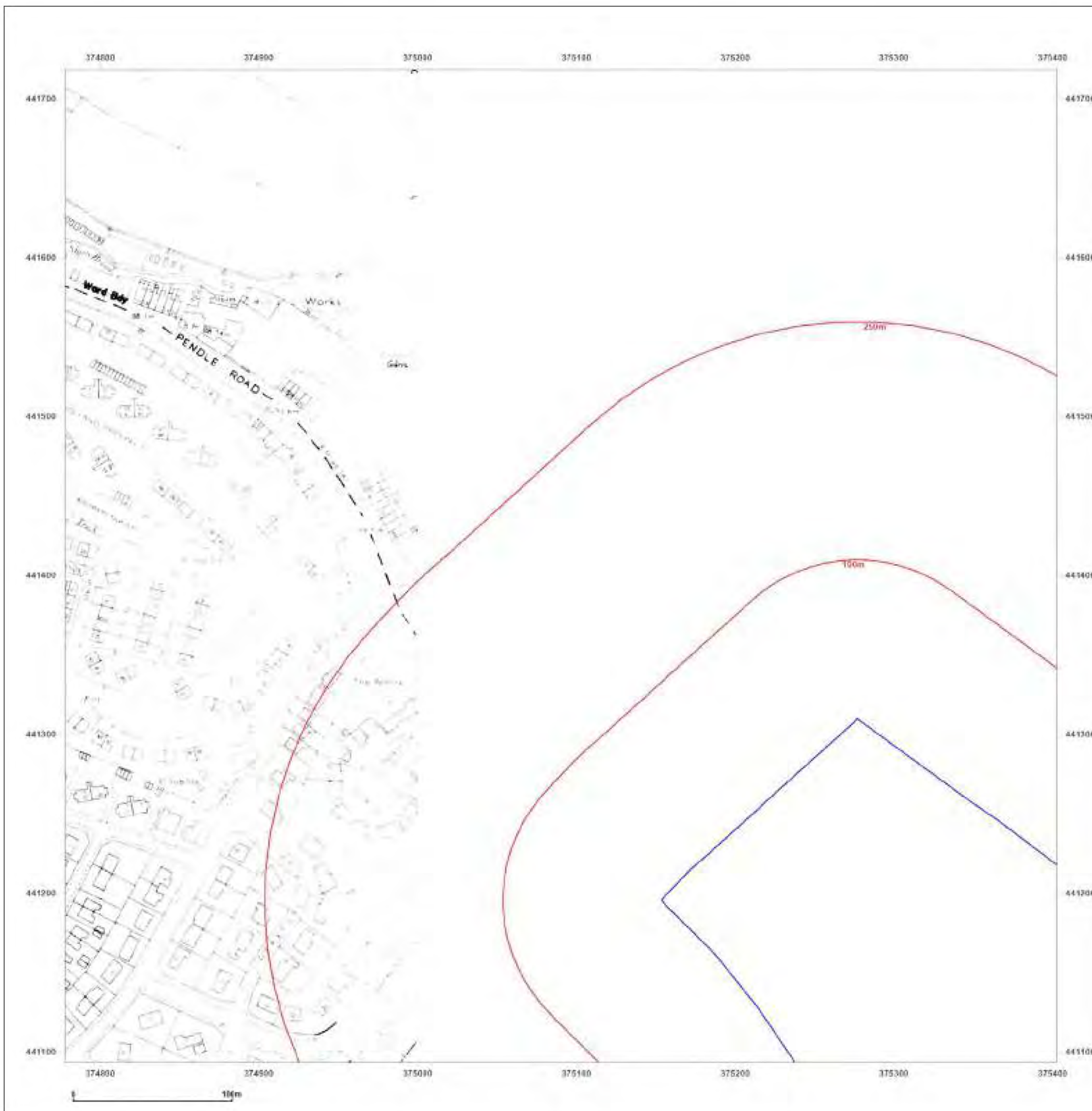


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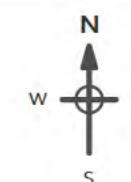
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Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1990

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1990
 Levelled 1961



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Site Details:

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Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1985
 Revised N/A
 Edition N/A
 Copyright 1993
 Licensed N/A



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Site Details:

Land off Pendle Road, Clitheroe

Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1985
 Revised N/A
 Edition N/A
 Copyright 1993
 Layered N/A

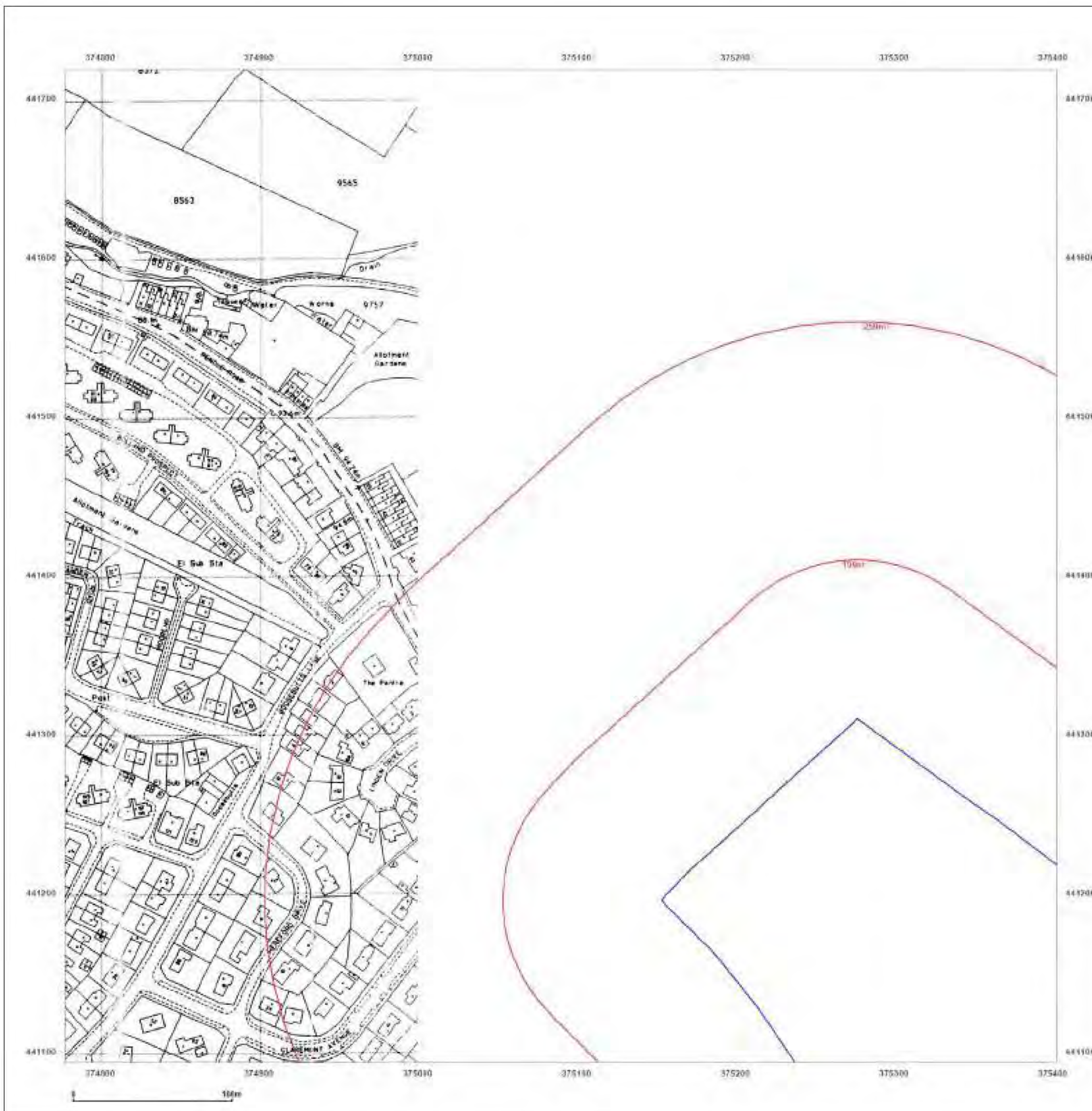


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Site Details:

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Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1985
 Revised 1993
 Edition N/A
 Copyright 1993
 Levelled N/A

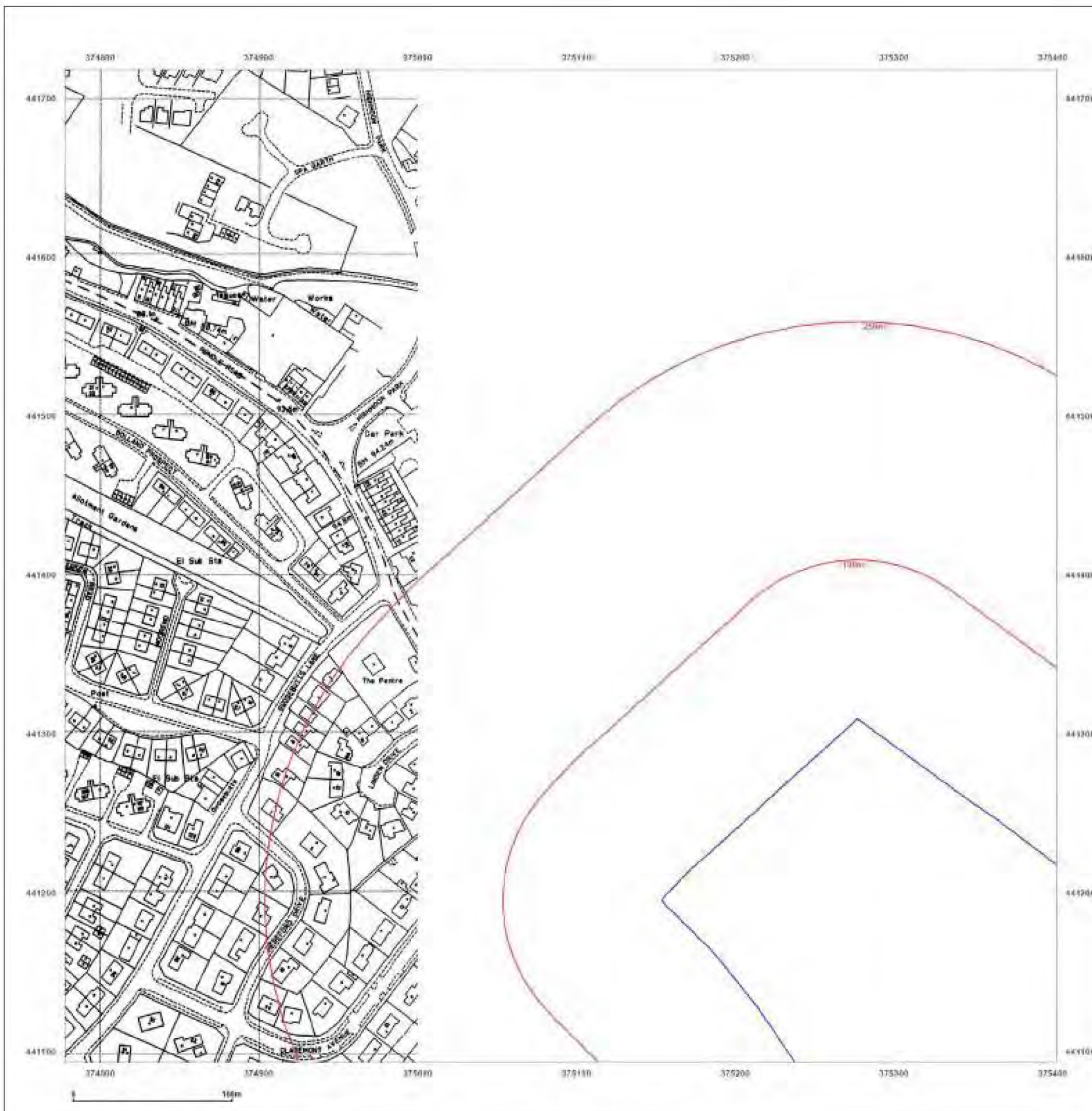


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Site Details:

Land off Pendle Road, Clitheroe

Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1990-1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1961
Revised 1990
Edition N/A
Copyright 1990
Levelled 1961

Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



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Site Details:

Land off Pendle Road, Clitheroe

Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1995
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

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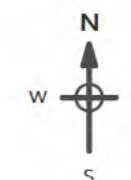
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Report Ref: GS-M5Z-PQT-PQI-BAF_LS_1_2
Grid Ref: 375090, 441406

Map Name: National Grid

Map date: 1995

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edison N/A
Copyright 1995
Layelled N/A

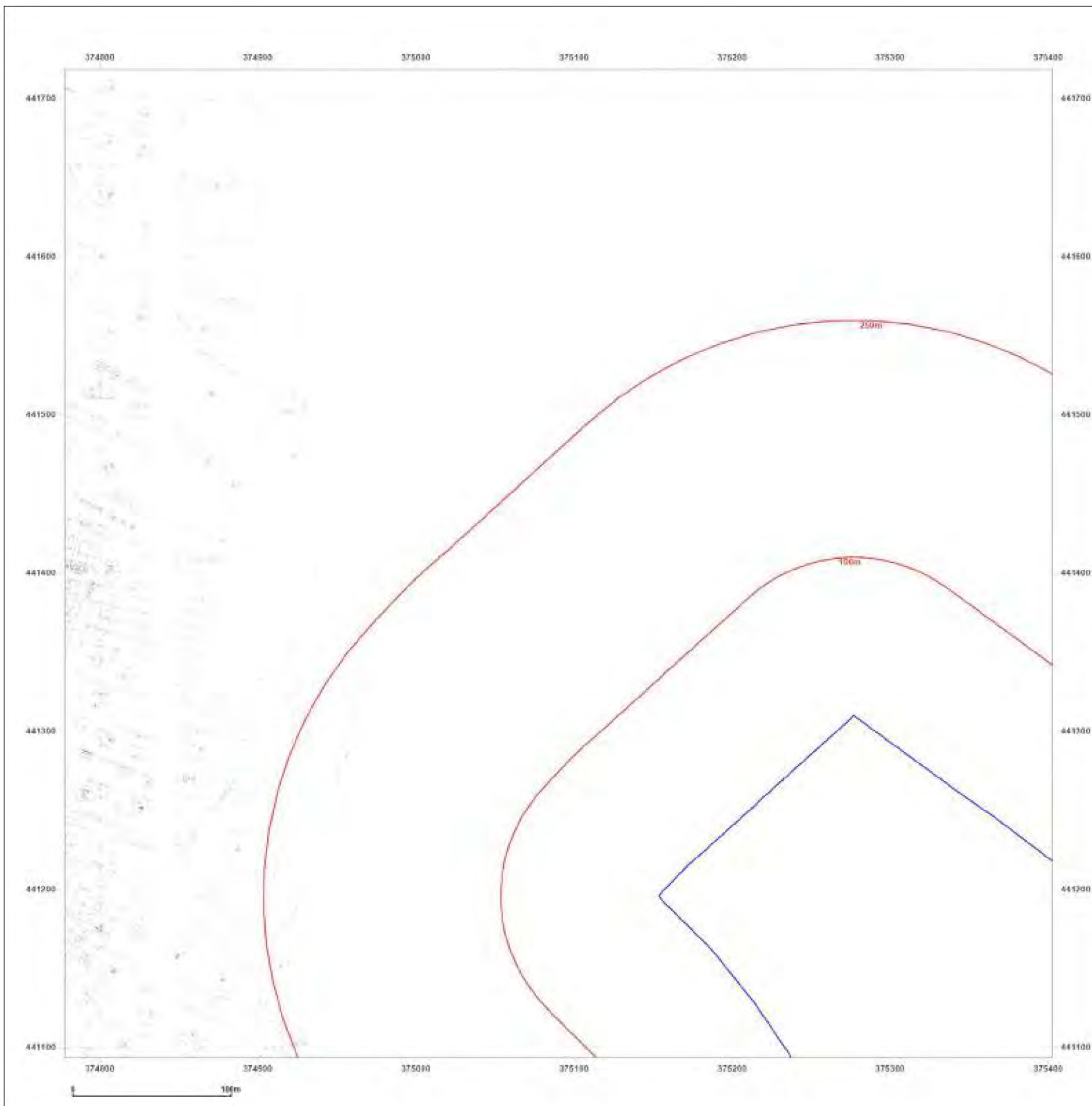


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Site Details:

