

Higher Trapp, Simonstone

Phase 1 Geo-Environmental Assessment

Client: Toby Whittaker
Author: Charlie Woodcock
Date: 07/08/2026
Reference: 26237-PWAG-00-XX-RP-G-1000-P01

Document Control

Issued By PWA Geo-Environmental Ltd
Summit House
Riparian Way
The Crossings
Cross Hills
Keighley
West Yorkshire
BD20 7BW



Client: Toby Whittaker
Project: Higher Trapp, Simonstone
Report: Phase 1 Geo-Environmental Assessment
Status: Preliminary
Reference: 26237-PWAG-00-XX-RP-G-1000-P01

Document Production Record

Issue Details	Name	Signature
Prepared By	Charlie Woodcock	
Approved By	Andy Jones	

Document Revision Record

Issue Number	Date	Revision Details
P01	07/08/2026	Original Issue

Foreword

This report has been prepared for the sole use and reliance of Toby Whittaker (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 a 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. We cannot accept responsibility for any conditions not revealed by this investigation and confirmation of ground conditions between exploratory locations should be undertaken if necessary. Any spatial inference of ground conditions between investigation locations are for guidance only and no liability can be accepted for their accuracy.

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 and can be relied upon – Toby Whittaker must advise PWA Geo-Environmental if this is not the case. 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.

Executive Summary

PWA Geo-Environmental Ltd (PWAG) was commissioned by Toby Whittaker to undertake a Phase 1 Geo-Environmental Assessment for a proposed new two storey office building with associated hardstanding and landscaping at Higher Trapp, Simonstone. A summary of key geo-environmental considerations is provided below. However, other issues may exist so the report must be read in full.

Key Details

Site:	The site is located off Higher Trapp Lane, approximately 1.2km north of Simonstone. Access can be gained off Higher Trap Lane, the junction after the turnoff for The Higher Trapp Hotel.
Site History:	The site has seen little development over the years with the nearest map available (1848) showing the slow scale expansion of Higher Trapp House, which appeared west of site since records began. The site was grassland until 1910-1912 where Higher Trapp House expanded by adding buildings on site in a northeast – southwest orientation. Further extensions of Higher Trapp House continued south onsite between 1929-1931 and this stayed the same until 2003 where the buildings on site were completely demolished. Hardstanding granite and haybale stores were only seen at the site on pictures after 2003. A container or temporary building was present on site around 2023. Most noticeable offsite developments include a sandstone quarry existing between 1848 – 1970 sitting 233m south, a substation from 1970 added 131m northeast of site and natural springs from 1929 to present day 40m north and 100m west.
Geology:	Geological records indicate that the site is underlain by the Millstone Grit formation, comprising of sandstone, siltstone and grey mudstone, with subordinate and typically thin coal seams and seat earth (palaeosol) horizons. Superficial deposits are present on site consisting of Devensian-diamictic till.
Hydrogeology:	The Superficial geology below site is indicated to be a Secondary undifferentiated aquifer and a Secondary A aquifer for bedrock. There no source protection zones within a 500 m radius, with no records abstractions.
Flooding:	The site is not located in a flood zone and has a negligible risk of river/coastal flooding. No Historical flooding events have taken place since records began in 1946.
Hydrology:	The closest surface water feature is an inland river not influenced by normal tidal action 140m east.
Sensitivity:	Overall, the site setting is considered a low to medium sensitivity.

Geo-Environmental Findings

Mining and Quarrying:	The site in question is located in a coal mining reporting area but not within a development high risk area. There are no identified quarries on the site. Therefore the risk to the site from previous mining and quarrying activities is considered low.
Ground Gas:	The desk study has identified a negligible potential source of ground gas, that is unlikely to impact the site. no further action is required.
Radon:	The proposed building is within an area where no radon protective measures are necessary. This should be confirmed with Building Control.
Potential Contamination:	Based on the historical development, environmental setting and observations of current land use the risk of potential ground related contamination issues is considered unlikely.
Remediation Recommendations:	The proposed site is an office with hardstanding and limited landscaping. Therefore, given the limited previous uses of the site, there is likely to be little or no remediation required. The site has had previous development on it however and it is recommended that if suspicious or contaminated material is observed on site during the geotechnical site investigation or development works then a geoenvironmental engineer should be contacted and soil testing should be undertaken. Testing of any material to be removed off site is recommended.
Anticipated Foundations	Foundation and floor solutions will be dependent on a number of parameters including finished levels, loadings, bearing capacity of the natural strata, depth to bedrock, groundwater levels, proximity of trees, etc. Shallow foundations (strips or pads) may be appropriate where lightly loaded buildings and competent geological strata are present. Piles may be required in areas of deep made ground, poor geological strata and where moderate to heavy foundations are required. Ground conditions must be confirmed by undertaking a suitably designed site investigation. Relic foundations are anticipated on site.

Contaminated Land Risk Assessment

Based on the information contained in this report, and with due regard to the proposed development, the site represents a low risk with respect to contaminated land.

Recommendations

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. Further work should also be undertaken for geotechnical purposes and to characterise surplus soil for off site disposal to landfill. If suspect material or contamination is identified on site during excavation, then a geoenvironmental engineer should be contacted and soil testing will be required.

Contents

1.	Introduction	1
1.1.	The Commission and Brief	1
1.2.	Geo-Environmental Assessment Methodology	1
2.	Site Profile	2
2.1.	Site Location and Details.....	2
2.2.	Site reconnaissance	2
2.3.	Site Regulatory and Environmental Data	4
2.4.	Site History	5
2.5.	Planning	6
3.	Environmental Setting.....	6
3.1.	Geology	6
3.2.	Mining and Quarrying	7
3.3.	Radon.....	7
3.4.	Hydrogeology	7
3.5.	Hydrology.....	7
3.6.	Flood Risk.....	9
3.7.	Landfill and Ground Gas Risk.....	9
3.8.	Unexploded Ordnance	9
3.9.	Environmentally Sensitive Sites.....	9
3.10.	Summary of Environmental Sensitivity	10
4.	Preliminary Environmental Risk Assessment	10
4.1.	Preliminary Conceptual Site Model.....	10
4.1.1.	Potential Sources of Contamination.....	10
4.1.2.	Pollutant Linkages.....	10
4.1.3.	Potential Receptors	11
4.2.	Qualitative Risk Assessment	11
5.	Conclusions and Recommendations	12
5.1.	Geotechnical Conclusions	12
5.2.	Environmental Conclusions	12
5.2.1.	Contaminated Land Risk Assessment	13
5.2.2.	Potable Water Supply.....	13
5.2.3.	Unexpected Findings Protocol.....	13
5.2.4.	Soil Reuse and Waste Arisings	13
5.2.5.	Health, Safety and Environment.....	13
5.3.	Recommendations for further work	13
6.	Regulatory Approvals	14

Appendices

Appendix A - Drawings

Appendix B - Environmental Data Report

Appendix C - Historical Maps

Appendix D - Risk Evaluation

1. Introduction

1.1. The Commission and Brief

PWA Geo-Environmental Ltd (PWAG) was commissioned by Toby Whittaker to undertake a Phase 1 Geo-Environmental Assessment as documented in our proposal. The proposed development is anticipated to comprise the construction of a 2-storey office block with associated car parking and landscaped areas. The proposed development layout is presented on Drawing No. 26.121.02-BA-00-DR-A-1003-P02, the proposed floor plans are presented on Drawing No. 26.121.02-BA-00-DR-A-2001-P02, and the elevations are presented on Drawing No. 26.121.02-BA-00-DR-A-3001-P01. These drawings are included with in **Appendix A**. Any changes to the proposed layout, site levels and/ or end use will require amendments to this report.

This report presents the information collected during this assessment, interpretation of the data obtained and recommendations relevant to the commission and brief. General notes and limitations relevant to all PWA Geo-Environmental Ltd investigations are described in the Foreword. These should be read in conjunction with this report. Should this report not address particular questions relevant to your requirements then this must be brought to our attention in advance of works commencing so we can determine if additional work is needed.

1.2. Geo-Environmental Assessment Methodology

Key aspects of this Phase 1 are summarised as follows:

- Review the history of the site and surrounding area from historical Ordnance Survey (OS) maps and any available anecdotal information or historical reports.
- Review current activities and current condition of the site, based on information made available by the client and regulatory data relating to the site, further assisted by the preliminary site walkover.
- Assess the environmental setting for the site from a review of published geological, hydrogeological, hydrological and regulatory data.
- Assess anticipated ground conditions, including potential contaminants.
- Preparation of a conceptual site model and preliminary environmental risk assessment.
- Recommendations for further work, if required.

This review relied on published information and information provided by the client and other parties, including anecdotal information, during the given time period. Regulatory data from public registers and historical OS maps were obtained from a Groundsure report.

2. Site Profile

2.1. Site Location and Details

Table 1 Site Location and Details

Address	Land off Higher Trapp Lane, Simonstone, Lancashire BB12 7QW
National Grid Reference	SD 77623 35614
Area	Approximately 0.08 hectares.

Location

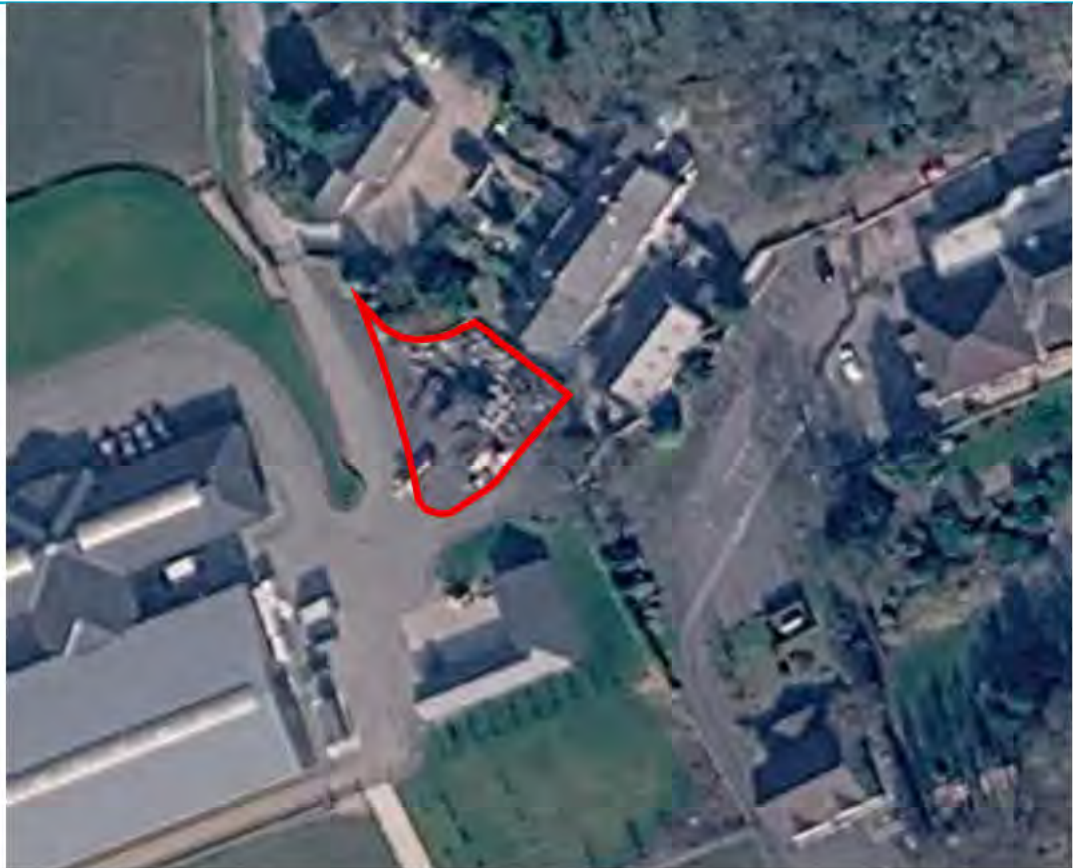


Figure 1 (Reproduced from Google Earth Pro) is included as a site location plan

	Ground Cover	Estimated percentage
Ground Cover	Agricultural storage	40%
	Loose gravel surface	60%
Known Services	The position of services is not known, and a utility survey should be undertaken.	
Current Use	Agricultural storage	
Proposed Use	Two storey office	

2.2. Site reconnaissance

A site walkover was conducted on the 6th of August 2026 and comprised of a general site assessment with photographs taken of areas of interest on site, these are presented below.

The site is located in Simonstone in Burnley and access to the site was gained off Trapp Lane to the north of the site. The site comprised of a loose gravel/stone surface and is being used as storage for horse bedding, hay bales, a trailer, some agricultural machinery, natural building stone and a skip mostly full of soil and wood. No spills or evidence of contamination was noted during the site inspection.

The site is relatively flat and level but slopes gently to the south.

The surrounding area to the site is comprised of a large stable building to the west, fields and landscaping to the north, two detached houses immediately to the east and another stable building to the south. Access to the site is from the existing access from the stable compound.



