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CONSULTING ENGINEERS

Land North of Whalley Road, Read, Read

Minerals Resource Assessment

Client:	Applethwaite Limited
Author:	PWA Geo-Environmental Ltd
Date:	28/01/2026
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Foreword

This report has been prepared for the sole use and reliance of Applethwaite Limited (the Client) and cannot be relied upon by any other parties without the express written authorisation of PWA Geo-Environmental Ltd. Any unauthorised third party relies on this report at their own risk and the authors owe them no duty of care.

The report presents observations and factual data obtained during our site walkover, along with information reviewed during the desk study and intrusive works and provides an assessment of geo-environmental issues with respect to information provided by the Client regarding the site. There may be other conditions on site not encountered during this investigation and which have not been examined. Furthermore, the ground conditions reported relate only to those encountered in the investigations carried out at this site and cannot guarantee to be similar elsewhere on site. Intrusive investigations observe only a small proportion of the total site area. Therefore, whilst the investigations carried out usually provide a reasonable indication of general ground conditions, these cannot be determined with certainty. There may be other conditions on site not encountered during this investigation and which have not been examined. Consequently, no liability can be accepted for conditions not revealed by the exploratory holes. Any spatial inference of possible ground conditions or geotechnical properties outside of the investigations carried out is for guidance only and no responsibility is accepted as to its accuracy.

The groundwater conditions encountered on site and recorded on exploratory records are those observed at the time of investigation. The normal rate of investigation does not enable the recording of an equilibrium water level. Furthermore, groundwater levels are subject to seasonal variation, changes in weather and changes in local drainage conditions.

The report should be read in its entirety, including all associated drawings and appendices. PWA Geo-Environmental Ltd cannot be held responsible for any misinterpretations arising from the use of extracts that are taken out of context.

The findings and opinions conveyed in this report (including review of any third-party reports) are based on information obtained from the sources listed, which PWA Geo-Environmental Ltd understands are reliable. All reasonable skill, care and diligence has been applied in examining the information obtained. However, PWA Geo-Environmental Ltd accepts no responsibility for inaccuracies in the data supplied or for opinions based on any such inaccurate data.

Where the report refers to the potential presence of invasive weeds such as Japanese Knotweed, or the presence of asbestos containing materials, it should be noted that the observations are for information only and should be verified by a suitably qualified expert.

PWA Geo-Environmental Ltd reserves the right to amend their conclusions and recommendations in the light of further information that may become available.

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1. Introduction

1.1. The Commission and Brief

PWA Geo-Environmental Ltd (PWAG) was commissioned by Applethwaite Limited to prepare a Minerals Resource Assessment(MRA) for a proposed residential development at Land North of Whalley Road, Read, Reed.

The site lies within a Minerals Safeguarding Area and as part of the planning process requires a Minerals Resource Assessment before the application can be registered.

1.2. The Proposed Development

The proposed development comprises the construction of a residential development along with associated access roads, parking areas, landscaping and public open space. The finalised layout for the site is still undecided, but the development is expected to take place in the southeast quadrant of site and Figure 1 has been provided for indication purposes. Regardless of actual layout, this MRA has assessed the mineral resources across the entire site.

Figure 1 *Indicative Sketch Layout.*

2. Site Description and Context

2.1. Site Location

Table 1 Site Location	
Address	Land north of Whalley Road, Read, Burnley, BB12 7RE.
National Grid reference	SD 76180 34464.
Area	Approximately 16.7 hectares
Location	

Figure 2 *– Site location reproduced from Google Maps.*

2.2. Site Reconnaissance

The site is accessed from Whalley Road and is dominated by grass and occasional large trees, with surface streams and gulleys that generally flow to the southwest corner. The site slopes to the south and southwest and the topography is undulating. A water course runs north to south across site. It emerges close to the northern boundary from a pipe, creating a marshy area, before flowing in a mostly open channel across site.

Currently the site is used for grazing livestock and appears to be accessible to the public for recreational walking. In the north of the site is a T-shaped concrete structure which is assumed to be part of a drainage system. The majority of the site is surrounded by wooden post and wire fencing topped with barbed wire, with hedges and a dry-stone wall also lining the southern boundary. Wire fencing also traverses the middle of the site, splitting the site into two fields. In the south, next to the entrance gate, is a livestock holding pen.

In the northeast of the site is an approximately 4.0 m diameter circular depression with a surrounding mound of soil. This is considered to be associated with a recorded historic mine entry in this area. In addition, and although not evident during the walkover, there is also a recorded adit mine entry.

Land to the west of the site is a wooded area. To the east and north of the site are residential areas of Read and to the south is Whalley Road with arable land and some housing beyond. A water course runs north to south across site. It emerges on the north of site from a pipe, creating a marshy area, and flows overland across site.

Figure 3 *Access from Whalley Road.*

Figure 4 *Looking southeast across site.*

Figure 5 *Marshy area where water course comes onto site.*

Figure 6 *Looking southwest over site.*

Figure 7 *Circular depression on site, potential mine entry.*

Figure 8 *Gully running northeast southwest.*

Figure 9 *Water courses running over site*

Figure 10 *Access off Whalley Road (Google street view)*

2.3. Surrounding Area

The site is located on the southwest outskirts of Reed. To the north, east and south are residential properties and to the west is Read Hall and agricultural fields.

2.4. Site History

An evaluation of land use history was undertaken based upon a review of historical Ordnance Survey (OS) maps. A full copy of the historical maps is included in **Appendix A.**

The earliest map of 1844 shows the site as agricultural land called Land North of Whalley Road, Read and apparently associated with Rad Hall. The western portion comprises woodland called Clough Syke with a sandstone quarry and Clough Syke Brook running north to south through it. In 1892 two old coal pits are shown, one in the northeast of the site and one in the southwest. The site remains in agricultural use, undeveloped, to this day. The surrounding land use was mostly agricultural with a small woodland to the northwest. The village of Read appeared by 1892 and slowly grew through the years to the north and mostly east of the site. Residential houses appeared to the south of the site beyond Whalley Road in the 1930s and by the 1970s appeared to have reached their current extent.

2.5. Geological Setting

Online British Geological Survey (BGS) GeoIndex published geological data and the BGS 1:10,000 Geological Map (Sheet SD73SE) have been reviewed that identified the following geology below the site.

The anticipated downward sequence comprises an unknown depth of glacial till over much of the site with a small portion in the north where bedrock is expected to be present at surface. The underlying bedrock mostly comprises strata of the Pennine Lower Coal Measures Formation (PLCM) with strata of the Millstone Grit Group (MG) in the north. There is no artificial ground or mass movement deposits shown on mapping. In addition, there are no BGS borehole records available on site. The closest records are located approximately 500m to the northeast beyond a fault and are therefore not considered relevant.

Moving from south (youngest) to north (oldest) the bedrock varies and is indicated to comprise bands of:

- undifferentiated PLCM comprising mudstone, siltstone and sandstone;
- Pasture Coal (0.4-1.2 m);
- Milnrow (Crutchman) Sandstone (MS)(17-40 m) described as medium grained sandstone, massive;
- undifferentiated PLCM comprising mudstone, siltstone and sandstone;
- Upper Mountain Coal (0.5-0.9 m);
- undifferentiated PLCM comprising mudstone, siltstone and sandstone;
- Lower Mountain Coal (0.9 m)
- Woodhead Hill Rock (WHR)(45 m) described sandstone, yellow, medium grained with rare pebbles;

- Subcrenatum Marine Band; and
- Rough Rock (RR)(45m) described as sandstone and pebbly sandstone, coarse to very coarse grained, trough cross bedded in upper part.

In addition to the three named coal seams shown to subcrop on site, there is also the Cemetery Coal (0.3 m), Cannel Coal (0.3 m) and Inch Coal (0.1 m) shown on the geological vertical succession that could also be present.

The geology is part of a larger anticline structure. The only available dip arrow is immediately north of the site that shows the strata dipping 45° southeast. The Rough Rock (RR) subcrops on and north of the site and Woodhead Hill Rock (WHR) subcrop in the north of site, and dip below the site to the southwest. Both units are recorded as 45 m thick. Given the dip the base of the RR would be expected to be approximately 525 m bgl and the WHR 465 m bgl in the southeast corner of site.

Milnrow Sandstone (MS) subcrops in the southeast corner of site, the geological boundary is approximately 150 m off the southeast corner of site. Given the dip, the base of the MS would be expected to be 150 m deep in the southeast corner of site.

Given the anticline structure, the dip would be expected to shallow to the south and at depth, however no records of the dip is available and these figure should be taken as a worst case.

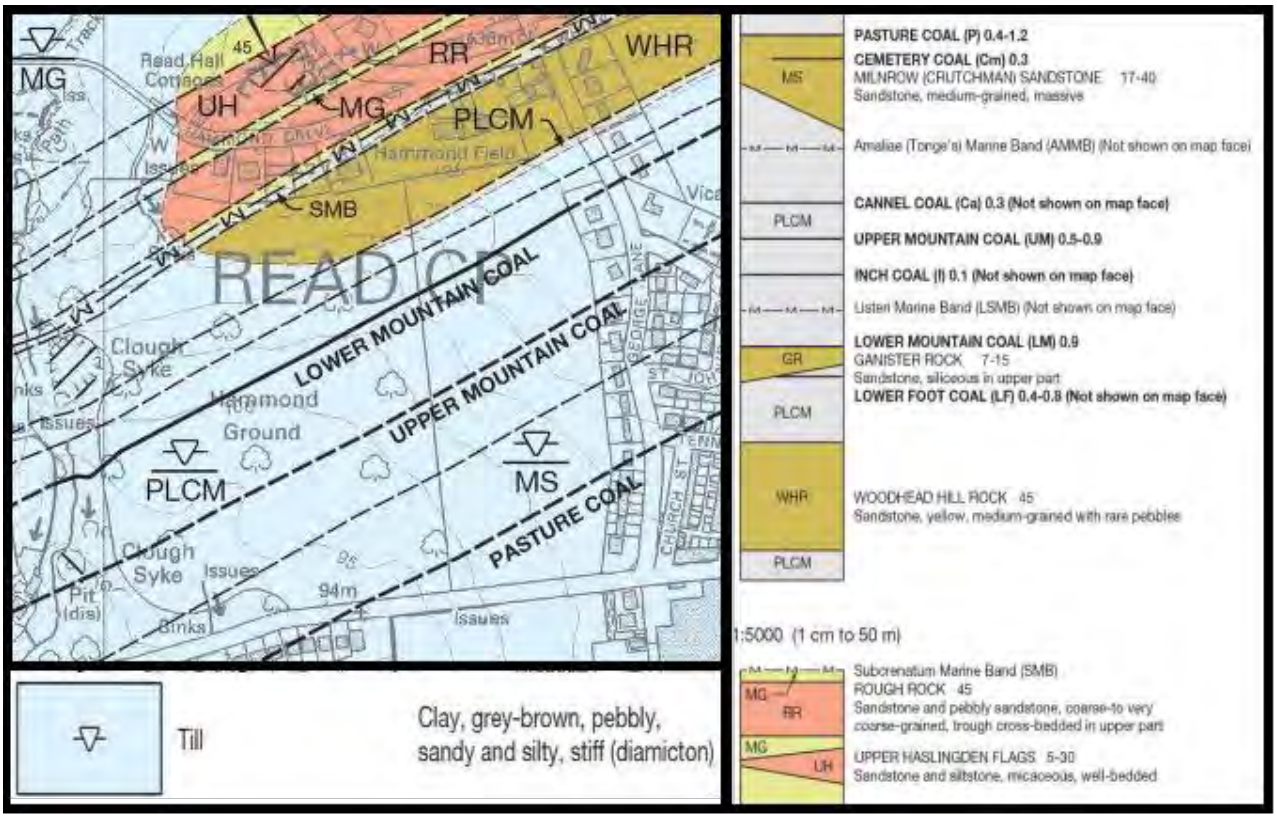


Figure 11 *Reproduced from BGS 1:10,000 Geological map SD73SE (Padiham).*

2.6. Hydrogeology

Underlying geology is identified as a Secondary A aquifer. These are 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.

2.7. Hydrology

In the west of the site is a small stream called Clough Syke. In addition to this, there is an unnamed water course that flows over site. It exits a pipe near the north of site before flowing overland to the south.

2.8. Planning Search

Ribble Valley Borough Council planning portal identified 55 applications relating to the postcode of site. Most did not affect the site and related to constructing and extending buildings or landscaping. However, one application did relate to the site. This was a planning application from 2016 submitted by Dickman Associates on behalf of Trustees of Land North of Whalley Road, Read for 50 residential dwellings proposed in the southeastern corner of the site.

2.9. Previous Reports

A Phase 1 Geo-Environmental and Coal Mining Risk Assessment was undertaken by PWAG in February 2024 (Ref: 24028-PWAG-00-XX-RP-G-7000-P01). A geological review in this report identified a potential for unrecorded probable shallow coal mine workings likely associated with the Pasture Coal, Cannel Coal, Upper Mountain Coal and Lower Mountain Coal. In addition, the Mining Remediation Authority identified five mine shafts and one adit within the site boundary.

3. Mineral Resource Assessment

3.1. Local Planning Framework

Lancashire County Council has developed a strategy for managing waste and natural resources that links to a number of key objectives. The site is located within an area identified on the Lancashire County Council MARIO Map View as a Mineral Safeguarding Area (MSA) as shown in Figure 13. The purpose of MSAs are to protect known locations of specific minerals resources from sterilisation by non-mineral development. However, designation of an area for safeguarding does not mean that its mineral resources will be worked.

Figure 13 *Blue identifies extent of MSA (extract from Lancashire County Council's Mario Maps)*

Government policy encourages mineral extraction before development where it is economically and environmentally acceptable. However, consideration of the nature of the mineral resource, the commercial and operational feasibility of extraction, sustainability and environmental or other factors may weigh against extraction.

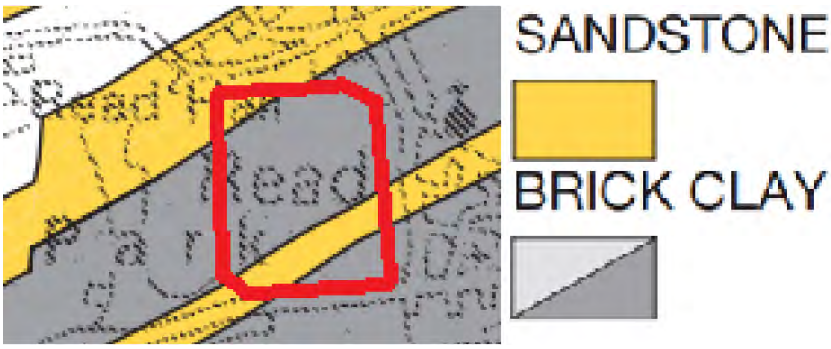


Figure 14 *Extract of Lancashire Mineral Resource Information in Support of National, Regional and Local Planning, Mineral Resources Map 1:100,000.*

The Mario Maps show three different MSA zones on site. Two of which are associated with sandstone (Rough Rock and Woodhead Hill Rock in the north and Milnrow Sandstone in the south. The other zone is associated with brick clay, fire clay and shallow coal within the Pennine Lower Coal Measures (PLCM). This zone covers the majority of the site.

Guidance on the local requirements for MSA in Lancashire is set out in the Guidance Note on Policy M2 – Safeguarding Minerals (Mineral Safeguarding Assessment): "Within the Plan area, Mineral Safeguarding Areas have been delineated on the Policies Map around all deposits of:

- Limestone;
- Sand and Gravel;
- Gritstone (Sandstone);
- Shallow Coal;
- Brickshales; and
- Salt

Within these mineral safeguarding areas identified, planning permission will not be supported for any form of development that is incompatible by reason of scale, proximity and permanence with working the minerals, unless the applicant can demonstrate to the satisfaction of the Minerals Planning Authority that:

- The mineral concerned is no longer of any value or has been fully extracted.
- The full extent of the mineral can be extracted satisfactorily prior to the incompatible development taking place.
- The incompatible development is of a temporary nature and can be completed and the site returned to its original condition prior to the minerals being worked.
- There is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
- That prior extraction of minerals is not feasible due to the depth of the deposit.
- Extraction would lead to land stability problems

3.2. Nature of Mineral Resource

Geological mapping indicates that the site is crossed by three bands of sandstone and five coal seams with intervening undifferentiated Coal Measures strata. The sandstones include the:

- Rough Rock (RR) sandstone consisting of a sandstone and pebbly sandstone, coarse to very coarse grained, trough bedded in the upper part;
- Woodhead Hill Rock (WHR) consists of a yellow medium grained sandstone with rare pebbles; and
- Milnrow (Crutchman) Sandstone (MS) consists of a massive medium grained sandstone.

Sandstone is an important mineral extracted in Lancashire for aggregates and is used in construction.

The five coal seams conjectured to subcrop beneath the glacial till vary in thickness from 0.1 – potentially 1.2 m thick. There is also likely to be fire clay (seat earth) associated with the coal seams. Coal is no longer mined at a large scale within the UK, with the last large UK coal mine closing in the 2010s.

3.3. Constraints on Practicality of Mineral Extraction

The Lancashire County Council MARIO Map was reviewed to identify potential planning constraints however non where identified.

Extraction of the identified minerals: brick clay, sandstone and coal can result in significant adverse effects on the local environment. Any proposal for quarrying or mining activities at this site must ensure that the permitted operations do not have an unacceptable adverse effect on the surrounding natural and historic environment nor on human health. The following table reviews possible constraints and evaluates options for mitigation. We expect that other constraints will exist that have not been considered in this table but would be identified as part of a scoping assessment. It should also be noted that many of these elements would require detailed evaluation to understand the full scope of impact and associated mitigation measures. However, for the purpose of informing this mineral resource assessment the detail is considered sufficient.

Table 3 Constraints Evaluation

Consideration	Comment
Proven mineral resource (Sandstone)	Geological mapping identifies the RR, WHR and MS at the site and that the site is located in a designated minerals safeguarding area. No previous quarrying has been identified on site, however there is a historic sandstone quarry immediately west of the site within the WHR. While the thickness of superficial cover has not been identified, it is indicated that no superficial deposits are present in the north of the site. It has been estimated that the RR and WHR are 45 m thick and dip at 45° south east. While at surface in the north, the dip would lead up to 480 m and 420 m of rock cover above the mineral resource in the southeast corner of site. The MS subcrops to the southeast of site and recorded as between 17 – 40 m thick. Given the dip, at the southeast corner of site there is estimated to be 110- 133 m of rock cover above. In order to extract minerals, it is necessary to do it in a safe way that does not give rise to land stability issues. Accordingly, batters, benches and buffers would be required, depending on the depth of the reserves. Applying such batters would inevitably reduce the extent of workable deposits. Whilst sandstone is proven to be present the value of this resource would require careful consideration. The quality of sandstone varies widely, and this could preclude potential future uses. The potential for the sandstone to hold value as building/ construction stone would require a careful geotechnical analysis.
Proven mineral resource (Shallow coal and fire clay)	Geological mapping identifies that five named coal seams could underly the site. Evidence of historical coal workings can be seen from Ordnance Survey maps, surface observations and the Mining Remediation Authority website that identifies sections of the site as containing probable shallow coal mine workings. There is a high likelihood that any coal resource at an economically viable thickness has been already extracted. Three named coal seams are shown on the geological map and vary in thickness across the site between 0.1 – 1.2m thick. Seams considered to be of workable thickness include the: • Pasture Coal 0.4 – 1.2 m; • Upper Mountain Coal 0.5 – 0.9 m; and • Lower Mountain Coal 0.9 m. In addition to the three named coal seams shown to subcrop on site, there is also the Cemetery Coal (0.3 m), Cannel Coal (0.3 m) and Inch Coal (0.1 m) shown on the geological vertical succession that could also be present. All these seams dip around 45° to the southeast. Given this angle of dip, in the southeast corner of site the principal coal seams are estimated to be 120 m, 220 m and 320 m deep, respectively. In order to extract minerals, it is necessary to do it in a safe way that does not give rise to land stability issues. If worked by open cast techniques, batters, benches and buffers would be required, depending on the depth of the reserves. Applying such batters would inevitably reduce the extent of workable deposits. Coal is no longer regularly extracted within the UK, with the decline taking place during the mid to late 1900s and the last major coal mine closing in the 2010s. Coal is not a resource that is readily extracted. Fireclay is expected to be associated with the coal and could be extracted at the same time. However, this would be subject to further detailed assessment to understand whether the mineralogical and physical properties are suitable for refractory and industrial applications.
Green belt	Although the site is not within the green belt it is within close proximity, with green belt present south of Whalley Road. However, the National Planning Policy Framework (NPPF) states that minerals extraction is not considered inappropriate in green belt. This is not considered to represent a constraint.
Water quality	The site is located on a Secondary A aquifer and groundwater would be vulnerable to site activities. An unnamed watercourse runs over site and Clough Syke is present by the western boundary. The surface water features would be vulnerable to site activities. Dewatering of the quarry is likely to have a detrimental impact on the flow of the watercourses and measures would likely be required to maintain flow. Although this may not represent a constraint, a full hydrological impact assessment would be required.

Table 3 Constraints Evaluation

Groundwater	The depth to groundwater was not known and the implications on possible quarrying operations, such as dewatering and associated water management, was not known. The presence of shallow groundwater could represent a significant constraint. Marshy ground was noted on the site walk over however this could potentially be perched at surface. A detailed hydrogeological risk assessment would be required to evaluate the feasibility of extracting any mineral at this location.
Compatibility with neighbouring land use	The site is located immediately adjacent to residential properties of Reed. As such, quarrying activities are considered incompatible and likely to be highly intrusive and disruptive for residents. Landscape impacts associated with quarrying would be significant to shield neighbouring houses. Residential properties are located in close proximity to the northern, eastern and southern boundaries of the site and screening would be required to mitigate any negative impact. Any screening would consume land and reduce the quantity of the resource that could be extracted. Quarrying activities would also have a significant adverse impact on the wider small rural community in this area as a result of increase vehicle movements that would be required to support activities within the quarry. In order to break up the rock it is usual to use explosives and clearly this activity is incompatible with nearby residential housing. Not only would there be noise from blasting but vibrations from such activity would not be controllable. In addition, dust impacts would be difficult to manage.
Highways	Access to the site would likely be from Whalley Road (A671). Whalley Road is an A road capable of accommodating quarry vehicles. However, consideration would be needed to the effects on traffic within Reed. Upgrades to the highway would be required to accommodate safe access and egress for vehicles.
Visual impact	We expect visual impact could be managed by appropriate construction of protective bunds. Operations could be carried out in low parts of the site that are out of the field of view to nearby residents or pedestrians using Whalley Road. However, the residential properties located north and east of site would likely experience significant visual impacts as they currently overlook the land.
Noise and vibration	Increased movement of lorries to and from the site would have a significant adverse effect upon residential dwellings within Reed. This impact is considered most acute to the houses adjacent site and along Whalley Road and the site boundary. Quarrying activities such as blasting, vehicle movements, crushing and screening are inherently noisy. These noises are likely to be noticeable and have an adverse impact on neighbours. Whilst measures can no doubt be implemented to mitigate such affects we expect an operational quarry would have a negative impact.
Air quality	Quarrying activities would have a detrimental effect on air quality associated with diesel emissions from plant unless alternative sources of power are available and implemented. Nuisance dust is inevitably associated with activities associated with the excavation and processing of sandstone. Controls would need to be implemented to prevent fugitive dust emissions. Additional vehicle movements associated with transport of product away from the quarry would have a detrimental effect.
Public rights of way	There does not appear to be any public rights of way crossing the site however it appears the site is regularly used by the public.
Economic and employment impacts	Quarrying activities could provide useful jobs to the local area and support other jobs in associated activities (such as the construction industry) in the surrounding area. This is considered a benefit. However, the economic argument would require detailed consideration. The value of the mineral may not balance with the actual cost of production. Establishment of mining or quarrying operations require considerable investment in the site including plant for the extraction and processing of minerals. Given the scale of these financial investments it is essential that there is sufficient security in the life of the operations to ensure a profitable return and the landbank at this site is considered too small to line up with this requirement. Mineral prices are often quite volatile that could effect the financial viability. In addition, hidden costs such as environmental remediation, social displacement, and regulatory compliance could outweigh profits.
Existing services	Not clear if existing services (water supply, foul sewer, power) would be capable of coping with the additional requirements of quarrying activity at this site.
Prior extraction (Sandstone)	It is likely impossible to extract the full amount of sandstone present below site as this would lead up to an approximate 525 m excavation along the southeast corner of site, which is aligned with residential properties and Whalley Road. Furthermore between the WHR and MS there is a significant amount of undifferentiated PLCM which would likely be produced as waste. Any excavations would need to be backfilled in order to maintain existing site level so that access can be joined to Whalley Road. This would lead to any voids generated in extraction needing to be backfilled. The material required to back fill would need to be inert/clean in order to not have an adverse effect on surrounding receptors such as ground gas generated by landfill material permeating into residential properties or contamination leaching from imported material into the groundwater. However, any such infilling activity would likely require an environmental permit.

Table 3 Constraints Evaluation

Prior Extraction (Coal and fire clay)	It is likely that any resources of economic value have already been extracted by historic shallow coal mining. Furthermore to extract all coal present below the site would see workings sunk to approximately 320 m below ground level. Taking into consideration the steep dip of the seams, this would likely pose logistical difficulties.
Quarry restoration	There would be long term restoration challenges associated with quarrying meaning that the duration of impact on the local community to be significant. Ultimate restoration of the site would need to be planned and agreed. This could involve flooding of the site to a stable level compatible with surrounding groundwater although the depth of this would not be known at this stage. This could result in a dangerous water environment. Alternatively, economic value could be had from infilling the void created by quarrying to create a safe and stable landform and restore agricultural use. However, we anticipate that this approach would be unpopular.
Trees	Numerous trees are dotted over the site and are understood to have tree protection orders. Any quarrying activities would require removal of all these trees.

3.4. Potential Opportunities for Mineral Extraction

It would be difficult to extract the full extent of mineral resources from this site due to physical constraints and the requirement for mitigation measures to protect the boundaries and screen off surrounding land use. The RR and the WHR subcrop at the north of site at a thickness of 45 m. These dip steeply at 45° to the southwest. At the deepest point on site, it is expected that there will be up to 420 m of cover to this sandstone. The MS is more central to site is anticipated to be 17 – 40 m thick. At the deepest point on site this unit would have 110 m of cover. It is not considered practical to excavate this much cover for these resources.

It is assumed that the operational area of the quarry for these resources would target where these units subcrop. It would also be considered impractical to quarry up to the site boundary, as such a 10 m buffer would be recommended. This would reduce the area available for quarrying the RR and the WHR to approximately 2.4 hectares and the MS to 1.8 hectares. Such a small landbank is likely to represent an unviable operation.

It is assumed that the three main coal seams on site have already been worked. While it has not been confirmed whether full extraction of the resource has taken place. It is more than likely that any remaining resources (such as pillars left behind as supports) are not economically viable for further mining to take place. Furthermore, given the steep dip of the strata, they will quickly reach a depth where open cast mining is not suitable.

4. Conclusions and Recommendations

The proposed residential development lies within a MSA that covers the majority of the site and extends off site to the west and south. This MSA is associated with bedrock geology comprising sandstone, brick clay and coal.

Under the Guidance Note on Policy M2 – Safeguarding Minerals (Mineral Safeguarding Areas) states that permission will be refused unless at least one of the following criteria can be met:

A. The mineral concerned is no longer of any value or has been fully extracted.
B. The full extent of the mineral can be extracted satisfactorily prior to the incompatible development taking place.
C. The incompatible development is of a temporary nature and can be completed and the site returned to its original condition prior to the minerals being worked.
D. There is an overarching need for the incompatible development that outweighs the need to avoid the sterilisation of the mineral resource.
E. That prior extraction of minerals is not feasible due to the depth of the deposit.
F. Extraction would lead to land stability problems

We consider that criteria A, B, C, E and F cannot be met.

Criteria A cannot be met because the sandstone and brick clay has economic value and has not been extracted and while evidence of coal workings are present, complete extraction cannot be proven.

Criteria B cannot be met because it would not be possible to extract the full thickness of the minerals in this area given the steep dip of strata and amount of overlying rock across areas of site. Furthermore, Whalley Road

and residential properties bound the northern and eastern extent of site which would further limit the lateral extent of the quarrying excavation.

Criteria C cannot be met as the proposed residential development is not temporary.

Criterial D can be met as there is a national shortage of housing and the need for housing likely outweighs the potential value of the resource. Where the MRA for the sandstone resource extends for large areas across Lancashire, and other opportunities for sandstone quarrying is available in more opportune locations with less impact of residential and environmental factors. For these reasons we believe that the need for housing outweighs the need for quarrying of the minerals on site.

Criteria E cannot be met as we expect the deposit to be present at relatively shallow depth beneath a mantle of glacial till.

Criteria F cannot be met as quarrying and mining activities could be undertaken in a way that would not lead to land stability issues. However, this is likely to be achieved by benching the walls of the quarry in a safe manner that would reduce the amount of the mineral that could be safely extracted.

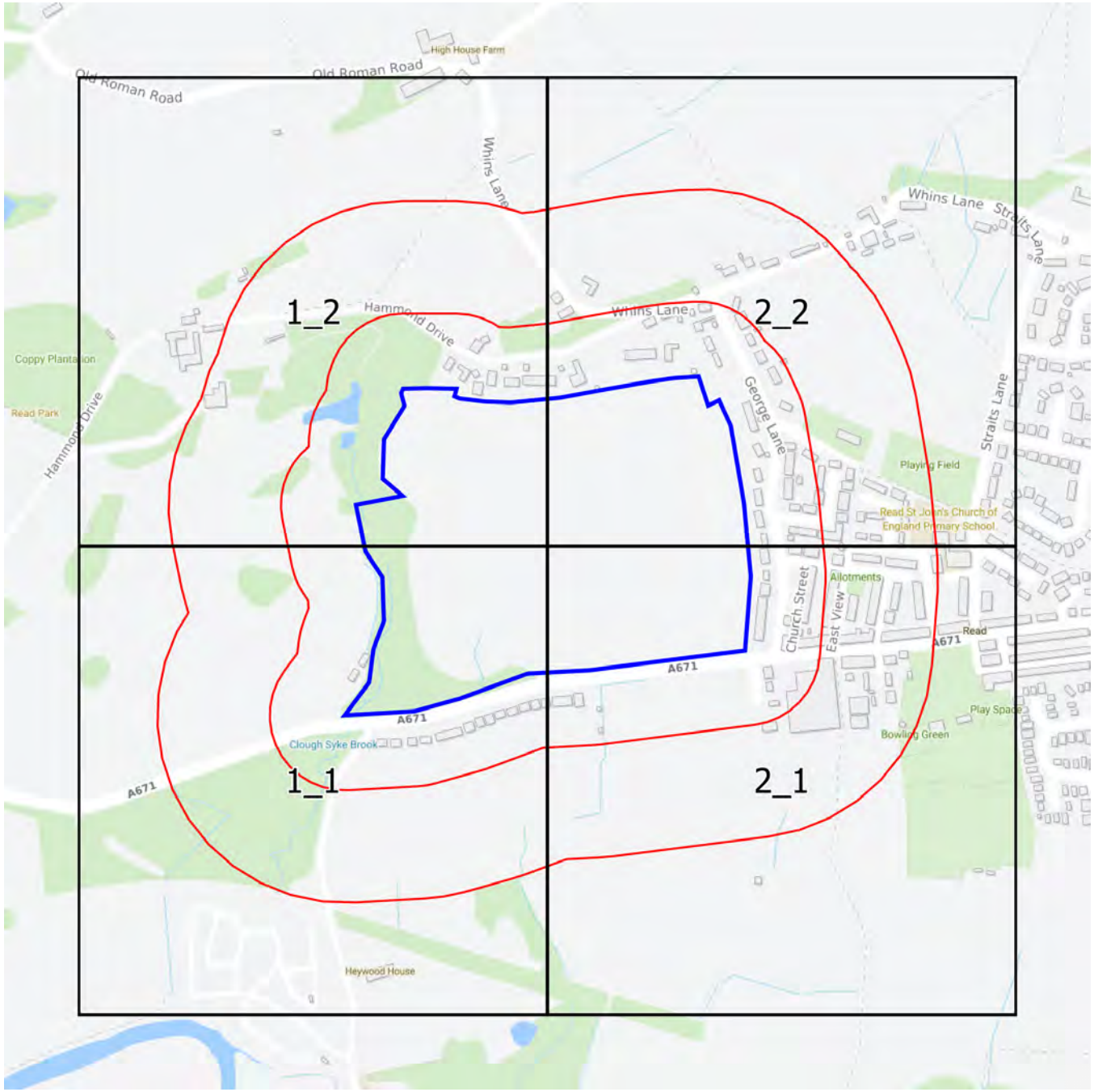
Based on the constraints presented in Section 3.3 to this report, it is our opinion that Criteria D can be met. We do not consider the sandstone or coal resource of sufficient value to outweigh the mitigation measures likely required to enable quarrying/mining. There are many negative impacts associated with extraction activities that are unlikely to be justifiable to local residents, neighbouring properties, local amenities and environmental receptors. Mitigation measures to appropriately address these constraints are expected to be significant and costly. For example, one of the most significant constraints is the impact of noise and dust pollution to the neighbouring residential properties. Therefore, prior extraction of any minerals is not considered economically viable.