Land off Pendle Road, Clitheroe

Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_1
Grid Ref: 375715, 440780

Map Name: County Series

Map date: 1884

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1884
Revised 1884
Edition N/A
Copyright N/A
Levelled N/A

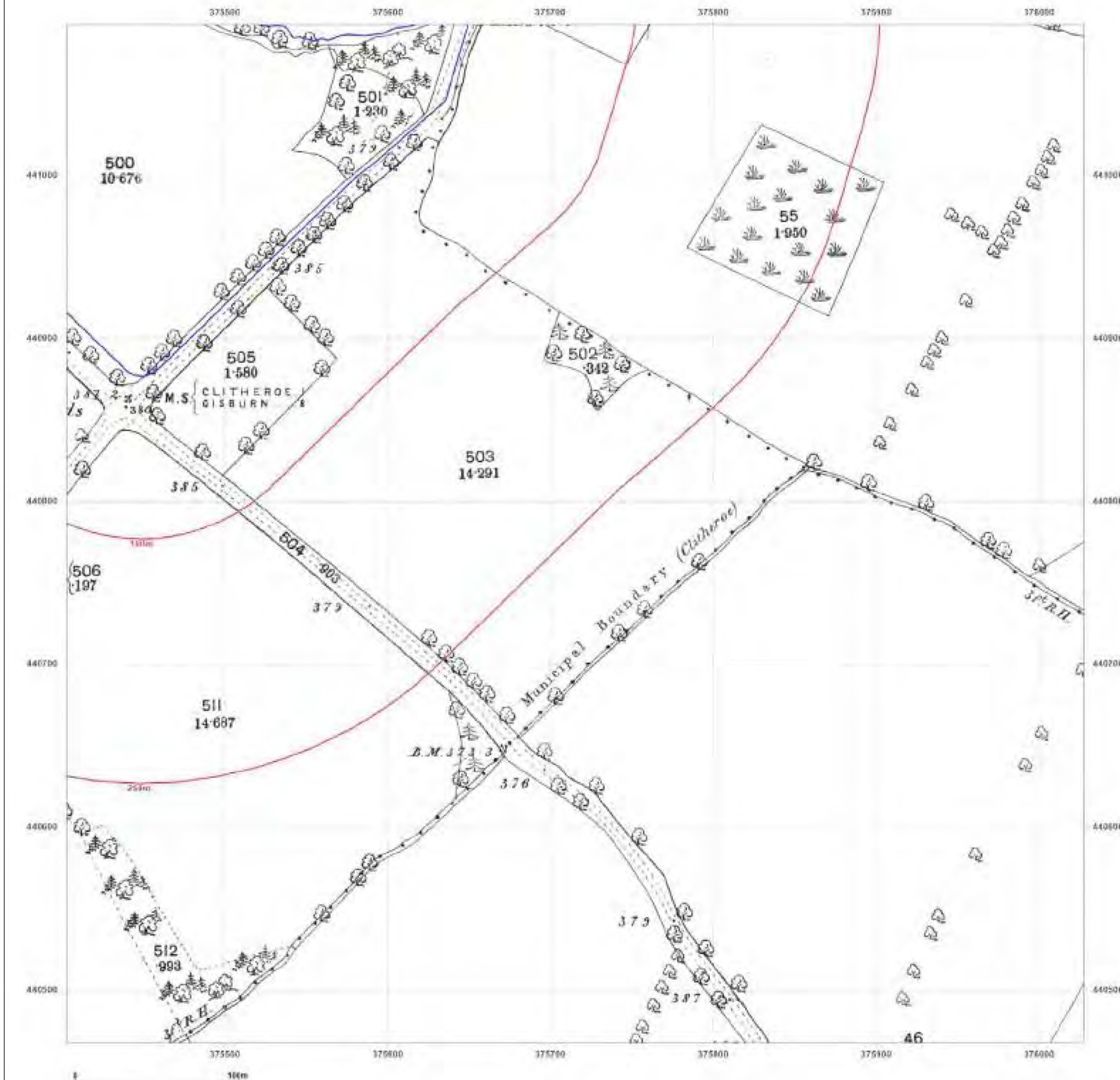


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Site Details:

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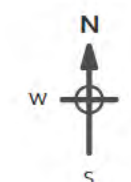
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Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_1
Grid Ref: 375715, 440780

Map Name: County Series

Map date: 1912

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1912
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

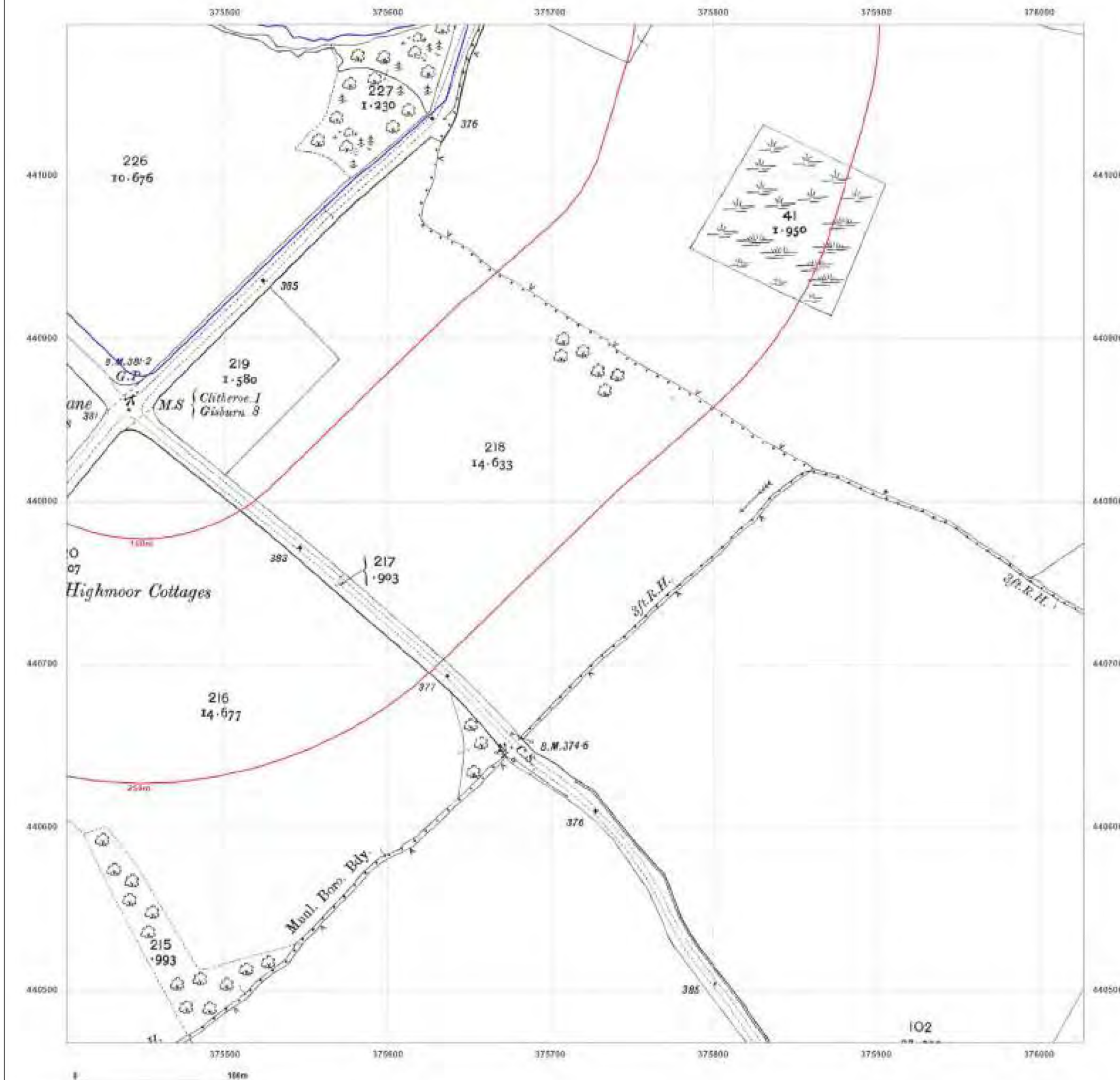


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Site Details:

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Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_1
Grid Ref: 375715, 440780

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
 Revised 1964
 Edition N/A
 Copyright 1965
 Levelled 1962



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

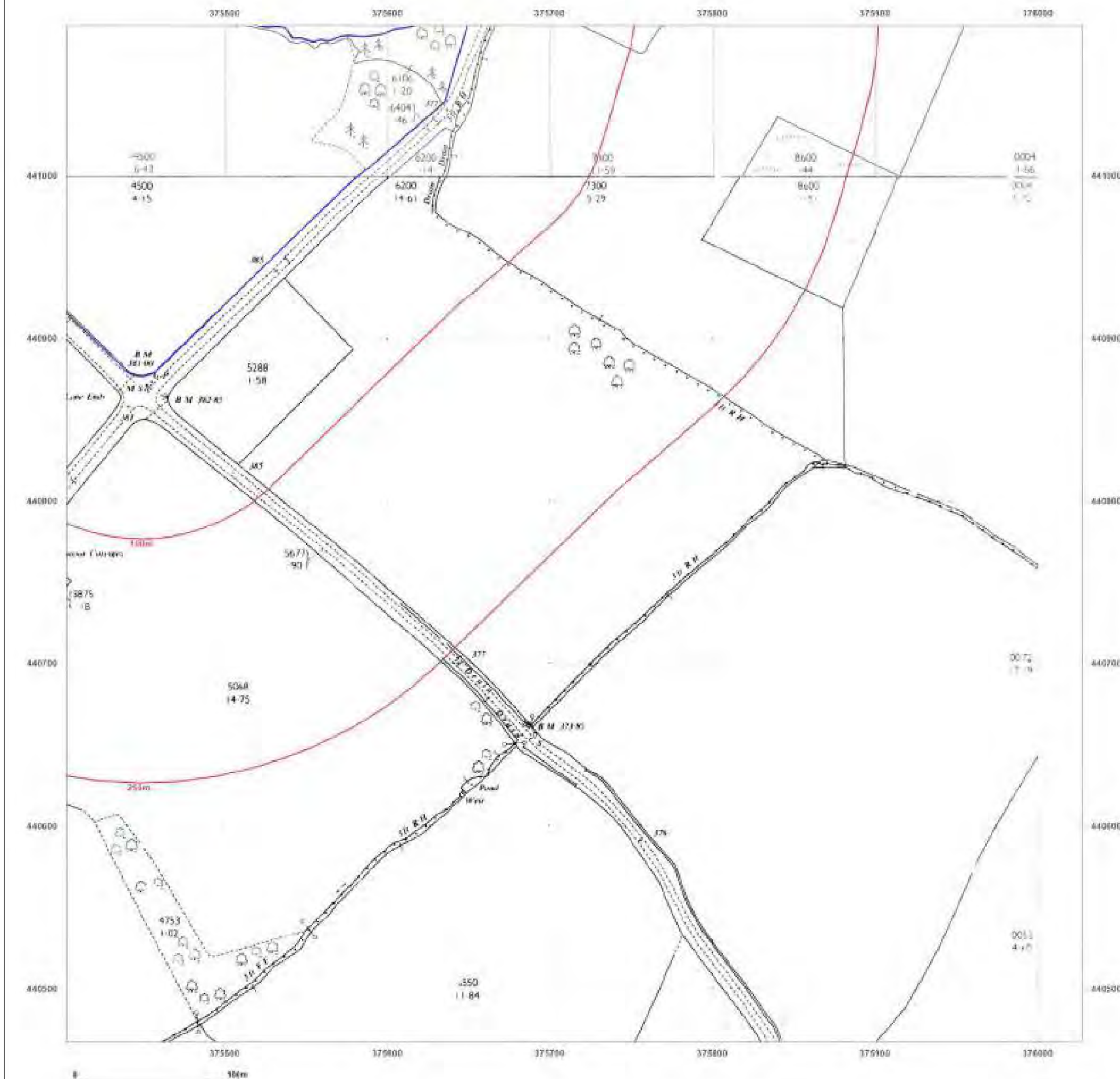


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Site Details:

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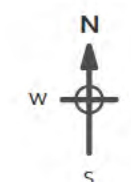
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Grid Ref: 375715, 440780

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1964
 Revised 1964
 Edition N/A
 Copyright 1965
 Levelled 1962

