PROPOSED RESIDENTIAL DEVELOPMENT

LAND OFF ALBANY DRIVE, COPSTER GREEN, LANCASHIRE, BB1 9EH

PRINGLE HOMES LTD

PHASE 1 GEO-ENVIRONMENTAL DESK STUDY REPORT

Our Ref: 25151/GEDS

DECEMBER 2025

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EXECUTIVE SUMMARY		
Section	**Subject**	**Summary**
Site Details	Site Address	Land off Albany Drive, Copster Green, Lancashire, BB1 9EH
	Grid Reference	SD 67372 33503.
	Current Land Use	The site currently comprises of two fields of vacant soft landscaping that is currently in use by a stable located off site to the south. An asphalt road is present running from the site entrance at the northern boundary and runs to the northwestern corner and the western site boundary. A hedge runs east to west and divides the site.
	Proposed Development	We understand that the proposed development is to comprise of twenty six plots in a semi-detached configuration.
Site History	On Site	The earliest survey of 1844 initially shows the site to be used for agricultural purposes. From 2003, the existing track that runs along the northern and western site boundaries is now shown. The site has remained unchanged from 2003 to the present day.
	Beyond Site Boundary	The earliest survey of 1844 showed the surrounding area to be used predominantly for agricultural purposes. Oaks Farm is shown approximately 150m west of the site. From 1892, a small patch of marshland is present 50m south of the site and Oaks Quarry is shown approximately 200m to the south. An old clay pit is shown around 100m to the south of the site. From 1930, two sewage tanks (2 No.) were added to the survey 50m to the south of the site. Oaks Quarry is now labelled as disused. From 1969, the existing residential properties off Albany Drive immediately north of the site are shown, with further residential development occurring in the wider area. From 2003, the existing stables located immediately south of the site are now shown.
Geological and Mining Appraisal	Made Ground	No Made Ground is indicated to be present on site.
	Superficial Geology	Superficial deposits of Devensian Till comprising of poorly sorted gravelly sandy silty clay are expected to underly the site.
	Bedrock Geology	The majority of the site is indicated to be underlain by the Copster Green Sandstone comprising of gravelly sandstone units. The southeastern corner of the site is indicated to be underlain by the Pendle Grit Member comprising of interbedded sandstone units. A fault is present in the northwest of the site running northeast to southwest. The fault dips to the southeast.
	Radon	No radon gas protection measures are required.
	Mining	The site is not at risk from shallow coal mining.
	Subsidence Hazards	Negligible to very low risk.
Environmental Appraisal	Landfill Sites	The Historical Appraisal and Groundsure Report have not identified any recorded or unrecorded landfill sites within 250m of the site boundary.
	Hydrogeology	Superficial: Secondary 'Undifferentiated' aquifer.
		Bedrock: Secondary 'A' aquifer.
	Hydrology	The report indicates that a river is present on site along the western site boundary. The site is also indicated to be within the catchment of the Showley Brook situated 244m northwest of the site boundary.
	Flood Risk	Low risk of flooding, consequently a flood risk assessment is unlikely to be required for this site.
	Industrial Land Uses	Within 250m of the site boundary, there is one (1 No.) record of potentially contaminative past land use. The record relates to an electrical substation located 130m north of the site.
	Other Relevant Details	The site has an agricultural land classification of Grade 3 – Good to Moderate Quality.
Recommendations	The Conceptual Ground Model indicates that a nominal intrusive ground investigation is required to assess the ground conditions for contamination within potential made ground material associated with the construction of the asphalt track in 2003.	

This executive summary is a brief summary only and should be read in conjunction with the full report.

PHASE 1 GEO-ENVIRONMENTAL DESK STUDY REPORT

LAND OFF ALBANY DRIVE, COPSTER GREEN

1.0 INTRODUCTION

1.1 Instructions

1.1.1 We are instructed by Pringle Homes Ltd, The Coach House to carry out a detailed Phase I desk study for a parcel of land situated off Albany Drive, Copster Green to examine the geotechnical and geoenvironmental risks associated within the proposed residential development.

1.2 Objectives

1.2.1 This environmental assessment has been carried out in accordance with the principal recommendations of BS10175: 2011+A2:2017 "Investigation of Potentially Contaminated Sites" with regard to the consideration of potential soil and groundwater contamination along with the generation and migration of toxic and explosive ground gases. It is intended that the report will be submitted to the local planning authority as a preliminary risk assessment in support of a planning application. This report has been prepared to document the following:-

- Review of readily available published data which could provide information on the current status, ground conditions and site history;
- Findings of a preliminary contaminated land risk assessment;
- Findings of a preliminary geo-technical risk assessment;

1.3 Sources Of Information

1.3.1 This report has been prepared using information from the following sources:-

- Groundsure Enviro+Geo Insight report dated 9th December 2025.
- Groundsure historic Ordnance Survey maps.
- Environment Agency information.
- Walkover survey of the site conducted 4th December 2025.

1.4 Development Proposals

1.4.1 At the time of preparation of this report we have been provided with a proposed site layout plan (24-133-SK01-Rev-A) which shows the construction of twenty six (26 No.) residential properties with twenty-two (22 No.) semi-detached configurations and two (2 No.) detached. The properties are to have their own associated private garden and private driveway.

1.4.2 It is acknowledged that the development proposals for this site are likely to be amended as a result of local planning requirements. It is however anticipated that the current proposals will be representative of the final development approval. However, if the final development proposals are radically different from the current proposals, then recommendations made within this report may become inappropriate.

1.5 Limitations of Report

1.5.1 This report is a desk study report which has been prepared using readily available information in accordance with the project stage requirements, budget and timescales. The opinions expressed in this report and the comments and recommendations given are based upon the information obtained from the desk assessment and an initial site reconnaissance. At this stage intrusive investigations have yet to be undertaken at site to establish actual ground and groundwater conditions and provide data for assessment of the environmental status of the site.

1.5.2 The information, views and conclusions drawn concerning the site are based in part on information supplied to Robert E Fry & Associates Ltd (REFA) by other parties. REFA has proceeded in good faith on the assumption that this information is accurate. REFA accepts no liability for any inaccurate conclusions, assumptions or actions taken resulting from any inaccurate information supplied to REFA from others.

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2.0 THE SITE

2.1 Location

2.1.1 The site is broadly rectangular in shape and is located approximately 500m south west of Copster Green village centre. The site extends to an area of approximately 1.32 hectares and the centre of the site is situated at National Grid Reference SD 67372 33503. The location of the site is shown in figure 1 below.

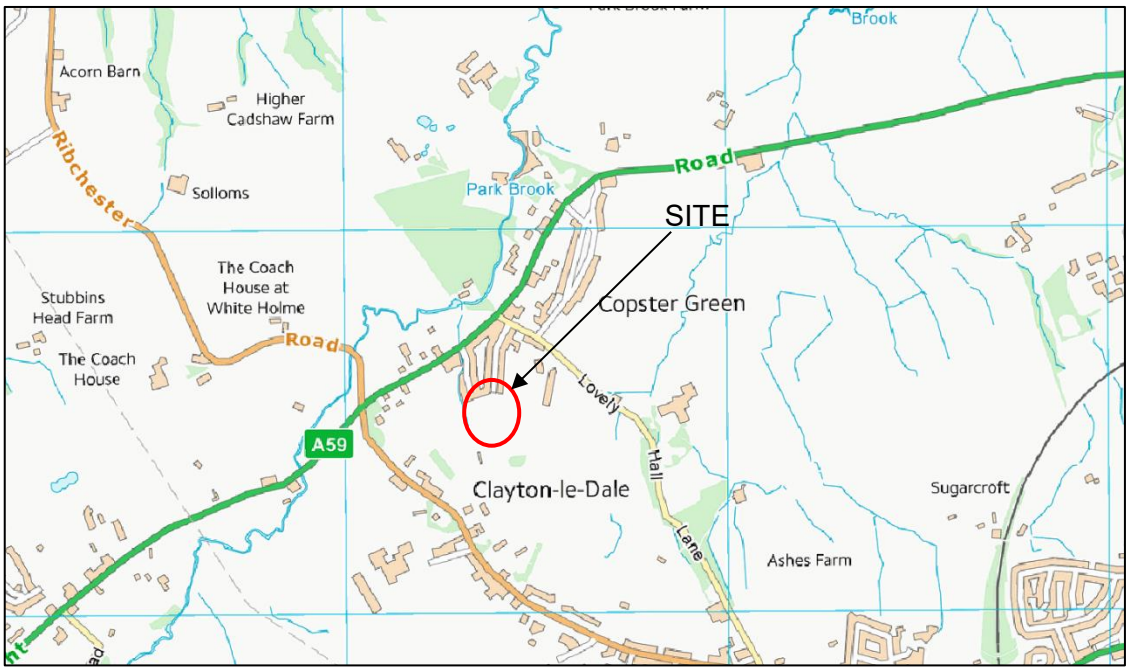

Figure 1 Site Location

2.2 Site Walkover

2.2.1 We have undertaken an initial walkover survey of the site to identify any areas which may impact upon the proposed site redevelopment works. These features are identified upon the walkover survey plan and photo location plan which are appended to this report for reference (Drawing: 25151/01).

2.2.2 The site walkover was conducted on the 4th December 2025 and at the time of the survey the weather conditions were rainy and overcast. The site can be accessed off Albany Drive which is situated adjacent to the northern boundary. The site currently comprises two fields of vacant agricultural land, with the southernmost field used to graze horses from the off-site stables located adjacent to the southern site boundary. The site predominantly comprised of soft landscaping, though an asphalt track is present along the northern and western site boundaries. No olfactory signs of contamination were identified within the walkover survey.

2.3 Boundaries

2.3.1 The western boundary is marked by a ditch and mature trees, with agricultural land beyond. The southern boundary is currently unmarked and runs through the centre of the southern field. A stable and associated paddocks are present beyond the southern site boundary. The eastern site boundary is marked by a wooden fence and mature trees. The northern site boundary is marked by fences of the residential properties off Albany Drive.

2.4 Access

2.4.1 The site can be accessed via a track off Albany Drive and based on the proposals it is presumed the proposed access will remain in a similar configuration in agreement with the local authority.

2.5 Topography

2.5.1 The site topography generally slopes to the southeast.

2.6 Trees

2.6.1 Mature trees were present across the western and eastern site boundaries, and in a row running east to west across the centre of the site. A detailed arboriculturist report should be conducted to assess if deeper foundations are required due to the influence of these mature trees.

3.0 DESK STUDY

3.1 Historical Appraisal

3.1.1 The past history of the site has been interpreted from the study of old Ordnance Survey plans supplied by Groundsure, as follows:

TABLE 1 – HISTORICAL APPRAISAL		
Date	**Site**	**Adjoining Land**
1844	The earliest survey shows the site to be used for agricultural purposes.	Within 250m of the site, the surrounding area is predominantly used for agricultural purposes. Oaks Farm is shown approximately 150m west of the site.
1892	No significant changes to the site.	A small patch of marshland is present 50m south of the site and Oaks Quarry is shown approximately 200m to the southwest. An old clay pit is shown around 100m to the south of the site.
1910-1912	No significant changes.	No significant changes.
1930-1932	No significant changes.	No significant changes.
1938	No significant changes.	Oaks Quarry is now labelled as disused.
1951	No significant changes.	No significant changes.
1969	No significant changes.	From 1969, the existing residential properties off Albany Drive immediately north of the site are shown, with further residential development occurring in the wider area.
1976	No significant changes.	No significant changes.
1993	No significant changes.	No significant changes.
2001-2003	No significant changes.	From 2003, the existing stables located immediately south of the site are now shown.
2010	No significant changes.	No significant changes.
2025	The 2025 map edition shows the establishment of a track running from Albany drive, along the northern and western boundary, towards the stable buildings situated off site.	No significant changes.

3.1.2 A review of Aerial photographs from 2001 to present, show no other recent significant changes to the site.

3.2 Geology

3.2.1 No Made Ground is indicated to be present across the site. However, Made Ground may be present underlying the site in proximity to the asphalt track in the north and west of the site.

3.2.2 Superficial drift deposits of Devensian Till are indicated to be present underlying the site. These deposits typically comprise of poorly sorted gravelly sandy silty clay. The permeability of the superficial deposits is indicated to be low to high.

3.2.3 The majority of the site is indicated to be underlain by the Copster Green Sandstone comprising of gravelly sandstone units. The southeastern corner of the site is indicated to be underlain by the Pendle Grit Member comprising of interbedded sandstone units. The permeability of the bedrock is indicated to be moderate to high with a fracture flow type.

3.2.4 In addition, within 500m of the site, bedrock faults and other linear features have been recorded. The nearest record relates to a fault which runs southwest to northeast through the northwest of the site. The fault dips to the southeast.

3.3 Radon

3.3.1 The British Geological Survey and Public Health England have estimated the percentage of dwellings exceeding the "Radon Action Level" of 200 Becquerels/ m^3 for the UK based on geological assessments and long- term measurements of radon in more than 560,000 households. The site is in an area unlikely to be affected by radon gas as <1% of surrounding properties are above the Radon Action Level.

3.4 Estimated Background Soil Chemistry

3.4.1 The Groundsure report includes an estimated geometric mean soil concentration of various elements. Assessment of this information suggests that all determinands listed are at concentrations below the current tier 1 assessment criteria.

3.5 Mining & Ground Stability

3.5.1 The risk from dissolution of soluble rocks and compressible deposits/strata is negligible and the risk of running sands, on-site shrinking/swelling clays, landslides and collapsible deposits/strata is considered to be very low.

3.5.2 BritPits (British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Within 250m of the site boundary, there are two (2 No.) records of BritPits, the nearest of which is located 191m southwest of the site and relates to Low Farm Quarries (shown as Oak Farm Quarries on historical OS maps).

3.5.3 The British Geological Survey maintain records of non-coal mining commodities, including vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert). The British Geological Survey indicate that there is potential for non-coal mining beneath the site. The potential for difficult ground conditions is unlikely and localised and are at a level where they need not be considered.

3.5.4 The Coal Authority and others indicate the site is not within a coal mining area. As such a further consideration is not required.

3.6 Ground Workings

3.6.1 Ordnance Survey mapping identified surface excavations that may or may not have been backfilled with unknown material. Within 250m, there are twenty-seven (27 No.) records of surface excavations, the nearest being a for a sewage tank 27m south of the site. Two records of surface ground workings for sewage tanks are shown on-site, however this is considered to be an error, as historical mapping does not show these tanks on site, but actually south of the site.

3.6.2 The Ordnance Survey maintain records of historical land uses that indicate the presence of underground workings e.g. mine shafts, tunnels and adits. Within 1000m, there are no records of historical underground workings.

3.7 Railways & Tunnels

3.7.1 The report has no records of historical railway features or present railway features within 250m of the site boundary.

3.8 Historical Industrial Sites

3.8.1 The Groundsure report has identified twenty-seven (27 No.) records of potentially contaminative past land uses within 250m of the site, two of which are located on site. The on-site records relate to two sewage tanks located on the southern boundary, however, historical mapping shows these sewage tanks to be off-site, and therefore these records are omitted. The nearest off-site records relate to unspecified ground workings located 27m south of the site, likely relating to the sewage tanks.

3.8.2 The Groundsure report indicates that there are no records of historical tanks within 250m of the site boundary, however historical OS mapping as provided within the Groundsure report shows several tanks within the surrounding areas.

3.8.3 The Groundsure report indicates that there are two (2 No.) historical energy features located within 250m of the site. With the nearest located 126m north of the site relating to an electrical substation.

3.9 Landfill Sites

3.9.1 According to the Environment Agency and Natural Resources Wales there are no active or recently closed landfill sites within 250 metres of the site boundary.

3.9.2 The British Geological Survey undertook a survey for the Department of the Environment (DoE) of operational and closed landfill sites in 1973. The survey indicated that there are no landfill sites within 250 metres of the site boundary.

3.9.3 Local Authority records and detailed Ordnance Surveys have no records of landfill sites within 250 metres of the site boundary.

3.9.4 The Environment Agency and Natural Resources Wales have no records of known historical (closed) landfill sites, where there is no PPC permit or current waste management licence, within 250 metres of the site boundary.

3.9.5 Local Authority records in conjunction with detailed Ordnance Surveys, indicate no waste sites within 250 metres of the site.

3.9.6 According to the Environment Agency and Natural Resources Wales there are no active or recently closed waste sites within 250 metres of the site boundary.

3.9.7 The Environment Agency and Natural Resource Wales maintain records where activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Within 250m there are no records of storage, treatment, use or disposal of waste that are exempt from needing a permit.

3.10 Current Land Use

3.10.1 The Groundsure report indicates there is one (1 No.) record of current potentially contaminative land usage relating to an electrical substation located 130m north of the site.

3.10.2 National Grid data indicates that there are currently no high voltage underground electricity transmission cables and no high-pressure underground gas transmission pipelines within 500 metres of the site boundary.

3.11 Hydrogeology & Hydrology

3.11.1 The superficial deposits underlying the site have been classified as a Secondary 'Undifferentiated' aquifer, having a low permeability and a negligible significance for water supply or river base flow.

3.11.2 The bedrock is indicated to be a Secondary 'A' aquifer. Secondary 'A' aquifers are formed where the geology is of high intergranular and/ or fracture permeability, usually providing a low to moderate level of water storage and may support water supply/ river base flow on a local scale.

3.11.3 The vulnerability of groundwater to a pollutant found across the site and its immediate surrounding area has been assessed as "high", indicating areas that provide the least protection from pollution.

3.11.4 According to data provided by the Environment Agency and Natural Resources Wales there are no records of groundwater abstraction licences within 2000m of the site.

3.11.5 There are two (2 No.) records of surface water abstraction licences within 2000m of the site, the nearest of which is located 378m east of the site relating to a spring at Lovely Hall. There are no records of potable water abstraction licences within 2000 metres of the site boundary.

3.11.6 There are no Source Protection Zones within 500 metres of the site of boundary. The area encompasses the site and is described as 'Total Catchment'.

3.11.7 The Ordnance Survey indicate there are three (3 No.) records of rivers, streams, lakes and canals within 250m of the site boundary, one of which is on site. The nearest off-site record is located 134m northwest of the site.

3.12 Flooding

3.12.1 The Water Framework Directive indicate the site is within the catchment of the Showley Brook and is situated 244m northwest of the site boundary. The groundwater body is known as the Ribble Carboniferous Aquifers.

3.12.2 Flooding data is maintained by the Environment Agency. The Risk of Flooding from Rivers and Sea (RoFRaS) database indicates that the site and within 50 metres of the site boundary is very low.

3.12.3 The Environment Agency and Natural Resource Wales have indicated that there are no flood defences, no areas benefitting from flood defences and no flood storage areas within 250m of the site boundary. In addition, the site is not within 50m of a Flood Zone 2 area or Flood Zone 3 area.

3.12.4 According to Ambiental Risk Analytics surface water "FloodMap" there is negligible risk of flooding on site and within 50m, a 1 in 30 year, 0.1-0.3m risk of flooding.

3.12.5 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. Ambiental Risk Analytics indicated a low risk of groundwater flooding on site and within 50m of the site boundary.

3.13 Environmentally Sensitive Sites

3.13.1 Natural England indicate that there are environmental sensitive sites within 2000 metres of the site boundary. There are two (2 No.) records of green belt land within 2000 metres of the site boundary, the nearest of which is located 509m southeast of the site. Additionally, there are five (5 No.) records of Designated Ancient Woodland, the nearest of which is located 1089m northwest of the site.

3.13.2 The agricultural land classification is used to assess the quality of agricultural land, taking into consideration multiple factors including climate, physical geography and soil properties. However, the site is classified as grade 3, good to moderate quality agricultural land with moderate limitations and therefore development of the site is not considered to have a significant ecological impact.

3.13.3 Natural England indicate that there are three (3 No.) record of countryside stewardship schemes within 250 metres of the site boundary, the nearest of which is located 62m to the east of the site and is classified as Middle Tier.

4.0 REVIEW OF GEO-ENVIRONMENTAL RISK

4.1 Introduction

4.1.1 This element of the report is aimed at identifying possible risks, if any, arising from substances used or deposited on site or from other sources of land contamination. Both past and current potentially contaminative land uses have been considered.

4.1.2 The risk assessment utilises a source-pathway-receptor methodology for assessing whether a source of contamination could potentially lead to harmful consequences. This requires that there be a pollutant linkage from source to receptor for harm to be caused. The source-pathway-receptor methodology relationship allows an assessment of the environmental risk to be determined based upon the nature of the source, the degree of exposure of the receptor of the source and the sensitivity of the receptor.

Table 2: Statutory Receptors & Pathways

Target (Receptor)	Potential Source – Pathway Linkage
Site Users / Residents	Inhalation of soil gas, odours or dust. Ingestion of, and skin contact with, contaminated soil. Ingestion of contaminants in vegetables etc. or in soils adhering to vegetable etc.
Construction / Maintenance Workers	Inhalation of soil gas, odours or dust. Ingestion of, and skin contact with contaminated soil.
Plants	Adverse effects on growth caused by presence of contaminants in soil.
Buildings & Structures	Flow of ground gas into buildings. Asphyxiation, toxicity, explosion & fire hazards. Sulphate attack of foundations. Hydrocarbons penetration plastic water supply pipes.
Groundwater	Migration of soluble contaminants into groundwater on/off site. Migration of oils into groundwater on/off site.
Surface water	Migration of soluble contaminants and/or direct run off of contaminants. Migration of oils into groundwater on/off site.

4.1.3 A conceptual model of plausible pollutant linkages has been formulated for the site in accordance with the risk assessment approach applied to contaminated land assessment.

4.2 Potential Sources of Contamination

4.2.1 Potential sources of contamination could be limited to the following:-

- Elevated concentrations of contaminants within potential made ground found associated with the current asphalt track on site.
- Potential asbestos fibres within made ground material.

4.3 Omitted Sources of Contamination

4.3.1 Potential sources of contamination that are not considered to affect the site include:

- Ground gas from infilled land features within the nearby surrounding area. Identified infilled ponds are unlikely to produce high risk levels of ground gas that could affect the site. After 30 years of infilling the gas generation is likely to have passed it's peak, and after 50 years gas generation will be low. This combined with an assessment of likely impermeable ground conditions and the small size of the features would conclude an overall low risk.

4.4 Pathway for Migration

4.4.1 It is recognised that the migration pathways could change during the development of the site. These pathways are summarised below:-

- Migration of contamination (if present) via the un/saturated zones;
- Migration of contamination (if present) via buried services and foundations;
- Run-off from adjacent site areas;
- Migration of ground gas via soil pores;
- Direct contact with contaminated materials.

4.4.2 This list recognises that it is plausible that there are pathways associated with the presence of both on site and off site contamination. The above list recognises that the new development may not affect certain migration pathways such as migration in the saturated zone from an offsite source but could create new pathways such as the presence of services and foundations.

4.4.3 It is anticipated that, if a potential risk is identified, it can be reduced to an acceptable level by using a combination of mitigation measures during construction and in the building design. Site workers may be exposed to bare ground and existing building fabrics when clearing and redeveloping this site. Precautions should be taken to reduce the risks associated with these pathways including the adoption of personnel protective equipment (PPE), being rigorous in matters of personnel hygiene and adopting safe practices for workers entering enclosed underground cavities. Environmental management practices should be implemented to prevent potential impact associated with dust generation and dispersion and surface water run-off for example.

4.5 Potential Receptors

4.5.1 The principal receptors are considered to be as follows:-

- Humans – future site users;

- Humans – construction and maintenance workers;
- Controlled waters;
- Building structures and services.

4.6 Assessment of Plausible Pollutant Linkages

4.6.1 The overall risk associated with future site users is considered to be low.

4.6.2 Significant contamination is not expected at this site, though nevertheless site workers should adopt a precautionary approach in respect of potential land contamination. On the basis of the current assessment and recommendations the overall risk to site workers is considered to be low.

4.6.3 The site is underlain by Devensian Till superficial deposits which is indicated to be an unproductive aquifer. The overall risk associated with the water environment is considered to be low.

4.6.4 Substances that may be involved in chemical attack upon building materials, structures and services may be present in the ground and there is the potential for ground gas to migrate through permeable deposits and accumulate in enclosed spaces. Currently the overall risk associated with this category of hazard is considered to be low. The building's design and the materials used in its construction should be compliant with the prevailing ground conditions in order to mitigate potential harm from chemical attack where identified.

4.6.5 Careful assessment of all currently available information has enabled a preliminary conceptual model to be prepared and this is detailed in table 3 overleaf.

Table 3: Preliminary Conceptual Model

Potential Source	Potential Receptor	Possible Pathway	Probability	Consequence	Risk	Mitigation / Investigation
Contaminated Soils	Site personnel during construction	Direct contact of soils Inhalation or ingestion of soil / dust	Lw	Md	Moderate /Low	Nominal ground investigation required. Soil sampling during intrusive investigations for laboratory analysis, targeting the proposed rear garden area's of the site.
	Future site users	Direct contact of soils Inhalation or ingestion of soil / dust	Lw	Md	Moderate /Low	
	Surface water in the vicinity of the site	Leaching of contaminants through drainage system	Ul	Md	Low	
	Groundwater in aquifer	Leaching of contaminants to ground water	Ul	Md	Low	
	Future site users	Vapour migration from soils	Ul	Md	Low	
	Proposed buildings and services	Direct contact with contaminated soils	Lw	Mi	Very Low	
	Plants in gardens and soft landscaping	Direct contact	Lw	Mi	Very Low	

Table 3: Preliminary Conceptual Model						
Potential Source	**Potential Receptor**	**Possible Pathway**	**Probability**	**Consequence**	**Risk**	**Mitigation / Investigation**
Contaminated groundwater	Site personnel during construction	Water entering excavations	Lw	Mi	Very Low	Sampling of groundwater should visual or olfactory contamination be observed.
	Future site Users	Retained surface water	Lw	Mi	Very Low	
Toxic and explosive gasses	Proposed buildings and occupiers	Ground gas migration into buildings	Ul	Md	Very Low	No significant sources of ground gas identified within 250m of the site boundary.
Radon Gas	Proposed buildings and occupiers	Ground gas migration into buildings	Ul	Md	Low	Groundsure has indicated no Radon gas protection measures are required for this site.
Key: Sv = Severe, Md = Medium, Mi = Mild, Mr = Minor Hi = High, Li = Likely, Lw = Low Likelihood, Ul = Unlikely						

4.6.6 The Conceptual Ground Model indicates that a nominal intrusive ground investigation is required to assess the ground conditions for contamination.

5.0 PRELIMINARY GEOTECHNICAL ASSESSMENT

5.1 Details of The Site

5.1.1 The site currently comprises of two vacant fields of soft landscaping, with an asphalt track present on the northern and western site boundaries. Vehicular access is gained from Albany Drive located adjacent to the northern boundary.

5.1.2 It is likely that the development of the site will require the following stages:-

- Provision of foundations typically extending to depths of some 0.9m below ground level;
- Construction of drainage;
- Construction of residential property;
- Preparation of hard standing areas.

5.2 Geotechnical Hazards & Foundation Considerations

5.2.1 Based upon the information available to this desk study the anticipated ground conditions present within this site are outlined in table 4 overleaf:-

Table 4: Anticipated Ground Conditions	
Ground Material	**Anticipated Condition**
Topsoil	Topsoil deposits could be present across the majority of the site.
Made Ground	Made ground could be potentially present within the vicinity of the areas of hardstanding.

Superficial Till Deposits	Superficial deposits of Devensian till are indicated to be present across the site. These deposits typically comprise of poorly sorted gravelly sandy silty clay.
Bedrock	The majority of the site is indicated to be underlain by the Copster Green Sandstone comprising of gravelly sandstone units. The southeastern corner of the site is indicated to be underlain by the Pendle Grit Member comprising of interbedded sandstone units.
Groundwater	Natural groundwater is expected to lie at depth within the bedrock. Perched groundwater may be encountered within any SAND deposits within the till.

5.2.2 It will be essential for intrusive ground investigation works to be undertaken to confirm that the anticipated ground conditions are an accurate appraisal of the true ground conditions.

5.2.3 A summary of potential geo-technical hazards is detailed within table 5 overleaf.

Table 5: Summary of Potential Geotechnical Hazards

Hazard Category (excluding contamination issues)	Hazard Status	Engineering Considerations
Highly compressible / low bearing capacity soils (soft clays)	Possible	• Superficial deposits indicated to be present on site, comprising of poorly sorted gravelly sandy silty clay.
Ground subject to or at risk of landslides	Unlikely	• No significant topographical features identified on site
High ground water table	Unlikely	• Secondary 'Undifferentiated' aquifer indicated to be present within the superficial deposits. • Secondary 'A' aquifer in bedrock.
Surface water retention	Likely	• Impermeable cohesive deposits anticipated to underly the site.
Surface water run off	Unlikely	• No significant topographical features are present on site.
Mining	Unlikely	• The site is not indicated to be located within a coal mining area. There are records of surface ground workings for clay and sandstone in the surrounding area.
Volume change potential of soils	Possible	• Superficial deposits indicated to be present, which are expected to comprise of cohesive material.
Adverse ground chemistry	Possible	• Made Ground deposits.
Live services	Possible	• No services identified from the Walkover Survey, however, as there was a property located immediately south of the site, some buried services may be present.