Figure 1: Looking north towards the site on the right hand side



Figure 2: Looking east across the site showing the ground surface and storage



Figure 3: Looking north showing the hay bales and horse bedding storage



Figure 4: storage on site



Figure 5: Hay bale storage on site



Figure 6: Looking south east and showing storage of building stone

2.3. Site Regulatory and Environmental Data

Information regarding environmental regulatory controls and pollution incidents in proximity to the site is taken from the Groundsure Enviro Insight Report presented in **Appendix B** and summarised in **Table 2**.

Table 2 Summary of Site Regulatory and Environmental Data

Data Type	On site	0-50m	51-250m	Details	Potential to impact site?
Historical Industrial Sites					
Historical industrial land uses	0	0	5	Nearest offsite records relate to: - Unspecified tank 1929 (147m south). - Chalk pit 1973 (199m south). - Unspecified Quarry 1950 (212m south).	No
Historical tank database	0	0	5	Nearest records relate to: Unspecified tank 1999 (143 m south).	No
Historical energy features	0	0	1	Onsite records relate to: Electricity substation 1999 (131m northeast).	No
Historical petrol stations	0	0	0	None within 250 m of site.	No
Historical garages	0	0	0	None within 250 m of site.	No
Current industrial land use					
Recent industrial land uses	0	0	2	Nearest Offsite records relate to: - Castle Sheet Metal Ltd, metalworkers including blacksmiths (73m east). - Electricity substation.	No
Current or recent tanks	0	0	0	None within 250 m of site.	No
Current or recent petrol stations	0	0	0	None within 250 m of site.	No
Electricity cables	0	0	0	None within 250 m of site.	No
Gas pipelines	0	0	0	None within 250 m of site.	No
Sites determined as Contaminated Land	0	0	0	None within 250 m of site.	No
Control of Major Accident Hazards (COMAH)	0	0	0	None within 250 m of site.	No
Regulated explosive sites	0	0	0	None within 250 m of site.	No
Hazardous substance storage/usage	0	0	0	None within 250 m of site.	No
Historical licensed industrial activities (IPC)	0	0	0	None within 250 m of site.	No
Licensed industrial activities (Part A(1))	0	0	0	None within 250 m of site.	No
Licensed pollutant release (Part A(2)/B)	0	0	0	None within 250 m of site.	No
Radioactive Substance Authorisations	0	0	0	None within 250 m of site.	No
Licensed Discharges to controlled waters	0	0	0	None within 250 m of site.	No
Pollutant release to surface waters (Red List)	0	0	0	None within 250 m of site.	No
Pollutant release to public sewer	0	0	0	None within 250 m of site.	No
List 1 Dangerous Substances	0	0	0	None within 250 m of site.	No
List 2 Dangerous Substances	0	0	0	None within 250 m of site.	No
Pollution Incidents (EA/NRW)	0	0	0	None within 250 m of site.	No
Pollution inventory substances	0	0	0	None within 250 m of site.	No
Pollution inventory waste transfers	0	0	0	None within 250 m of site.	No
Pollution inventory radioactive waste	0	0	0	None within 250 m of site.	No

Table 2 Summary of Site Regulatory and Environmental Data

Data Type	On site	0-50m	51-250m	Details	Potential to impact site?
IPC = Integrated Pollution Control; IPPC = Integrated Pollution Prevention & Control; LAPPC = Local Authority Pollution Prevention & Controls; APC = Air Pollution Control; COMAH = Control of Major Accident hazards; NIHHS = Notification of Installations Handling Hazardous Materials.					

2.4. Site History

A study of historical Ordnance Survey (OS) maps has been undertaken to identify potentially significant geo-environmental constraints on or near the site. Salient points relating to the history of the site and surrounding area are detailed in **Table 3**. A full copy of the historical maps are included in **Appendix C**.

Table 3 Site History

Summary		
The site has seen little development over the years with the nearest map available (1848) showing the slow scale expansion of Higher Trapp House, which appeared west of site since records began. The site was grassland until 1910-1912 where Higher Trapp House expanded by adding buildings on site in a northeast – southwest orientation. Further extensions of Higher Trapp House continued south onsite between 1929-1931 and this stayed the same until 2003 where the buildings on site were completely demolished. Hardstanding granite and haybale stores were only seen at the site on pictures after 2003. Most noticeable offsite developments include a sandstone quarry existing between 1848 – 1970 sitting 233m south, a substation from 1970 added 131m northeast of site and natural springs from 1929 to present day 40m north and 100m west.		
Date	Site	Surrounding Land
1848	The earliest map available shows the site comprised of complete grassland.	The site is approximately 1 km north of Simonstone typically surrounded by grassland and agricultural fields. Higher Trap House sits north opposite the site boundary. A sandstone quarry can be seen 233m south of the site with a well and pipe nearby in its vicinity.
1891 - 1892	No significant changes.	Lower Trap Farm appeared on map 200m southeast from site.
1910-1912	Higher Trap House is extended onto site cutting through on a northeast – southwest orientation.	No significant changes.
1929-1931	Higher Trap House buildings further extended cutting through further south of previous extension.	Another building for Higher Trapp added approximately 20m east. Cistern added 240m south. Another building added 50m west of site. A tank has been added 147m south. Natural springs have been added 40m north and 100m west. A drain has been added just below the western spring 130m west from site.
1950	No significant changes.	Building 50m west has been demolished.
1970	No significant changes.	A substation has been added 131m northeast of site. Higher Trapp now expanded into a hotel. A forge has been added 170m southeast from site. Quarry has now been filled and now has a pond on top of its previous location. A tank has been added 240m north from site, located where the cistern used to be.
1973 - 1977	No significant changes.	No significant changes.
1992	No significant changes.	No significant changes.
2003	No significant changes.	No significant changes.
2000 Air photo	No significant changes.	A commercial building has been added near the site towards the southeast.
2001 Air photo	No significant changes.	No significant changes.
2003	Buildings on site have been completely demolished leaving behind hardstanding granite.	No significant changes.
2017 Air photo	No significant changes.	An agricultural/industrial unit has been added to the west of the site with a possible tank west of the building. A small residential/office building has been added north of the site with its associated car park and access from the west.

Table 3 Site History

2023	Container or temporary building located on site and removed within a year or two.	No significant changes.
------	---	-------------------------

2.5. Planning

The Ribble Valley Borough Council planning portal was checked for any planning applications for the site's postcode. Numerous applications were found for the post code. All applications are associated with stables and the equestrian centre.

3. Environmental Setting

3.1. Geology

Online British Geological Survey (BGS) published geological data and the Geo Insight report presented in **Appendix B** shows the following geological sequence.

Table 4 Mapped Geology

Summary	
Geological records indicate that the site is underlain by the Millstone Grit formation, comprising of sandstone, siltstone and grey mudstone, with subordinate and typically thin coal seams and seatearth (palaeosol) horizons. Superficial deposits are present on site consisting of Devensian-diamicton till.	
Item	Description
Made Ground	Not recorded within the site and within 500m of the site boundary.
Superficial	Devensian-diamicton till present on site, comprising of a variety of poorly sorted mixed sediments.
Bedrock	Bedrock beneath the site is indicated to be from the Millstone Grit Group, comprising of broadly upward-coarsening cyclic sequences of sandstone, siltstone and grey mudstone, with subordinate and typically thin coal seams and seatearth (palaeosol) horizons. Thickness of up to 1225m. A fault can be seen 100m west from the site boundary dipping 50 degrees to the southeast.



Figure 8: Geology bedrock from Groundsure, 2026. (1:10,000 scale)

BGS Borehole Records	There are no BGS borehole records within 250 m radius of the site.
-----------------------------	--

3.2. Mining and Quarrying

The site is within a Coal Mining Reporting Area but not a development high risk area. Historical maps indicate there was no mining activity within 500 m of the site.

The risk to the proposed development from shallow coal mine workings is assessed as low and no further work is recommended with regard to shallow coal workings.

An unspecified quarry is located 211m south of the site with a sandstone quarry located 233m south of the site. Groundsure indicates that a chalk pit is evident 199m south of the site. With the proposed building plan to be constructed further than 200m away from the quarry's location, it is not likely that quarrying will pose a stability risk to the proposed development.

No artificial or made ground are shown within 250m of the site, indicating that there is a low risk of harmful ground gases migrating into the soil on site and thus posing little risk to the development.

3.3. Radon

The building footprints within the site are in an area where less than 1% of properties have radon levels above the action level. Therefore, no radon protection measures will be required. This must be confirmed with local building control as they often have further local knowledge.

This data should not be used for basements, cellars or underground structures, all of which should be considered as having an increased chance of high radon levels, regardless of location.

3.4. Hydrogeology

The following hydrogeological assessment is based upon data from the Groundsure report.

Table 5 Hydrogeology

Summary		
The Superficial geology below site is indicated to be a Secondary undifferentiated aquifer and a Secondary A aquifer for bedrock. There no source protection zones within a 500 m radius, with no records abstractions.		
	Superficial Geology	Bedrock Geology
Aquifer status	Secondary undifferentiated.	Secondary A.
Abstractions within 500m	None within 500 m.	None within 500 m.
Source Protection Zone (within 500 m)	None within 500 m.	None within 500 m.
Anticipated groundwater flow	Unknown	
Groundwater vulnerability	Vulnerability: low Aquifer type: Secondary Thickness: >3m Patchiness value: >90% Recharge potential: No data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well-connected fractures

3.5. Hydrology

The following hydrological assessment is based upon data from the Groundsure report and site walk over.

Table 6 Hydrology

Summary	
The nearest surface water feature is an inland river not influenced by normal tidal action 140m east.	
Item (within 250 m radius)	Comments
Nearest surface waterbodies	There are six records of water networks within 250m of the site. The closest surface water feature is an inland river not influenced by normal tidal action 140m east.

Table 6 Hydrology

Abstractions	There are 20 recorded surface water abstraction within 2000m of the site. Nearest records relate to: Historic abstraction from spring at Simonstone, Burnley 563m east.
Discharge consents	There are no known discharges within 250m of the site
Surface water sensitivity	Low given the distance to nearest surface water feature.

3.6. Flood Risk

River and coastal flooding:

The site is not located in a flood zone and has a negligible risk of river/coastal flooding. No Historical flooding events have taken place since records began in 1946.

Surface water:

There is a negligible risk of surface water flooding.

Groundwater:

There is a low risk of groundwater flooding.

3.7. Landfill and Ground Gas Risk

The following information regarding landfills and other waste sites is taken from the Groundsure Report.

Table 7 Summary of Landfill and Other Waste Sites

Summary

The desk study has identified a negligible potential source of ground gas, that is unlikely to impact the site. No landfills or waste sites can be seen within 250m of site and the quarries are far enough not to cause a risk.

Data Type	0-250 m	251-500 m	Details	Potential on-site impact?
Active or recent landfill	0	0	None listed.	No
Historical landfill (BGS records)	0	0	None listed.	No
Historical landfill (LA/mapping records)	0	0	None listed.	No
Historical landfill (EA/NRW records)	0	0	None listed.	No
Historical waste sites	0	0	None listed.	No
Licensed waste sites	0	0	None listed.	No
Waste exemptions	0	0	None listed.	No
Surface Ground Workings	3	0	Nearest records relate to: - Chalk Pit seen 199m south of site. - Sandstone Quarry seen 233m south of site.	No
Historic Maps	0	0	None listed.	No
Geological Conditions	No Made Ground is indicated to be present beneath the site or within 500m of the site by the Groundsure report.			

EA = Environment Agency; NRW = Natural Resources Wales; BGS = British Geological Survey; LA = Local Authority.

3.8. Unexploded Ordnance

A Zetica Unexploded Bomb Risk Map indicates the site to be in an area of low risk from items of German and Allied air delivered UXO. In such cases Zetica advises that 'works can proceed with no special precautions'.

3.9. Environmentally Sensitive Sites

Designated environmentally sensitive sites recorded within a 500 m radius include:

- Site of Special Scientific Interest (SSSI) impact risk zone. This specifies that certain types of development require consultation although this is not considered relevant to the proposed development.
- Designated ancient woodland area 34m northeast of site location. This involves ancient and semi-natural woodland.

3.10. Summary of Environmental Sensitivity

The environmental sensitivity of the site has been established based on the following reasons.

Table 8 Sensitivity of Environmental Receptors and Mitigating Aspects

Summary			
Overall, the site setting is considered a low to medium sensitivity.			
Receptor Type	Receptor(s)	Sensitivity	Reason
Groundwater (superficial)	Secondary undifferentiated	Low	Superficial deposits are an unproductive aquifer.
Groundwater (bedrock)	Secondary A	Medium	Bedrock is a Secondary A aquifer of medium vulnerability. Environmental Agency study show that the superficial deposits offer limited protection to the aquifer.
Proposed land use	Future users	Low	The site is being converted into a two-storey office space with associated car parking and landscaping, the likelihood of future users coming into contact with any contamination is very low.
These factors are mitigated by:			
Mitigating factors	The site is not within a ground water protection zone so may have to be treated physically if becomes an issue. Can be done through bioleaching or placing a cap onto of the bedrock aquifer.		