While granting the planning application would sterilise this portion of the identified mineral resources in Lancashire, given the geographical configuration of the MSA (as shown in Figure 12) we do not expect that neighbouring areas to the south or west would be sterilised as a result of the proposed residential development. However, it is also important to note that the wider MSA extends for a significant distance and covers a large proportion of Lancashire, where any quarrying activities would have a lower negative effect on local communities.

5. Regulatory Approvals

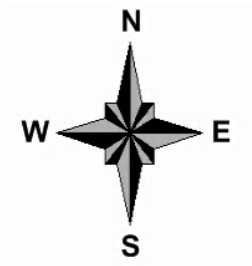
The conclusions and recommendations presented in this report are considered reasonable based on the information that was available. However, these are not guaranteed to gain approval from regulatory authorities or warranty providers. Therefore, we recommend that copies of this report are passed to the appropriate regulator or warranty provider for review and comment before undertaking any additional work.

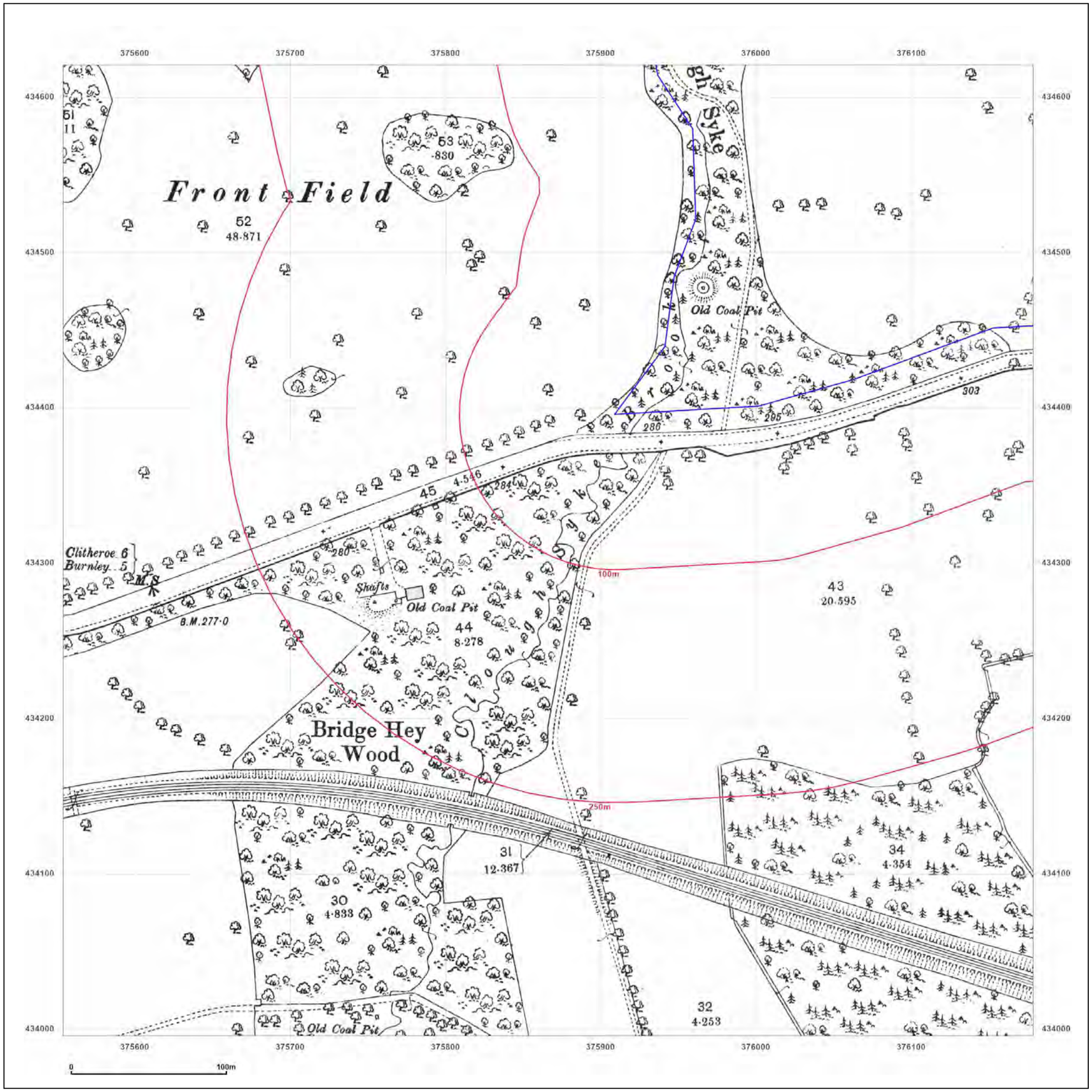
Appendix A – Drawings



Groundsure INSIGHTS

1:2,500 Scale Grid Index





Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: County Series

Map date: **1892**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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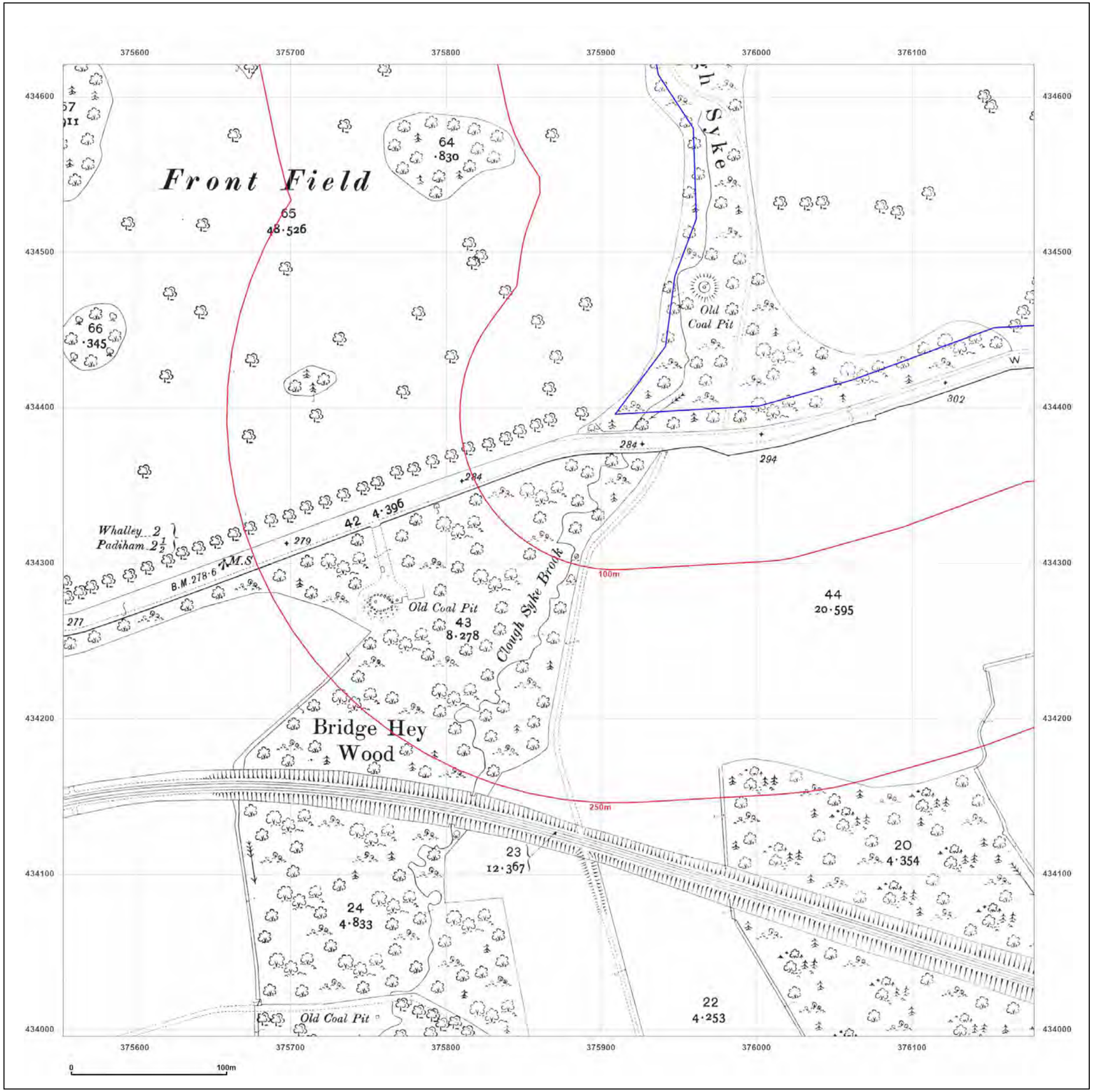

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: County Series

Map date: **1912**

Scale: 1:2,500

Printed at: 1:2,500

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

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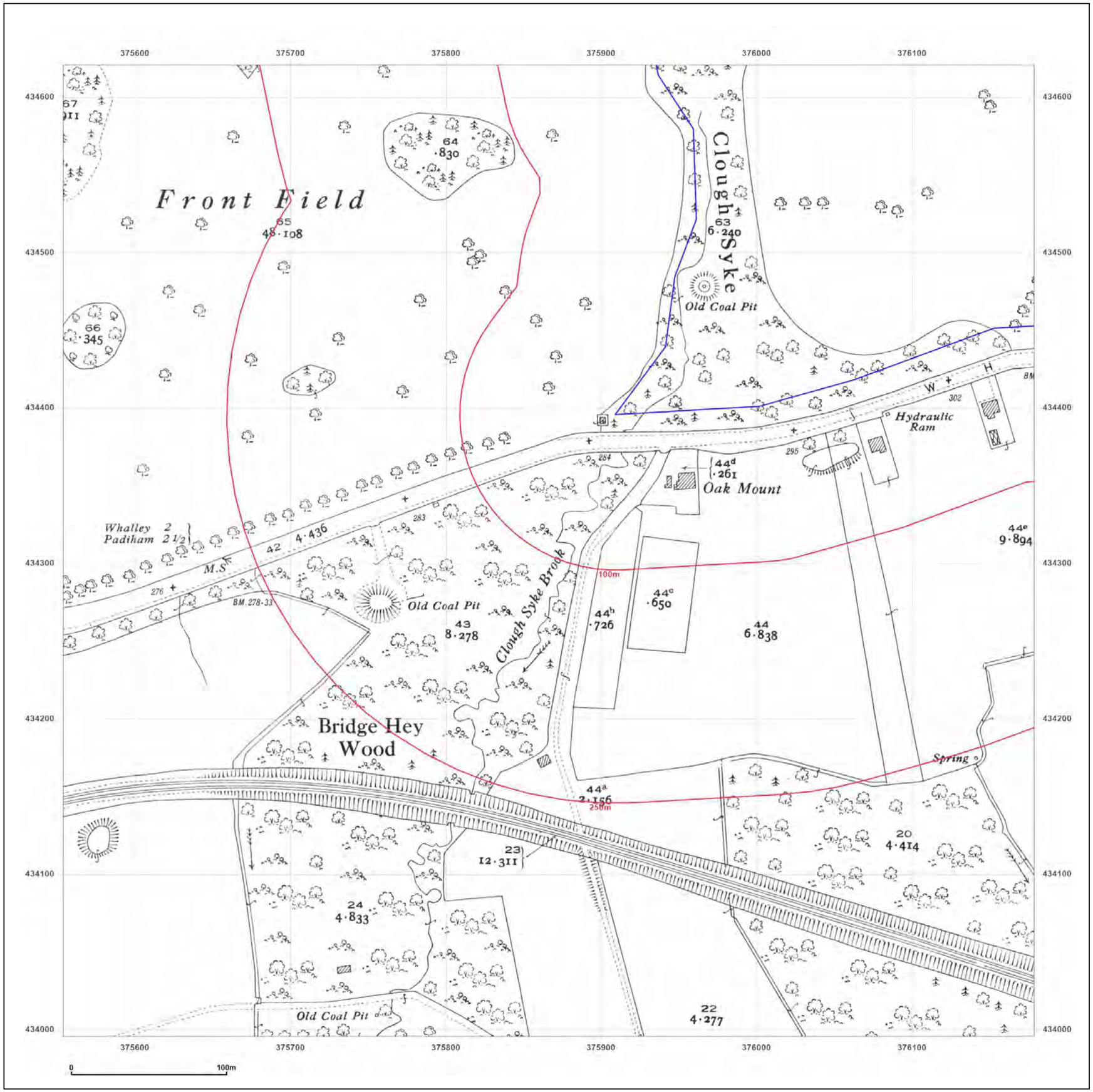

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: County Series

Map date: **1931**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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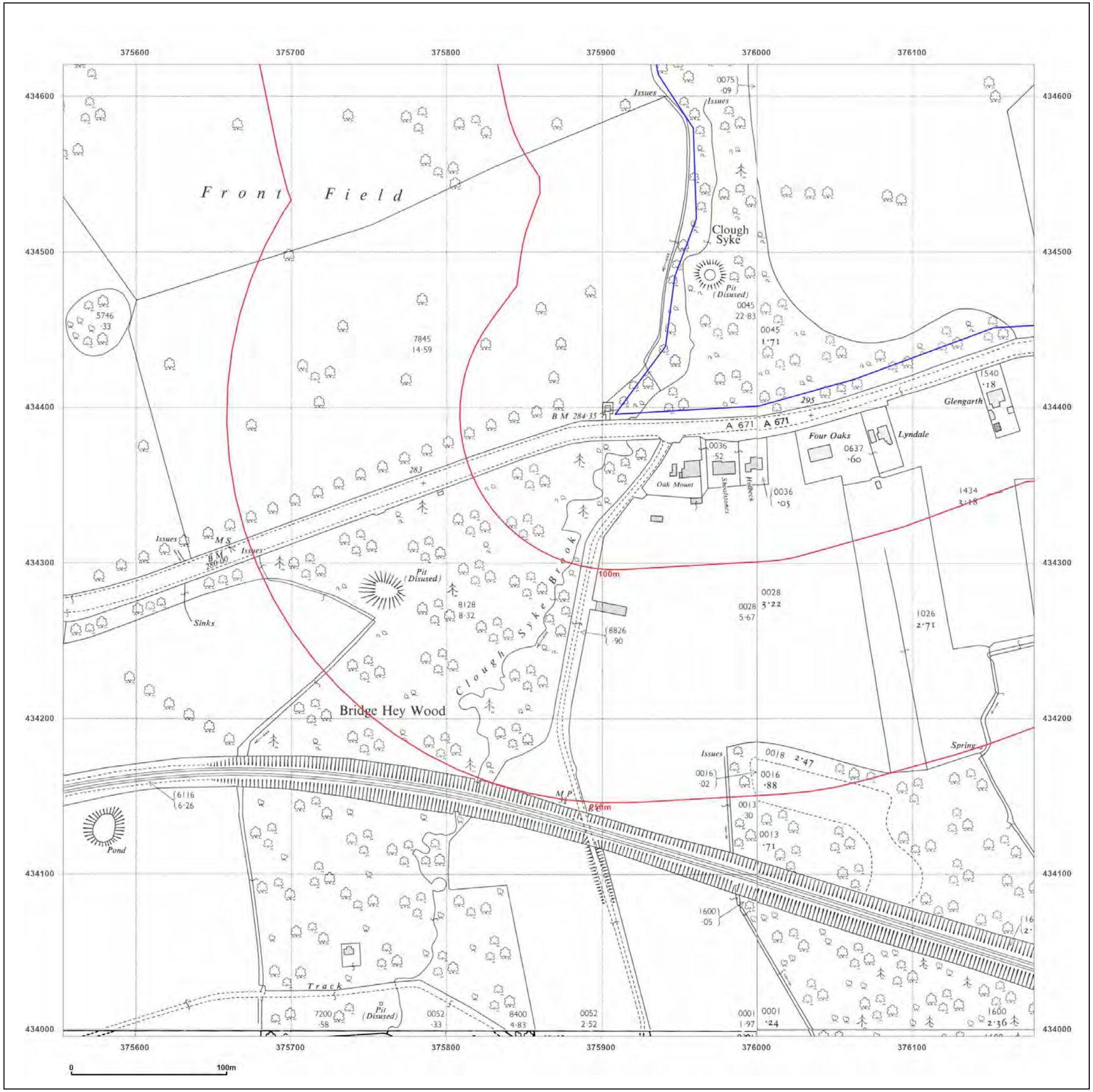

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: National Grid

Map date: **1959-1963**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1961
Revised 1961
Edition N/A
Copyright 1963
Levelled 1956

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1956

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

Surveyed N/A
Revised 1959
Edition 1960
Copyright 1960
Levelled 1956

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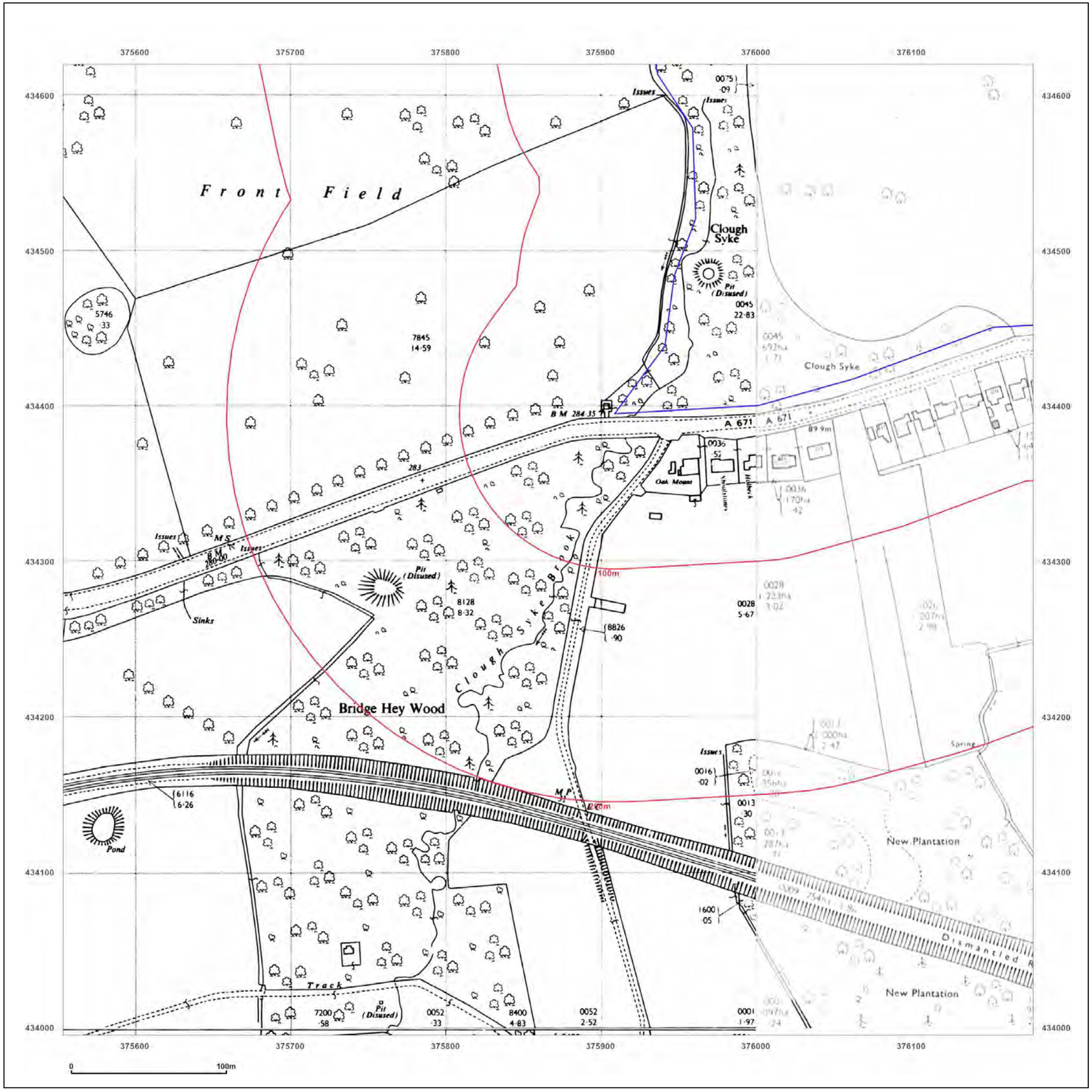

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: National Grid

Map date: **1962-1963**

Scale: 1:2,500

Printed at: 1:2,500

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

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

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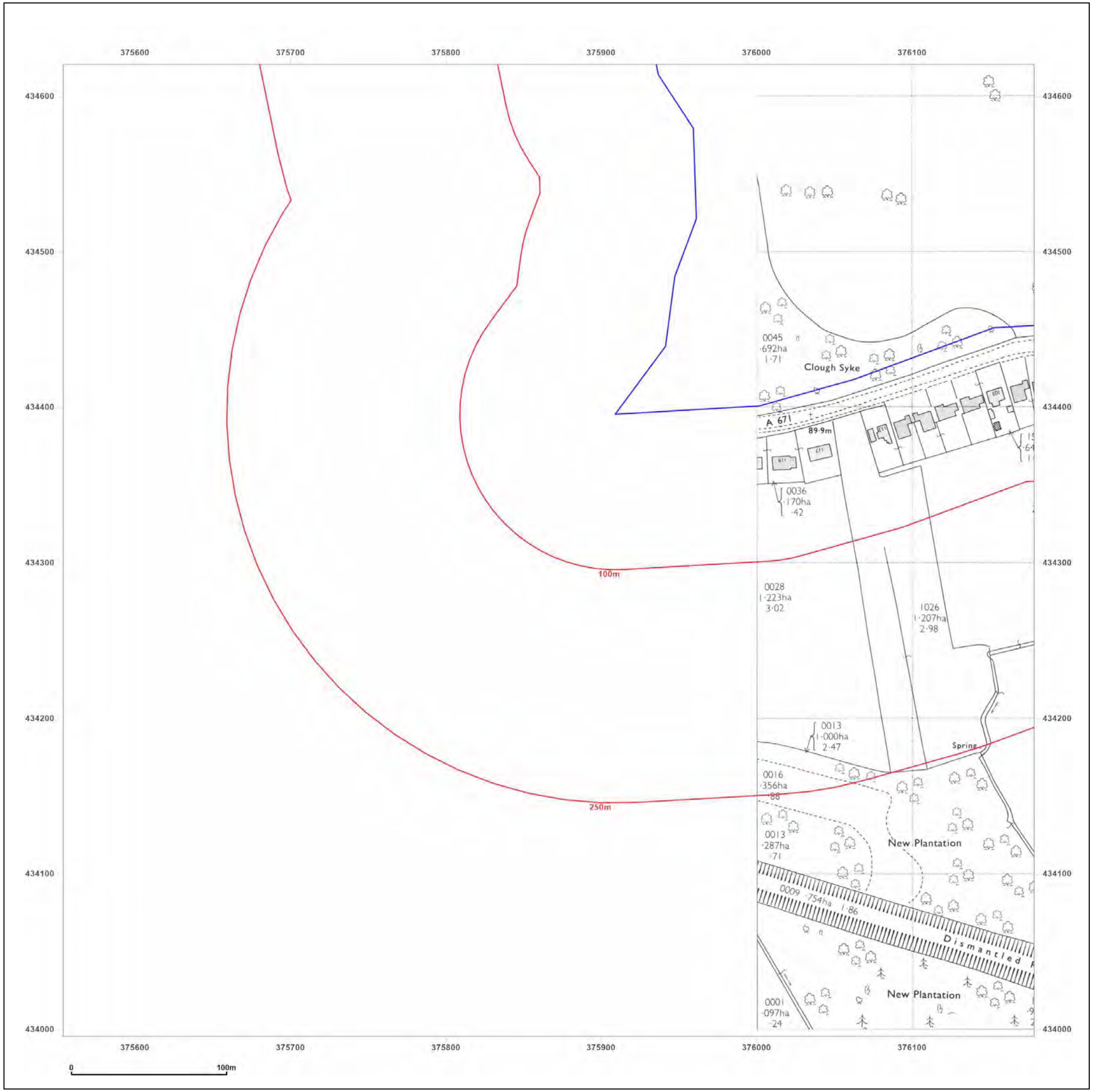

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

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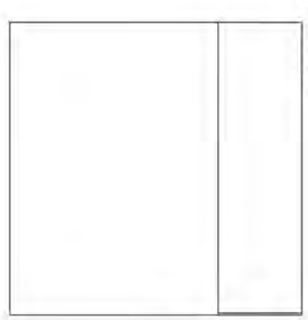

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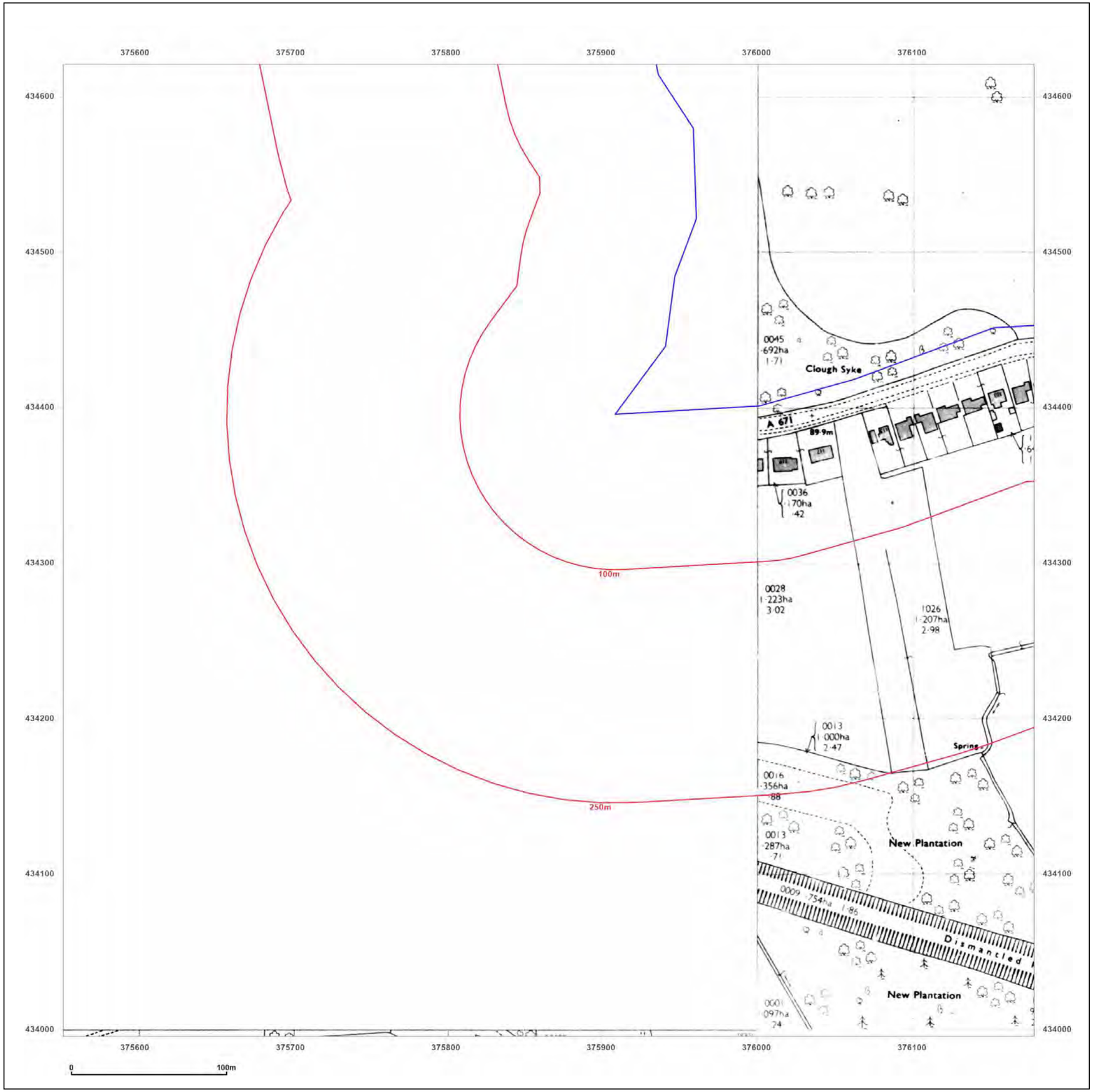

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: National Grid

Map date: **1978**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1978
Revised 1978
Edition N/A
Copyright 1978
Levelled N/A

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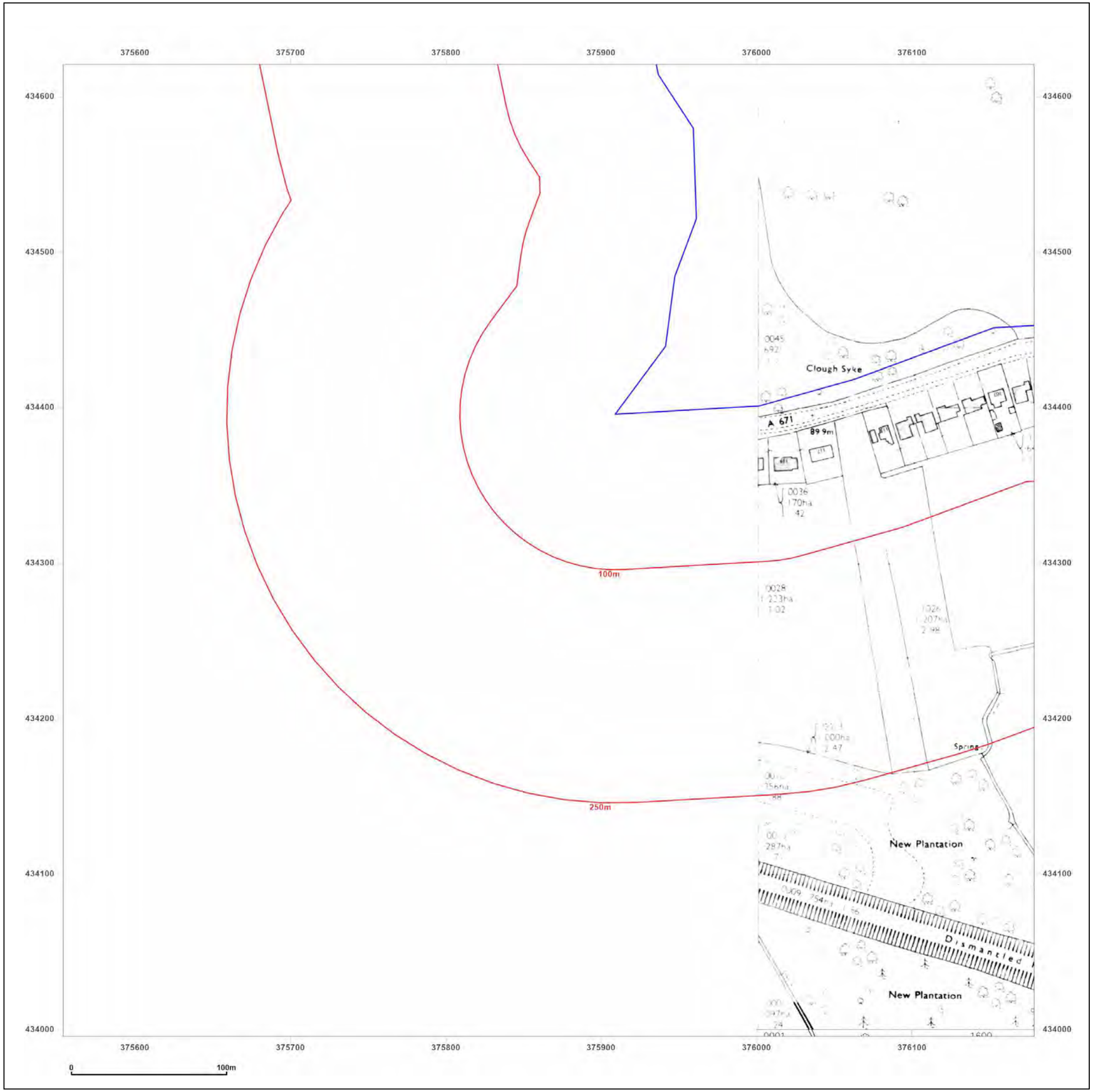

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: National Grid

Map date: **1980-1985**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed N/A
Revised 1983
Edition N/A
Copyright 1985
Levelled 1961