5.2.4 It is anticipated that the ground conditions present within this site will consist of either made ground or topsoil deposits, overly shallow superficial deposits comprising of poorly sorted gravelly sandy silty clays. As a result, shallow standard strip foundations may be possible if a capable bearing capacity can be established within the shallow cohesive deposits across the site.

5.2.5 Whilst the presence of significant thicknesses of made ground is not anticipated to be present within this site, it is nevertheless likely that the properties within this site should be provided with a suspended ground floor construction.

Should the properties be affected by the presence of tree roots, then they may specifically require the provision of a sub floor void.

5.3 Drainage

5.3.1 The geological information relating to the site suggests that an impermeable superficial stratum is anticipated to be present. Based upon the currently available information, it is considered that the ground conditions present within the site may not be capable of a soakaway system due to the impermeable cohesive deposits. Following the site investigation this will be reviewed based on the strata encountered.

6.0 PROPOSED GROUND INVESTIGATIONS

6.1 Ground Investigation

6.1.1 By undertaking an intrusive ground investigation an assessment of the ground and groundwater profiles may be carried out and the geotechnical and geo-environmental risks associated with this site. The investigation will allow a quantitative assessment as to whether any of the potential risks identified in this study are present and are of material concern to the proposed development. The works should be undertaken in accordance with the recommendations laid down in BS 10175: 2011+A2:2017 “Investigation of Potentially Contaminated Sites”

6.2 Proposed Scope of Ground Investigations

6.2.1 On the basis of the currently available information regarding the geo-environmental setting of the site and to confirm the assumptions made, an intrusive ground investigation should be carried out. This should be utilised to confirm the geological succession and engineering properties of the sub surface materials. The scope of works for the ground investigation should comprise of the following: -

- Programme of ground investigations to identify the strata sequence and assess engineering properties;
- Sampling of the existing strata for chemical and civil engineering laboratory test purposes;
- Reinstatement;
- Preparation of factual and interpretative report.

6.2.2 These ground investigation proposals are intended to represent a preliminary assessment only and it is important that where unusual or suspicious ground conditions are identified, the design of the intrusive investigations should be amended to assess these areas.

Signed for and on behalf of
REFA Geotechnical, Civils & Structural Engineers

Alex Boylan B.Sc. (Hons) FGS
Geoenvironmental Engineer

Chris Pilkington B.Sc. (Hons) FGS
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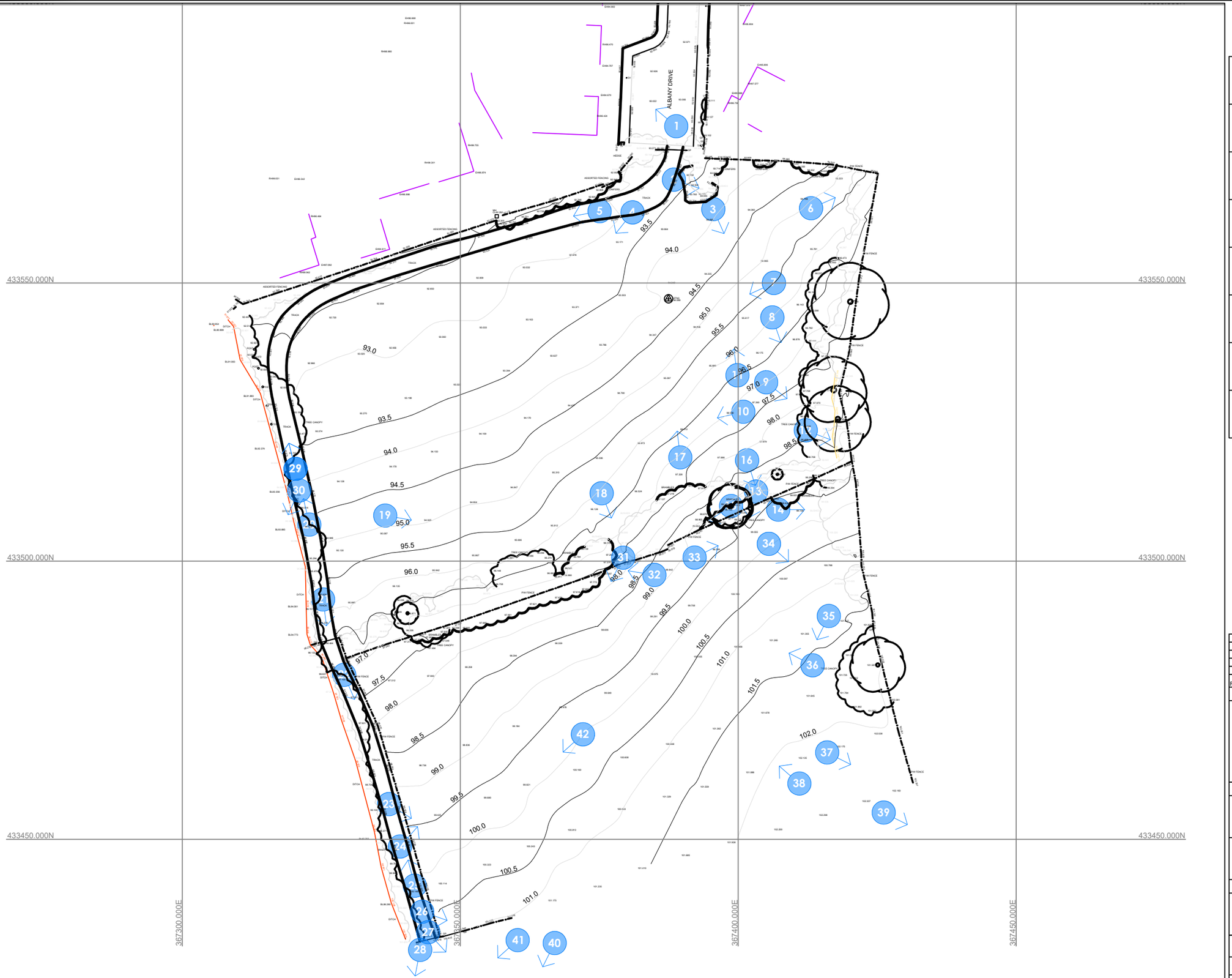
APPENDIX A



KEY

1	Photo Location and Orientation

INFO

Rev.	Description	By	Date

Revision History

REFA CONSULTING ENGINEERS
45 Bridgeman Terrace
Wigan
Lancashire
WN1 1TT
☎ 01942 826020
Info@refa.co.uk
www.refa.co.uk

Client

Keepmoat Homes Ltd

Marlborough Street, Burnley

Drawing

Walkover and Photo Location Plan

Sheet Size	Scale at Sheet Size	Date	Drawn By	Checked By
A3	nts	01/09/2025	AB	

Project Number	Drawing Number	Current Revision
24181	24181/02	*

APPENDIX B

REFA

Photographs

Site: Albany Drive, Copster Green, Ribble Valley

Client: Pringle Homes

Report Number: 25151

Sheet: 1/7

Survey Date: 04/12/25

WALKOVER SURVEY PHOTOGRAPHS

1

2

3

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6

REFA

Photographs

Site: Albany Drive, Copster Green, Ribble Valley

Client: Pringle Homes

Report Number: 25151

Sheet: 2/7

Survey Date: 04/12/25

WALKOVER SURVEY PHOTOGRAPHS

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11

12

REFA

Photographs

Site: Albany Drive, Copster Green, Ribble Valley

Client: Pringle Homes

Report Number: 25151

Sheet: 3/7

Survey Date:

WALKOVER SURVEY PHOTOGRAPHS

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REFA

Photographs

Site: Albany Drive, Copster Green, Ribble Valley

Client: Pringle Homes

Report Number: 25151

Sheet: 4/7

Survey Date: 04/12/25

WALKOVER SURVEY PHOTOGRAPHS

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21

22

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REFA

Photographs

Site: Albany Drive, Copster Green, Ribble Valley

Client: Pringle Homes

Report Number: 25151

Sheet: 5/7

Survey Date: 04/12/25

WALKOVER SURVEY PHOTOGRAPHS

25

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REFA

Photographs

Site: Albany Drive, Copster Green, Ribble Valley

Client: Pringle Homes

Report Number: 25151

Sheet: 6/7

Survey Date: 04/12/25

WALKOVER SURVEY PHOTOGRAPHS

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REFA

Photographs

Site: Albany Drive, Copster Green, Ribble Valley

Client: Pringle Homes

Report Number: 25151

Sheet: 7/7

Survey Date: 04/12/25

WALKOVER SURVEY PHOTOGRAPHS

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APPENDIX C

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

1, ALBANY DRIVE, COPSTER GREEN, LANCASHIRE, BB1 9EH

Order Details

Date: 09/12/2025

Your ref: 25151

Our Ref: GS-JSW-M42-6SU-1OR

Site Details

Location: 367372 433503

Area: 1.32 ha

Authority: Ribble Valley Borough Council ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

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 >	2	2	23	32	-
18 >	1.2 >	Historical tanks >	0	0	0	3	-
18 >	1.3 >	Historical energy features >	0	0	2	1	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
19	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
20 >	2.1 >	Historical industrial land uses >	2	2	26	43	-
23 >	2.2 >	Historical tanks >	0	0	0	3	-
24 >	2.3 >	Historical energy features >	0	0	2	2	-
24	2.4	Historical petrol stations	0	0	0	0	-
24	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
26 >	3.7 >	Waste exemptions >	0	0	0	94	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
35 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
36	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
36	4.3	Current or recent petrol stations	0	0	0	0	-
36	4.4	Electricity cables	0	0	0	0	-
36	4.5	Gas pipelines	0	0	0	0	-

36	4.6	Sites determined as Contaminated Land	0	0	0	0	-
36	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
37	4.8	Regulated explosive sites	0	0	0	0	-
37	4.9	Hazardous substance storage/usage	0	0	0	0	-
37	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
37 >	**4.11 >**	**Licensed industrial activities (Part A(1)) >**	0	0	0	1	-
38	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
38	4.13	Radioactive Substance Authorisations	0	0	0	0	-
38	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
38	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.16	Pollutant release to public sewer	0	0	0	0	-
39	4.17	List 1 Dangerous Substances	0	0	0	0	-
39	4.18	List 2 Dangerous Substances	0	0	0	0	-
39 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	5	-
40 >	**4.20 >**	**Pollution inventory substances >**	0	0	0	3	-
41 >	**4.21 >**	**Pollution inventory waste transfers >**	0	0	0	1	-
42	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
43 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
45 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
46 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
47	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
47	5.5	Groundwater vulnerability- local information	None (within 0m)				
48	5.6	Groundwater abstractions	0	0	0	0	0
49 >	**5.7 >**	**Surface water abstractions >**	0	0	0	2	0
49	5.8	Potable abstractions	0	0	0	0	0
50	5.9	Source Protection Zones	0	0	0	0	-
50	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

51 >	6.1 >	Water Network (OS MasterMap) >	1	0	6	-	-
52 >	6.2 >	Surface water features >	1	0	4	-	-
52 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
53 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
53 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
54	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
54	7.2	Historical Flood Events	0	0	0	-	-
54	7.3	Flood Defences	0	0	0	-	-
55	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
55	7.5	Flood Storage Areas	0	0	0	-	-
56	7.6	Flood Zone 2	None (within 50m)				
56	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >	
57 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)

Page	Section	Groundwater flooding >	
59 >	9.1 >	Groundwater flooding >	Low (within 50m)

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
60	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
61	10.4	Special Protection Areas (SPA)	0	0	0	0	0
61	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
62 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	5
62	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
63	10.10	Marine Conservation Zones	0	0	0	0	0
63 >	10.11 >	Green Belt >	0	0	0	0	2

63	10.12	Proposed Ramsar sites	0	0	0	0	0
64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
65	10.17	SSSI Impact Risk Zones	0	-	-	-	-
65	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
66	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66	11.4	Listed Buildings	0	0	0	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
68 >	**12.1 >**	**Agricultural Land Classification >**	Grade 3 (within 250m)				
69 >	**12.2 >**	**Open Access Land >**	0	0	12	-	-
70	12.3	Tree Felling Licences	0	0	0	-	-
70 >	**12.4 >**	**Environmental Stewardship Schemes >**	0	0	1	-	-
70 >	**12.5 >**	**Countryside Stewardship Schemes >**	0	0	3	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
71 >	**13.1 >**	**Priority Habitat Inventory >**	0	0	3	-	-
72	13.2	Habitat Networks	0	0	0	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
72	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
73 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
74 >	**14.2 >**	**Artificial and made ground (10k) >**	0	0	1	1	-

75 >	14.3 >	Superficial geology (10k) >	1	0	3	2	-
76	14.4	Landslip (10k)	0	0	0	0	-
77 >	14.5 >	Bedrock geology (10k) >	3	0	5	7	-
78 >	14.6 >	Bedrock faults and other linear features (10k) >	1	0	4	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	15.1 >	50k Availability >	Identified (within 500m)				
80 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82 >	15.4 >	Superficial geology (50k) >	1	0	0	4	-
83 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
83	15.6	Landslip (50k)	0	0	0	0	-
83	15.7	Landslip permeability (50k)	None (within 50m)				
84 >	15.8 >	Bedrock geology (50k) >	3	0	4	7	-
85 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
85 >	15.10 >	Bedrock faults and other linear features (50k) >	1	0	6	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
88 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
89 >	17.2 >	Running sands >	Very low (within 50m)				
90 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
91 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
92 >	17.5 >	Landslides >	Very low (within 50m)				
93 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
95 >	18.1 >	BritPits >	0	0	2	2	-
97 >	18.2 >	Surface ground workings >	2	2	23	-	-
98	18.3	Underground workings	0	0	0	0	0
98	18.4	Underground mining extents	0	0	0	0	-

98	18.5	Historical Mineral Planning Areas	0	0	0	0	-
98 >	**18.6 >**	**Non-coal mining >**	1	0	0	0	1
99	18.7	JPB mining areas	None (within 0m)				
99	18.8	The Coal Authority non-coal mining	0	0	0	0	-
99	18.9	Researched mining	0	0	0	0	-
100	18.10	Mining record office plans	0	0	0	0	-
100	18.11	BGS mine plans	0	0	0	0	-
100	18.12	Coal mining	None (within 0m)				
100	18.13	Brine areas	None (within 0m)				
100	18.14	Gypsum areas	None (within 0m)				
101	18.15	Tin mining	None (within 0m)				
101	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
102	19.1	Natural cavities	0	0	0	0	-
102	19.2	Mining cavities	0	0	0	0	0
102	19.3	Reported recent incidents	0	0	0	0	-
102	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon >**					
104 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
106 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	5	1	-	-	-
106	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
107	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
108	22.1	Underground railways (London)	0	0	0	-	-
108	22.2	Underground railways (Non-London)	0	0	0	-	-
108	22.3	Railway tunnels	0	0	0	-	-
108	22.4	Historical railway and tunnel features	0	0	0	-	-
108	22.5	Royal Mail tunnels	0	0	0	-	-

109	22.6	Historical railways	0	0	0	-	-
109	22.7	Railways	0	0	0	-	-
109	22.8	Crossrail 2	0	0	0	0	-
109	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 03/04/2023

Site Area: 1.32ha

Recent site history - 2020 aerial photograph

Capture Date: 16/04/2020

Site Area: 1.32ha

Recent site history - 2017 aerial photograph

Capture Date: 03/04/2017

Site Area: 1.32ha

Recent site history - 2001 aerial photograph

Capture Date: 12/05/2001

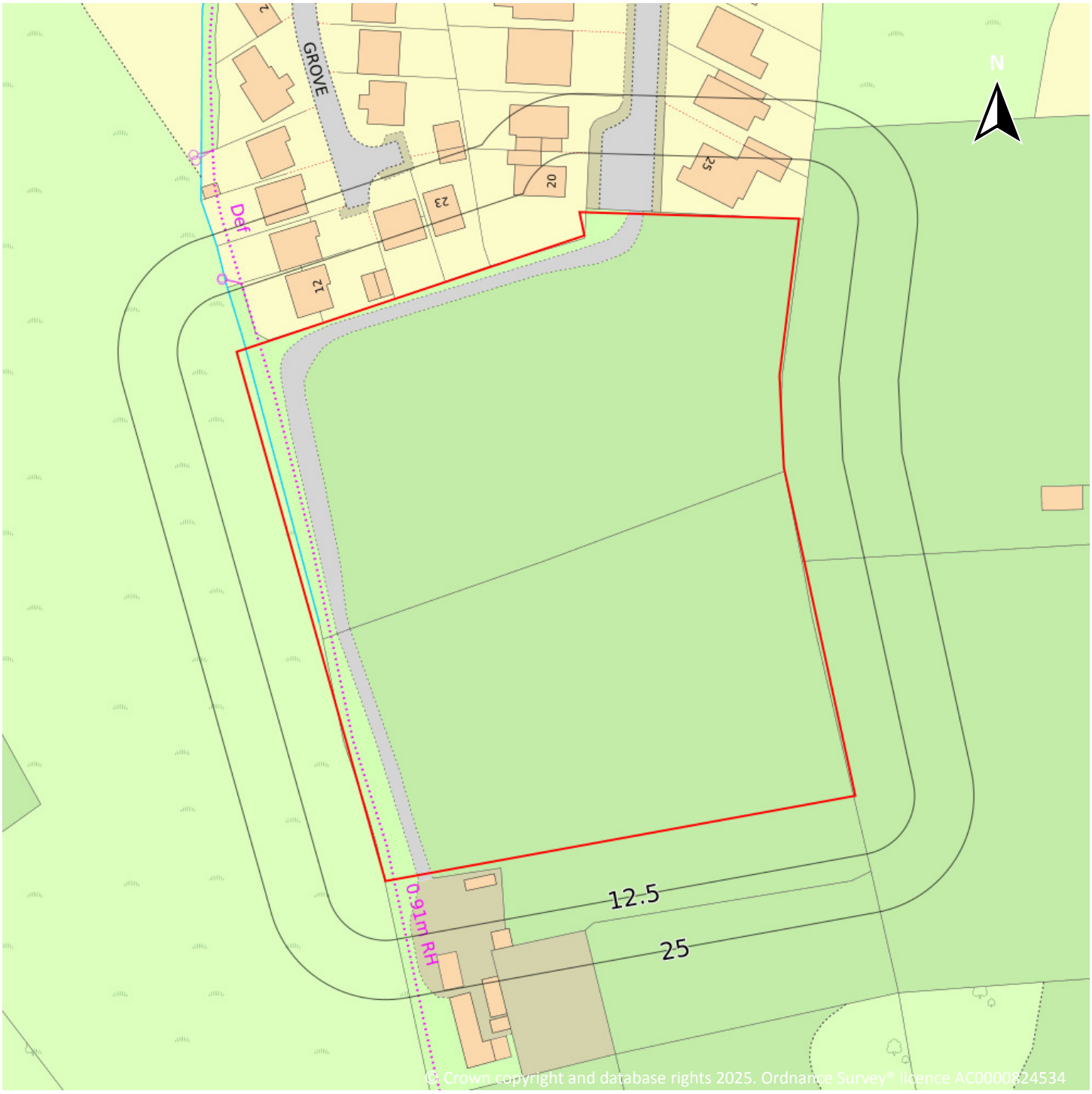
Site Area: 1.32ha

Recent site history - 2000 aerial photograph

Capture Date: 07/05/2000

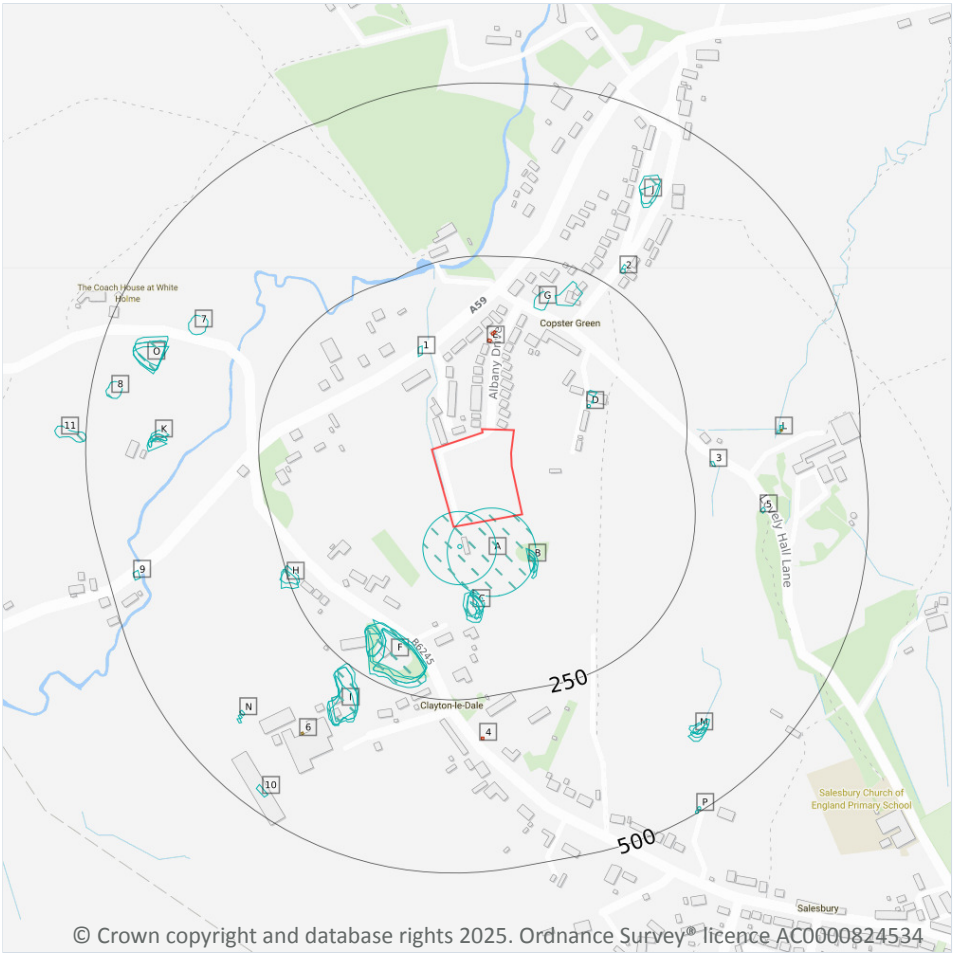
Site Area: 1.32ha

OS MasterMap site plan



Site Area: 1.32ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	59

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
A	**On site**	**Sewage Tanks**	**1951**	**758471**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Sewage Tanks**	**1930**	**781697**
A	27m S	Sewage Tanks	1938	766684
B	50m S	Unspecified Ground Workings	1892	722680
B	51m S	Unspecified Ground Workings	1938	768637
B	60m S	Unspecified Ground Workings	1910 - 1930	771576
C	94m S	Unspecified Pit	1951	749087
C	97m S	Unspecified Pit	1892	793931
C	99m S	Unspecified Ground Workings	1938	787653
C	101m S	Unspecified Pit	1930	730805
C	111m S	Unspecified Ground Workings	1910	758914
D	111m E	Unspecified Tank	1938	699326
D	119m E	Unspecified Tank	1930	699320
D	120m NE	Unspecified Tank	1951	699327
1	134m N	Pipe	1844	701746
F	172m SW	Unspecified Disused Quarry	1976	785414
F	172m SW	Unspecified Disused Quarry	1951	803158
G	178m N	Unspecified Quarry	1844	686801
F	178m SW	Unspecified Quarries	1892	692031
F	178m SW	Unspecified Disused Quarry	1938	725495
F	180m SW	Unspecified Quarry	1910 - 1930	712201
F	183m SW	Unspecified Heap	1938	689935
F	188m SW	Unspecified Ground Workings	1930	663175
G	191m N	Corn Mill	1844	658622
H	235m W	Unspecified Pit	1951	800818
H	239m W	Unspecified Pit	1930 - 1938	740928
I	249m SW	Unspecified Disused Quarry	1951	800411
I	256m SW	Unspecified Quarries	1892	692032
I	256m SW	Unspecified Disused Quarry	1930 - 1938	760387

ID	Location	Land use	Dates present	Group ID
I	274m SW	Unspecified Old Quarry	1910	659998
2	275m NE	Unspecified Tank	1938 - 1951	789951
3	282m E	Pipe	1844	701749
5	344m E	Pipe	1844	701743
7	369m NW	Unspecified Pit	1930 - 1951	760388
J	372m NE	Unspecified Pit	1910 - 1932	786145
J	377m NE	Unspecified Pit	1951	752541
K	380m W	Unspecified Pit	1951	714302
L	380m E	Unspecified Tank	1938	699323
K	383m W	Unspecified Pit	1910 - 1930	752941
K	383m W	Unspecified Pit	1892	710575
K	383m W	Unspecified Pit	1938	712507
L	384m E	Unspecified Tank	1951	699328
M	391m SE	Unspecified Ground Workings	1892	760067
M	397m SE	Unspecified Pit	1951	759137
M	398m SE	Unspecified Ground Workings	1938	800514
M	400m SE	Unspecified Pit	1910 - 1930	767939
N	405m SW	Unspecified Tank	1951	699329
O	408m W	Old Clay Pit	1910 - 1930	771047
N	411m SW	Unspecified Tank	1938	699324
O	412m W	Unspecified Pit	1938	726469
O	412m W	Unspecified Pit	1892	773525
O	413m W	Unspecified Pit	1951	724062
N	415m SW	Unspecified Tank	1910 - 1930	758403
8	455m W	Unspecified Pit	1930 - 1951	715998
9	456m W	Pipe	1844	701751
10	466m SW	Unspecified Tank	1910	699321
P	493m SE	Unspecified Tank	1951	699330

ID	Location	Land use	Dates present	Group ID
P	496m SE	Unspecified Tank	1938	699325
11	500m W	Unspecified Pit	1951	791691

This data is sourced from Ordnance Survey® / Groundsure.