4. Preliminary Environmental Risk Assessment

4.1. Preliminary Conceptual Site Model

Based on the desk study information, a preliminary conceptual site model (CSM) has been developed. This section summarises the understanding of surface and sub-surface features, potential contaminant sources, receptors that could be affected (such as human health and controlled waters) and pathways linking the two.

We understand that the development proposal comprises the construction of office spaces, along with associated landscaping and hardstanding.

4.1.1. Potential Sources of Contamination

Based on the historical development, environmental setting and observations of current land use the risk of potential ground related contamination issues is considered low, with a negligible risk of ground gases and low potential risk for fuel or oil spills.

For the purpose of this assessment the potential contaminants have been separated according to whether they are likely to have originated from an on-site or off-site source.

Potential on site sources considered in this assessment include:

- Potential organic contamination – From storage and potential fuel or oil spills from the access road that runs west of the site, leading to the agricultural industrial unit.

Potential off-site sources considered in this assessment include:

- Historic quarrying of sandstone 233m south of the site, that have the potential to generate ground gases.

4.1.2. Pollutant Linkages

Potential transport pathways and pollutant linkages considered in the risk assessment include:

- Direct exposure to potentially contaminated soils and liquids (direct contact, ingestion and dust inhalation).
- Potential leaching of contaminants followed by infiltration into underlying groundwater and lateral migration into surface water.
- Direct contact with conditions potentially aggressive to building materials and underground services (e.g. sulphates and hydrocarbons).

- Permeation and ingress of ground gas via permeable soils/ underground services and/or construction gaps.

4.1.3. Potential Receptors

Potential receptors considered relevant to the site include:

- Controlled waters
 - Underlying groundwater (Secondary undifferentiated aquifer for superficial geology and Secondary A aquifer for bedrock geology).
- Human Health
 - Current site users.
 - Future site users.
 - Construction workers during redevelopment works.
- Construction Materials
 - Buried concrete in ground (foundations and building materials).
 - Future buildings and services.
 - Neighbouring properties.

4.2. Qualitative Risk Assessment

A qualitative risk assessment is undertaken of potential pollutant linkages following the guidance presented in **Appendix D**, and is based on consideration of both:

- The likelihood of an event (probability – considers both the presence of the hazard and receptor and the integrity of the pathway); and
- The severity of the potential consequence (considers both the potential severity of the hazard and the sensitivity of the receptor).

Land condition is evaluated to determine whether the site is suitable for use. At this site, potential risks related to these plausible linkages are based on the proposed development of the site and are summarised in the following table.

Table 9 Preliminary Environmental Risk Assessment

Source	Pathways to Receptor	Receptors	Associated Hazard [Potential severity]	Likelihood / Potential Mitigation	Potential Risk
On Site: Storage, fuel and oil spillage.	Direct contact, ingestion and dust inhalation	Current site users. Future site users	Effect on human health [Medium]	Low Likelihood: Given the historical development of site there is a low potential for historic fuel or oil spills from agricultural practices. If present these contaminants can be separated from future end users via a clean cover system or removed from site.	Low
		Construction workers		Unlikely: We expect construction workers will unlikely be exposed to contaminated soil during conversion of the units. Should any unexpected contamination be encountered, the duration is expected to be short term. Any risks can be mitigated during the construction phase by appropriate site management, risk assessments and method statements, use of suitable PPE during construction stage and maintenance of good standards of hygiene.	Low
	Leaching and infiltration.	Controlled waters - Groundwater	Leaching and infiltration into groundwater [Medium]	Likely: The bedrock is a Secondary A aquifer, and the superficial deposits offer limited protection to the underlying aquifer. There is no source protection zone at or nearby this site.	Moderate

Table 9 Preliminary Environmental Risk Assessment

Source	Pathways to Receptor	Receptors	Associated Hazard [Potential severity]	Likelihood / Potential Mitigation	Potential Risk
Off Site: Historic Quarrying and surface workings	Migration and accumulation of ground gas	Current site users and future site users	Asphyxiation or explosion [Severe]	Unlikely: Quarrying far southeast of the site that appear to be backfilled. Low potential for these to generate ground gases and migrate on to site. Ground gas risk can be managed through appropriate construction methods.	Low

5. Conclusions and Recommendations

This Phase 1 Geo-Environmental Assessment has been performed for the proposed development described in Section 1. The loading and settlement tolerances for the proposed development are unknown. If any of our assumptions are incorrect then the conclusions in this report may require reassessment.

The main issues considered in this report are based upon a review of environmental data, historical maps, and geological data. This report provides a brief assessment of geo-environmental issues and implications associated with the proposed development.

5.1. Geotechnical Conclusions

The main issues geotechnical considerations and conclusions are:

- Underlying ground conditions across the site are expected to comprise a variable depth of till over the Millstone Grit Group Formation. As there are no nearby boreholes, it is recommended that a site investigation takes place to determine the thickness of superficial deposits and the quality of land beneath the proposed site.
- The site is in a coal mining reporting area but not in a high development risk area with no nearby mine entries or plans. Therefore, a negligible issue is posed by former mineworking activities.
- The site is within an area where no radon protective measures are considered necessary.
- It is assumed that extensive cut and fill activities will not be required on site.
- Remnant surface and below ground structures may remain in-situ associated with historic development.
- Foundation and floor solutions will be dependent on a number of parameters including finished levels, loadings, bearing capacity of the natural strata, depth to bedrock, groundwater levels, proximity of trees, etc.
- An ecological survey including, but not limited to, trees and hedges may be required prior to any works commencing on site.
- The nature of ground conditions and likely bearing capacity and settlement characteristics of the existing ground conditions are unknown. Therefore, before firm foundation, floor slab and pavement design recommendations can be provided an intrusive investigation should be undertaken.

5.2. Environmental Conclusions

The preliminary environmental risk assessment undertaken for the site has identified potential sources of contamination associated with:

- Potential fuel or oil leaks associated with storage on site and the access road leading to the industrial unit to the west.
- Off site, quarries and surface workings that have been backfilled.

Based on observations made during the site inspection there was no indication that these potential sources could be significant.

5.2.1. Contaminated Land Risk Assessment

Based on the information contained in this report, and with due regard to the proposed development, the site represents a low risk with respect to contaminated land liability issues. Taking into consideration the proposed development and permitted activities undertaken on the site, and further risk assessment and any potential remediation required, we consider the site to be suitable for the proposed use. However, as there are no nearby boreholes and there is no recorded thickness of the Millstone Grit Group near the site further investigation should take place to determine the soil and rock strata on site and its related thickness

5.2.2. Potable Water Supply

Generally, inorganic contaminants are unlikely to enter supply pipes, but they may represent a potential exposure risk to groundworkers. This risk may be reduced or eliminated by excavating an oversize trench so work is not carried out in potentially contaminated soils.

Where organic contamination is suspected (such as hydrocarbon or solvent impacted soils), the use of barrier pipe may be required by the water supplier. This should be confirmed by undertaking chemical testing of representative soil samples recovered proposed pipeline alignments.

5.2.3. Unexpected Findings Protocol

If unexpected potentially contaminated materials (such as those with an unusual colour, odour or containing drums, chemicals or asbestos, etc) are encountered at any time during redevelopment then work should stop, and a suitably qualified environmental consultant should be contacted to advise on the appropriate course of action.

5.2.4. Soil Reuse and Waste Arisings

Any re-use of soils arisings on site should be undertaken under a permit, suitable exemption, or a materials management plan. Arisings should be segregated accordingly and pre-treated if necessary.

Where it is necessary to remove material from site, this should be assessed for waste disposal, treatment or recycling requirements. Alternatively, subject to further evaluation, natural soils if present, could be suitable for reuse on other developments where an approved materials management plan is in place.

5.2.5. Health, Safety and Environment

All future work on site should be conducted in accordance with appropriate Health and Safety guidance, with reference to HSG66 "Protection of Workers and the General Public During the Development of Contaminated Land". Appropriate personal protective equipment (PPE) should be provided at all times to protect from potential hazards.

Good working practices should be adopted during construction works to minimise the risk of potentially contaminative incidents occurring during redevelopment (both from contaminated soils, but also inert soils as dust and debris to watercourses).

5.3. Recommendations for further work

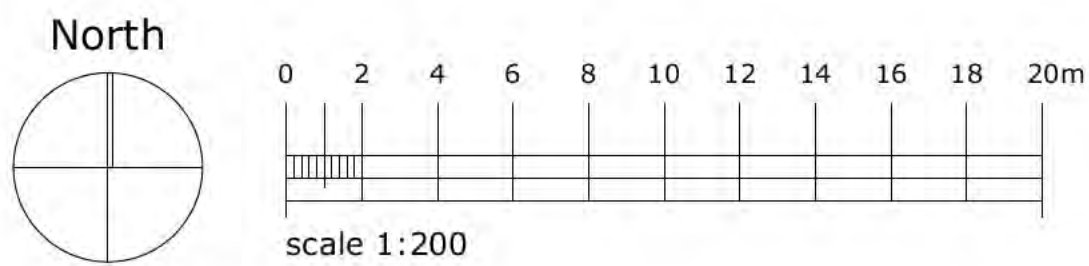
Upon the information reviewed in this report, the site is considered suitable for the proposed development. However, further assessment is recommended regarding:

- A geotechnical investigation to inform foundation design
- If any suspect or contaminated material is encountered during the geotechnical investigation or follow on development works, then a geoenvironmental engineer should be contacted and soil testing will be required.
- It is recommended that chemical testing of soils is undertaken on any material intended to be taken off site.

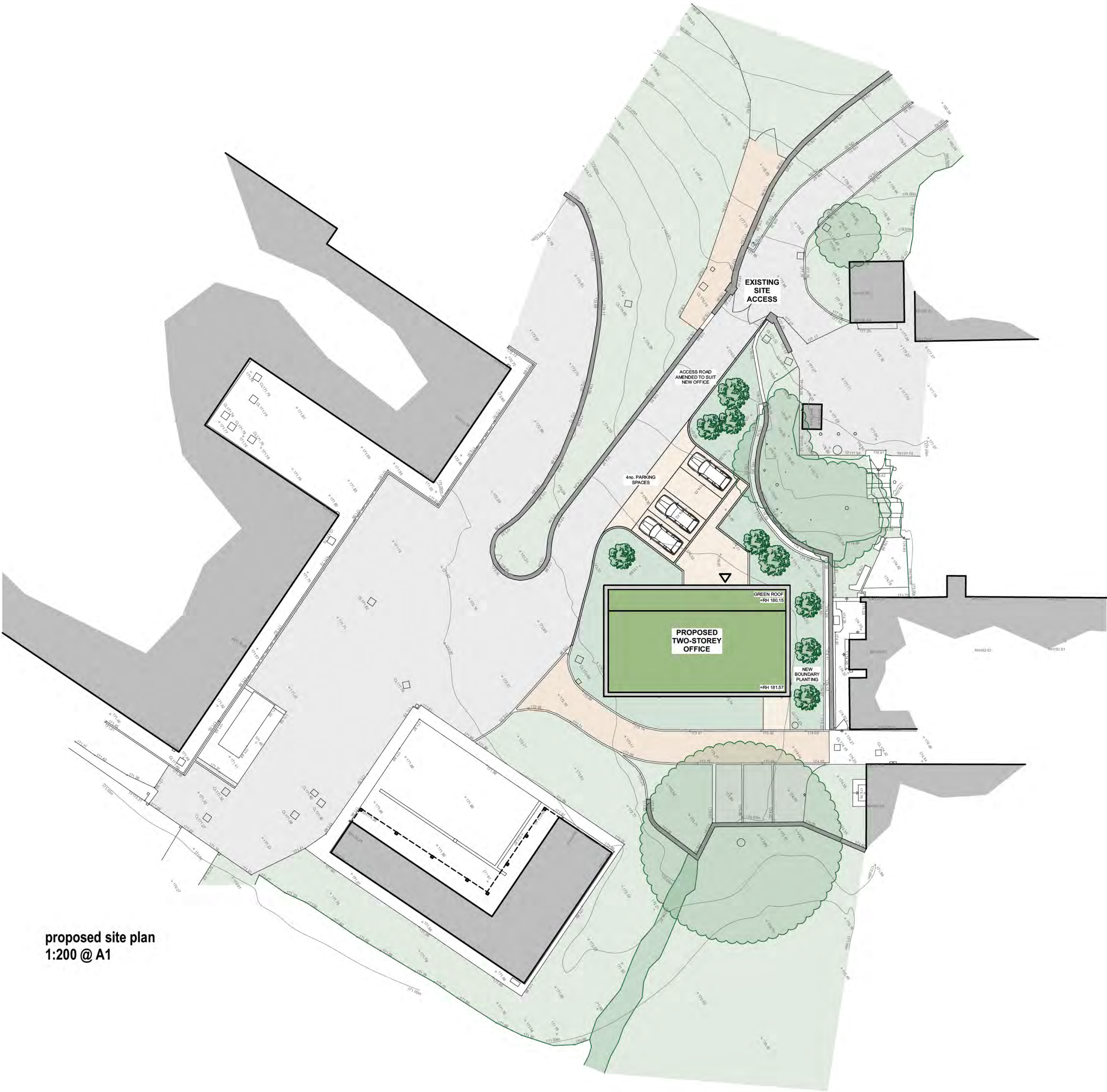
6. Regulatory Approvals

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.