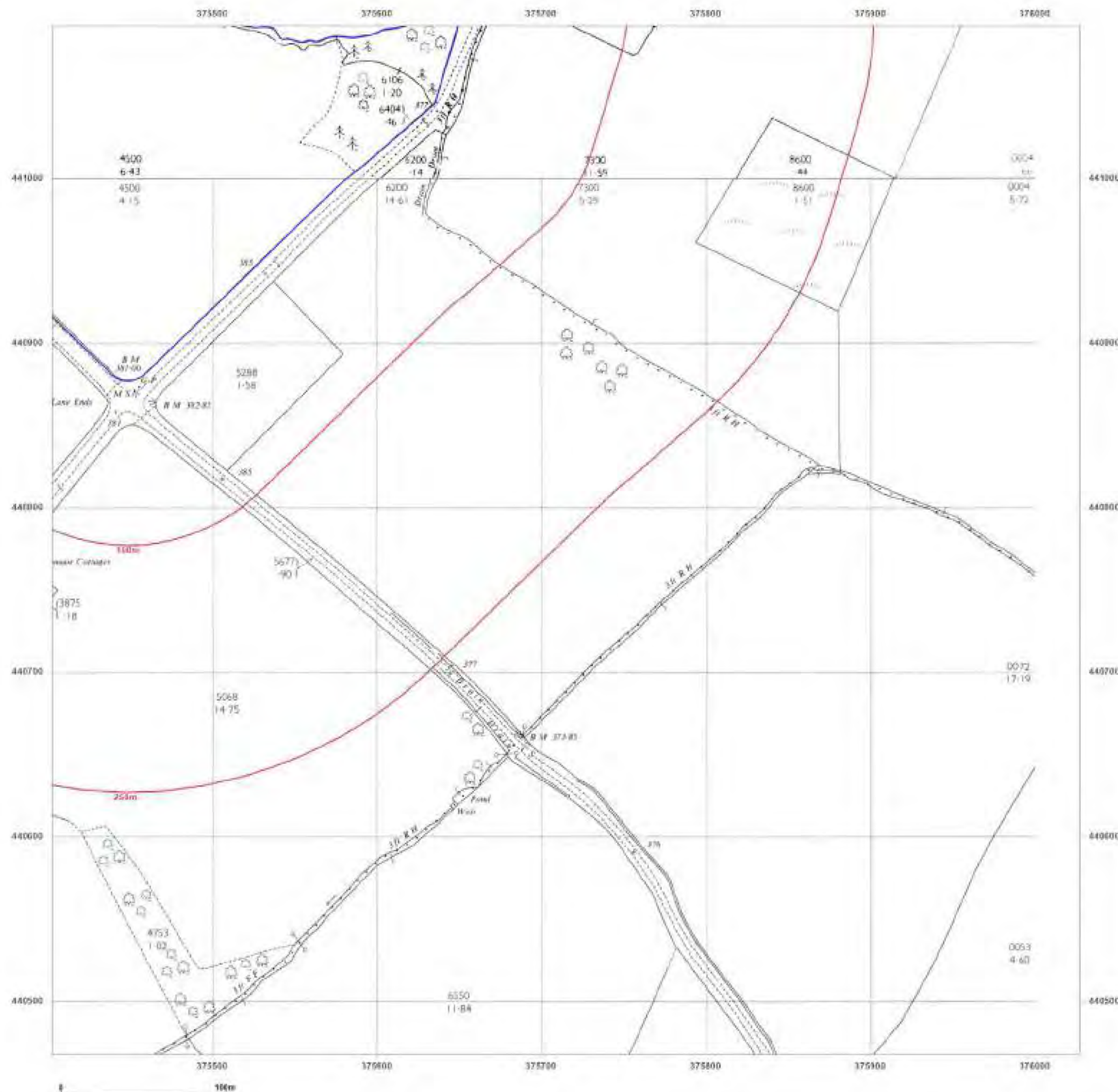


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Production date: 14 July 2025

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Site Details:

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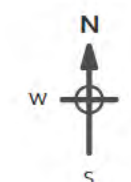
Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_1
Grid Ref: 375715, 440780

Map Name: National Grid

Map date: 1971-1976

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1972
 Revised 1972
 Edition N/A
 Copyright 1973
 Levelling 1982



Surveyed 1975
 Revised 1975
 Edition N/A
 Copyright 1976
 Levelling 1982

Surveyed 1970
 Revised 1970
 Edition N/A
 Copyright 1971
 Levelling 1982

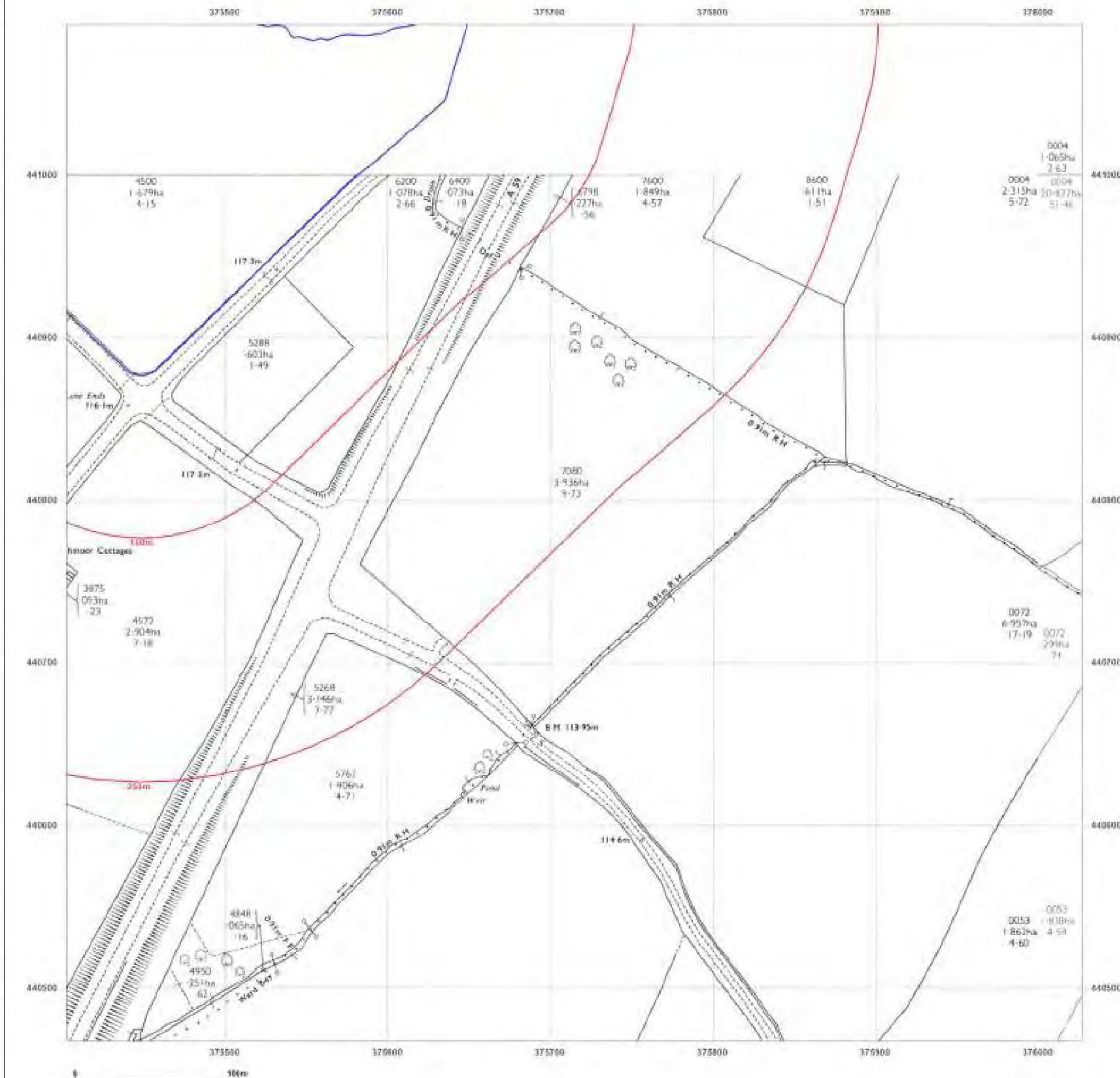


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Site Details:

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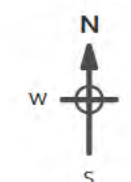
Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_1
Grid Ref: 375715, 440780

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1994
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed 1994
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed 1994
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

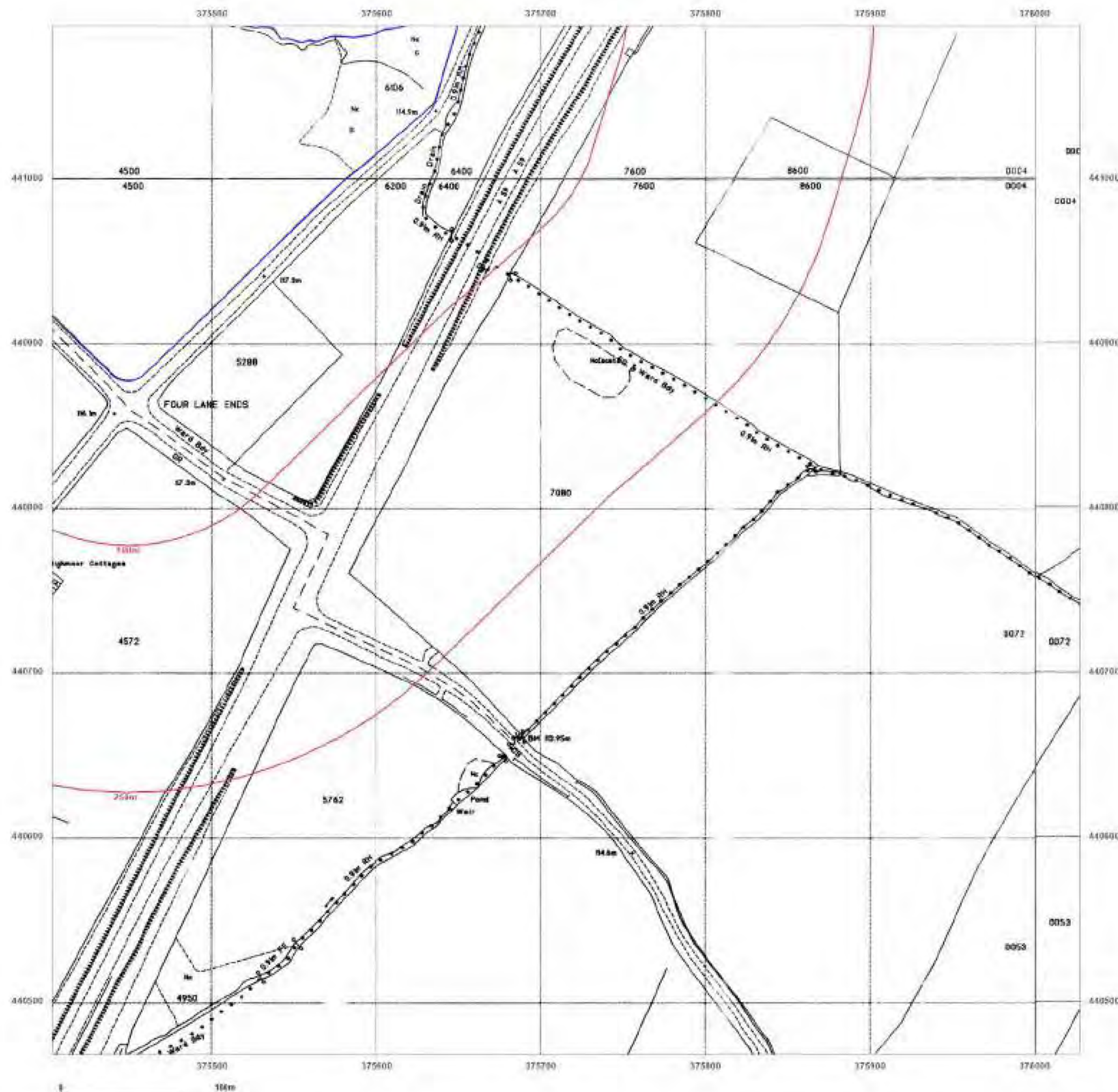


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Site Details:

Land off Pendle Road, Clitheroe

Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_2
Grid Ref: 375715, 441406

Map Name: County Series

Map date: 1884

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1884
Revised 1884
Edition N/A
Copyright N/A
Levelled N/A

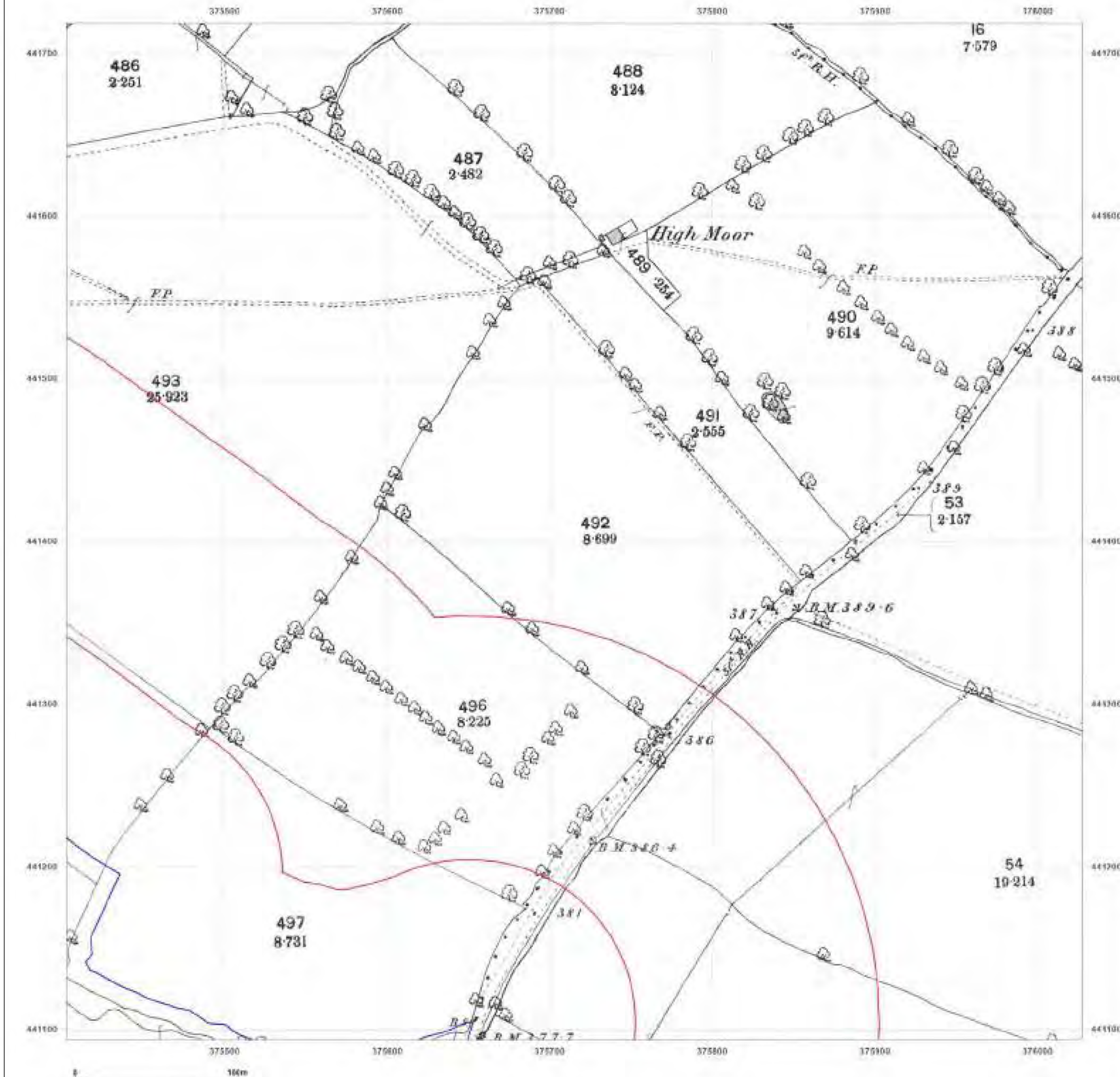


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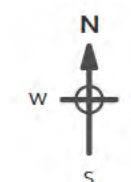
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Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_2
Grid Ref: 375715, 441406

