

# Phase I Geoenvironmental Site Assessment

Site: Higher Standen Drive, Standen, Clitheroe, BB7 1FT  
Reference: 17-912-R1-1  
Date: October 24





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### QUALITY ASSURANCE

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R1-2					

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## EXECUTIVE SUMMARY

<b>Site Address</b>	Higher Standen Drive, Standen, Clitheroe BB7 1FT.
<b>Grid Reference</b>	N 374676 E 440681
<b>Site Area</b>	2.57 Ha
<b>Proposed Development</b>	The Trustees of the Standen Estate intend to construct a low-rise residential development comprising 68 dwellings with associated gardens, estate roads and infrastructure.
<b>Current Site Use</b>	<p>The site is an irregularly shaped Parcel of land located to the south east of Clitheroe, with access available from Higher Standen Drive, on the eastern boundary of the site.</p> <p>Currently the site comprises an open field, with trees running down the western boundary, along side a tributary of the Pendleton brook. There is also a singular tree located close to the centre of the field. There are no structures located on the site, including buildings or farm walls.</p> <p>The site is located on a slight slope, with a difference in height of approximately 8 meters from the north east corner towards the western boundary of the site.</p>
<b>Site History</b>	An examination of the relevant Ordnance Survey maps shows that the site has remain undeveloped agricultural fields since the earliest available mapping. The only minor changes relating to field boundaries. There is no evidence of structures on the site being present at any point in the site history.

## ENVIRONMENTAL SETTING

<b>Geology</b>	Drift Geology	Till Devensian
	Bedrock Geology	Clitheroe Limestone formation and Hodder Mudstone formation (undifferentiated)
	Faults	The nearest geological fault is located 174m to the north west of the site, trending north west to south east, with a downthrow to the south west.
<b>Geomorphology</b>	A review of relevant records indicates that the site has not been subject to significant anthropogenic changes with the current site topography broadly representing natural landform.	
<b>Hydrogeology</b>	A Secondary (undifferentiated) Aquifer has been recorded on site in the drift geology with a Secondary A Aquifer in the bedrock geology.	
	The Groundsure report indicates that the site is not located within a groundwater source protection zone. Furthermore, there are no groundwater/potable abstractions within 1 km of the site.	
<b>Hydrology</b>	The nearest surface water feature is a tributary of the Pendleton Brook, located on the Western boundary of the site.	
	<p>Due to the local topography, it is likely that any shallow groundwater, if present, will flow in a south westerly direction towards the Pendleton Brook.</p> <p>The site is located within Flood Zone 1 - no risk of flooding</p>	
<b>Utility Locations</b>	A review of service plans has not been undertaken at present but given the undeveloped nature of the site significant below ground services are not anticipated.	



<b>Landfill Sites and Waste Sites</b>	No landfill sites (current or historic) are located within 250m of the site. The site has undergone no historical development or ground working and therefore significant thicknesses of Made Ground are not associated with the site.
<b>Radon</b>	Radon Class 1 – less than 1% of homes are estimated to be at or above the Action Level. No radon protection measures required.
<b>Unexploded Ordnance</b>	Low risk UXO area - recommendation for a desk-based UXO study to be undertaken.
<b>PFAS</b>	No potential current or historical sources of PFAS have been identified on site. No further risk assessment required.
<b>Hazardous Installations</b>	No hazardous installations that could potentially prejudice the proposed construction of highly sensitive residential dwellings have been identified within influencing distance of the subject site.

## PRELIMINARY CONTAMINATED LAND ASSESSMENT

<b>Human Health</b>	There has been very little historical activity on site and therefore the likelihood of potentially contaminated soils is considered to be low.
<b>Controlled Waters</b>	No significant site-wide sources of contamination have been identified which have the potential to leach into groundwater at the site.
<b>Ground Gas</b>	No sources of ground gases have been identified.

## PRELIMINARY GEOTECHNICAL ASSESSMENT

<b>Initial Geotechnical Assessment</b>	<p>A review of desktop geotechnical data has not identified any significant hazards.</p> <p>The site falls in elevation by approximately 8 m from the north east corner towards the western boundary of the site. Substantial earthworks will be required to create a level developable platform or this change in elevation will need to be incorporated into the finished floor levels..</p> <p>Trees are present along the Western boundary of the site and low permeability drift deposits are anticipated, therefore the influence of tree removal in this area should be considered.</p>
<b>Brine Workings</b>	The site is not located within an area affected by brine workings.
<b>Civil and Structural</b>	Further assessment of the site will be required to determine the underlying ground conditions.
<b>Abnormal Foundations</b>	Abnormal foundations are not anticipated to be required as part of this development

## RECOMMENDATIONS

Further detailed intrusive ground investigation will be required to confirm the findings of the initial Conceptual site Model and provide data for foundation and highways design so that a value-engineered development solution can be determined.



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Drawing List  
17-912-R1-001 - Site Location Plan  
17-912-R1-002 - Proposed Development Plan  
17-912-R1-004 - Site Features Plan



## 1. INTRODUCTION

### 1.1. BACKGROUND

Steven Abbott Associates LLP, on behalf of The Trustees of the Standen Estate, commissioned E3P to undertake a Phase I Geoenvironmental Site Assessment at Higher Standen Drive, Standen, Clitheroe BB7 1FT; herein referred to as the site.

This report is required to determine potential contaminated land and geotechnical liabilities for the proposed site redevelopment.

### 1.2. PROPOSED DEVELOPMENT

The Trustees of the Standen Estate intend to construct a low-rise residential development comprising 68 residential dwellings with associated gardens, estate roads and infrastructure. Drawing 17-912-002 (APPENDIX IV) identifies the proposed development layout.

A snapshot of the proposed development layout is indicated in Figure 1.

**Figure 1** Snapshot of Proposed Development





### 1.3. OBJECTIVES AND SCOPE

The objectives of the geoenvironmental investigation are as follows:

- Review historical plans, geology, hydrogeology, site sensitivity, floodplain issues, mining records and any local authority information available to complete a desk study in line with Environment Agency (EA) document Land Contamination: Risk Management (LCRM) (updated June 2023).
- Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site concerning the site's future use and in relation to off-site receptors.
- Assess the desk study information and, where possible, provide preliminary recommendations concerning foundations, pavement construction, general geotechnical issues, floor slabs and coal mining related issues.
- Provide recommendations regarding future works required.

### 1.4. SOURCES OF INFORMATION

Background information was sought from the following sources:

- Groundsure Enviro+Geo Insight Search Reference GS-9S8-N4G-1B5-1YG;
- Historical mapping dated 1847 to 2024. A selection of historical maps is reproduced in APPENDIX VI;
- Online planning records held by Ribble Valley Borough Council;
- Consultations with representatives of Ribble Valley Borough Council;
- Consultations with representatives of the Coal Authority;
- Consultations with representatives of the Brine Board;
- Magic Map Groundwater Vulnerability Map;
- Radon: Guidance on protective measures for new buildings (BRE Document BR 211, 2007);
- British Geological Survey Map;
- Groundsure IO database;
- <https://zeticauxo.com/downloads-and-resources/risk-maps/>;
- <https://flood-map-for-planning.service.gov.uk>
- Search results | Catchment Data Explorer | Catchment Data Explorer

### 1.5. LIMITATIONS

The limitations of this report are presented in APPENDIX I.

### 1.6. RISK CLASSIFICATION

The description of risk classification and the likely action required as set out in CIRIA C552 are included in APPENDIX III.



## 1.7. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.



## 2. SITE SETTING

### 2.1. SITE DETAILS

**Table 1 Site Details**

<b>Site Address</b>	Higher Standen Drive, Standen, Clitheroe BB7 1FT.
<b>National Grid Reference</b>	E 374676, N 440681.
<b>Site Area</b>	2.57 Ha.
<b>Site Ownership</b>	Freehold

The Glossary presented in APPENDIX II defines all acronyms used within this report.



A site location map is presented in APPENDIX IV as Drawing 17-912-001.

### 2.2. CURRENT SITE USE



A site walkover was completed by an E3P representative on 12 September 2024, with the full details included in Table 2.



**Table 2 Site Description**

FEATURE	DESCRIPTION	PHOTOGRAPHIC EVIDENCE
<b>Occupancy/Use</b>	The subject site is an irregular-shaped parcel of land located south of Clitheroe, and is currently agricultural land.	
<b>Structures</b>	The site is entirely agricultural land, with no structures identified within the site boundary.	
<b>Retaining Structures</b>	There are no retaining structures located on the site.	



FEATURE	DESCRIPTION	PHOTOGRAPHIC EVIDENCE
<b>Access</b>	The site can be accessed via Higher Standen Drive located north east of the site. There is also pedestrian access to the site on the western boundary, across a small pathway, over the path of the stream.	
<b>Slope</b>	The site falls, with a difference in height of approximately 8 meters from the north east corner towards the western boundary of the site.	
<b>Vegetation/Ecology</b>	The site mainly consists of grass and small shrubs, with a singular mature tree located in the centre of the site. There are further mature trees along the western boundary of the site.	
<b>Hazardous Material Storage</b>	No above-ground storage tanks (ASTs) or underground storage tanks (USTs) were observed during the preliminary site walkover. Due to the previously undeveloped nature of the site, it is unlikely that hazardous materials storage will have occurred there.	



FEATURE	DESCRIPTION	PHOTOGRAPHIC EVIDENCE
<b>Asbestos-Containing Material (ACM)</b>	There is no evidence of asbestos on site	
<b>Polychlorinated Biphenyls (PCBs)</b>	No equipment that may contain PCBs, such as transformers or electric substations, is identified on the Site.	
<b>PFAS/PFOA</b>	No potential current or historical sources of PFAS have been identified on site.	
<b>Waste Storage</b>	No hazardous materials storage was observed during the site walkover.	
<b>Drainage</b>	A formal drainage survey has not been undertaken at this stage, however, given the undeveloped nature of the site, significant below ground utilities are not anticipated.	



## 2.3. SURROUNDING AREA

The immediate surrounding area land uses are summarised in Table 3.

**Table 3 Surrounding Land Uses**

<b>DIRECTION</b>	<b>LAND USE</b>
<b>North</b>	Ribblesdale school
<b>East</b>	Residential units, under construction
<b>South</b>	Residential units, under construction
<b>West</b>	Pendleton Brook and agricultural land


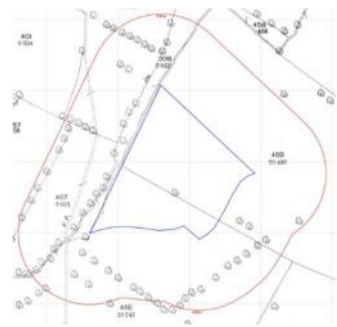


### 3. SITE HISTORY

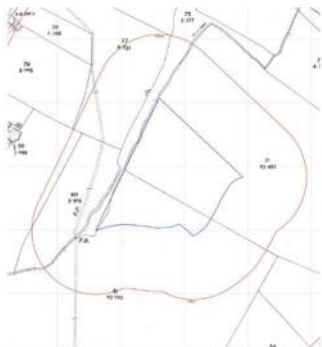
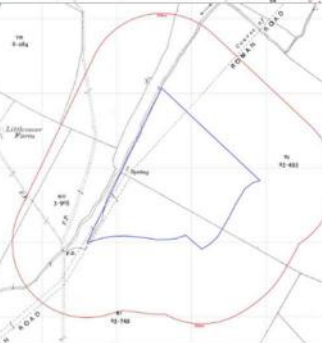
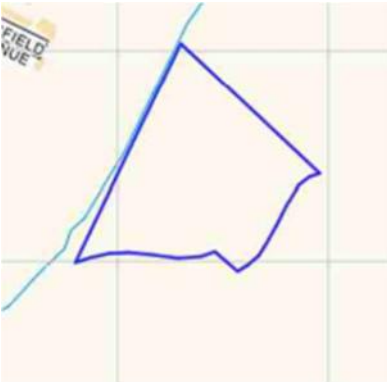
#### 3.1. ON-SITE HISTORICAL DEVELOPMENT

A review of historical mapping and historical aerial imagery pertinent to the site is summarised in Table 4.

**Table 4 Historical Development**

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
<p><b>1847-48</b> <b>1:10,560</b></p>	<p>The site has 2 field boundaries which cross in the north eastern corner of the site, meaning the site is made up of three fields. It would be assumed that the site is agricultural.</p> <p>Additionally, there is a roman road passing through the site, located close to the western boundary.</p>	
<p><b>1884</b> <b>1:2,500</b></p>	<p>The location of the field boundaries has changed, with the site now being made up of only two fields.</p>	



<p><b>1912</b> <b>1:2,500</b></p>	<p>No change to the site or surrounding area.</p>	
<p><b>1932</b> <b>1:2,500</b></p>	<p>No change to site use, however a spring has been recorded midway along the western boundary.</p>	
<p><b>2024</b> <b>1:10,000</b></p>	<p>No change to the site or surrounding area.</p>	



## **3.2. SUMMARY OF ON-SITE HISTORICAL DEVELOPMENT**

No historical sources of contamination have been identified.

### **3.2.1. POTENTIAL HISTORICAL CONTAMINATION ISSUES**

No historical sources of contamination have been identified.

### **3.2.2. POTENTIAL HISTORICAL GEOTECHNICAL ISSUES**

The site is previously undeveloped, with no ponds, areas of infill or excavations, therefore no significant geotechnical constraints are anticipated.

## **3.3. OFF-SITE HISTORICAL DEVELOPMENT**

A review of potentially contaminative uses identified on historical Ordnance Survey maps within a 250m radius of the site has identified no potential contamination sources.

## **3.4. PLANNING HISTORY**

E3P has reviewed online planning records held by Ribble Valley Borough Council and no environmentally pertinent information has been obtained for the site.



## 4. ENVIRONMENTAL SETTING

### 4.1. GEOLOGY

The British Geological Survey (BGS) map (Sheet 68, Clitheroe) for the site (1:50,000, Solid and Drift editions) and online records indicate the area is underlain by the geological sequence presented in Table 5.

**Table 5 Summary of Underlying Geology**

GEOLOGICAL UNIT	CLASSIFICATION	DESCRIPTION	AQUIFER CLASSIFICATION
<b>Drift</b>	Till (Devensian)	DIAMICTON	Secondary undifferentiated
<b>Solid</b>	Clitheroe Limestone formation and Hodder Mudstone formation (undifferentiated)	MUDSTONE	Secondary A aquifer

E3P has reviewed the BGS database, which identified no boreholes in close proximity to the site.

The BGS mapping also identifies a fault located 174m to the north west of the site, trending north west to south east, with a downthrow to the south west.

### 4.2. HYDROGEOLOGY

The Groundsure report indicates that the site is not located within a groundwater source protection zone. Furthermore, there are no groundwater/potable abstractions within 1 km of the site.

A spring has been mapped along the western boundary of the site on the most recent 1:1,250 mapping (2003).

### 4.3. HYDROLOGY

Surface water features within 50 m of the subject site are summarised in Table 6.

**Table 6 Surface Water Features**

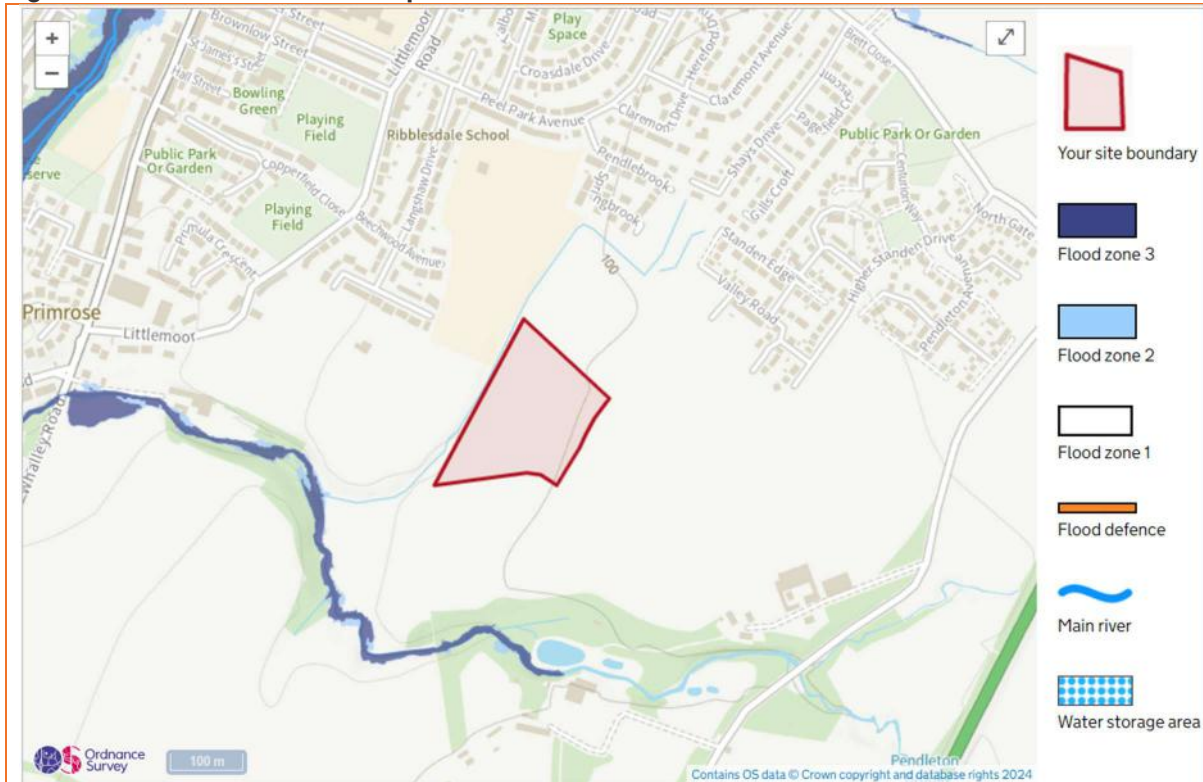
SURFACE WATER FEATURE	EA CLASSIFICATION	QUALITY	DISTANCE (M)	DIRECTION
<b>Tributary of the Pendleton Brook</b>	Tributary	-	0m	West

The site is predominantly located within a currently defined "Flood Risk Zone 1", defined as land assessed as having less than 1 in 1,000 annual probability of river or sea flooding (< 0.1%) and, as such, is considered to be unaffected by river flooding. In addition, the Groundsure report states there is a limited potential for groundwater flooding at the site.

The Environment Agency (EA) Flood Risk Maps for the site is presented in Figure 2 and Figure 3.