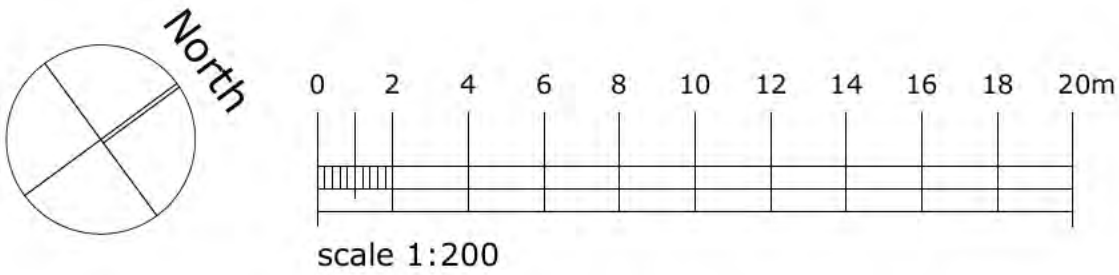
Appendix A - Drawings



revision notes			
rev	date	author	description
01:	/ /		original issue
02:	15/06/26	JL	scheme amended to two storey's



proposed site plan
1:200 @ A1



Barrowclough Architects Ltd
architecture interiors masterplanning
www.barrowclough.architects.com

client: Mr Toby Whittaker

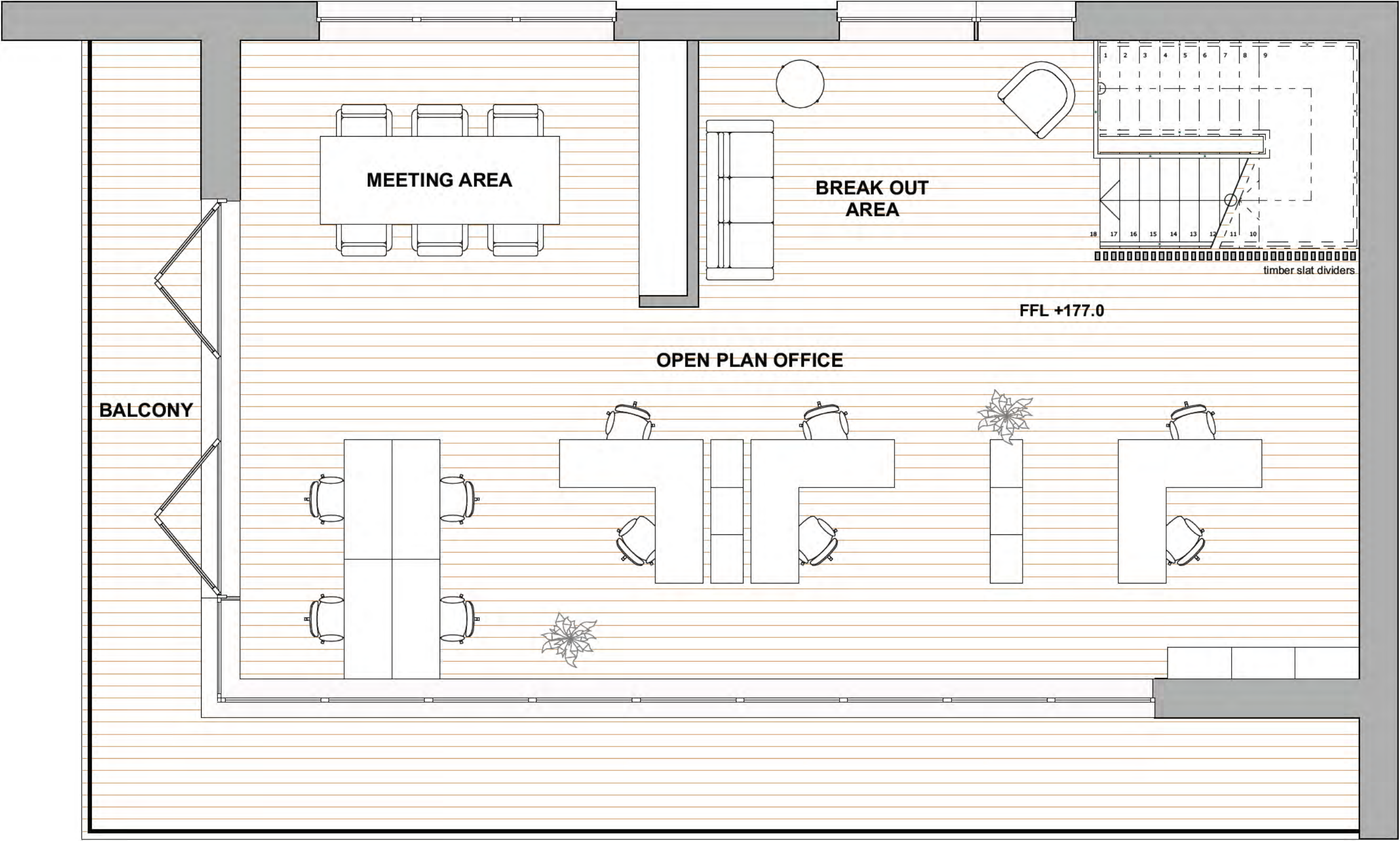
project: **Proposed New Office**
Land off Trapp Lane, Simonstone, BB12 7QW

sheet: proposed site plan

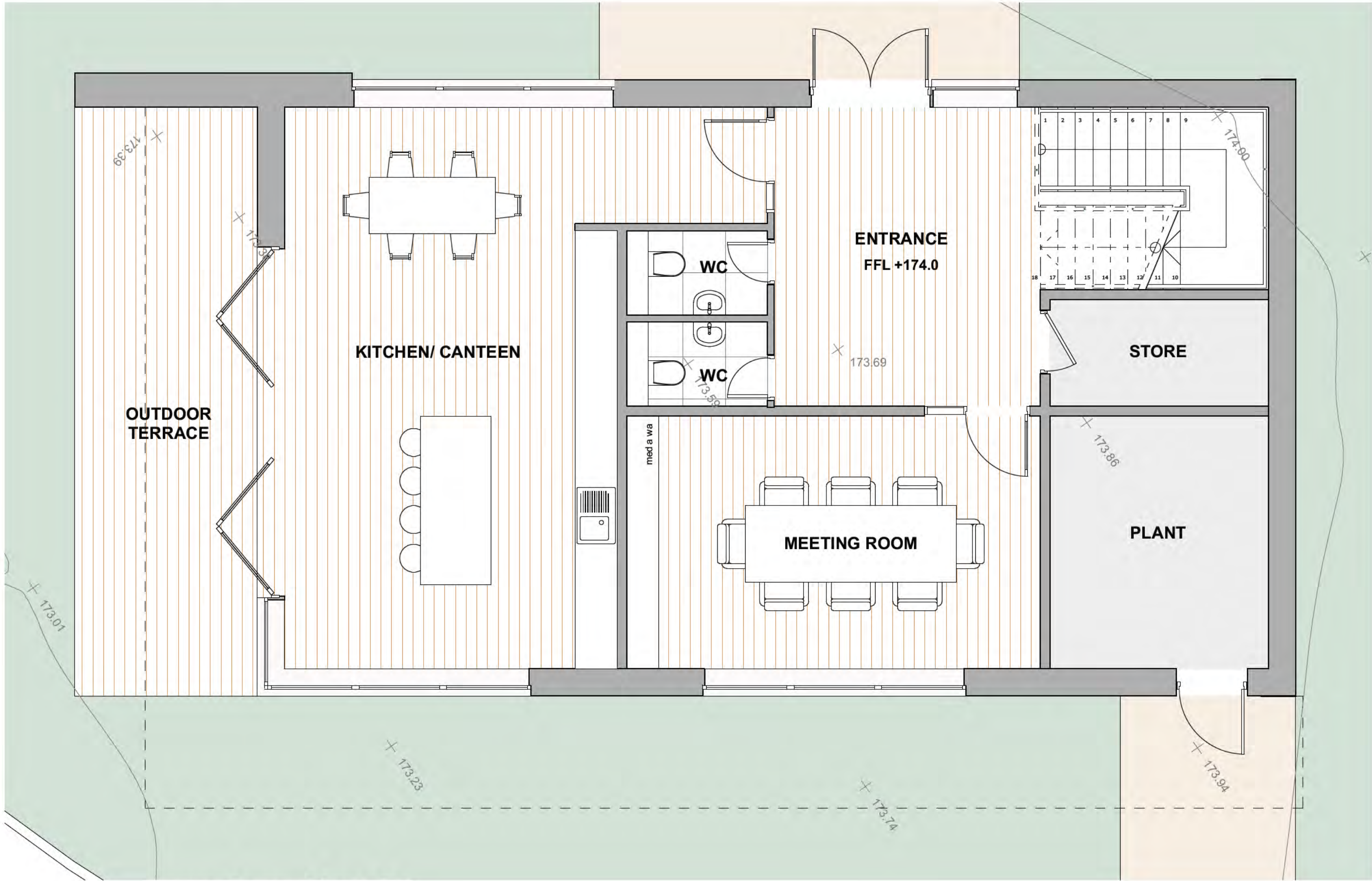
drawing no:	26.121.02-BA-00-DR-A-1003	sheet	P02
-------------	----------------------------------	-------	------------

scale:	1:200 @ A1	status:	WIP
date:	13/05/26	drawn by:	JL

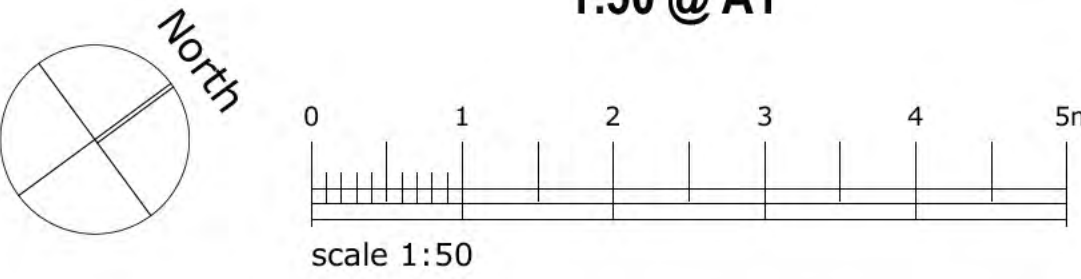
revision notes			
rev	date	by	description
01:	/ /		original issue
02:	15/06/26	JL	scheme amended to two storey's



proposed first floor plan
1:50 @ A1



proposed ground floor plan
1:50 @ A1



proposed CGI

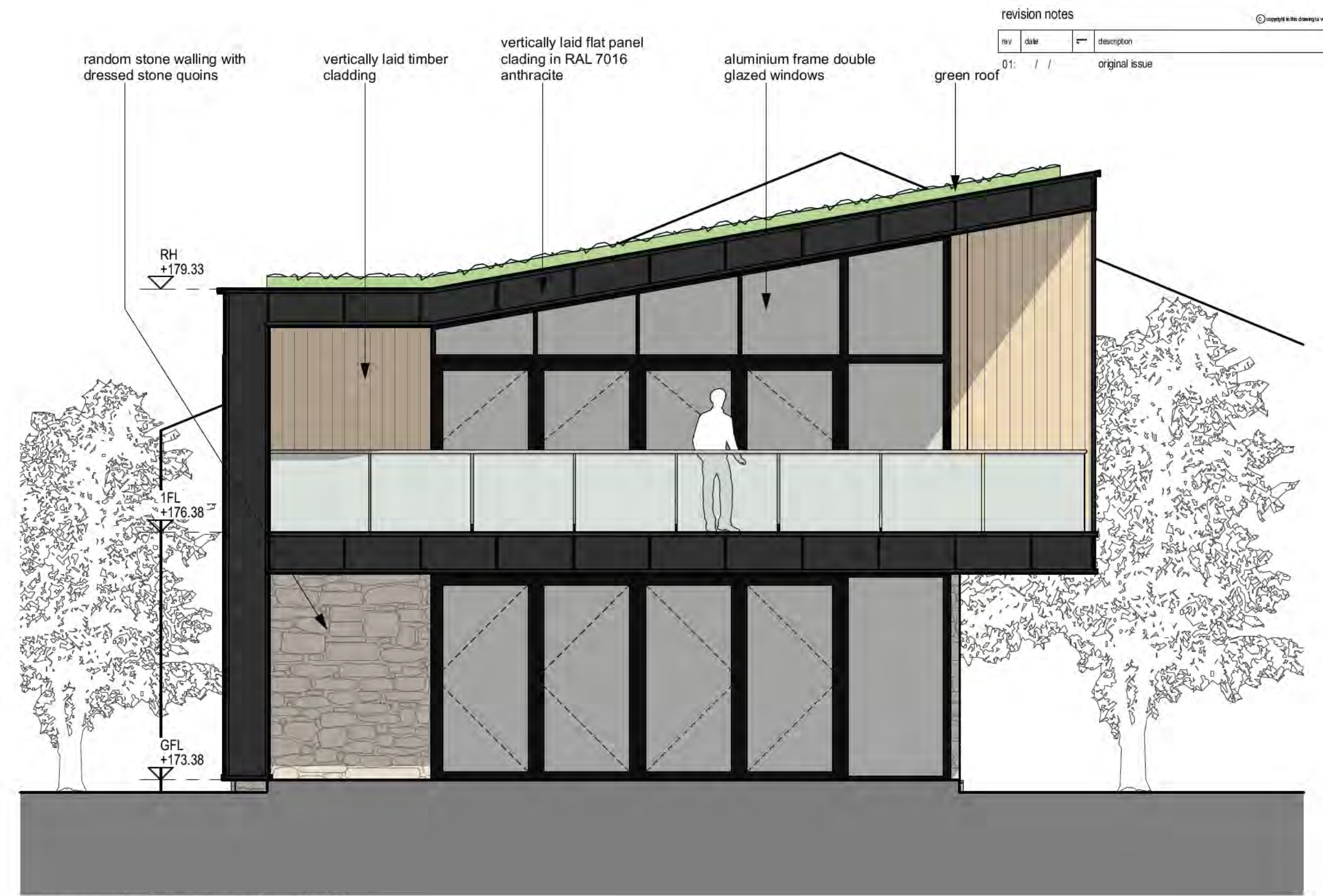
Barrowclough Architects Ltd
architecture interiors masterplanning
www.barrowclough.architects.com