1.2 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, 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
6	368m SW	Unspecified Tank	1969	85223
L	385m E	Unspecified Tank	1993	105734
L	386m E	Unspecified Tank	1969	99832

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	**3**

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 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
E	126m N	Electricity Substation	1969	49012
E	136m N	Electricity Substation	1993	47436
4	306m S	Electricity Substation	1969 - 1993	64124

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 un-grouped 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 un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

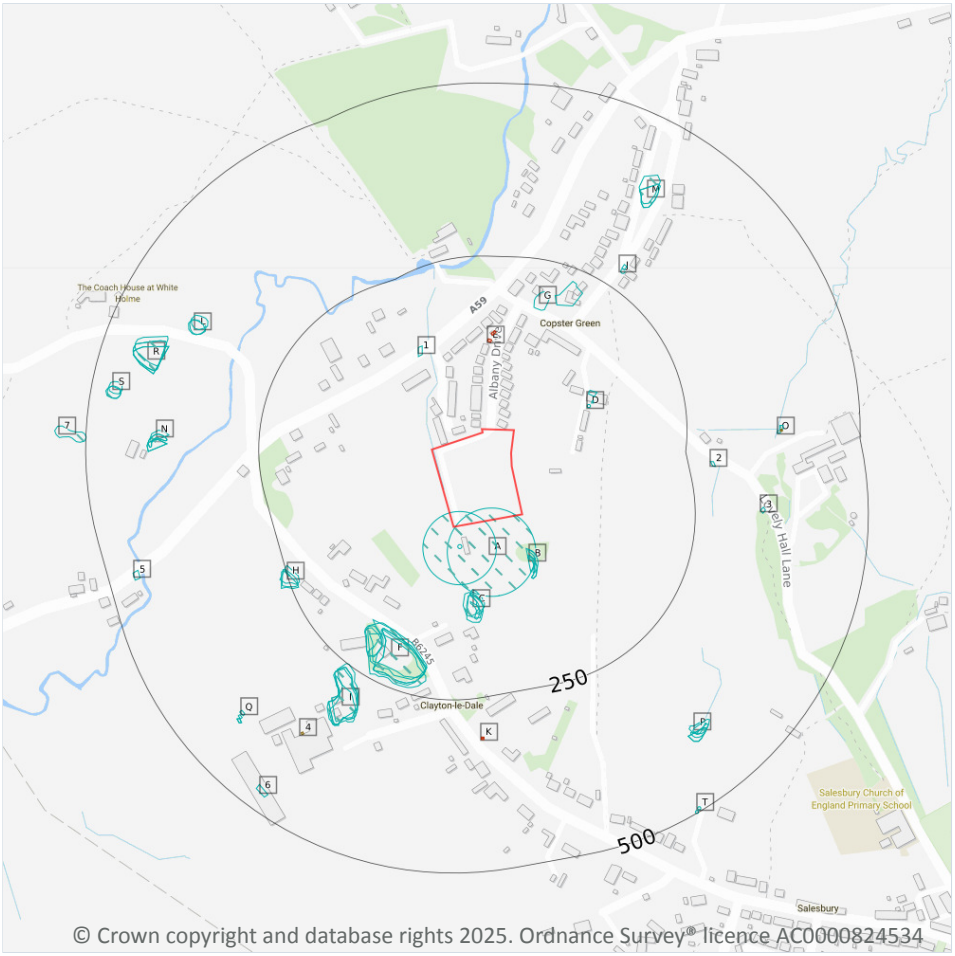
1.6 Historical military land

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	73

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 20 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Sewage Tanks**	**1951**	**758471**
A	**On site**	**Sewage Tanks**	**1930**	**781697**
A	27m S	Sewage Tanks	1938	766684

ID	Location	Land Use	Date	Group ID
B	50m S	Unspecified Ground Workings	1892	722680
B	51m S	Unspecified Ground Workings	1938	768637
B	60m S	Unspecified Ground Workings	1930	771576
B	60m S	Unspecified Ground Workings	1910	771576
C	94m S	Unspecified Pit	1951	749087
C	97m S	Unspecified Pit	1892	793931
C	99m S	Unspecified Ground Workings	1938	787653
C	101m S	Unspecified Pit	1930	730805
C	111m S	Unspecified Ground Workings	1910	758914
D	111m E	Unspecified Tank	1938	699326
D	119m E	Unspecified Tank	1930	699320
D	120m NE	Unspecified Tank	1951	699327
1	134m N	Pipe	1844	701746
F	172m SW	Unspecified Disused Quarry	1976	785414
F	172m SW	Unspecified Disused Quarry	1951	803158
G	178m N	Unspecified Quarry	1844	686801
F	178m SW	Unspecified Quarries	1892	692031
F	178m SW	Unspecified Disused Quarry	1938	725495
F	180m SW	Unspecified Quarry	1930	712201
F	183m SW	Unspecified Heap	1938	689935
F	185m SW	Unspecified Quarry	1910	712201
F	188m SW	Unspecified Ground Workings	1930	663175
G	191m N	Corn Mill	1844	658622
H	235m W	Unspecified Pit	1951	800818
H	239m W	Unspecified Pit	1938	740928
H	240m W	Unspecified Pit	1930	740928
I	249m SW	Unspecified Disused Quarry	1951	800411
I	256m SW	Unspecified Quarries	1892	692032

ID	Location	Land Use	Date	Group ID
I	256m SW	Unspecified Disused Quarry	1938	760387
I	259m SW	Unspecified Disused Quarry	1930	760387
I	274m SW	Unspecified Old Quarry	1910	659998
J	275m NE	Unspecified Tank	1938	789951
J	281m NE	Unspecified Tank	1951	789951
2	282m E	Pipe	1844	701749
3	344m E	Pipe	1844	701743
L	369m NW	Unspecified Pit	1938	760388
L	370m NW	Unspecified Pit	1951	760388
L	370m NW	Unspecified Pit	1930	760388
M	372m NE	Unspecified Pit	1932	786145
M	372m NE	Unspecified Pit	1910	786145
M	377m NE	Unspecified Pit	1951	752541
N	380m W	Unspecified Pit	1951	714302
O	380m E	Unspecified Tank	1938	699323
N	383m W	Unspecified Pit	1930	752941
N	383m W	Unspecified Pit	1910	752941
N	383m W	Unspecified Pit	1892	710575
N	383m W	Unspecified Pit	1938	712507
O	384m E	Unspecified Tank	1951	699328
P	391m SE	Unspecified Ground Workings	1892	760067
P	397m SE	Unspecified Pit	1951	759137
P	398m SE	Unspecified Ground Workings	1938	800514
P	400m SE	Unspecified Pit	1930	767939
P	400m SE	Unspecified Pit	1910	767939
Q	405m SW	Unspecified Tank	1951	699329
R	408m W	Old Clay Pit	1930	771047
R	408m W	Old Clay Pit	1910	771047

ID	Location	Land Use	Date	Group ID
Q	411m SW	Unspecified Tank	1938	699324
R	412m W	Unspecified Pit	1892	773525
R	412m W	Unspecified Pit	1938	726469
R	413m W	Unspecified Pit	1951	724062
Q	415m SW	Unspecified Tank	1930	758403
Q	415m SW	Unspecified Tank	1910	758403
S	455m W	Unspecified Pit	1951	715998
5	456m W	Pipe	1844	701751
S	456m W	Unspecified Pit	1938	715998
S	457m W	Unspecified Pit	1930	715998
6	466m SW	Unspecified Tank	1910	699321
T	493m SE	Unspecified Tank	1951	699330
T	496m SE	Unspecified Tank	1938	699325
7	500m W	Unspecified Pit	1951	791691

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 20 >**

ID	Location	Land Use	Date	Group ID
4	368m SW	Unspecified Tank	1969	85223
O	385m E	Unspecified Tank	1993	105734
O	386m E	Unspecified Tank	1969	99832

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	4

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 20 >**

ID	Location	Land Use	Date	Group ID
E	126m N	Electricity Substation	1969	49012
E	136m N	Electricity Substation	1993	47436
K	306m S	Electricity Substation	1969	64124
K	307m S	Electricity Substation	1993	64124

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.

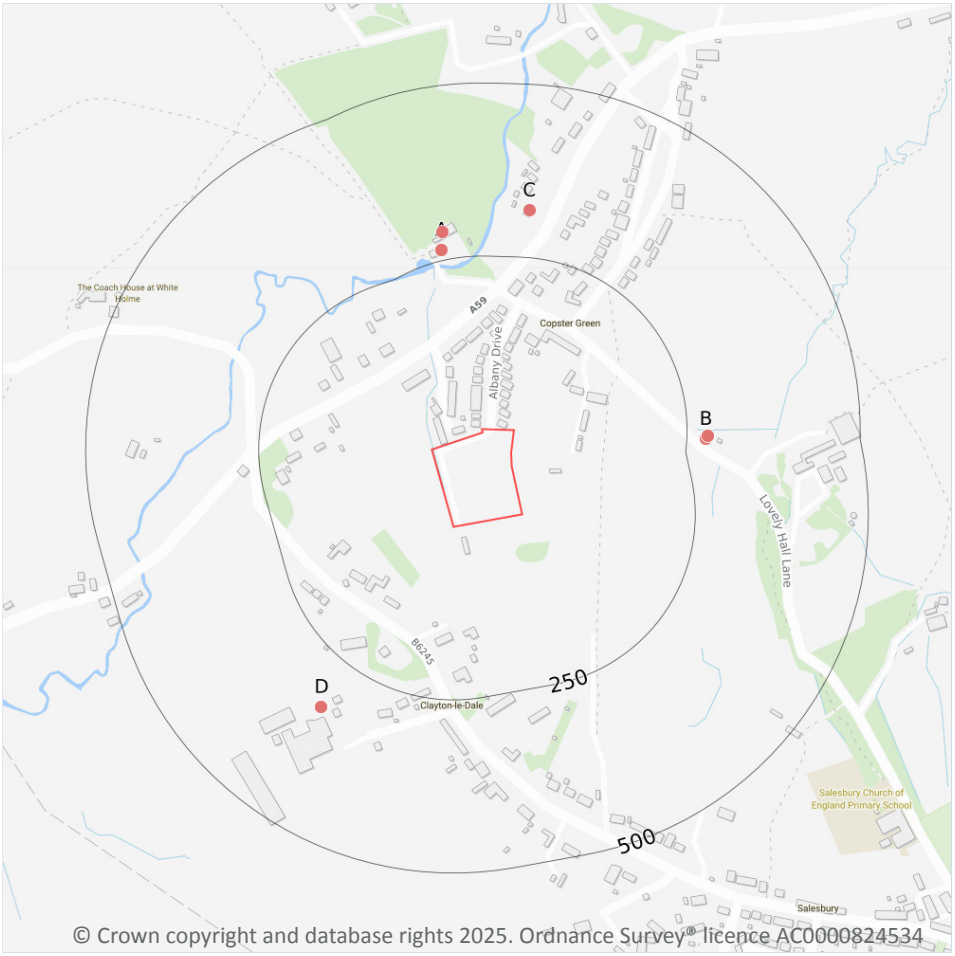
2.5 Historical garages

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)

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	0

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

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	94

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 25 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX178953	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX178953	Disposing of waste exemption	On a farm	Burning waste in the open
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX018965	Storing waste exemption	On a farm	Storage of waste in a secure place
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX018965	Disposing of waste exemption	On a farm	Burning waste in the open
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX018965	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX314957	Storing waste exemption	On a farm	Storage of waste in a secure place
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX314957	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX314957	Disposing of waste exemption	On a farm	Burning waste in the open
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX314957	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX178953	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	265m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX178953	Storing waste exemption	On a farm	Storage of waste in a secure place
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX060555	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX060555	Using waste exemption	On a farm	Use of waste in construction
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX060555	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

ID	Location	Site	Reference	Category	Sub-Category	Description
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX060555	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX060555	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX060555	Using waste exemption	On a farm	Use of waste for a specified purpose
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX060555	Disposing of waste exemption	On a farm	Burning waste in the open
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX060555	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX210594	Treating waste exemption	On a farm	Recovery of scrap metal
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX210594	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX210594	Disposing of waste exemption	On a farm	Burning waste in the open
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX338895	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX338895	Treating waste exemption	On a farm	Recovery of scrap metal
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX338895	Disposing of waste exemption	On a farm	Burning waste in the open
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX338895	Using waste exemption	On a farm	Use of waste for a specified purpose
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX338895	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance

ID	Location	Site	Reference	Category	Sub-Category	Description
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX338895	Using waste exemption	On a farm	Use of waste in construction
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX338895	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX338895	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX338895	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX210594	Using waste exemption	On a farm	Use of waste in construction
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX210594	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX210594	Using waste exemption	On a farm	Use of waste for a specified purpose
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX210594	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX210594	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	278m E	Loveley Hall Farm, Lovely Hall Lane, Salesbury, Blackburn, Bb1 9eq	WEX210594	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	279m E	Loveley Hall Farm Lovely Hall Lane Blackburn Bb1 9eq	EPR/FF0738LG/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
B	279m E	Loveley Hall Farm Lovely Hall Lane Blackburn Bb1 9eq	EPR/FF0738LG/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

ID	Location	Site	Reference	Category	Sub-Category	Description
B	279m E	Loveley Hall Farm Lovely Hall Lane Blackburn Bb1 9eq	EPR/FF0738LG/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
B	279m E	Loveley Hall Farm Lovely Hall Lane Blackburn Bb1 9eq	EPR/FF0738LG/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste for a specified purpose
B	279m E	Loveley Hall Farm Lovely Hall Lane Blackburn Bb1 9eq	EPR/FF0738LG/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
B	279m E	Loveley Hall Farm Lovely Hall Lane Blackburn Bb1 9eq	EPR/FF0738LG/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
A	290m N	Mill House Farm Longsight Road Blackburn Bb1 9eu	EPR/MH0774LN/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
A	290m N	Mill House Farm Longsight Road Blackburn Bb1 9eu	EPR/MH0774LN/A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit
A	290m N	Mill House Farm Longsight Road Blackburn Bb1 9eu	EPR/MH0774LN/A001	Storing waste exemption	Agricultural waste only	Storage of waste in a secure place
C	318m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX446317	Storing waste exemption	On a farm	Storage of waste in a secure place
C	318m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX446317	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	318m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX446317	Disposing of waste exemption	On a farm	Burning waste in the open
C	318m N	Mill House Farm, Longsight Road, Copster Green, Blackburn, Bb1 9eu	WEX446317	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

ID	Location	Site	Reference	Category	Sub-Category	Description
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Using waste exemption	On a farm	Use of waste in construction
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Using waste exemption	On a farm	Use of waste for a specified purpose
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Using waste exemption	On a farm	Pig and poultry ash
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Using waste exemption	On a farm	Use of waste in construction
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Using waste exemption	On a farm	Spreading of plant matter to confer benefit

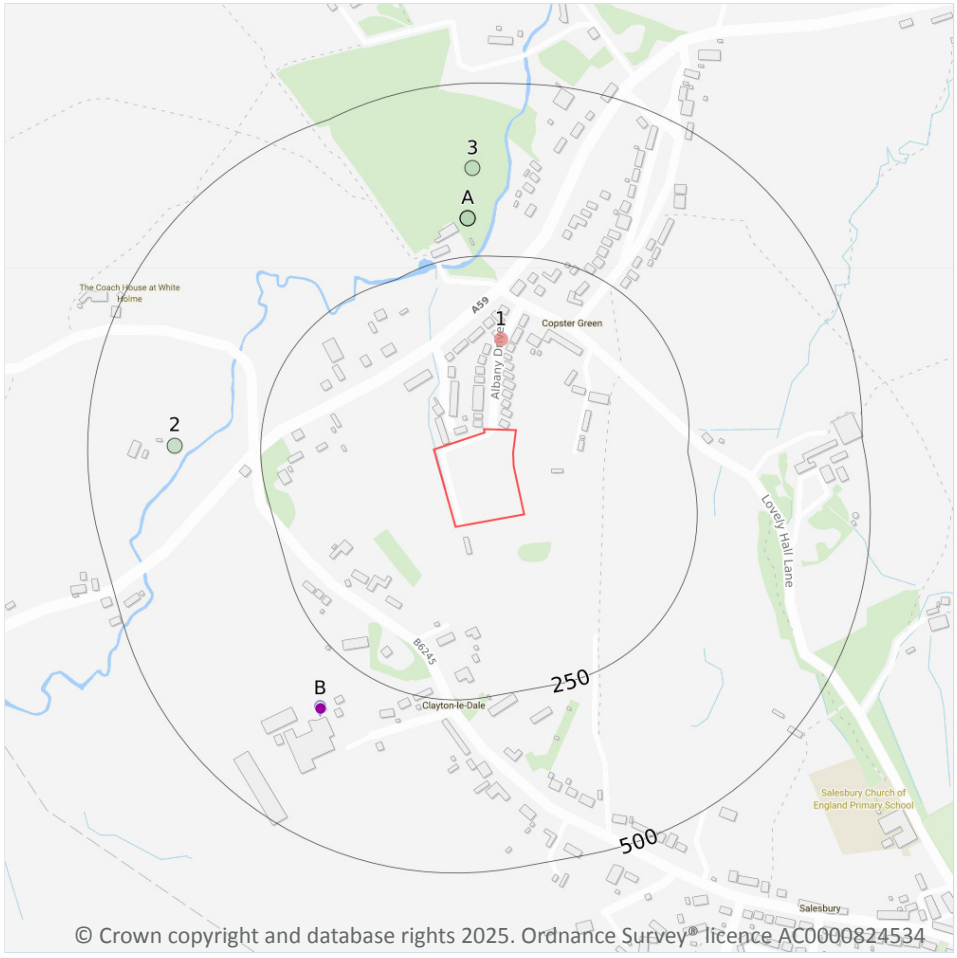
ID	Location	Site	Reference	Category	Sub-Category	Description
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Using waste exemption	On a farm	Pig and poultry ash
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Using waste exemption	On a farm	Use of waste for a specified purpose
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Disposing of waste exemption	On a farm	Burning waste in the open
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX069495	Using waste exemption	On a farm	Use of mulch
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Disposing of waste exemption	On a farm	Burning waste in the open
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX219174	Using waste exemption	On a farm	Use of mulch
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Using waste exemption	On a farm	Use of waste in construction
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Using waste exemption	On a farm	Use of waste for a specified purpose
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Using waste exemption	On a farm	Spreading of plant matter to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Using waste exemption	On a farm	Pig and poultry ash
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Using waste exemption	On a farm	Use of mulch
D	323m SW	Low Farm, Ribchester Road, Clayton Le Dale, Blackburn, Bb1 9ee	WEX347509	Disposing of waste exemption	On a farm	Burning waste in the open
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Treating waste exemption	Agricultural waste only	Aerobic composting and associated prior treatment
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Using waste exemption	Agricultural waste only	Spreading of plant matter to confer benefit
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Using waste exemption	Agricultural waste only	Pig and poultry ash
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose

ID	Location	Site	Reference	Category	Sub-Category	Description
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Using waste exemption	Both agricultural and non-agricultural waste	Burning of waste as a fuel in a small appliance
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit
D	324m SW	Low Farm Ribchester Road Blackburn Bb1 9ee	EPR/HE5381XG/A002	Using waste exemption	Agricultural waste only	Use of mulch

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

Part A(1) industrial activities

Pollution Incidents (EA/NRW)

Pollution inventory substances

Pollution inventory waste transfers

4.1 Recent industrial land uses

Records within 250m	1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 35 >**

ID	Location	Company	Address	Activity	Category
1	130m N	Electricity Sub Station	Lancashire, BB1	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	1

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

Features are displayed on the Current industrial land use map on **page 35 >**

ID	Location	Details	
B	327m SW	Operator: MARGERISON; MARGERISON; MARGERISON; MARGERISON Installation Name: Low Farm - EPR/DP3534JN Process: INTENSIVE FARMING; > 40,000 POULTRY Permit Number: DP3534JN Original Permit Number: DP3534JN	EPR Reference: EPR/DP3534JN Issue Date: 27/09/2018 Effective Date: 27/09/2018 Last date noted as effective: 28/04/2025 Status: Effective

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	0

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

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 35 >**

ID	Location	Details	
A	306m N	Incident Date: 16/05/2002 Incident Identification: 79140 Pollutant: Inert Materials and Wastes:Agricultural Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes:Other Agricultural Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	306m N	Incident Date: 16/05/2002 Incident Identification: 79140 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	306m N	Incident Date: 16/05/2002 Incident Identification: 79140 Pollutant: Agricultural Materials and Wastes Pollutant Description: Other Agricultural Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
2	374m W	Incident Date: 26/03/2002 Incident Identification: 66916 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3	377m N	Incident Date: 28/06/2004 Incident Identification: 247743 Pollutant: Specific Waste Materials Pollutant Description: Contaminated Construction & Demolition Mat & Waste	Water Impact: Category 3 (Minor) Land Impact: Category 2 (Significant) 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	**3**

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.

Features are displayed on the Current industrial land use map on **page 35 >**

ID: B, Location: 327m SW, Permit: DP3534JN
Operator: Margerison; Margerison; Margerison; Margerison
Activity: INTENSIVE FARMING; > 40,000 POULTRY
Address: Low Farm Ribchester Road Clayton-Le-Dale Blackburn BB1 9EE
Sector: Agriculture, Sub-sector: Intensive Farming
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Ammonia	1000kg	2524kg

ID: B, Location: 327m SW, Permit: DP3534JN
Operator: Margerison; Margerison; Margerison; Margerison
Activity: INTENSIVE FARMING; > 40,000 POULTRY
Address: Low Farm Ribchester Road Clayton-Le-Dale Blackburn BB1 9EE
Sector: Agriculture, Sub-sector: Intensive Farming
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Methane	10000kg	Below Reporting Threshold
Air	Nitrogen oxides (NO and NO2) as NO2	100000kg	Below Reporting Threshold

ID: B, Location: 327m SW, Permit: DP3534JN
Operator: Margerison; Margerison; Margerison; Margerison
Activity: INTENSIVE FARMING; > 40,000 POULTRY
Address: Low Farm Ribchester Road Clayton-Le-Dale Blackburn BB1 9EE
Sector Agriculture, Sub-sector: Intensive Farming
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Particulate matter - PM10	1000kg	2389kg

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

4.21 Pollution inventory waste transfers

Records within 500m	**1**

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.

Features are displayed on the Current industrial land use map on **page 35 >**

ID: B, Location: 327m SW, Permit: DP3534JN
Operator: Margerison; Margerison; Margerison; Margerison
Activity: INTENSIVE FARMING; > 40,000 POULTRY
Address: Low Farm Ribchester Road Clayton-Le-Dale Blackburn BB1 9EE
Sector Agriculture, Sub-sector: Intensive Farming
Releases:

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
D1	Deposit into or onto land (eg landfill, etc.)	Below Reporting Threshold	Below Reporting Threshold	02 01 99	wastes not otherwise specified	No
D1	Deposit into or onto land (eg landfill, etc.)	Below Reporting Threshold	Below Reporting Threshold	10 01 01	bottom ash, slag and boiler dust (excluding boiler dust mentioned in 10 01 04)	No

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
R5	Recycling/reclamation of other inorganic materials	Below Reporting Threshold	Below Reporting Threshold	15 01 02	plastic packaging	No
D1	Deposit into or onto land (eg landfill, etc.)	Below Reporting Threshold	Below Reporting Threshold	15 02 03	absorbents, filter materials, wiping cloths and protective clothing other than those mentioned in 15 02 02	No

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

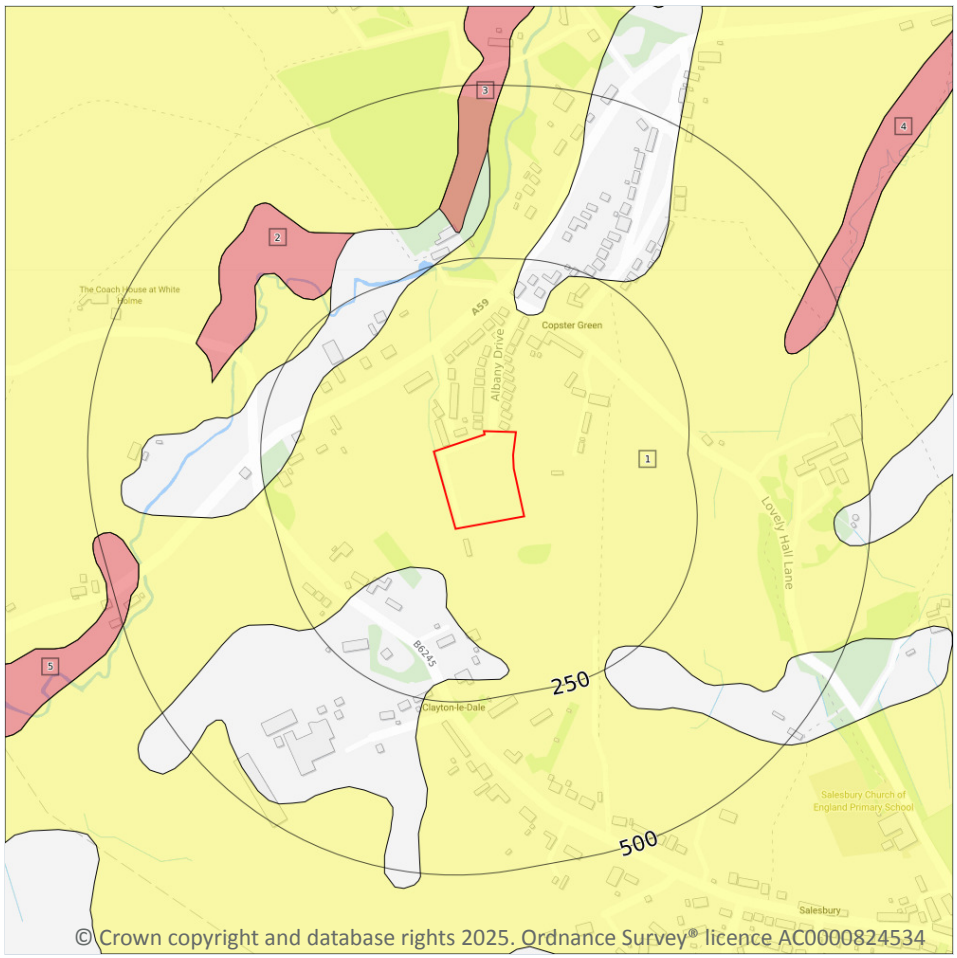
4.22 Pollution inventory radioactive waste

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	5

Aquifer status of groundwater held within superficial geology.

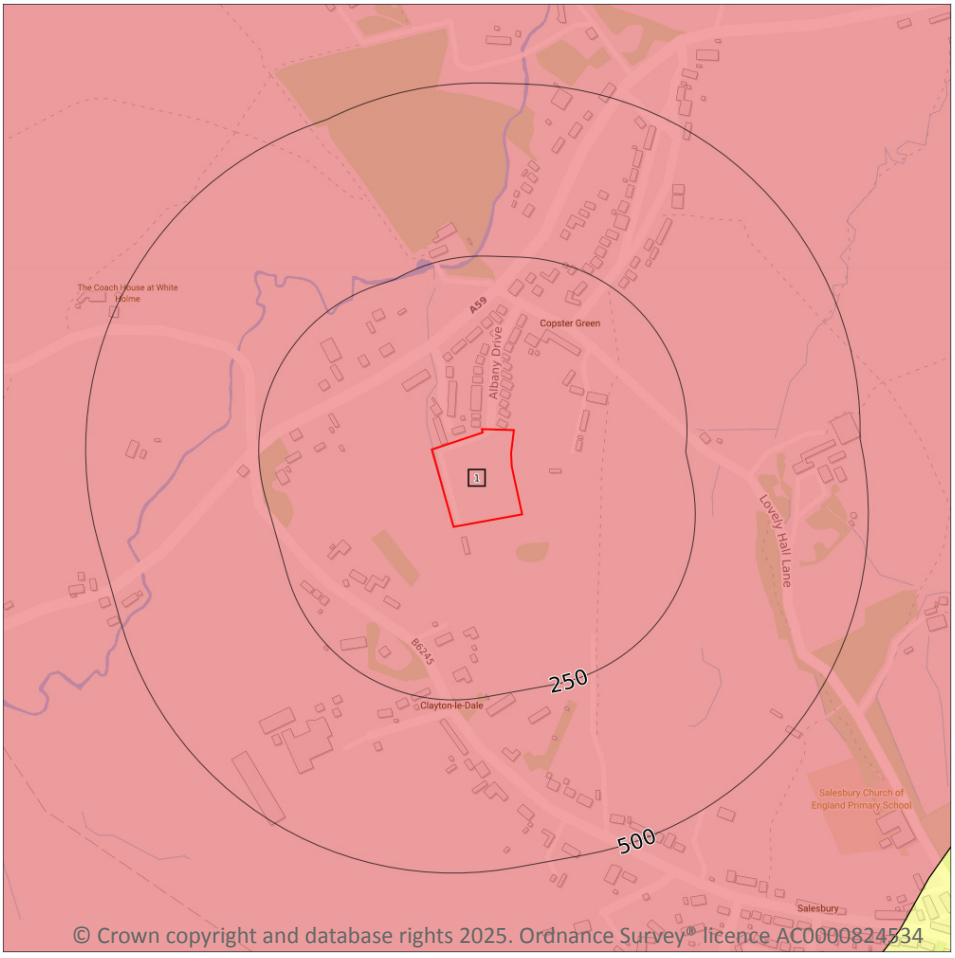
Features are displayed on the Hydrogeology map on **page 43 >**

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	277m NW	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

ID	Location	Designation	Description
3	289m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	408m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	454m 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.