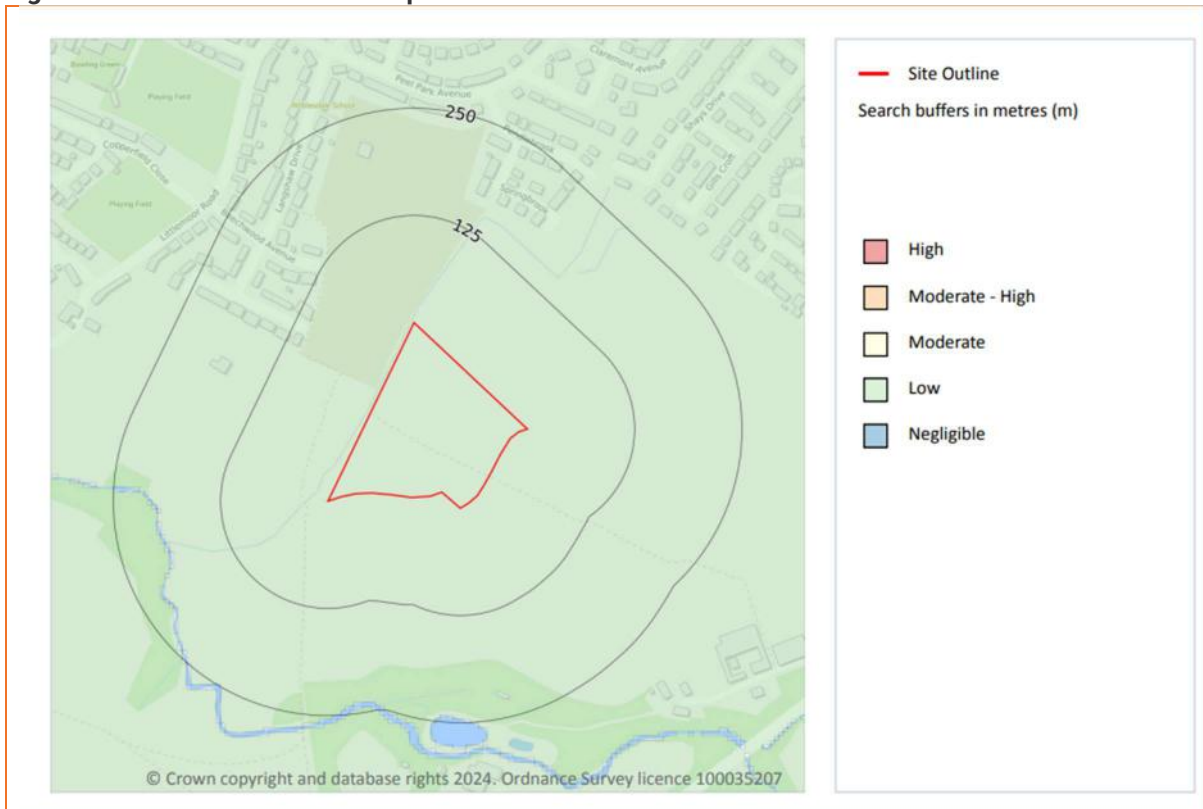


**Figure 2 EA Flood Risk Map – Surface Water**



Source - <https://flood-map-for-planning.service.gov.uk/>

**Figure 3 EA Flood Risk Map - Groundwater**



Source – Groundsure mapping



#### 4.4. RADON RISK POTENTIAL

A review of UK radon mapping indicates that the site is situated in an area where less than 1% of homes are above the "Action Level" and that the BGS reports that full radon protective measures are not necessary for the construction of new dwellings or extensions.

#### 4.5. WASTE MANAGEMENT LICENSES AND ENVIRONMENTAL PERMITS

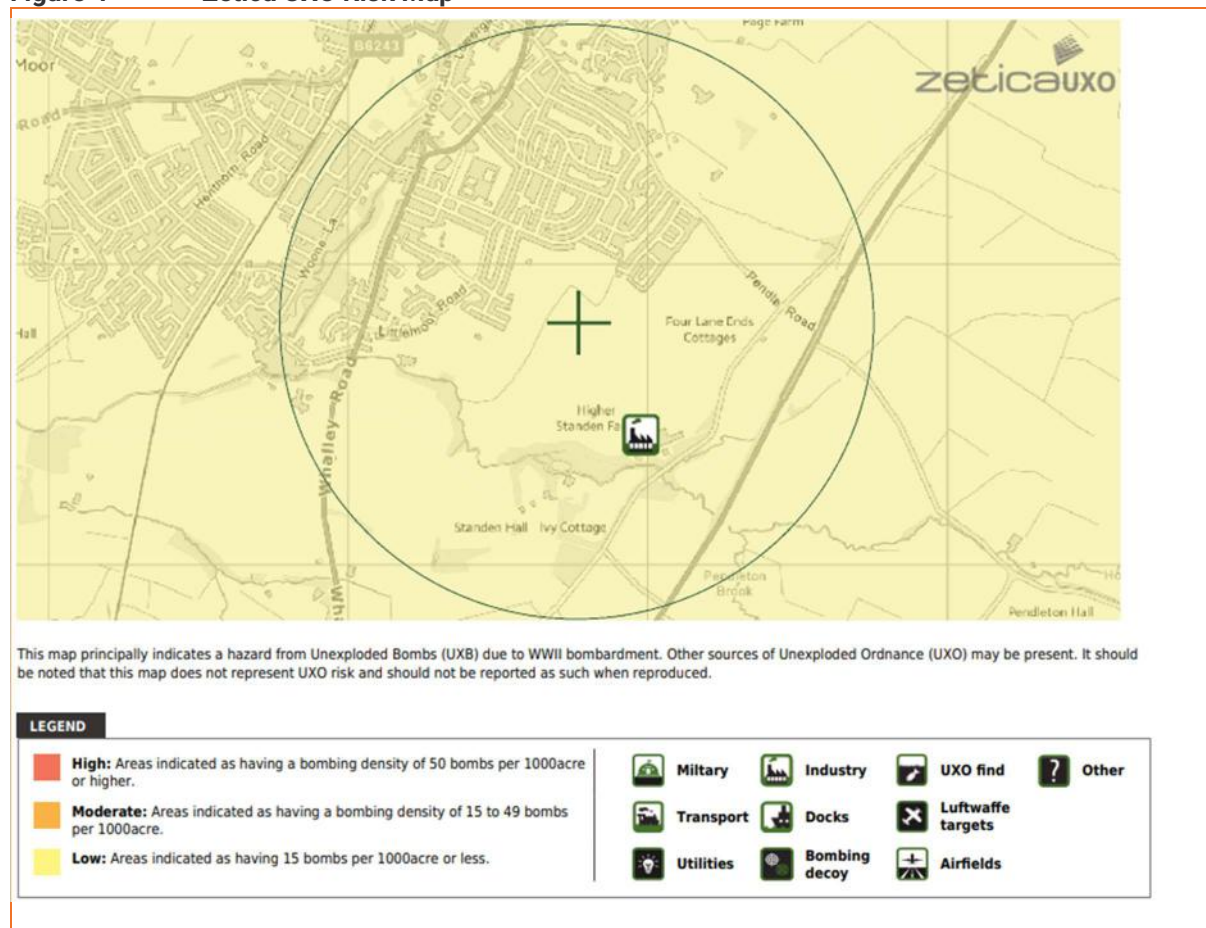
No Waste Management Licenses or Environmental Permits have been identified in the environmental database for the site and surrounding area.

#### 4.6. UNEXPLODED ORDNANCE

The regional unexploded bomb risk map from Zetia (2014) indicates that the site is in an area at low risk from possible unexploded ordnance (UXO) resulting from the Second World War.

The Zetia UXO Risk Map is presented in Figure 4.

Figure 4 Zetia UXO Risk Map



Source - <https://zeticauxo.com/downloads-and-resources/risk-maps/>

No further assessment recommended at this time.



## 4.7. INDUSTRIAL LAND USES

The site is located within a predominantly agricultural and residential area; therefore, there are no entries within the trade directory for industrial land uses.

## 4.8. SITE SENSITIVITY ASSESSMENT.

The site is assessed to be located within a “Low to Moderate” sensitivity setting, as discussed in Table 7.

**Table 7 Site Sensitivity Assessment**

<b>SENSITIVITY PROFILE</b>	<b>DISCUSSION</b>	<b>RATING</b>
<b>Groundwater Source Protection Zone or Drinking Water Safeguard Zone</b>	None present	Low
<b>Distance to the Closest Groundwater Abstraction Point</b>	No active abstractions located within 2000m of the site	Low
<b>Aquifer Classification in Superficial Drift Deposits</b>	Secondary undifferentiated aquifer located within the drift deposits	Low
<b>Aquifer Classification in Bedrock</b>	Secondary A bedrock aquifer beneath the site	Moderate
<b>Is the Site Underlain by Low-Permeability Drift to Depths in Excess of 10m?</b>	BGS mapping suggest that the site is underlain by low permeability drift, depth unknown	Low
<b>Is the Site Located Within 50 m of a Surface Watercourse?</b>	A tributary of the Pendleton brook runs along the Western Boundary of the site	High
<b>Sensitive Land Uses</b>	None currently present, however a school is under construction on the adjacent plot	Moderate
<b>Sensitive Ecological Receptors</b>	The site is not designated as a site of Special Scientific Interest, and is not located within an designated ancient woodland, area of green belt or a local nature reserve	Low
<b>OVERALL SITE ENVIRONMENTAL SENSITIVITY</b>		<b>Low to moderate</b>



## 4.9. REGULATORY DATABASE

The information summarised in Table 8 has been obtained from a commercially available environmental database. The summary table only includes records from within 250 m of the subject site and is not otherwise detailed in the report.

**Table 8 Summary of Environmental Data**

RECORD	ENTRIES WITHIN 250 M	DETAILS
Contaminated Land Register Entries and Notices	0	None Identified
Authorised Industrial Processes (Part A(1), Part A(2) and Part B installations under the Environmental Permitting Regulations 2016)	0	None Identified
Fuel Stations Entries	0	None Identified
Licensed Radioactive Substances	0	None Identified
Enforcements, Prohibitions or Prosecutions	0	None Identified
Discharge Consents	0	None Identified
Pollution Incidents	0	None Identified
Consents Issued Under the Planning (Hazardous Substances) Act 1990	0	None Identified
Control of Major Accident Hazard (COMAH) Sites	0	None Identified

## 4.10. REGULATORY CONSULTATIONS

An enquiry was made to Ribble Valley Borough council, and they can confirm that the site in question is not classed as Contaminated Land as defined under Part 2A of the EPA 1990, and that RVBC do not intend to investigate the site as of the 5th of September, 2024.



## 5. PRELIMINARY GEOTECHNICAL ASSESSMENT

### 5.1. GEOTECHNICAL DATA

Geotechnical data presented within a commercially available environmental database is summarised in Table 9.

**Table 9** Summary of Geotechnical Data

HAZARD	DESIGNATION
Shrink-Swell Clay	Very low risk
Landslides	Very low risk
Ground Dissolution	Very low risk
Compressible Ground	No hazard
Collapsible Deposits	Very low risk
Running Sand	Very low risk

### 5.2. ARTIFICIAL LANDFORM AND GEOMORPHOLOGY

Based on the initial geological assessment, a review of available topographic data and pertinent mapping, E3P has undertaken a preliminary geomorphological evaluation of the landform and its possible mechanism for formation.

A review of relevant records indicates that the site has not been subject to significant anthropogenic changes with the current site topography broadly representing natural landform.

### 5.3. GROUND CAVITIES AND SINK HOLES

Information within the Groundsure Report states the site is within an area of no hazard to very low hazard from rock solubility. There are no recorded ground cavities or sink holes.

### 5.4. PRELIMINARY GEOTECHNICAL ASSESSMENT

Based on the desk-study information, the following geotechnical assessment has been made:

- The site has remained undeveloped, and as such, the presence of site-wide deep Made Ground is not anticipated.
- In the absence of any structures, no relict foundations or buried sub-structures (which may require deep excavations) are considered likely.
- The site falls in elevation by approximately 8 m from the north east corner towards the western boundary of the site. Substantial earthworks will be required to create a level developable platform or this change in elevation will need to be incorporated into the finished floor levels.
- Trees are present along the Western boundary of the site and low permeability drift deposits are anticipated, therefore the influence of tree removal in this area should be considered.
- The site is not underlain by any recorded historic shallow mine workings, or instability issues which may pose a future subsidence risk.



## **5.5. COAL MINING**

The site is not located in a coal mining reporting area and is not located within an area at risk from ground instability arising from historic coal mining activities. No further assessment is required in relation to coal mining.



## 6. INITIAL CONCEPTUAL SITE MODEL

Under EA LCRM (updated June 2023) and BSI 10175 (Code of Practice for Investigation of Potentially Contaminated Land), and BS EN ISO 21365:2021 (Soil Quality – Conceptual models for potentially contaminated sites), E3P has developed a Tier 1 risk assessment comprising an initial conceptual site model (CSM) to identify potential contamination sources, migration pathways and receptors within the study area. An initial screening of the on and potential off-site sources of contamination has been undertaken in which no potential on-site or off-site sources of contamination have been identified. A more detailed initial CSM included overleaf as Table 10.



After reviewing all environmentally pertinent information and the potential contaminant sources, the following initial conceptual site model has been developed for the site.

**Table 10 Initial Conceptual Model**

CONTAMINANT RISK			LIKELIHOOD	SEVERITY	LEVEL OF RISK	JUSTIFICATION
SOURCES	MIGRATION PATHWAYS	RECEPTORS				
<b>HUMAN HEALTH</b>						
Metals, PAHs and TPHs present in soil	Accidental ingestion and/or dermal contact with contaminated soil and/or leachate. <b>PL1/PL2</b>	Human Health – construction workers	Unlikely	Low	Very low	The initial CSM has identified no sources of contaminants on the site, therefore there is very low risk associated with metals, PAHs and TPHs present in the soil.
	Inhalation of contaminated dust. <b>PL3</b>	Human Health – end users	Unlikely	Low	Very low	
Asbestos (Asbestos containing materials (ACM) and loose fibres)	Inhalation (of fibres). Construction works disturbing bound material and releasing fibres. <b>PL3</b>	Human Health – construction workers, end land users, and users of adjacent sites	Unlikely	Low	Very low	The initial CSM did not identify any sources of Made Ground. Consequently, the likelihood of encountering ACM, sulphates, organic compounds, or phytotoxic contaminants in the soil is minimal, resulting in a very low risk from these contaminants.
Sulphate from potential ash within the Made Ground.	Sulphate attack on concrete. <b>PL6</b>	Building concrete	Unlikely	Low	Very low	
Organic contaminants such as hydrocarbons, solvents	Ingestion of tainted water supply. <b>PL7</b>	Human Health – End Users	Unlikely	Low	Very low	
		Water pipeline				
Phytotoxic contaminants	Direct contact (plant uptake). <b>PL8</b>	Flora	Unlikely	Low	Very low	



CONTAMINANT RISK			LIKELIHOOD	SEVERITY	LEVEL OF RISK	JUSTIFICATION
SOURCES	MIGRATION PATHWAYS	RECEPTORS				
<b>CONTROLLED WATERS</b>						
Groundwater	Contact with contaminated groundwater. <b>PL2</b>	Human Health – site personnel	Low likelihood	Low	Very low	At present the depth of groundwater is unknown; however, given the lack of historical development on site contaminated groundwaters are not anticipated
	Contaminants leached from off-site sources may be mobilised to greater distances through advective flow. <b>PL5</b>	Human Health – end users	Low likelihood	Low	Very low	Low permeability superficial deposits are anticipated at the site which would limit both horizontal and vertical migration contaminants should potential of-site sources be identified.
<b>GROUND GAS</b>						
Ground gases	Inhalation of ground gas. <b>PL4</b>	Human Health – site personnel	Unlikely	Low	Very low	Potential sources of ground gas have not been identified and therefore the risks associated with ground gas accumulation is considered to be very low.
		Human Health – end users	Unlikely	Low	Very low	
	Accumulation of ground gas in confined spaces (asphyxiation or explosion)	Infrastructure and services	Unlikely	Low	Very low	
Radon	Inhalation of ground gas. <b>PL4</b>	Human Health – site personnel	Unlikely	Low	Very low	Radon mapping has identified the site is within



CONTAMINANT RISK			LIKELIHOOD	SEVERITY	LEVEL OF RISK	JUSTIFICATION
SOURCES	MIGRATION PATHWAYS	RECEPTORS				
	Accumulation of ground gas in confined spaces (carcinogenic)	Human Health – end users	Unlikely	Low	Very low	an area where less than 1% of homes above the “Action Level”, therefore no further action is required.

Main exposure pathways:

PL1 = soil ingestion, PL2 = dermal contact and ingestion, PL3 = dust inhalation; PL4 = vapour/gas inhalation; PL5 = vertical / lateral migration; PL6 = corrosion of concrete; PL7=tainting of water supply; PL8 = uptake by plants.

		RISK ASSESSMENT MATRIX				
		Consequence				
		Negligible (1)	Minor (2)	Moderate (3)	Major (4)	Catastrophic (5)
Likelihood	Almost Certain (5)	Moderate 5	High 10	Extreme 15	Extreme 20	Extreme 25
	Likely (4)	Moderate 4	High 8	High 12	Extreme 16	Extreme 20
	Possible (3)	Low 3	Moderate 6	High 9	High 12	Extreme 15
	Unlikely (2)	Low 2	Moderate 4	Moderate 6	High 8	High 10
	Rare (1)	Low 1	Low 2	Low 3	Moderate 4	Moderate 5

**END OF REPORT**

# APPENDIX I

# LIMITATIONS





## GENERAL

1. This report and any associated works (together comprising the "Services") were compiled and carried out by E3P for the client (as present in Section 1) under the E3P "Terms of Business" or with those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.
2. Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.
3. Project-specific appointment documents may be agreed upon at our discretion and a charge may be levied for both the time to review and finalise appointment documents and also for associated changes to the appointment terms. E3P reserves the right to amend the fee should any changes to the appointment terms create an increased risk to E3P.
4. The report needs to be considered in light of the proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

## PHASE 1 GEOENVIRONMENTAL AND PRELIMINARY RISK ASSESSMENTS

5. Coverage: This section covers reports with the following titles or combination of titles: Phase 1; Desktop Study; Geoenvironmental Assessment; Development Appraisal; Preliminary Environmental Risk Assessment; Constraints Report; Due Diligence Report; Geotechnical Development Review; Environmental Statement; Environmental Chapter; Baseline Environmental Assessment; Project Scope Summary Report (PSSR), Program Environmental Impact Report (PEIR), Geotechnical Development Risk Register; Agricultural Land Assessment; Mineral Safeguarding Assessment; Desk Top Coal Mining Risk Assessment; Hydrogeological Appraisal; Construction Environmental Management Plan; and Site Water Management Plan.
6. The works undertaken to prepare this report comprised a study of available and easily documented information from a variety of sources (including the Client), together with (where appropriate) a brief walkover inspection of the Site and correspondence with relevant authorities and other interested parties. Due to the short timescales associated with these projects responses may not have been received from all parties. E3P cannot be held responsible for any disclosures that are provided post-production of our report and will not automatically update our report.
7. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only for the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, E3P reserves the right to review such information and, if warranted, to modify the opinions accordingly.
8. It should be noted that any risks identified in this report are perceived risks based on the information reviewed. Actual risks can only be assessed following intrusive investigations of the site.
9. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and does not constitute or replace full and proper surveys completed by suitably qualified and experienced specialists in these fields.
10. E3P does not warrant work/data undertaken/provided by others.