client: Mr Toby Whittaker
project: Proposed New Office
Land off Trapp Lane, Simonstone, BB12 7QW

sheet:	proposed floor plan		
drawing no:	26.121.02-BA----DR-A-2001	P02	
scale:	1:50 @ A1	status:	WIP
date:	20/05/26	drawn by:	JL



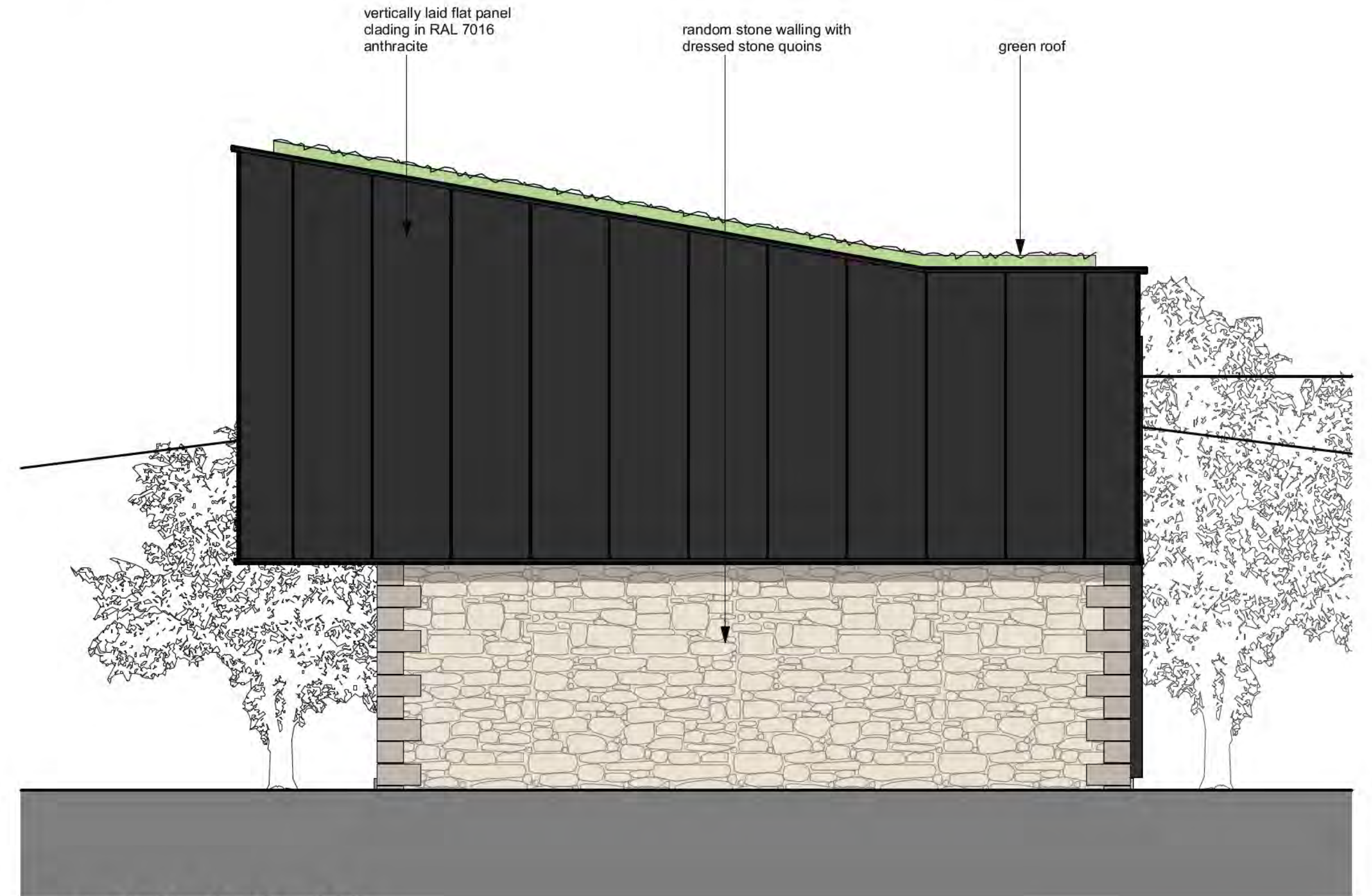
proposed front elevation (NW)
1:50 @ A1



proposed side elevation (SW)
1:50 @ A1



proposed rear elevation (SE)
1:50 @ A1



proposed side elevation (NE)
1:50 @ A1

revision notes		
rev	date	description
01	/ /	original issue

Barrowclough Architects Ltd
architecture interiors masterplanning
www.barrowclough.architects.com

client: White Hill Stud Ltd

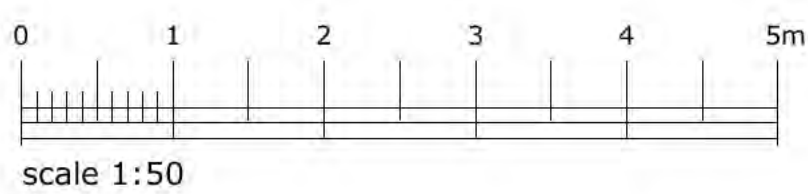
project: Proposed New Office
Land off Trapp Lane, Simonstone, BB12 7QW

sheet: proposed elevations

drawing no:	26.121.02-BA-XX-DR-A-3001	P01
-------------	---------------------------	-----

scale: 1:50 @ A1 status: WIP

date: 17/06/26 drawn by: JL



Appendix B - Environmental Data Report

CASTLE SHEET METAL, TRAPP FORGE LTD, TRAPP LANE, SIMONSTONE, LANCASHIRE, BB12 7QW

Order Details

Date: 23/07/2026
Your ref: 26237
Our Ref: GS-CJK-I21-PAI-1FZ

Site Details

Location: 377622 435607
Area: 0.08 ha
Authority: [Ribble Valley Borough Council](#) ↗

Site plan



Quick Links

[Summary of findings](#) [p. 2 >](#)
[OS MasterMap site plan](#) [p.14 >](#)
[Aerial image](#) [p. 9 >](#)

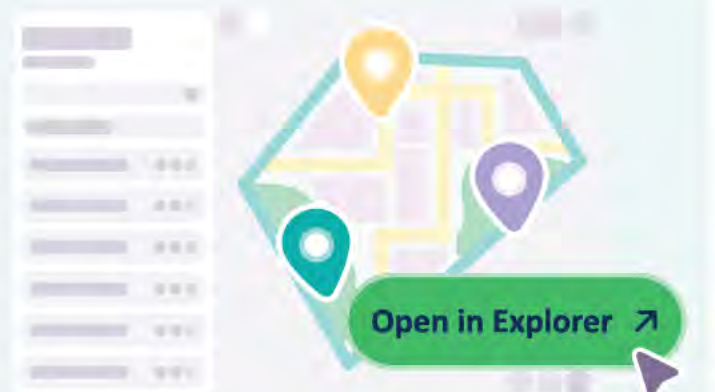
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Summary of findings

Page	Section	<u>Past land use</u> >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	7	31	-
17 >	1.2 >	Historical tanks >	0	0	5	2	-
18 >	1.3 >	Historical energy features >	0	0	2	2	-
18	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	<u>Past land use - un-grouped</u> >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	0	9	37	-
22 >	2.2 >	Historical tanks >	0	0	6	2	-
23 >	2.3 >	Historical energy features >	0	0	3	3	-
23	2.4	Historical petrol stations	0	0	0	0	-
24	2.5	Historical garages	0	0	0	0	-
Page	Section	<u>Waste and landfill</u>	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
25	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
26	3.7	Waste exemptions	0	0	0	0	-
Page	Section	<u>Current industrial land use</u> >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
28	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
28	4.3	Current or recent petrol stations	0	0	0	0	-
28	4.4	Sites determined as Contaminated Land	0	0	0	0	-
28	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-



28	4.6	Regulated explosive sites	0	0	0	0	-
29	4.7	Hazardous substance storage/usage	0	0	0	0	-
29	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.10	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.11	Radioactive Substance Authorisations	0	0	0	0	-
30 >	<u>4.12 ></u>	<u>Licensed Discharges to controlled waters ></u>	0	0	3	7	-
31	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.14	Pollutant release to public sewer	0	0	0	0	-
32	4.15	List 1 Dangerous Substances	0	0	0	0	-
32	4.16	List 2 Dangerous Substances	0	0	0	0	-
32 >	<u>4.17 ></u>	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
32	4.18	Pollution inventory substances	0	0	0	0	-
33	4.19	Pollution inventory waste transfers	0	0	0	0	-
33	4.20	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
34 >	<u>5.1 ></u>	<u>Superficial aquifer ></u>	Identified (within 500m)				
35 >	<u>5.2 ></u>	<u>Bedrock aquifer ></u>	Identified (within 500m)				
36 >	<u>5.3 ></u>	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
37	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
38 >	<u>5.6 ></u>	<u>Groundwater abstractions ></u>	0	0	0	0	3
39 >	<u>5.7 ></u>	<u>Surface water abstractions ></u>	0	0	0	0	20
45 >	<u>5.8 ></u>	<u>Potable abstractions ></u>	0	0	0	0	3
46	5.9	Source Protection Zones	0	0	0	0	-
46	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
47 >	<u>6.1 ></u>	<u>Water Network (OS NGD) ></u>	0	0	6	-	-
48 >	<u>6.2 ></u>	<u>Surface water features ></u>	0	0	3	-	-

48 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
49 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
50	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
50	7.2	Historical Flood Events	0	0	0	-	-
50	7.3	Flood Defences	0	0	0	-	-
51	7.4	Flood Storage Areas	0	0	0	-	-
52	7.5	Flood Zone 2	None (within 50m)				
52	7.6	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
53 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
55 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
56	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
58	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
58 >	10.7 >	Designated Ancient Woodland >	0	1	0	0	39
60	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60 >	10.11 >	Green Belt >	0	0	0	0	4
61	10.12	Proposed Ramsar sites	0	0	0	0	0
61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0

61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
63 >	10.17 >	<u>SSSI Impact Risk Zones</u> >	1	-	-	-	-
64	10.18	SSSI Units	0	0	0	0	0
Page	Section	<u>Visual and cultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66 >	11.4 >	<u>Listed Buildings</u> >	0	0	1	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	<u>Agricultural Land Classification</u> >	Grade 4 (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
69 >	12.5 >	<u>Countryside Stewardship Schemes</u> >	0	0	3	-	-
Page	Section	<u>Habitat designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	13.1 >	<u>Priority Habitat Inventory</u> >	0	0	2	-	-
72	13.2	Habitat Networks	0	0	0	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
72	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale</u> >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	14.1 >	<u>10k Availability</u> >	Identified (within 500m)				
74	14.2	Artificial and made ground (10k)	0	0	0	0	-
75 >	14.3 >	<u>Superficial geology (10k)</u> >	1	0	0	0	-
76	14.4	Landslip (10k)	0	0	0	0	-
77 >	14.5 >	<u>Bedrock geology (10k)</u> >	1	0	12	13	-