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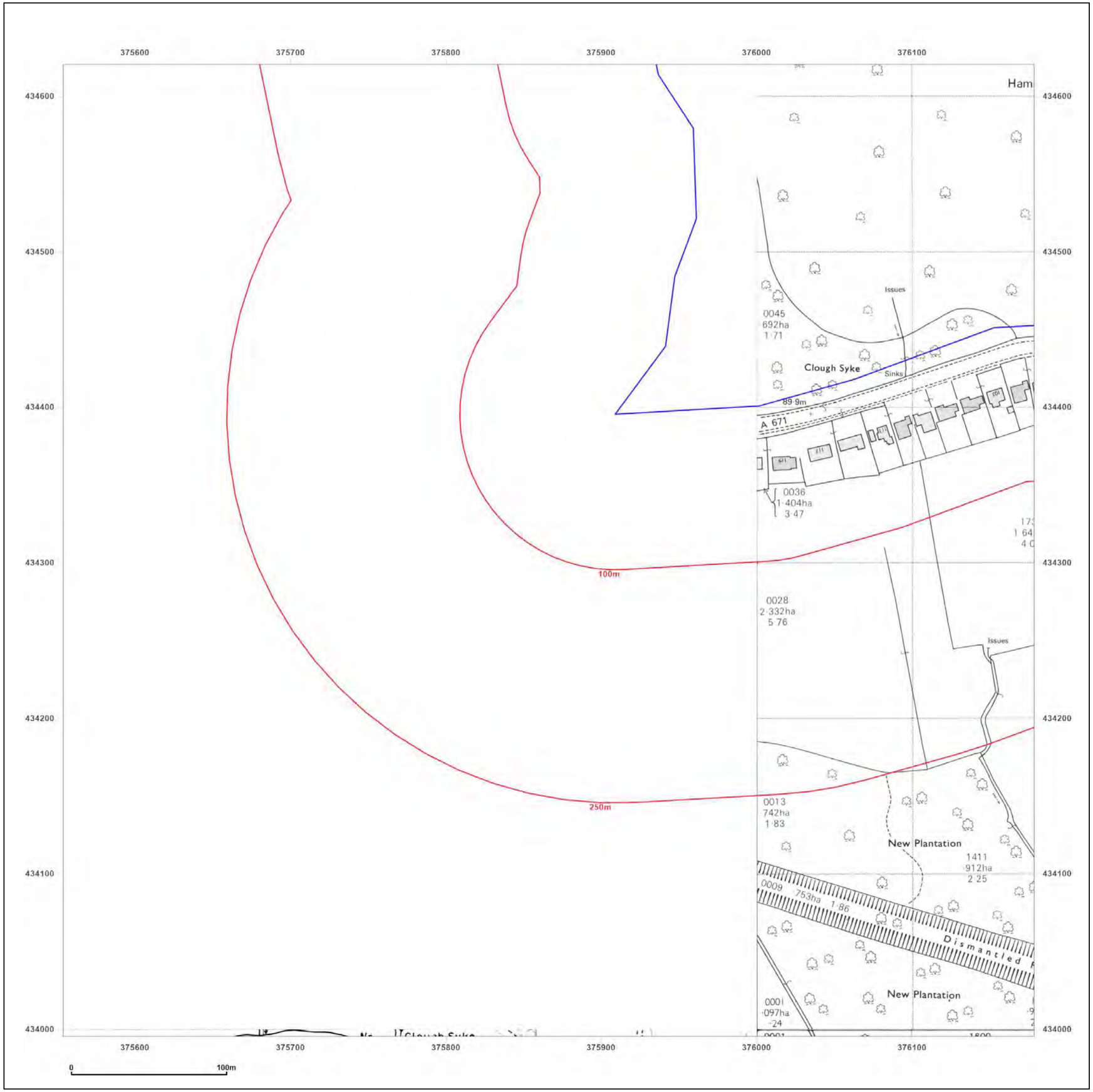

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: National Grid

Map date: **1982-1987**

Scale: 1:2,500

Printed at: 1:2,500

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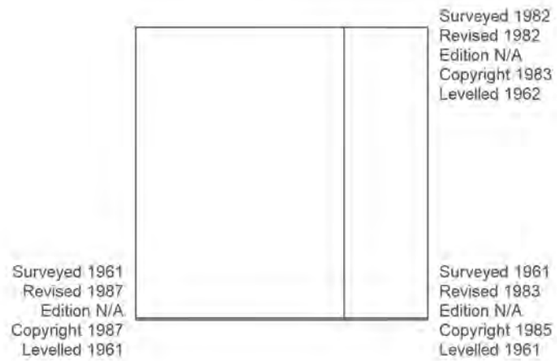

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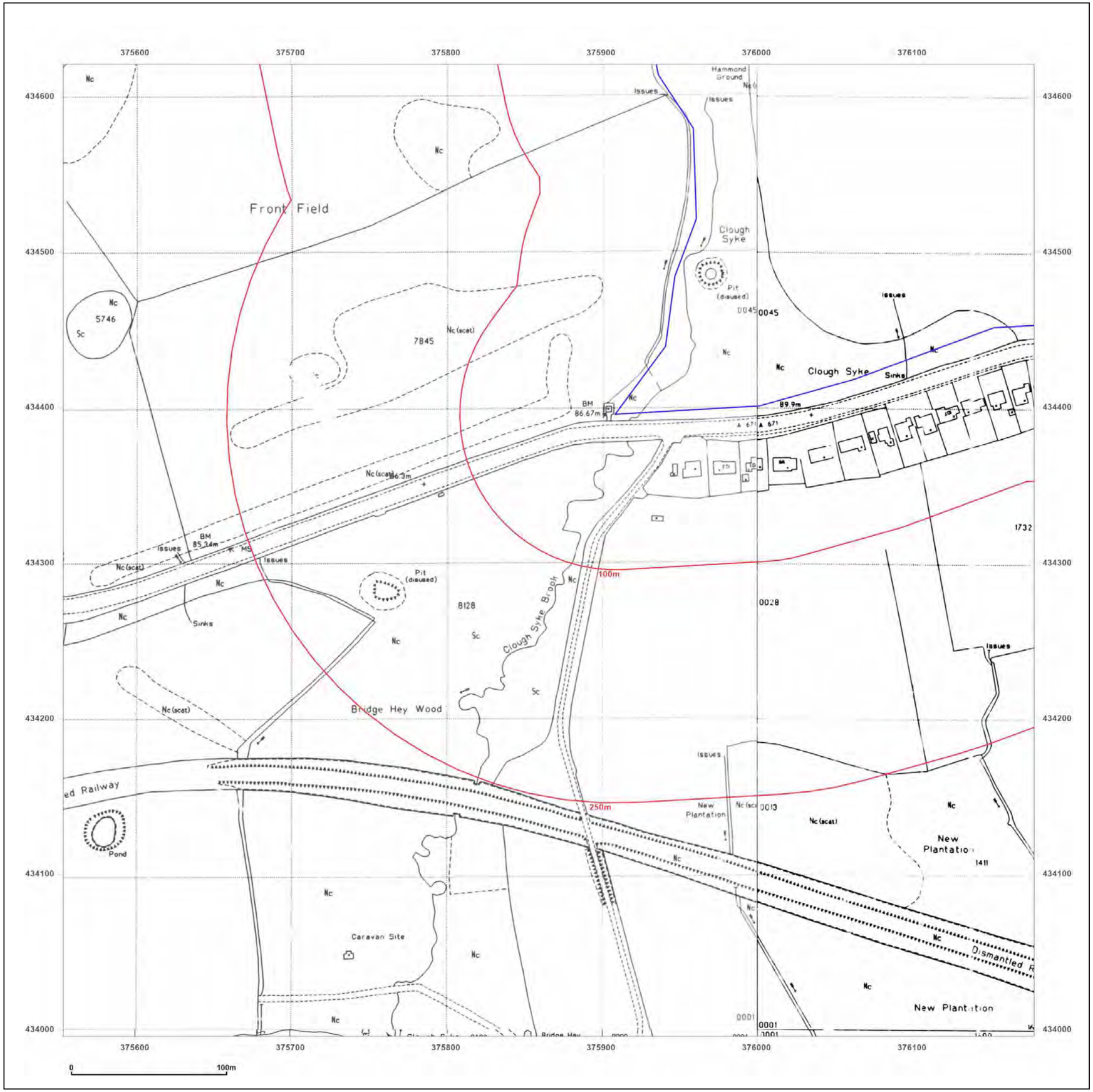

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: National Grid

Map date: **1991-1993**

Scale: 1:2,500

Printed at: 1:2,500

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

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

Surveyed N/A
Revised 1990
Edition N/A
Copyright 1991
Levelled N/A

Surveyed 1993
Revised N/A
Edition N/A
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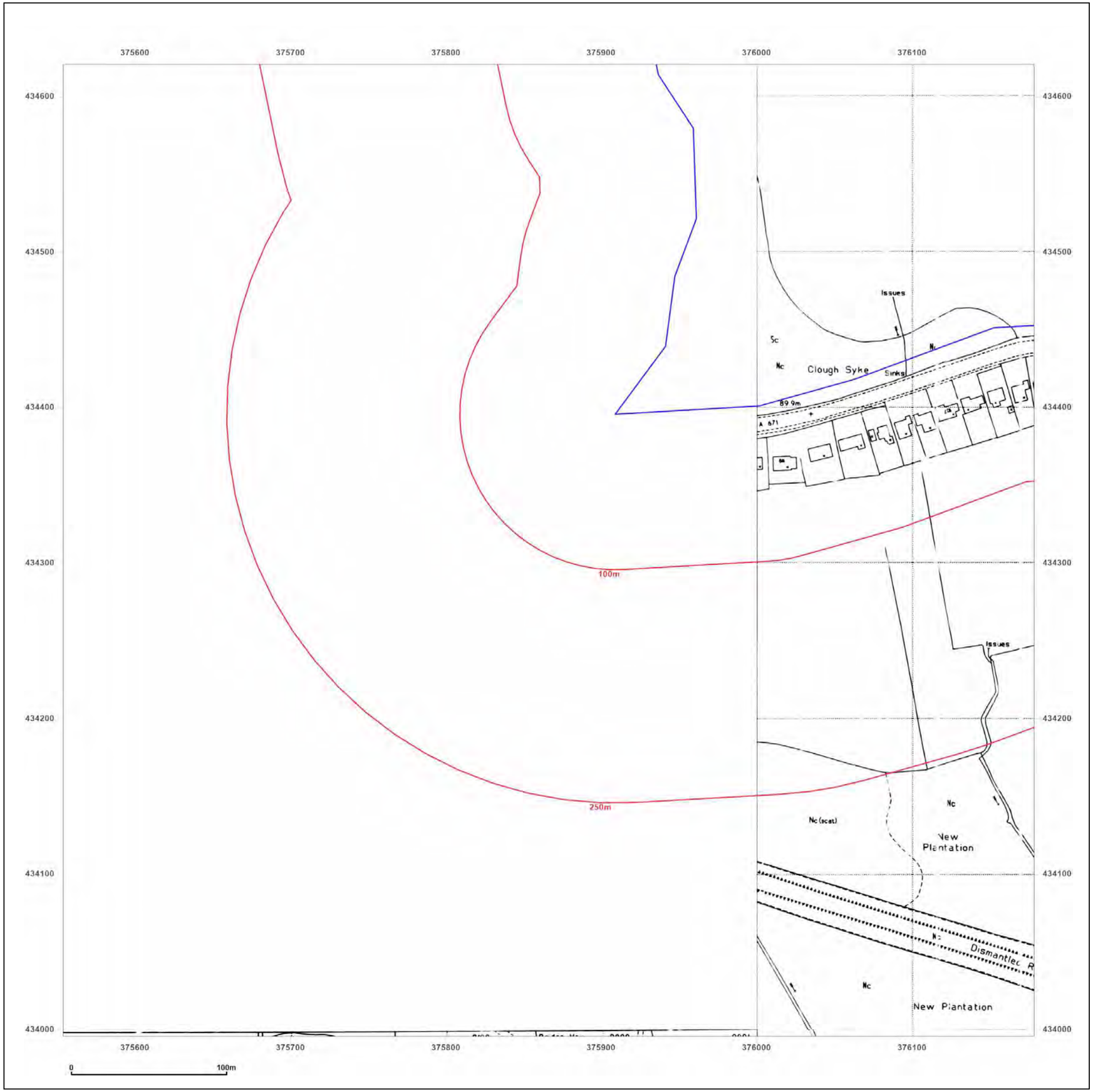

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: National Grid

Map date: **1993-1994**

Scale: 1:2,500

Printed at: 1:2,500

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

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

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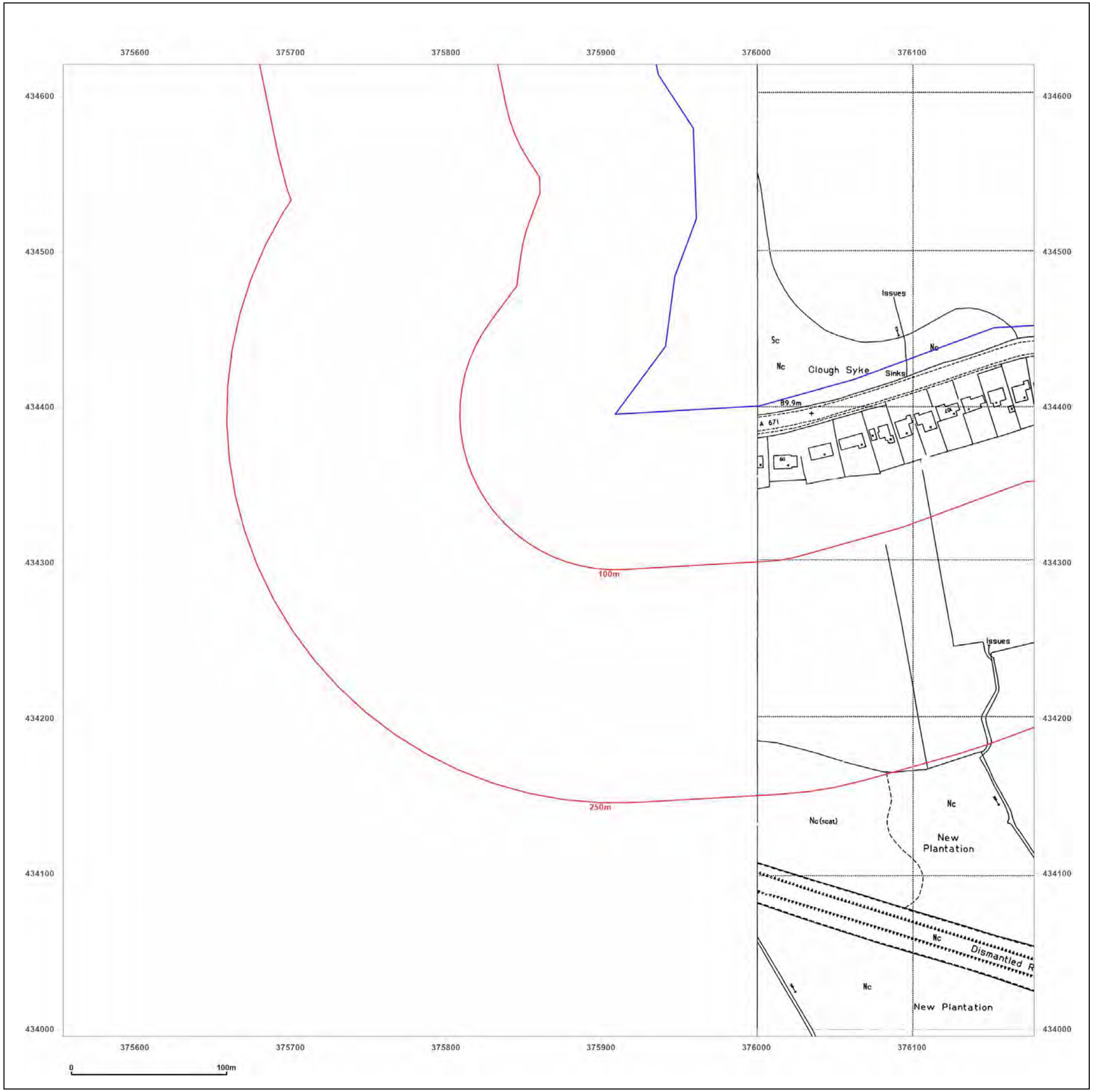

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_1
Grid Ref: 375866, 434308

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
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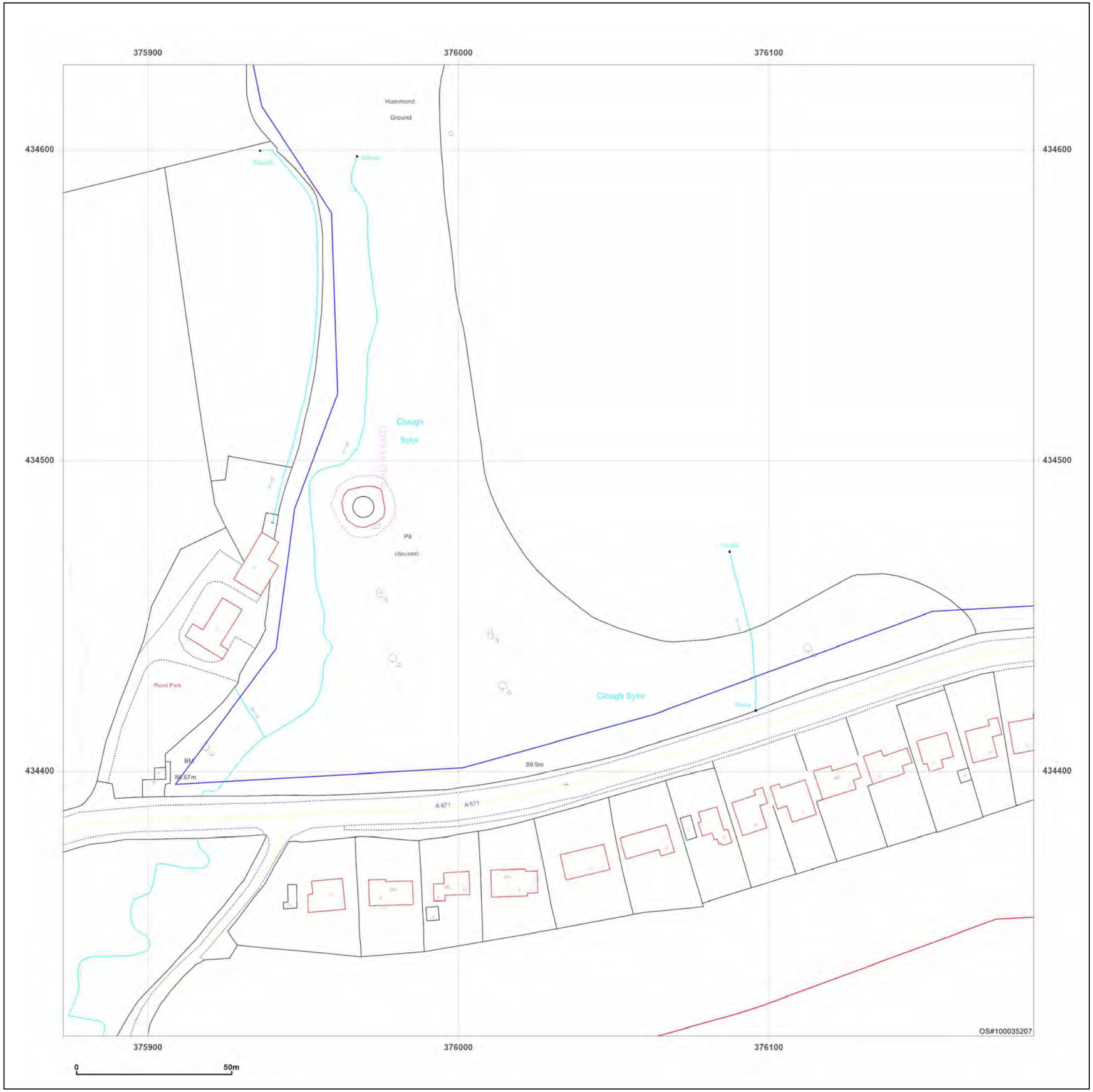

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_Landline_1_1
Grid Ref: 376029, 434471

Map Name: LandLine

Map date: **2003**

Scale: 1:1,250

Printed at: 1:1,250

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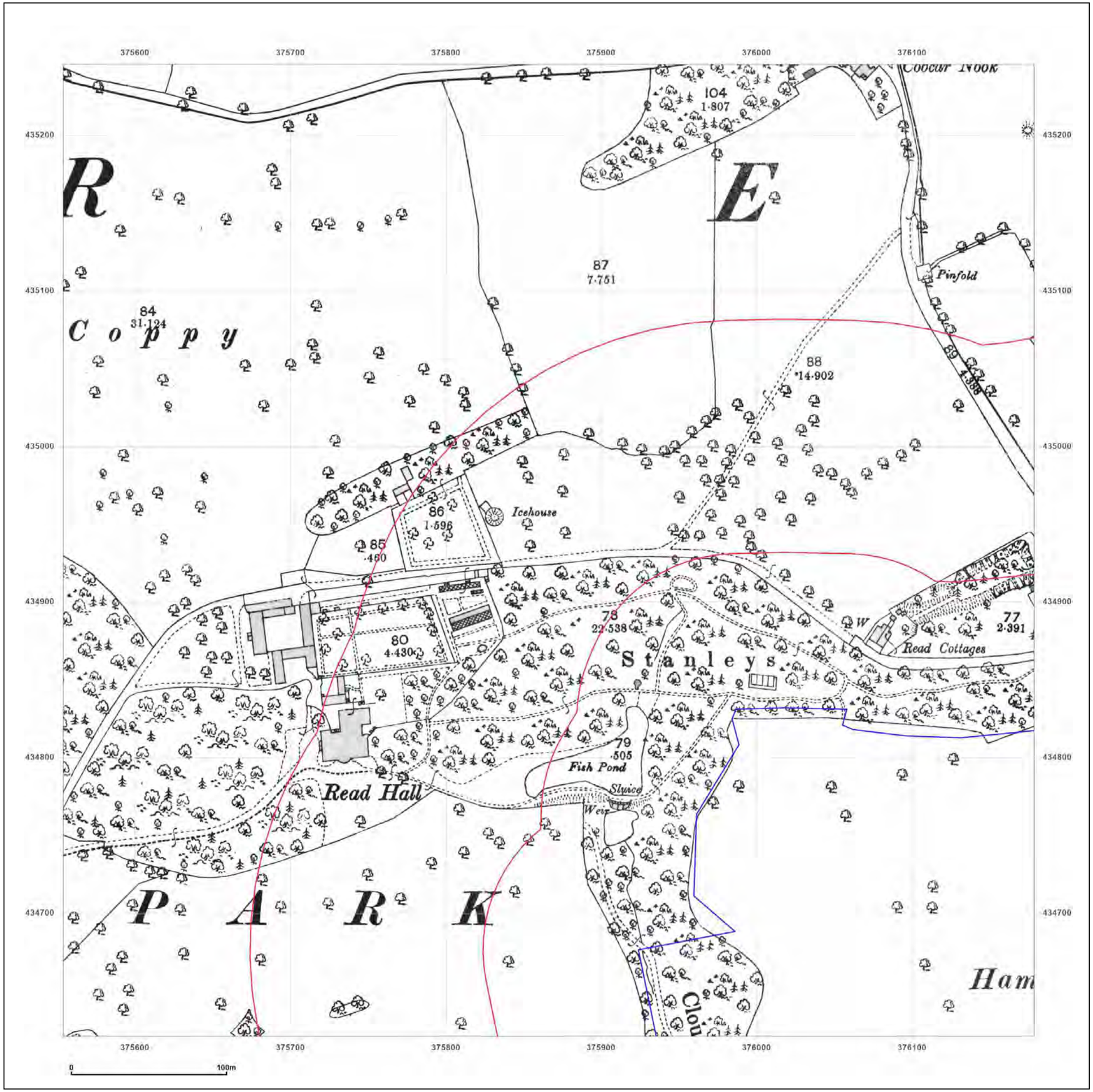

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: County Series

Map date: **1892**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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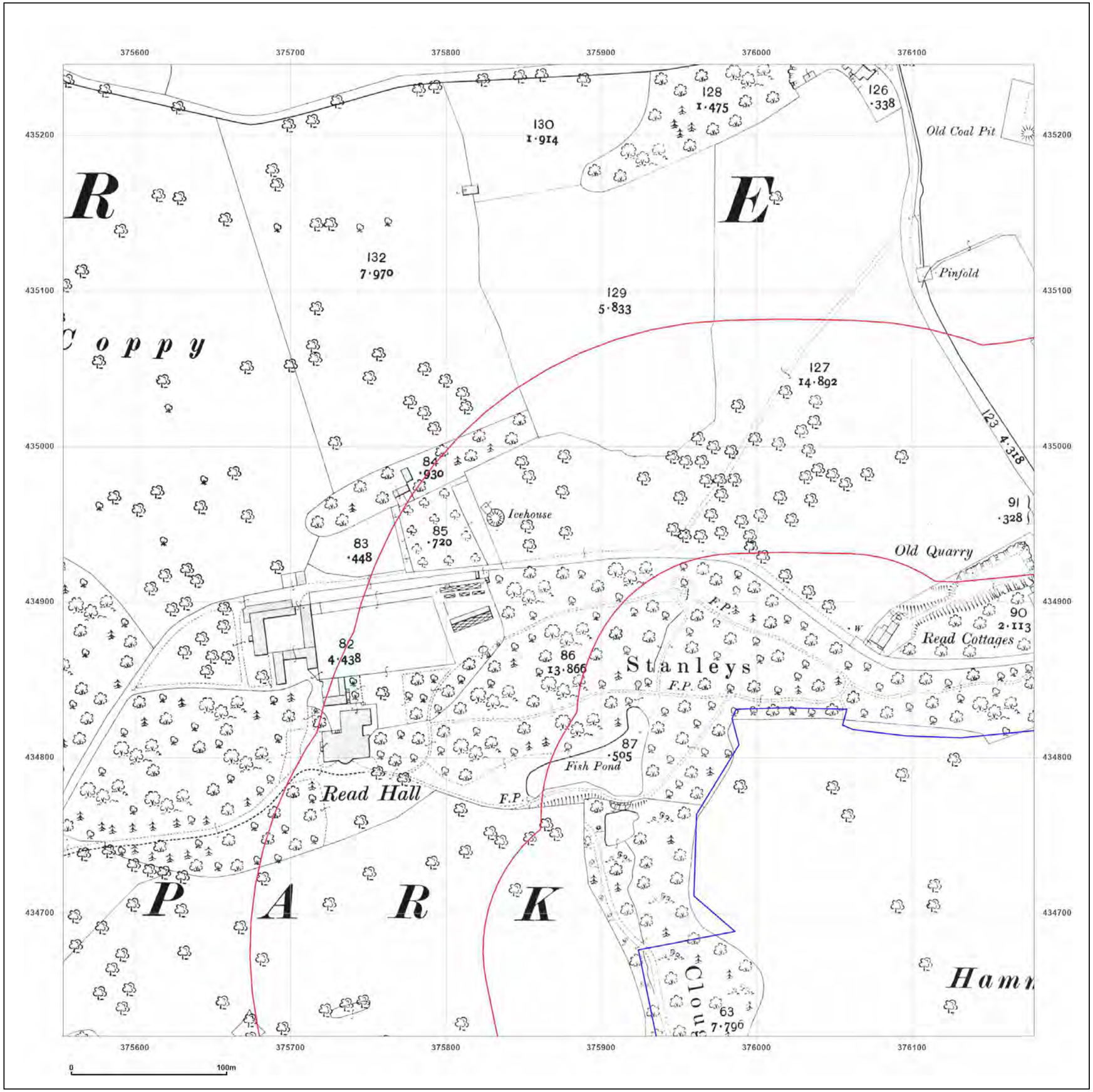

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: County Series

Map date: **1912**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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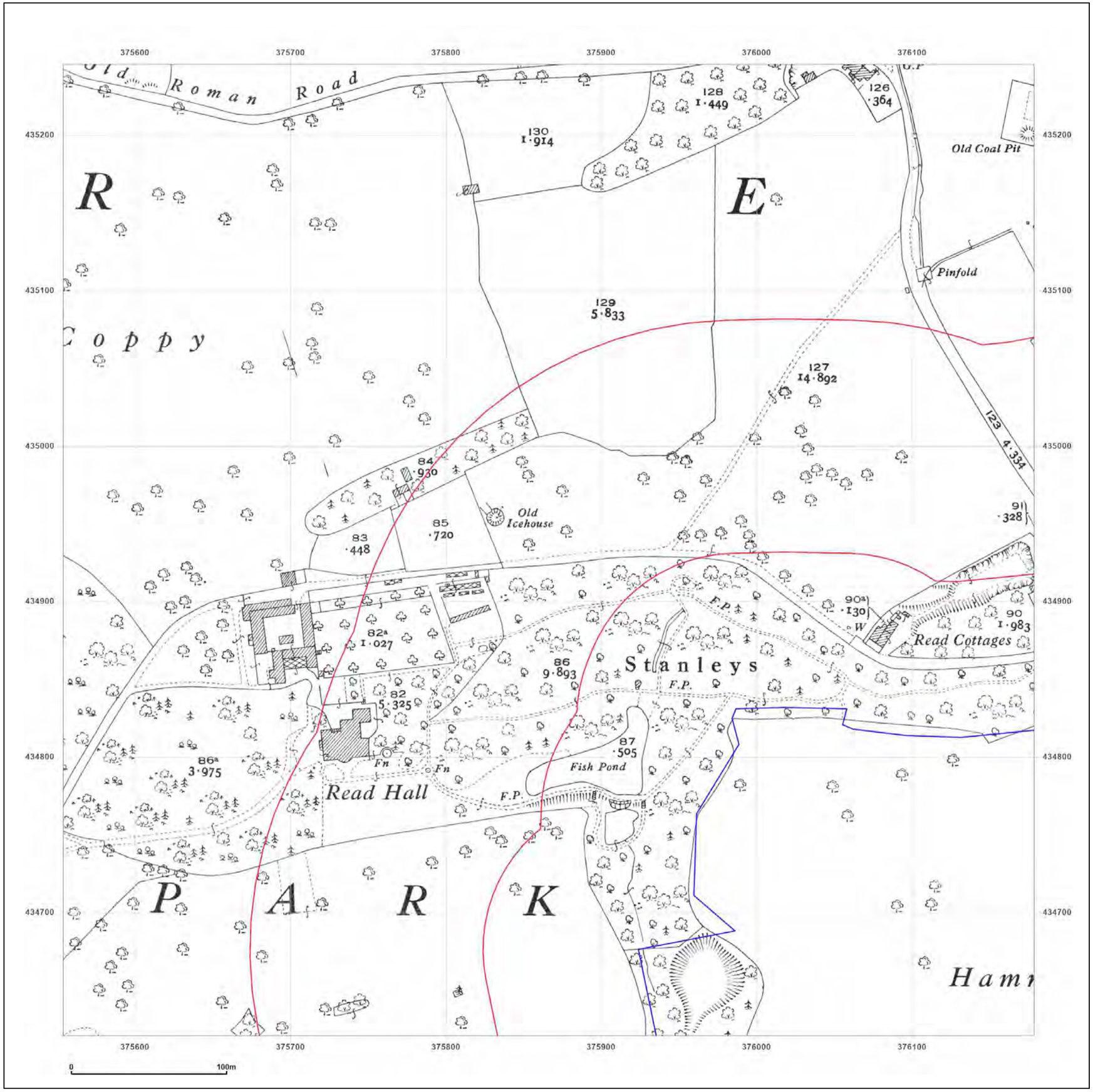