Map Name: County Series

Map date: 1912

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1912
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

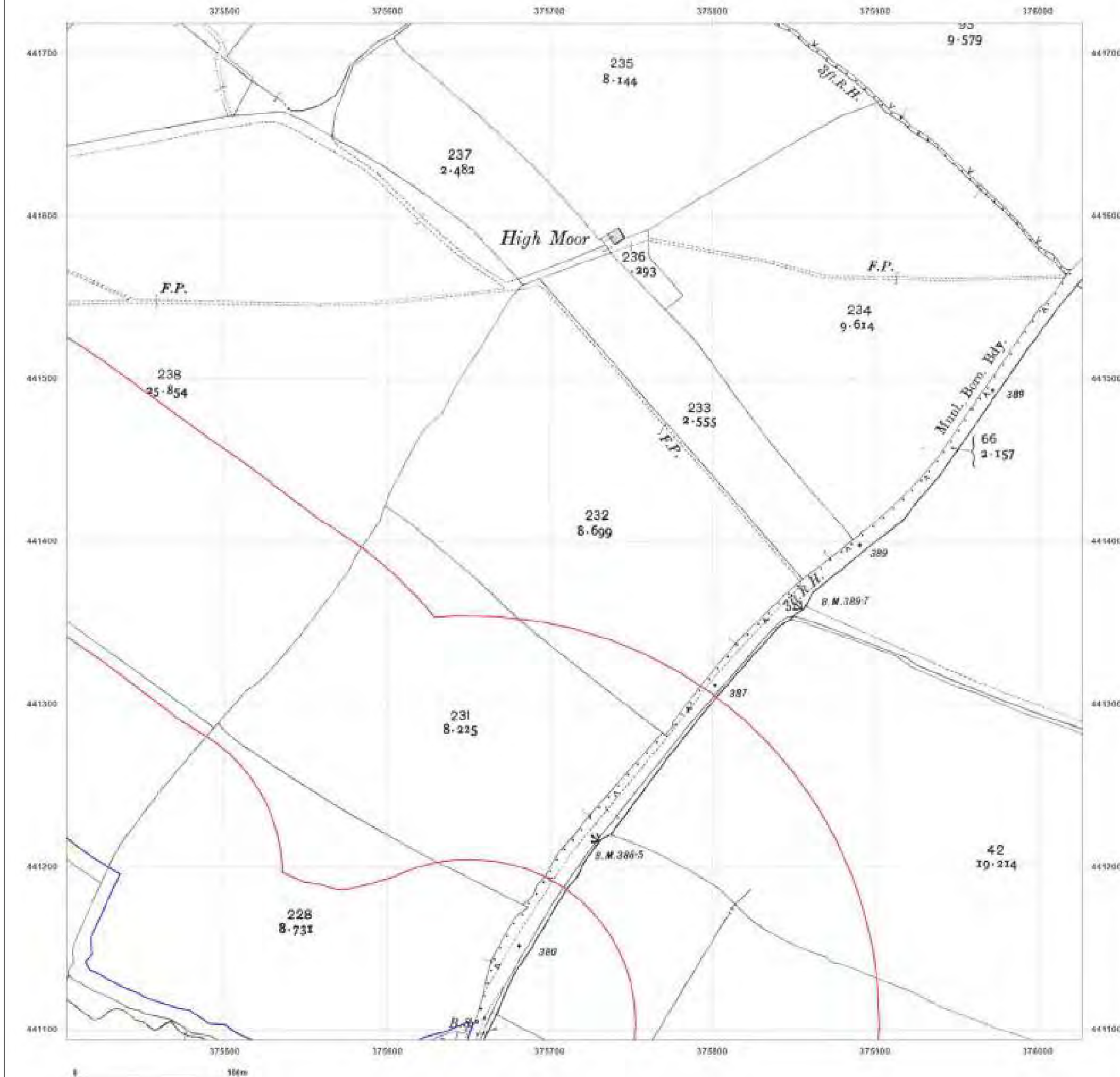


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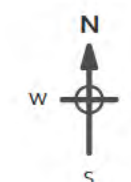
Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_2
Grid Ref: 375715, 441406

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
 Revised 1964
 Edition N/A
 Copyright 1965
 Levelled 1962

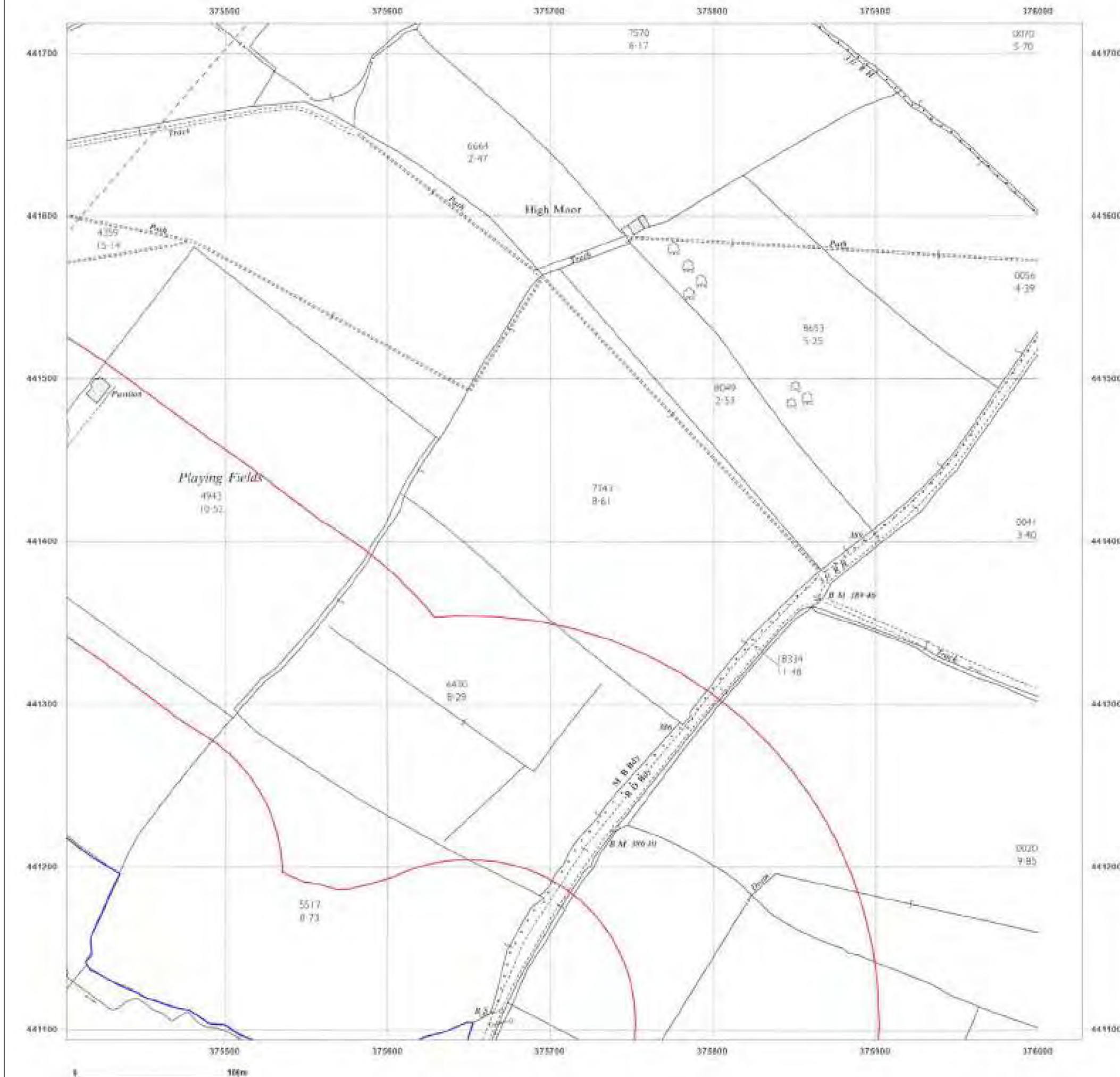


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Site Details:

Land off Pendle Road, Clitheroe

Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_2
Grid Ref: 375715, 441406

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

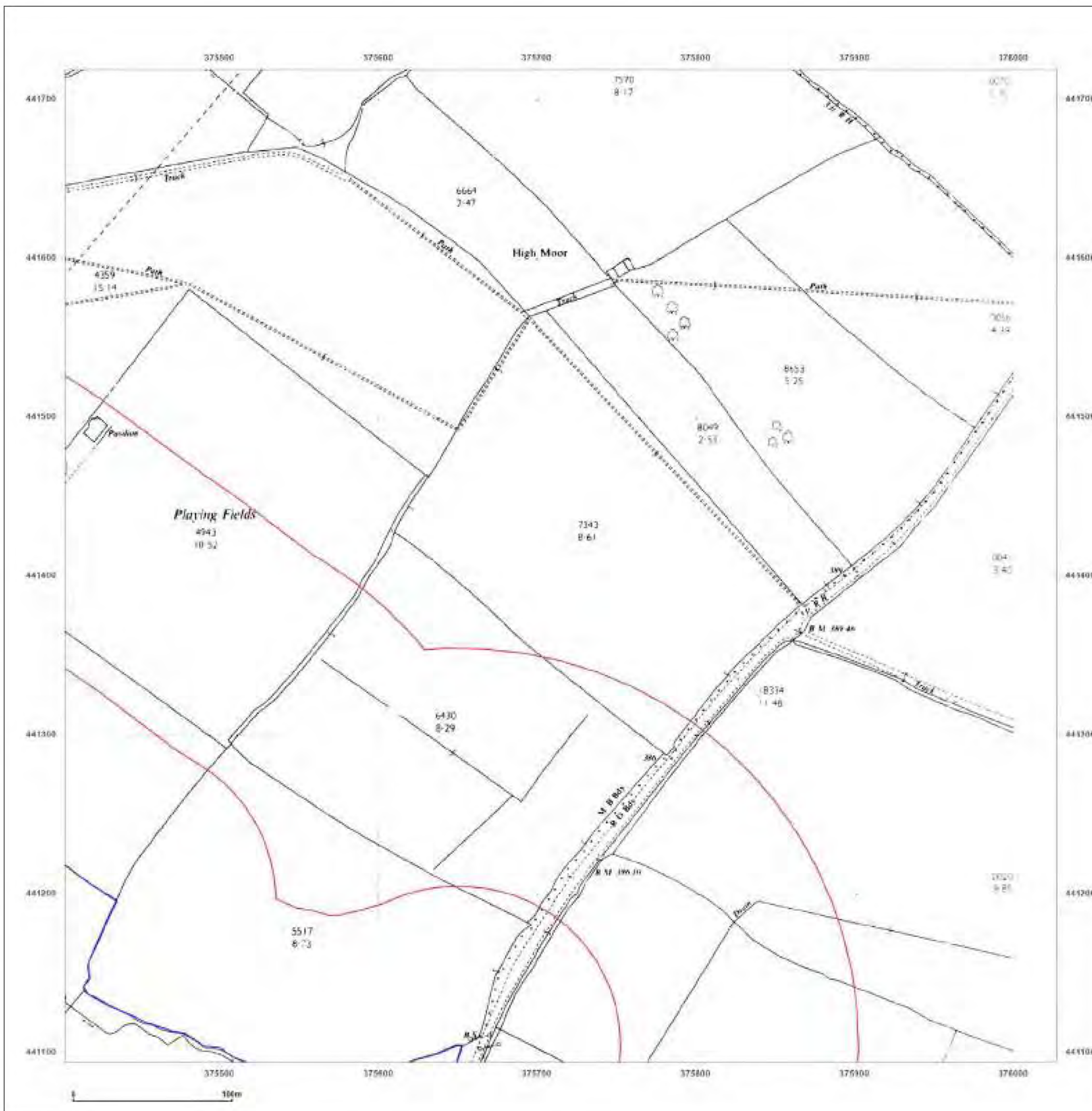


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Site Details:

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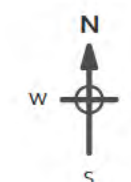
Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_2
Grid Ref: 375715, 441406

Map Name: National Grid

Map date: 1973-1977

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1976
 Revised 1976
 Edition N/A
 Copyright 1977
 Levelled 1962

Surveyed 1972
 Revised 1972
 Edition N/A
 Copyright 1972
 Levelled 1962

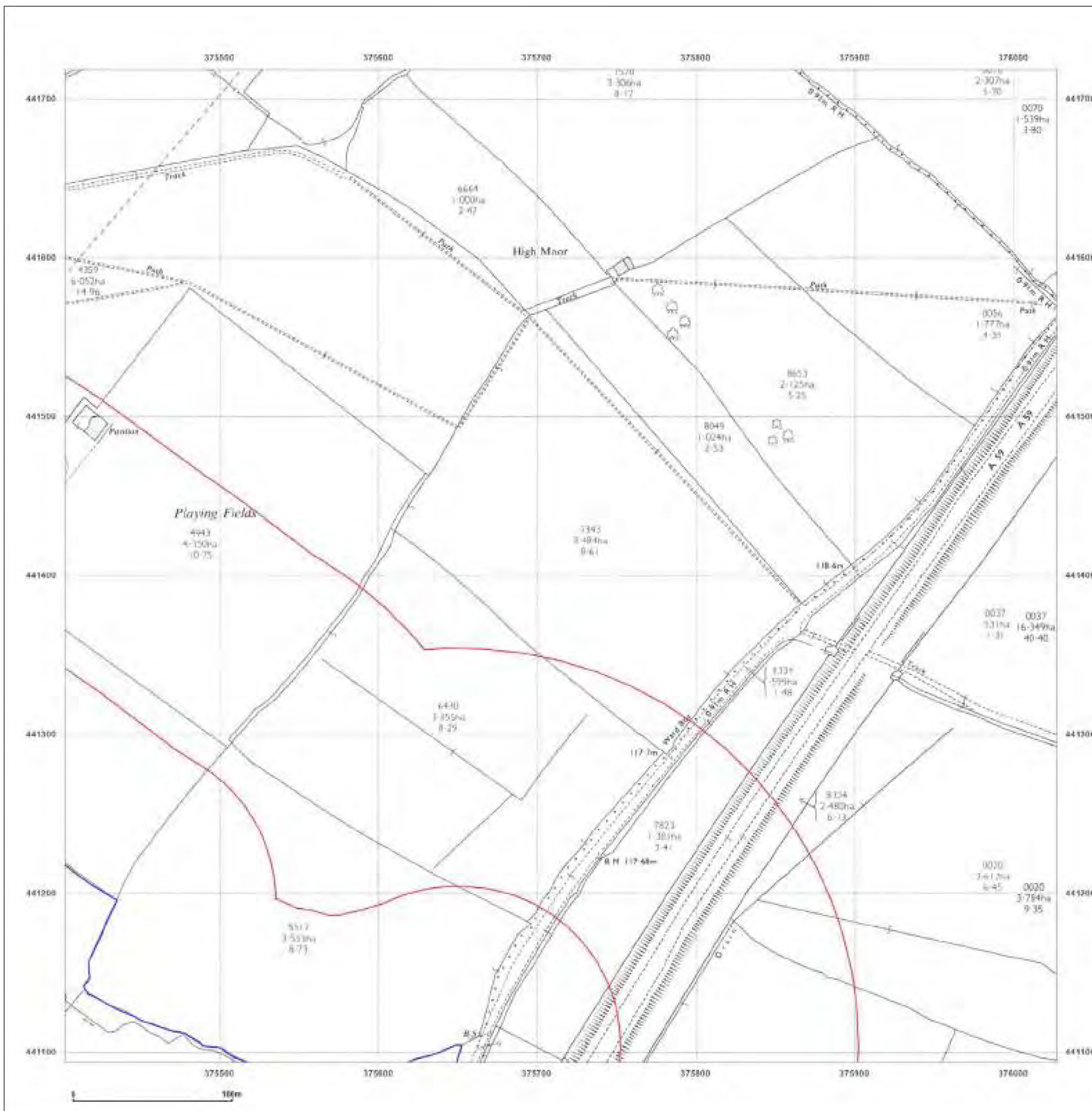


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Site Details:

Land off Pendle Road, Clitheroe

Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_2
Grid Ref: 375715, 441406

Map Name: National Grid

Map date: 1977

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

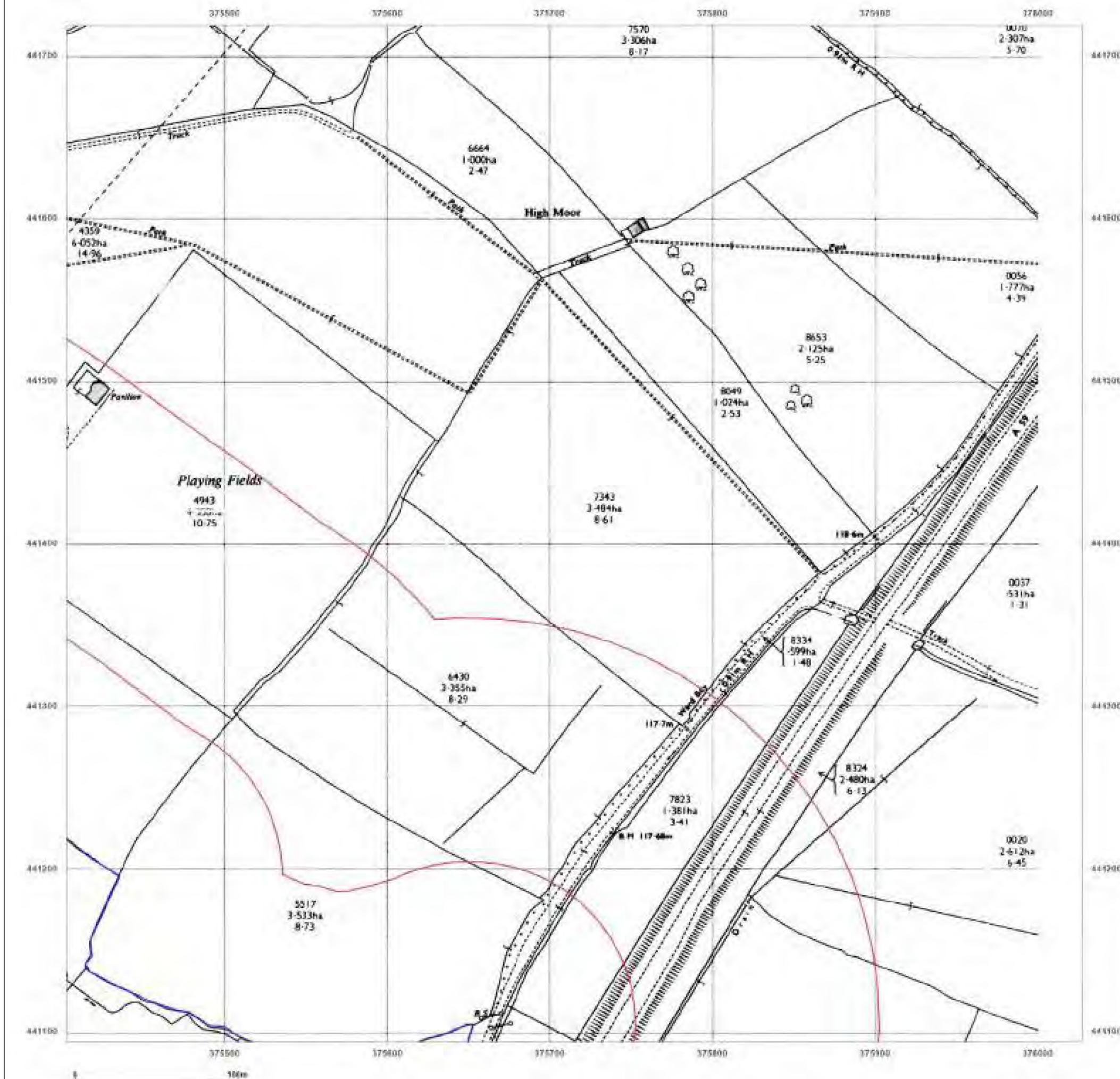


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Site Details:

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Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF_LS_2_2
Grid Ref: 375715, 441406

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

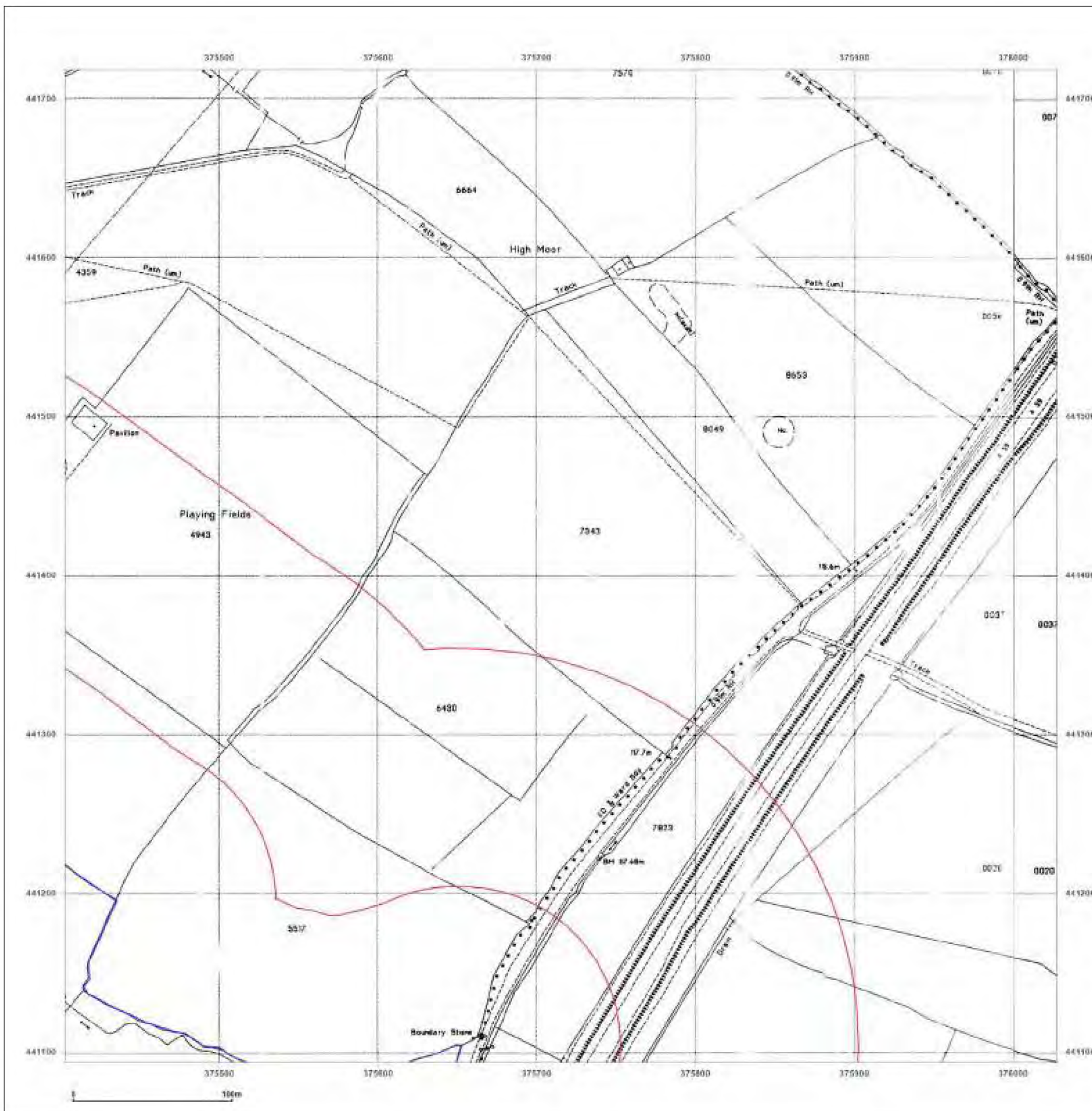


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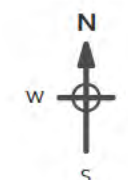
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Report Ref: GS-M5Z-PQT-PQI-BAF
Grid Ref: 375402, 441093

Map Name: County Series

Map date: 1847-1848

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1847
Edition 1847
Copyright N/A
Levelled N/A

Surveyed 1844
Revised N/A
Edition 1846
Copyright N/A
Levelled N/A

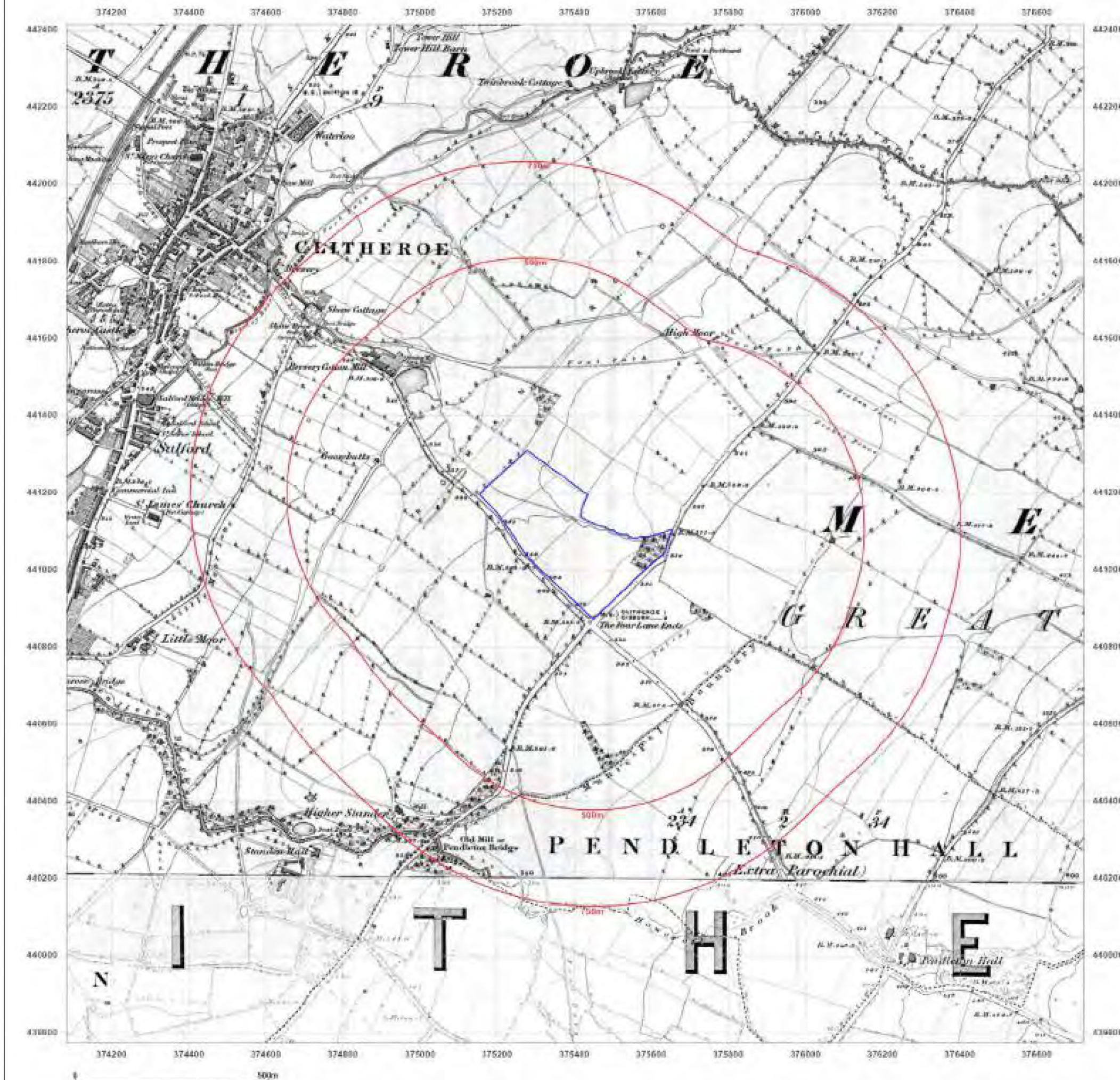


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Site Details:

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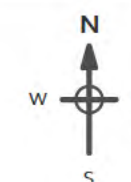
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Map Name: County Series

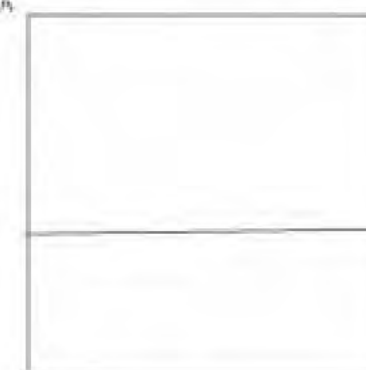
Map date: 1890

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised N/A
 Edition 1890
 Copyright N/A
 Levelled N/A