79 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	4	16	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	15.1 >	50k Availability >	Identified (within 500m)				
81	15.2	Artificial and made ground (50k)	0	0	0	0	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
83 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
83	15.6	Landslip (50k)	0	0	0	0	-
83	15.7	Landslip permeability (50k)	None (within 50m)				
84 >	15.8 >	Bedrock geology (50k) >	1	0	9	4	-
85 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
86 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	4	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
87	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
88 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
89 >	17.2 >	Running sands >	Very low (within 50m)				
90 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
91 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
92 >	17.5 >	Landslides >	Low (within 50m)				
93 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
95 >	18.1 >	BritPits >	0	0	1	2	-
96 >	18.2 >	Surface ground workings >	0	0	5	-	-
97	18.3	Underground workings	0	0	0	0	0
97	18.4	Underground mining extents	0	0	0	0	-
97	18.5	Historical Mineral Planning Areas	0	0	0	0	-
97 >	18.6 >	Non-coal mining >	1	0	0	0	0
98	18.7	JPB mining areas	None (within 0m)				

98	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98	18.9	Researched mining	0	0	0	0	-
99	18.10	Mining record office plans	0	0	0	0	-
99	18.11	BGS mine plans	0	0	0	0	-
99 >	18.12 >	<u>Coal mining</u> >	Identified (within 0m)				
99	18.13	Brine areas	None (within 0m)				
100	18.14	Gypsum areas	None (within 0m)				
100	18.15	Tin mining	None (within 0m)				
100	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
101	19.1	Natural cavities	0	0	0	0	-
101	19.2	Mining cavities	0	0	0	0	0
101	19.3	Reported recent incidents	0	0	0	0	-
101	19.4	Historical incidents	0	0	0	0	-
Page	Section	<u>Radon</u> >					
103 >	20.1 >	<u>Radon</u> >	Less than 1% (within 0m)				
Page	Section	<u>Soil chemistry</u> >	On site	0-50m	50-250m	250-500m	500-2000m
105 >	21.1 >	<u>BGS Estimated Background Soil Chemistry</u> >	1	0	-	-	-
105	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
105	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
106	22.3	Railway tunnels	0	0	0	-	-
106	22.4	Historical railway and tunnel features	0	0	0	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-
107	22.6	Historical railways	0	0	0	-	-
107	22.7	Railways	0	0	0	-	-
107	22.8	Crossrail 2	0	0	0	0	-

10722.9HS20000-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 03/04/2023

Site Area: 0.08ha



Recent site history - 2020 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 16/04/2020

Site Area: 0.08ha



Recent site history - 2017 aerial photograph



Capture Date: 03/04/2017

Site Area: 0.08ha



Recent site history - 2001 aerial photograph



Capture Date: 07/05/2001

Site Area: 0.08ha



Recent site history - 2000 aerial photograph



Capture Date: 07/05/2000

Site Area: 0.08ha



OS MasterMap site plan



Site Area: 0.08ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

38

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

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

ID	Location	Land use	Dates present	Group ID
B	147m S	Unspecified Tank	1929	779980



ID	Location	Land use	Dates present	Group ID
B	149m S	Unspecified Tank	1938 - 1950	717587
C	199m S	Chalk Pit	1973	683776
C	211m S	Unspecified Quarry	1910 - 1929	788471
C	212m S	Unspecified Quarry	1950	730167
D	232m N	Unspecified Tanks	1973	666924
C	233m S	Sandstone Quarry	1848	668174
E	281m W	Unspecified Tank	1950	750956
E	283m W	Unspecified Tank	1929 - 1938	707263
F	283m SW	Chalk Pit	1973	683775
C	289m S	Pipe	1848	701343
F	291m SW	Unspecified Quarry	1950	686584
F	299m SW	Unspecified Old Quarry	1910	659820
1	361m E	Pipe	1848	701344
H	368m SW	Unspecified Tank	1929 - 1950	733461
I	378m N	Unspecified Heap	1938	689471
I	380m N	Unspecified Ground Workings	1950	662442
I	381m N	Unspecified Pit	1910 - 1929	781576
I	393m N	Unspecified Pit	1929	749129
I	409m N	Unspecified Pit	1910	734069
I	409m N	Unspecified Pit	1929	789527
I	409m N	Unspecified Pit	1892	749611
I	409m N	Unspecified Pit	1938	761431
J	411m NW	Unspecified Pit	1938	795920
J	413m NW	Unspecified Pit	1929	743335
I	418m N	Unspecified Old Quarries	1910	678909
I	419m N	Unspecified Pit	1950	763278
I	420m N	Unspecified Quarry	1938	686585
I	429m N	Unspecified Quarry	1950	686582



ID	Location	Land use	Dates present	Group ID
I	435m N	Chalk Pit	1973	683774
K	443m S	Unspecified Pit	1892	717357
K	443m S	Unspecified Pit	1938	772557
K	445m S	Unspecified Pit	1910 - 1929	749718
K	446m S	Unspecified Pit	1950	782325
L	447m N	Unspecified Pit	1910 - 1929	724339
L	449m N	Unspecified Pit	1938	767444
L	450m N	Unspecified Pit	1950	763976
2	477m SW	Pipe	1848	701342

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

7

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

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

ID	Location	Land use	Dates present	Group ID
B	143m S	Unspecified Tank	1999	88601
B	146m S	Unspecified Tank	1970	93741
B	149m S	Unspecified Tank	1992	103323
D	228m N	Tanks	1970 - 1992	94086
D	243m N	Unspecified Tank	1999	88600
E	285m W	Unspecified Tank	1931	88356
H	375m SW	Unspecified Tank	1931	88355

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m

4

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

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

ID	Location	Land use	Dates present	Group ID
A	131m NE	Electricity Substation	1999	48205
A	132m NE	Electricity Substation	1970 - 1992	63919
G	299m SE	Electricity Substation	1999	48206
G	306m SE	Electricity Substation	1970 - 1992	56967

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

2.1 Historical industrial land uses

Records within 500m

46

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

Features are displayed on the Past land use - un-grouped map on [page 20](#) >

ID	Location	Land Use	Date	Group ID
B	147m S	Unspecified Tank	1929	779980
B	149m S	Unspecified Tank	1938	717587
B	152m S	Unspecified Tank	1950	717587



ID	Location	Land Use	Date	Group ID
C	199m S	Chalk Pit	1973	683776
C	211m S	Unspecified Quarry	1929	788471
C	211m S	Unspecified Quarry	1910	788471
C	212m S	Unspecified Quarry	1950	730167
D	232m N	Unspecified Tanks	1973	666924
C	233m S	Sandstone Quarry	1848	668174
E	281m W	Unspecified Tank	1950	750956
E	283m W	Unspecified Tank	1938	707263
F	283m SW	Chalk Pit	1973	683775
E	284m W	Unspecified Tank	1929	707263
C	289m S	Pipe	1848	701343
F	291m SW	Unspecified Quarry	1950	686584
F	299m SW	Unspecified Old Quarry	1910	659820
1	361m E	Pipe	1848	701344
H	368m SW	Unspecified Tank	1938	733461
H	369m SW	Unspecified Tank	1929	733461
H	369m SW	Unspecified Tank	1950	733461
I	378m N	Unspecified Heap	1938	689471
I	380m N	Unspecified Ground Workings	1950	662442
I	381m N	Unspecified Pit	1929	781576
I	381m N	Unspecified Pit	1910	781576
I	393m N	Unspecified Pit	1929	749129
I	409m N	Unspecified Pit	1929	789527
I	409m N	Unspecified Pit	1910	734069
I	409m N	Unspecified Pit	1938	761431
I	409m N	Unspecified Pit	1892	749611
J	411m NW	Unspecified Pit	1938	795920
J	413m NW	Unspecified Pit	1929	743335



ID	Location	Land Use	Date	Group ID
I	418m N	Unspecified Old Quarries	1910	678909
I	419m N	Unspecified Pit	1950	763278
I	420m N	Unspecified Quarry	1938	686585
I	429m N	Unspecified Quarry	1950	686582
I	435m N	Chalk Pit	1973	683774
K	443m S	Unspecified Pit	1938	772557
K	443m S	Unspecified Pit	1892	717357
K	445m S	Unspecified Pit	1929	749718
K	445m S	Unspecified Pit	1910	749718
K	446m S	Unspecified Pit	1950	782325
L	447m N	Unspecified Pit	1929	724339
L	447m N	Unspecified Pit	1910	724339
L	449m N	Unspecified Pit	1938	767444
L	450m N	Unspecified Pit	1950	763976
2	477m SW	Pipe	1848	701342

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

8

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
B	143m S	Unspecified Tank	1999	88601
B	146m S	Unspecified Tank	1970	93741
B	149m S	Unspecified Tank	1992	103323
D	228m N	Tanks	1992	94086
D	231m N	Tanks	1970	94086



ID	Location	Land Use	Date	Group ID
D	243m N	Unspecified Tank	1999	88600
E	285m W	Unspecified Tank	1931	88356
H	375m SW	Unspecified Tank	1931	88355

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

6

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
A	131m NE	Electricity Substation	1999	48205
A	132m NE	Electricity Substation	1992	63919
A	134m NE	Electricity Substation	1970	63919
G	299m SE	Electricity Substation	1999	48206
G	306m SE	Electricity Substation	1970	56967
G	309m SE	Electricity Substation	1992	56967

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



2.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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



3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

0

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

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 27](#) >

ID	Location	Company	Address	Activity	Category
1	73m E	Castle Sheet Metal Ltd	Trapp Lane, Simonstone, Lancashire, BB12 7QW	Metalworkers Including Blacksmiths	Construction Services
A	130m NE	Electricity Sub Station	Lancashire, BB12	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.



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

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.5 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.6 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.8 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.9 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.

4.11 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.12 Licensed Discharges to controlled waters

Records within 500m

10

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

 Features are displayed on the Current industrial land use map on [page 27 >](#)

ID	Location	Address	Details	
A	108m NE	HIGHER TRAPP HOTEL STP, TRAPP LANE, SIMONSTONE, BURNLEY, LANCASHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 017190123 Permit Version: 2 Receiving Water: TRIB SIMONSTONE BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/10/1994 Revocation Date: 19/04/1995
A	108m NE	HIGHER TRAPP HOTEL STP, TRAPP LANE, SIMONSTONE, BURNLEY, LANCASHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 017190123 Permit Version: 1 Receiving Water: TRIB SIMONSTONE BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 05/08/1976 Revocation Date: 30/09/1994
2	183m SE	WICKENTREES, WHINS LA, SIMONSTONE, BURNLEY, LANCASHIRE, BB12 7QR	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 01108 Permit Version: 1 Receiving Water: TRIB OF SIMONSTONE BROOK	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 18/06/1954 Effective Date: 18/06/1954 Revocation Date: -
B	290m SE	WHINS LANE / TRAPP LANE SEPTIC TANK, WHINS LANE/TRAPP LANE CROSSROADS, WHINS LANE, SIMONSTONE, BURNLEY, BB12 7QR	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRKB3394RL Permit Version: 1 Receiving Water: INTO LAND	Status: NEW ISSUED UNDER EPR 2010 Issue date: 02/08/2018 Effective Date: 02/08/2018 Revocation Date: -
B	290m SE	WHINS LANE / TRAPP LANE SEPTIC TANK, WHINS LANE/TRAPP LANE CROSSROADS, WHINS LANE, SIMONSTONE, BURNLEY, BB12 7QR	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRKB3394RL Permit Version: 1 Receiving Water: INTO LAND	Status: NEW ISSUED UNDER EPR 2010 Issue date: 02/08/2018 Effective Date: 02/08/2018 Revocation Date: -
B	290m SE	WHINS LANE / TRAPP LANE SEPTIC TANK, WHINS LANE/TRAPP LANE CROSSROADS, WHINS LANE, SIMONSTONE, BURNLEY, BB12 7QR	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRKB3394RL Permit Version: 1 Receiving Water: INTO LAND	Status: NEW ISSUED UNDER EPR 2010 Issue date: 02/08/2018 Effective Date: 02/08/2018 Revocation Date: -



ID	Location	Address	Details	
B	290m SE	WHINS LANE / TRAPP LANE SEPTIC TANK, WHINS LANE/TRAPP LANE CROSSROADS, WHINS LANE, SIMONSTONE, BURNLEY, BB12 7QR	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRKB3394RL Permit Version: 1 Receiving Water: INTO LAND	Status: NEW ISSUED UNDER EPR 2010 Issue date: 02/08/2018 Effective Date: 02/08/2018 Revocation Date: -
B	290m SE	WHINS LANE / TRAPP LANE SEPTIC TANK, WHINS LANE/TRAPP LANE CROSSROADS, WHINS LANE, SIMONSTONE, BURNLEY, BB12 7QR	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRKB3394RL Permit Version: 1 Receiving Water: INTO LAND	Status: NEW ISSUED UNDER EPR 2010 Issue date: 02/08/2018 Effective Date: 02/08/2018 Revocation Date: -
B	290m SE	WHINS LANE / TRAPP LANE SEPTIC TANK, WHINS LANE/TRAPP LANE CROSSROADS, WHINS LANE, SIMONSTONE, BURNLEY, BB12 7QR	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRKB3394RL Permit Version: 1 Receiving Water: INTO LAND	Status: NEW ISSUED UNDER EPR 2010 Issue date: 02/08/2018 Effective Date: 02/08/2018 Revocation Date: -
B	290m SE	WHINS LANE / TRAPP LANE SEPTIC TANK, WHINS LANE/TRAPP LANE CROSSROADS, WHINS LANE, SIMONSTONE, BURNLEY, BB12 7QR	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRKB3394RL Permit Version: 1 Receiving Water: INTO LAND	Status: NEW ISSUED UNDER EPR 2010 Issue date: 02/08/2018 Effective Date: 02/08/2018 Revocation Date: -