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	1

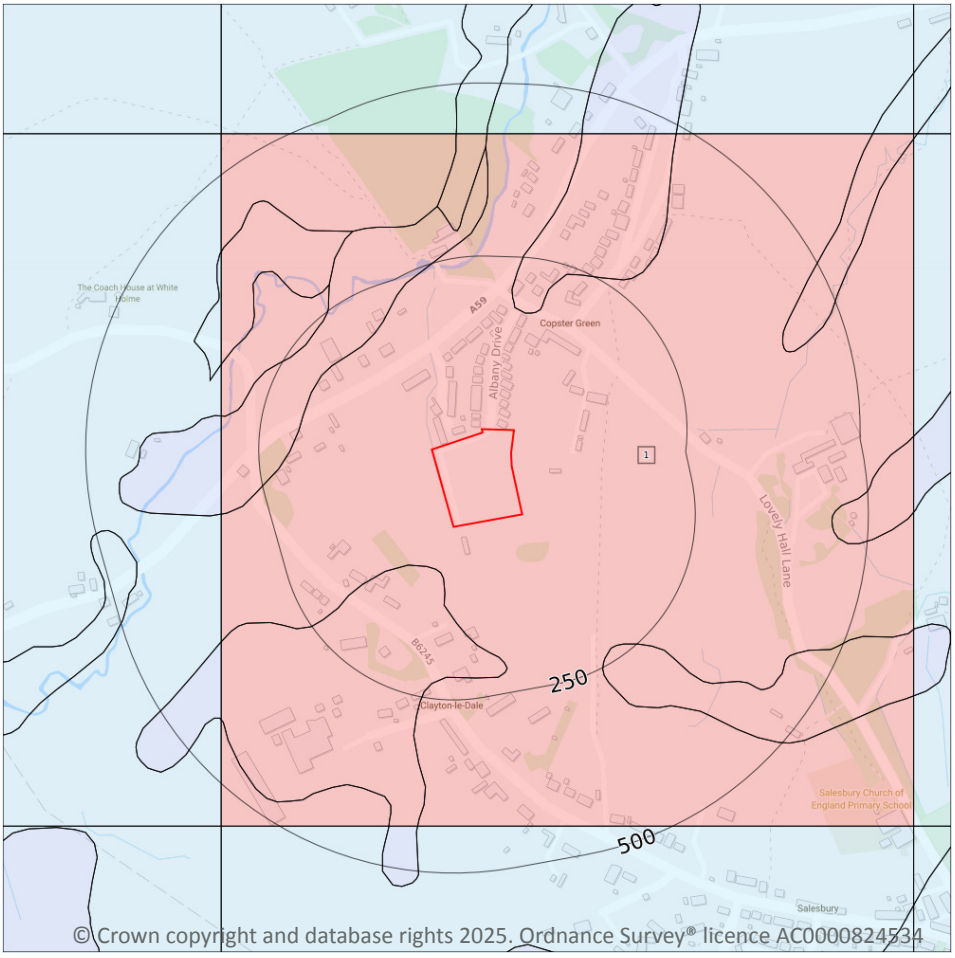
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 45 >**

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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability
- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability
- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information
- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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 46 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	**Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: High Infiltration value: <40% Dilution value: >550mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: High**	**Vulnerability: High 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	0

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

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

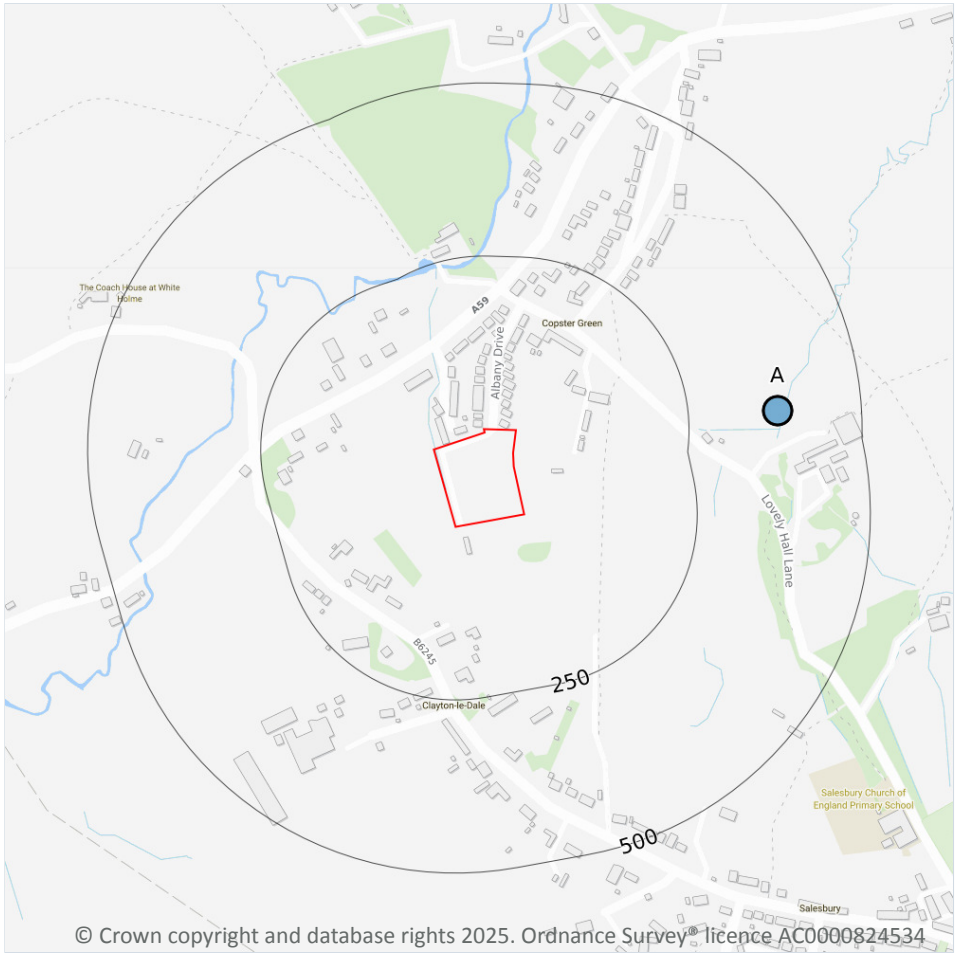
5.5 Groundwater vulnerability- local information

Records on site	0

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	0

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.

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

5.7 Surface water abstractions

Records within 2000m	2

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 48 >**

ID	Location	Details	
A	378m E	Status: Historical Licence No: 2671338004 Details: General Farming & Domestic Direct Source: "Surface, Non-Tidal - North West Region" Point: "SPRING AT LOVELY HALL,SALESBURY." Data Type: Point Name: RICHARDSON Easting: 367800 Northing: 433600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 02/02/1992 Version End Date: -
A	378m E	Status: Historical Licence No: 2671338004 Details: General Farming & Domestic Direct Source: Surface, Non-Tidal - North West Region Point: SPRING AT LOVELY HALL,SALESBURY. Data Type: Point Name: RICHARDSON Easting: 367800 Northing: 433600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 11/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 02/02/1992 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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.

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.

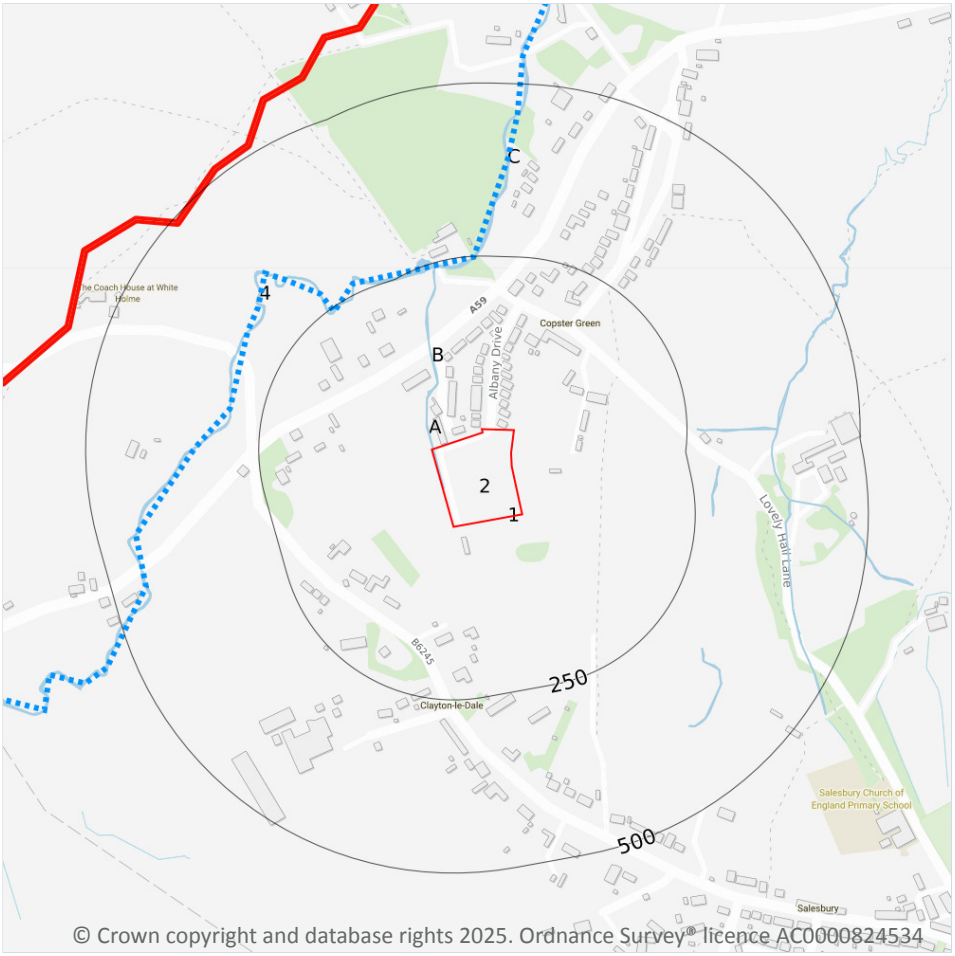
5.10 Source Protection Zones (confined aquifer)

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	**7**

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 51 >**

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)**	**-**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	134m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	149m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	215m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	228m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	237m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Park Brook
4	244m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Park Brook

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	5

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 51 >**

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 51 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Showley Brook**	**GB112071065710**	**Big Ribble**	**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 51 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
5	244m NW	River	Showley Brook	GB112071065710 ↗	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 51 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	**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

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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).

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

7.2 Historical Flood Events

Records within 250m	0

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

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

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

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

7.6 Flood Zone 2

Records within 50m	0

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.

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

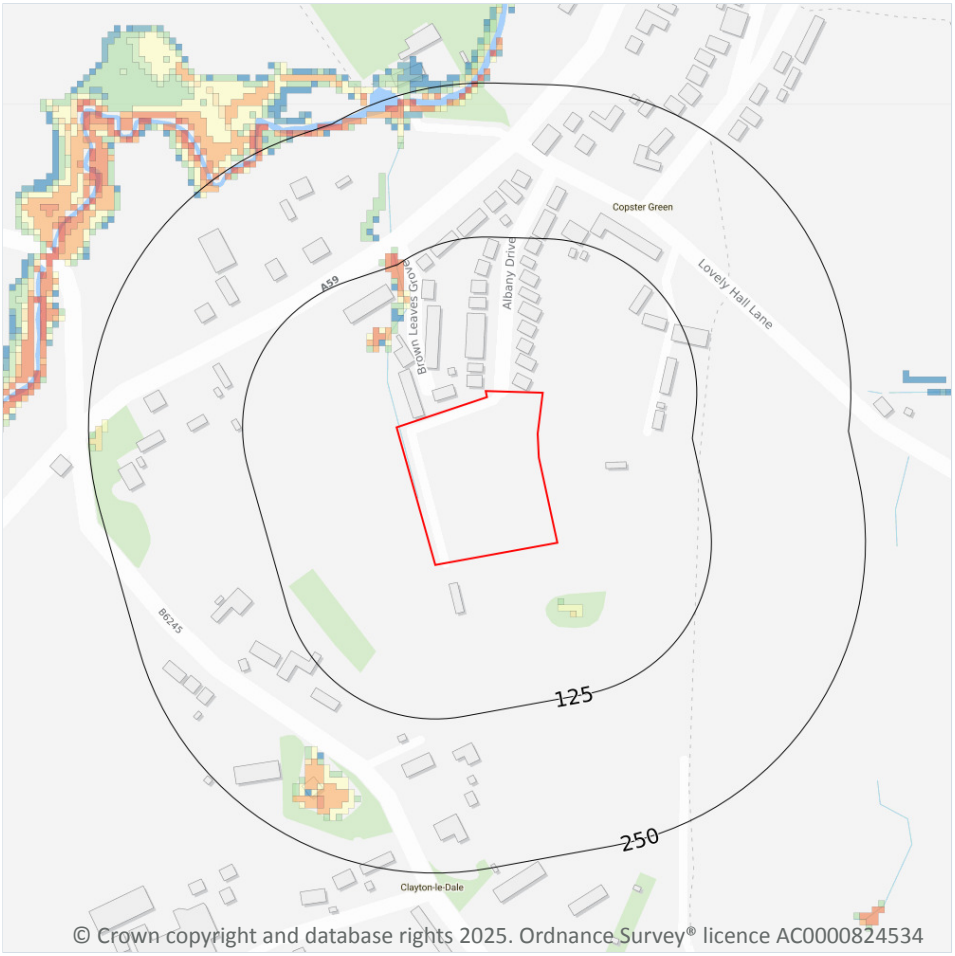
7.7 Flood Zone 3

Records within 50m	0

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.

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	**Negligible**
Highest risk within 50m	**1 in 100 year, 0.1m - 0.3m**

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 57 >**

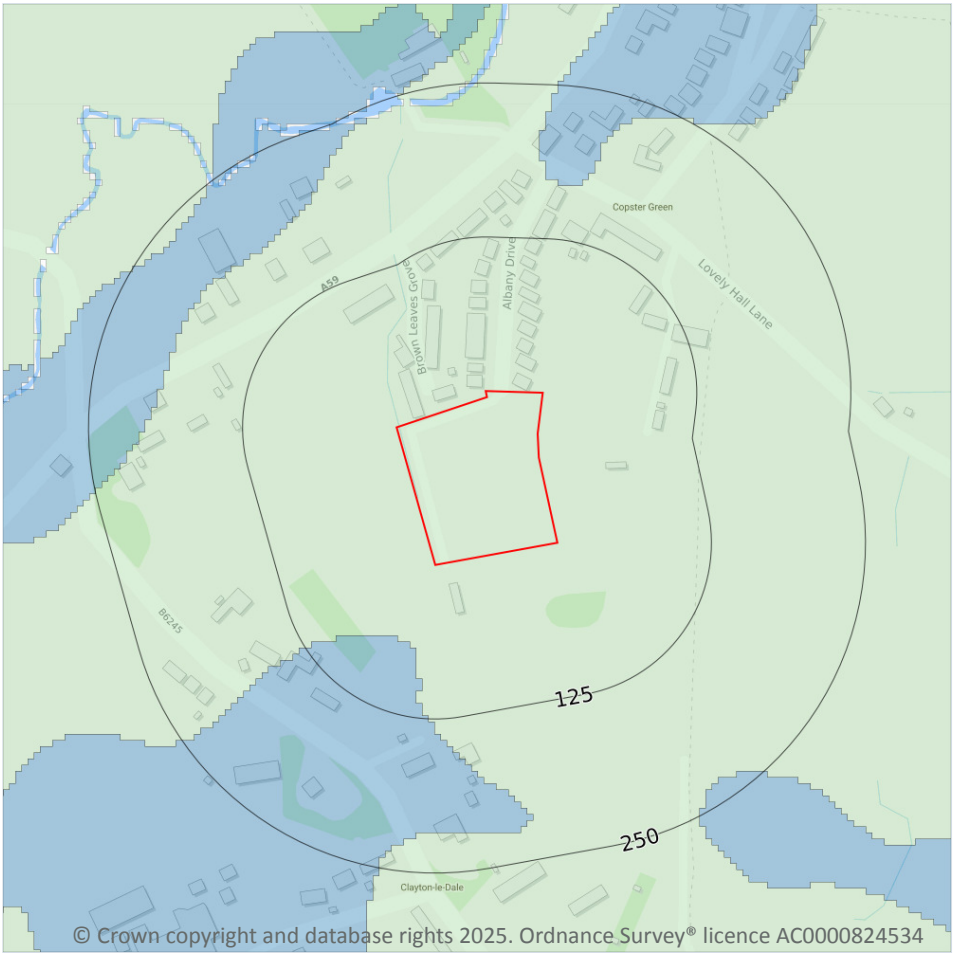
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

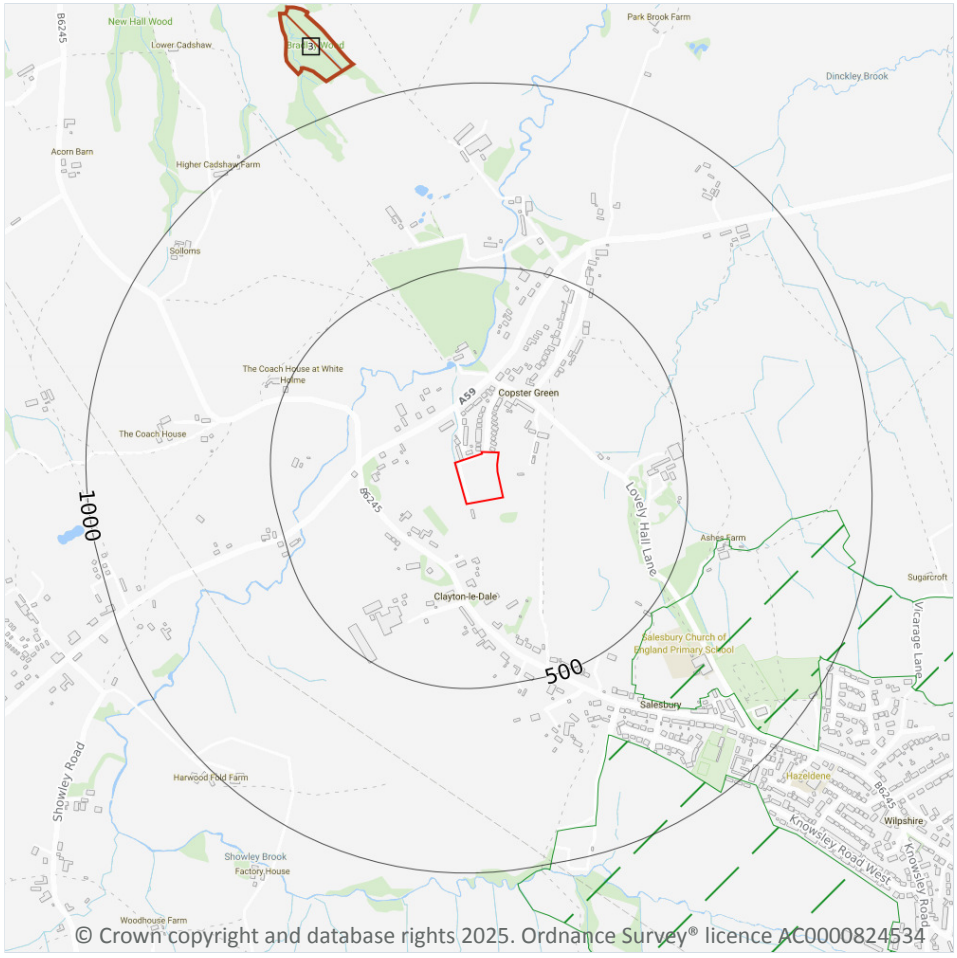
Highest risk on site	**Low**
Highest risk within 50m	**Low**

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 59 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Designated Ancient Woodland

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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.

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	0

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.

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

10.7 Designated Ancient Woodland

Records within 2000m	5

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 60 >**

ID	Location	Name	Woodland Type
3	1089m NW	Unknown	Ancient & Semi-Natural Woodland
-	1302m W	Old Park Wood	Ancient & Semi-Natural Woodland
-	1371m S	Unknown	Ancient & Semi-Natural Woodland
-	1378m N	Park Wood	Ancient Replanted Woodland
-	1381m S	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	2

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

Features are displayed on the Environmental designations map on **page 60 >**

ID	Location	Name	Local Authority name
1	509m SE	Merseyside and Greater Manchester Green Belt	Ribble Valley
2	705m SE	Merseyside and Greater Manchester Green Belt	Ribble Valley

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

10.17 SSSI Impact Risk Zones

Records on site	0

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.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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.

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.

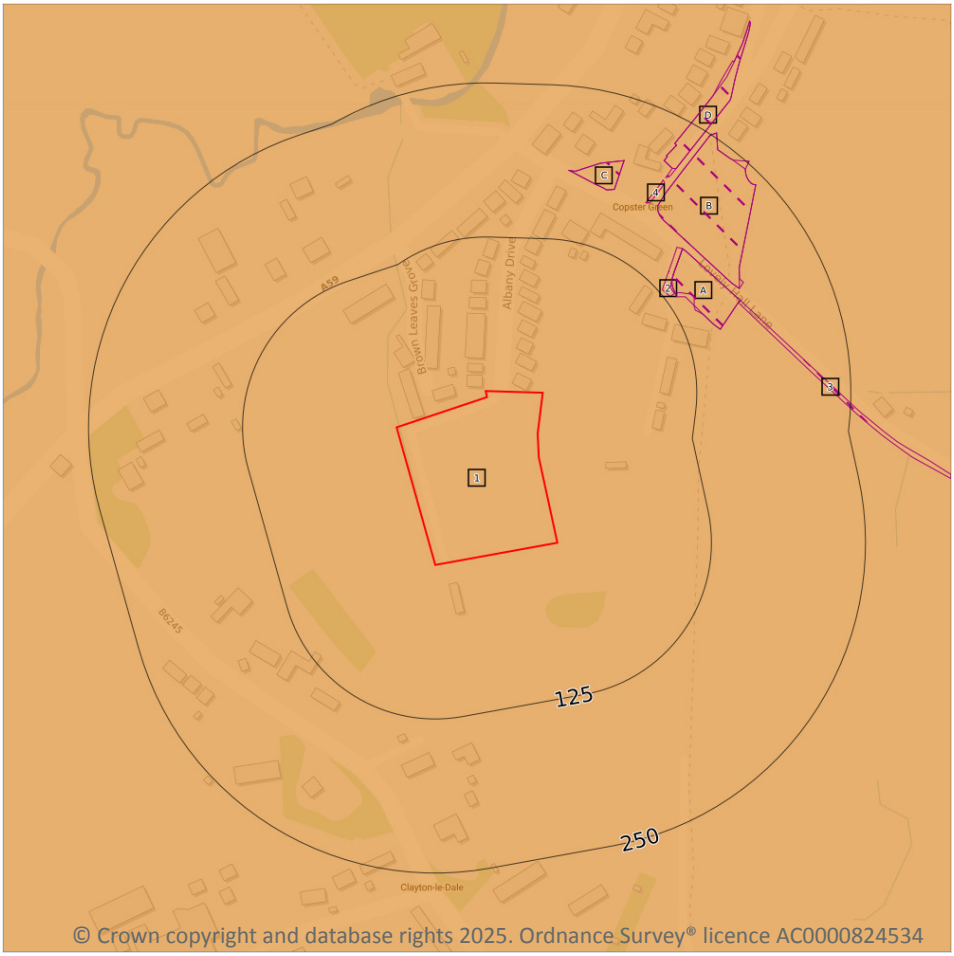
11.7 Registered Parks and Gardens

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



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	1

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 68 >**

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.**

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	12

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.

Features are displayed on the Agricultural designations map on **page 68 >**

ID	Location	Name	Classification	Other relevant legislation
2	128m NE	Five parcels of land forming part of Salesbury and Copster Green Commons	Section 4 Conclusive Registered Common Land	-
A	134m NE	Land known as Salesbury and Copster Green Commons	Section 4 Conclusive Registered Common Land	-
A	134m NE	Salesbury and Copster Green Commons	Section 15 Land	1899 CA
B	169m NE	Land known as Salesbury and Copster Green Commons	Section 4 Conclusive Registered Common Land	-
B	169m NE	Salesbury and Copster Green Commons	Section 15 Land	1899 CA
C	173m N	Land known as Salesbury and Copster Green Commons	Section 4 Conclusive Registered Common Land	-
C	173m N	Salesbury and Copster Green Commons	Section 15 Land	1899 CA
3	175m NE	Five parcels of land forming part of Salesbury and Copster Green Commons	Section 4 Conclusive Registered Common Land	-
4	175m NE	Salesbury and Copster Green Commons	Section 15 Land	1899 CA
D	201m NE	Salesbury and Copster Green Commons	Section 15 Land	1899 CA
D	210m NE	Land known as Salesbury and Copster Green Commons	Section 4 Conclusive Registered Common Land	-
D	249m NE	Land known as Salesbury and Copster Green Commons	Section 4 Conclusive Registered Common Land	-

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	1

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
250m NW	AG00491489	Entry Level Stewardship	01/10/2013	30/09/2018

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

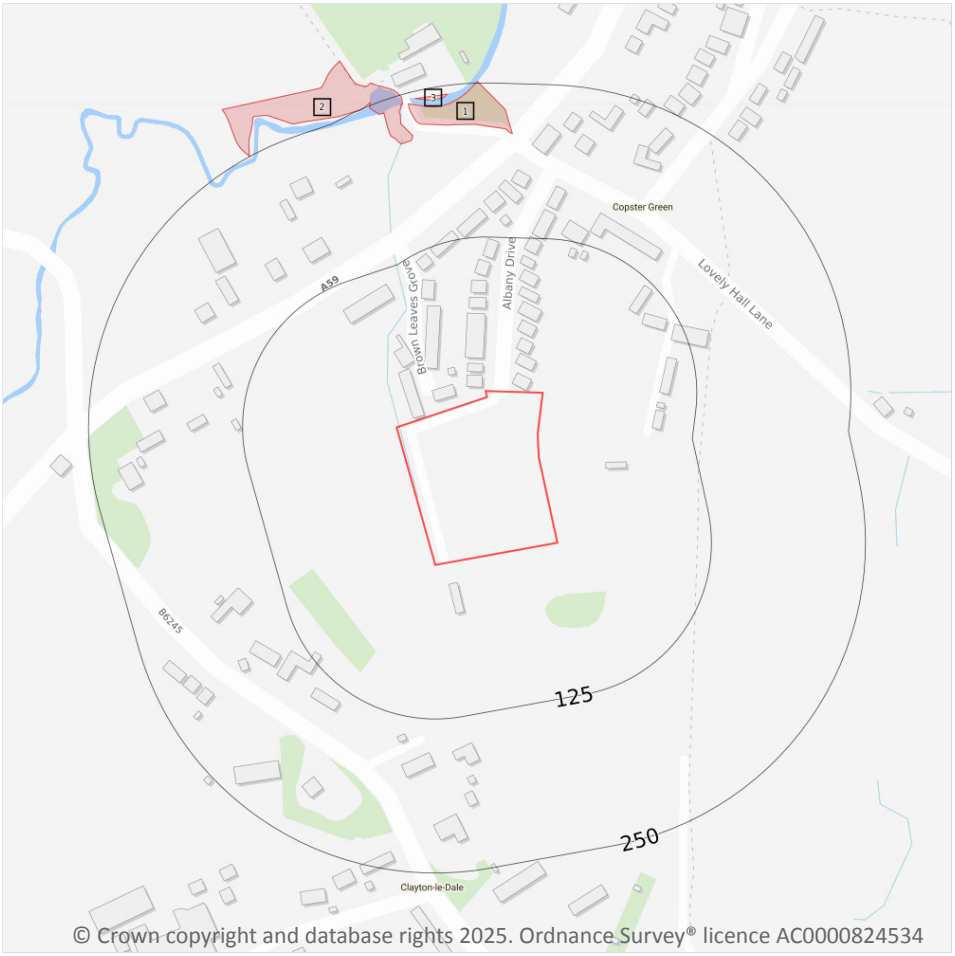
Records within 250m	3

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
62m E	1056811	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025
231m W	1573744	Countryside Stewardship (Middle Tier)	01/01/2024	31/12/2028
250m NW	1427557	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	3

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 71 >**

ID	Location	Main Habitat	Other habitats
1	210m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	212m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	240m N	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.