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: County Series

Map date: **1931**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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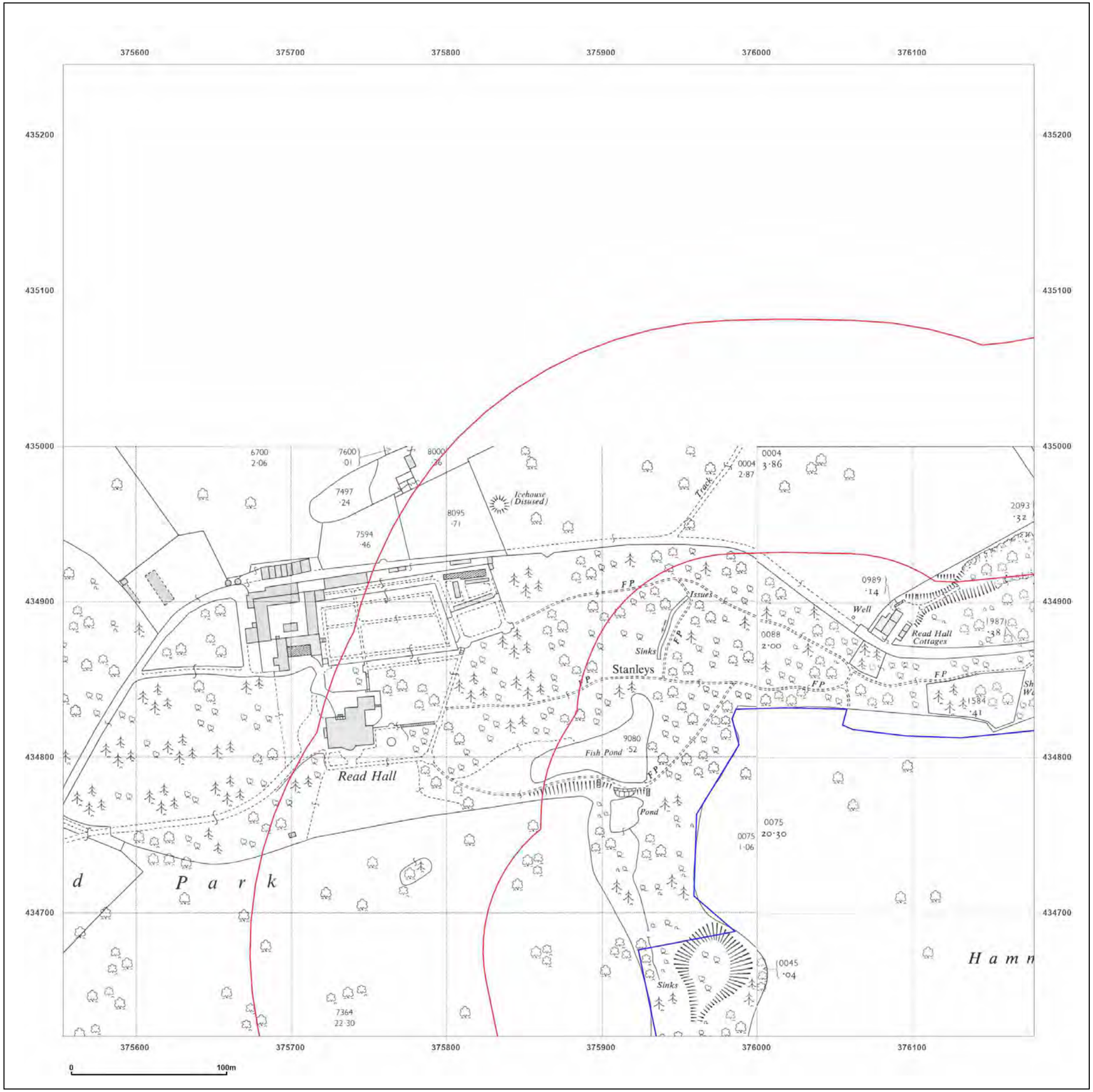

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: National Grid

Map date: **1959-1961**

Scale: 1:2,500

Printed at: 1:2,500

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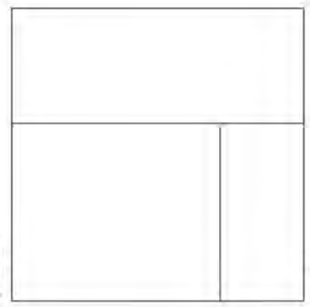

Surveyed 1961
Revised 1961
Edition N/A
Copyright 1963
Levelled 1956

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1956

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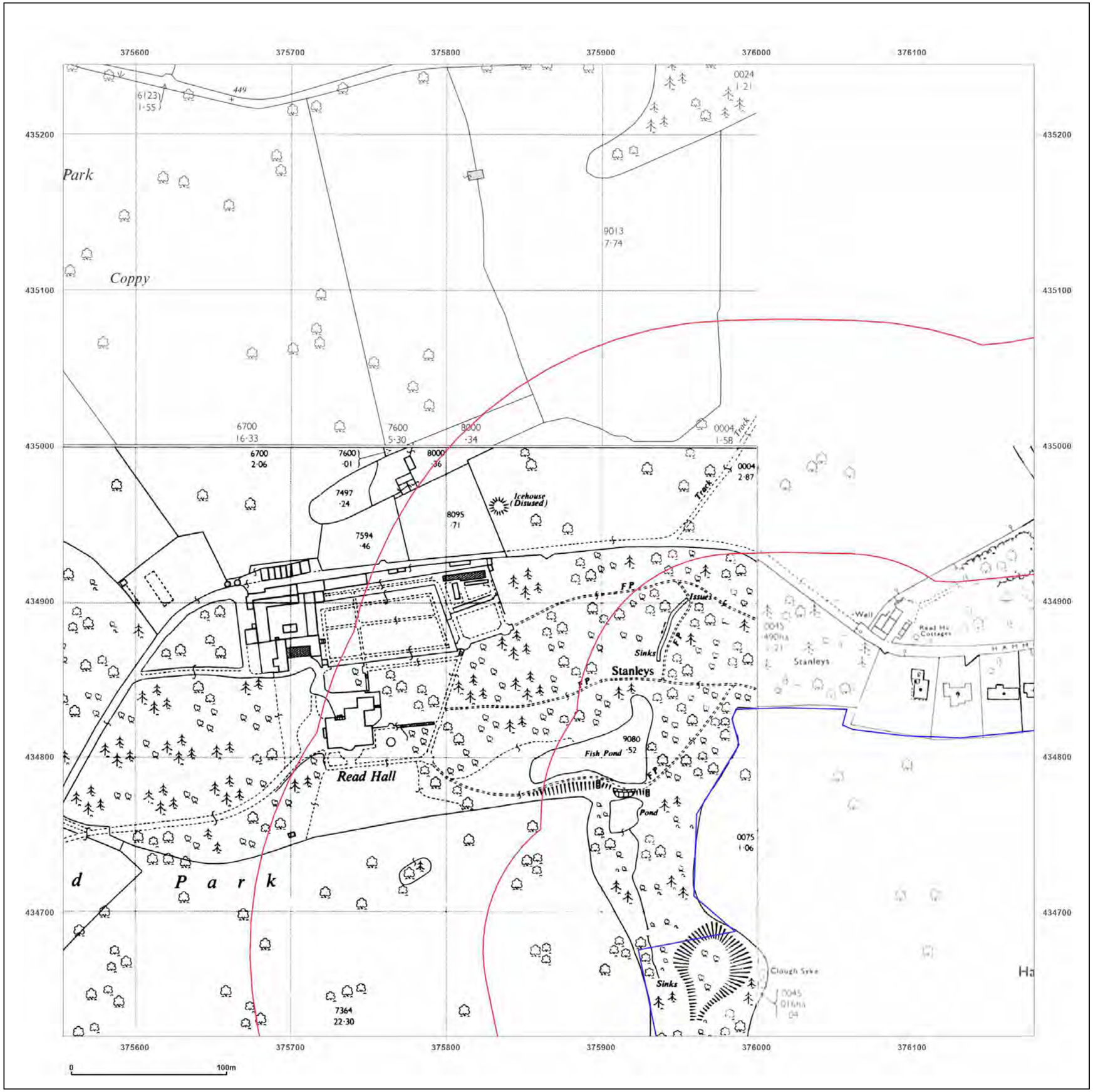

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: National Grid

Map date: **1962-1966**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1966
Revised 1966
Edition N/A
Copyright 1968
Levelled 1962

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

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

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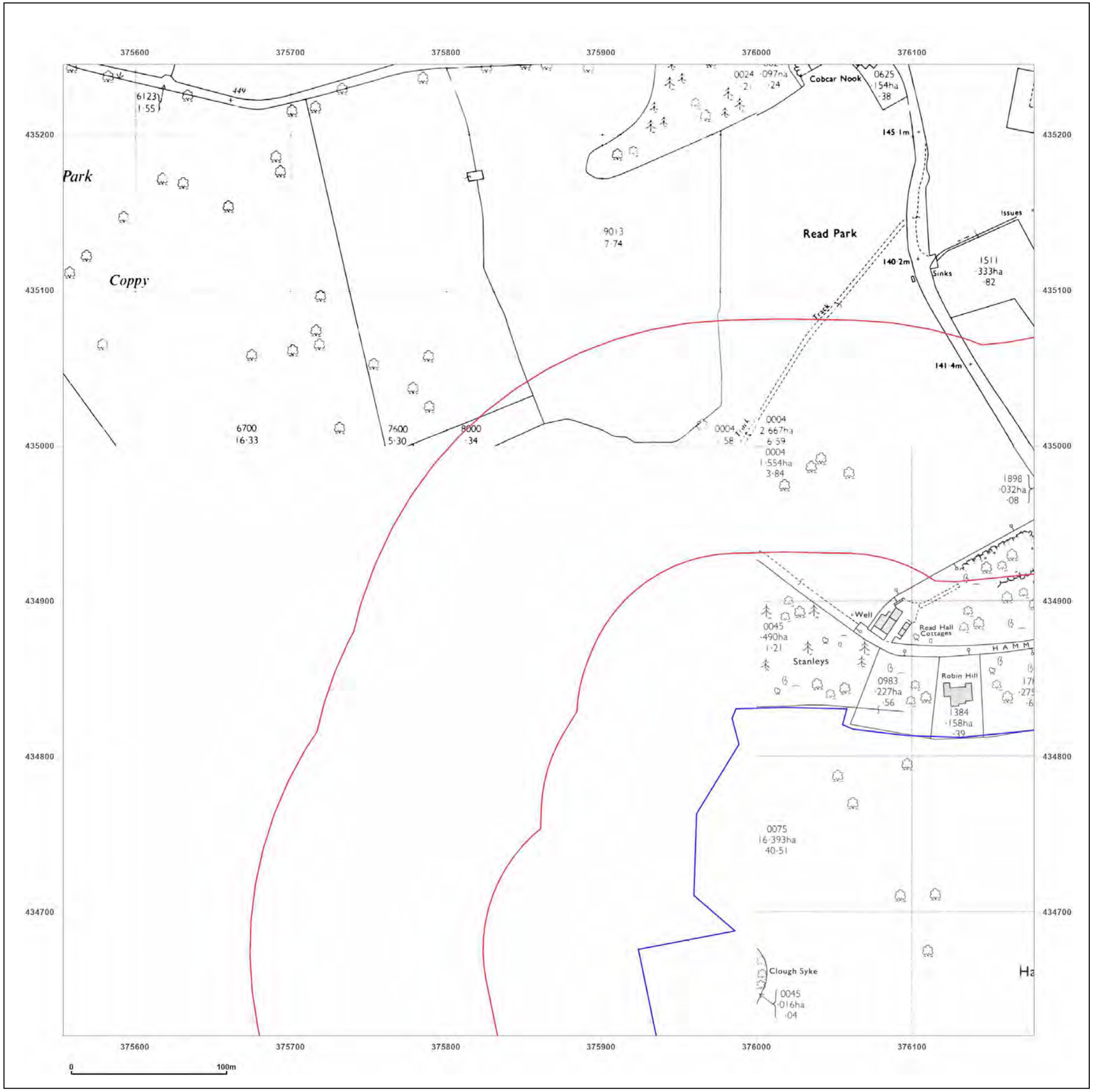

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: National Grid

Map date: **1968-1970**

Scale: 1:2,500

Printed at: 1:2,500

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

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

Surveyed 1970
Revised 1970
Edition N/A
Copyright 1971
Levelled 1962

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Production date: 14 February 2024

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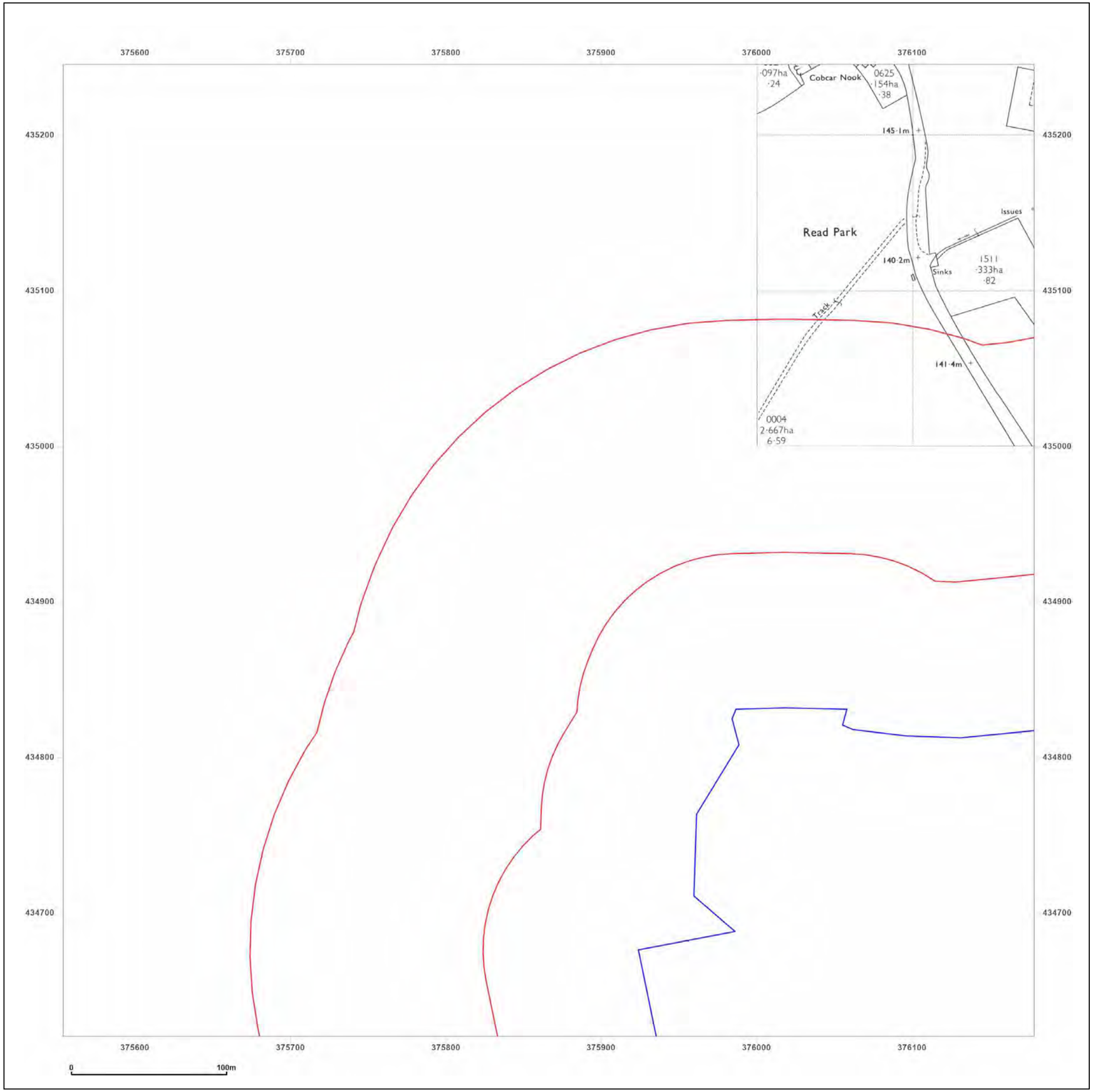

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1970
Revised 1970
Edition N/A
Copyright 1970
Levelled 1962

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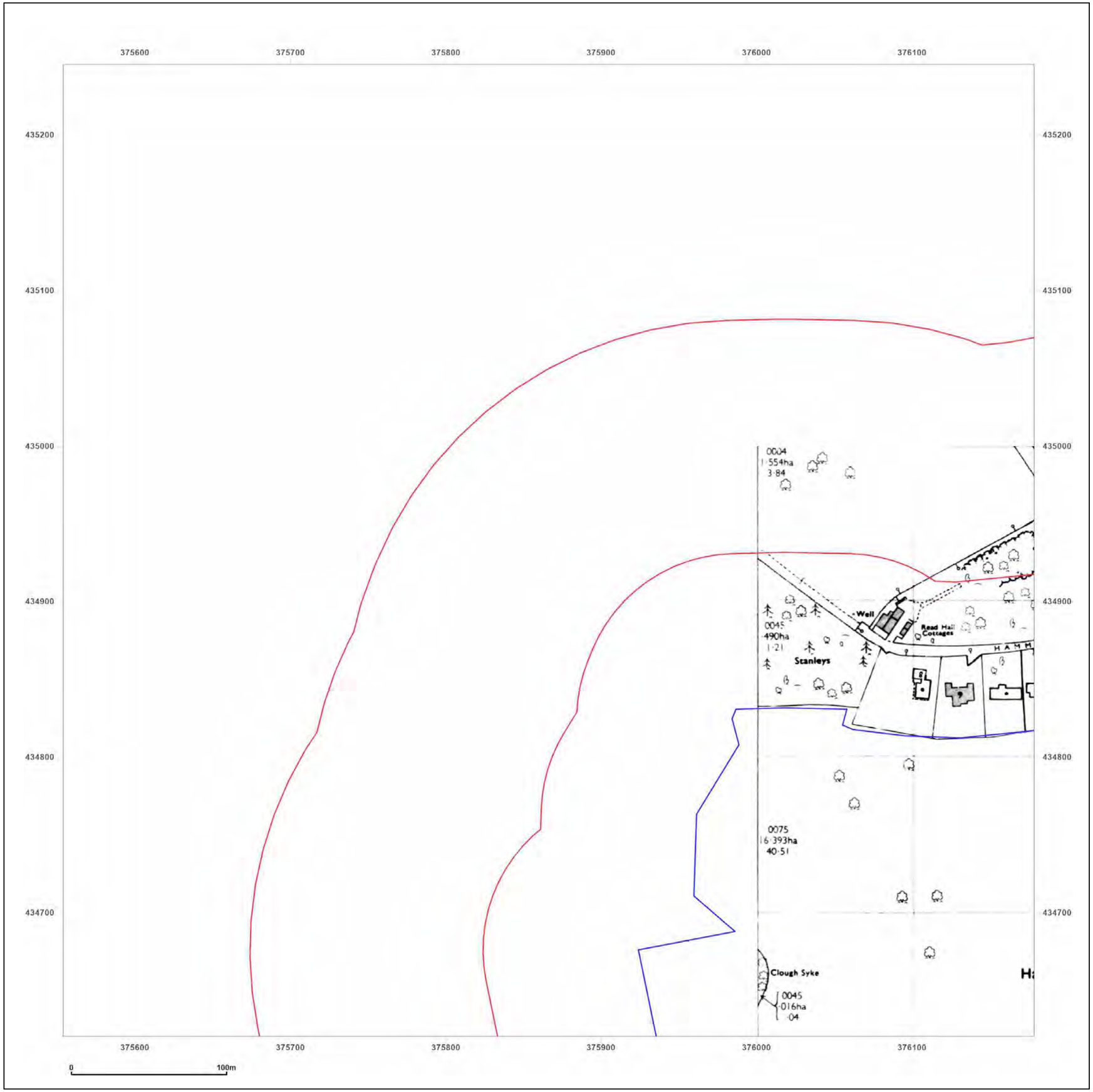

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: National Grid

Map date: **1978**

Scale: 1:2,500

Printed at: 1:2,500

N
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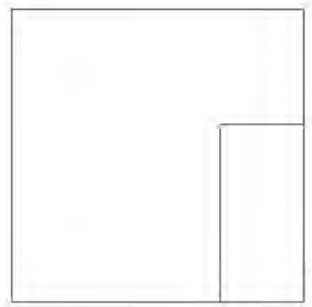

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Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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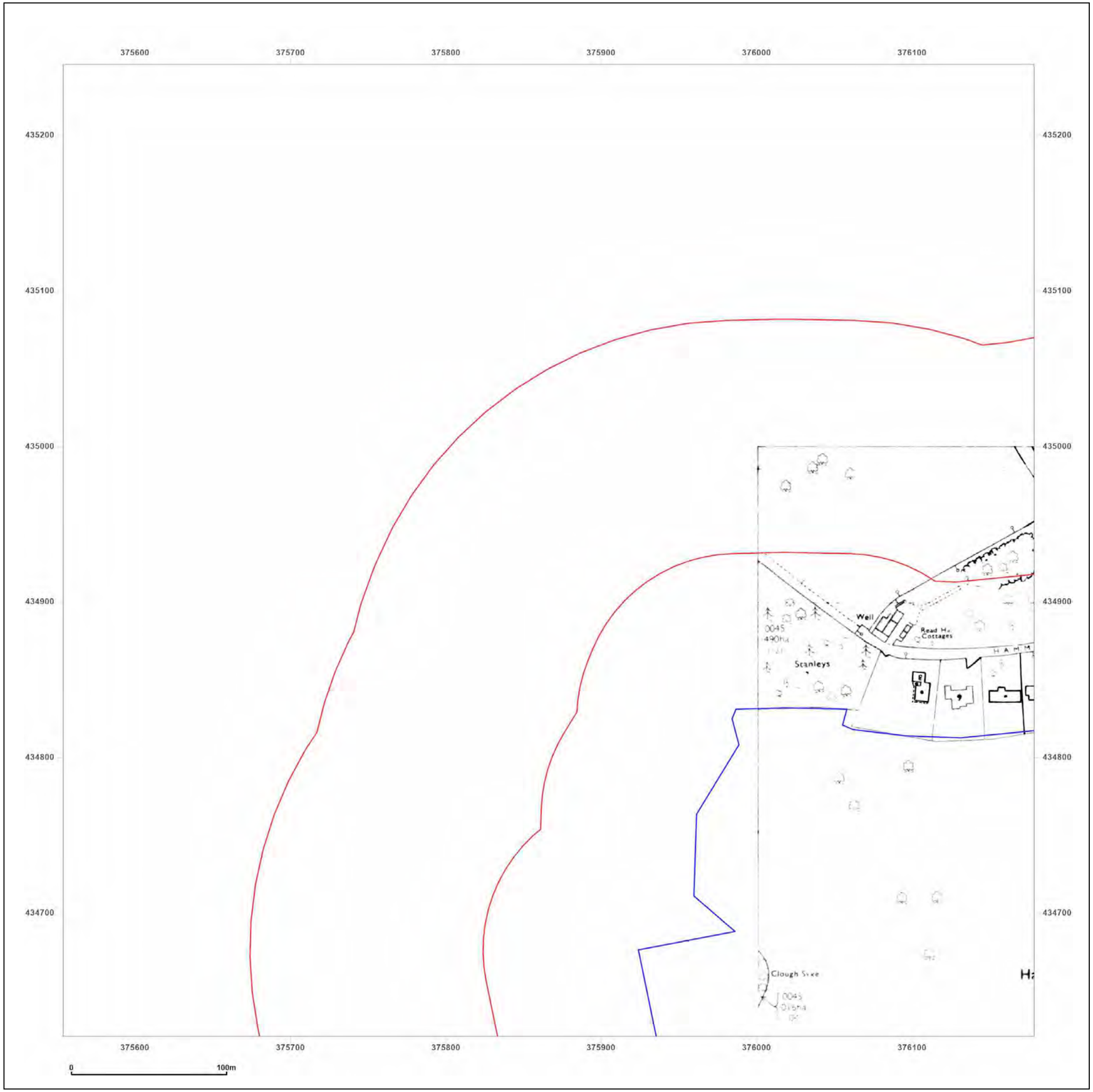

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: National Grid

Map date: **1980**

Scale: 1:2,500

Printed at: 1:2,500

N
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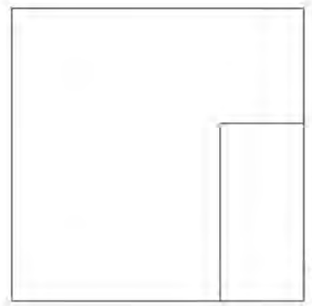

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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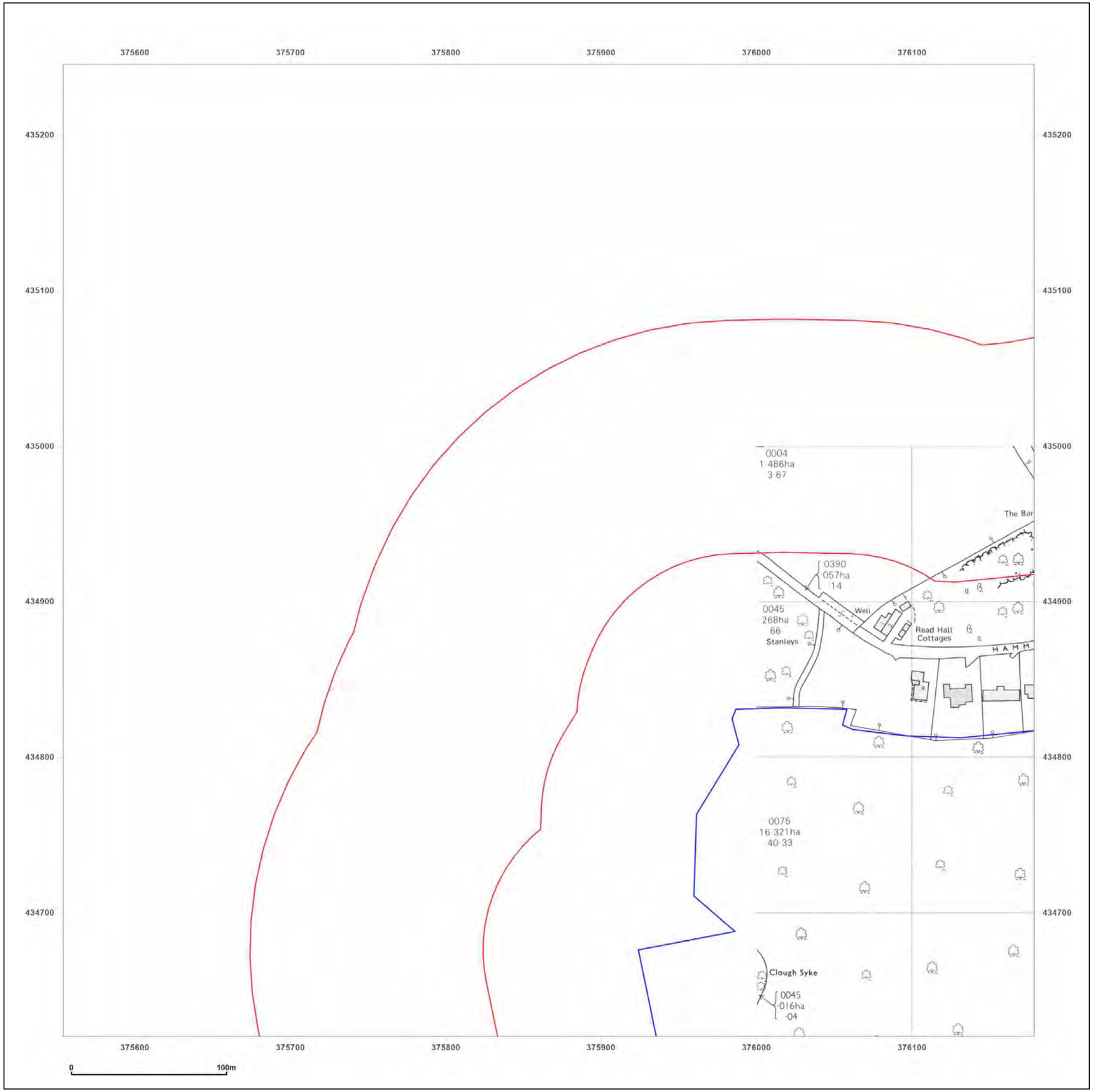

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: National Grid

Map date: **1982**

Scale: 1:2,500

Printed at: 1:2,500

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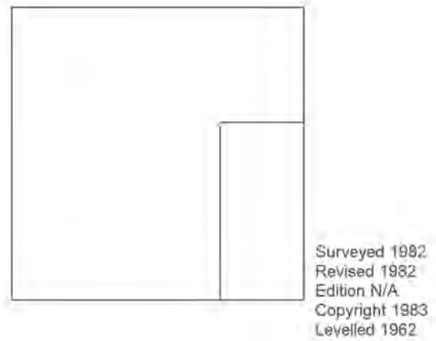

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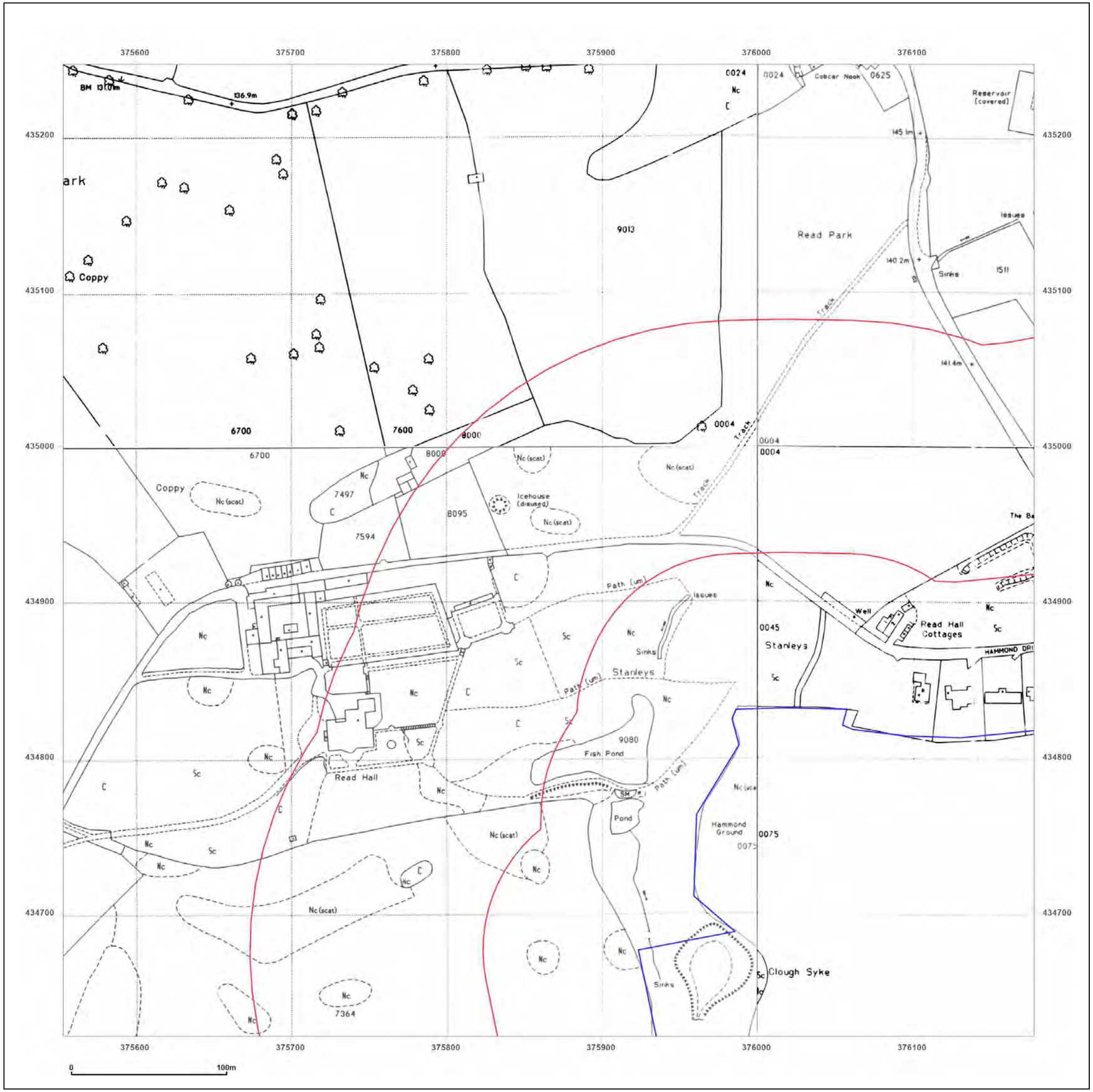