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

4.13 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.14 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.15 List 1 Dangerous Substances

Records within 500m

0

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

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

4.16 List 2 Dangerous Substances

Records within 500m

0

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

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

4.17 Pollution Incidents (EA/NRW)

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 27 >](#)

ID	Location	Details	
3	418m S	Incident Date: 15/04/2011 Incident Identification: 876090 Pollutant: Oils and Fuel Pollutant Description: Kerosene and Aviation Fuel	Water Impact: Category 2 (Significant) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)

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

4.18 Pollution inventory substances

Records within 500m

0

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

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

4.19 Pollution inventory waste transfers

Records within 500m
0

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

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

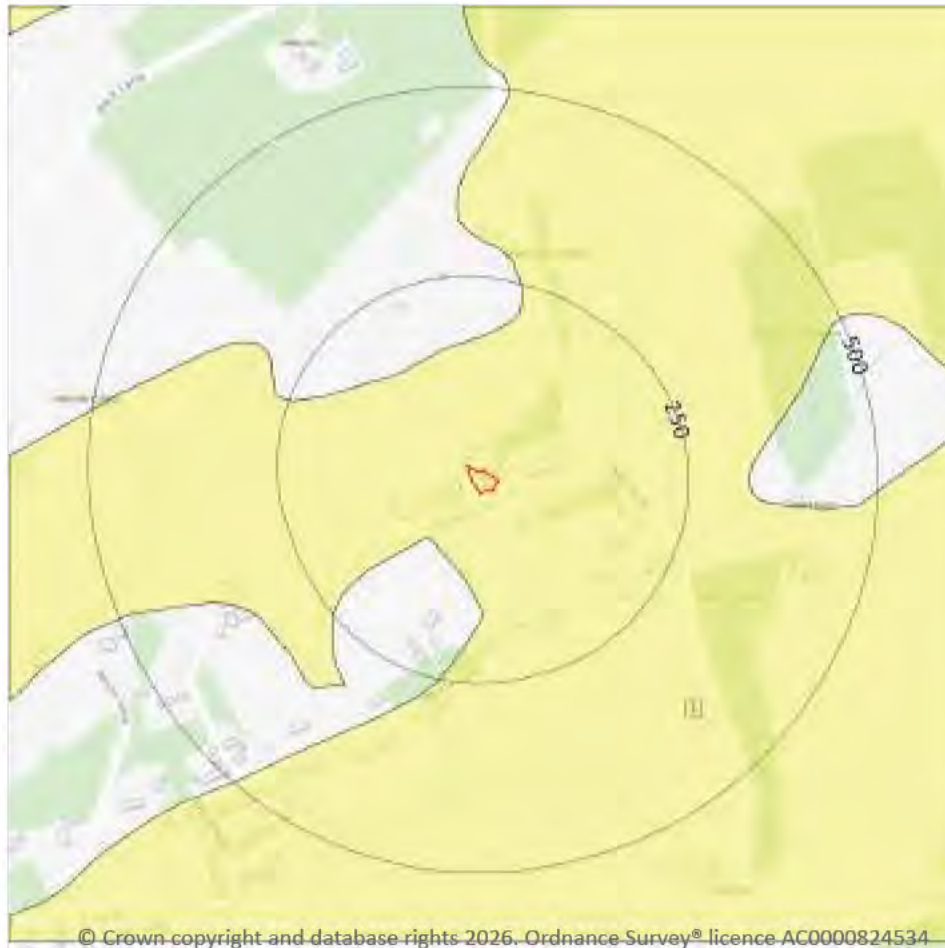
4.20 Pollution inventory radioactive waste

Records within 500m
0

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

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

5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 34](#) >

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

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



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

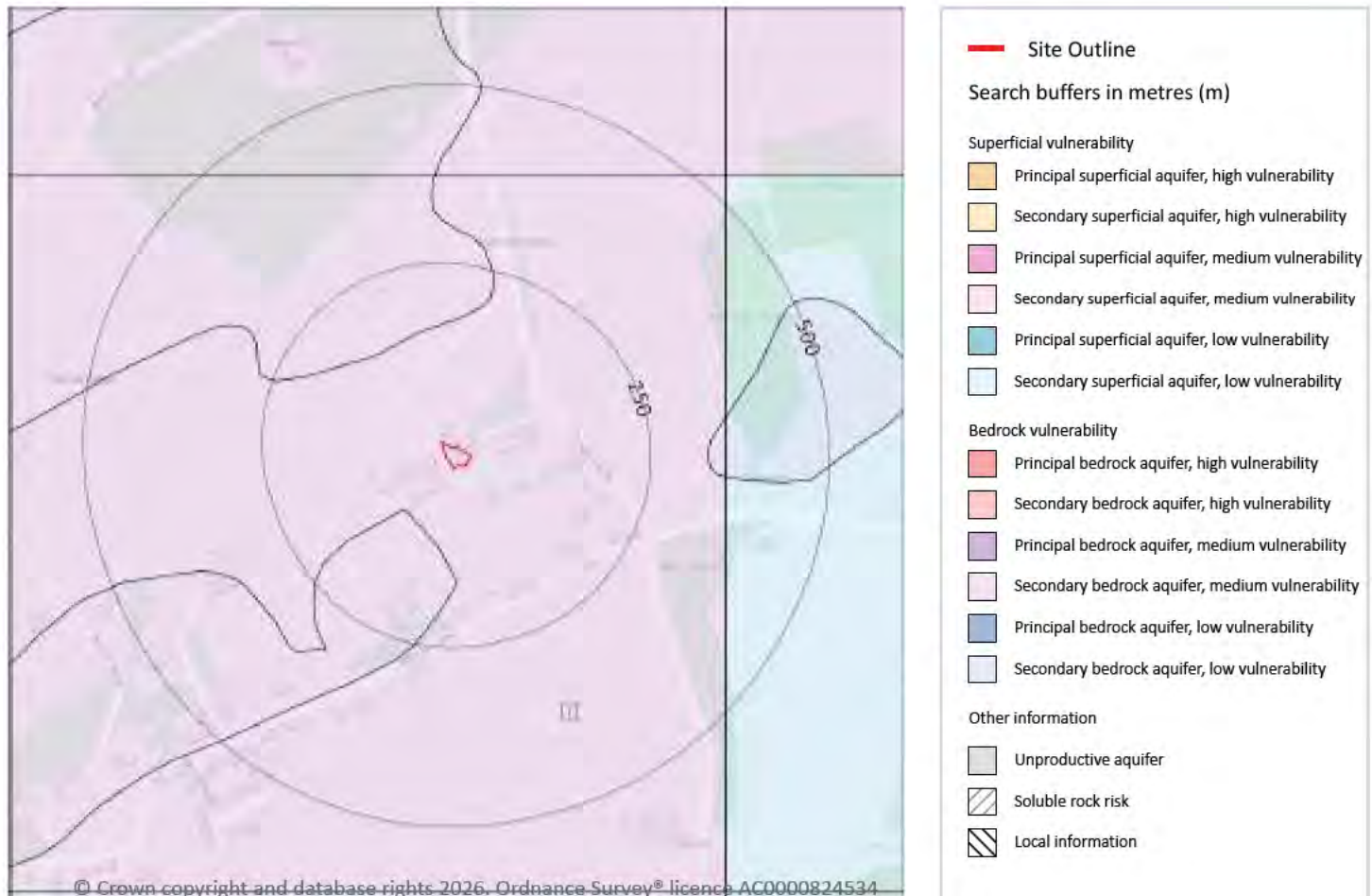
Features are displayed on the Bedrock aquifer map on [page 35](#) >

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

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 36](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 38](#) >

ID	Location	Details	
-	802m W	Status: Historical Licence No: 2671332021 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT NEW HALL FARM, READ, BURNLEY." Data Type: Point Name: SMITH Easting: 376800 Northing: 435600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/10/1971 Expiry Date: - Issue No: 100 Version Start Date: 22/10/1971 Version End Date: -
-	802m W	Status: Historical Licence No: 2671332021 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT NEW HALL FARM, READ, BURNLEY. Data Type: Point Name: SMITH Easting: 376800 Northing: 435600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/10/1971 Expiry Date: - Issue No: 100 Version Start Date: 22/10/1971 Version End Date: -
-	802m W	Status: Historical Licence No: 2671332021 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT NEW HALL FARM, READ, BURNLEY. Data Type: Point Name: SMITH Easting: 376800 Northing: 435600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/10/1971 Expiry Date: - Issue No: 100 Version Start Date: 22/10/1971 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

20

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 38 >](#)



ID	Location	Details	
A	563m E	Status: Historical Licence No: 2671332011 Details: General use relating to Secondary Category (Medium Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "SPRING AT SIMONSTONE,BURNLEY." Data Type: Point Name: WHITWELL Easting: 378200 Northing: 435700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1994 Version End Date: -
A	563m E	Status: Historical Licence No: 2671332011 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: SPRING AT SIMONSTONE,BURNLEY. Data Type: Point Name: WHITWELL Easting: 378200 Northing: 435700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 25/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 28/04/1994 Version End Date: -
-	779m N	Status: Historical Licence No: 2671332018 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Surface, Non-Tidal - North West Region Point: 1 OF 2 SPRINGS AT READ. Data Type: Point Name: FLETCHER Easting: 377700 Northing: 436400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1018m N	Status: Historical Licence No: 2671335005 Details: General Farming & Domestic Direct Source: "Surface, Non-Tidal - North West Region" Point: "SPRING AT COBDEN FARM,SABDEN,BLACK-BURN,LANCS" Data Type: Point Name: DEWHURST Easting: 377300 Northing: 436600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 04/08/1971 Version End Date: -

ID	Location	Details	
-	1018m N	Status: Historical Licence No: 2671335005 Details: General Farming & Domestic Direct Source: Surface, Non-Tidal - North West Region Point: SPRING AT COBDEN FARM,SABDEN,BLACK-BURN,LANCS Data Type: Point Name: DEWHURST Easting: 377300 Northing: 436600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 04/08/1971 Version End Date: -
-	1060m NW	Status: Historical Licence No: 2671332018 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Surface, Non-Tidal - North West Region Point: 1 OF 2 SPRINGS AT READ. Data Type: Point Name: FLETCHER Easting: 377000 Northing: 436500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1097m SE	Status: Historical Licence No: 2671330004 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: SPRING AT PADIHAM Data Type: Point Name: BURNETT Easting: 378100 Northing: 434600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/05/1966 Version End Date: -
-	1401m NE	Status: Active Licence No: 2671335018 Details: Potable Water Supply - Direct Direct Source: Surface, Non-Tidal - North West Region Point: ID=10656 Data Type: Point Name: United Utilities Water Ltd Easting: 378800 Northing: 436400	Annual Volume (m ³): 2477570 Max Daily Volume (m ³): 6819 Original Application No: NPS/WR/026278 Original Start Date: 20/05/1966 Expiry Date: - Issue No: 101 Version Start Date: 26/11/2018 Version End Date: -

ID	Location	Details	
-	1528m NE	Status: Historical Licence No: 2671330006 Details: General Farming & Domestic Direct Source: "Surface, Non-Tidal - North West Region" Point: "SPRING AT NORTHTOWN,BURNLEY." Data Type: Point Name: KEITH Easting: 378600 Northing: 436800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/04/1991 Version End Date: -
-	1528m NE	Status: Historical Licence No: 2671330006 Details: General Farming & Domestic Direct Source: Surface, Non-Tidal - North West Region Point: SPRING AT NORTHTOWN,BURNLEY. Data Type: Point Name: KEITH Easting: 378600 Northing: 436800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/04/1991 Version End Date: -
-	1576m N	Status: Historical Licence No: 2671335011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "SABDEN BRK FEEDING VICTORIA MILL LODGE AT SABDEN,BLA*99" Data Type: Point Name: MARBILL DEVELOPMENTS SABDEN LTD Easting: 377500 Northing: 437200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1993 Version End Date: -
-	1576m N	Status: Historical Licence No: 2671335011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: SABDEN BRK FEEDING VICTORIA MILL LODGE AT SABDEN,BLA*99 Data Type: Point Name: MARBILL DEVELOPMENTS SABDEN LTD Easting: 377500 Northing: 437200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1993 Version End Date: -