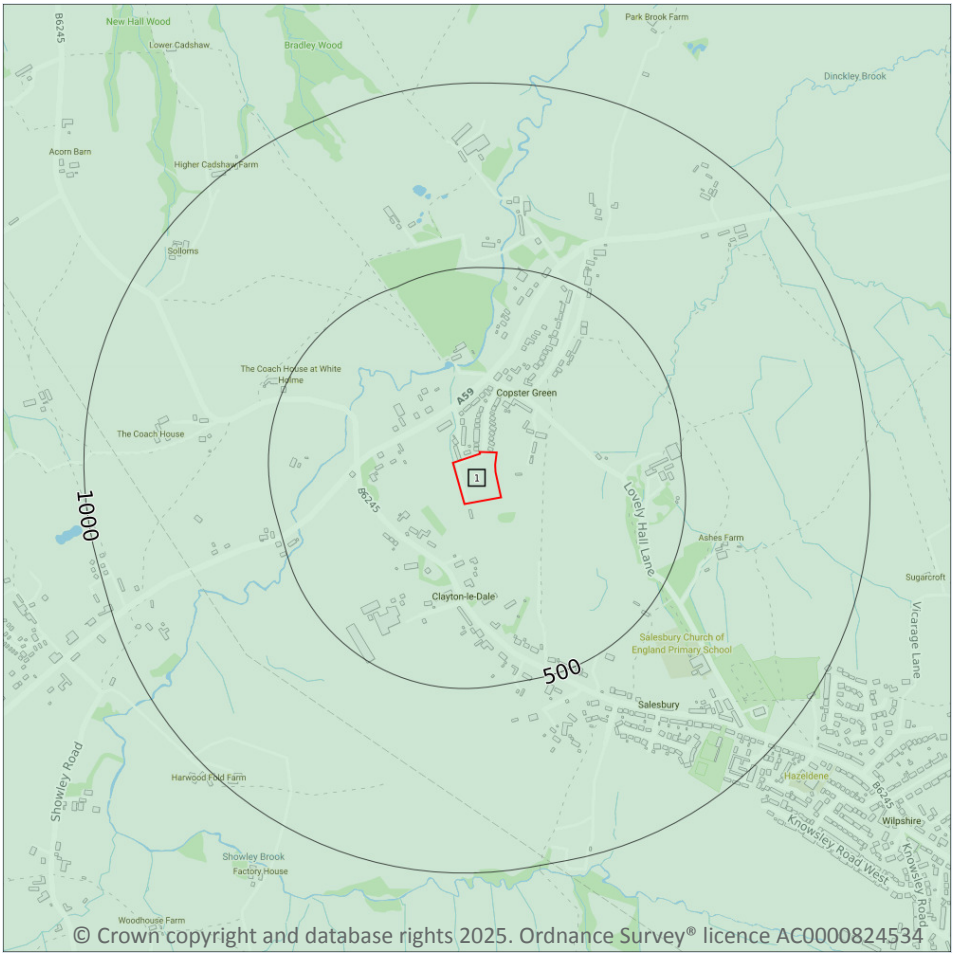
13.4 Limestone Pavement Orders

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

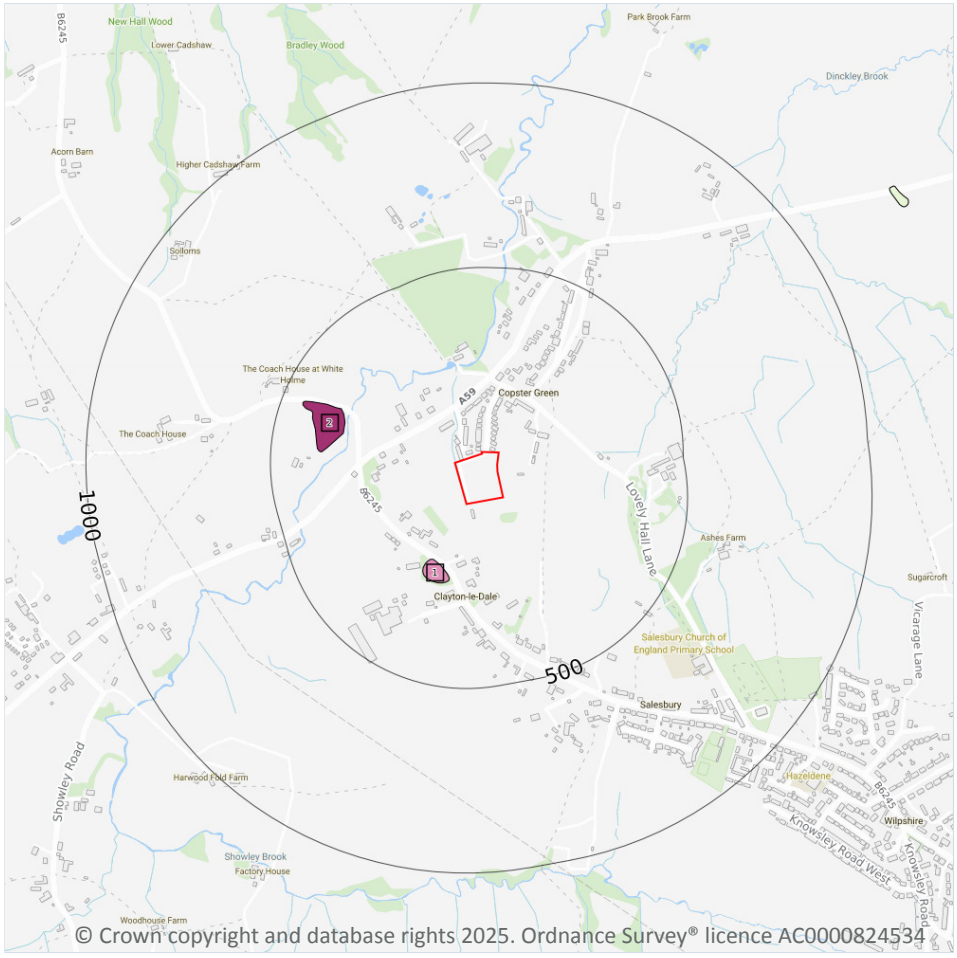
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 73 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SD63SE**

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	2

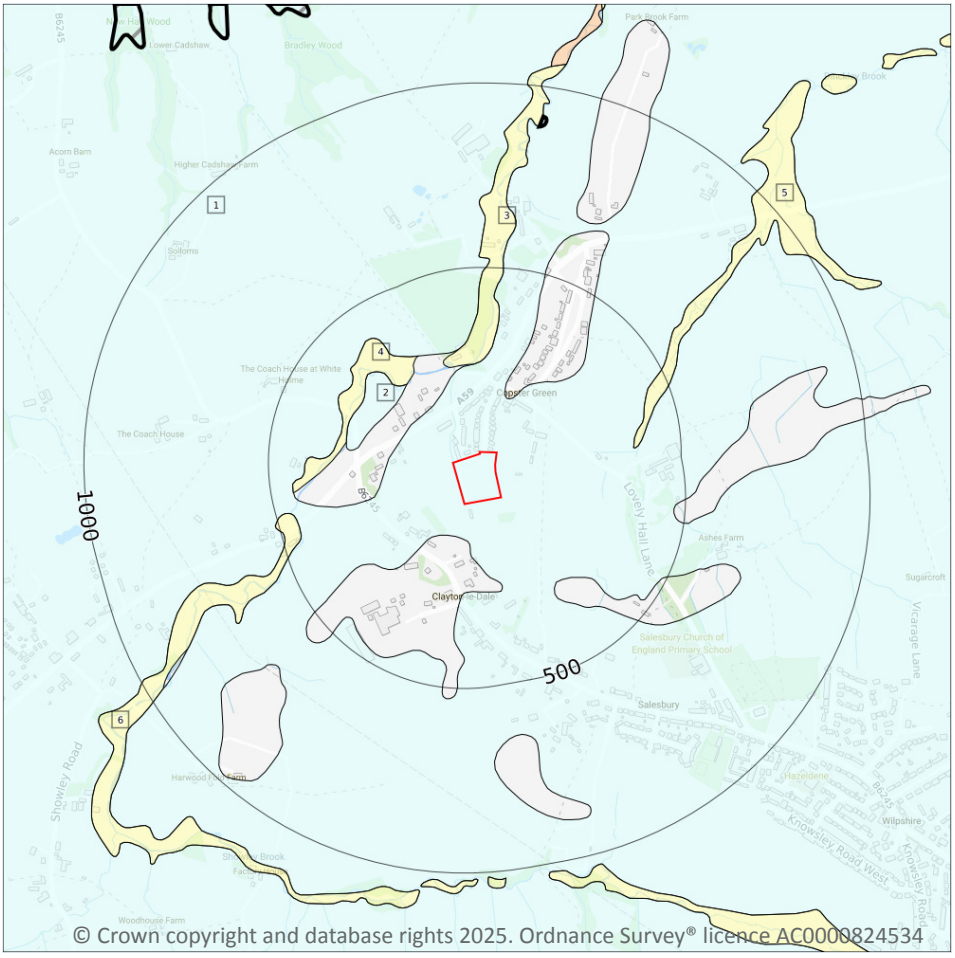
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 74 >**

ID	Location	LEX Code	Description	Rock description
1	175m SW	WGR-VOID	Worked Ground (Undivided)	Void
2	313m W	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m **6**

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.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 75 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-CSVZ**	**Till, Devensian-Silty Gravelly Sandy Clay**	**Silty gravelly sandy clay**
2	221m NW	TILLD-CSVZ	Till, Devensian-Silty Gravelly Sandy Clay	Silty gravelly sandy clay
3	239m N	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
4	247m NW	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

ID	Location	LEX Code	Description	Rock description
5	371m E	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
6	448m W	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.

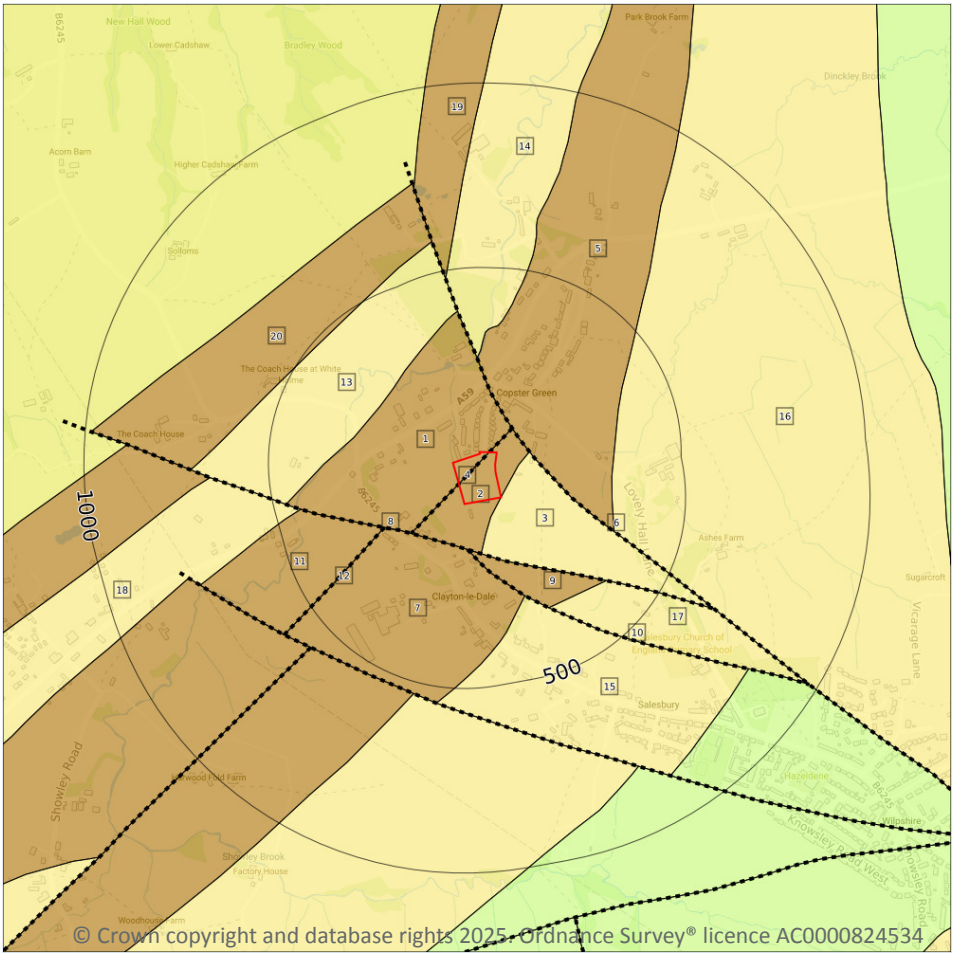
14.4 Landslip (10k)

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



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m **15**

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.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 77 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPGS-SDST**	**Copster Green Sandstone-Sandstone**	**Namurian**
2	**On site**	**CPGS-SDST**	**Copster Green Sandstone-Sandstone**	**Namurian**
3	**On site**	**PG-SDST**	**Pendle Grit Member-Sandstone**	**Namurian**
5	71m NE	CPGS-SDST	Copster Green Sandstone-Sandstone	Namurian

ID	Location	LEX Code	Description	Rock age
7	115m S	CPGS-SDST	Copster Green Sandstone-Sandstone	Namurian
9	124m S	CPGS-SDST	Copster Green Sandstone-Sandstone	Namurian
11	226m W	CPGS-SDST	Copster Green Sandstone-Sandstone	Namurian
13	250m NW	PG-SDST	Pendle Grit Member-Sandstone	Namurian
14	255m N	PG-SDST	Pendle Grit Member-Sandstone	Namurian
15	274m S	PG-SDST	Pendle Grit Member-Sandstone	Namurian
16	301m E	PG-SDST	Pendle Grit Member-Sandstone	Namurian
17	326m SE	PG-SDST	Pendle Grit Member-Sandstone	Namurian
18	431m W	PG-SDST	Pendle Grit Member-Sandstone	Namurian
19	479m N	WWG-SDST	Warley Wise Grit-Sandstone	Namurian
20	484m NW	WWG-SDST	Warley Wise Grit-Sandstone	Namurian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**5**

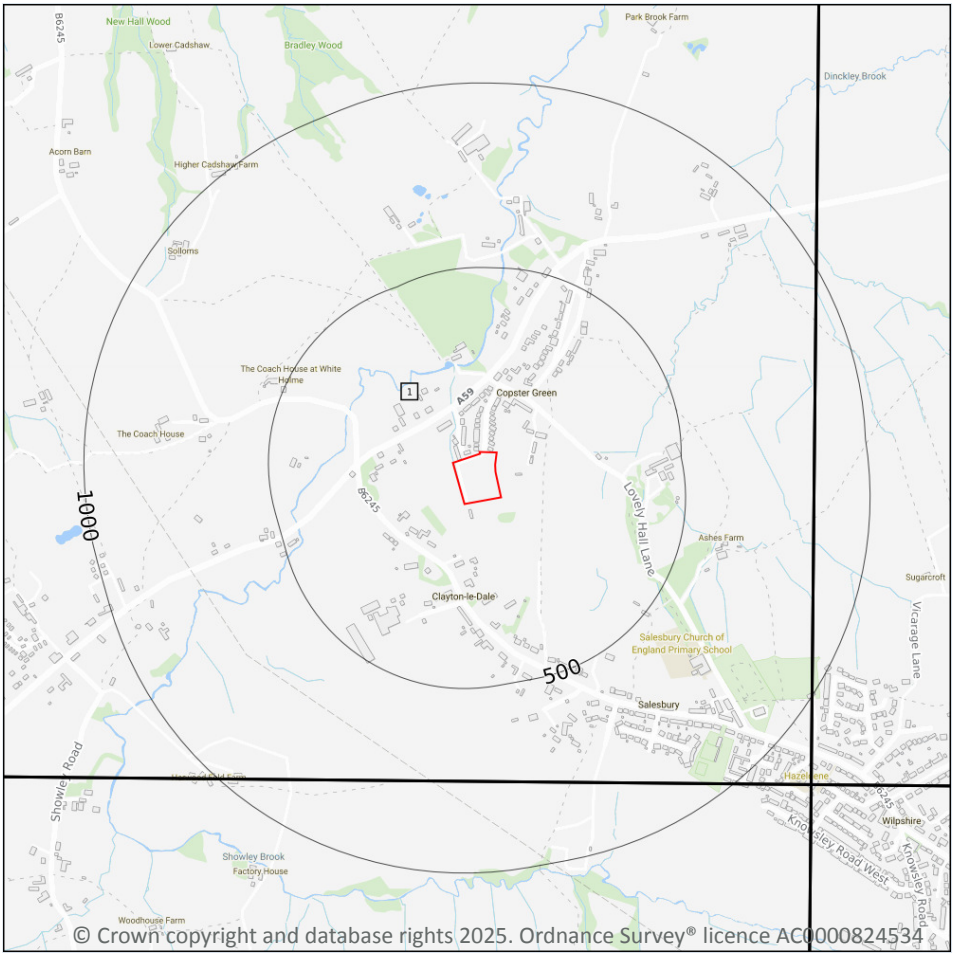
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 77 >**

ID	Location	Category	Description
4	**On site**	**FAULT**	**Fault, inferred, displacement unknown**
6	71m NE	FAULT	Fault, inferred, displacement unknown
8	115m S	FAULT	Fault, inferred, displacement unknown
10	124m S	FAULT	Fault, inferred, displacement unknown
12	226m W	FAULT	Fault, inferred, displacement unknown

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

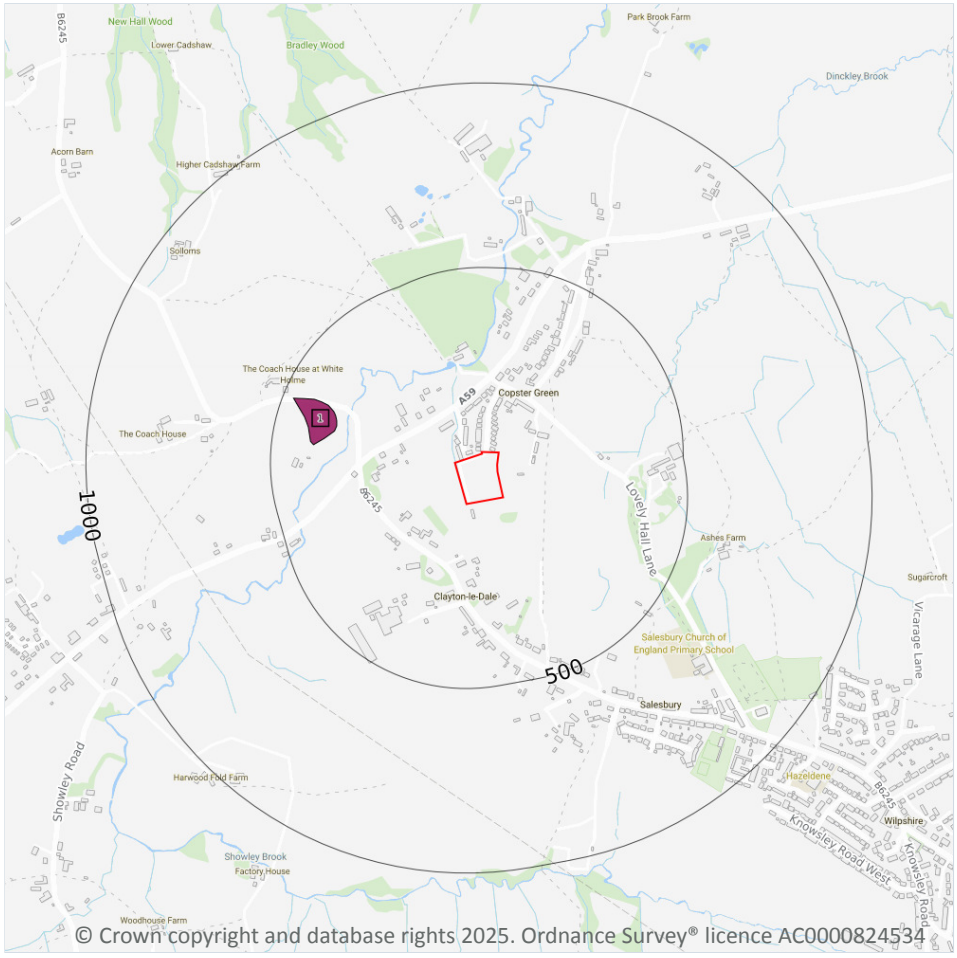
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 79 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW067_garstang_v4**

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m	1

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 80 >**

ID	Location	LEX Code	Description	Rock description
1	336m W	MGR-ARTDP	Made Ground	Artificial deposit

This data is sourced from the British Geological Survey.

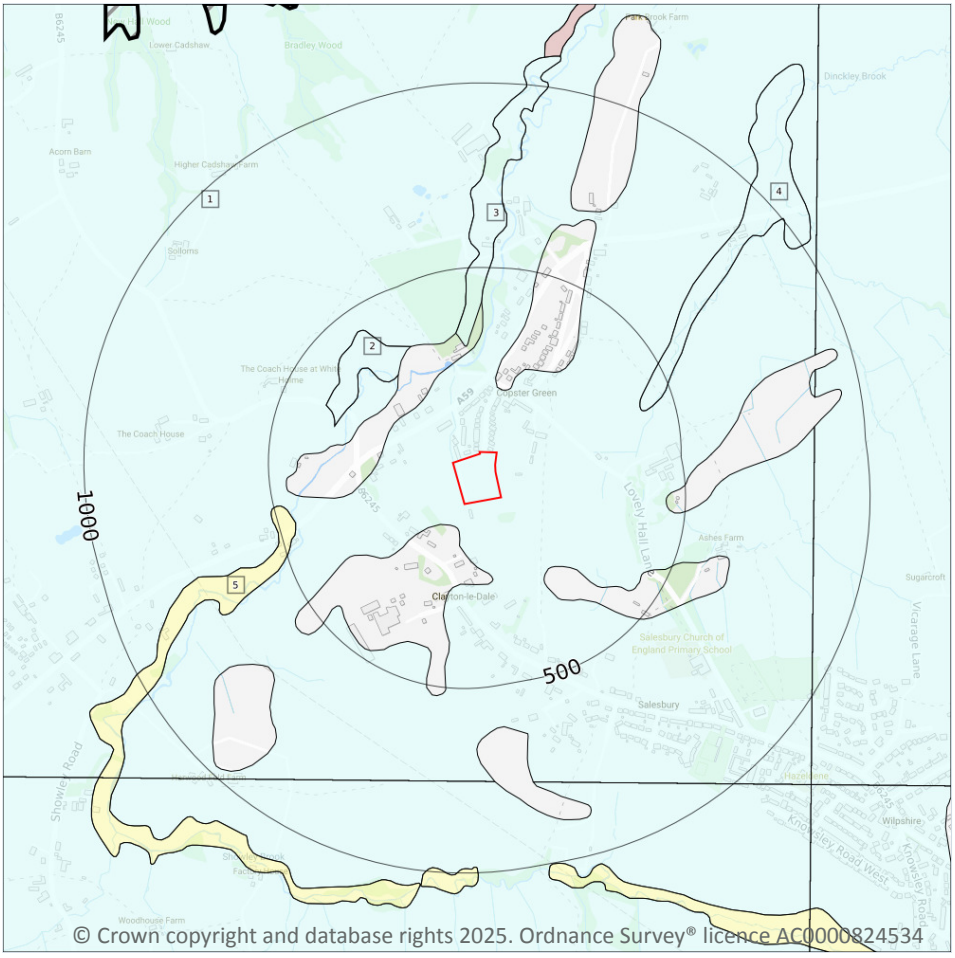
15.3 Artificial ground permeability (50k)

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	5

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 82 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian**	**Diamicton**
2	277m NW	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
3	289m N	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel

ID	Location	LEX Code	Description	Rock description
4	408m E	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
5	454m W	ALV-XCSV	Alluvium	Clay, sand and gravel

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.

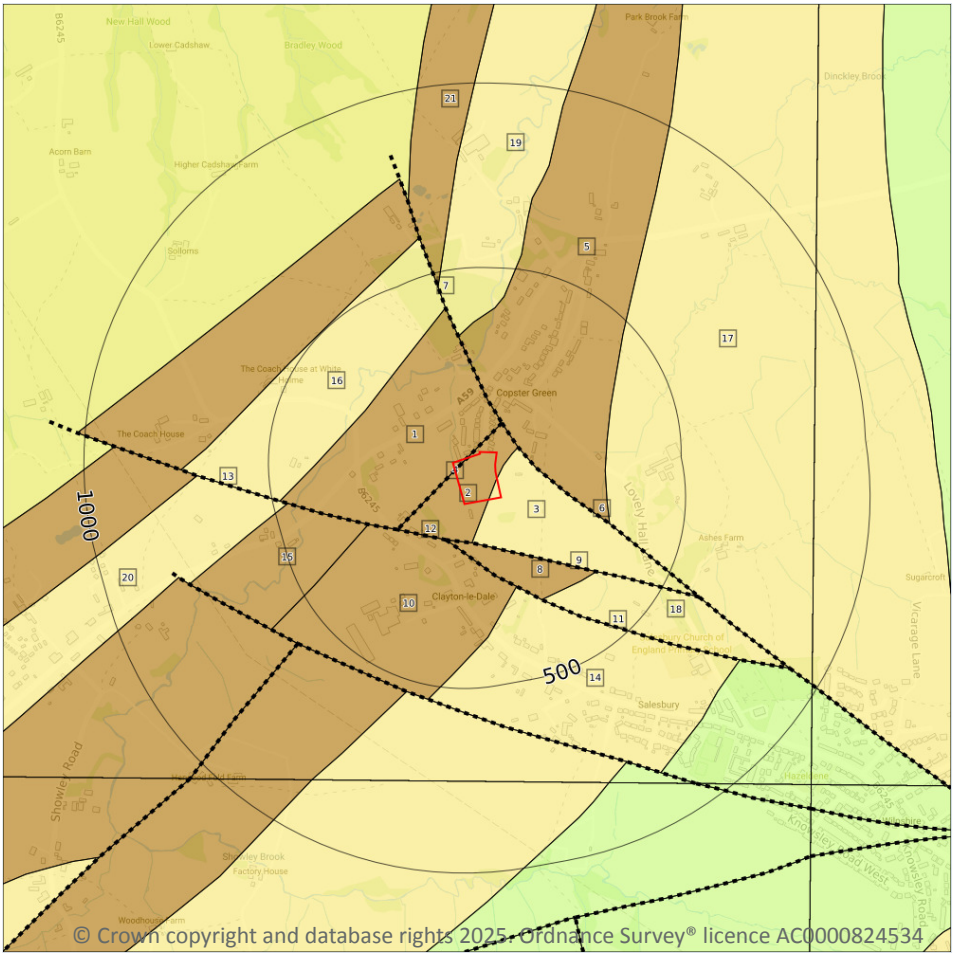
15.7 Landslip permeability (50k)

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.

15.8 Bedrock geology (50k)

Records within 500m **14**

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 84 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPGS-SDST**	**Copster Green Sandstone-Sandstone**	**Namurian**
2	**On site**	**CPGS-SDST**	**Copster Green Sandstone-Sandstone**	**Namurian**
3	**On site**	**PG-SDST**	**Pendle Grit Member-Sandstone**	**Namurian**
5	56m NE	CPGS-SDST	Copster Green Sandstone-Sandstone	Namurian

ID	Location	LEX Code	Description	Rock age
8	102m S	CPGS-SDST	Copster Green Sandstone-Sandstone	Namurian
10	109m SW	CPGS-SDST	Copster Green Sandstone-Sandstone	Namurian
14	245m S	PG-SDST	Pendle Grit Member-Sandstone	Namurian
15	266m W	CPGS-SDST	Copster Green Sandstone-Sandstone	Namurian
16	275m NW	PG-SDST	Pendle Grit Member-Sandstone	Namurian
17	286m E	PG-SDST	Pendle Grit Member-Sandstone	Namurian
18	298m SE	PG-SDST	Pendle Grit Member-Sandstone	Namurian
19	319m N	PG-SDST	Pendle Grit Member-Sandstone	Namurian
20	461m W	PG-SDST	Pendle Grit Member-Sandstone	Namurian
21	462m N	WWG-SDST	Warley Wise Grit-Sandstone	Namurian

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**	**High**	**Moderate**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**7**

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.