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

Map Name: National Grid

Map date: **1992-1993**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

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

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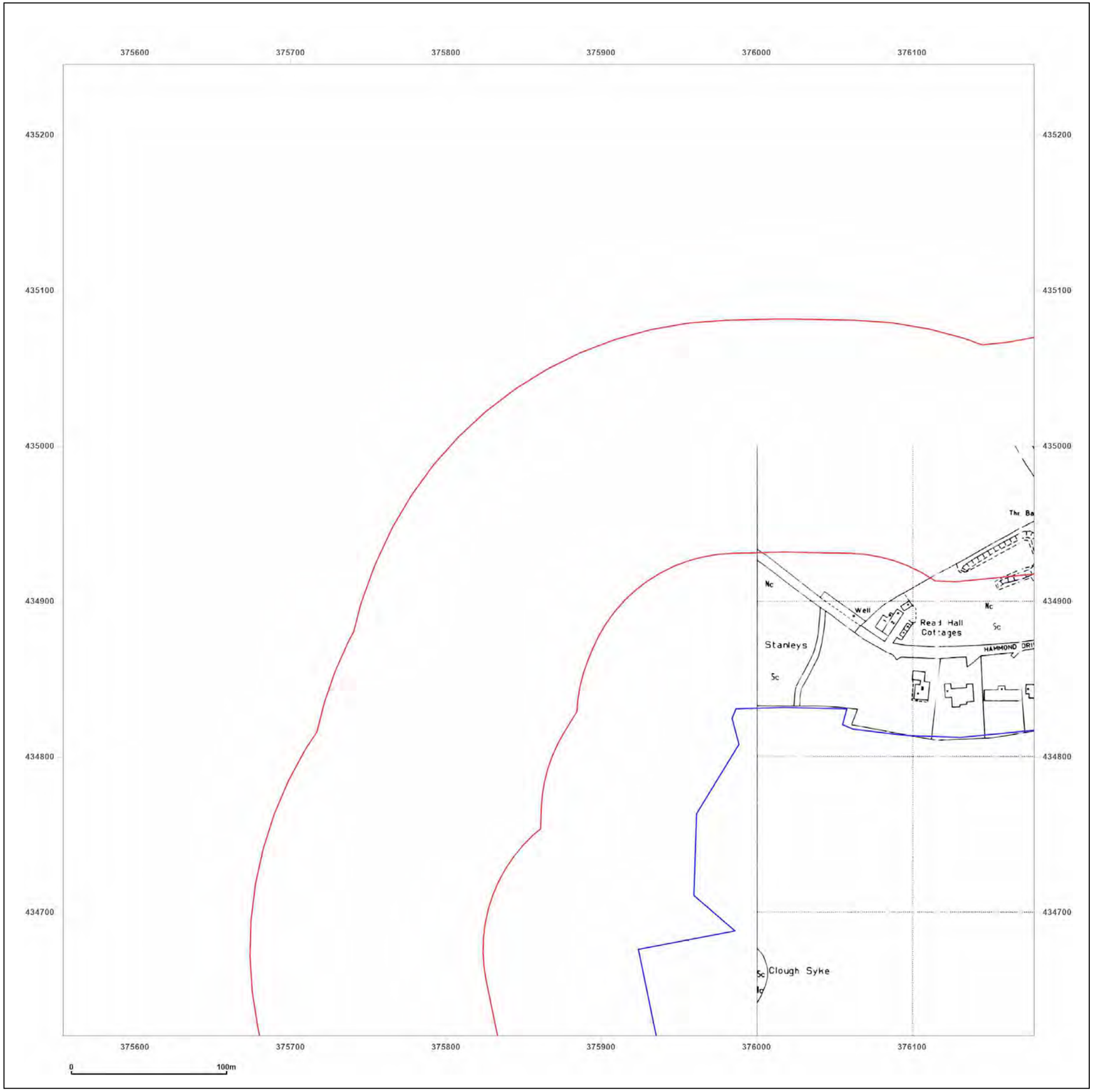


Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

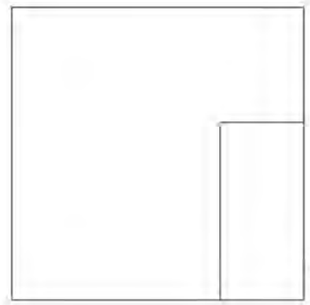
Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



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

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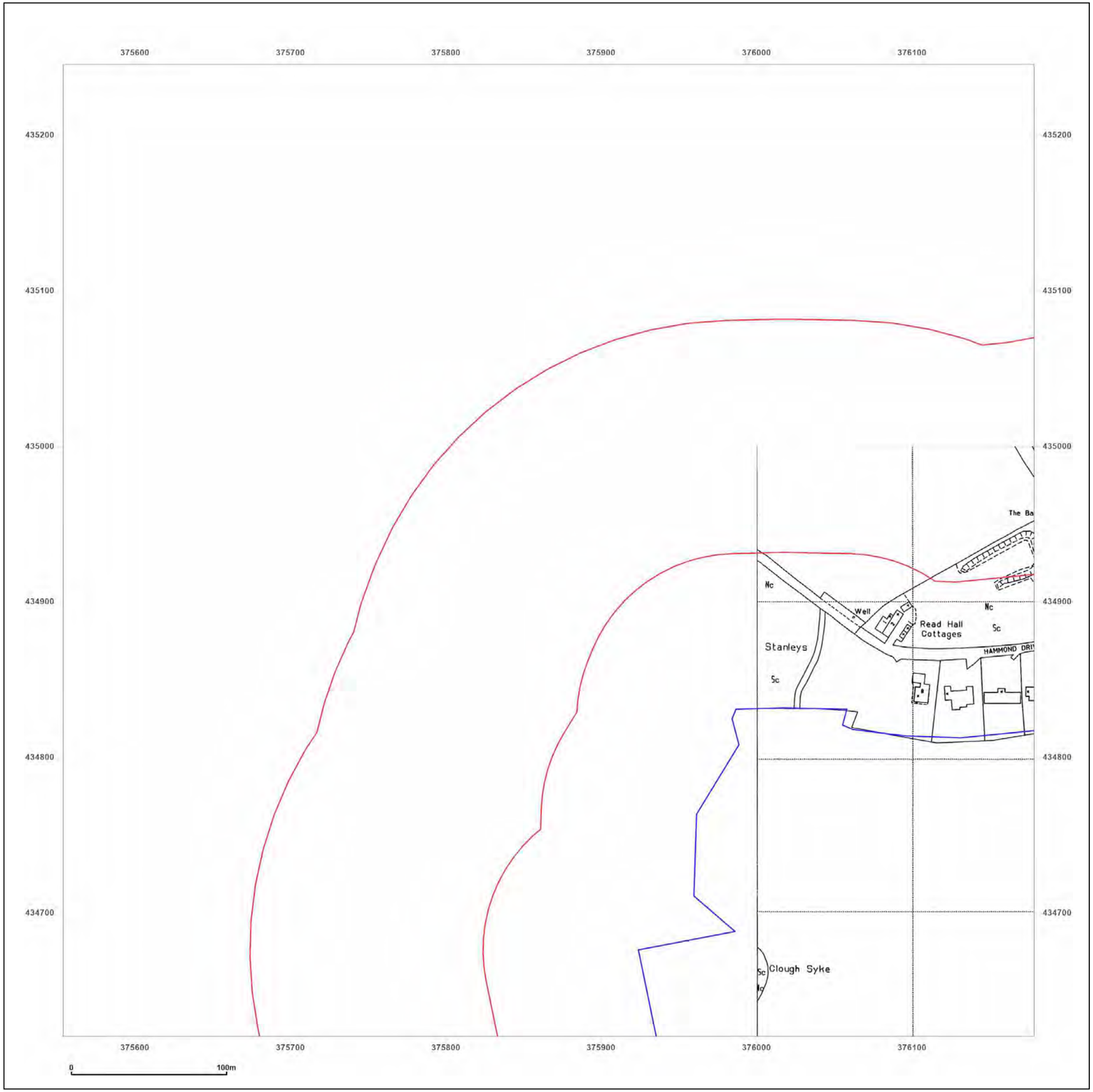


Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_1_2
Grid Ref: 375866, 434933

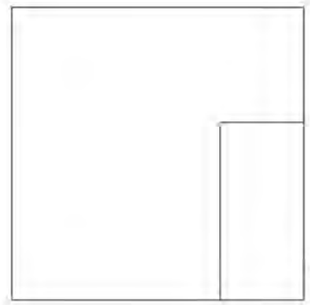
Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



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Revised N/A
Edition N/A
Copyright N/A
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Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_Landline_1_2
Grid Ref: 376029, 434771

Map Name: LandLine

Map date: **2003**

Scale: 1:1,250

Printed at: 1:1,250

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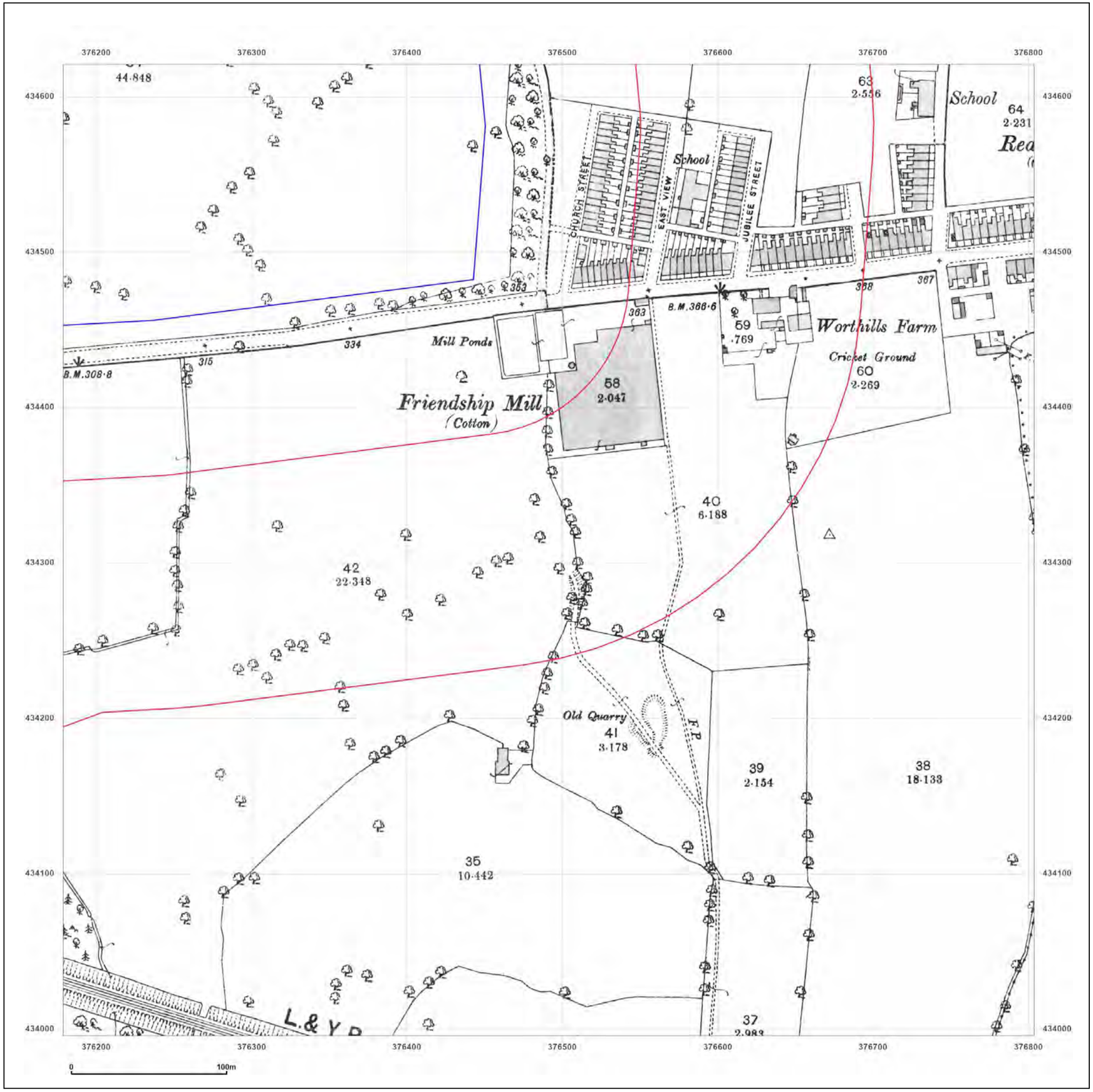

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: County Series

Map date: **1892**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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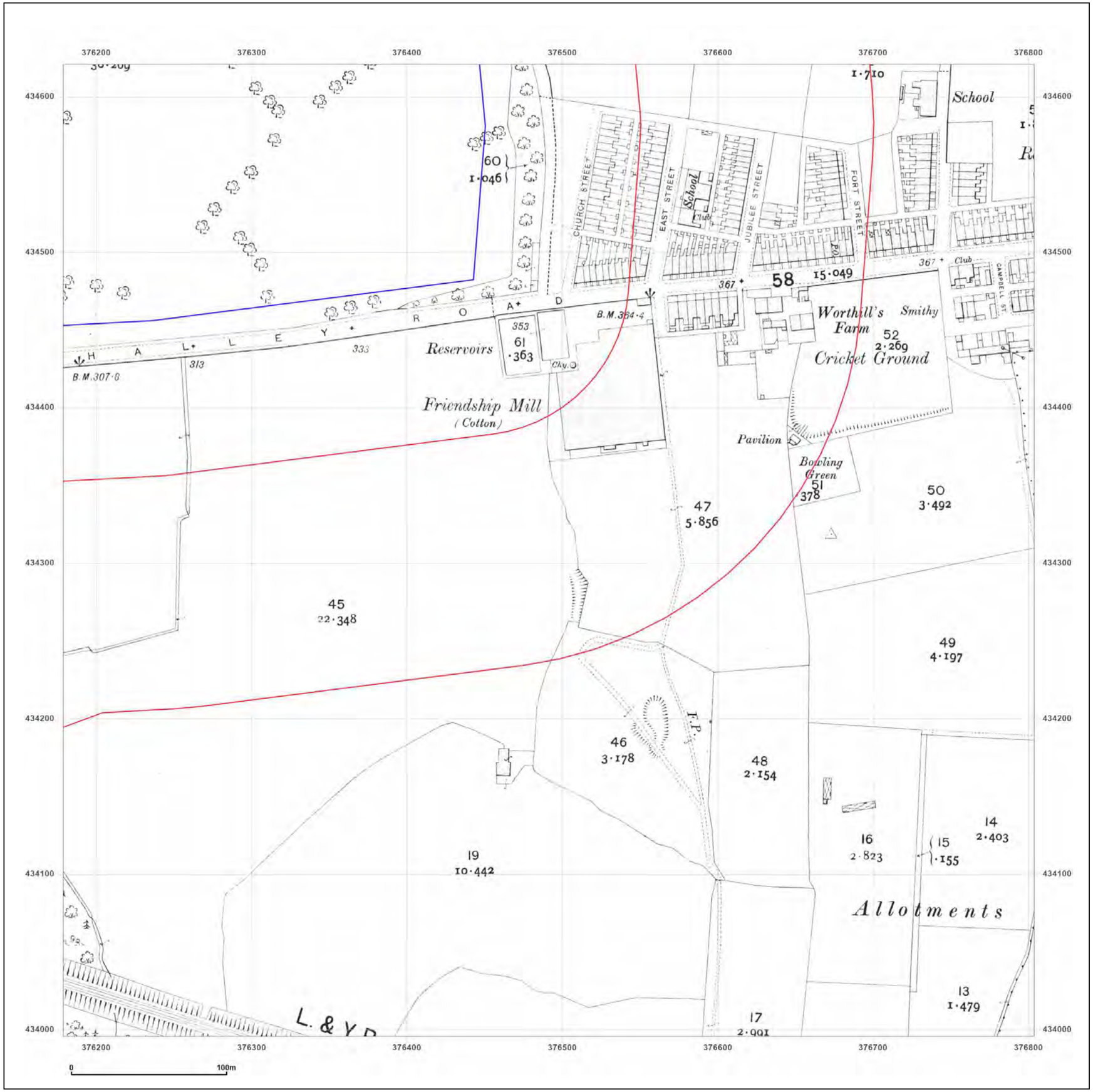

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: County Series

Map date: **1912**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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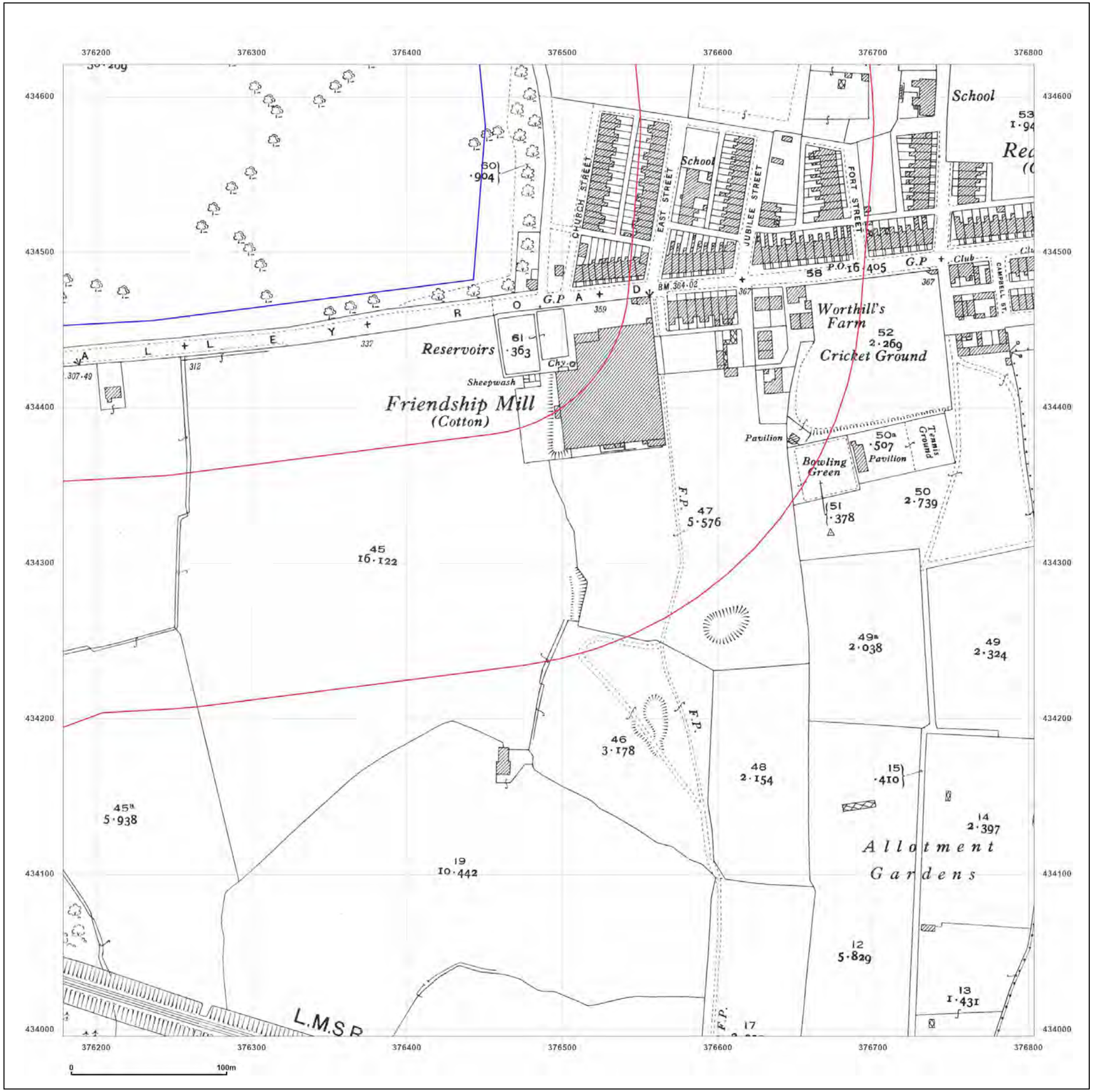

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: County Series

Map date: **1931**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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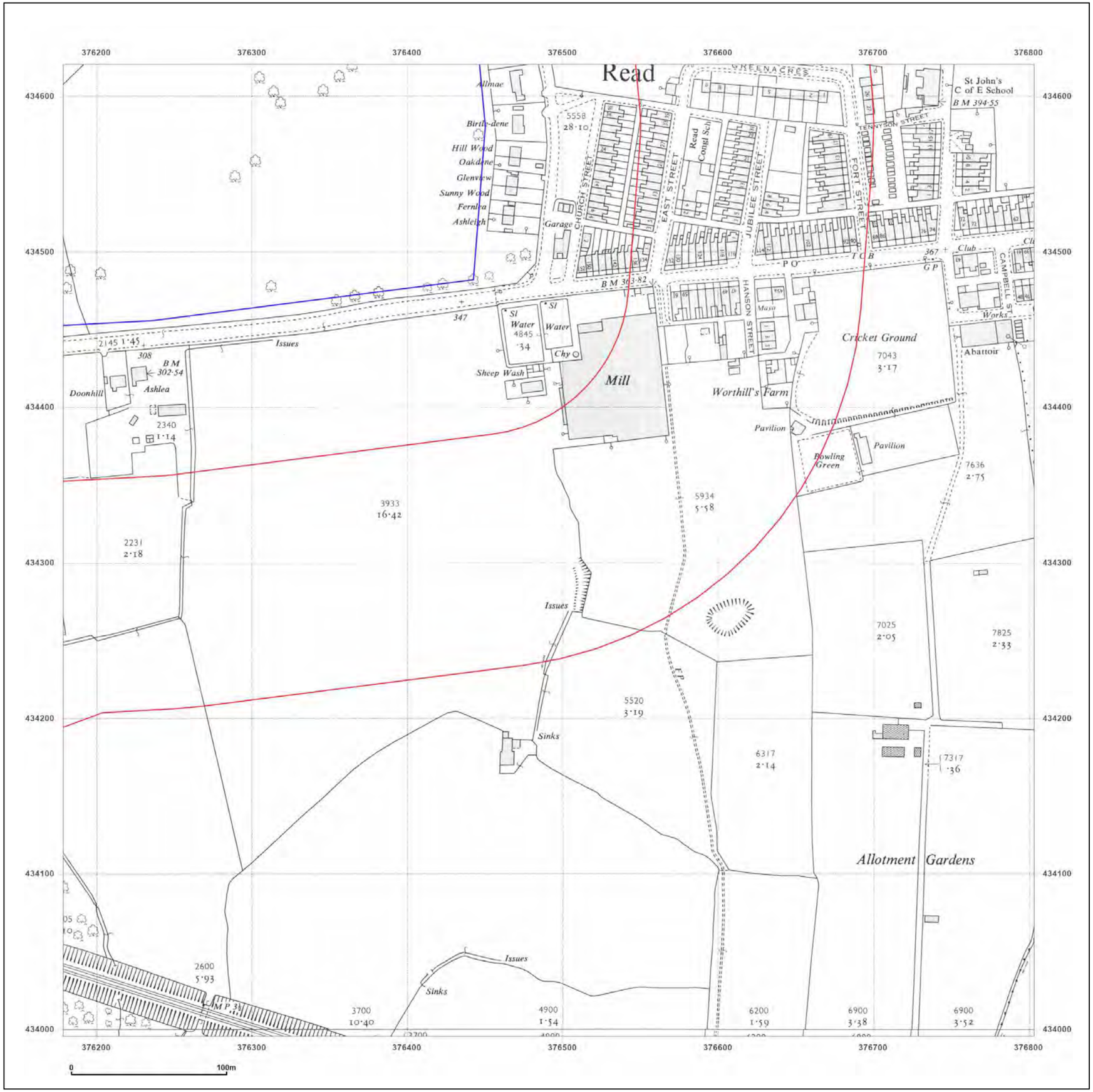

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: National Grid

Map date: **1959-1960**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1956

Surveyed N/A
Revised 1959
Edition 1960
Copyright 1960
Levelled 1956

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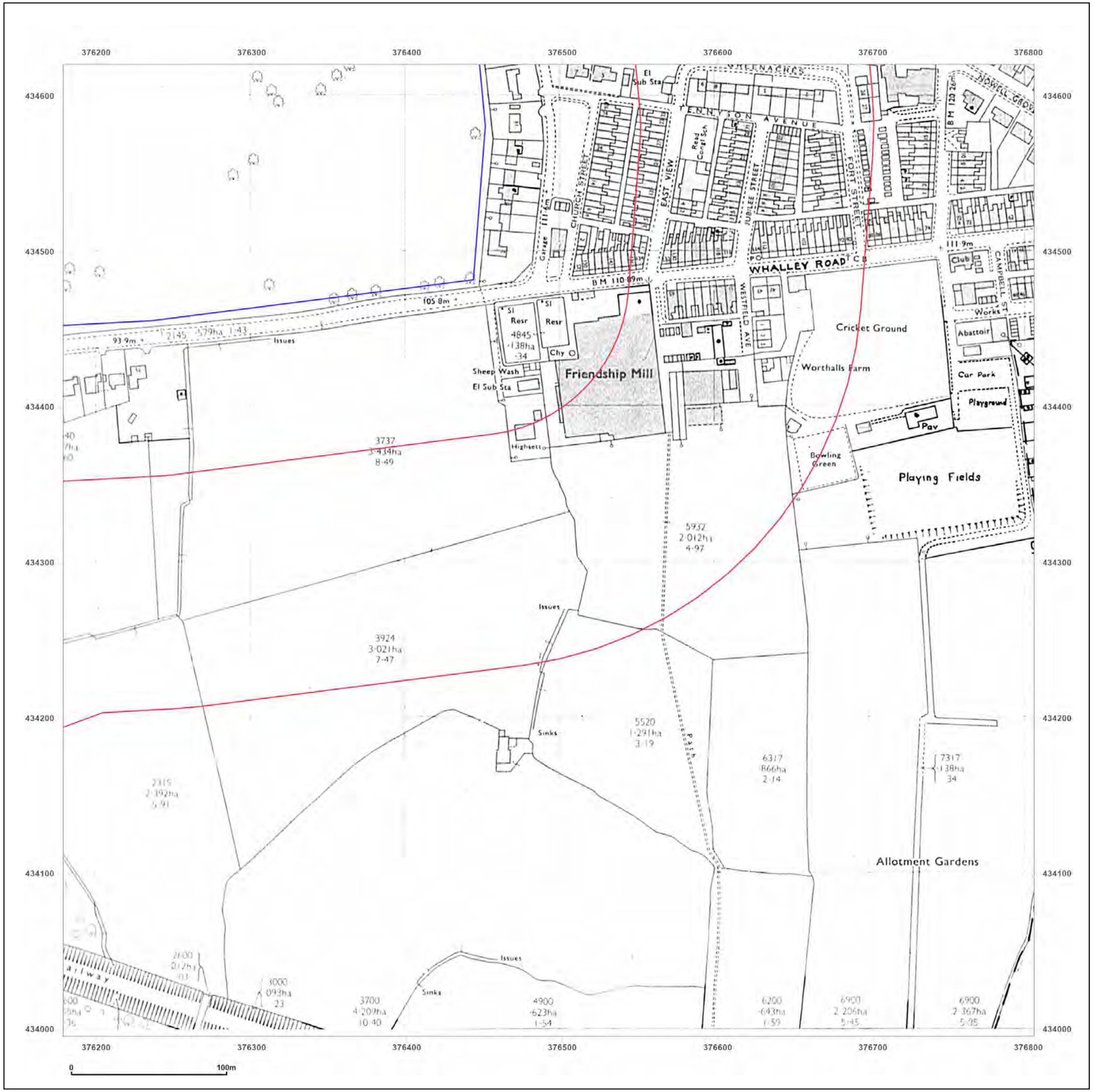

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: National Grid

Map date: **1962**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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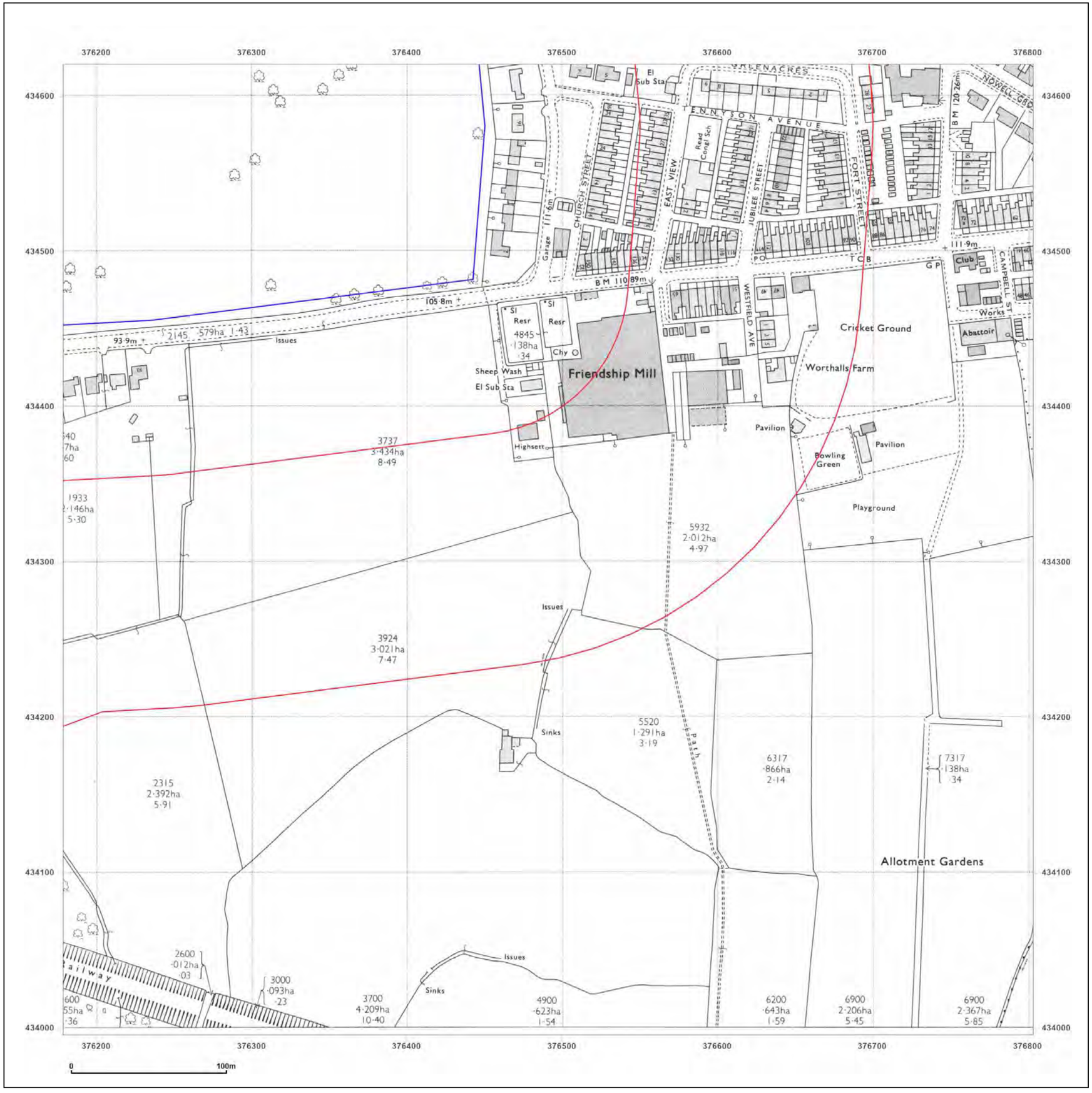

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1970
Revised 1970
Edition N/A
Copyright 1971
Levelled 1962

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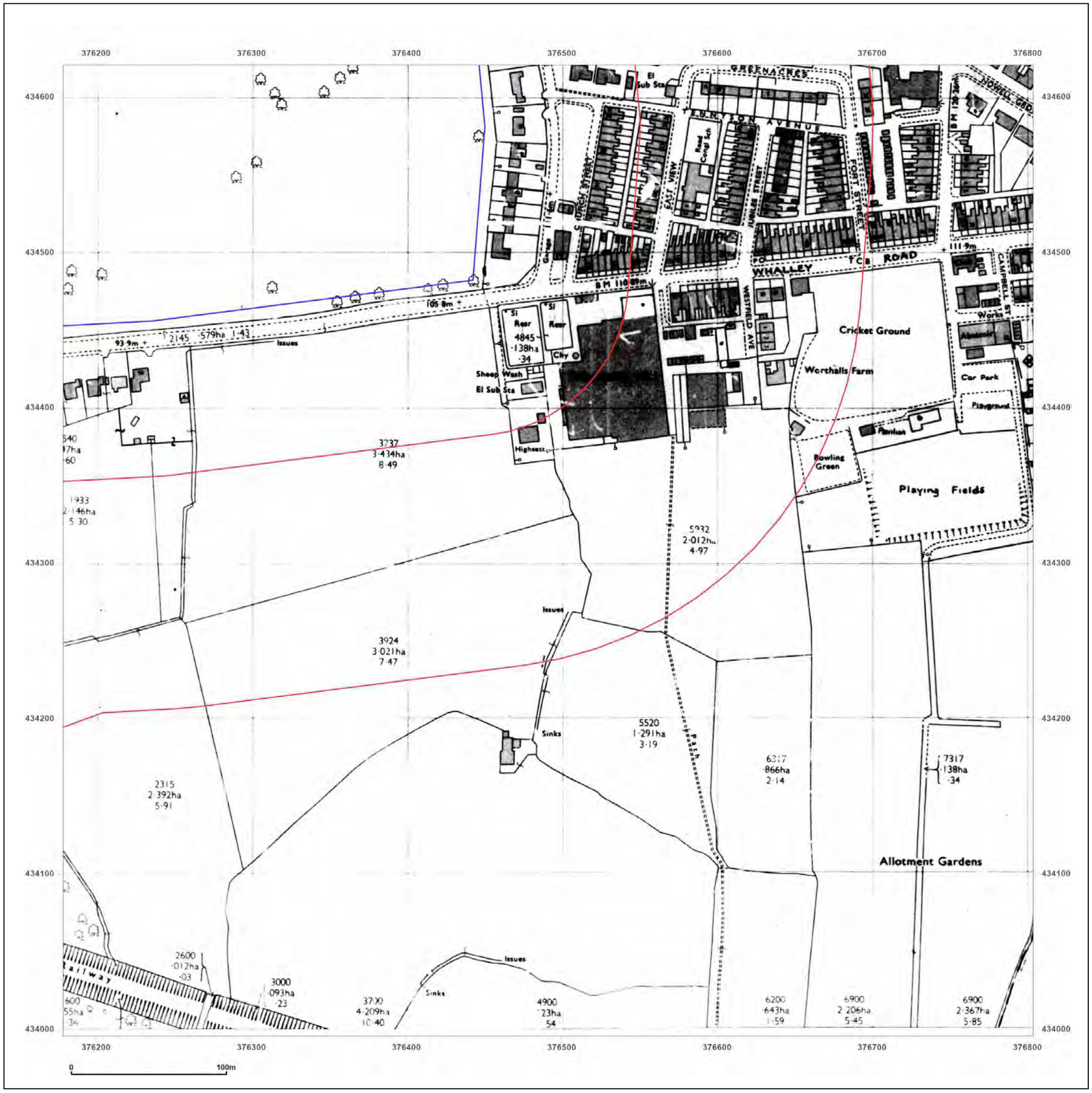