## INTRUSIVE INVESTIGATION REPORTS

11. Coverage: The following report titles (or combination) may cover this category of work: Geoenvironmental Site Investigation; Geotechnical Assessment; GIR (Ground Investigation Reports); Preliminary Environmental And Geotechnical Risk Assessment; Preliminary Summary; Coal Mining Risk Assessment, Ground Gas Addendum; and, Geotechnical Risk Register.
12. The investigation has been undertaken to provide information concerning either:
  - I. The type and degree of contamination present at the site in order to allow a generic quantitative risk assessment to be undertaken; or
  - II. Information on the soil properties present at the site to allow for geotechnical development constraints to be considered.
13. The scope of the investigation was selected on the basis of the specific development and land use scenario proposed by the Client and may be inappropriate to another form of development or scheme. If the development layout was not known at the time of the investigation the report findings may need revisiting once the development layout is confirmed.
14. Unless otherwise specified in the scope of works, any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for setting out and should be considered indicative only.
15. For contamination purposes, the objectives of the investigation are limited to establishing the risks associated with potential contamination sources with the potential to cause harm to human health, building materials, the environment (including adjacent land), or controlled waters.
16. For geotechnical investigations, the purpose is to broadly consider potential development constraints associated with the physical property of the soils underlying the site within the context of the proposed future or continued use of the site, as stated within the report.
17. The amount of exploratory work, soil property testing and chemical testing undertaken has necessarily been restricted by various factors which may include accessibility, the presence of services; existing buildings; current site usage or short timescales. The exploratory holes completed assess only a small percentage of the area in relation to the overall size of the Site, and as such can only provide a general indication of conditions.
18. The number of sampling points and the methods of sampling and testing do not preclude the possible existence of contamination where concentrations may be significantly higher than those actually encountered or ground conditions that vary from those identified. In addition, there may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.
19. The inspection, testing and monitoring records relate specifically to the investigation points and the timeframe that the works were undertaken. They will also be limited by the techniques employed. As part of this assessment, E3P has used reasonable skill and care to extrapolate conditions between these points based on assumptions to develop our interpretation and conclusions.



20. The assumption made in forming our conclusions is that the ground and groundwater conditions (both chemically and physically) are the same as have been encountered during the works undertaken at the specific points of investigation and at the time of the investigation.
21. Conditions can change between investigation points both spatially and over time and these interpretations should therefore be considered indicative. The assessment of extreme weather events and their impact on ground conditions is not within the scope of E3P's work.
22. The risk assessment and opinions provided are based on currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values. Specific assumptions associated with the risk assessment process have been outlined within the body or associated appendix of the report.
23. Additional investigations may be required in order to satisfy relevant planning conditions or to resolve any engineering and environmental issues.
24. Where soil contamination concentrations recorded as part of this investigation are used for commentary on the potential waste classification of soils for disposal purposes, these should be classed as indicative only. Due consideration should be given to the variability of contaminant concentrations taken from targeted samples versus bulk excavated soils and the potential variability of contaminant concentrations between sampling locations. Where major waste disposal operations are considered, targeted waste classification investigations should be designed and the waste classification and any subsequent disposal option agreed upon with licenced subcontractors and/or the relevant regulators.
25. The results of the asbestos testing are factually reported and interpretation is given as to how this relates to the previous use of the site, the types of ground encountered and site conceptualisation. This does not however constitute a formal asbestos assessment. These results should be treated cautiously and should not be relied upon to provide detailed and representative information on the delineation, type and extent of bulk ACMs and/or trace loose asbestos fibres within the soil matrix at the site.
26. If costs have been included in relation to additional site works, and/or site remediation works these must be considered as indicative only and must be confirmed by a qualified quantity surveyor.

#### **EUROCODE 7: GEOTECHNICAL DESIGN**

27. On 1st April 2010, BS EN 1997-1:2004 (Eurocode 7: Geotechnical Design – Part 1) became the mandatory baseline standard for geotechnical ground investigations.
28. In terms of geotechnical design for foundations, slopes, retaining walls and earthworks, EC7 sets guidance on design procedures including specific guidance on the numbers and spacings of boreholes for geotechnical design, there are limits to methods of ground investigation and the quality of data obtained and there are also prescriptive methods of assessing soil strengths and methods of design. Unless otherwise explicitly stated, the work has not been undertaken in accordance with EC7. A standard geotechnical interpretative report will not meet the requirements of the Geotechnical Design Report (GDR) under Eurocode 7. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. The report is likely to represent a Ground Investigation Report (GIR) under the Eurocode 7 guidance.



## **DETAILED QUANTITATIVE RISK ASSESSMENTS AND REMEDIATION AND ENABLING WORK STRATEGY REPORTS**

29. These reports build upon previous report versions and associated notes. The scope of the investigation, further testing and monitoring and associated risk assessments were selected based on the specific development and land use scenario proposed by the Client and may not be appropriate to another form of development or scheme layout. The risk assessment and opinions provided are based on currently available approaches in the generation of Site Specific Assessment Criteria relating to contamination concentrations and are not considered to represent a risk in a specific land use scenario to a specific receptor. No liability can be accepted for the retrospective effects of any future changes or amendments to these values, associated models or associated guidance.
30. The outputs of the Detailed Quantitative Risk Assessments are based upon the manipulation of standard risk assessment models. These are our interpretation of the risk assessment criteria.
31. Before adoption on-site, assessment criteria will need to be discussed and agreed upon with the Regulatory Authorities prior to adoption on site. The regulatory discussion and engagement process may result in an alternative interpretation being determined and agreed. The process and timescales associated with the Regulatory Authority engagement are not within the control of E3P. All costs and programmes presented as a result of this process should be validated by a quantity surveyor and should be presumed to be indicative.
32. E3P does not accept liability for any subcontract work that has not been completed in strict accordance with an approved E3P Remediation and Enabling Works Strategy.

## **GEOTECHNICAL DESIGN REPORT (GDR)**

33. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. All the relevant information needs to be provided to allow for a GDR to be produced.

## **MONITORING (INCLUDING REMEDIATION MONITORING REPORTS AND BUILD PHASE MITIGATION)**

34. These reports are factual and comprise monitoring, normally groundwater and ground gas and data provided by contractors as part of earthworks or remedial works.
35. The data is presented and will be compared with assessment criteria.

# APPENDIX II

## GLOSSARY





## TERMS

<b>ACM</b>	Asbestos-containing material	<b>MMP</b>	Materials management plan
<b>ADS</b>	Acoustic design statement	<b>ND</b>	Not detected
<b>AST</b>	Above-ground storage tank	<b>NDP</b>	Nuclear density probe
<b>BGS</b>	British Geological Survey	<b>NMP</b>	Noise management plan
<b>BSI</b>	British Standards Institute	<b>NPSE</b>	Noise policy statement for England
<b>BTEX</b>	Benzene, toluene, ethylbenzene, xylenes	<b>NR</b>	Not recorded
<b>CA</b>	Coal Authority	<b>PAH</b>	Polycyclic aromatic hydrocarbon
<b>CBR</b>	California bearing ratio	<b>PCB</b>	Polychlorinated biphenyl
<b>CIEH</b>	Chartered Institute of Environmental Health	<b>PI</b>	Plasticity index
<b>CIRIA</b>	Construction Industry Research Association	<b>PID</b>	Photo ionisation detector
<b>CLEA</b>	Contaminated land exposure assessment	<b>POS</b>	Public open space
<b>CML</b>	Council of Mortgage Lenders	<b>PPE</b>	Personnel protective equipment
<b>CoC</b>	Contaminants of concern	<b>ProPG</b>	Professional practice guidance
<b>CSM</b>	Conceptual site model	<b>QA</b>	Quality assurance
<b>DNAPL</b>	Dense non-aqueous phase liquid (chlorinated solvents, PCB)	<b>SGV</b>	Soil guideline value
<b>DWS</b>	Drinking water standard	<b>SPH</b>	Separate-phase hydrocarbon
<b>EA</b>	Environment Agency	<b>SPT</b>	Standard penetration test
<b>EQS</b>	Environmental quality standard	<b>SVOC</b>	Semi-volatile organic compound
<b>FFL</b>	Finished floor level	<b>TPH</b>	Total and speciated petroleum hydrocarbon
<b>GAC</b>	General assessment criteria	<b>TPH CWG</b>	Total Petroleum Hydrocarbon (Criteria Working Group)
<b>GL</b>	Ground level	<b>UKWIR</b>	United Kingdom Water Infrastructure Risk
<b>GSV</b>	Gas screening value	<b>UST</b>	Underground storage tank
<b>HCV</b>	Health criteria value	<b>VCC</b>	Vibro-concrete column
<b>ICSM</b>	Initial conceptual site model	<b>VOC</b>	Volatile organic compound
<b>LEL</b>	Lower explosive limit	<b>VRSC</b>	Vibro-replacement stone columns
<b>LMRL</b>	Lower method reporting limit	<b>VSC</b>	Vibro-stone columns
<b>LNAPL</b>	Light non-aqueous phase liquid (petrol, diesel, kerosene)	<b>WHO</b>	World Health Organisation



<b>MCV</b>	Moisture condition value	<b>WRAP</b>	Waste and Resources Action Programme
<b>MIBK</b>	Methyl isobutyl ketone	<b>WTE</b>	Water table elevation
<b>m</b>	Metres	<b>ppm</b>	Parts per million
<b>km</b>	Kilometres	<b>mg/m<sup>3</sup></b>	Milligram per metre cubed
<b>% v/v</b>	Percent volume in air	<b>m bgl</b>	Metres below ground level
<b>mb</b>	Millibars (atmospheric pressure)	<b>m bcl</b>	Metre below cover level
<b>l/hr</b>	Litres per hour	<b>mAOD</b>	Metres above ordnance datum (sea level)
<b>µg/l</b>	Micrograms per litre (parts per billion)	<b>kN/m<sup>2</sup></b>	Kilonewtons per metre squared
<b>ppb</b>	Parts per billion	<b>µm</b>	Micrometre
<b>mg/kg</b>	Milligrams per kilogram (parts per million)	<b>SSRT</b>	Site Specific Remediation Target
<b>PSD</b>	Particle Size Distribution	<b>DD</b>	Dry Density
<b>CL:AIRE</b>	Contaminated Land: Applications in Real Environments	<b>Mc</b>	Moisture Content
<b>ρ</b>	Bulk Density	<b>GPR</b>	Ground Penetrating Radar
<b>NDP</b>	Nuclear Density Probe	<b>FFL</b>	Finished Floor Level
<b>LEL</b>	Lower Explosive Limit	<b>UKWIR</b>	UK Water Industry Research
<b>CIRIA</b>	Construction Industry Research and Information Association	<b>LOD</b>	Limit of Detection
<b>PFAS</b>	Per- and Poly-Fluorinated Substances	<b>PFOA</b>	Perfluorooctanoic Acid

# APPENDIX III

## RISK CLASSIFICATION



**Higher Standen Drive, Clitheroe**

Phase I & II Geoenvironmental Site Assessment

October 24

---

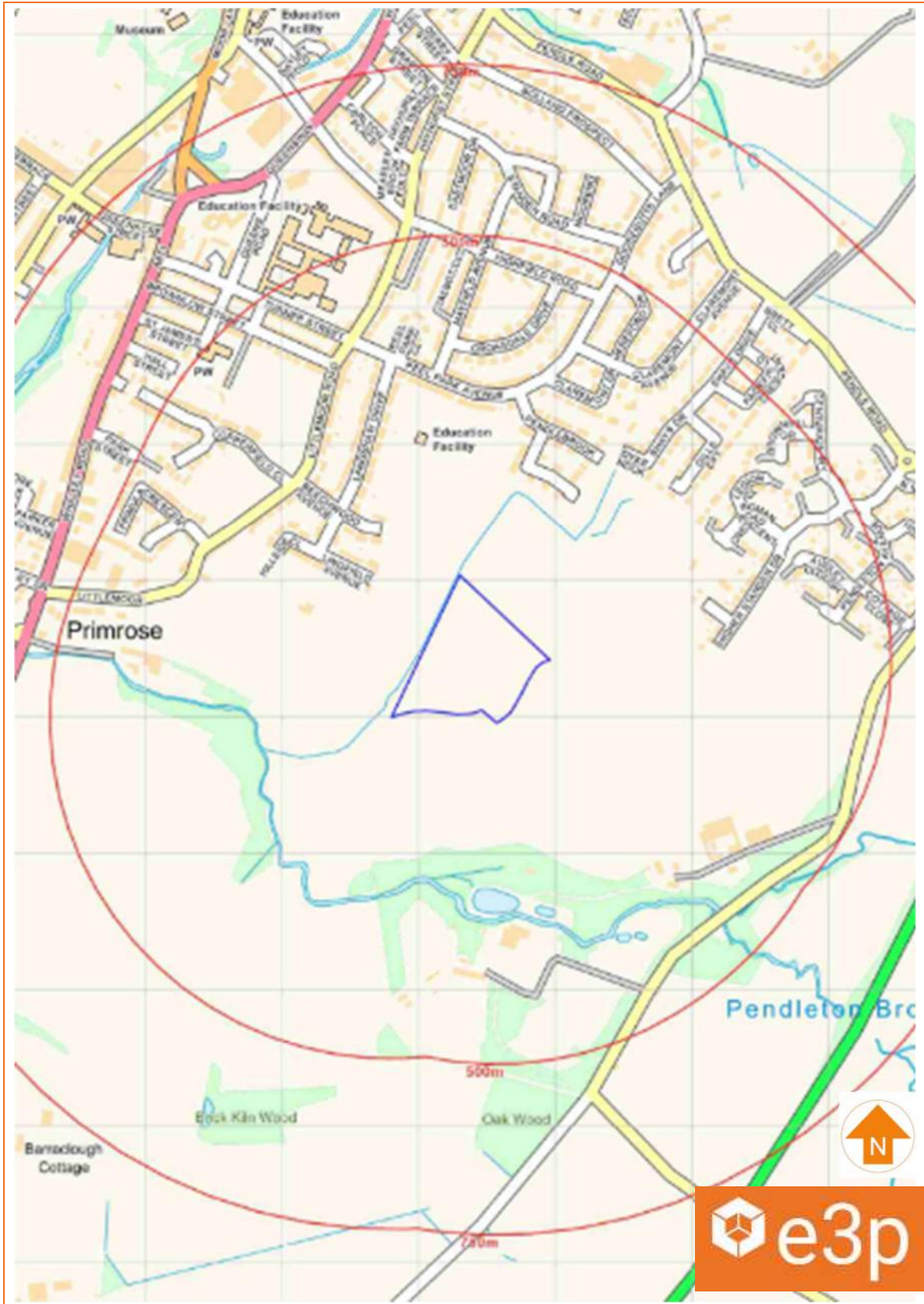
Risk Classification

<b>RISK</b>	<b>DEFINITION</b>
<b>Low</b>	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property.
<b>Low Moderate</b>	<p>There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property with regard to the proposed use.</p> <p>However, minor issues may require further consideration in the event of future redevelopment of the Site.</p>
<b>Moderate</b>	<p>Some potential contaminated land liabilities/geotechnical constraints are likely to affect the property as a result of historical and/or current activities.</p> <p>The risks identified are unlikely to pose an immediate significant issue but the purchaser/developer may wish to make further enquiries of the vendor or undertake further environmental improvements. Redevelopment of the Site will likely require further site investigation.</p>
<b>Moderate High</b>	Some potentially significant contaminated land liabilities/geotechnical constraints have been identified at the property that requires further assessment, including intrusive ground investigations.
<b>High</b>	Significant potential contaminated land liabilities/geotechnical constraints have been identified at the property. Further assessment including intrusive ground investigation will be required to determine the level of risk and associated liability.