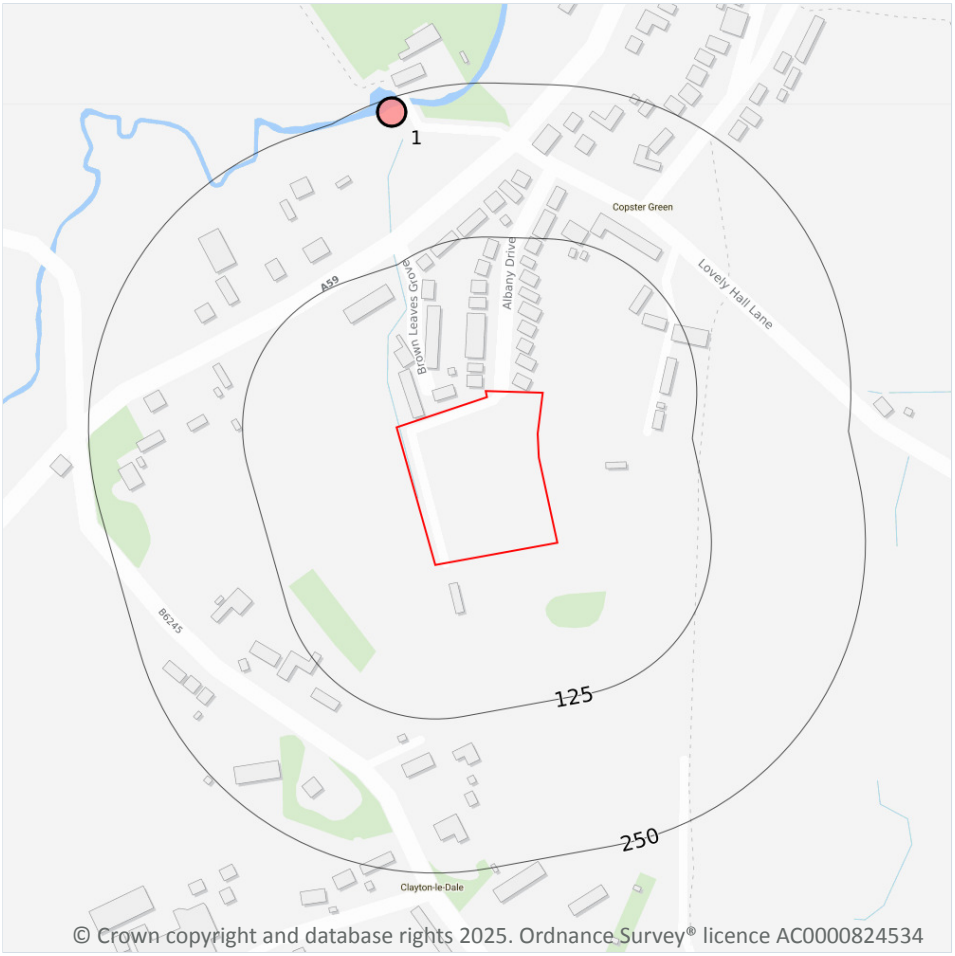
Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 84 >**

ID	Location	Category	Description
4	**On site**	**FAULT**	**Fault, inferred, crossmark on downthrow side, throw in metres**

ID	Location	Category	Description
6	56m NE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
7	81m N	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
9	102m S	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
11	109m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
12	109m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
13	194m W	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

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	1

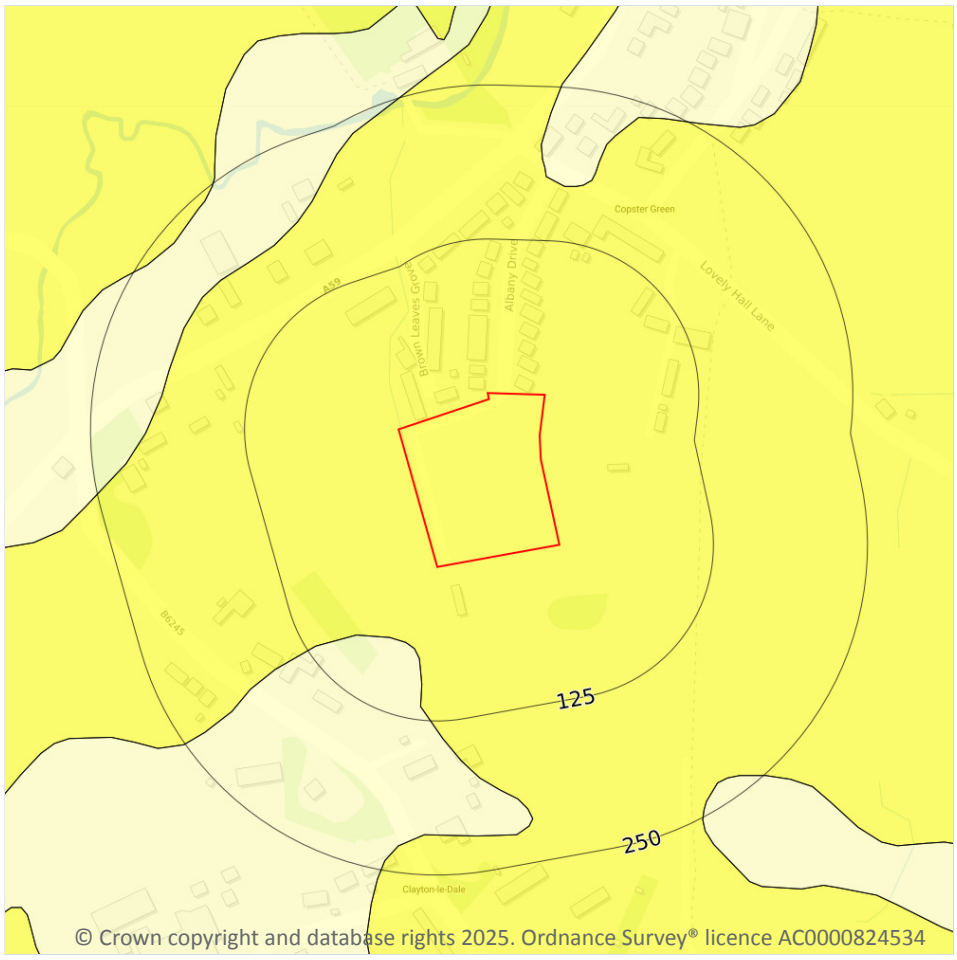
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 87 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	239m N	367300 433800	MILL HOUSE FARM NURSERIES, COPSTER GREEN	48.0	N	15533512 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

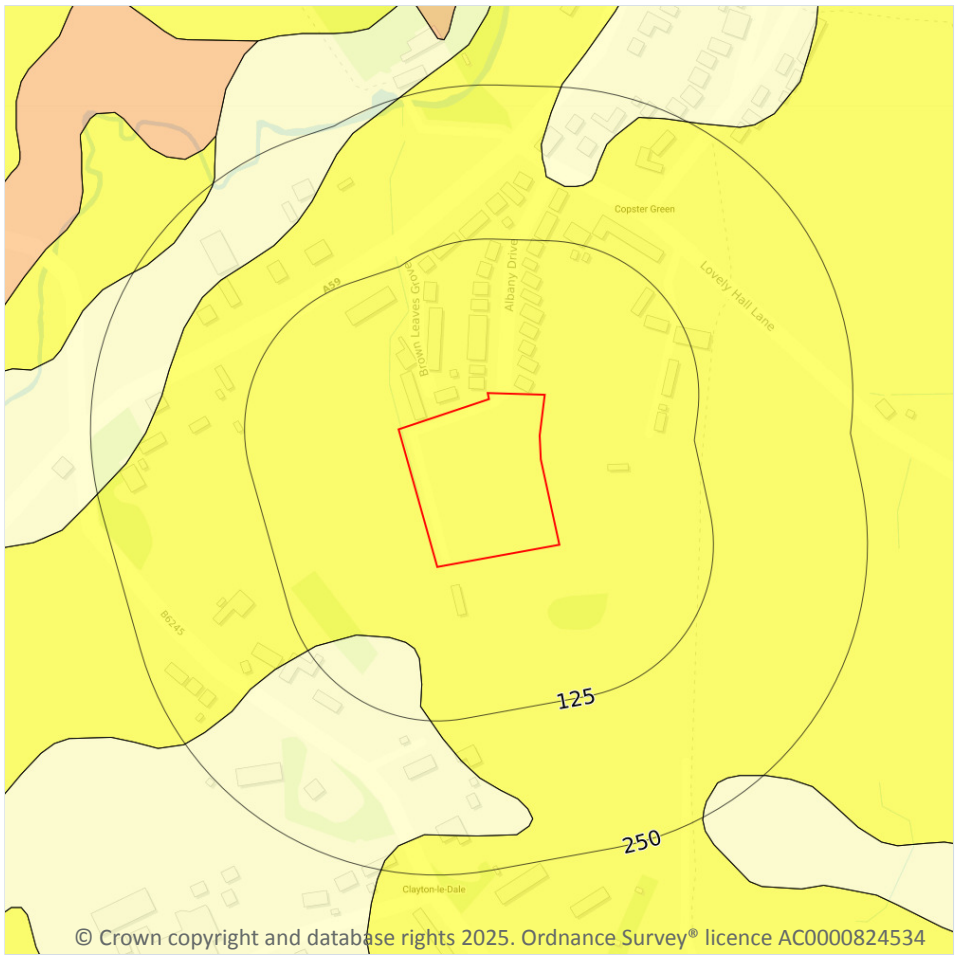
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 88 >**

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

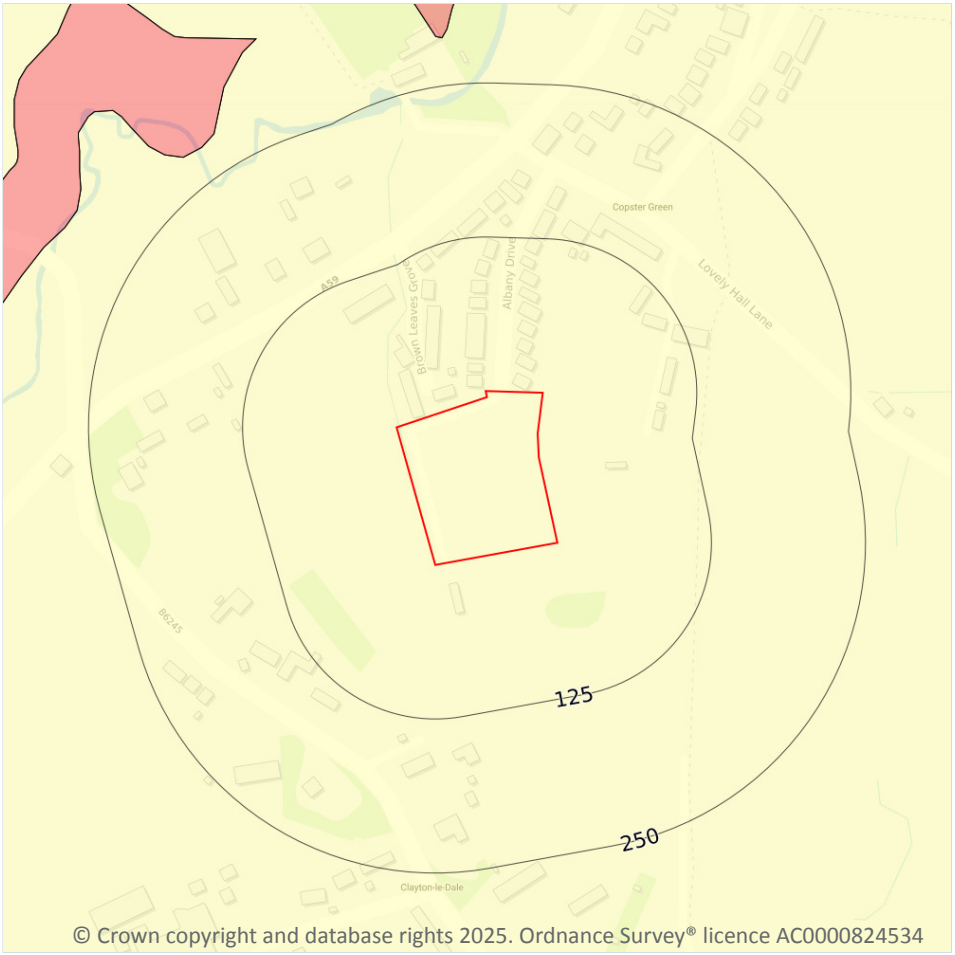
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 89 >**

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



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

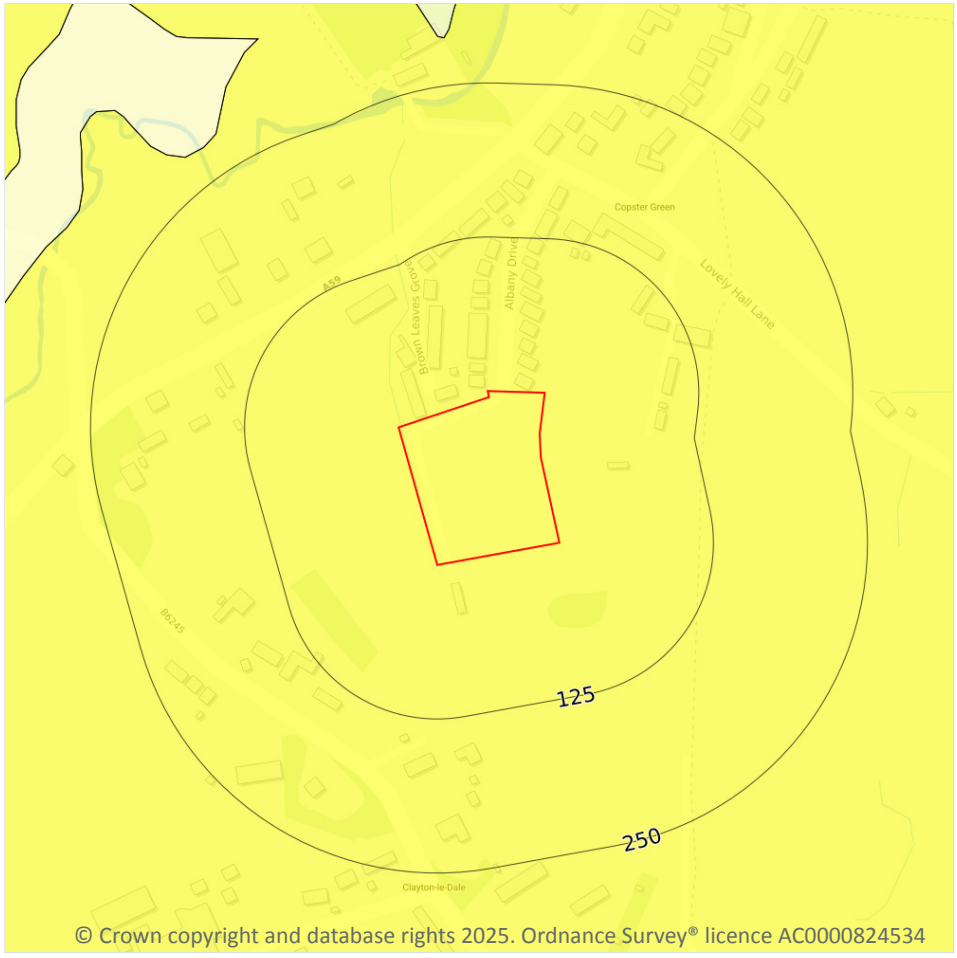
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 90 >**

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

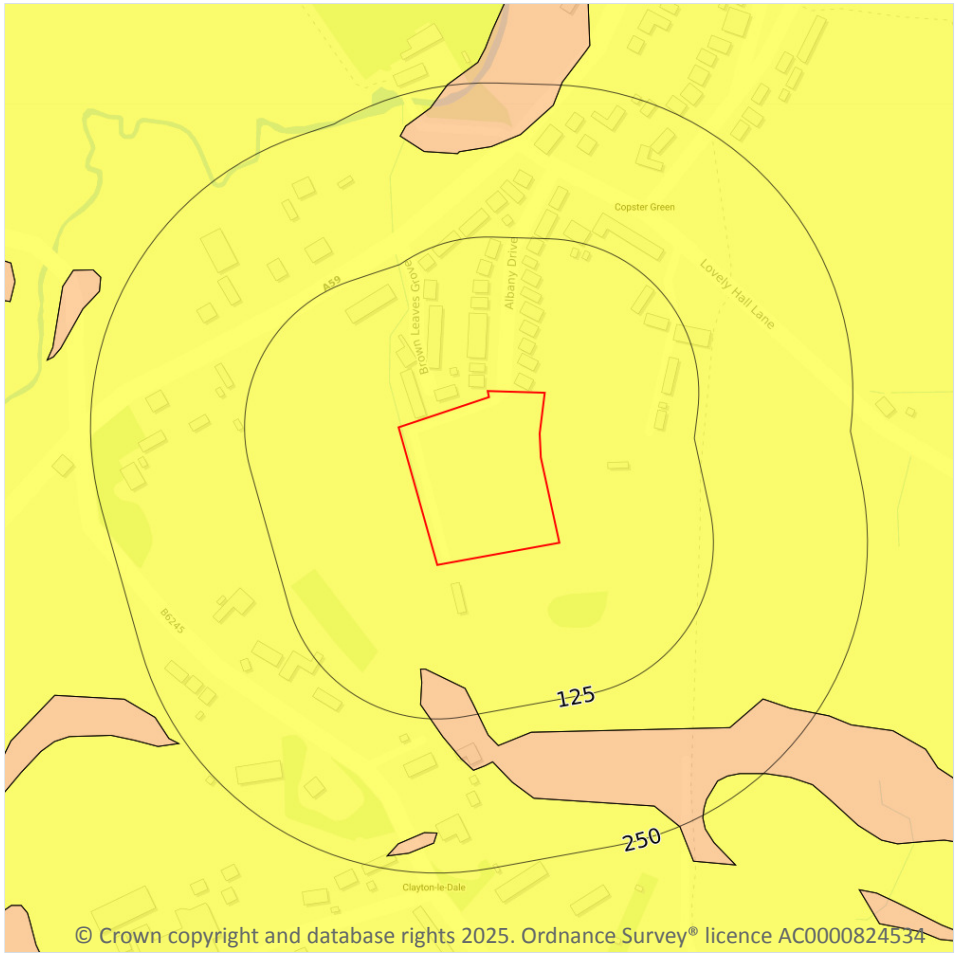
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 91 >**

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

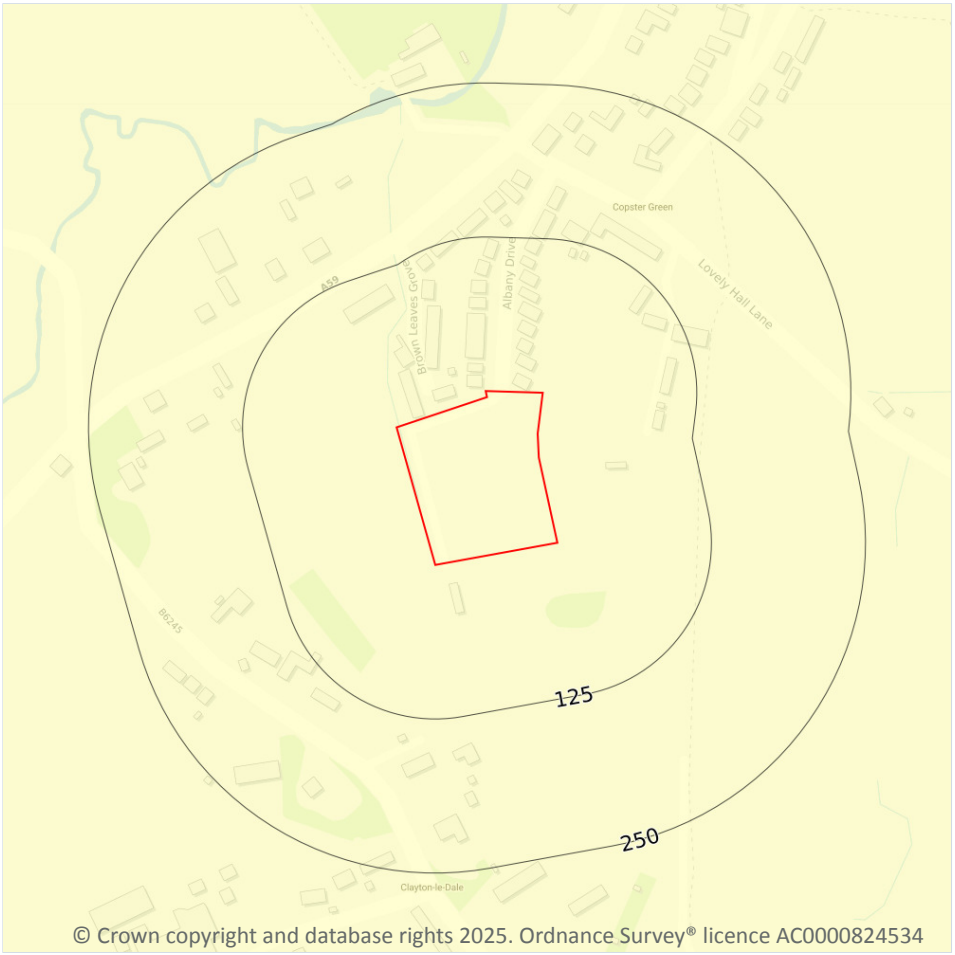
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 92 >**

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

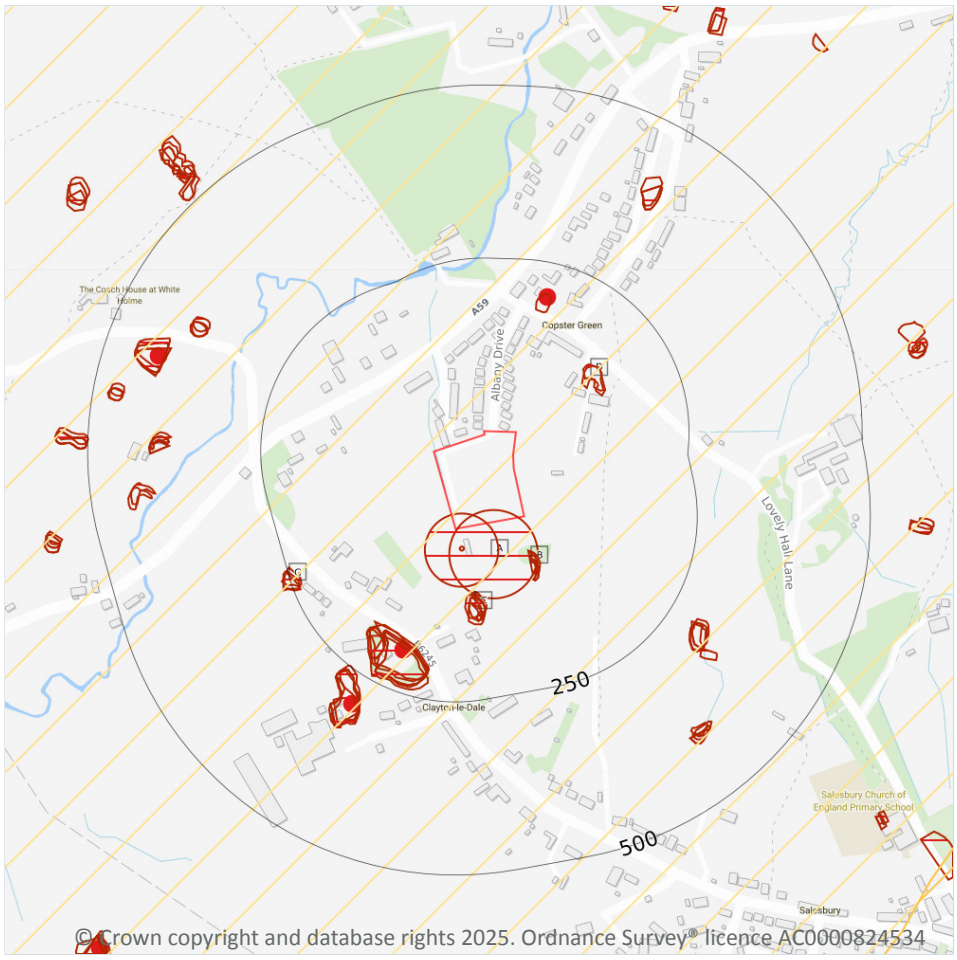
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 93 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

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	4

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.

Features are displayed on the Mining and ground workings map on **page 95 >**

ID	Location	Details	Description
E	191m SW	Name: Low Farm Quarries Address: Copster Green, Wilpshire, BLACKBURN, Lancashire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
F	201m N	Name: Copster Green Address: Copster Green, BLACKBURN, Lancashire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
H	293m SW	Name: Low Farm Quarries Address: Copster Green, Wilpshire, BLACKBURN, Lancashire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
O	421m W	Name: White Holme Clay Pit Address: Copster Green, Wilpshire, BLACKBURN, Lancashire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	27

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.

Features are displayed on the Mining and ground workings map on **page 95 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	**On site**	**Sewage Tanks**	**1951**	**1:10560**
A	**On site**	**Sewage Tanks**	**1930**	**1:10560**
A	27m S	Sewage Tanks	1938	1:10560
B	50m S	Unspecified Ground Workings	1892	1:10560
B	51m S	Unspecified Ground Workings	1938	1:10560
B	60m S	Unspecified Ground Workings	1930	1:10560
B	60m S	Unspecified Ground Workings	1910	1:10560
C	94m S	Unspecified Pit	1951	1:10560
C	97m S	Unspecified Pit	1892	1:10560
C	99m S	Unspecified Ground Workings	1938	1:10560
C	101m S	Unspecified Pit	1930	1:10560
C	111m S	Unspecified Ground Workings	1910	1:10560
D	118m NE	Pond	1892	1:10560
D	126m NE	Pond	1844	1:10560
E	172m SW	Unspecified Disused Quarry	1976	1:10000
E	172m SW	Unspecified Disused Quarry	1951	1:10560
F	178m N	Unspecified Quarry	1844	1:10560
E	178m SW	Unspecified Quarries	1892	1:10560
E	178m SW	Unspecified Disused Quarry	1938	1:10560
E	180m SW	Unspecified Quarry	1930	1:10560
E	183m SW	Unspecified Heap	1938	1:10560
E	185m SW	Unspecified Quarry	1910	1:10560
E	188m SW	Unspecified Ground Workings	1930	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
G	235m W	Unspecified Pit	1951	1:10560
G	239m W	Unspecified Pit	1938	1:10560
G	240m W	Unspecified Pit	1930	1:10560
H	249m SW	Unspecified Disused Quarry	1951	1:10560

This is 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 is 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	2

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 95 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Vein Mineral**	**A**	**Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**
5	783m SE	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

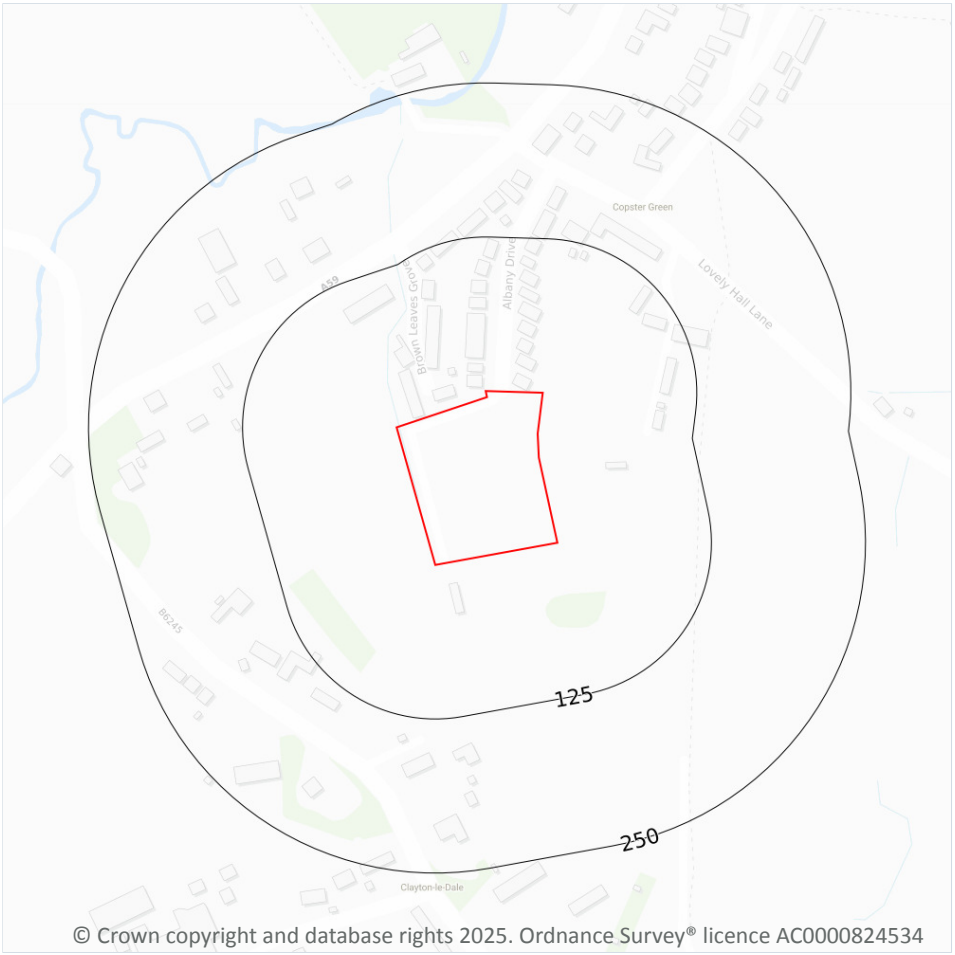
Records within 500m	0

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	1

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 104 >**

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 km^2. 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 km^2; 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 - 25 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 - 25 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 - 25 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 - 25 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 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
29m W	15 - 25 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 km^2).

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 km^2.

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 ↗.

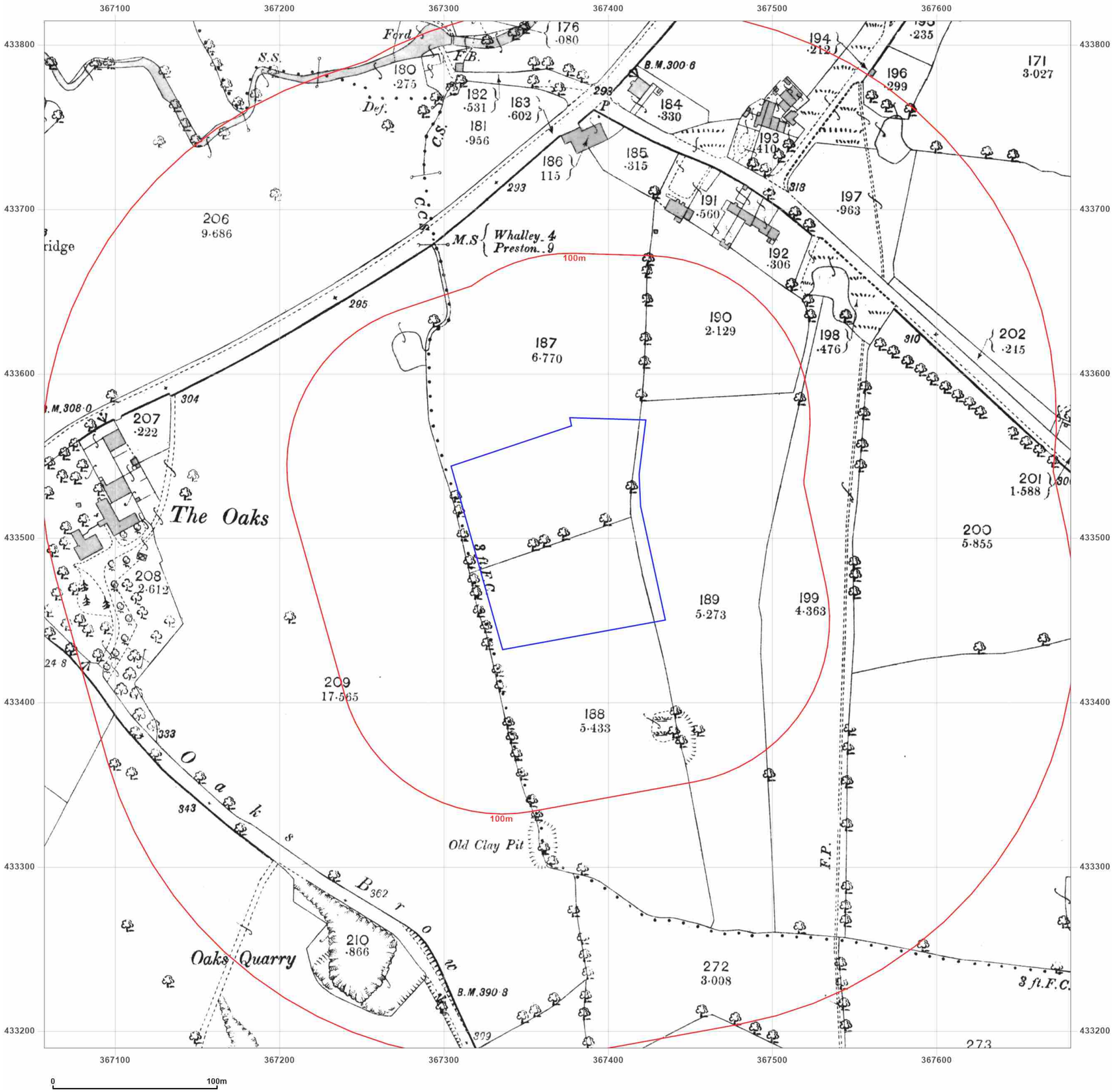
Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.