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: National Grid

Map date: **1978**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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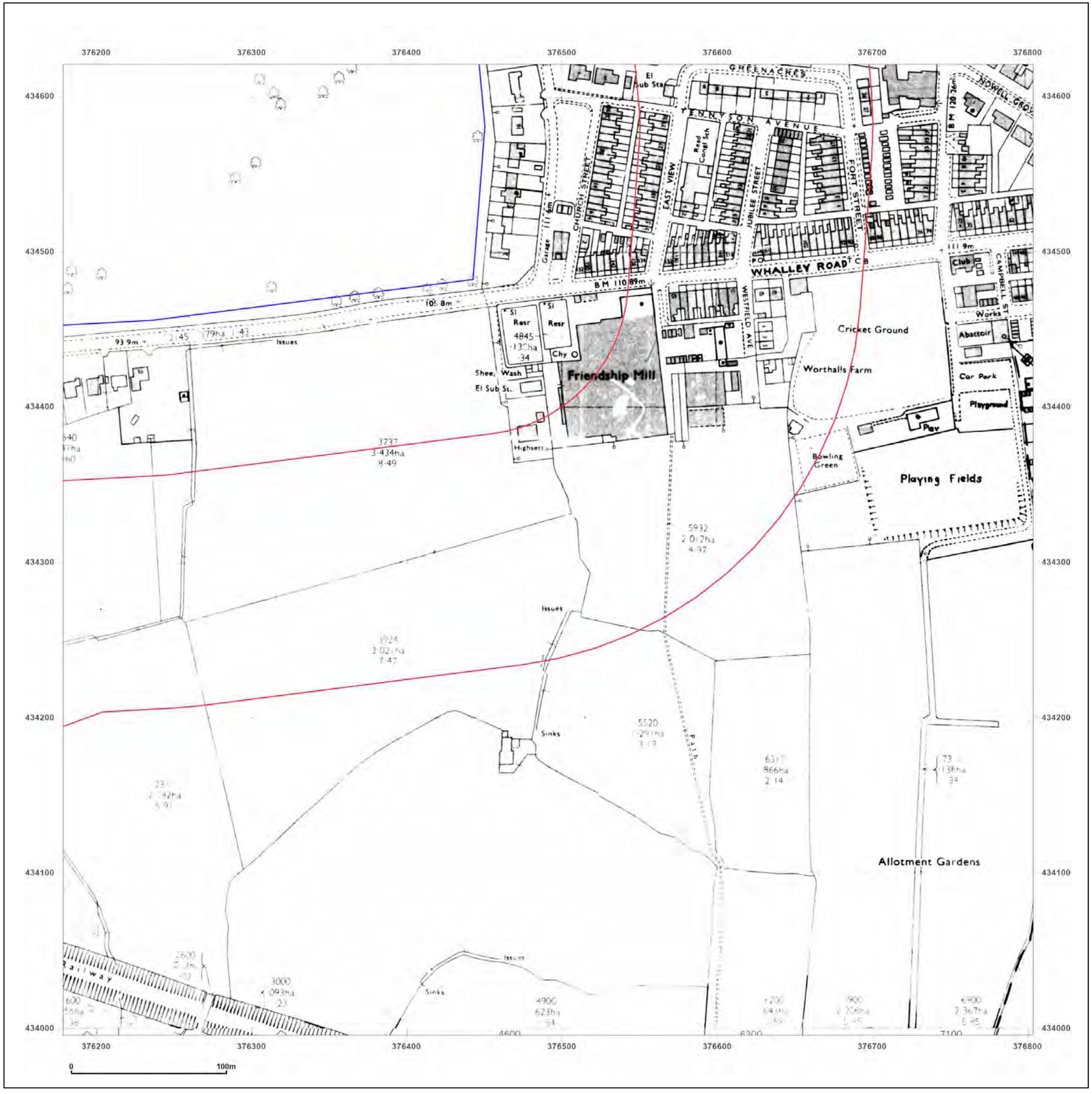

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: National Grid

Map date: **1980-1985**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed N/A
Revised 1983
Edition N/A
Copyright 1985
Levelled 1961

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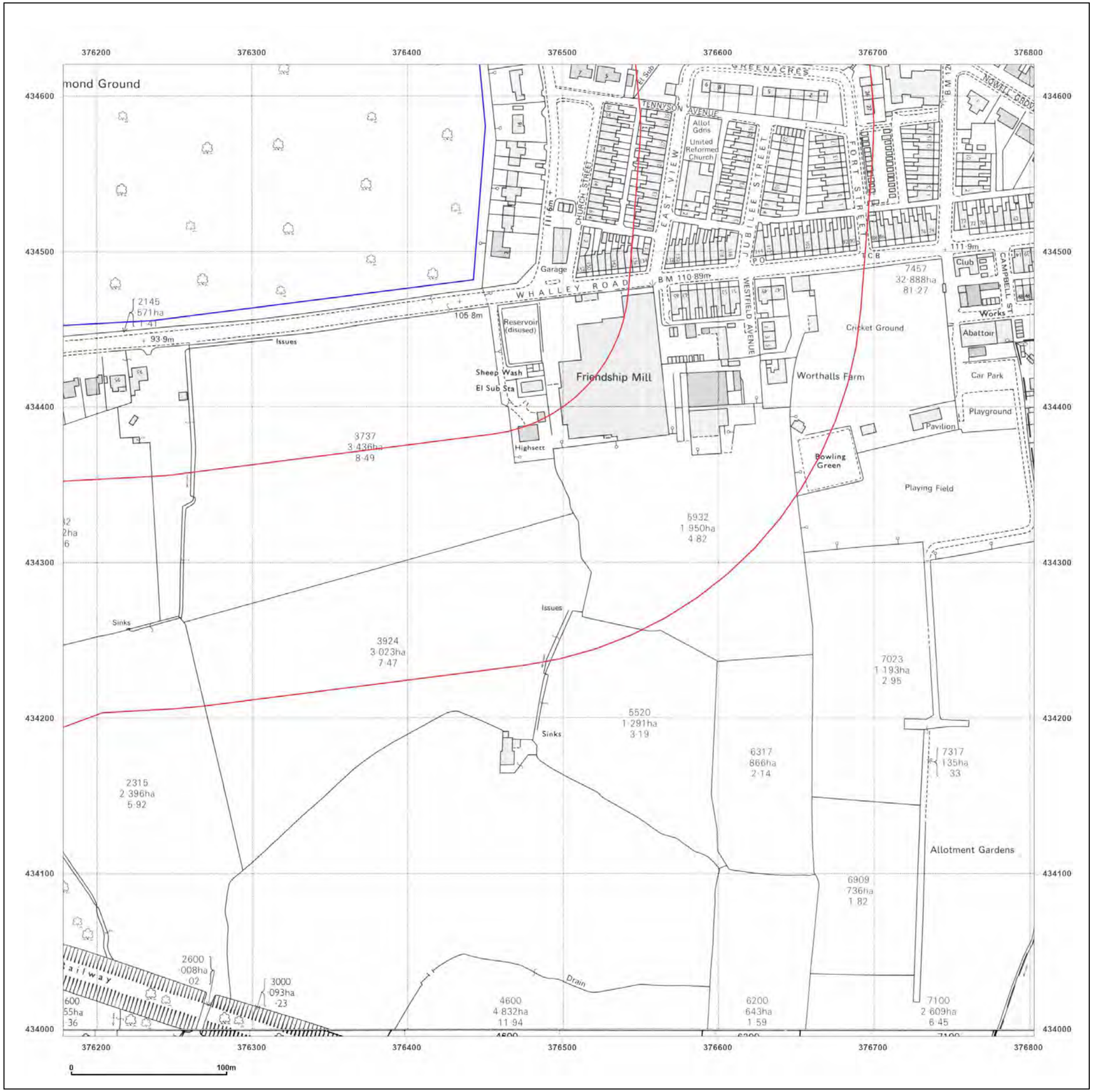

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: National Grid

Map date: **1982-1985**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1982
Revised 1982
Edition N/A
Copyright 1983
Levelled 1962

Surveyed 1961
Revised 1983
Edition N/A
Copyright 1985
Levelled 1961

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Groundsure INSIGHTS

Site Details:

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BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1993
Revised N/A
Edition N/A
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Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

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

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

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Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_1
Grid Ref: 376491, 434308

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

N
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S

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

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

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Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_Landline_2_1
Grid Ref: 376329, 434471

Map Name: LandLine

Map date: **2003**

Scale: 1:1,250

Printed at: 1:1,250

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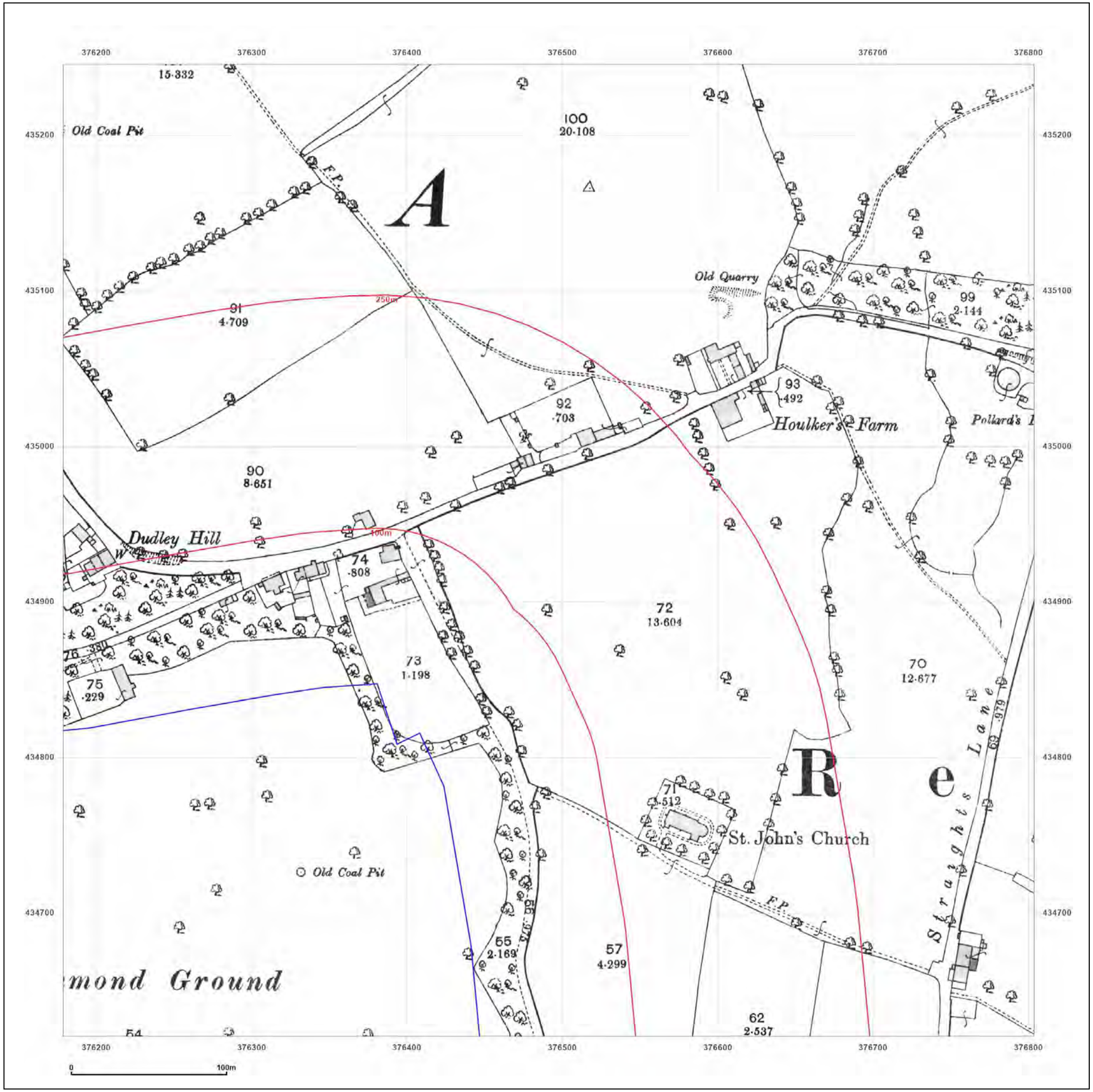

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

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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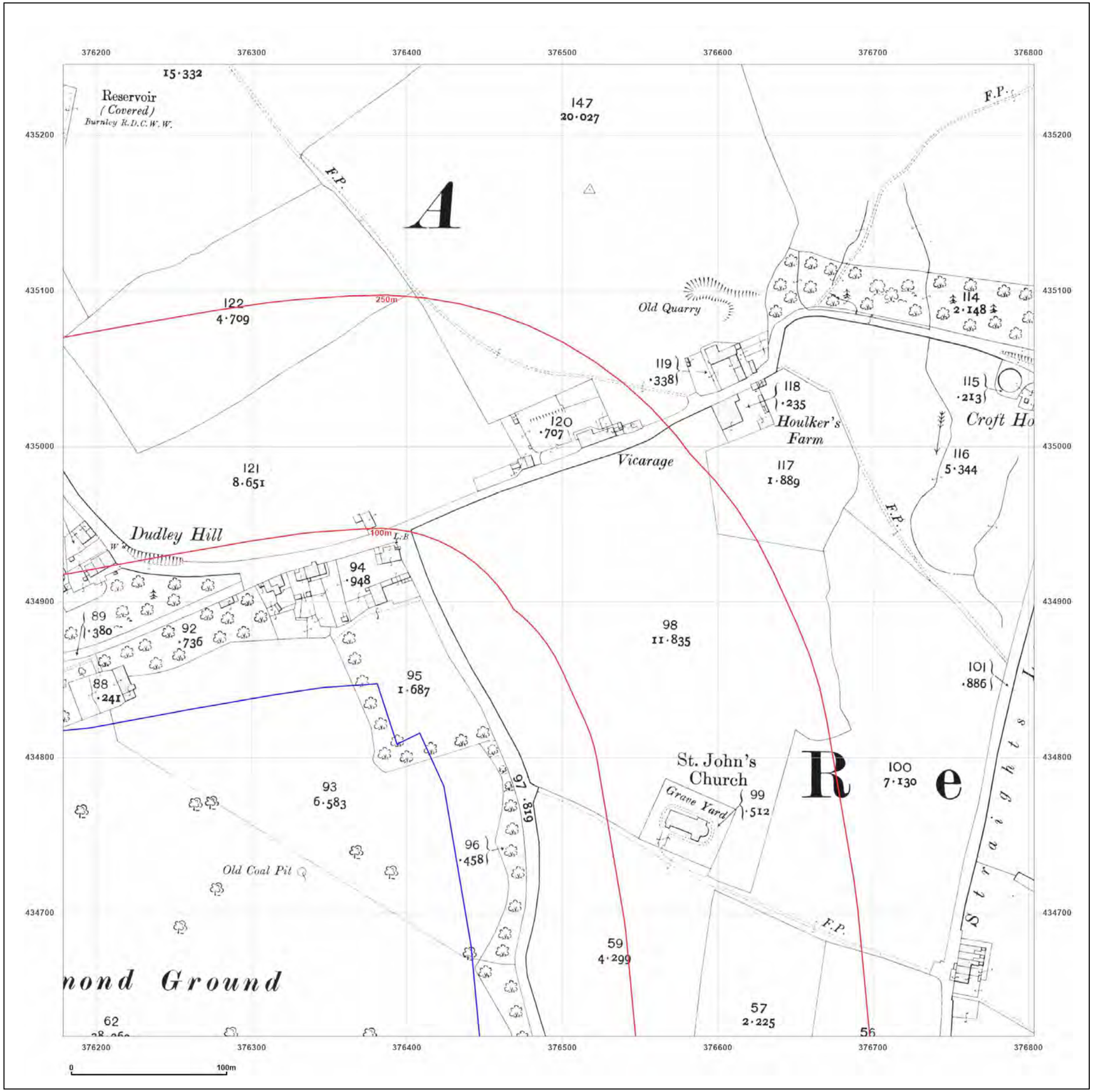

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: County Series

Map date: **1912**

Scale: 1:2,500

Printed at: 1:2,500

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

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Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: County Series

Map date: **1931**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1931
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

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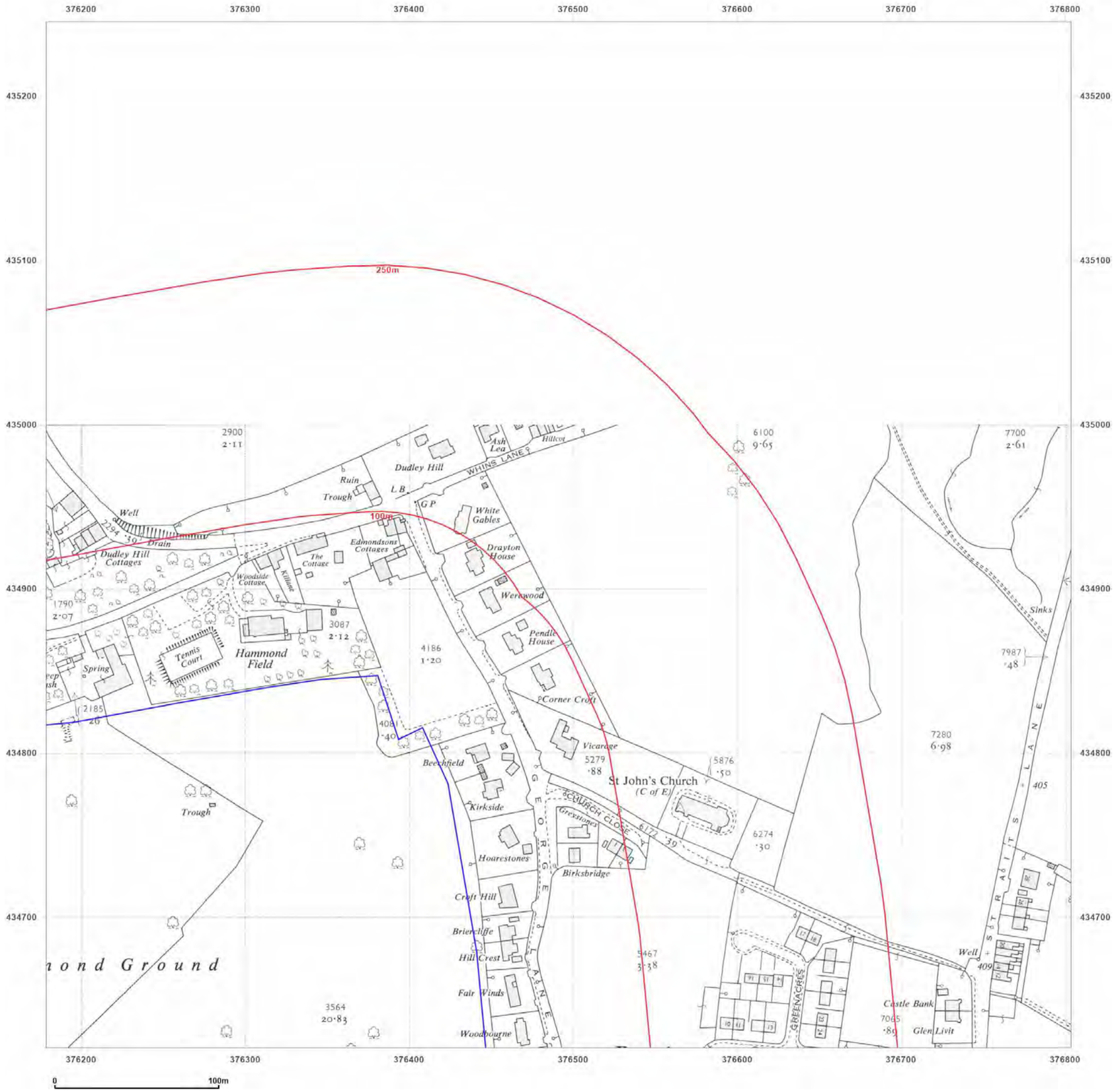

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: National Grid

Map date: **1959**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1956

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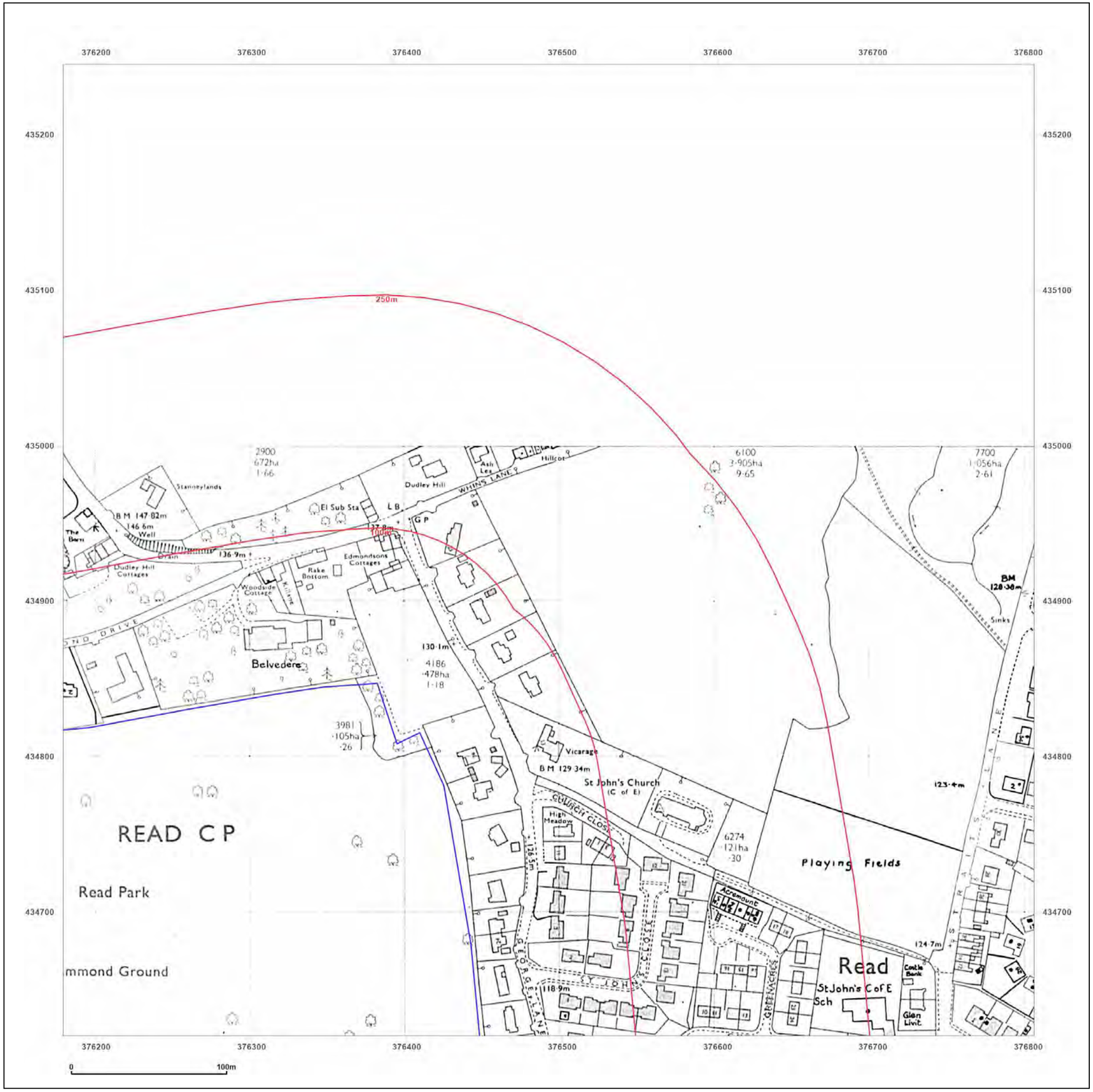

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: National Grid

Map date: **1962**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled 1962

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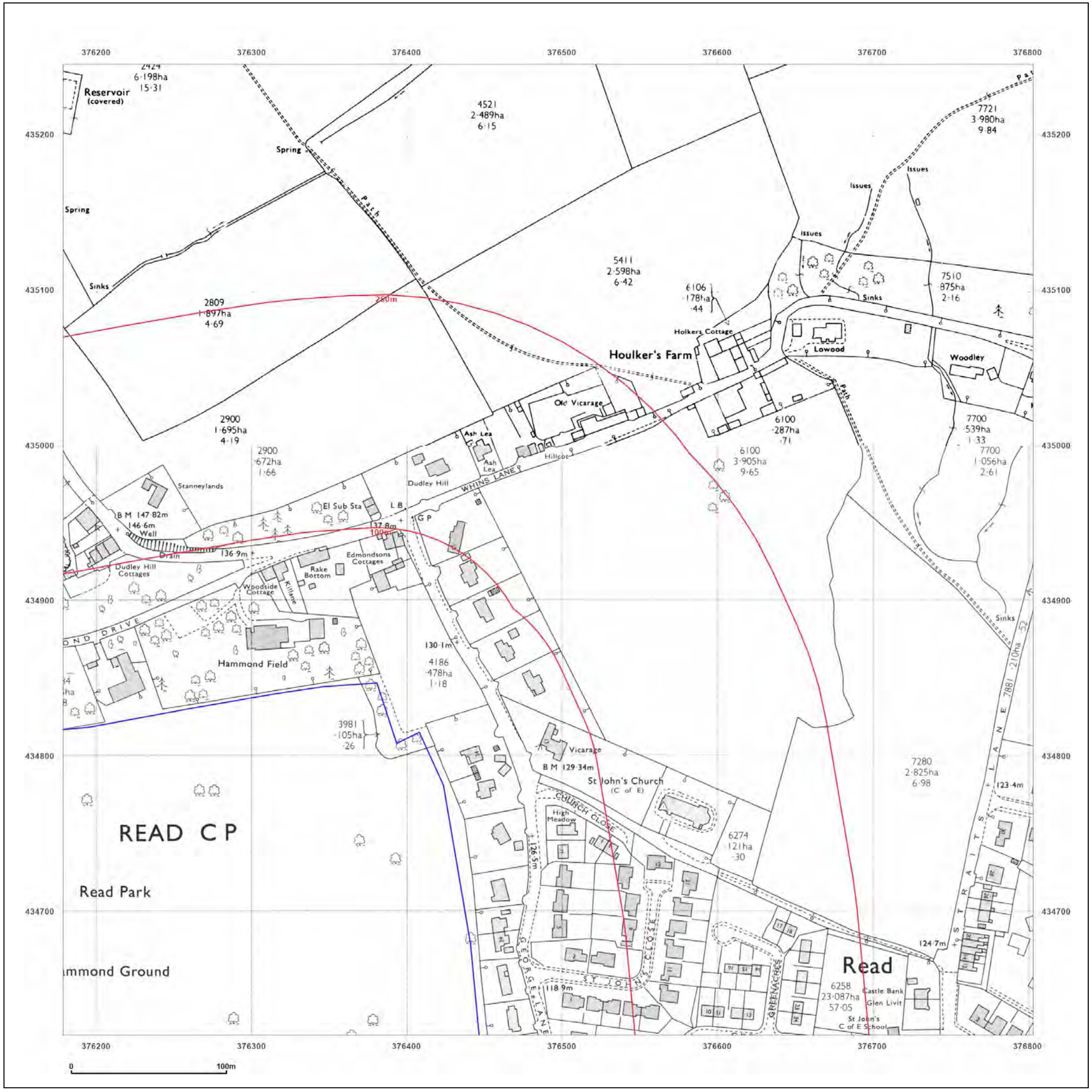

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1970
Revised 1970
Edition N/A
Copyright 1971
Levelled 1962

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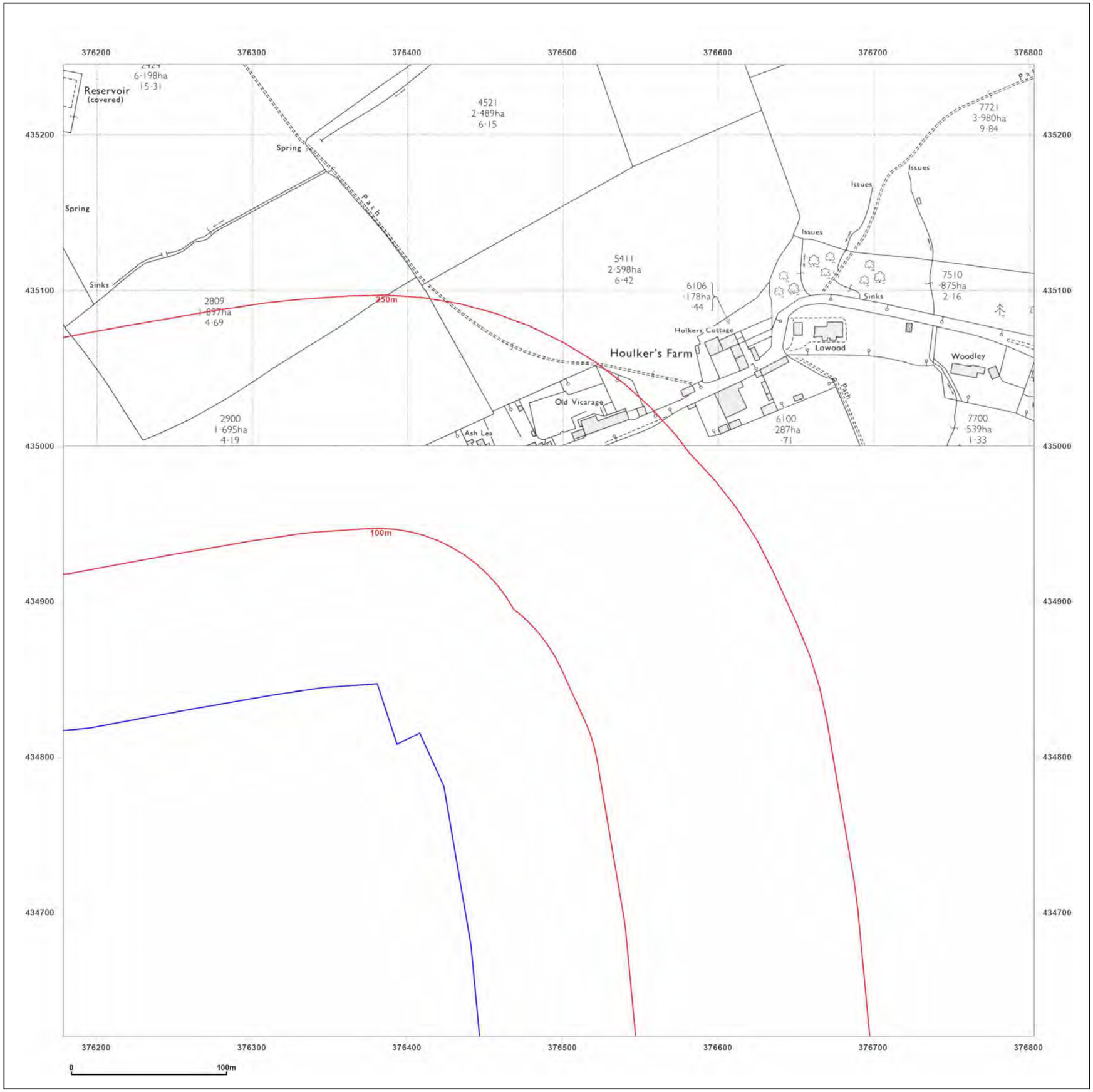

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1970
Revised 1970
Edition N/A
Copyright 1970
Levelled 1962