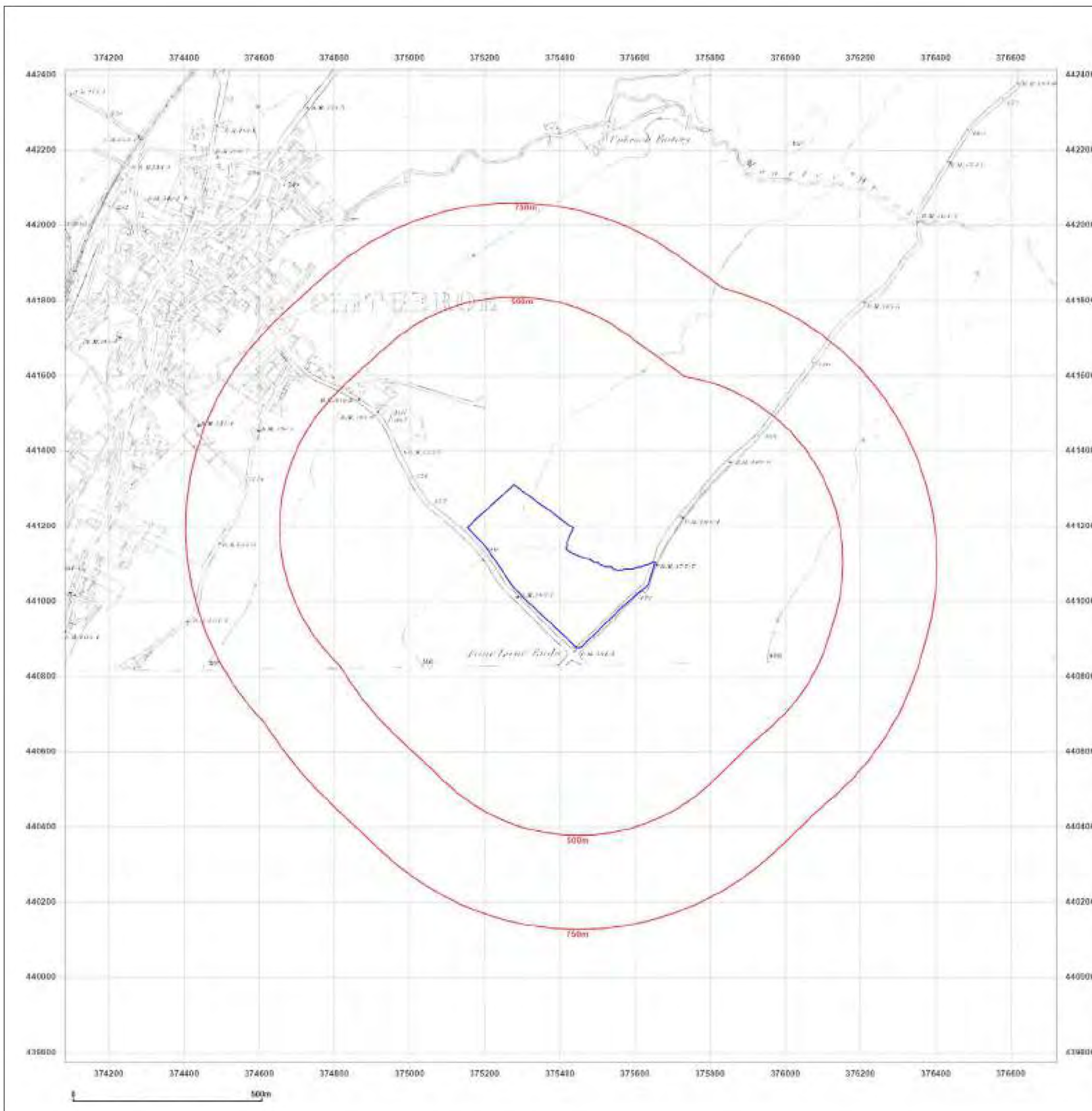


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Site Details:

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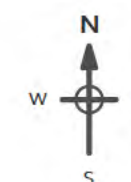
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Report Ref: GS-M5Z-PQT-PQI-BAF
Grid Ref: 375402, 441093

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560

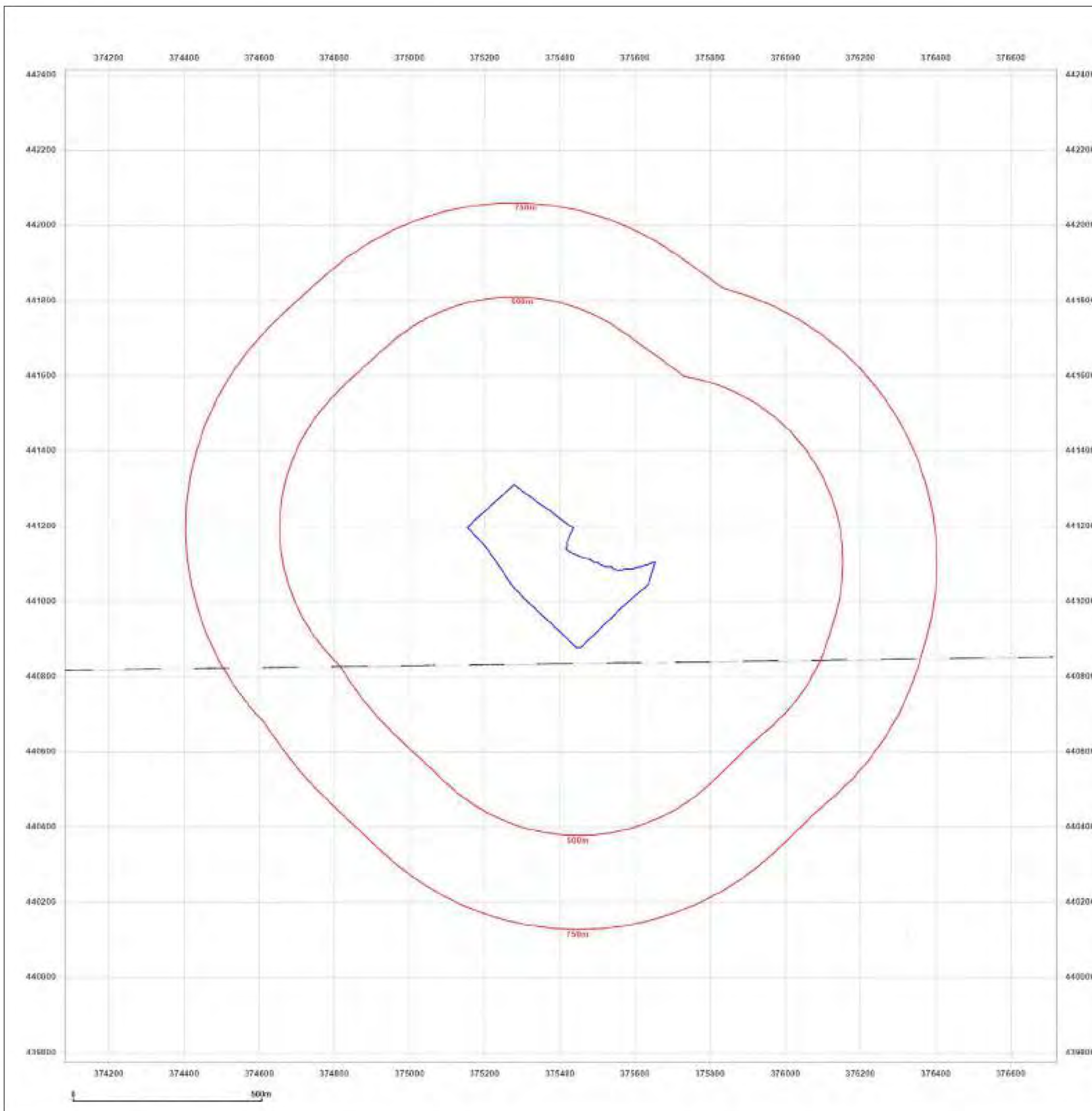


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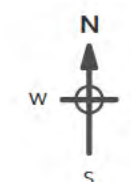
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Report Ref: GS-M5Z-PQT-PQI-BAF
Grid Ref: 375402, 441093

Map Name: County Series

Map date: 1906-1910

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1910
 Edition N/A
 Copyright N/A
 Levelled N/A

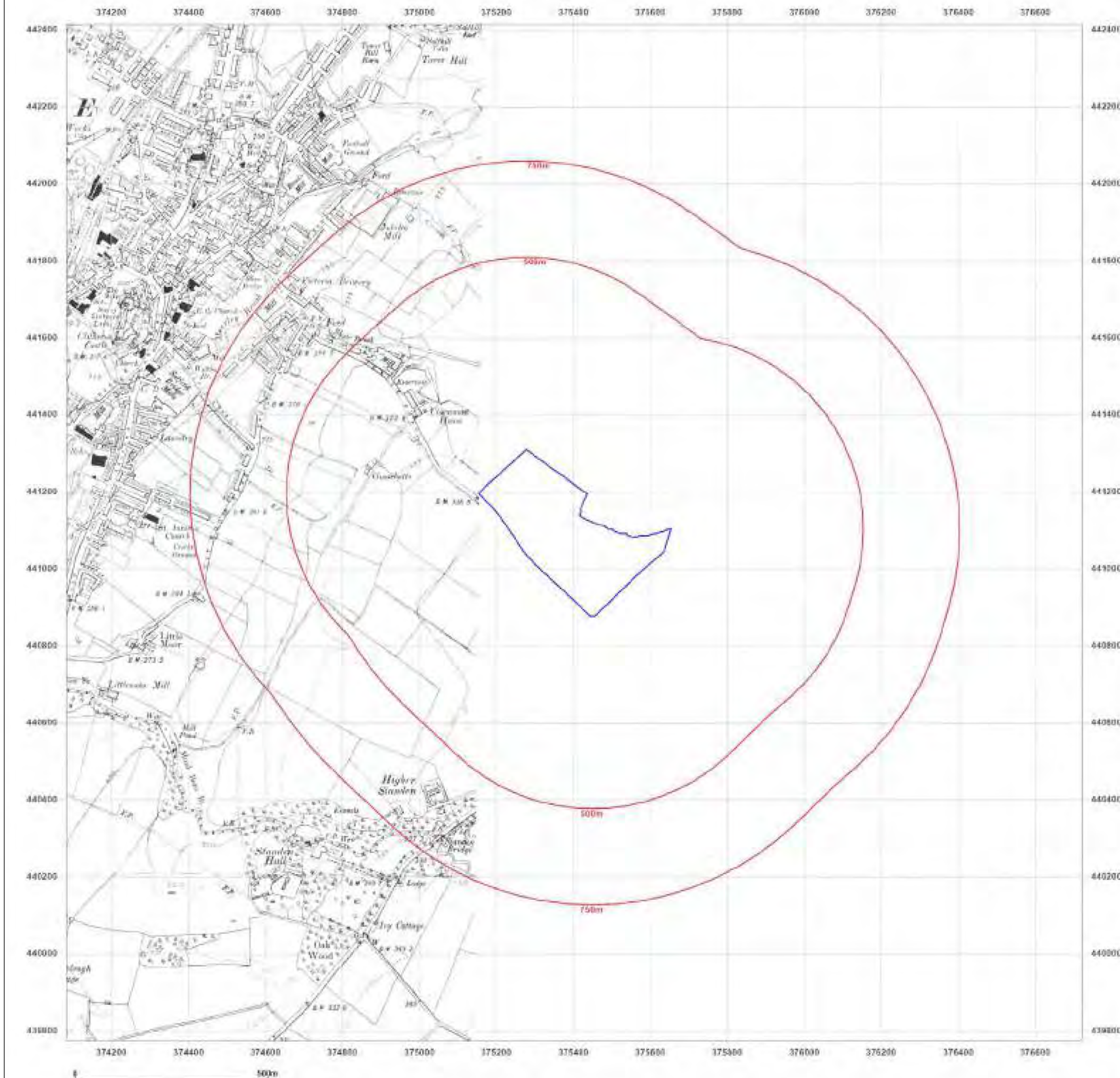


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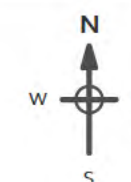
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Report Ref: GS-M5Z-PQT-PQI-BAF
Grid Ref: 375402, 441093

Map Name: County Series

Map date: 1911-1915

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1847
 Revised 1911
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1914
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1847
 Revised 1911
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1915
 Edition N/A
 Copyright N/A
 Levelled N/A

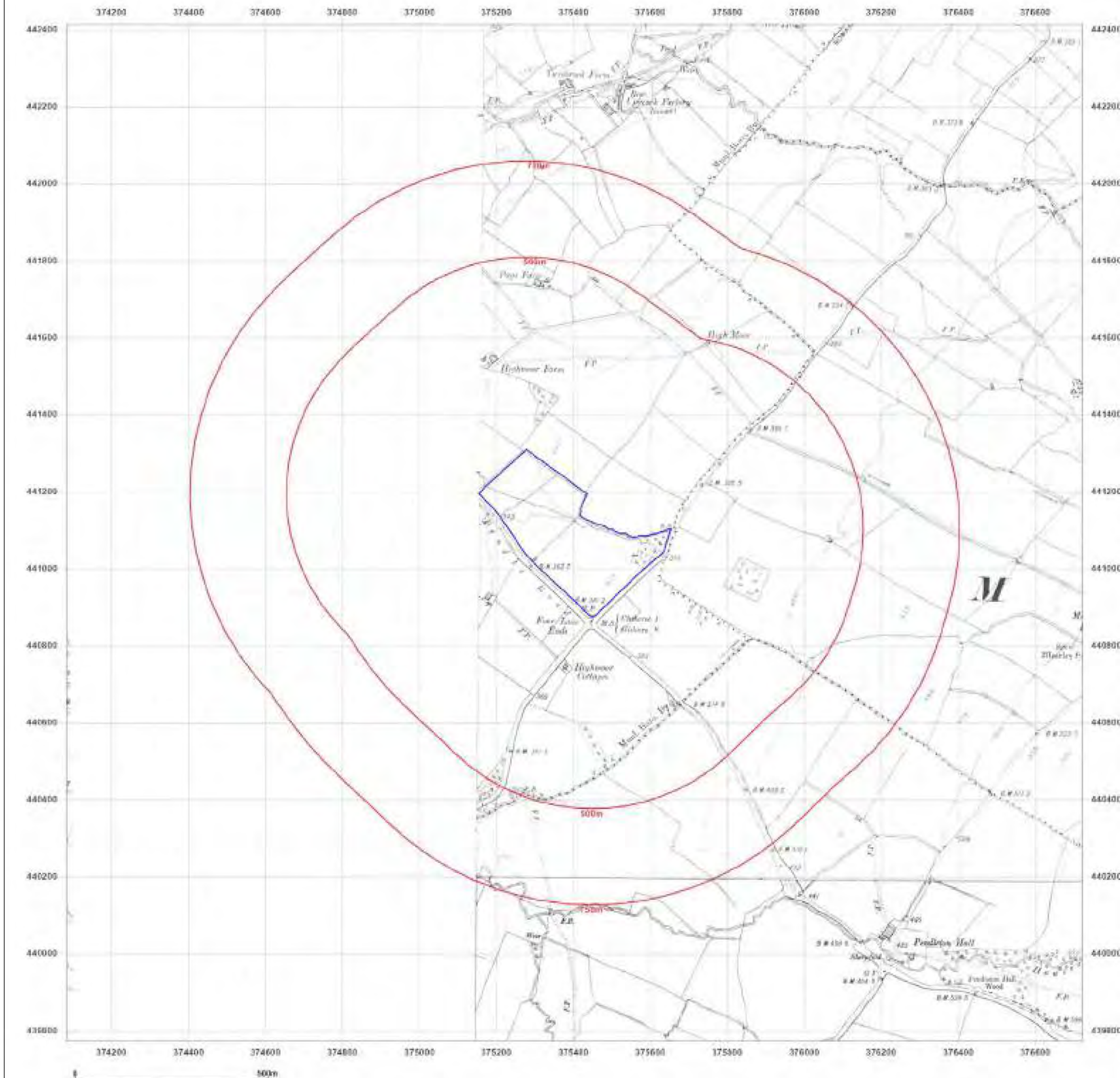


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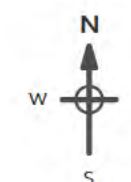
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Grid Ref: 375402, 441093