# APPENDIX IV DRAWINGS



DRAWING 17-912-001 – Site Location Plan





Notes:

Client:  
Trustees of the Standen Estate

Job No:  
17-912

Date:  
29.11.2024

Drawing No:  
002

Scale:  
NTS



Environmental Engineering Partnership Ltd  
Taylor Road, Trafford Park  
Urmston, Manchester, M41 7JQ  
Tel: 0161 707 9612  
E-mail: info@e3p.co.uk  
Website: www.e3p.co.uk

Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	29.11.2024	CB	KK	KK

Job Title:  
Higher Standen Drive

Drawing Title:  
Proposed Development Plan

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Site Features

- Soft Standing
- Mature Trees
- Footpath
- Heras Fencing
- Gate
- Slope Direction

Notes:

Client:  
Trustees of the Standen Estate

Job No:  
17-912

Date:  
29.11.2024

Drawing No:  
004

Scale:  
NTS



Environmental Engineering Partnership Ltd  
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Tel: 0161 707 9612  
E-mail: info@e3p.co.uk  
Website: www.e3p.co.uk

P1	REVA	29.11.2024	CB	KK	KK
Phase	Issue	Date	Drawn	Checked	PM

Job Title:  
Higher Standen Drive

Drawing Title:  
Site Features Plan

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# APPENDIX V

# PHOTOGRAPHS



PLATE 1 GATED ENTRANCE TO SITE



PLATE 2 VEGETATION AT THE SITE



PLATE 3 TREES ON WESTERN BOUNDARY



PLATE 4 FIELD BOUNDARY TO CENTRE OF SITE



# APPENDIX VI

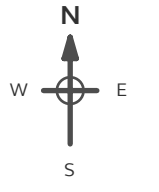
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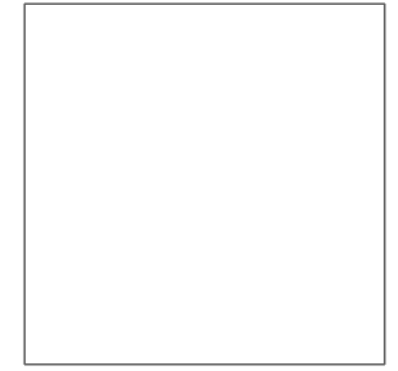
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 CLITHEROE

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**Report Ref:** GS-TBQ-7EB-RLW-VB1  
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Surveyed 1884  
 Revised 1884  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

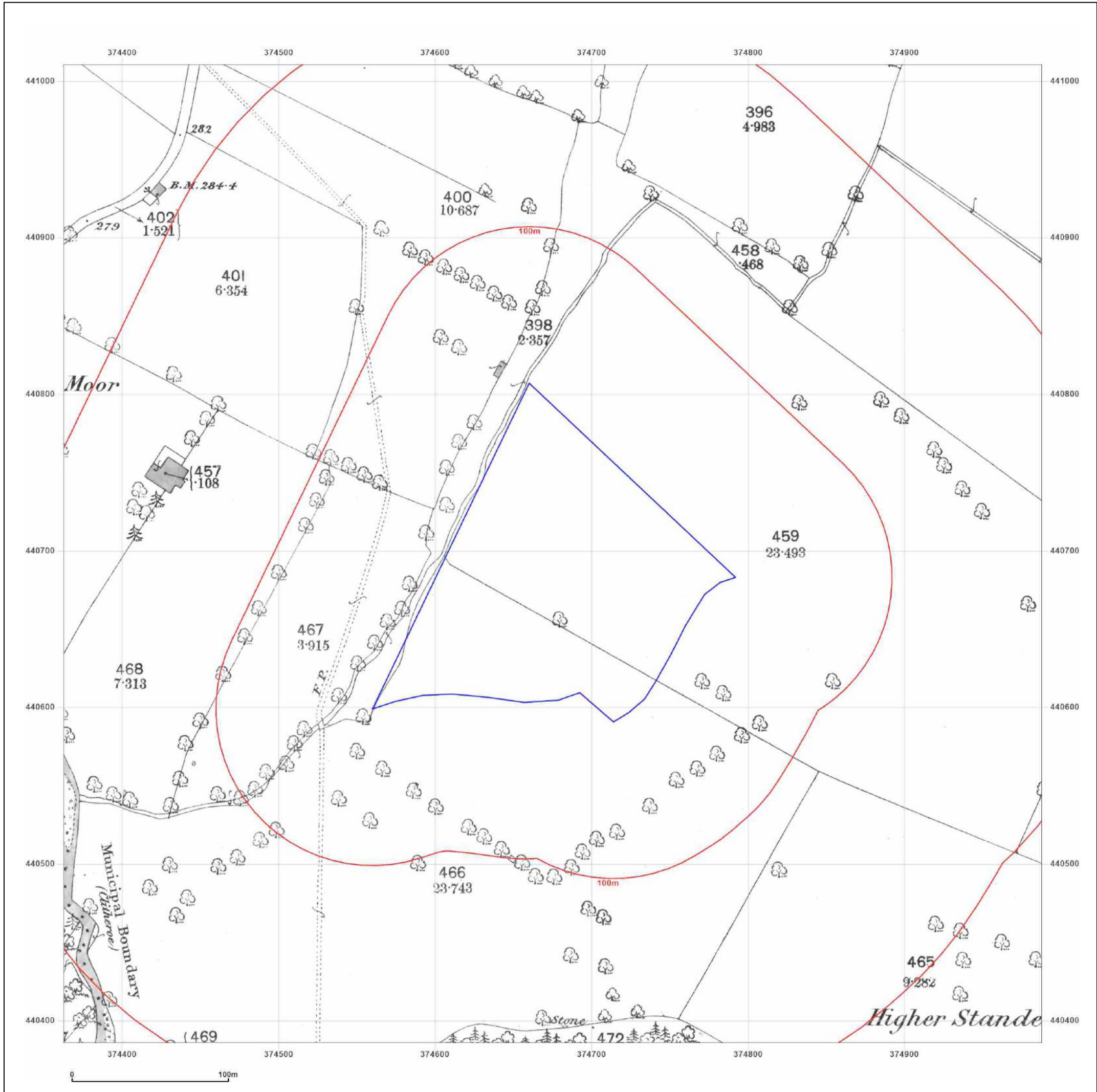


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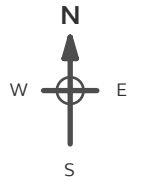
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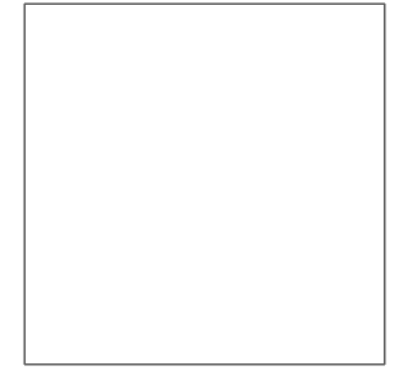
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 Revised 1912  
 Edition N/A  
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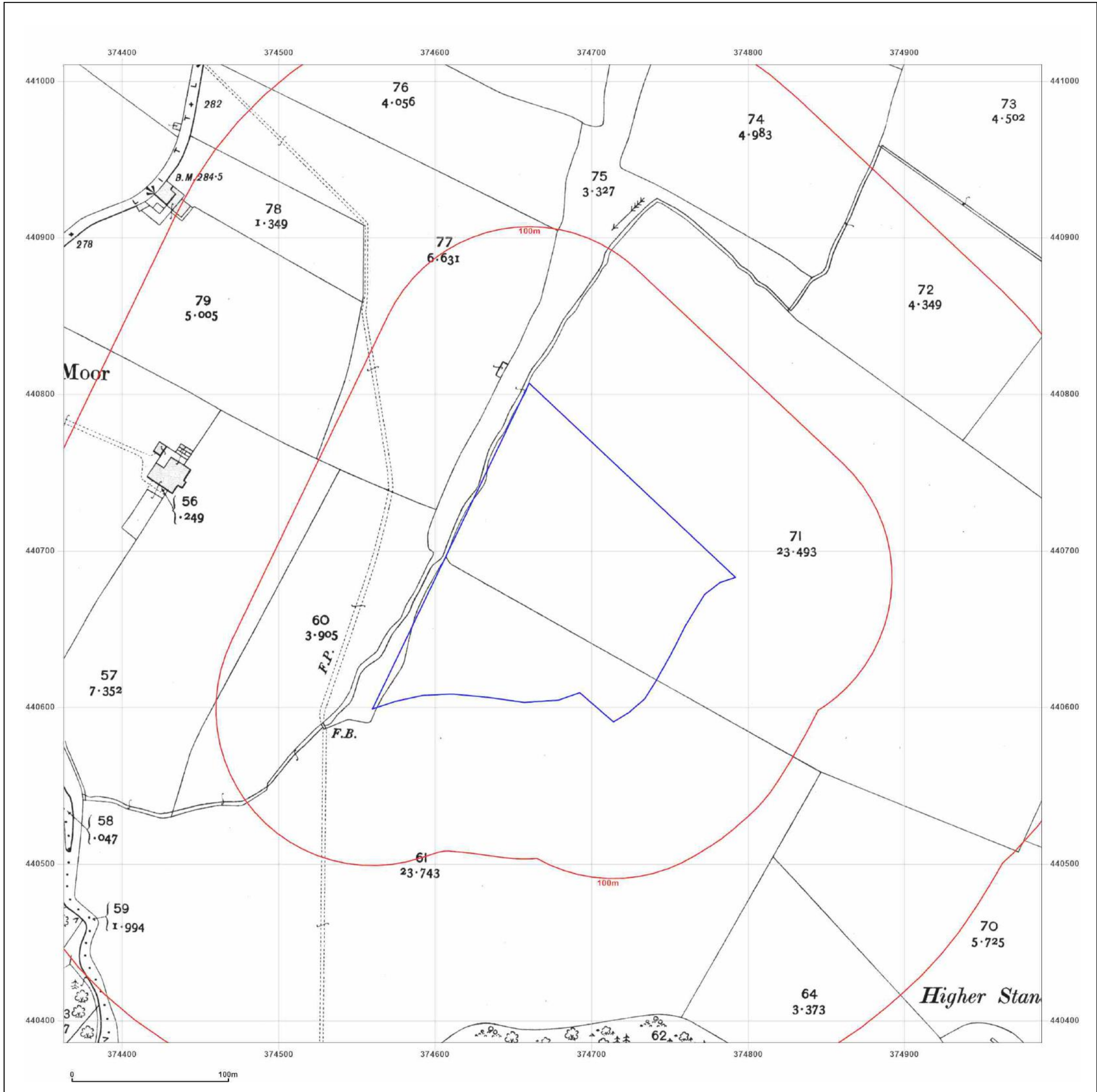


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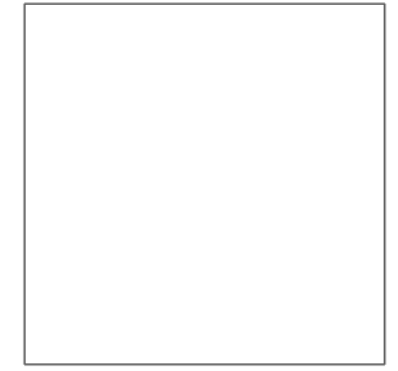
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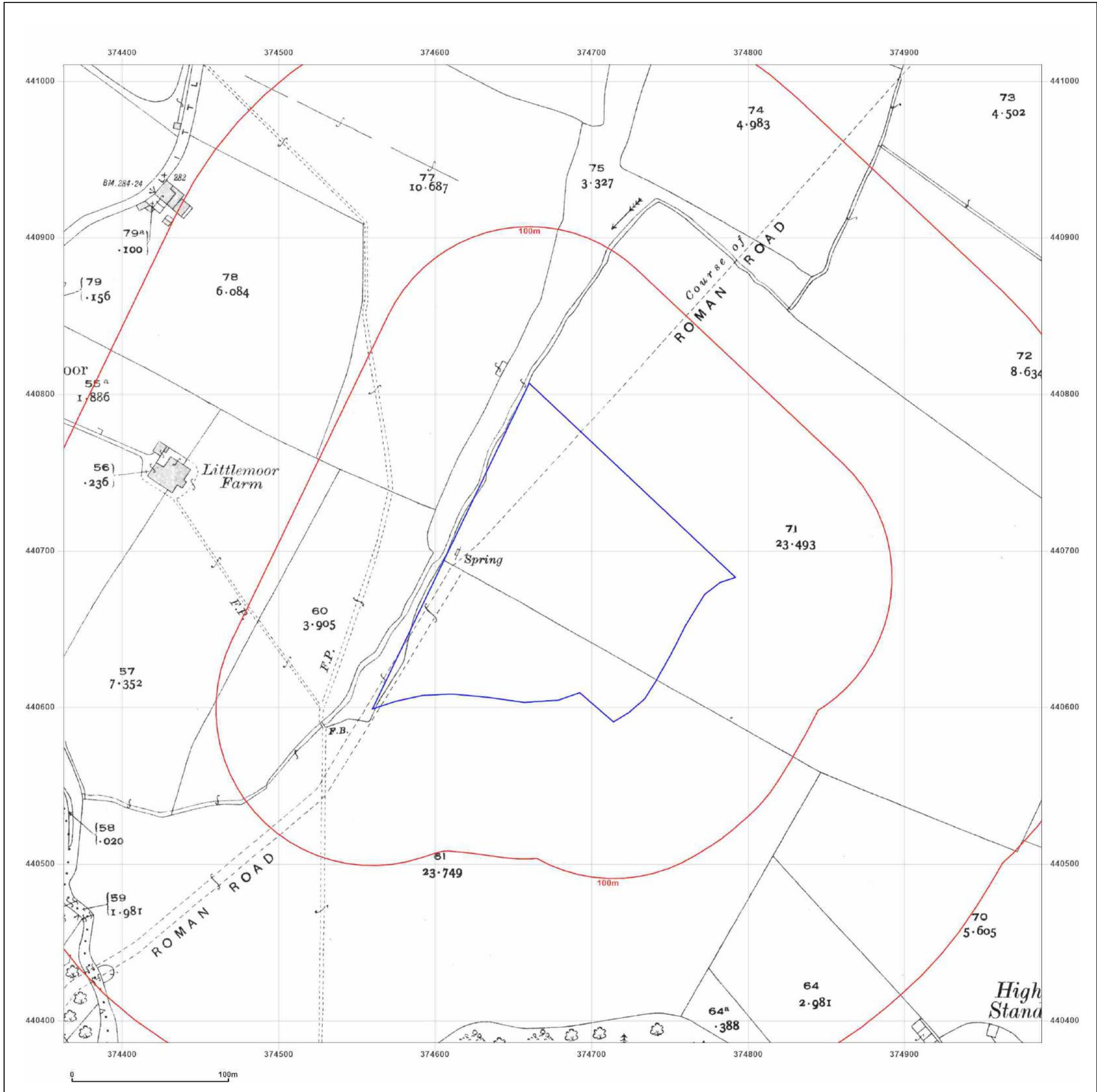


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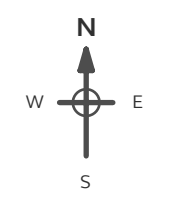
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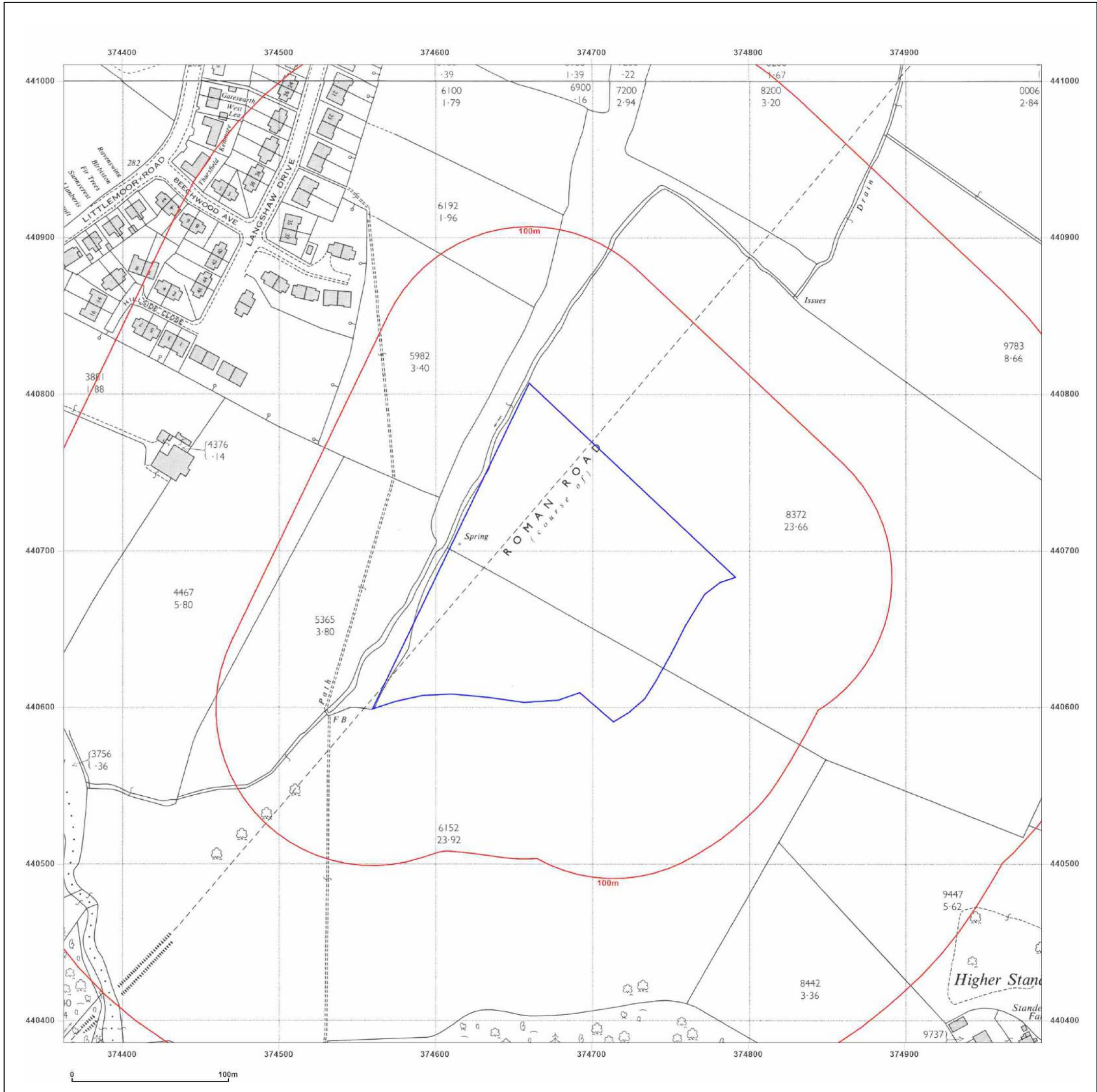
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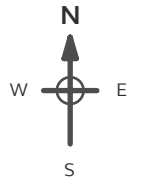
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 CLITHEROE