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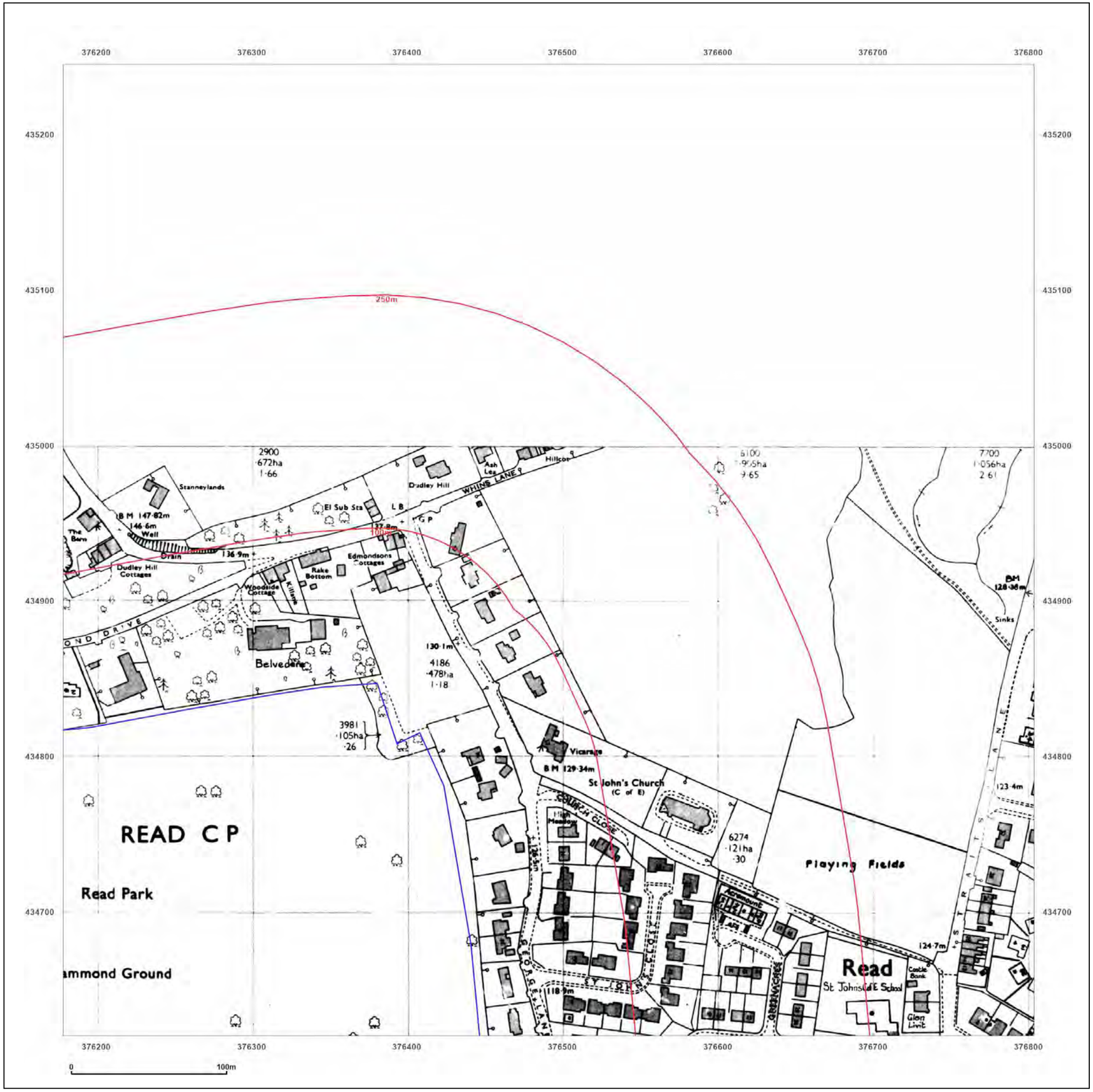

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: National Grid

Map date: **1978**

Scale: 1:2,500

Printed at: 1:2,500

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

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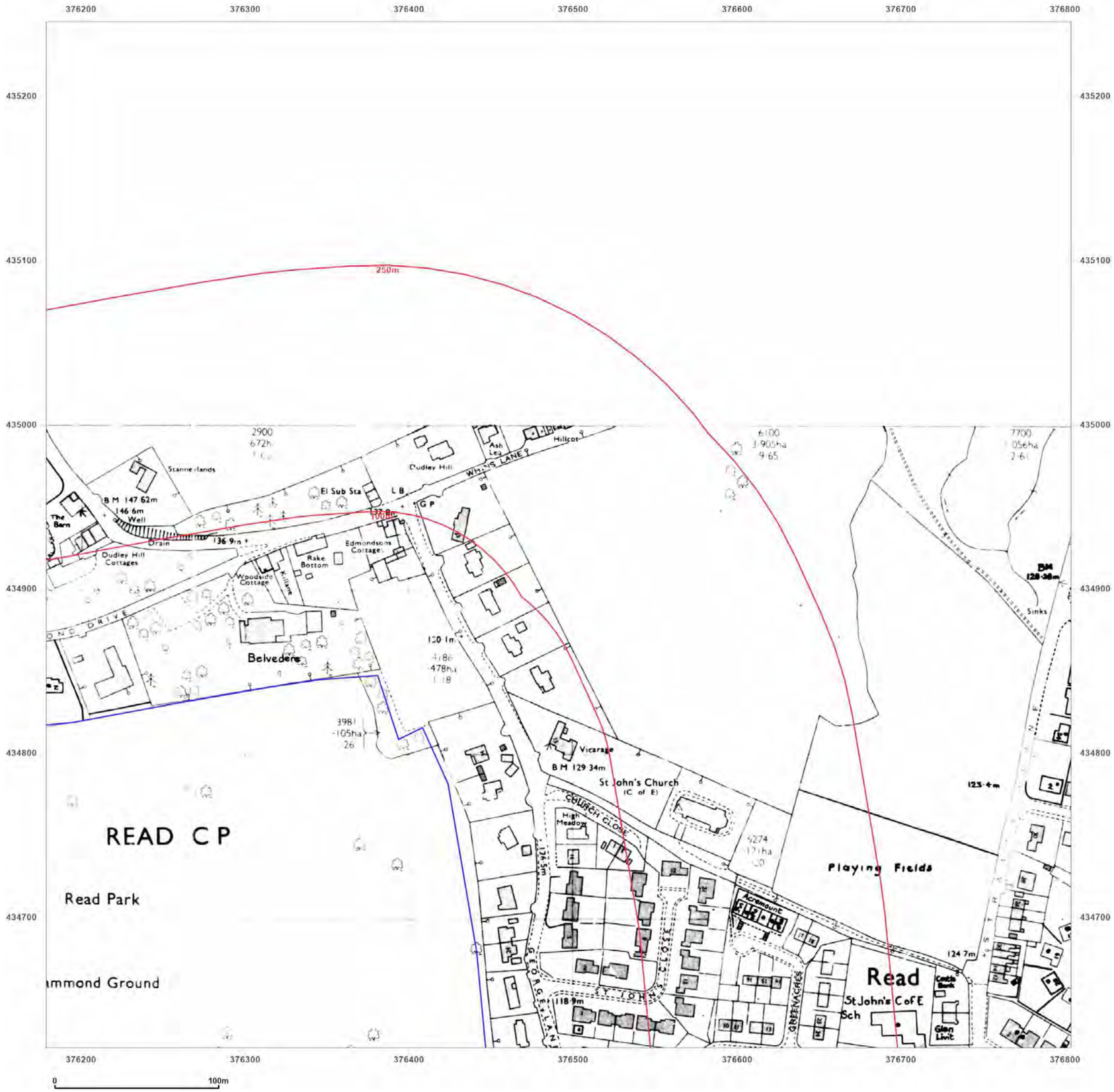

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: National Grid

Map date: **1980**

Scale: 1:2,500

Printed at: 1:2,500

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

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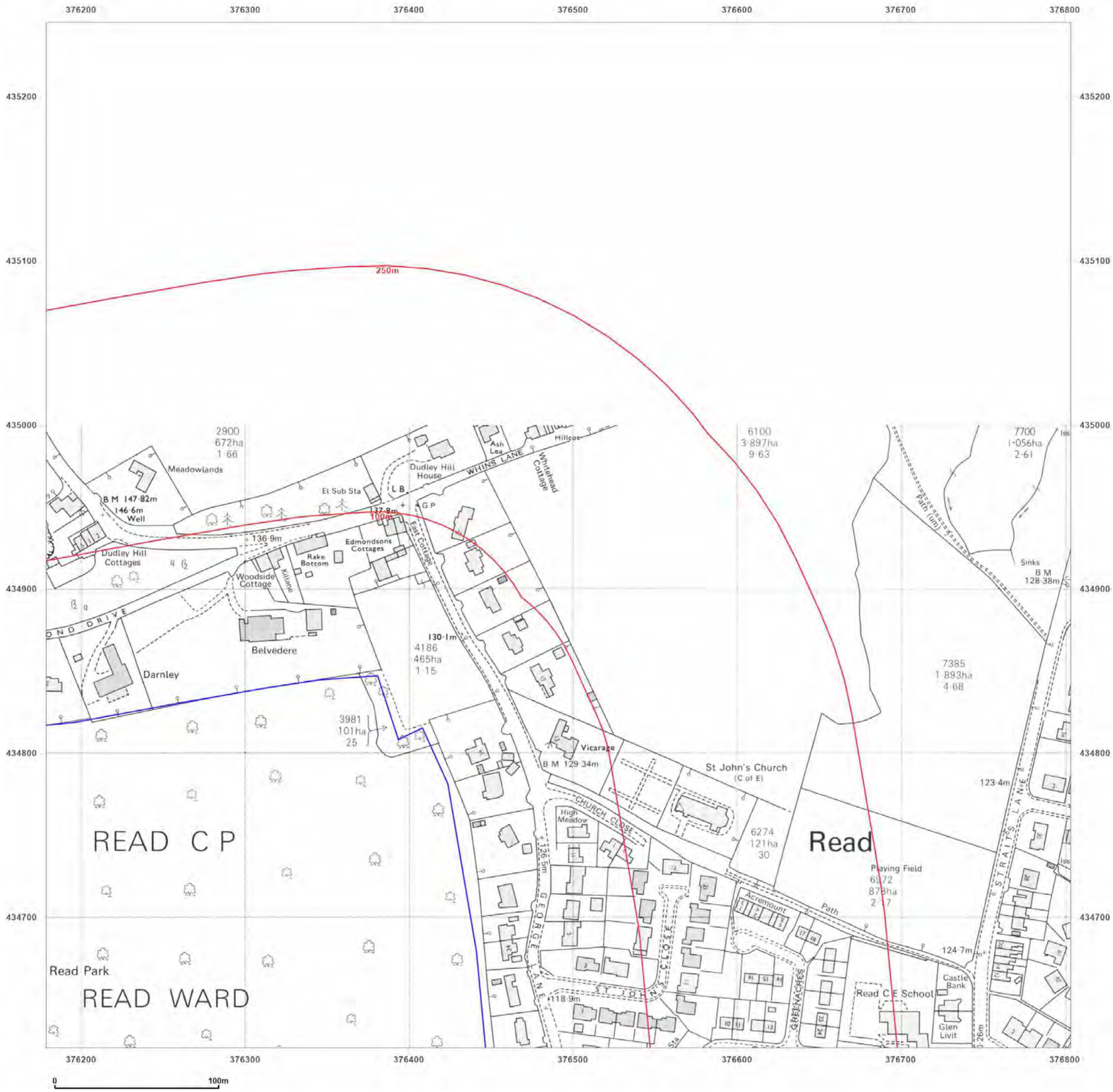

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: National Grid

Map date: **1982**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1982
Revised 1982
Edition N/A
Copyright 1983
Levelled 1962

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Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: National Grid

Map date: **1992-1993**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

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

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Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_LS_2_2
Grid Ref: 376491, 434933

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB_Landline_2_2
Grid Ref: 376329, 434771

Map Name: LandLine

Map date: **2003**

Scale: 1:1,250

Printed at: 1:1,250

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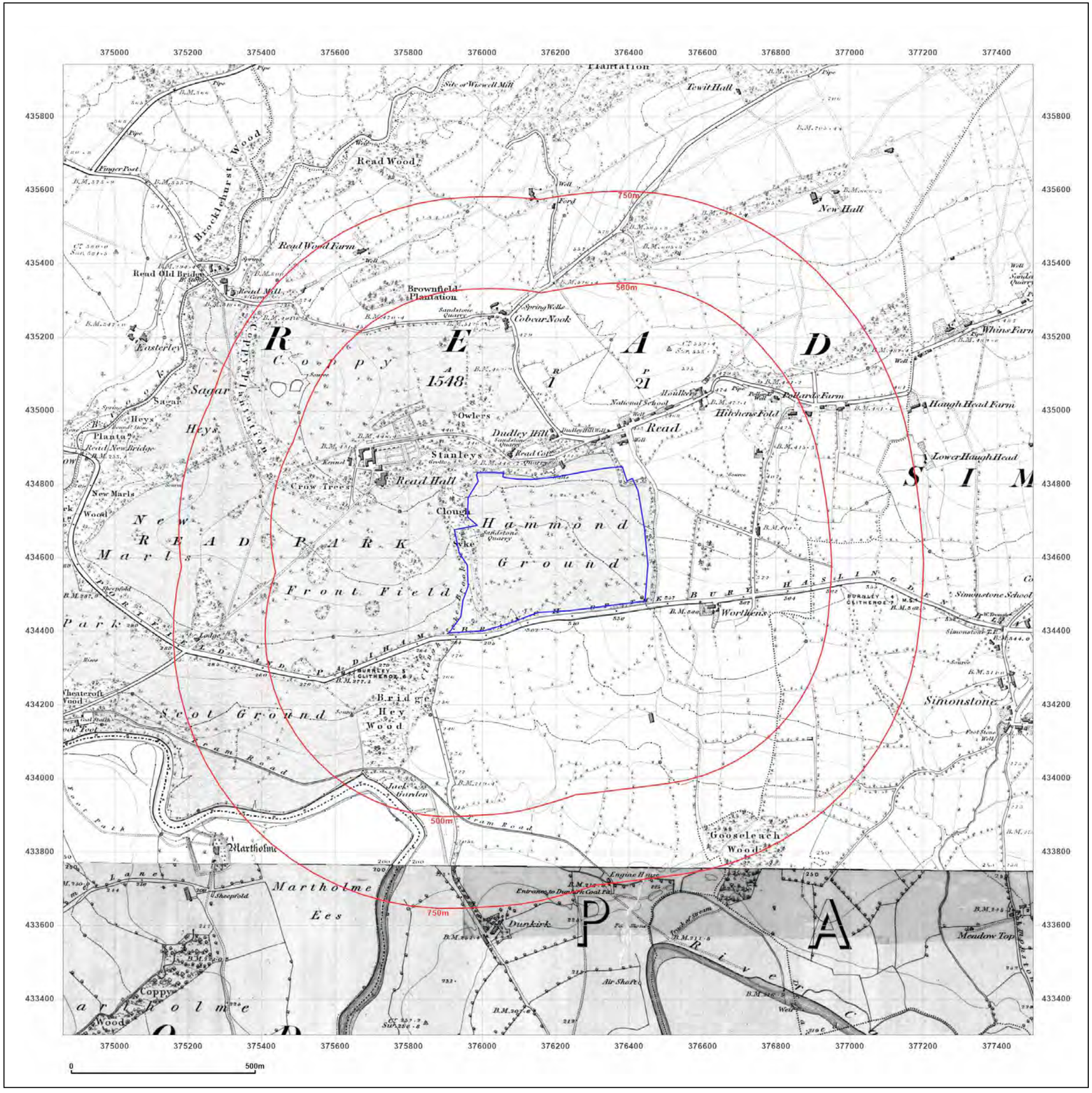

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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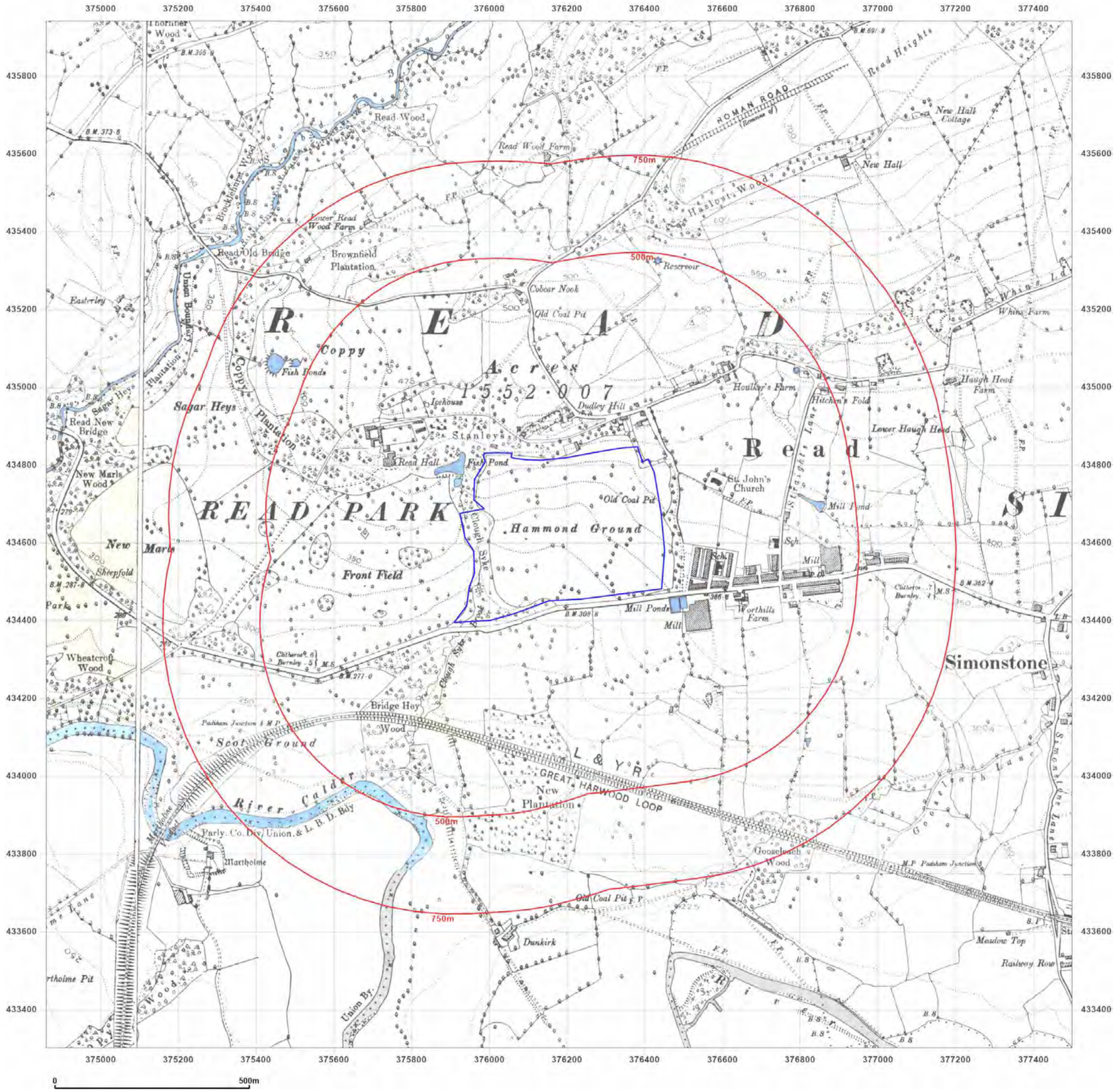

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: County Series

Map date: **1892**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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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

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

Surveyed 1892
Revised 1892
Edition N/A
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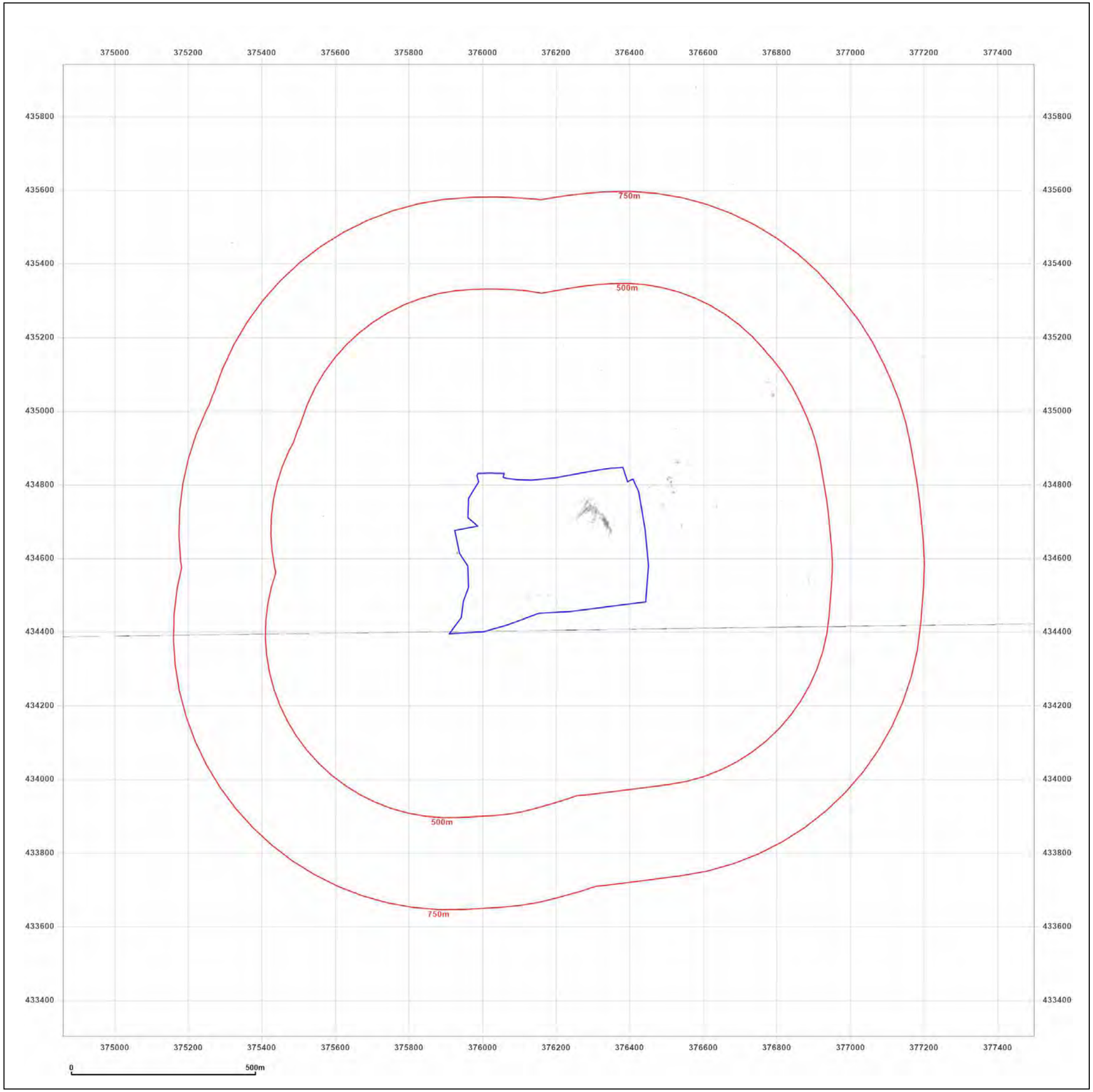

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

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

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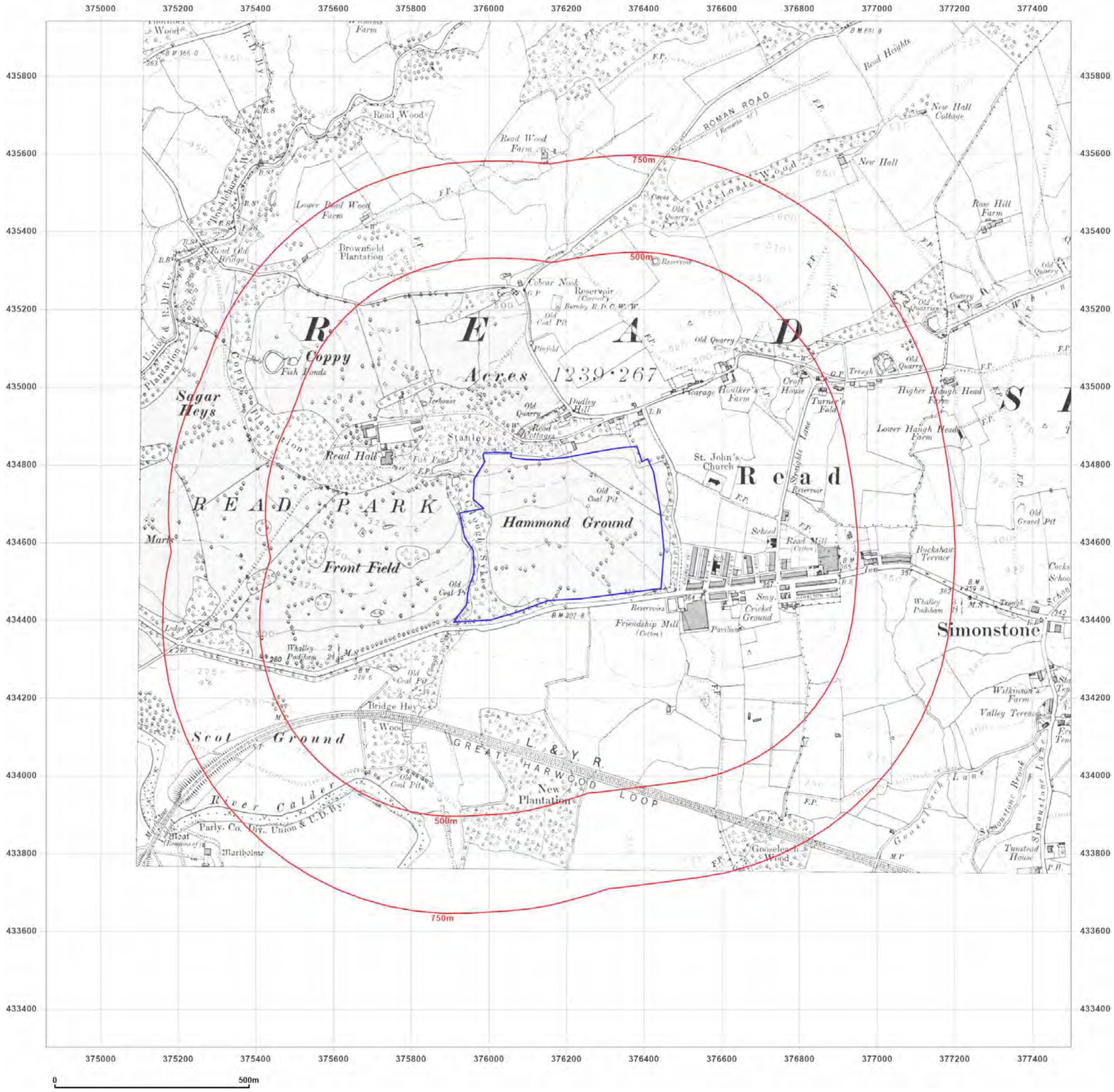

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: County Series

Map date: **1910**

Scale: 1:10,560

Printed at: 1:10,560

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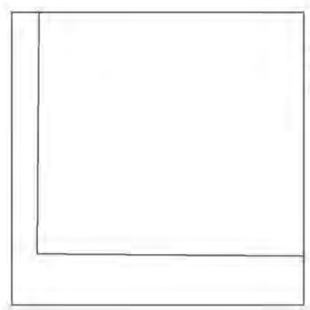

Surveyed 1844
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 14 February 2024

Map legend available at:
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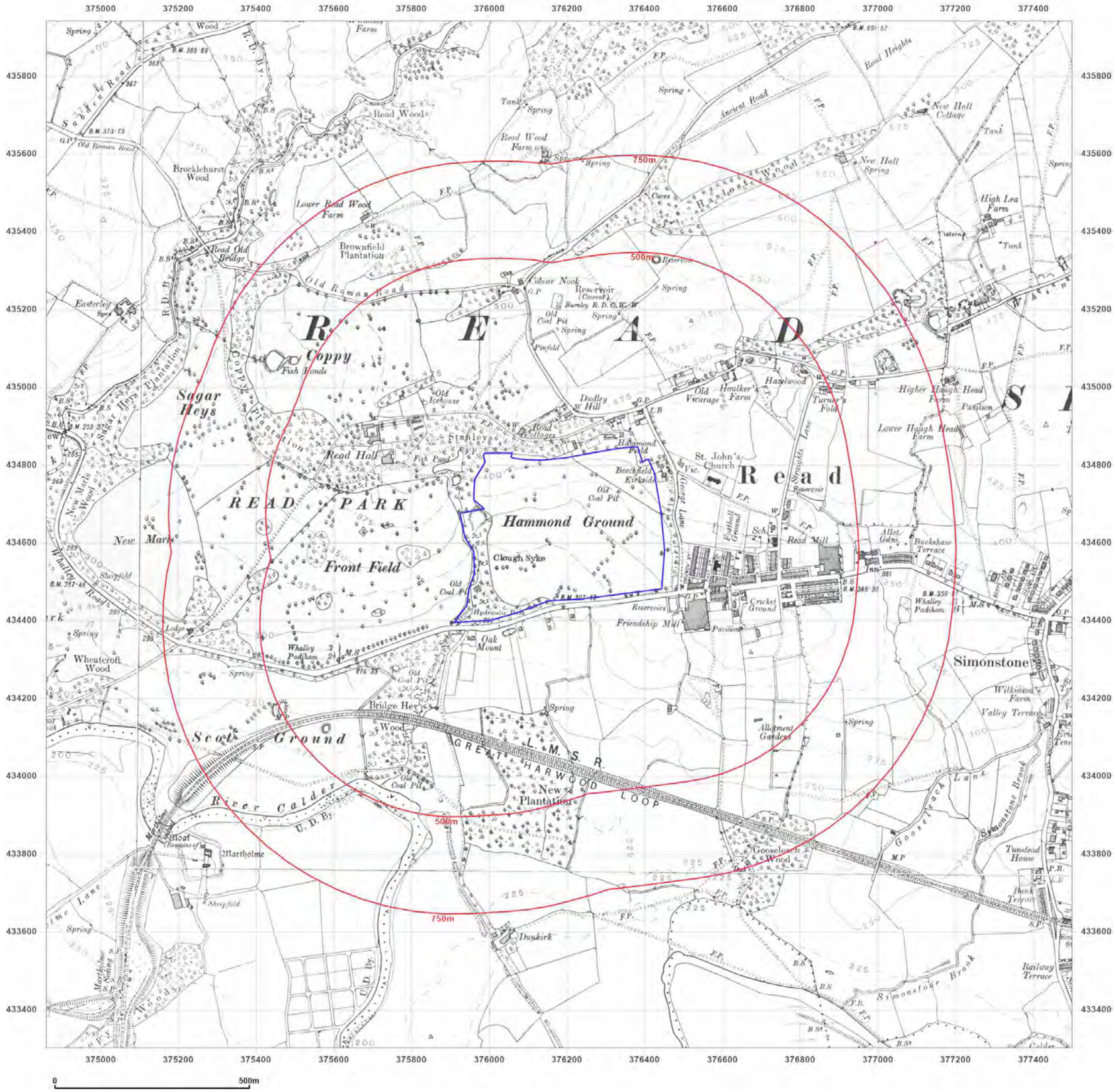

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Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: County Series

Map date: **1929-1933**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1844
Revised 1929
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1929
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1929
Edition N/A
Copyright N/A
Levelled N/A

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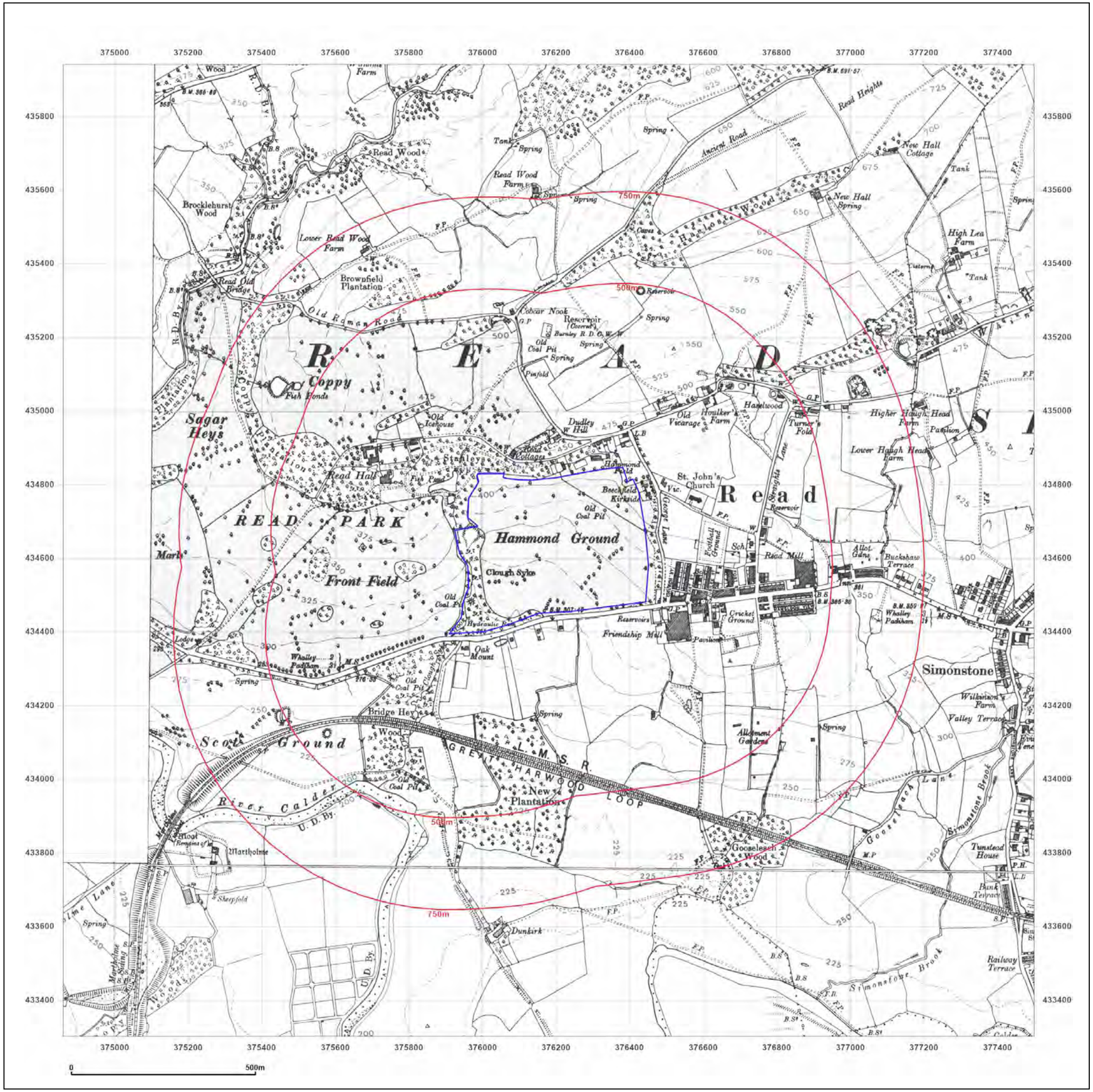