Map Name: County Series

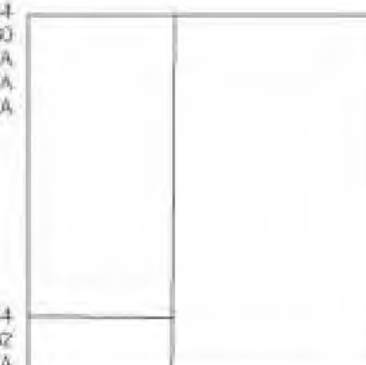
Map date: 1930-1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
 Revised 1930
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1844
 Revised 1932
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Land off Pendle Road, Clitheroe

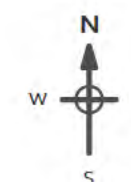
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Grid Ref: 375402, 441093

Map Name: County Series

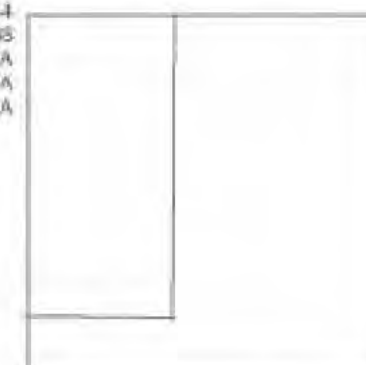
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelling N/A

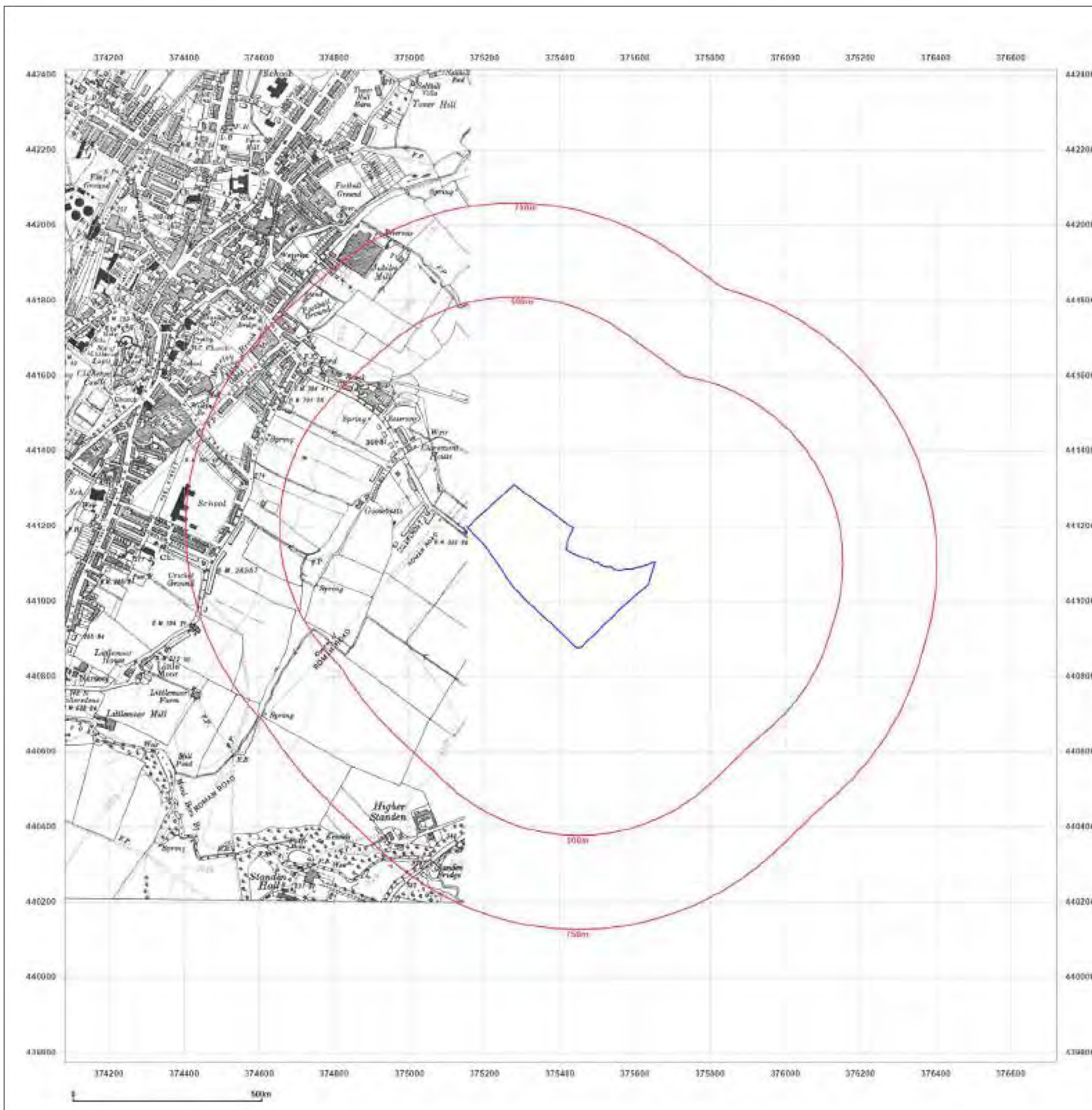


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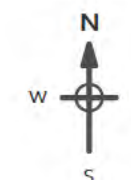
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Report Ref: GS-M5Z-PQT-PQI-BAF
Grid Ref: 375402, 441093

Map Name: Provisional

Map date: 1950-1955

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1950
 Revised 1950
 Edition N/A
 Copyright 1955
 Levelled N/A

Surveyed 1950
 Revised 1950
 Edition N/A
 Copyright N/A
 Levelled N/A

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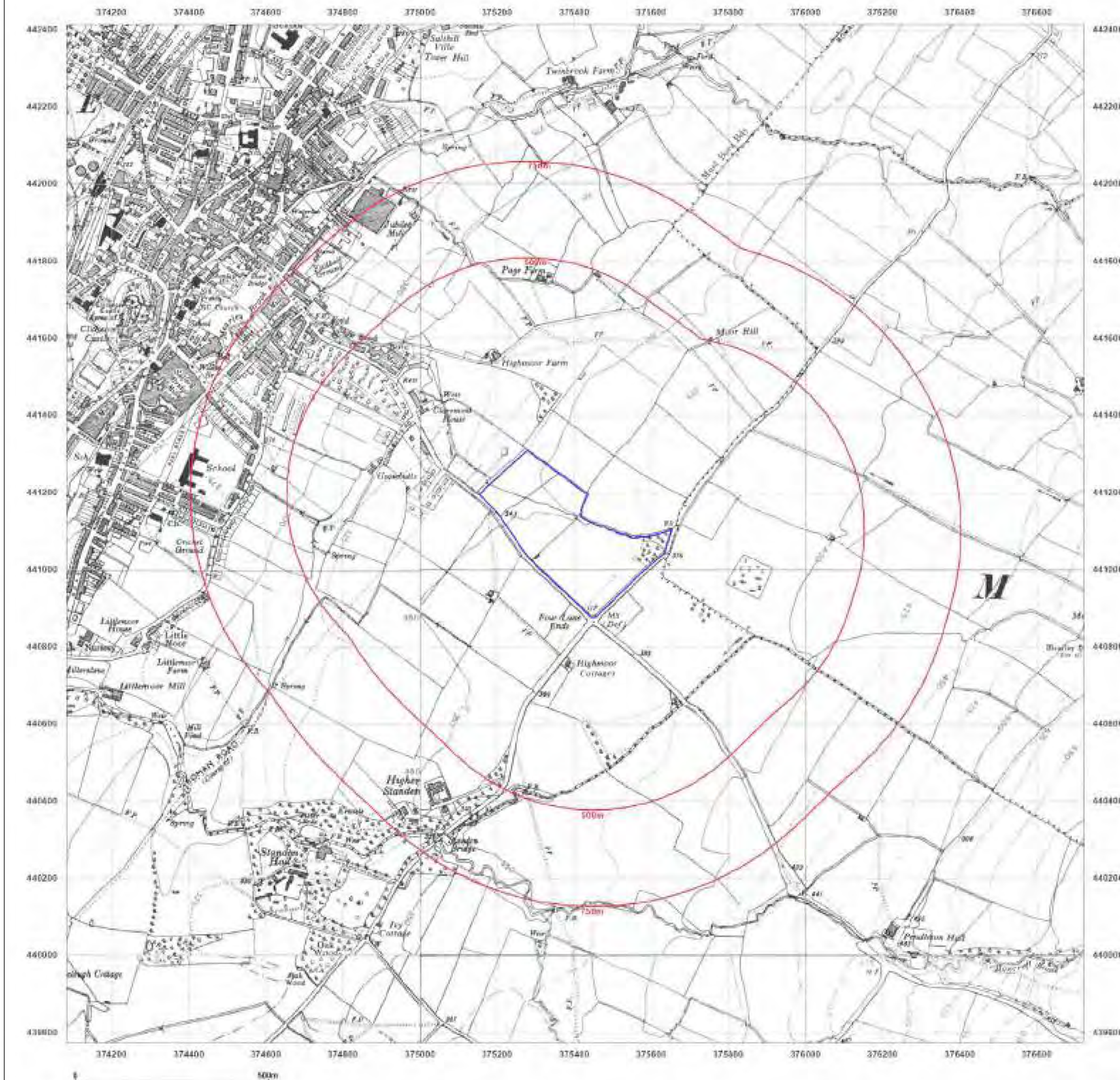


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Site Details:

Land off Pendle Road, Clitheroe

Client Ref: 11904
Report Ref: GS-M5Z-PQT-PQI-BAF
Grid Ref: 375402, 441093

Map Name: National Grid

Map date: 1971-1974

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1972
 Revised 1974
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1972
 Revised 1973
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1973
 Revised 1973
 Edition N/A
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 Levelled N/A

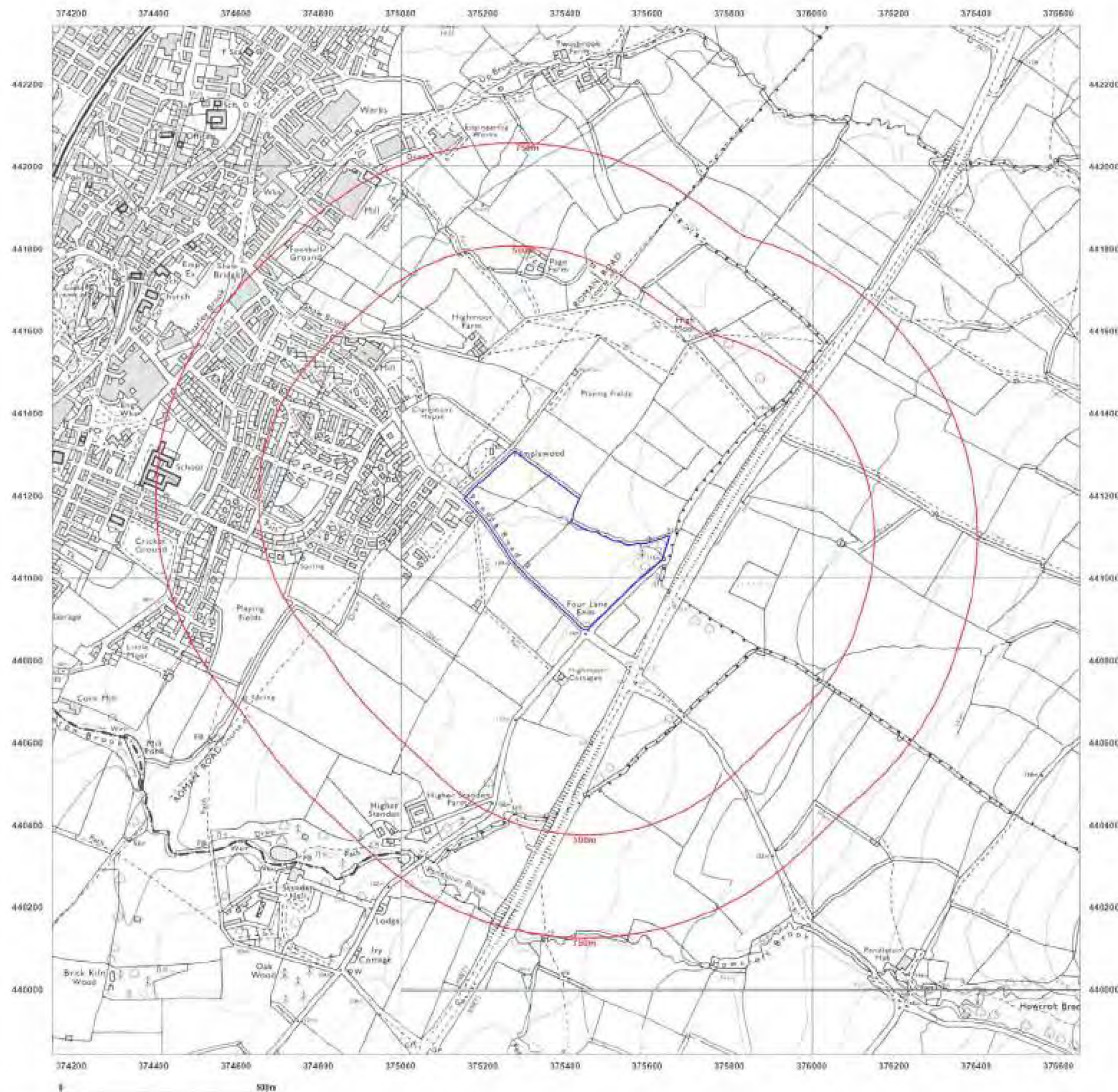


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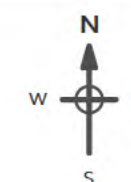
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Report Ref: GS-M5Z-PQT-PQI-BAF
Grid Ref: 375402, 441093