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

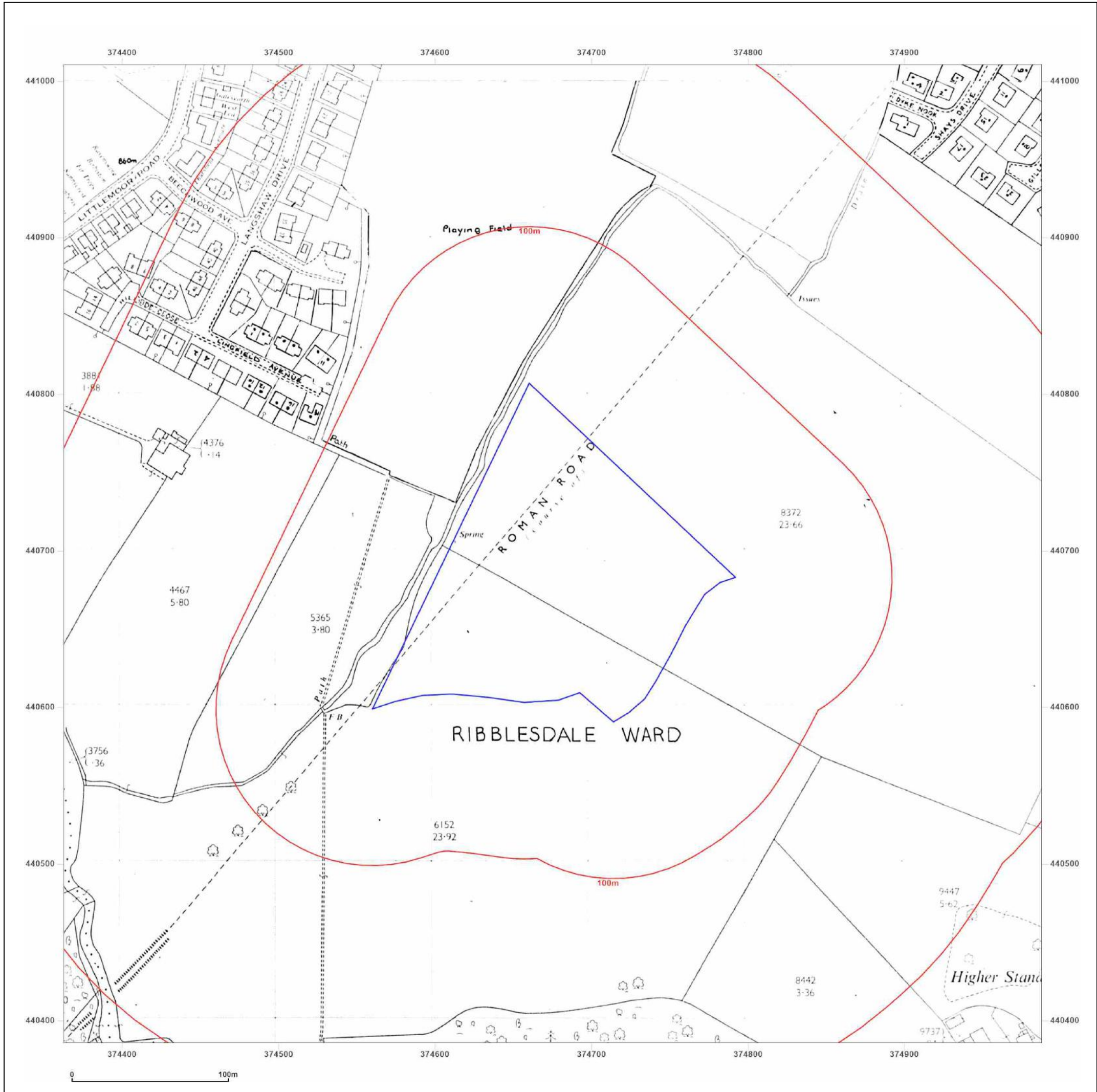


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**Site Details:**

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CLITHEROE

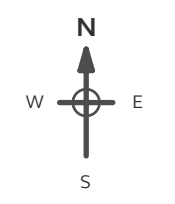
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**Report Ref:** GS-TBQ-7EB-RLW-VB1  
**Grid Ref:** 374675, 440698

**Map Name:** National Grid

**Map date:** 1990-1993

**Scale:** 1:2,500

**Printed at:** 1:2,500



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

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

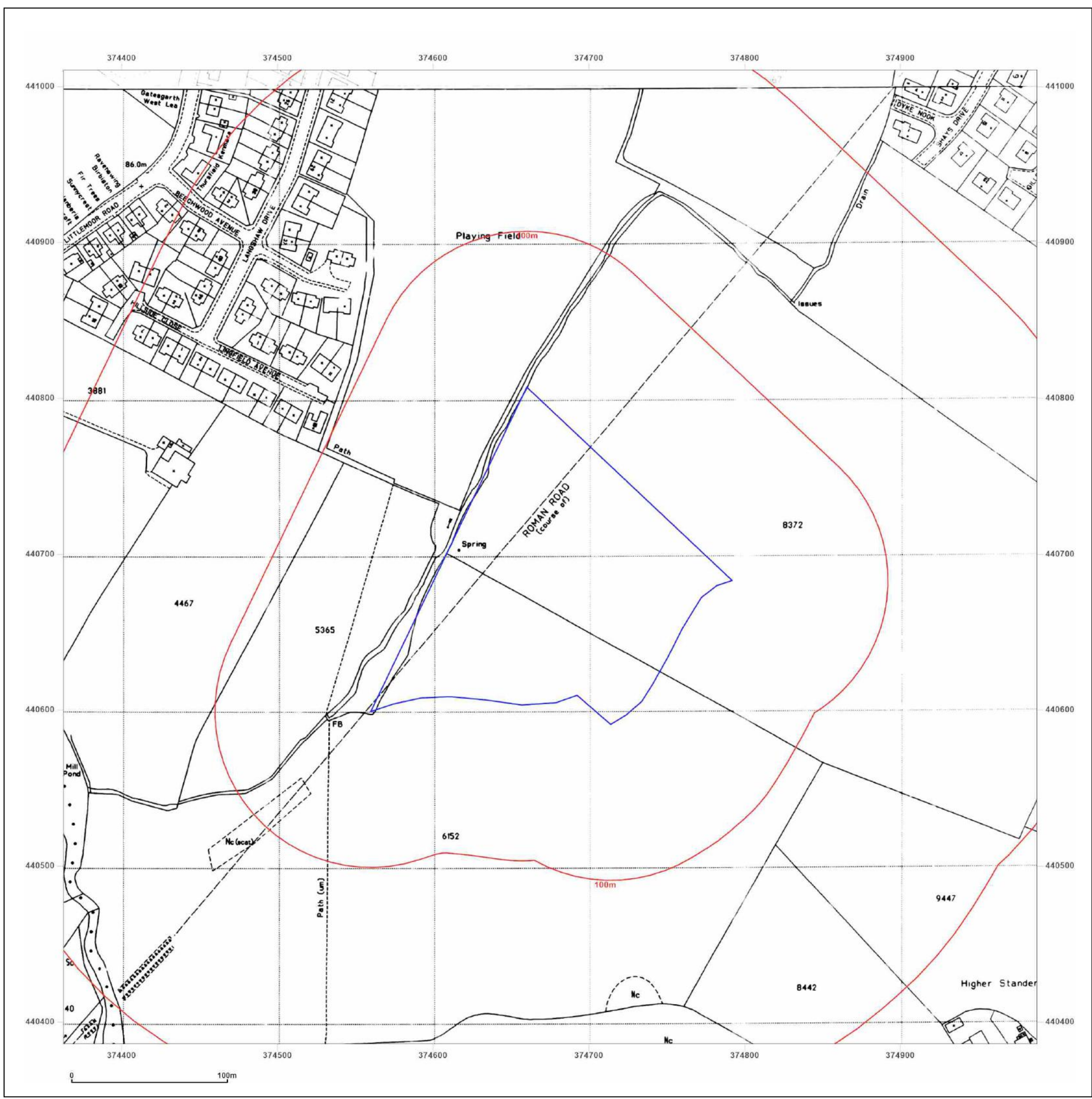


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**Site Details:**

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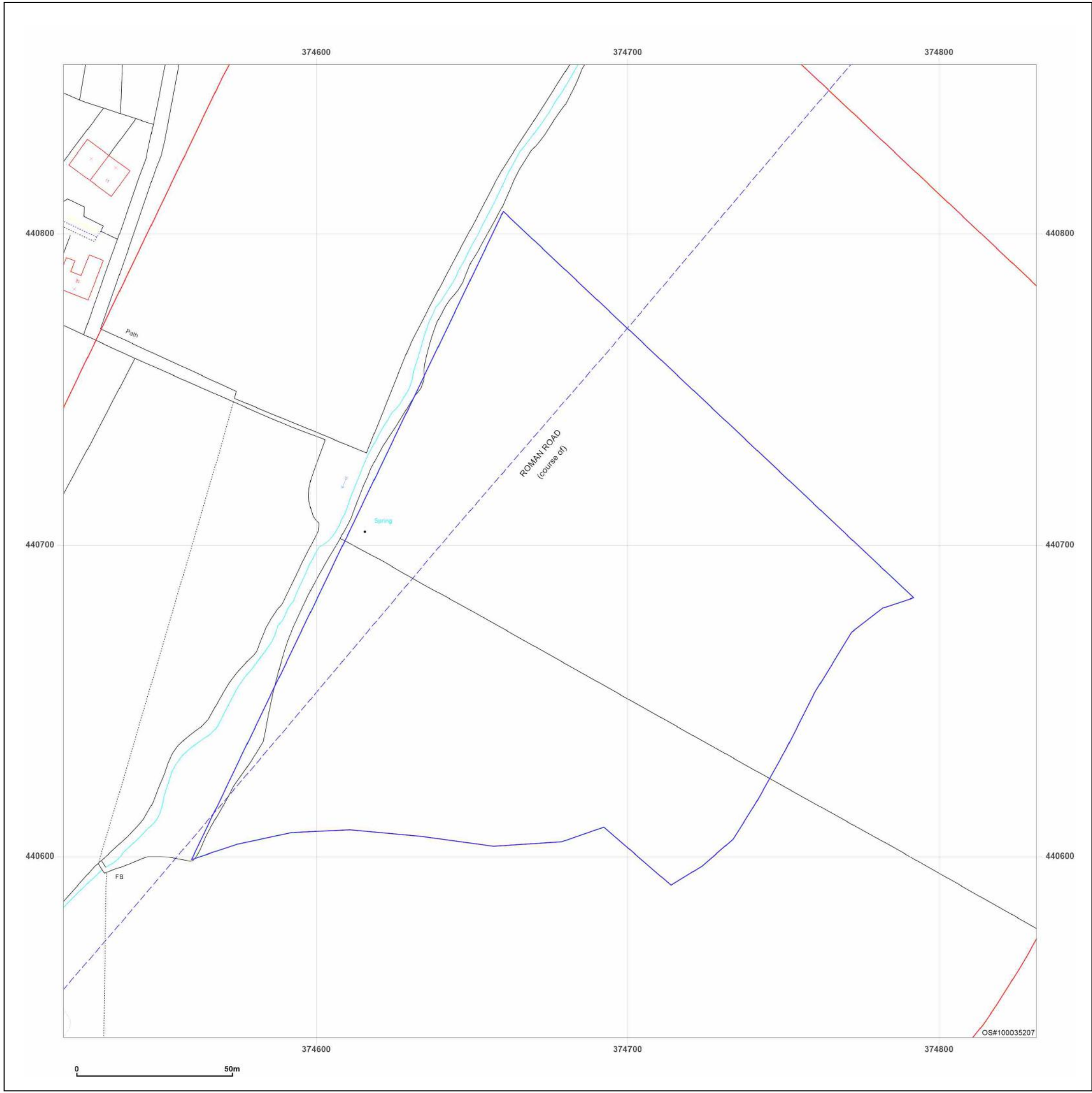
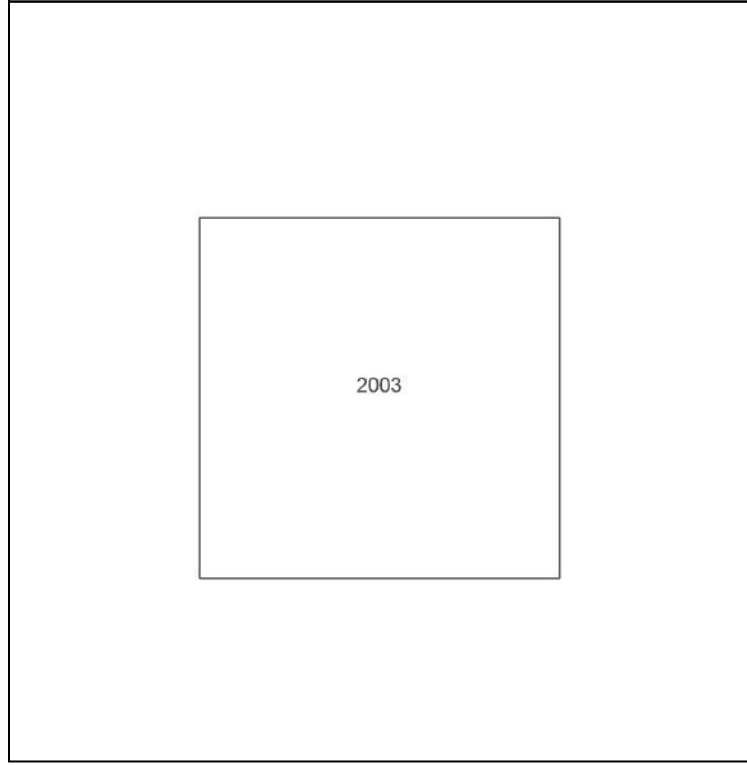
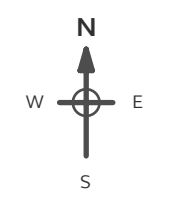
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**Grid Ref:** 374675, 440698

**Map Name:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250



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**Site Details:**

HIGHER STANDEN FARM,  
CLITHEROE

**Client Ref:** 009340  
**Report Ref:** GS-TBQ-7EB-RLW-VB1  
**Grid Ref:** 374675, 440698

**Map Name:** County Series

**Map date:** 1847-1848

**Scale:** 1:10,560

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



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

Surveyed 1844  
Revised N/A  
Edition 1848  
Copyright N/A  
Levelled N/A

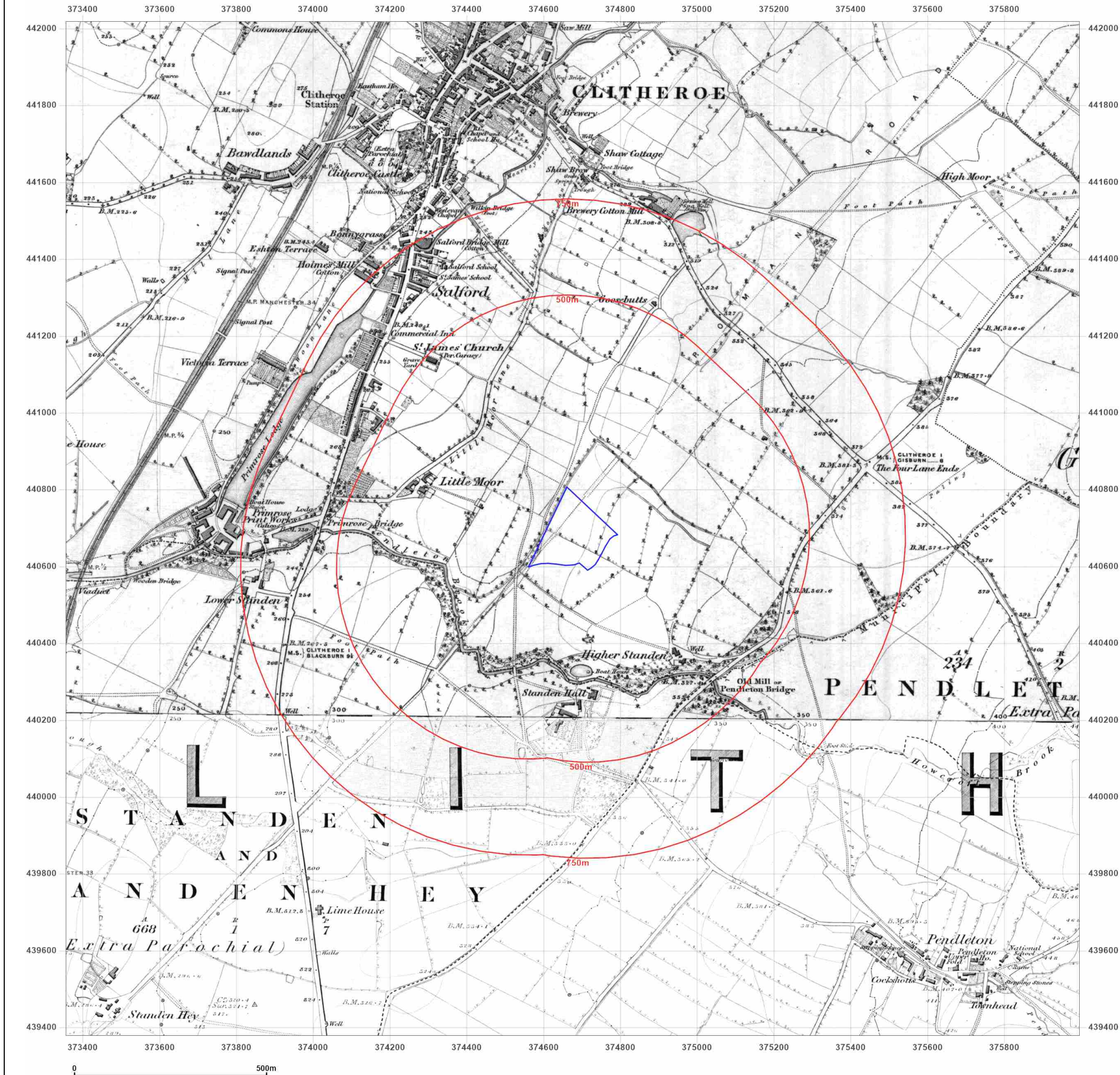


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**Site Details:**

HIGHER STANDEN FARM,  
CLITHEROE

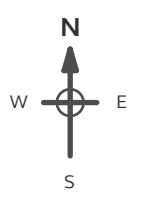
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**Map Name:** County Series