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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

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

Surveyed 1844
Revised 1938
Edition N/A
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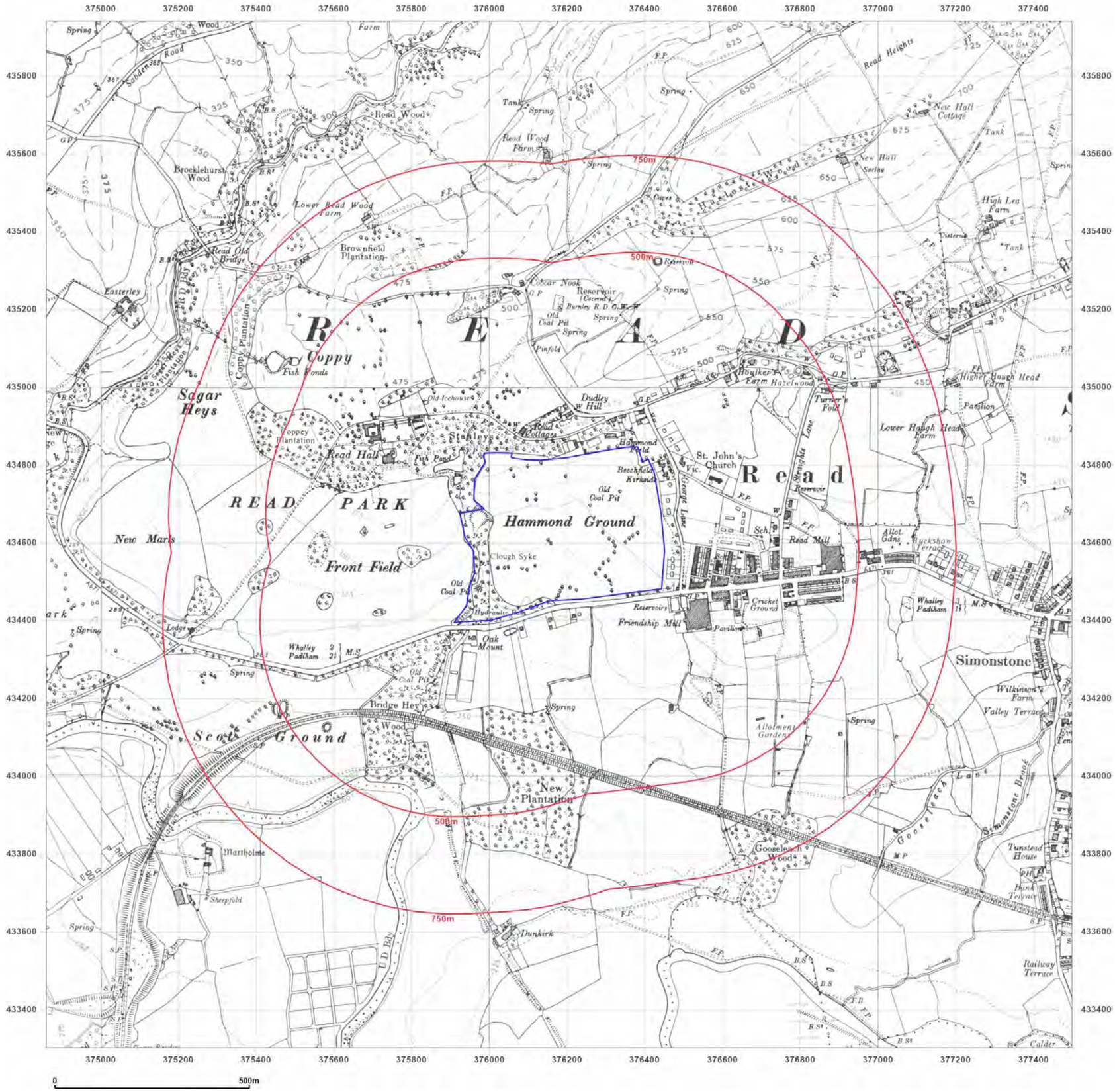

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: Provisional

Map date: **1950**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1950
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
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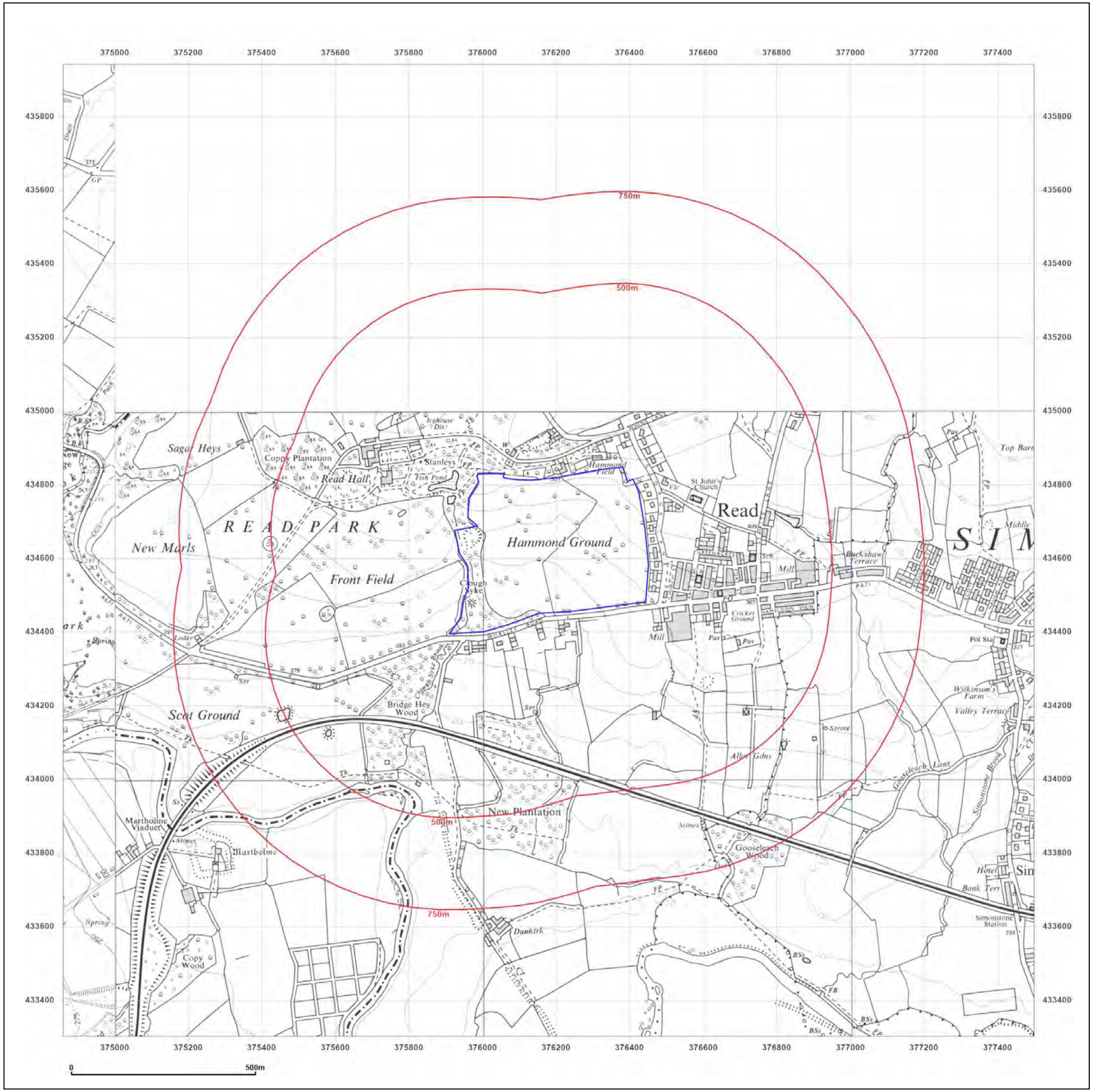

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: Provisional

Map date: **1965-1969**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1969
Revised 1969
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1966
Edition 1955
Copyright N/A
Levelled N/A

Surveyed 1965
Revised 1965
Edition N/A
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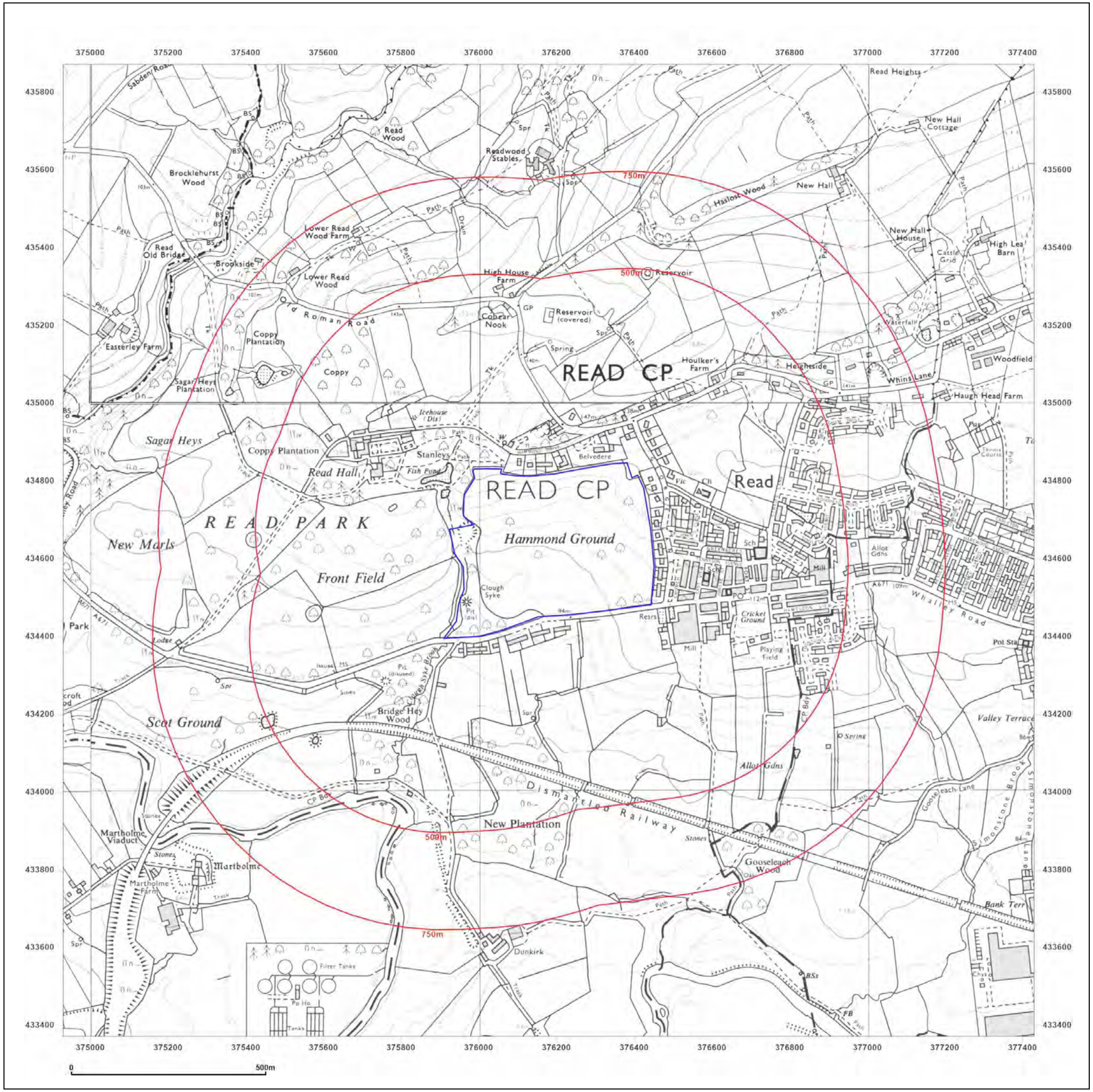

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: National Grid

Map date: **1973-1977**

Scale: 1:10,000

Printed at: 1:10,000

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

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

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

Surveyed 1975
Revised 1977
Edition N/A
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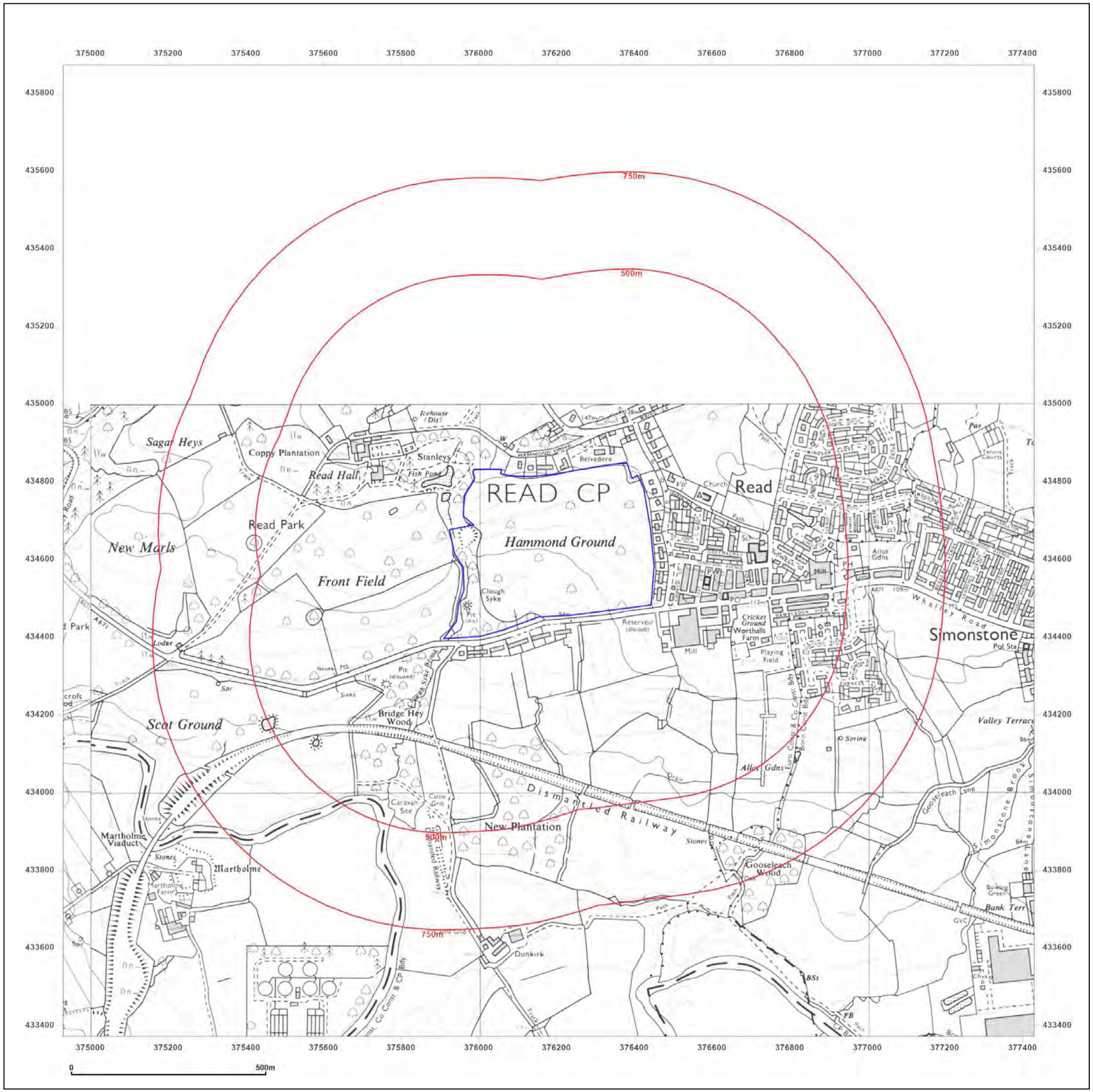

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: National Grid

Map date: **1987-1991**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1990
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1985
Revised 1987
Edition N/A
Copyright N/A
Levelled N/A

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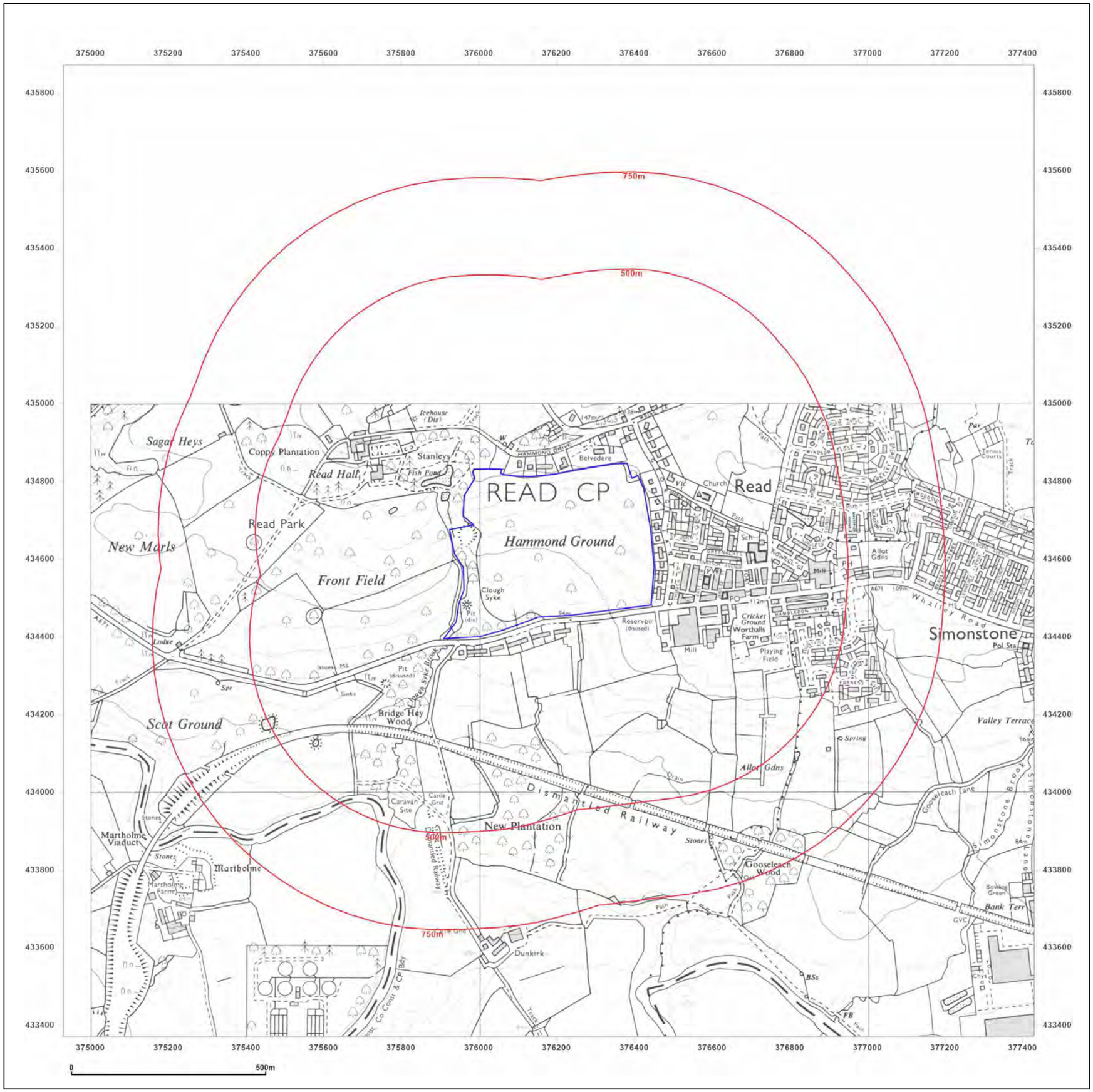

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: National Grid

Map date: **1991**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1985
Revised 1991
Edition N/A
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Levelled N/A

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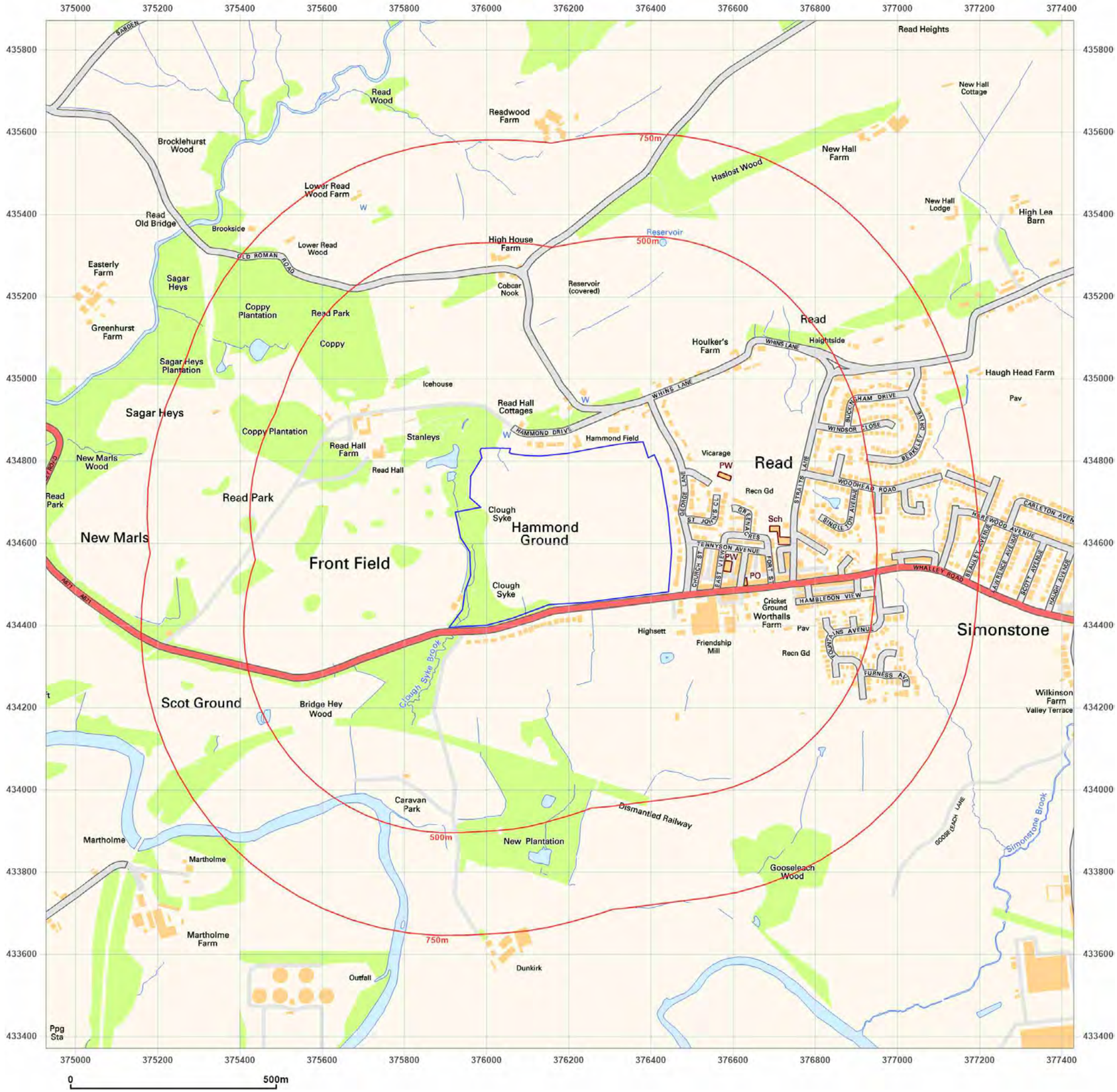

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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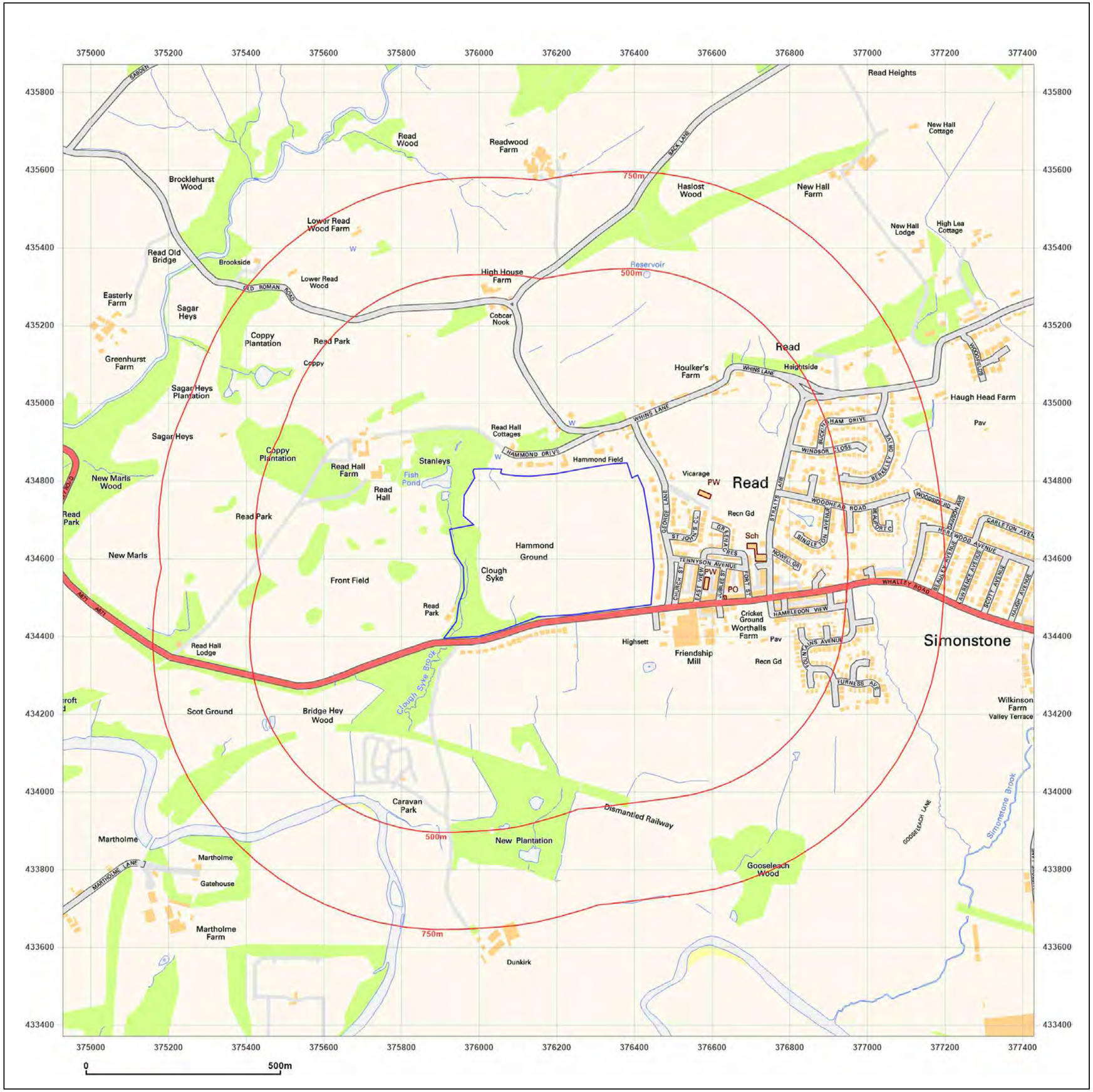

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

N
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2010

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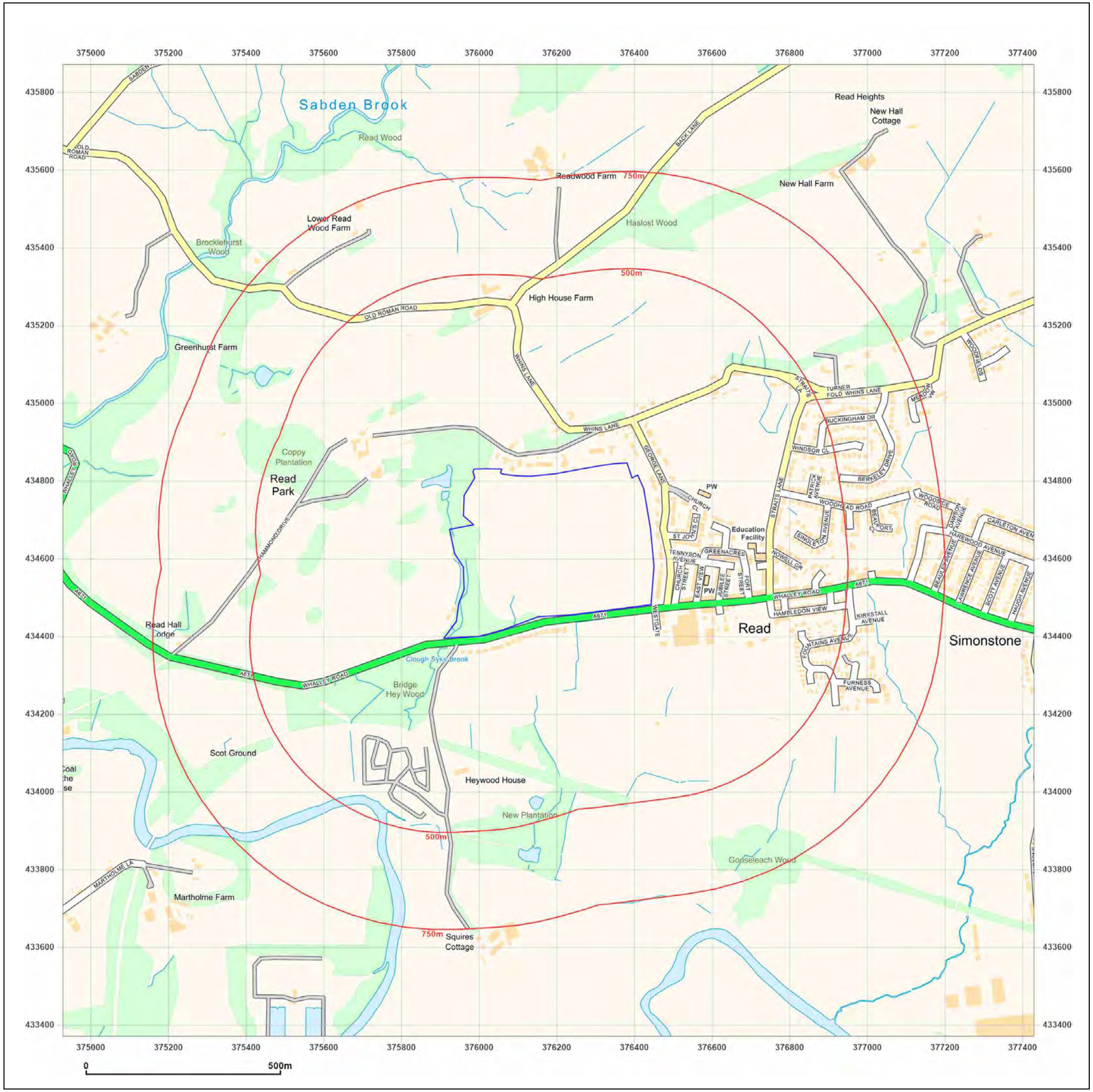

Groundsure INSIGHTS

Site Details:

8, HAMMOND DRIVE, READ,
BB12 7RE

Client Ref: 8_hammond_Ground
Report Ref: GS-4QR-51N-C6G-KAB
Grid Ref: 376179, 434621

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

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