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

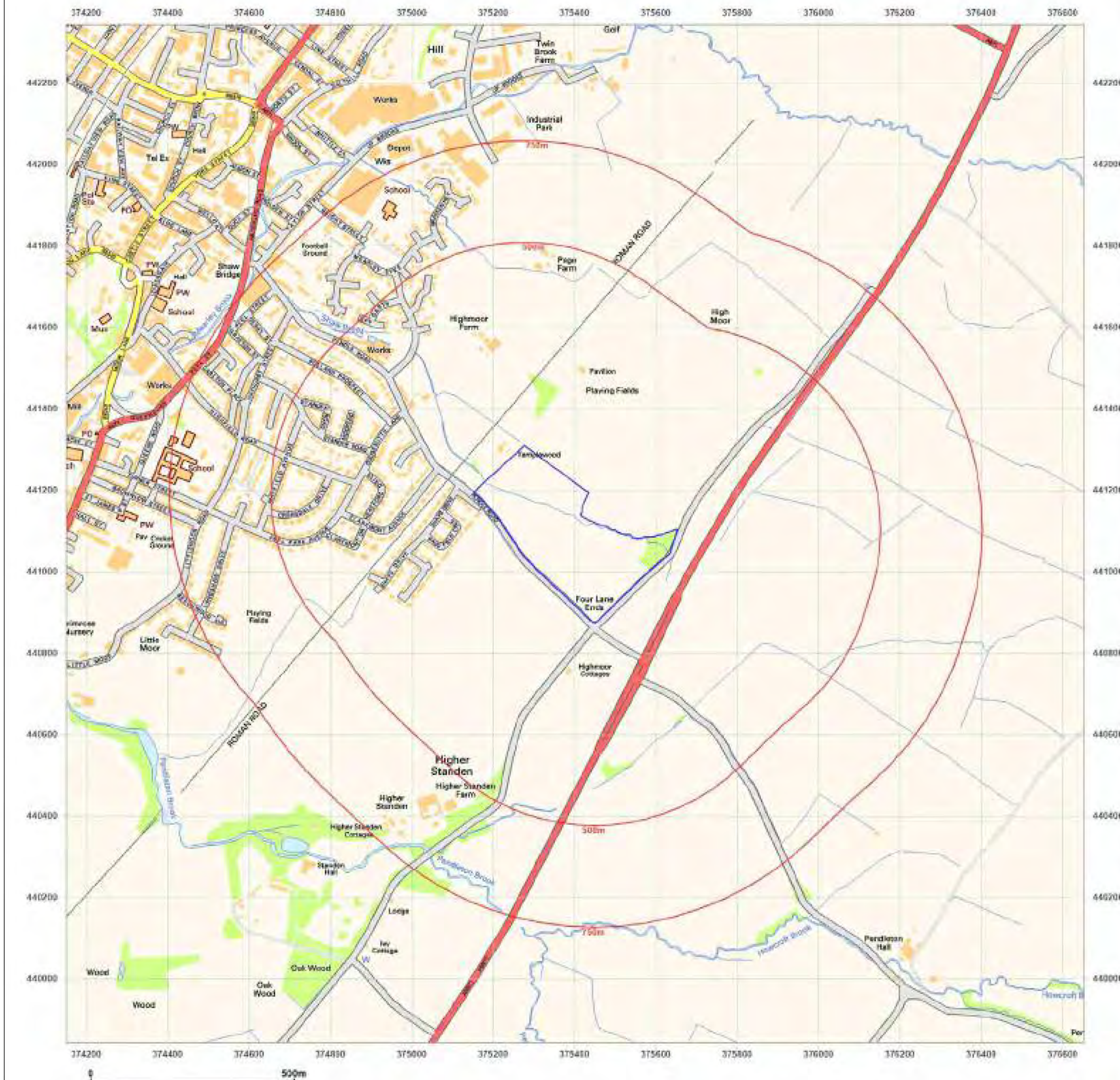


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Site Details:

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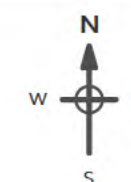
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Grid Ref: 375402, 441093

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

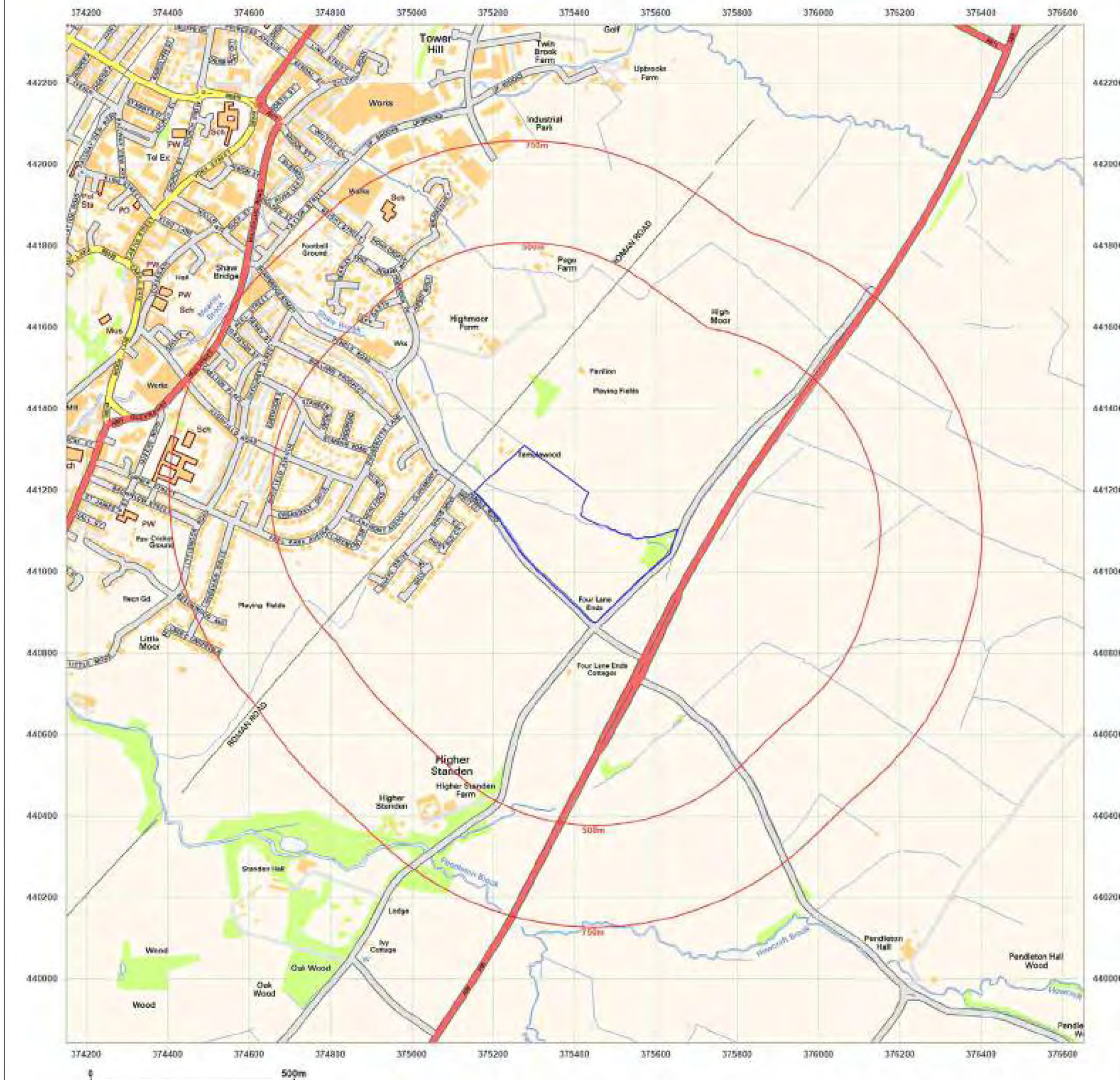


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Site Details:

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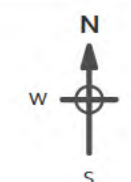
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Grid Ref: 375402, 441093

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

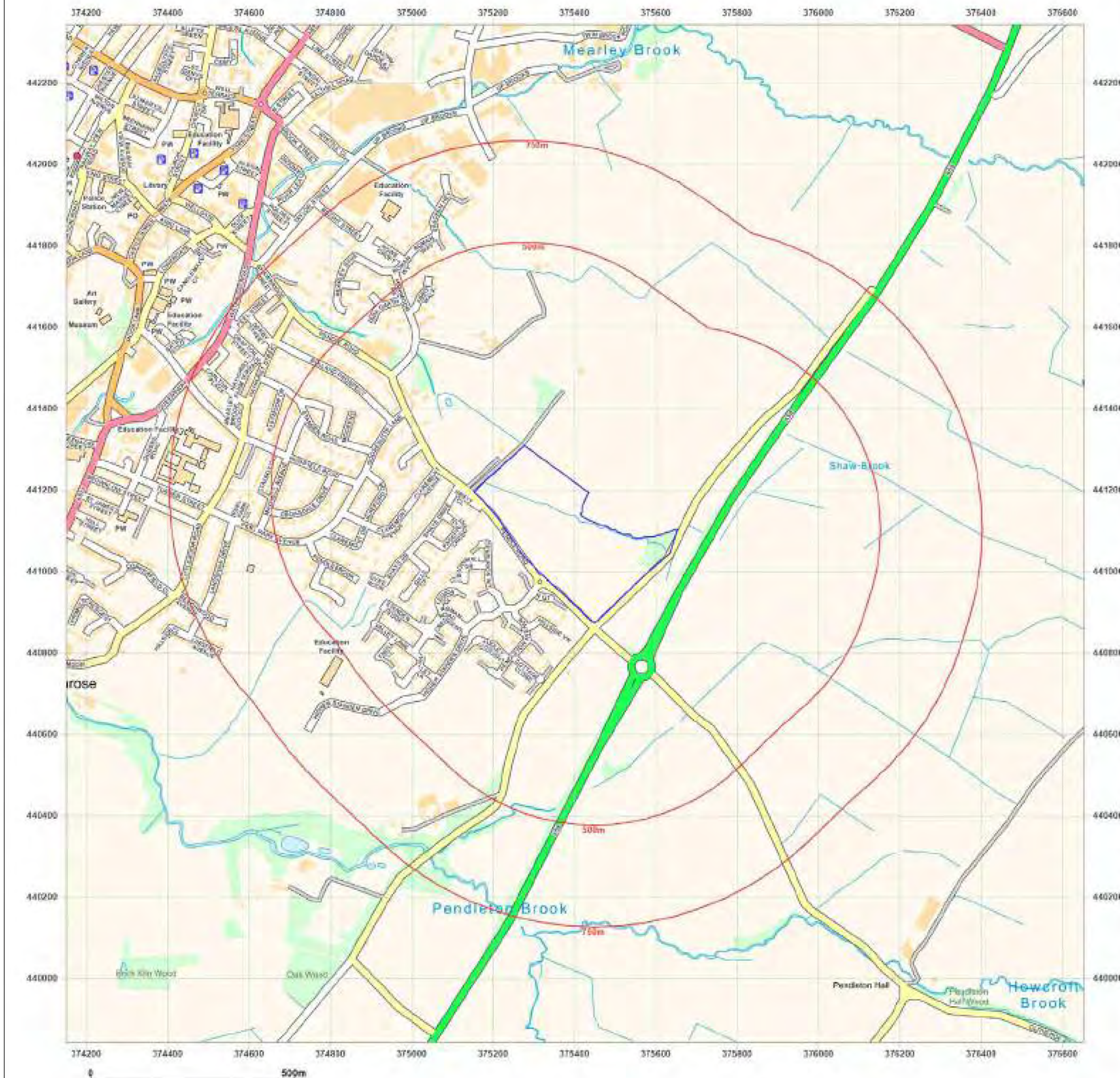


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Appendix 5: Classification of Risk

BWB RISK ASSESSMENT CLASSIFICATION (REFERENCE CIRIA C552, CONTAMINATED LAND RISK ASSESSMENT: A GUIDE TO GOOD PRACTICE, 2001)

CIRIA C552 *Contaminated Land Risk Assessment: A Guide to Good Practice*, 2001 sets out a methodology for estimating risk. The methodology for risk evaluation is a qualitative method for interpreting the output from the risk estimation stage of the assessment. It involves the classification of the:

- Magnitude of the potential consequence severity of risk occurring; and
- Magnitude of the probability (likelihood) of the risk occurring.

The classification of consequence and probability are replicated in **Table 1** and **Table 2**, respectively.

Table 1: Classification of Consequence

Classification	Definition	Examples
Severe (Sv)	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short term risk of pollution of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem.	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
Medium (Md)	Chronic damage to Human Health ("significant harm"). Pollution of sensitive water resources. A significant change in a particular ecosystem, or organism forming part of such ecosystem.	Concentrations of a contaminant from site exceeding the generic or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of species within a designated nature reserve.
Mild (Mi)	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services. Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor (Mr)	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by measures such as protective clothing etc.). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentration that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discolouration of concrete.

The classification of consequence does not take into account the probability of the consequence being realised. Therefore, there may be more than one consequence for a particular pollutant linkage. Both a severe and medium classification can result in death.

Severe relates to short term (acute) risk while medium relates to long term (chronic) risk. Mild relates to significant harm but to less sensitive receptors. Minor classification relates to harm which is not significant but could have a financial cost.

Table 2: Classification of Probability

Classification	Definition
High likelihood (Hi)	There is a pollutant linkage and an event that either appears very likely in the short term and almost inevitable in the long term, or there is evidence at the receptor of harm or pollution.
Likely (Li)	There is a pollutant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood (Lw)	There is a pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely (Ui)	There is a pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

The classification gives a guide as to the severity and consequence of identified risk when compared with other risk presented on the site. It should be noted that if a risk is identified it cannot be classified as "no risk" but as "very low risk". Differing stakeholders may have a different view on the acceptability of a risk.

Once the consequence and probability have been classified these can be compared using a matrix to identify an overall risk category, as shown in **Table 3**. These categories and the actions required are categorised in **Table 4**.

Table 3: Risk Evaluation Matrix

Consequence		Severe (Sv)	Medium (Md)	Mild (Mi)	Minor (Mr)
Probability	High likelihood (Hi)	Very High Risk (VH)	High Risk (H)	Moderate Risk (M)	Mod/Low Risk (M/L)
	Likely (Li)	High Risk (H)	Moderate Risk (M)	Mod/Low Risk (M/L)	Low Risk (L)
	Low likelihood (Lw)	Moderate Risk (M)	Mod/Low Risk (M/L)	Low Risk (L)	Very Low Risk (VL)
	Unlikely (Ui)	Mod/Low Risk (M/L)	Low Risk (L)	Very Low Risk (VL)	Very Low Risk (VL)

Table 4: Risk Categorisations

Very High Risk (VH)	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk (H)	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short-term and are likely over the longer-term.
Moderate Risk (M)	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer-term.
Low Risk (L)	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk (VL)	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Reference:

CIRIA C552 *Contaminated land risk assessment. A guide to good practice*. Rudland, D J, Lancefield, R M, Mayell, P N, 2001.