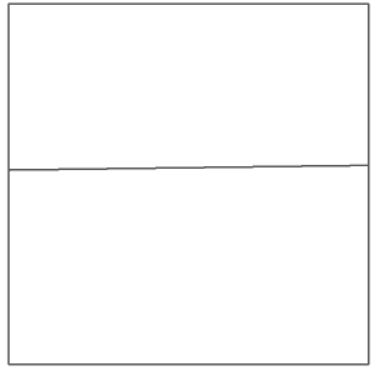
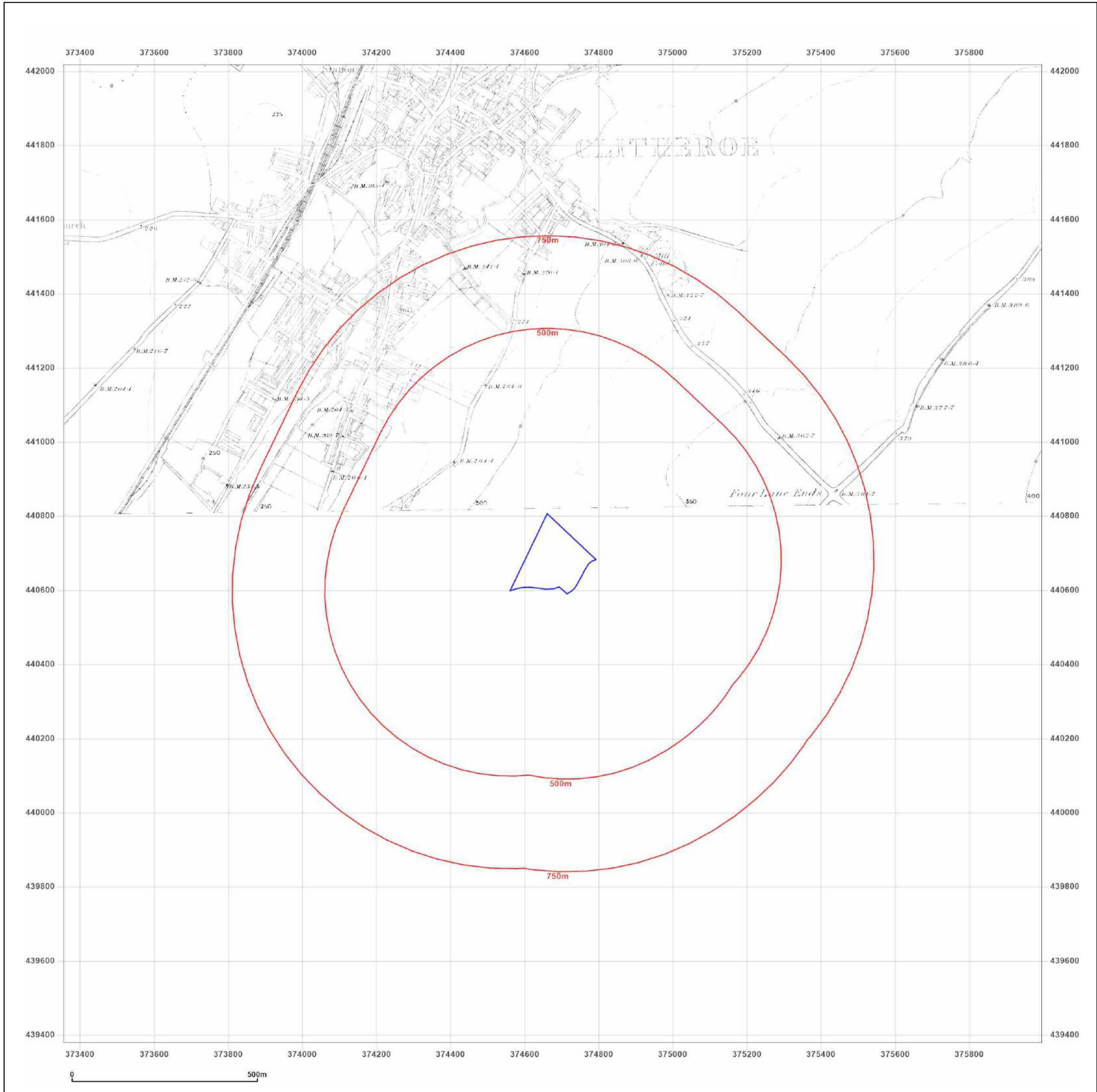
**Map date:** 1890

**Scale:** 1:10,560

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



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

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**Site Details:**

HIGHER STANDEN FARM,  
CLITHEROE

**Client Ref:** 009340  
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**Grid Ref:** 374675, 440698

**Map Name:** County Series

**Map date:** 1892

**Scale:** 1:10,560

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



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

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

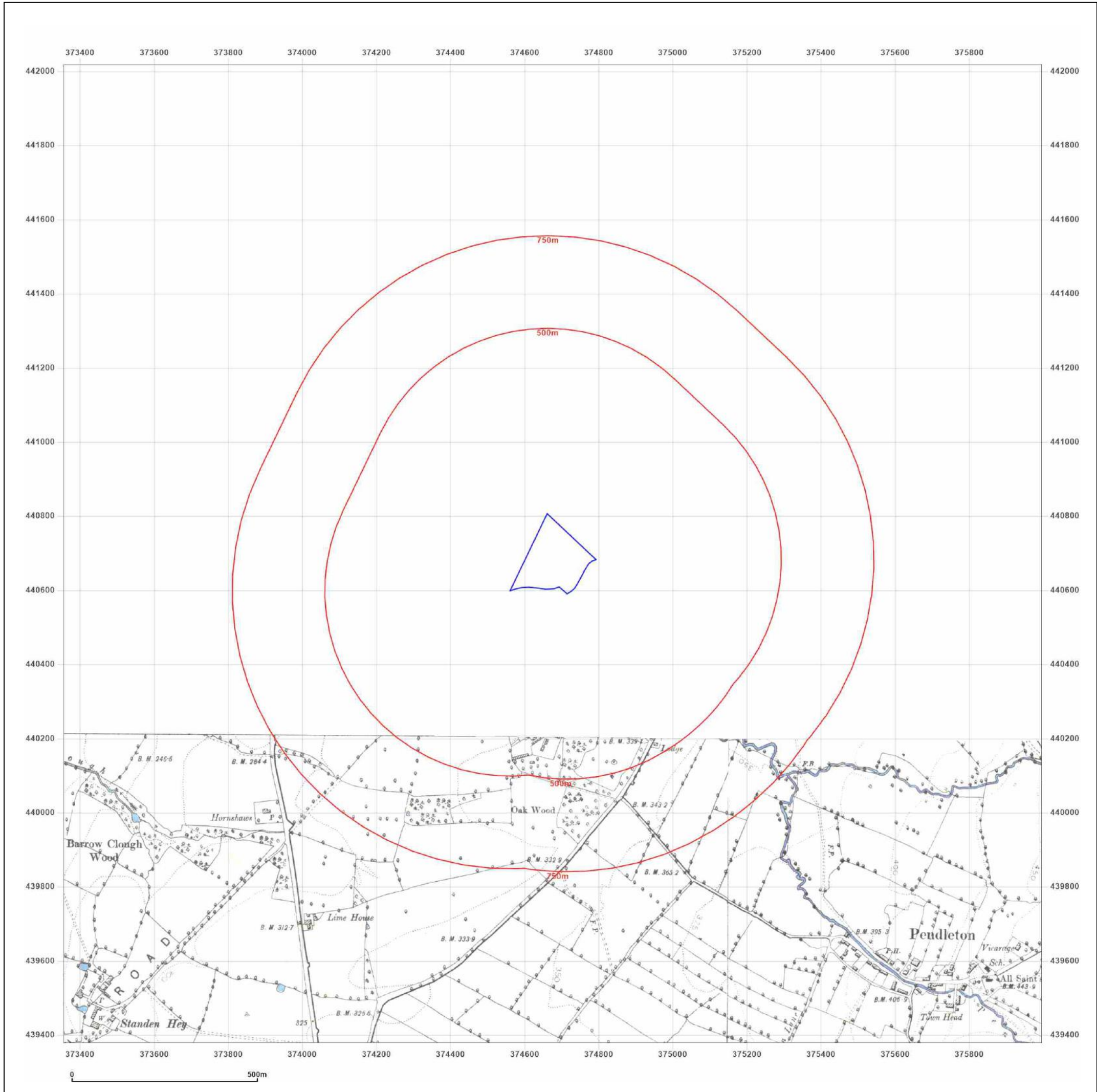


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**Site Details:**

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CLITHEROE

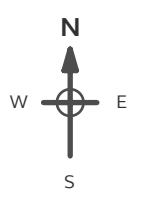
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**Map Name:** County Series

**Map date:** 1896

**Scale:** 1:10,560

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



Surveyed 1847  
Revised 1892  
Edition 1896  
Copyright N/A  
Levelled N/A

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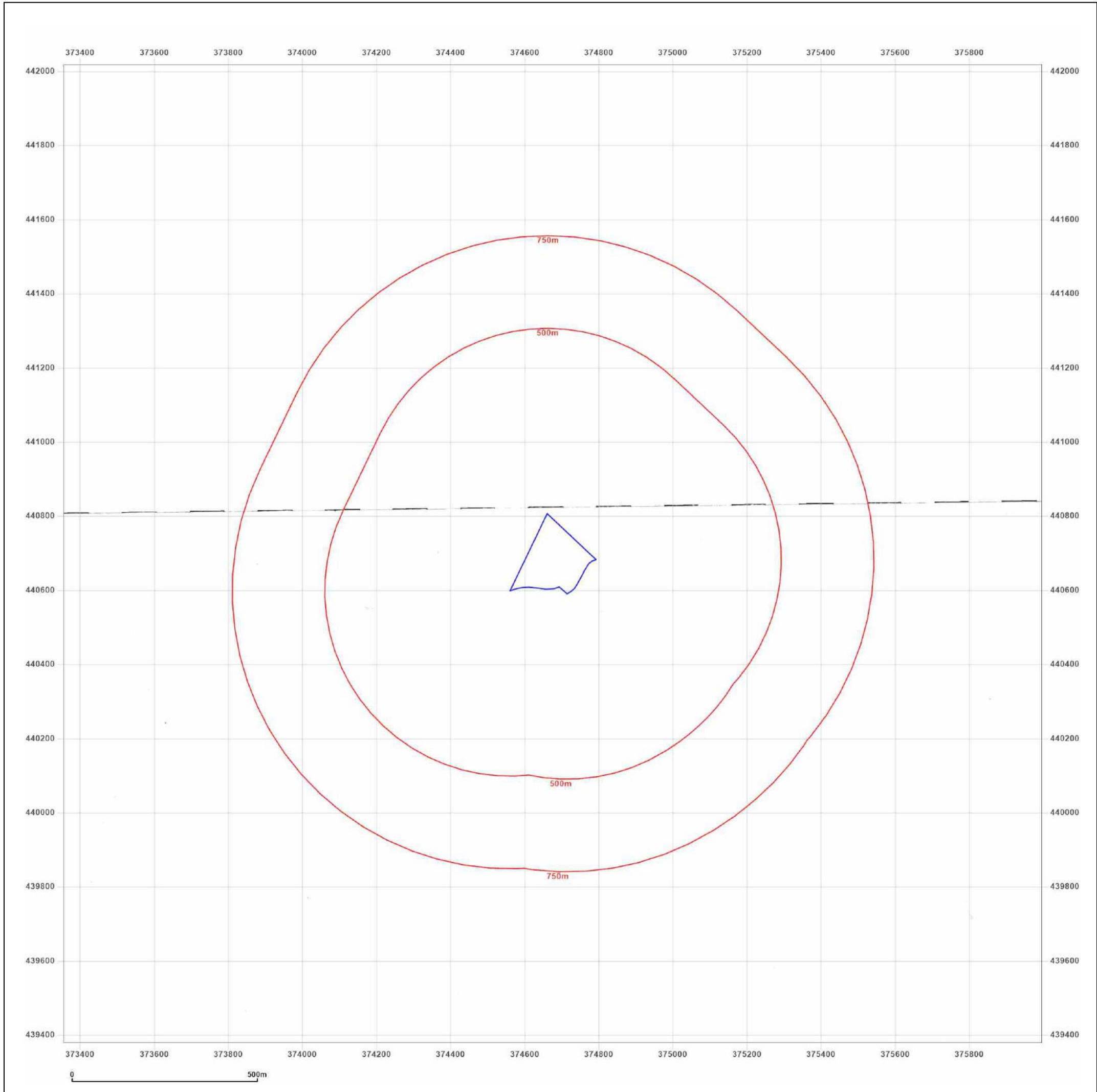


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**Site Details:**

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CLITHEROE

**Client Ref:** 009340  
**Report Ref:** GS-TBQ-7EB-RLW-VB1  
**Grid Ref:** 374675, 440698

**Map Name:** County Series

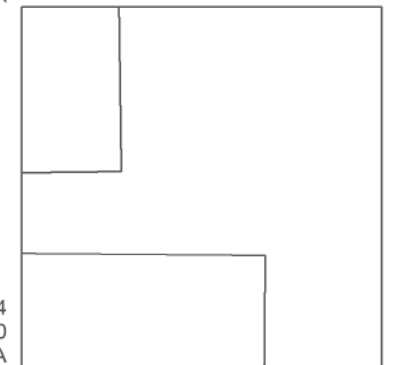
**Map date:** 1906-1910

**Scale:** 1:10,560

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



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



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

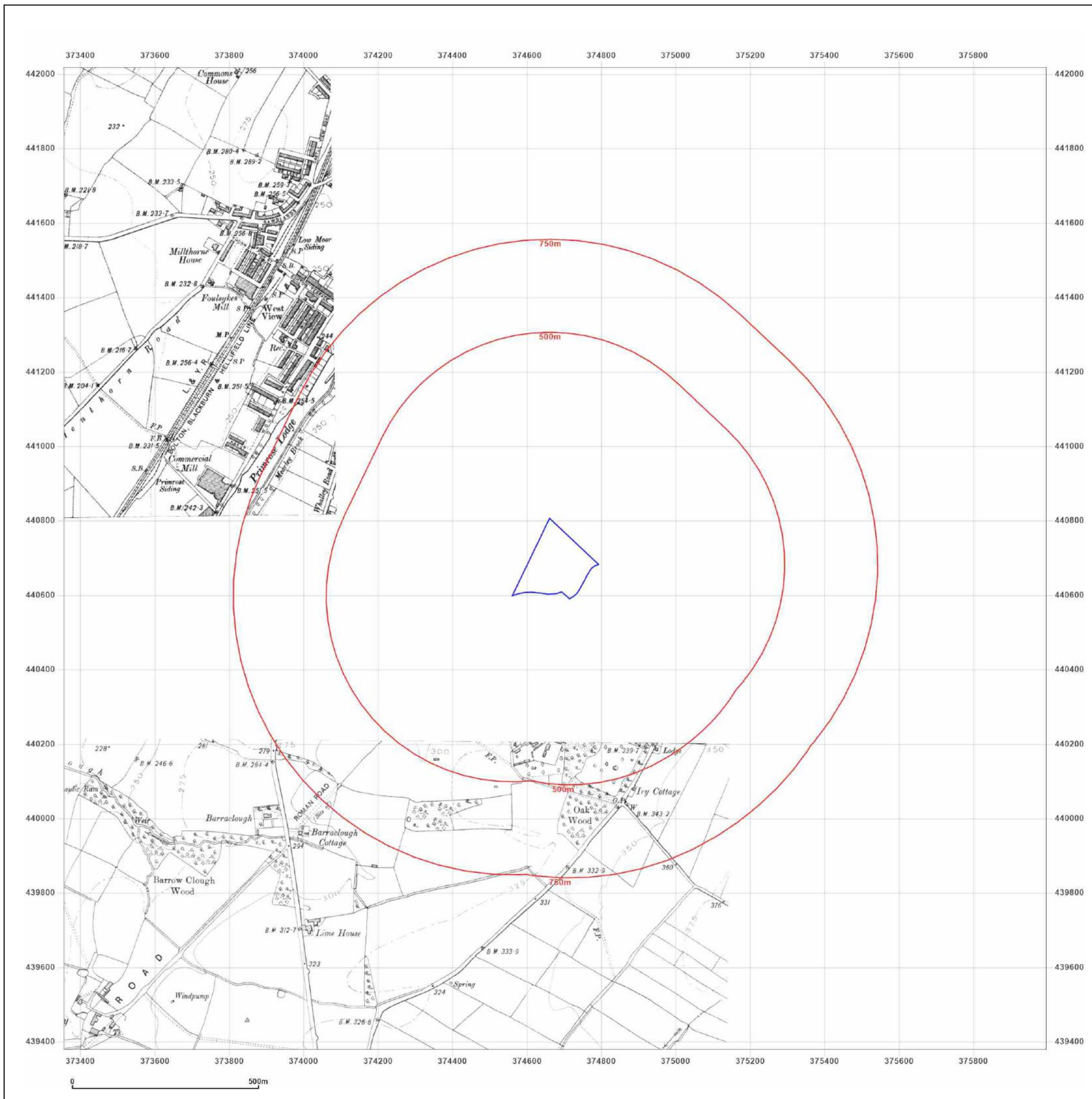


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CLITHEROE

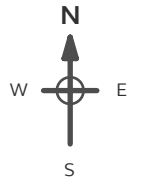
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**Map Name:** County Series

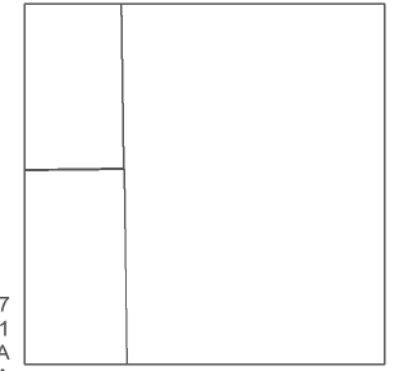
**Map date:** 1911

**Scale:** 1:10,560

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



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



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

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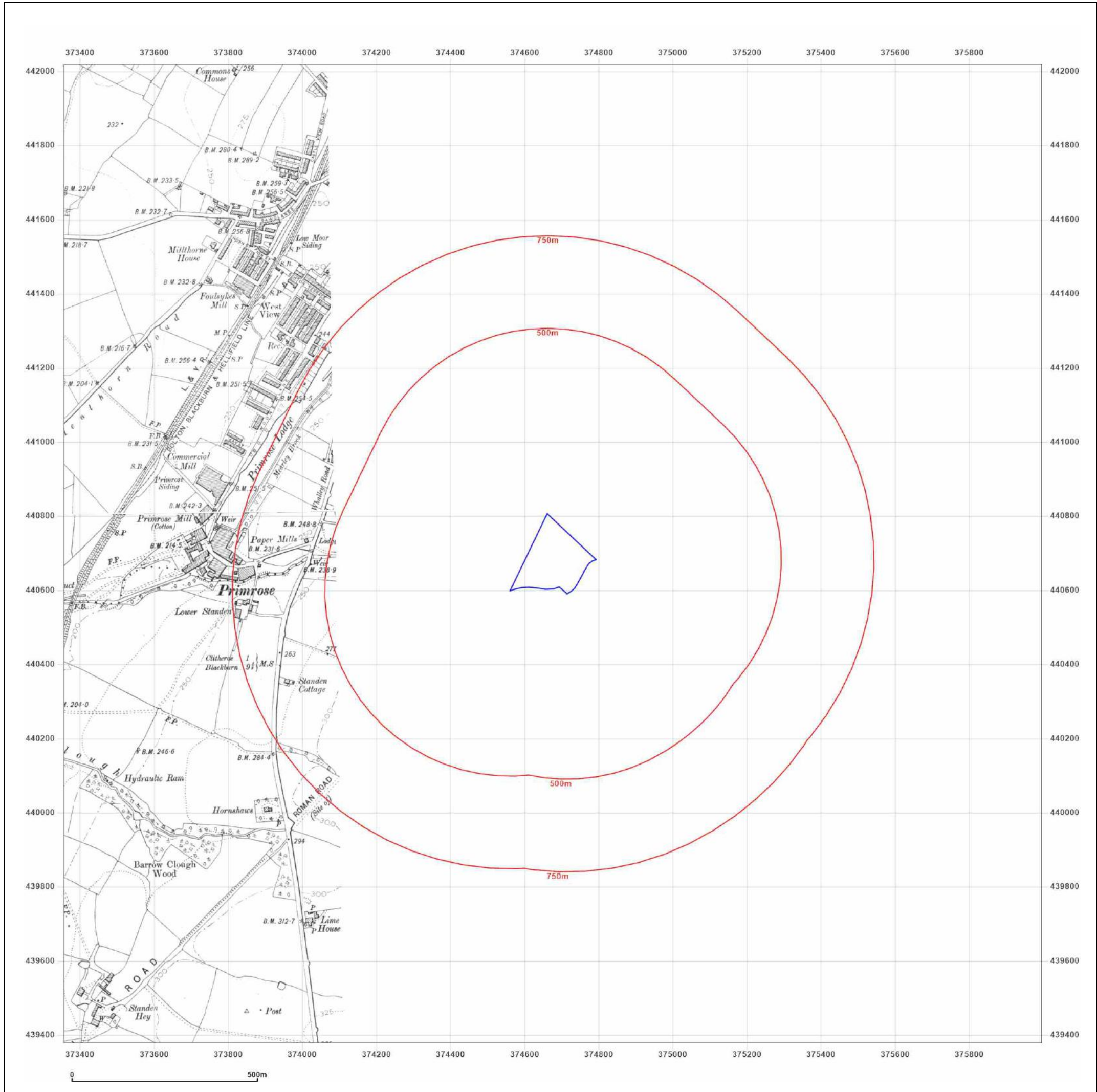