APPENDIX D

These Ordnance Survey maps are not printed to scale and have been reduced to A4 size

A3 1/10,000 plans are available upon request



Groundsure INSIGHTS

Site Details:

1, ALBANY DRIVE, COPSTER GREEN, LANCASHIRE, BB1 9EH

Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: County Series
Map date: **1892**
Scale: 1:2,500
Printed at: 1:2,500

N
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Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A

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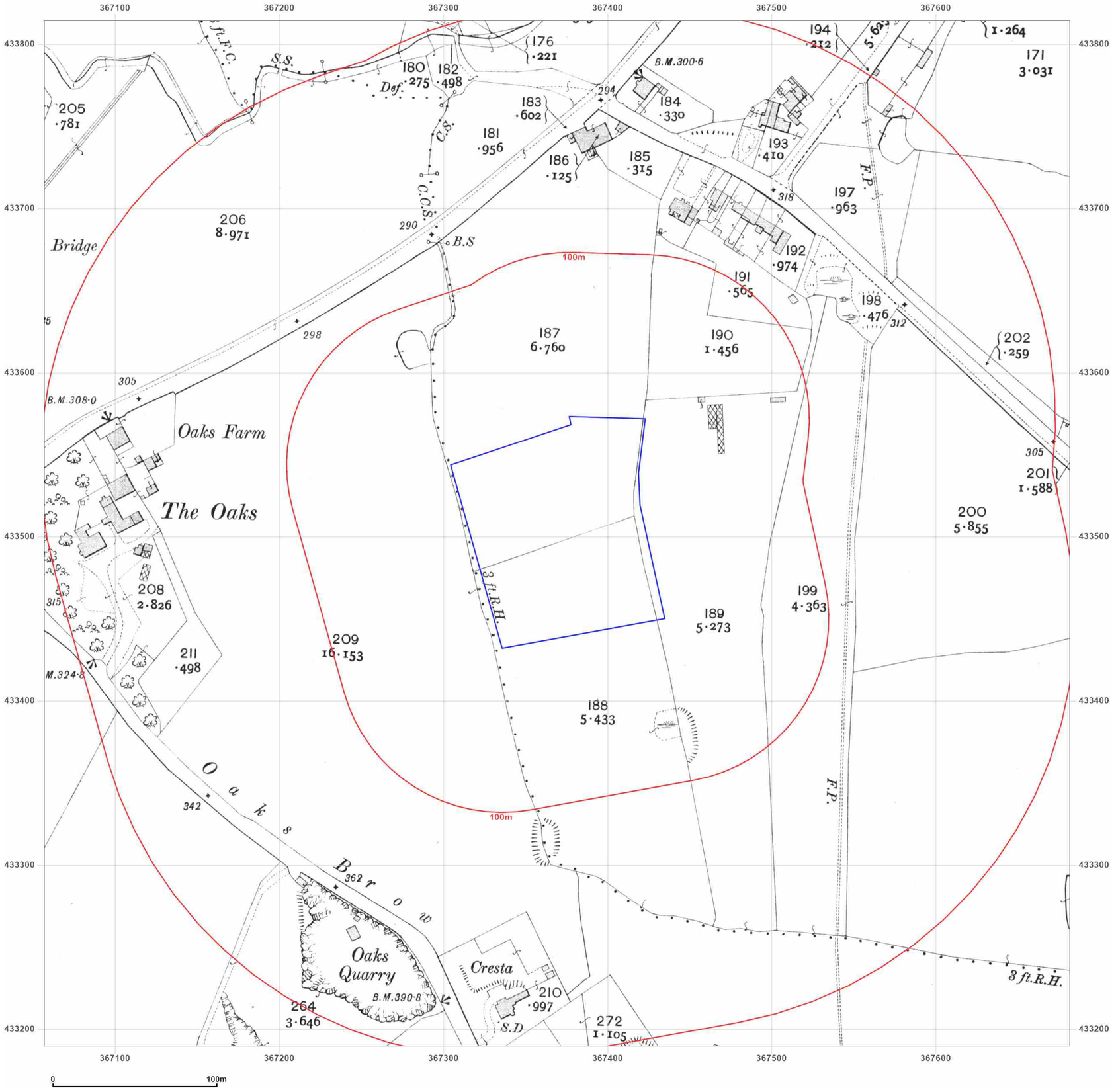

Groundsure INSIGHTS

Site Details:

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Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: County Series
Map date: **1912**
Scale: 1:2,500
Printed at: 1:2,500

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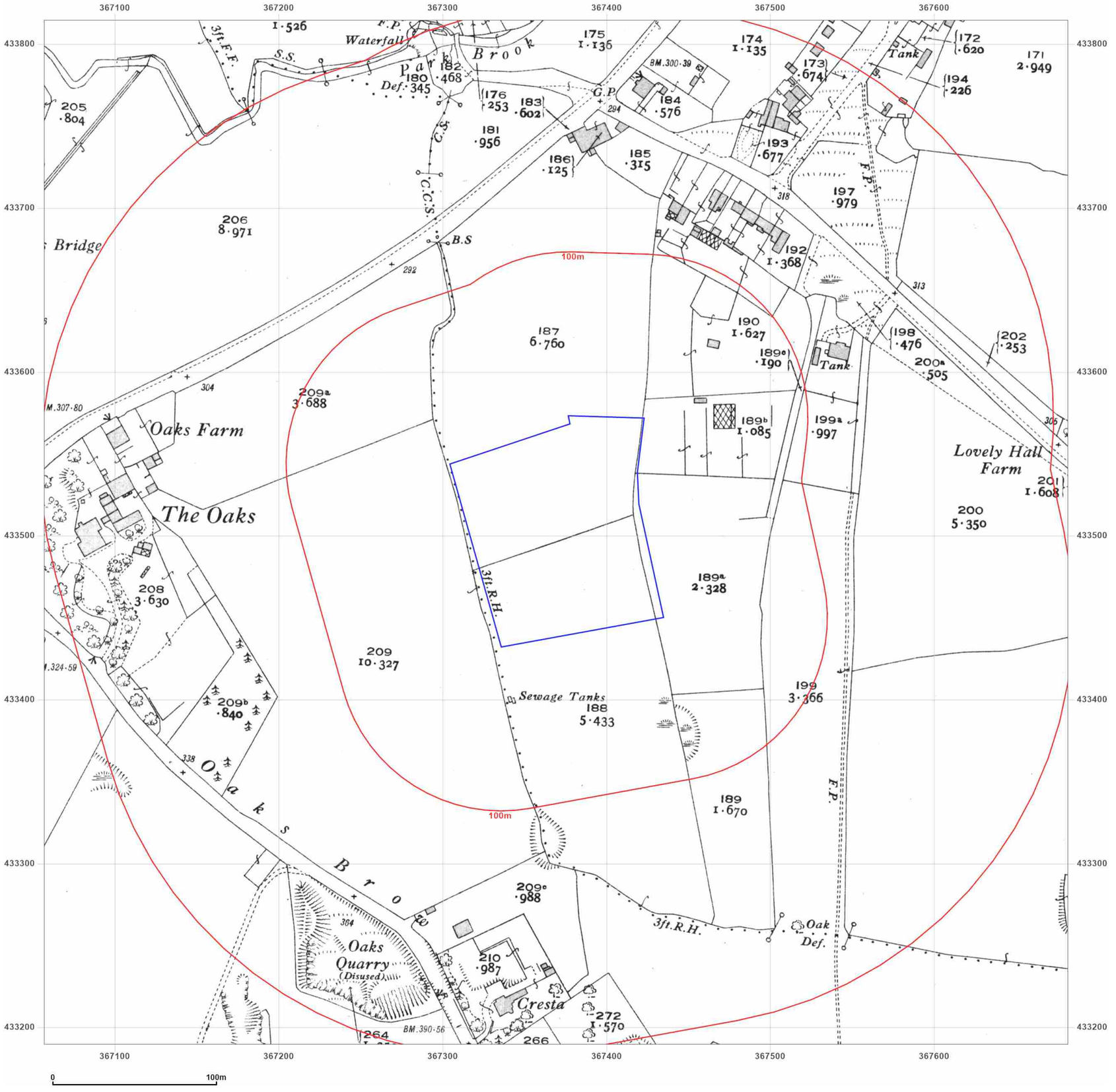

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Grid Ref: 367369, 433502

Map Name: County Series
Map date: **1931**
Scale: 1:2,500
Printed at: 1:2,500

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Revised 1931
Edition N/A
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Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: National Grid

Map date: **1969**

Scale: 1:2,500

Printed at: 1:2,500

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Edition N/A
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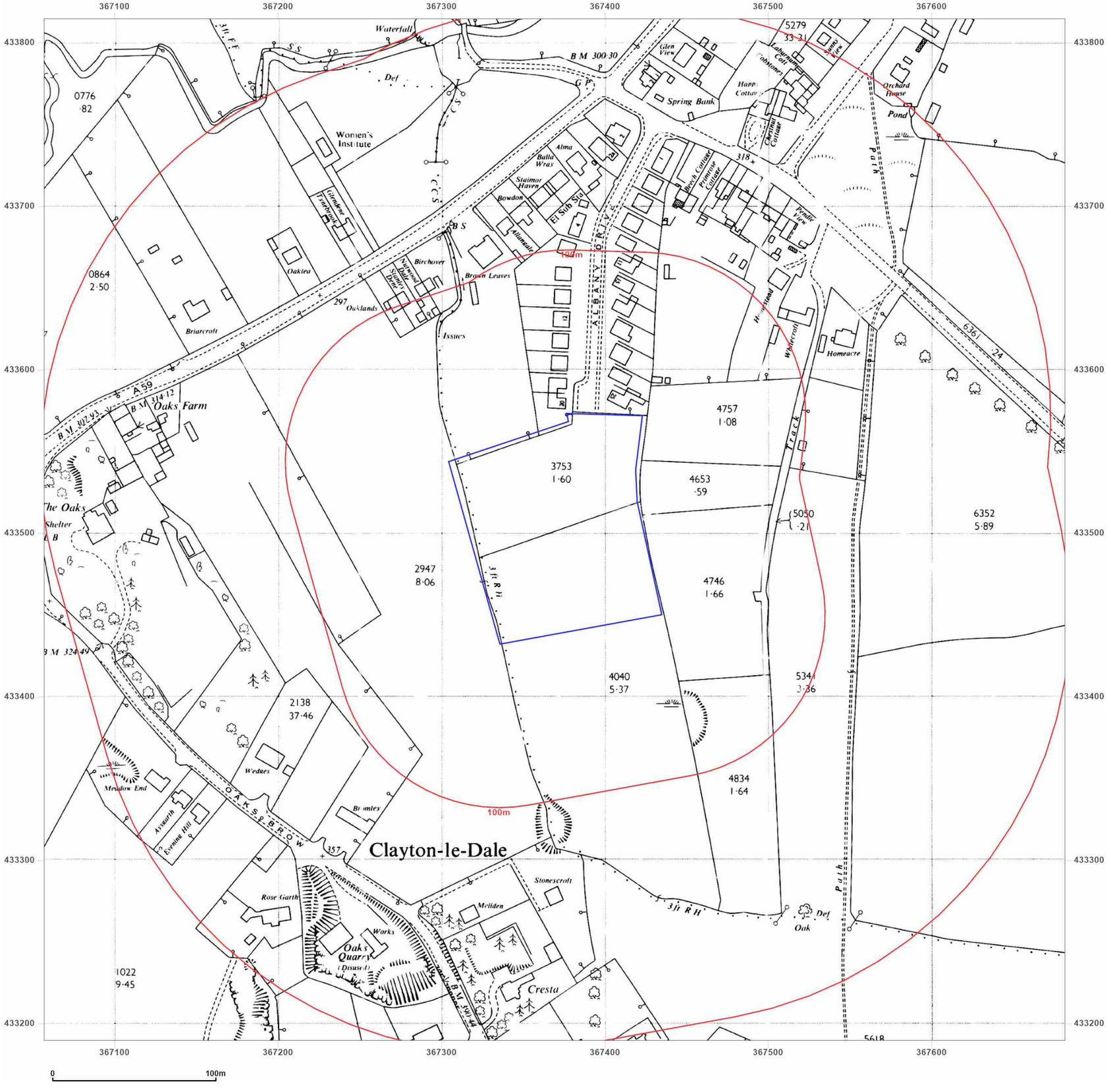

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Grid Ref: 367369, 433502

Map Name: National Grid

Map date: **1969**

Scale: 1:2,500

Printed at: 1:2,500

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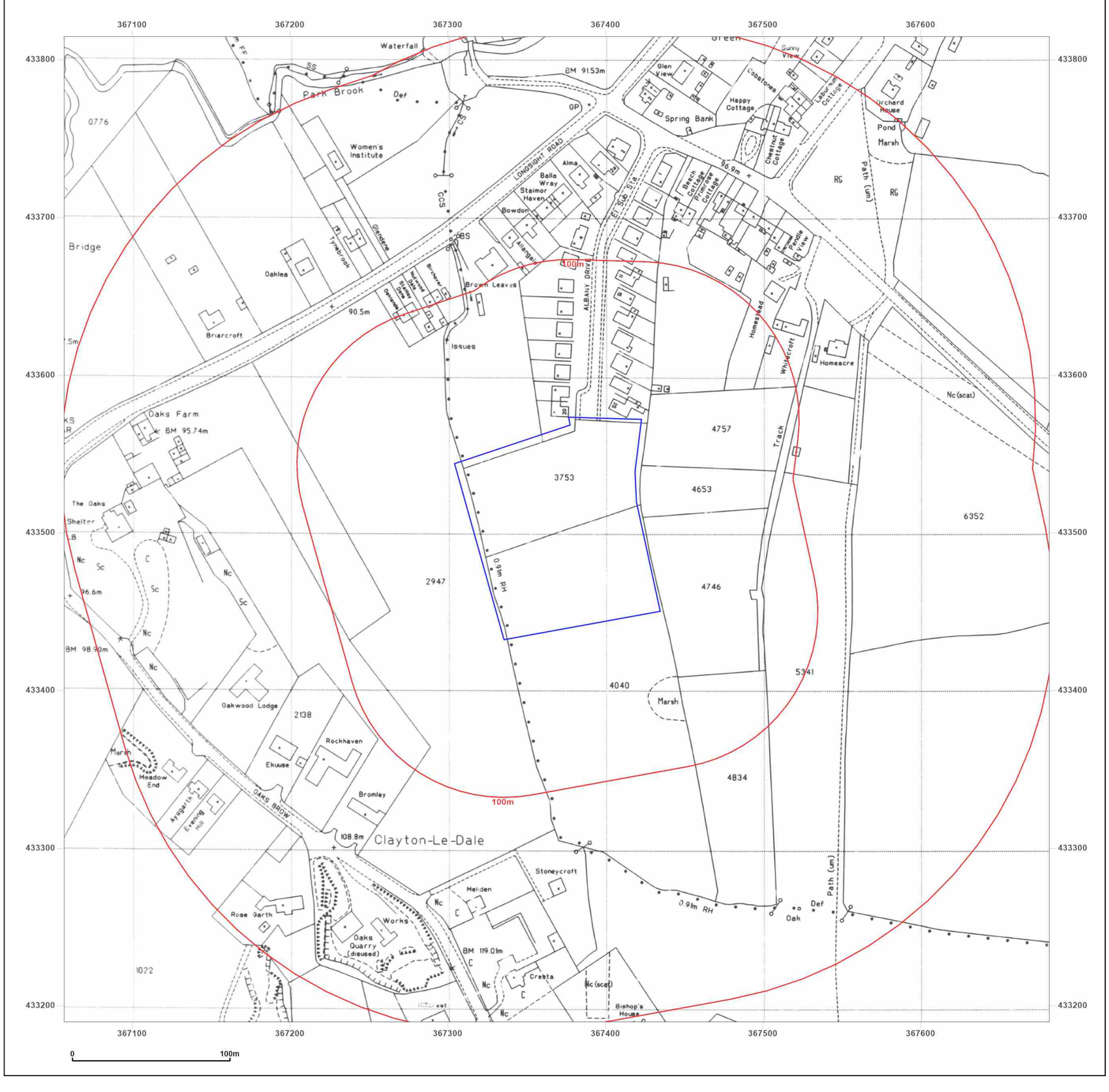

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Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

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Revised N/A
Edition N/A
Copyright 1993
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Site Details:

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Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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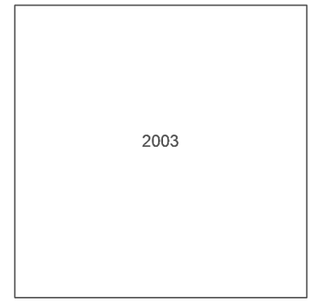

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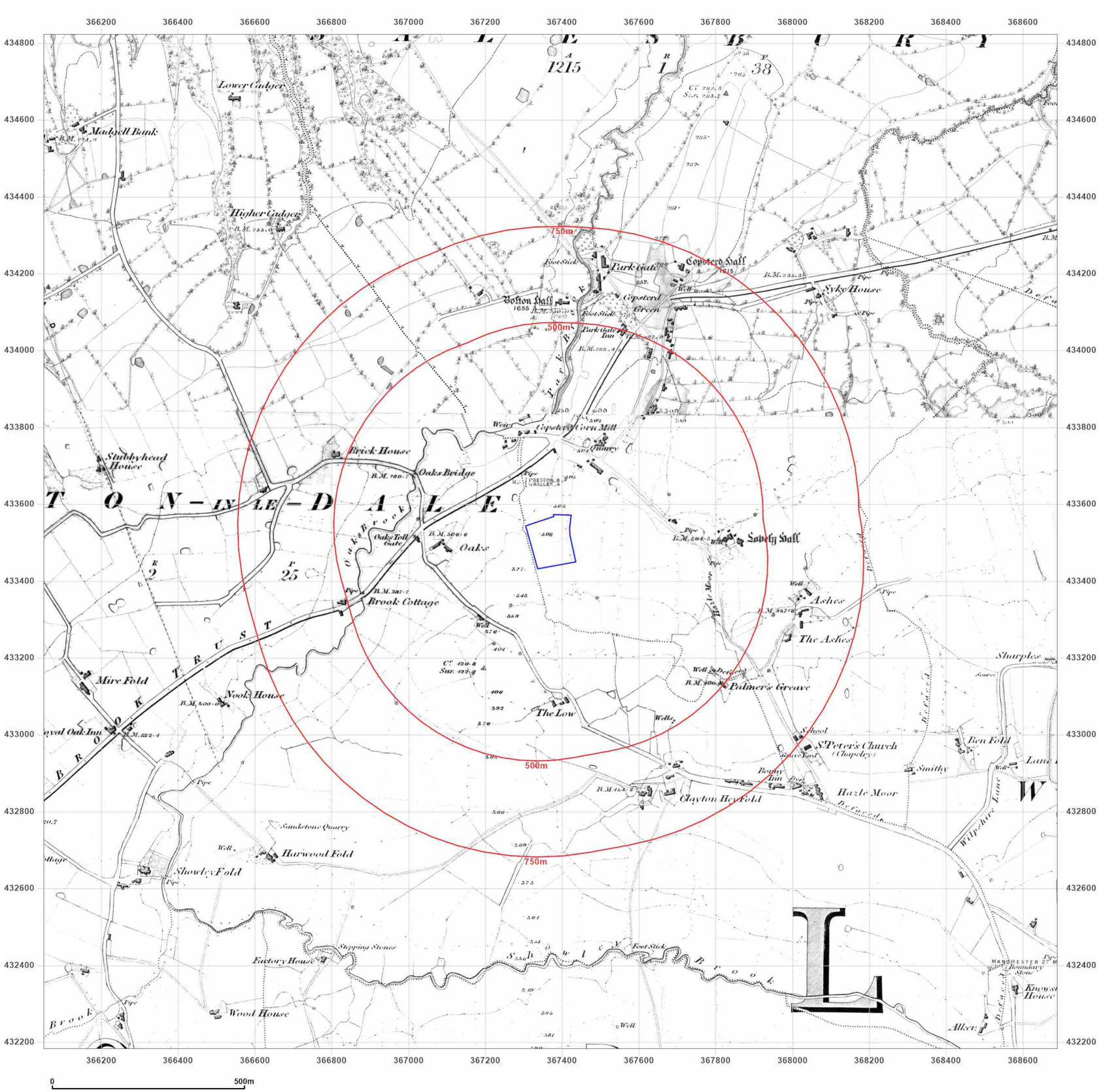

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Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: County Series

Map date: **1844-1847**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1844
Revised N/A
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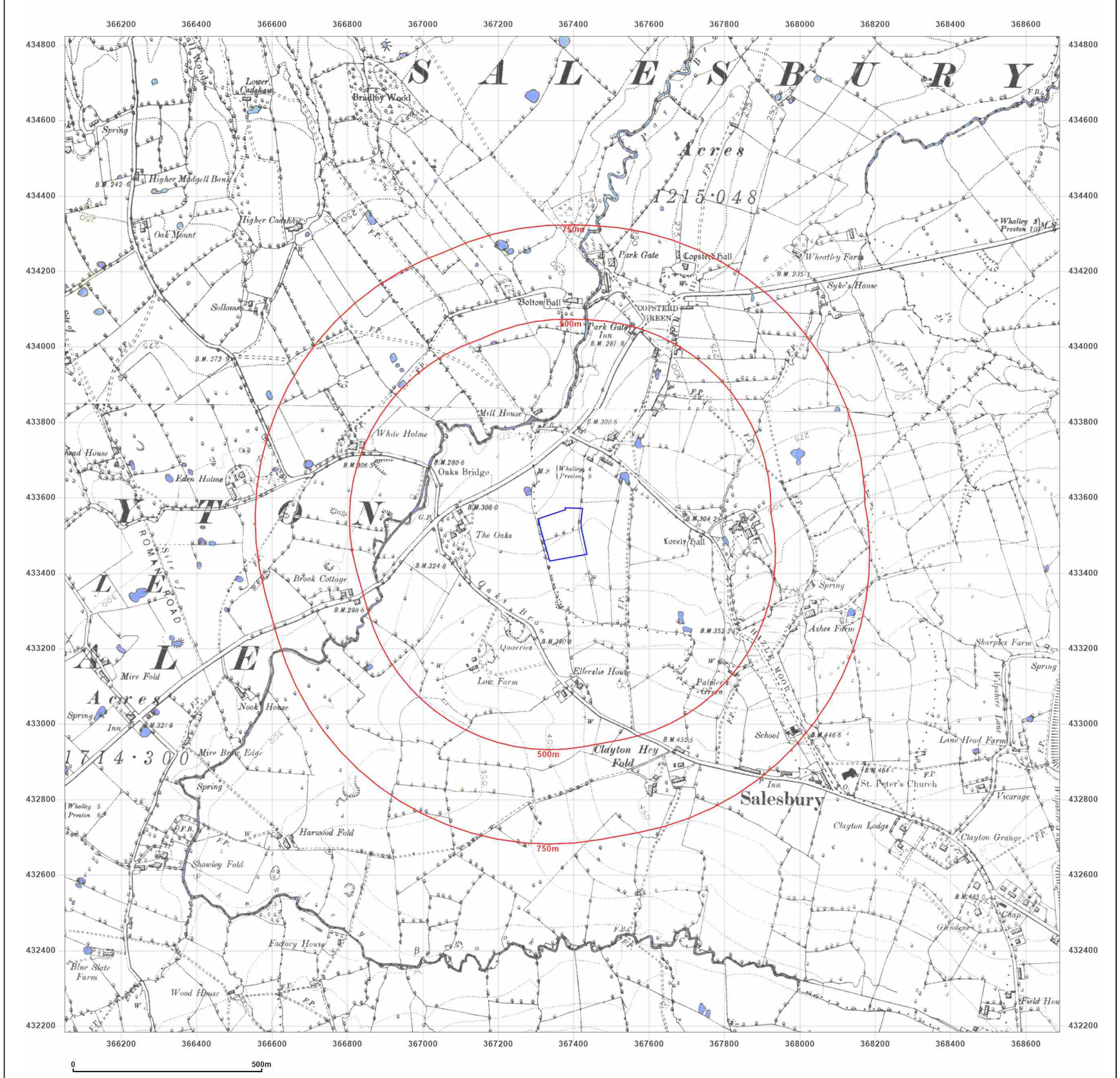

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Site Details:

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Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: County Series

Map date: **1892**

Scale: 1:10,560

Printed at: 1:10,560

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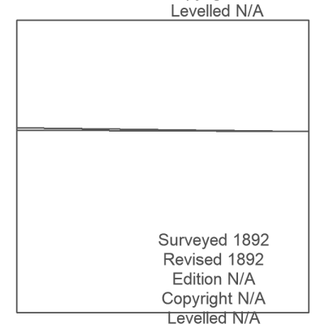
Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A



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Revised 1892
Edition N/A
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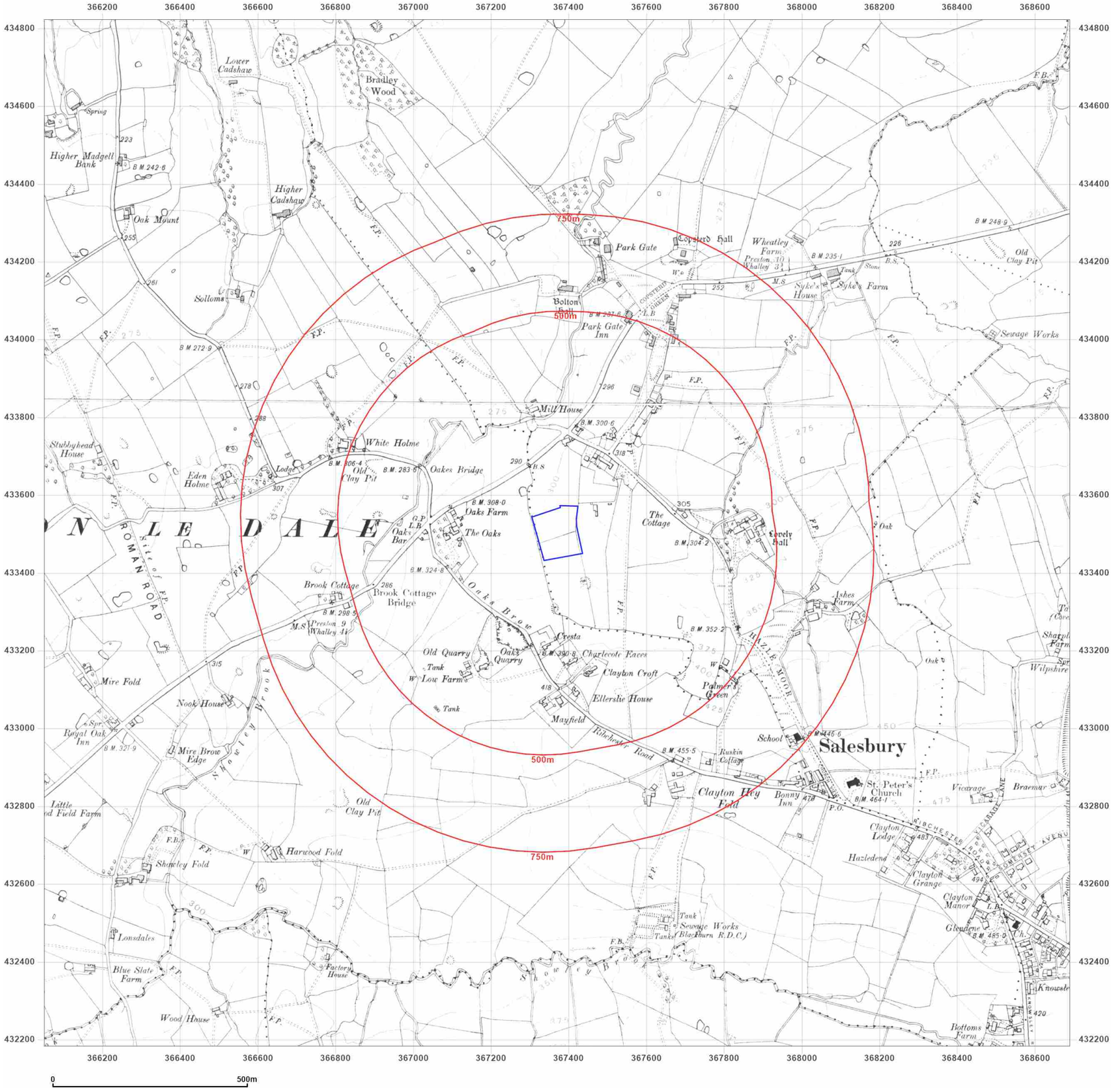

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Site Details:

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GREEN, LANCASHIRE, BB1 9EH

Client Ref:	25151
Report Ref:	GS-W6F-1BJ-7FF-7GH
Grid Ref:	367369, 433502

Map Name:	County Series
Map date:	**1910**
Scale:	1:10,560
Printed at:	1:10,560

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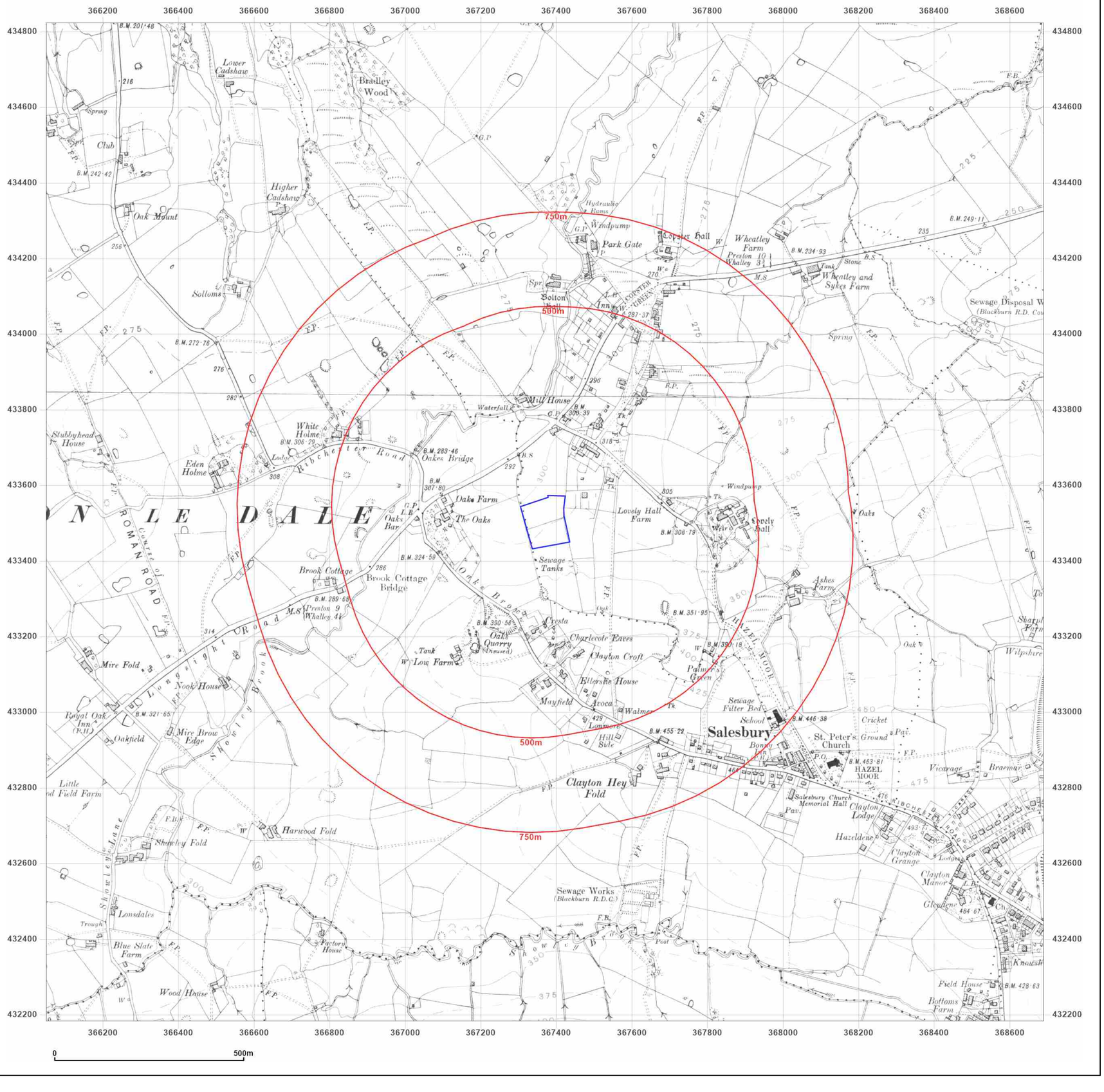

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Site Details:

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Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: County Series

Map date: **1930-1932**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
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Surveyed 1844
Revised 1930
Edition N/A
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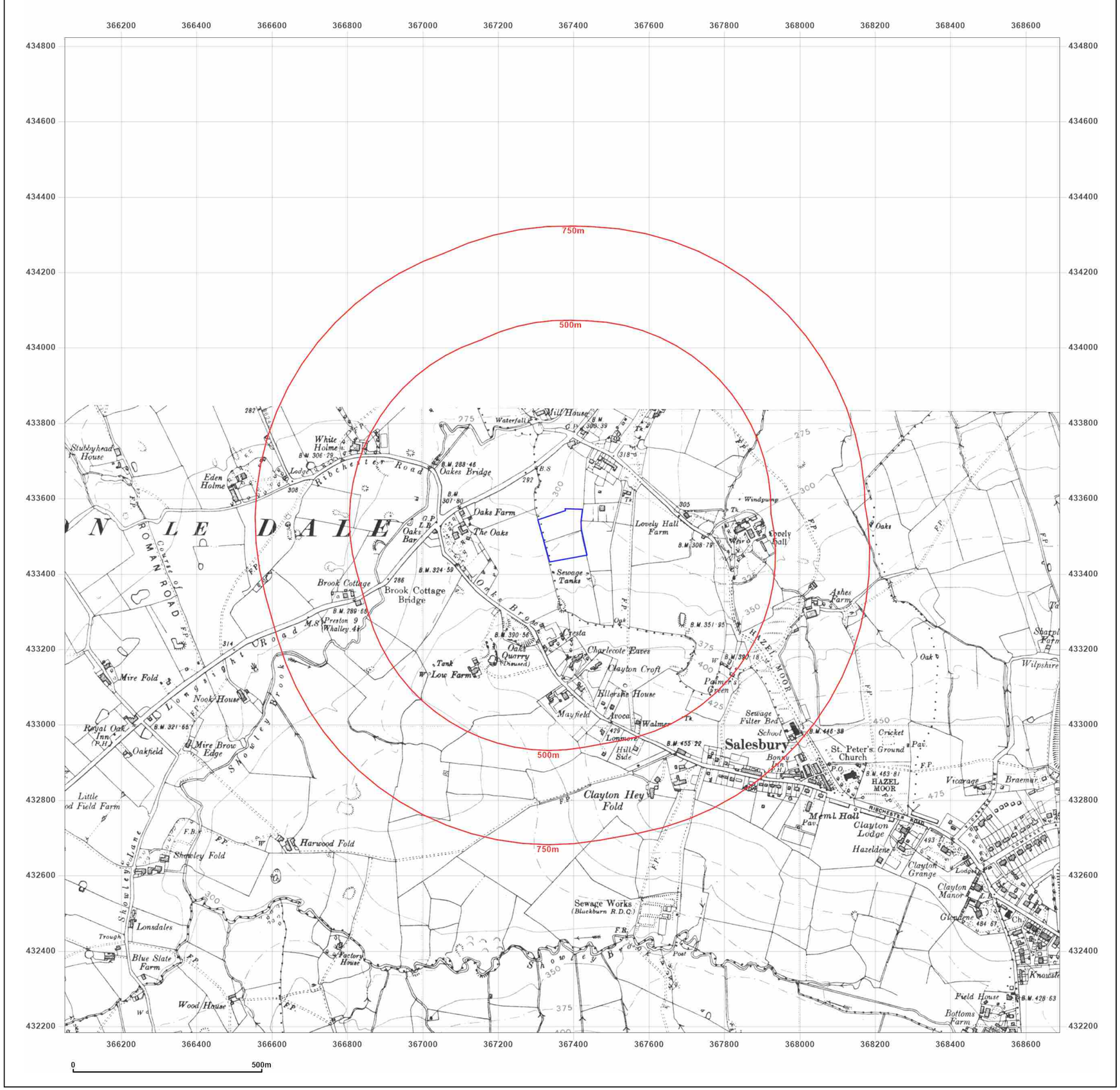

Groundsure INSIGHTS

Site Details:

1, ALBANY DRIVE, COPSTER GREEN, LANCASHIRE, BB1 9EH

Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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

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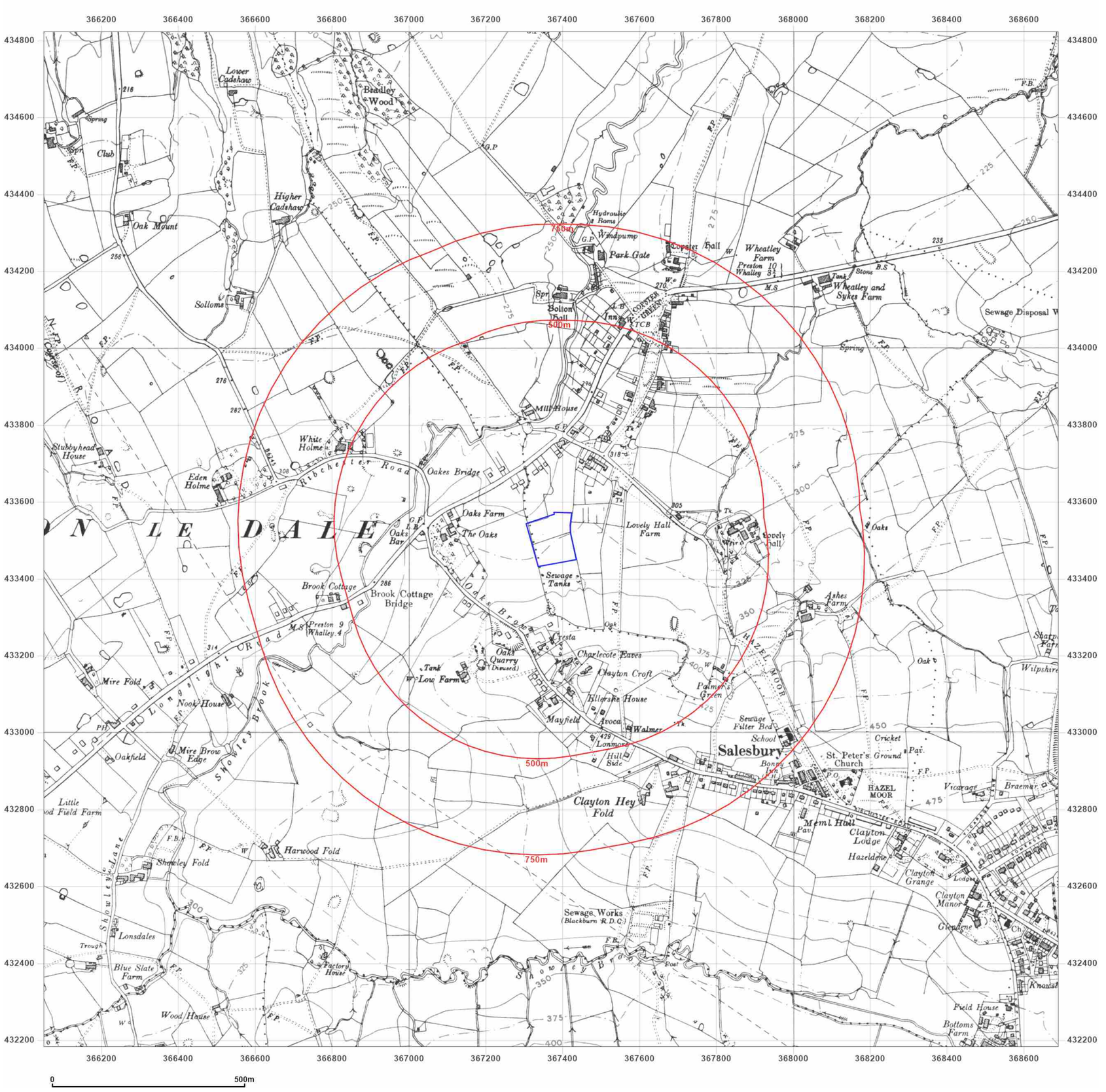

Site Details:

1, ALBANY DRIVE, COPSTER GREEN, LANCASHIRE, BB1 9EH

Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: Provisional

Map date: **1951**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled N/A

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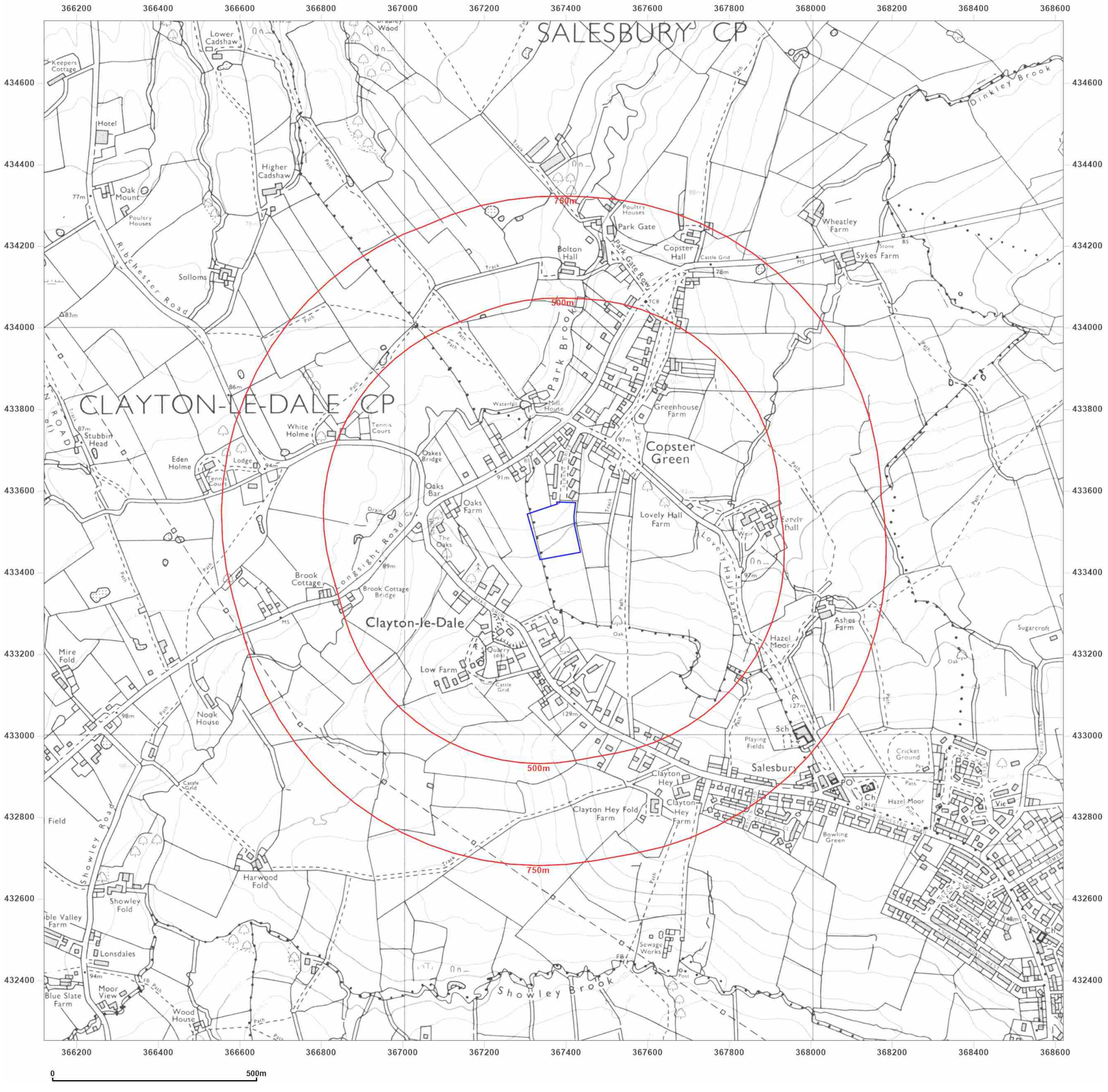

Groundsure INSIGHTS

Site Details:

1, ALBANY DRIVE, COPSTER GREEN, LANCASHIRE, BB1 9EH

Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: National Grid

Map date: **1976**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1975
Revised 1976
Edition N/A
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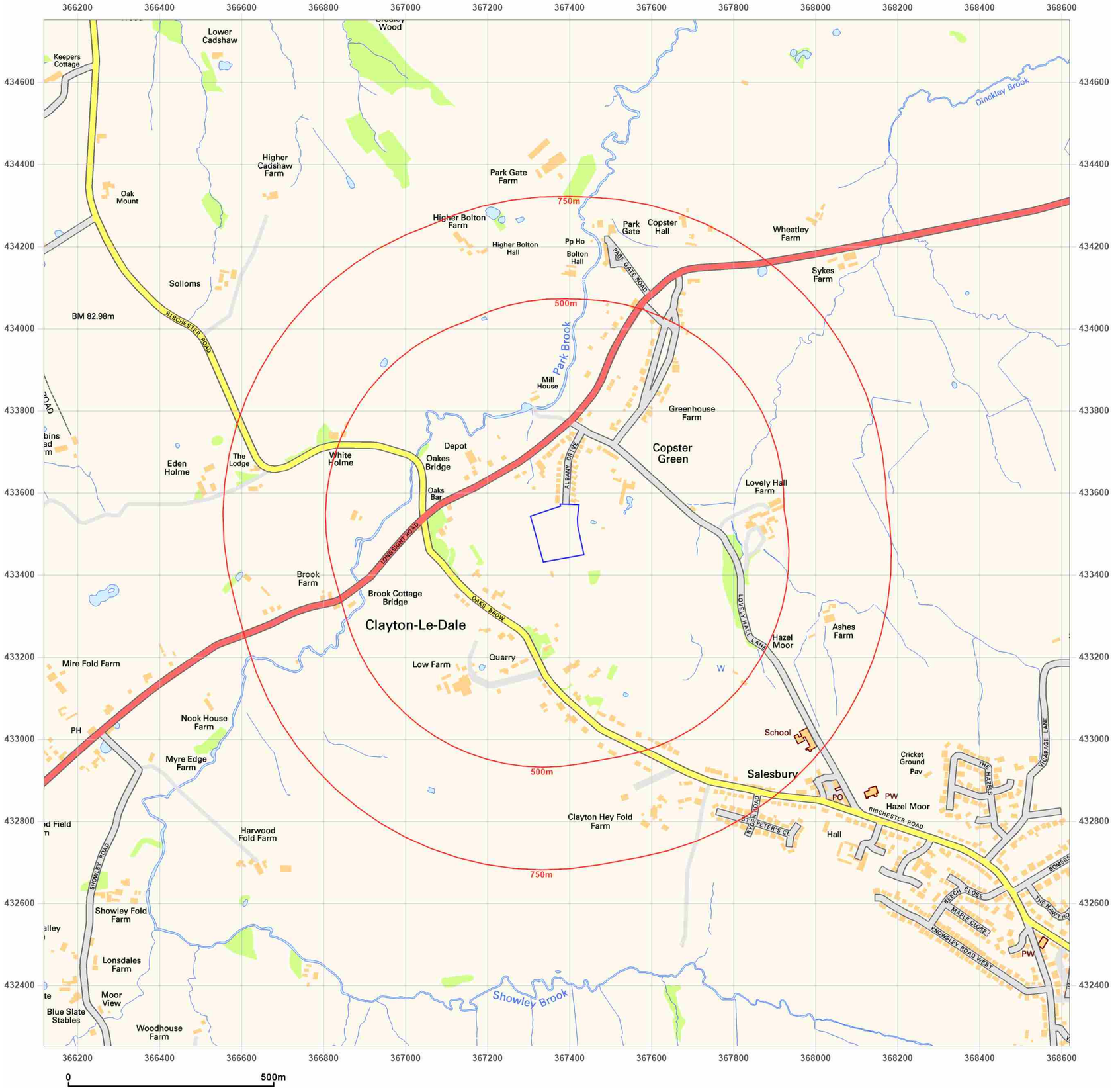

Groundsure INSIGHTS

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1, ALBANY DRIVE, COPSTER GREEN, LANCASHIRE, BB1 9EH

Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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2001

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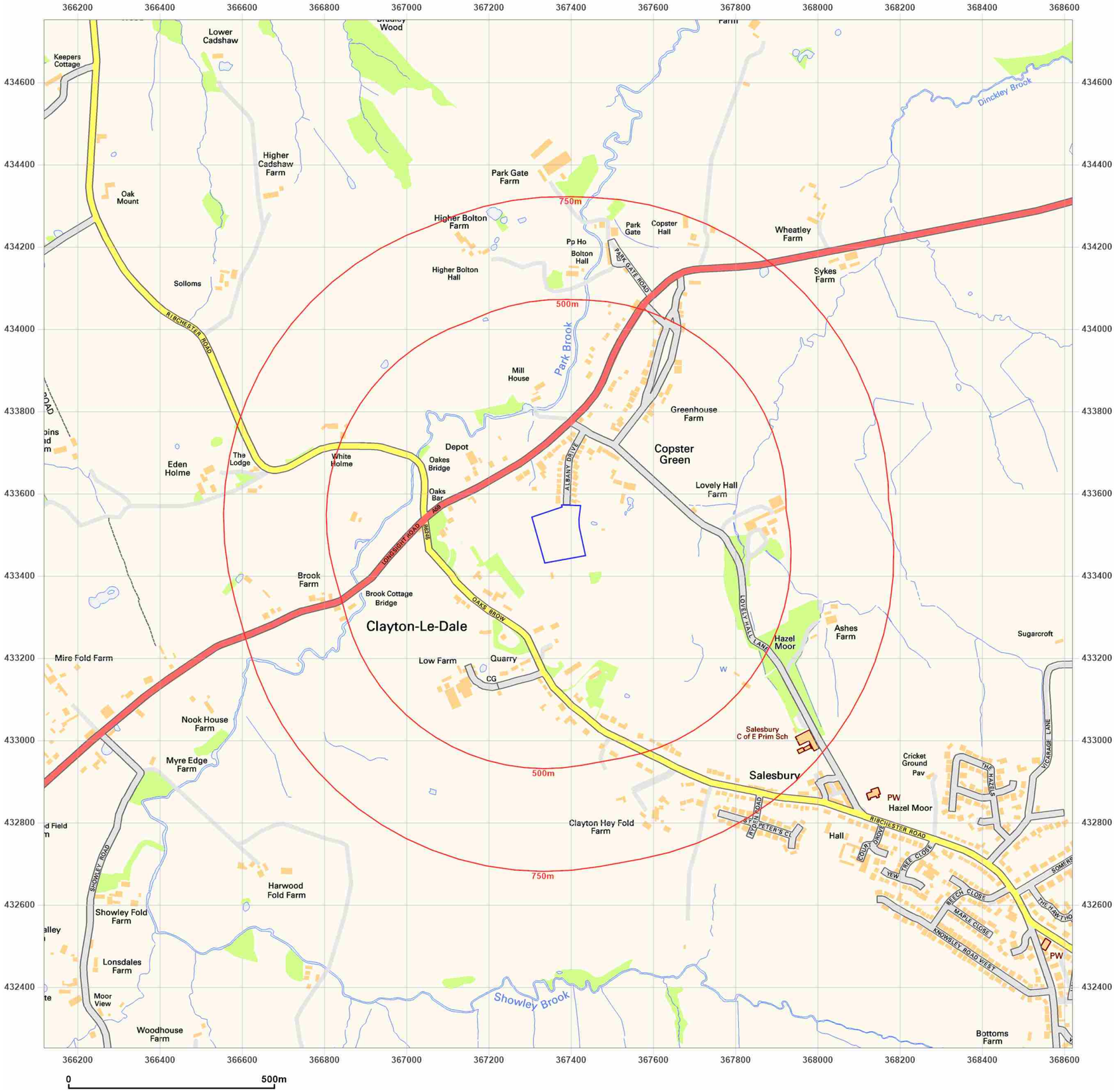

Groundsure INSIGHTS

Site Details:

1, ALBANY DRIVE, COPSTER GREEN, LANCASHIRE, BB1 9EH

Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

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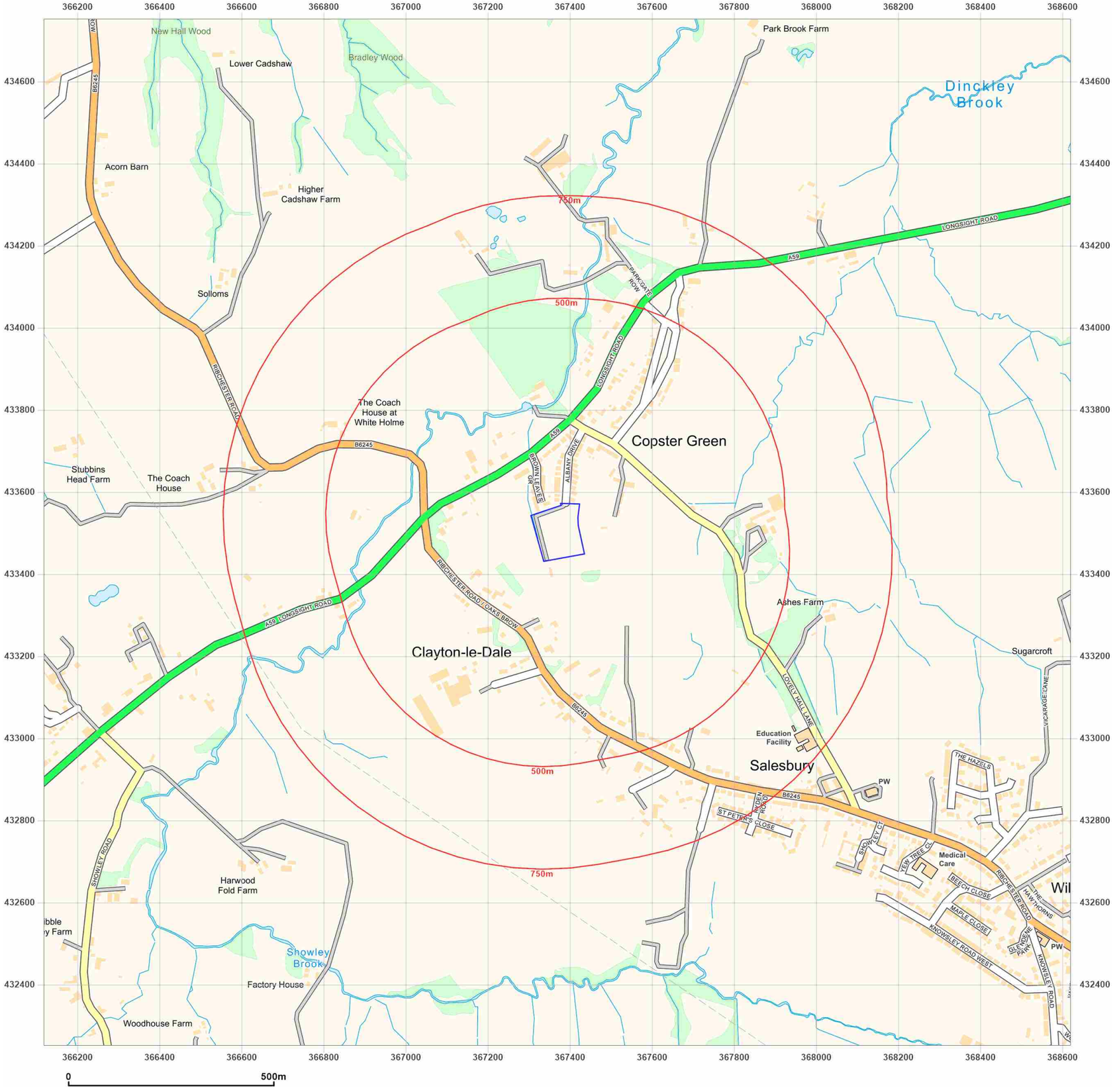
E: info@groundsure.com
W: www.groundsure.com

Production date: 09 December 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

1, ALBANY DRIVE, COPSTER GREEN, LANCASHIRE, BB1 9EH

Client Ref: 25151
Report Ref: GS-W6F-1BJ-7FF-7GH
Grid Ref: 367369, 433502

Map Name: National Grid
Map date: **2025**
Scale: 1:10,000
Printed at: 1:10,000

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2025

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APPENDIX E

0m 10m 20m 30m 40m 50m 60m 70m 80m

1 : 500

Schedule of Accommodation

House Type	Size	Qty	Sq.Ft.
Burton	719	5	3595
Buxton	719	1	719
Marsden	795	8	6360
Bransfield	951	6	5706
Hastings	1000 (tbc)	6	6000
TOTAL		**26**	**22380**
Net Area (Acres)			**1.94**
Coverage (Sq.Ft./Acre)			**11536**

Rev.	Date	By	Description

Client:

PRINGLE HOMES

mck associates limited
architecture ▌ building surveying ▌ urban design
burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

Project:
ALBANY DRIVE
COPSTER GREEN
BLACKBURN

Drawing Title:
SKETCH LAYOUT

Drawn:	Checked:	Scale:	Date:
PGM		1:500	13/11/2024
Job No:		Drawing No:	Rev:
24-133		SK01	A

A2

PLANNING