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CLITHEROE

**Client Ref:** 009340  
**Report Ref:** GS-TBQ-7EB-RLW-VB1  
**Grid Ref:** 374675, 440698

**Map Name:** County Series

**Map date:** 1910-1915

**Scale:** 1:10,560

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



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

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

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

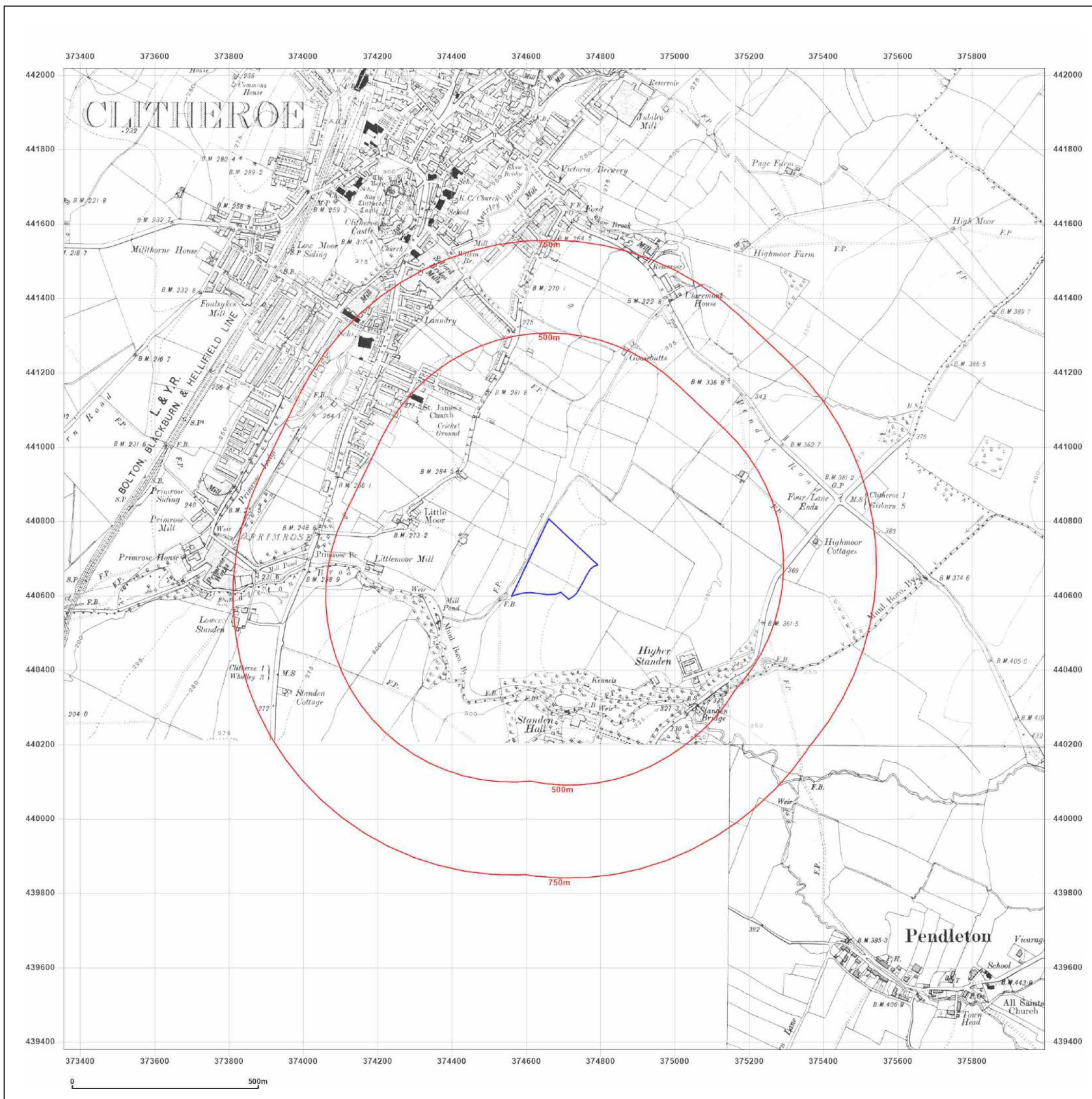


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CLITHEROE

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**Report Ref:** GS-TBQ-7EB-RLW-VB1  
**Grid Ref:** 374675, 440698

**Map Name:** County Series

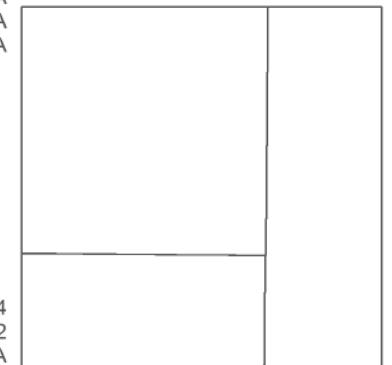
**Map date:** 1930-1932

**Scale:** 1:10,560

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



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



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

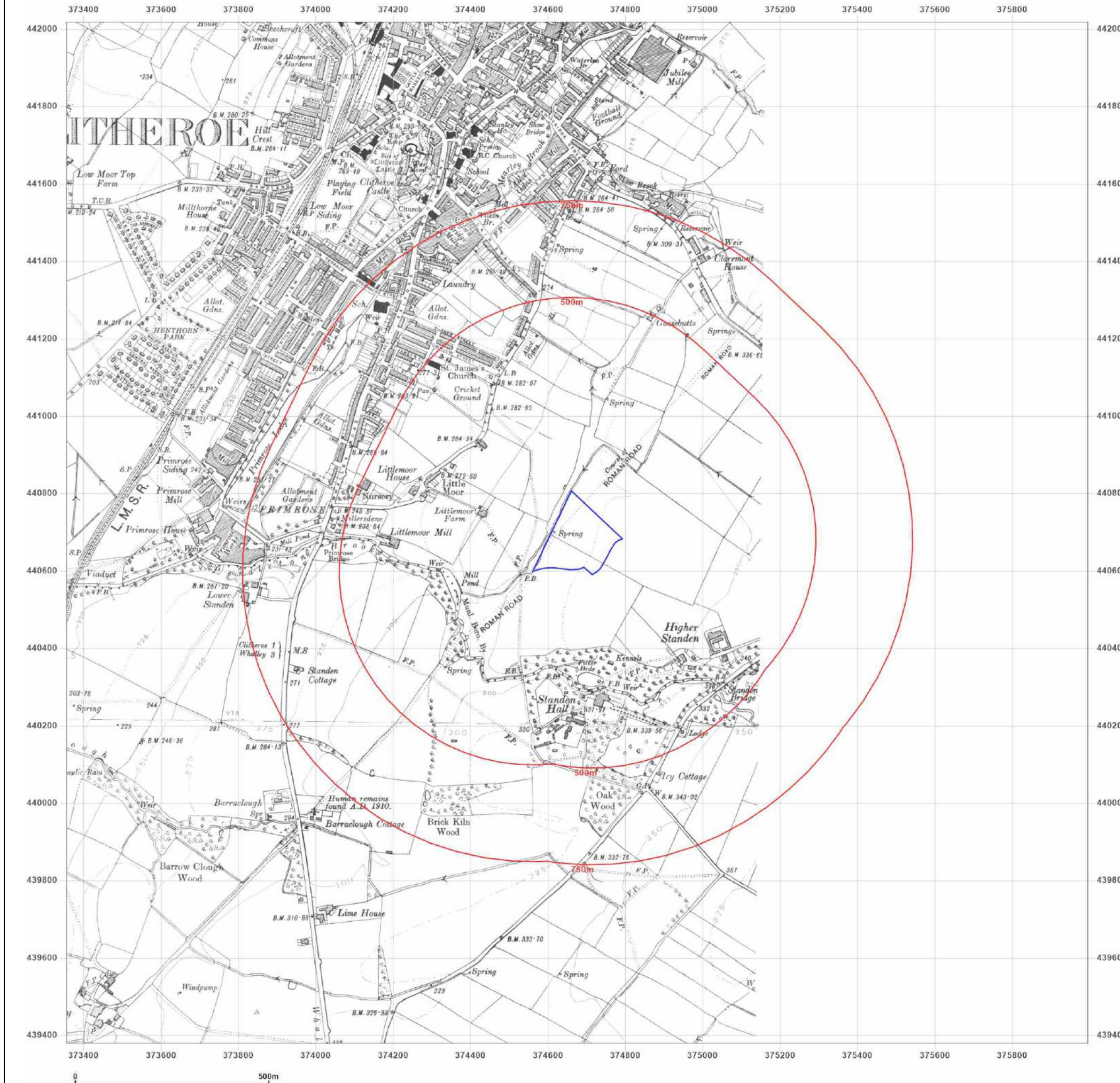


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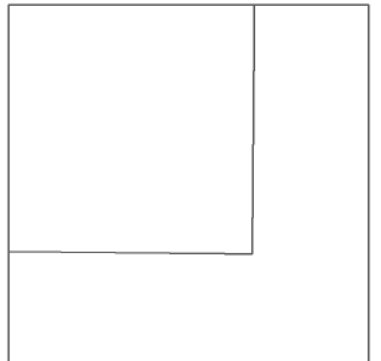
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 HIGHER STANDEN FARM,  
 CLITHEROE

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**Grid Ref:** 374675, 440698

**Map Name:** County Series  
**Map date:** 1938  
**Scale:** 1:10,560  
**Printed at:** 1:10,560



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



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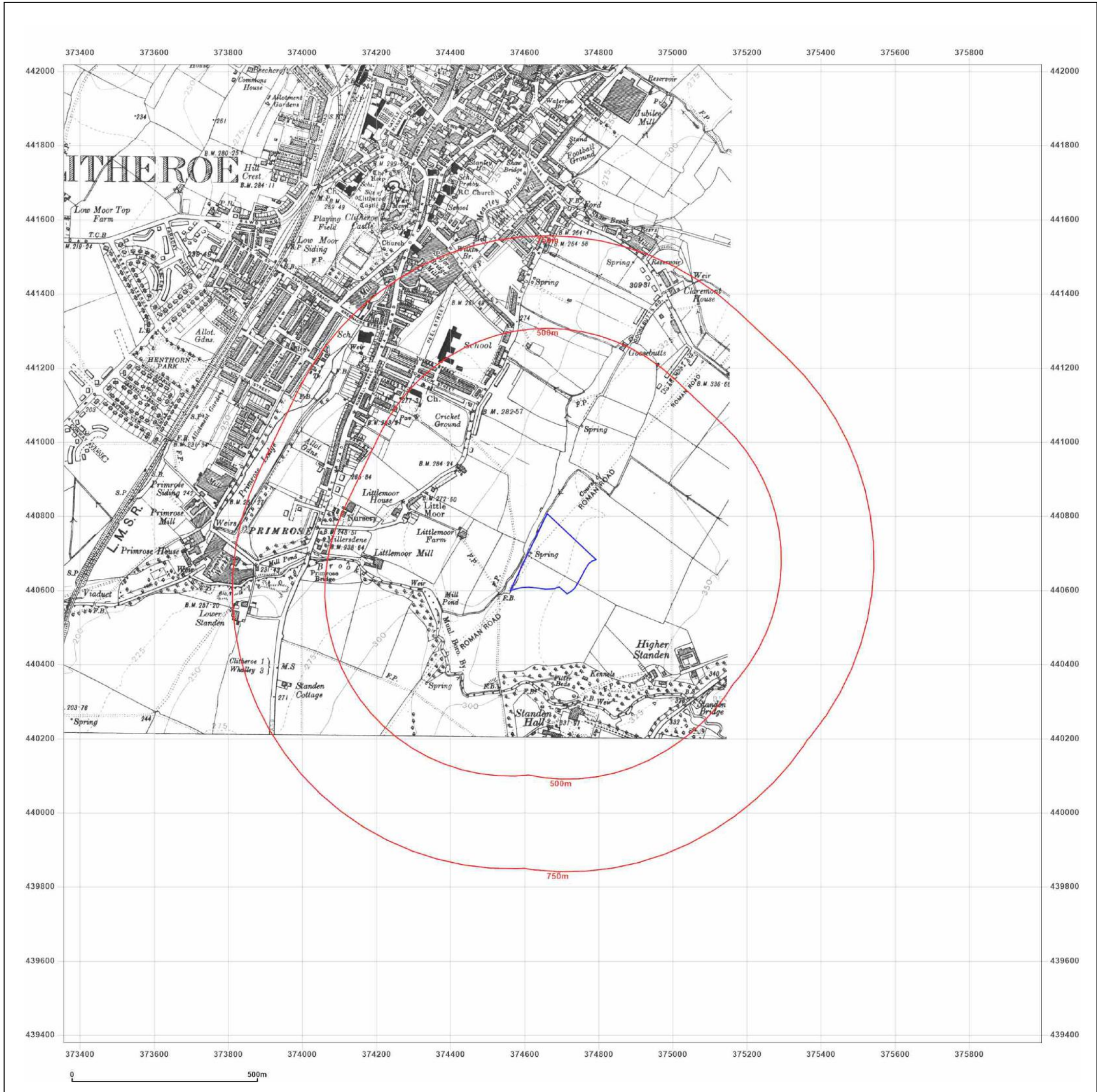


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**Map Name:** Provisional

**Map date:** 1950-1955

**Scale:** 1:10,560

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



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

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

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

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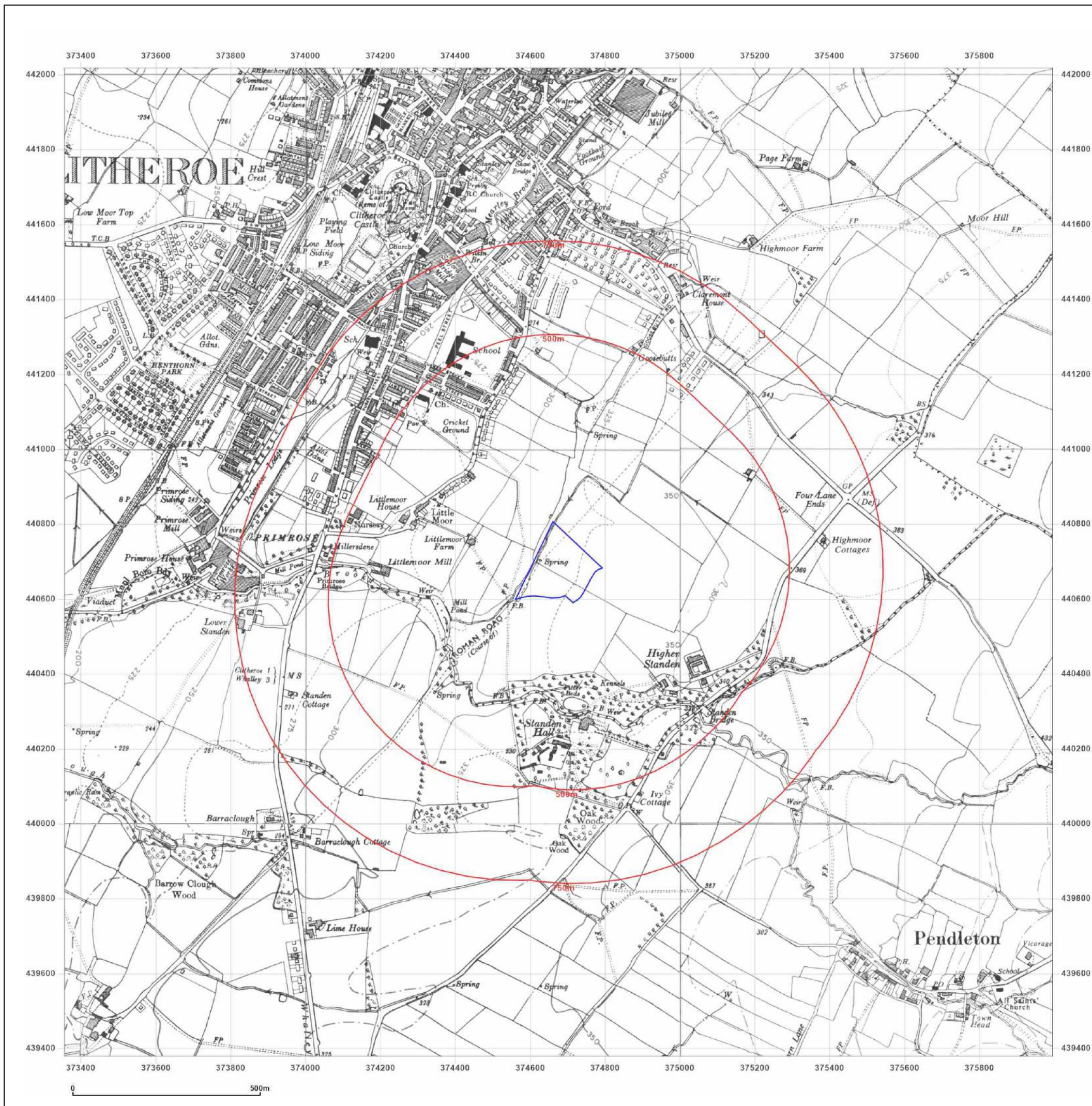


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**Site Details:**

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CLITHEROE

**Client Ref:** 009340  
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**Grid Ref:** 374675, 440698

**Map Name:** National Grid

**Map date:** 1971-1974

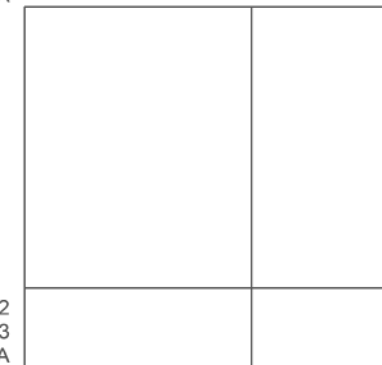
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Surveyed 1971  
Revised 1971  
Edition N/A  
Copyright N/A  
Levelled N/A

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



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

Surveyed 1973  
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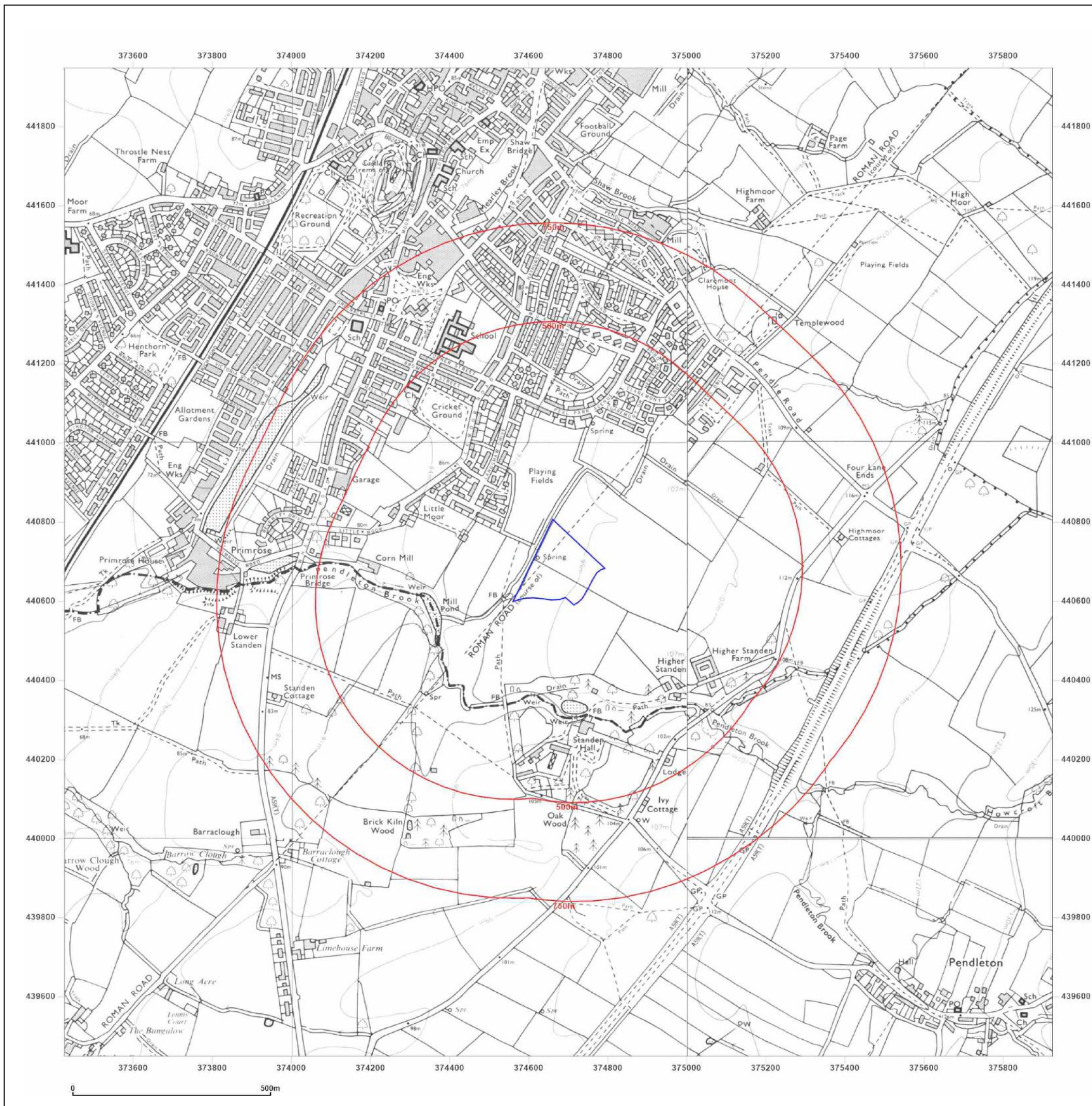


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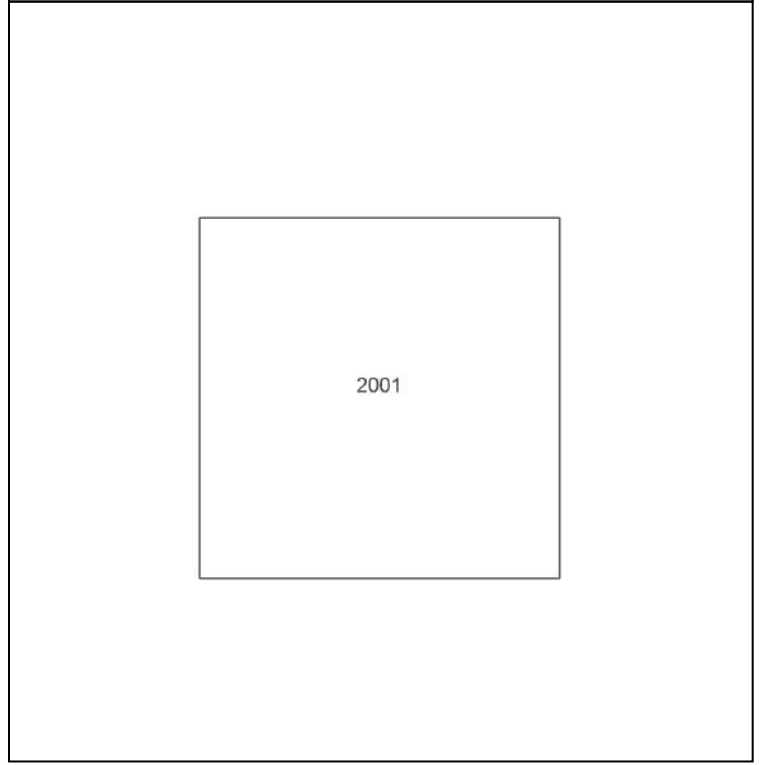
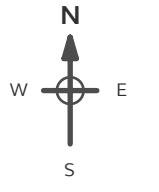
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**Site Details:**  
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**Client Ref:** 009340  
**Report Ref:** GS-TBQ-7EB-RLW-VB1  
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**Map Name:** National Grid  
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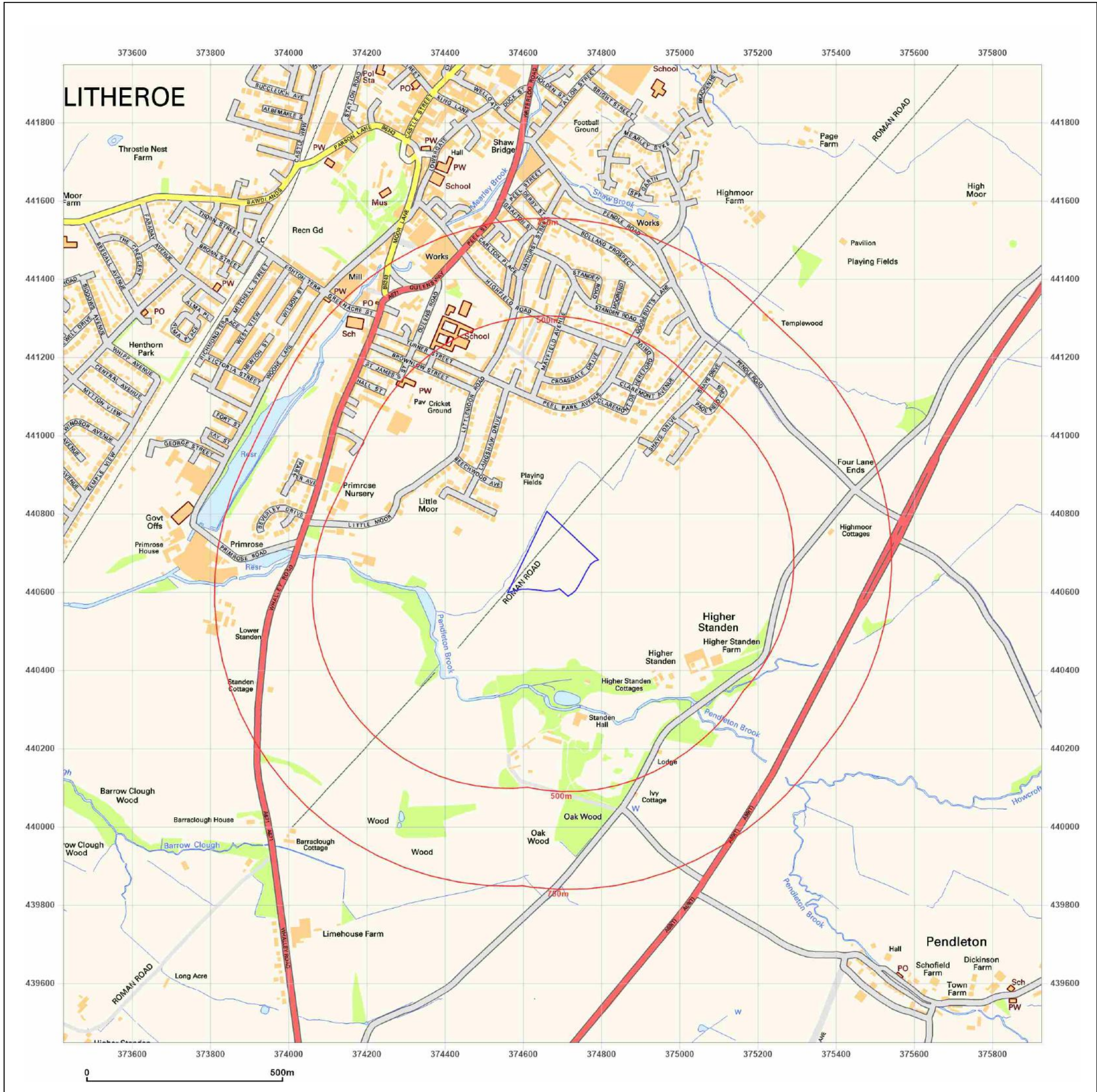
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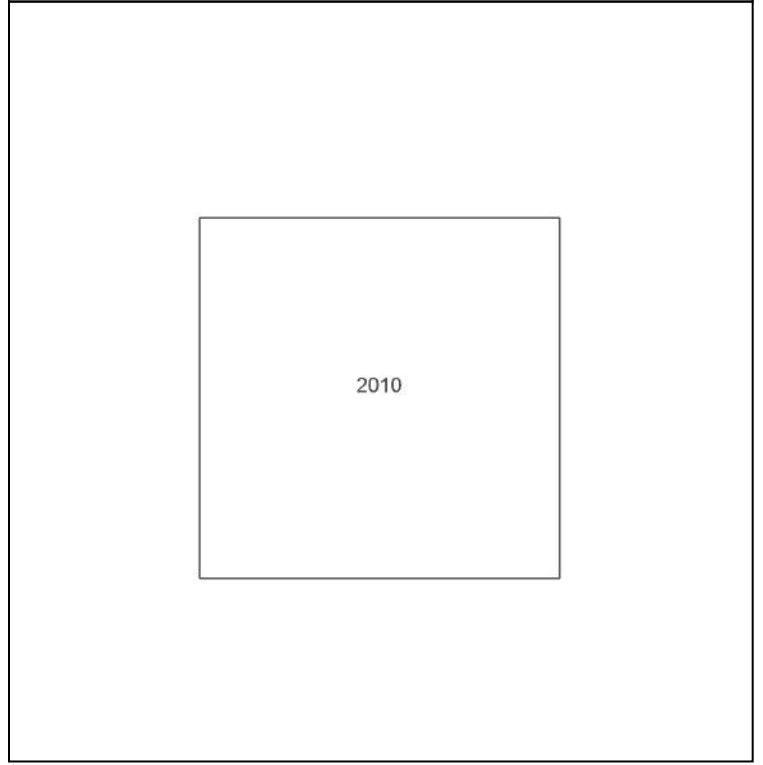
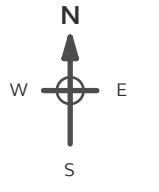
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**Site Details:**  
 HIGHER STANDEN FARM,  
 CLITHEROE

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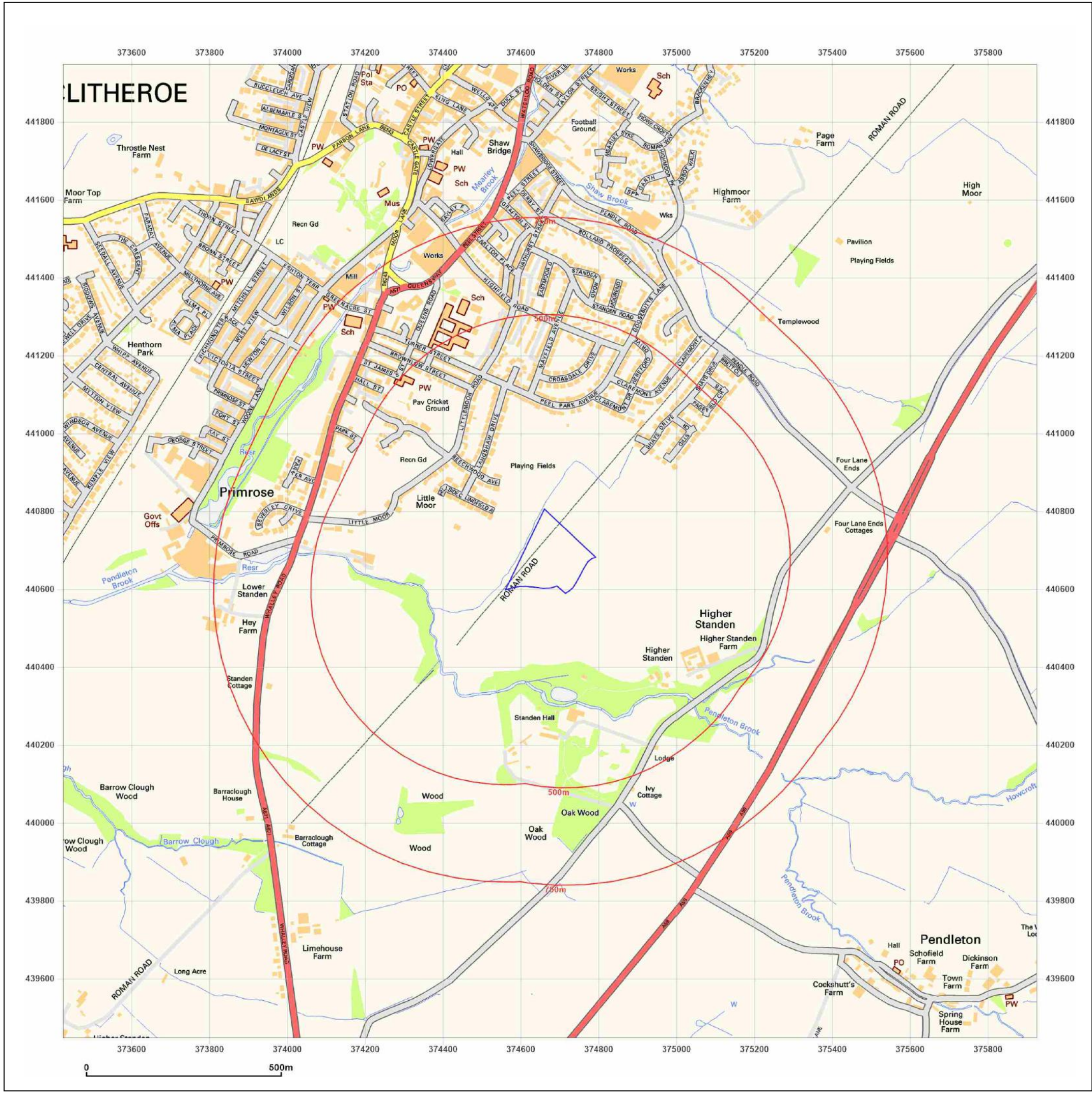


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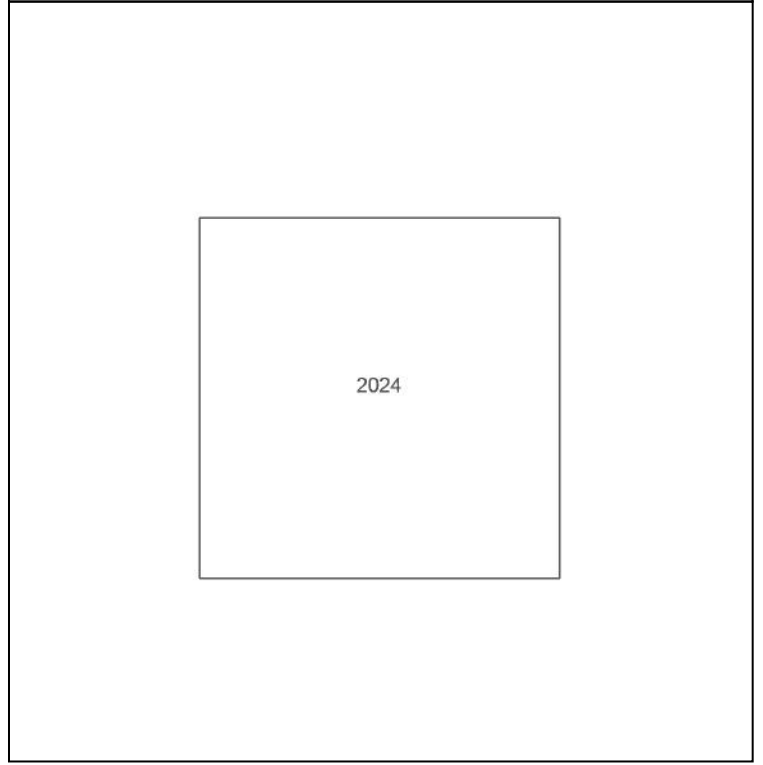
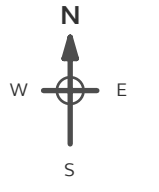
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**Site Details:**  
 HIGHER STANDEN FARM,  
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**Client Ref:** 009340  
**Report Ref:** GS-TBQ-7EB-RLW-VB1  
**Grid Ref:** 374675, 440698

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**Map date:** 2024  
**Scale:** 1:10,000  
**Printed at:** 1:10,000



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