ID	Location	Details	
-	1576m N	Status: Historical Licence No: 2671335011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: SABDEN BROOK FEEDING VICTORIA MILL LODGE SABDEN BLACKBURN Data Type: Point Name: MARBILL DEVELOPMENTS SABDEN LTD Easting: 377500 Northing: 437200	Annual Volume (m ³): 268832 Max Daily Volume (m ³): 801.914 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1993 Version End Date: -
-	1699m N	Status: Historical Licence No: 2671335011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "SABDEN BRK FEEDING VICTORIA MILL LODGE AT SABDEN, BLACKBUR" Data Type: Point Name: MARBILL DEVELOPMENTS SABDEN LTD Easting: 377900 Northing: 437300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1993 Version End Date: -
-	1699m N	Status: Historical Licence No: 2671335011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: SABDEN BRK FEEDING VICTORIA MILL LODGE AT SABDEN, BLACKBUR Data Type: Point Name: MARBILL DEVELOPMENTS SABDEN LTD Easting: 377900 Northing: 437300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1993 Version End Date: -
-	1699m N	Status: Historical Licence No: 2671335011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: SABDEN BROOK FEEDING VICTORIA MILL LODGE AT SABDEN BLACKBURN Data Type: Point Name: MARBILL DEVELOPMENTS SABDEN LTD Easting: 377900 Northing: 437300	Annual Volume (m ³): 268832 Max Daily Volume (m ³): 801.914 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1993 Version End Date: -

ID	Location	Details	
-	1783m N	Status: Historical Licence No: 2671335011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: SABDEN BRK FEEDING VICTORIA MILL LODGE AT SABDEN, BLA352 Data Type: Point Name: MARBILL DEVELOPMENTS SABDEN LTD Easting: 377800 Northing: 437400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1993 Version End Date: -
-	1783m N	Status: Historical Licence No: 2671335011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "SABDEN BRK FEEDING VICTORIA MILL LODGE AT SABDEN, BLA352" Data Type: Point Name: MARBILL DEVELOPMENTS SABDEN LTD Easting: 377800 Northing: 437400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1993 Version End Date: -
-	1783m N	Status: Historical Licence No: 2671335011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: SABDEN BRK FEEDING VICTORIA MILL LODGE AT SABDEN, BLA352 Data Type: Point Name: MARBILL DEVELOPMENTS SABDEN LTD Easting: 377800 Northing: 437400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1993 Version End Date: -
-	1783m N	Status: Historical Licence No: 2671335011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: SABDEN BROOK FEEDING VICTORIA MILL LODGE SABDEN BLACKBURN Data Type: Point Name: MARBILL DEVELOPMENTS SABDEN LTD Easting: 377800 Northing: 437400	Annual Volume (m ³): 268832 Max Daily Volume (m ³): 801.914 Original Application No: - Original Start Date: 20/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/09/1993 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 38](#) >

ID	Location	Details	
-	779m N	Status: Historical Licence No: 2671332018 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Surface, Non-Tidal - North West Region Point: 1 OF 2 SPRINGS AT READ. Data Type: Point Name: FLETCHER Easting: 377700 Northing: 436400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1060m NW	Status: Historical Licence No: 2671332018 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Surface, Non-Tidal - North West Region Point: 1 OF 2 SPRINGS AT READ. Data Type: Point Name: FLETCHER Easting: 377000 Northing: 436500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/11/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1401m NE	Status: Active Licence No: 2671335018 Details: Potable Water Supply - Direct Direct Source: Surface, Non-Tidal - North West Region Point: ID=10656 Data Type: Point Name: United Utilities Water Ltd Easting: 378800 Northing: 436400	Annual Volume (m ³): 2477570 Max Daily Volume (m ³): 6819 Original Application No: NPS/WR/026278 Original Start Date: 20/05/1966 Expiry Date: - Issue No: 101 Version Start Date: 26/11/2018 Version End Date: -

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

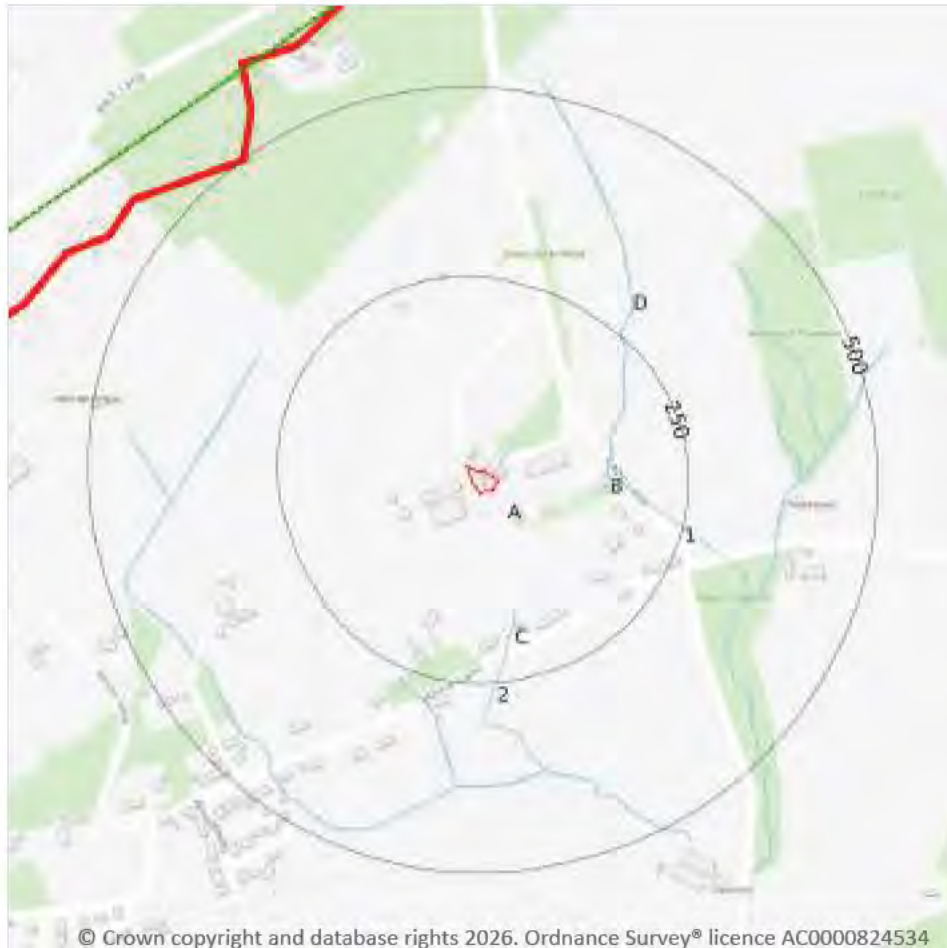
0

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

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



6 Hydrology



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

6.1 Water Network (OS NGD)

Records within 250m

6

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

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

ID	Location	Type of water feature	Ground level	Permanence	Name
B	140m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	147m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	152m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	153m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
1	164m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	211m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m

3

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

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

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

1

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

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



ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Calder - Pendle Water to conf Ribble	GB112071065490	Calder	Ribble

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

6.4 WFD Surface water bodies

Records identified	1
--------------------	---

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

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

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2216m SW	River	Calder - Pendle Water to conf Ribble	GB112071065490 ↗	No longer applicable	Does not require assessment	Moderate	2022

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

6.5 WFD Groundwater bodies

Records on site	1
-----------------	---

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

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

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Douglas, Darwen and Calder Carboniferous Aquifers	GB41202G100300 ↗	Poor	Poor	Good	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.5 Flood Zone 2

Records within 50m	0
--------------------	---

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

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

7.6 Flood Zone 3

Records within 50m	0
--------------------	---

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

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



8 Surface water flooding



—	Site Outline
Search buffers in metres (m)	
1 in 1000 return period	
	Depth between 0.1m - 0.3m
	Depth between 0.3m - 1.0m
	Depth greater than 1.0m
1 in 250 return period	
	Depth between 0.1m - 0.3m
	Depth between 0.3m - 1.0m
	Depth greater than 1.0m
1 in 100 return period	
	Depth between 0.1m - 0.3m
	Depth between 0.3m - 1.0m
	Depth greater than 1.0m
1 in 30 return period	
	Depth between 0.1m - 0.3m
	Depth between 0.3m - 1.0m
	Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 53](#) >

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

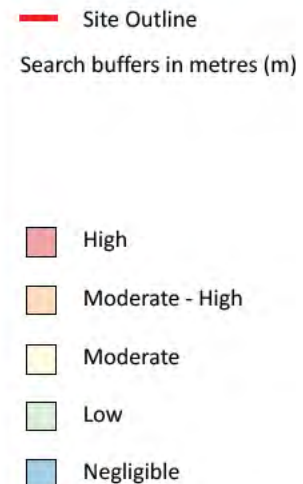
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

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

Features are displayed on the Groundwater flooding map on [page 55 >](#)

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

40

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

Features are displayed on the Environmental designations map on [page 56](#) >

ID	Location	Name	Woodland Type
1	34m NE	Unknown	Ancient & Semi-Natural Woodland
2	518m SW	Unknown	Ancient Replanted Woodland
3	593m E	Pan Wood	Ancient & Semi-Natural Woodland
4	598m W	Haslost Wood	Ancient & Semi-Natural Woodland
5	640m E	Ox Hey Wood	Ancient Replanted Woodland
6	663m NW	Shady Walks	Ancient Replanted Woodland
A	719m S	Pump House Dean	Ancient Replanted Woodland
7	720m E	Height Side Wood	Ancient & Semi-Natural Woodland
8	748m N	Black Hill Wood	Ancient & Semi-Natural Woodland
9	751m NW	Hodgeon Stone Plantation	Ancient Replanted Woodland
A	755m S	Pump House Dean	Ancient Replanted Woodland
10	787m SE	Unknown	Ancient & Semi-Natural Woodland
11	906m SE	Unknown	Ancient Replanted Woodland
12	916m E	Unknown	Ancient Replanted Woodland
13	984m W	Hodgeon Stone Plantation	Ancient Replanted Woodland
14	1146m SE	Old Orchard	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
15	1153m NE	Dobson Clough	Ancient & Semi-Natural Woodland
B	1167m E	Wall Green Wood	Ancient Replanted Woodland
C	1168m SE	Black Wood	Ancient Replanted Woodland
16	1176m E	Old Orchard	Ancient & Semi-Natural Woodland
B	1180m E	Wall Green Wood	Ancient & Semi-Natural Woodland
E	1252m NW	Lower Barn Wood	Ancient & Semi-Natural Woodland
E	1253m NW	Unknown	Ancient & Semi-Natural Woodland
C	1296m SE	Black Wood	Ancient Replanted Woodland
17	1337m SE	Sand Pits	Ancient Replanted Woodland
E	1341m NW	Unknown	Ancient & Semi-Natural Woodland
18	1388m SE	Unknown	Ancient Wood Pasture
-	1445m S	Lower Dean Wood	Ancient Replanted Woodland
19	1513m SE	Fiery Wood	Ancient & Semi-Natural Woodland
-	1714m S	Lower Dean Wood	Ancient Replanted Woodland
-	1723m SW	Stanleys Clough Syke	Ancient & Semi-Natural Woodland
-	1766m W	Unknown	Ancient & Semi-Natural Woodland
-	1767m W	Read Wood	Ancient & Semi-Natural Woodland
-	1845m W	Larchwood	Ancient Replanted Woodland
-	1849m W	Read Wood	Ancient & Semi-Natural Woodland
-	1875m SW	Gooseleach Wood	Ancient & Semi-Natural Woodland
-	1884m SW	Unknown	Ancient Wood Pasture
-	1906m S	Lower Dean Wood	Ancient & Semi-Natural Woodland
-	1921m N	Sheep Hill Wood	Ancient Replanted Woodland
-	1935m SW	Gooseleach Wood	Ancient & Semi-Natural Woodland

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



10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

4

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

Features are displayed on the Environmental designations map on [page 56 >](#)

ID	Location	Name	Local Authority name
D	1174m SW	Merseyside and Greater Manchester Green Belt	Ribble Valley
-	1517m SE	Merseyside and Greater Manchester Green Belt	Burnley
-	1723m S	Merseyside and Greater Manchester Green Belt	Ribble Valley
-	1872m SE	Merseyside and Greater Manchester Green Belt	Burnley

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



10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m

0

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

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 63](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000000000&notes=&location=378877,436485%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on [page 65 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	223m SE	Lower Trap Farm House And Integral Barn	II	1239026	12/02/1985

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

0

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

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

12 Agricultural designations



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

© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 68](#) >

ID	Location	Classification	Description
1	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.



This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

3

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

Location	Reference	Scheme	Start Date	End Date
134m NE	57967	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2026
197m W	82981	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027
201m SE	82981	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027



This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

2

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

Features are displayed on the Habitat designations map on [page 71](#) >

ID	Location	Main Habitat	Other habitats
1	200m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	202m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 73](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD73NE

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

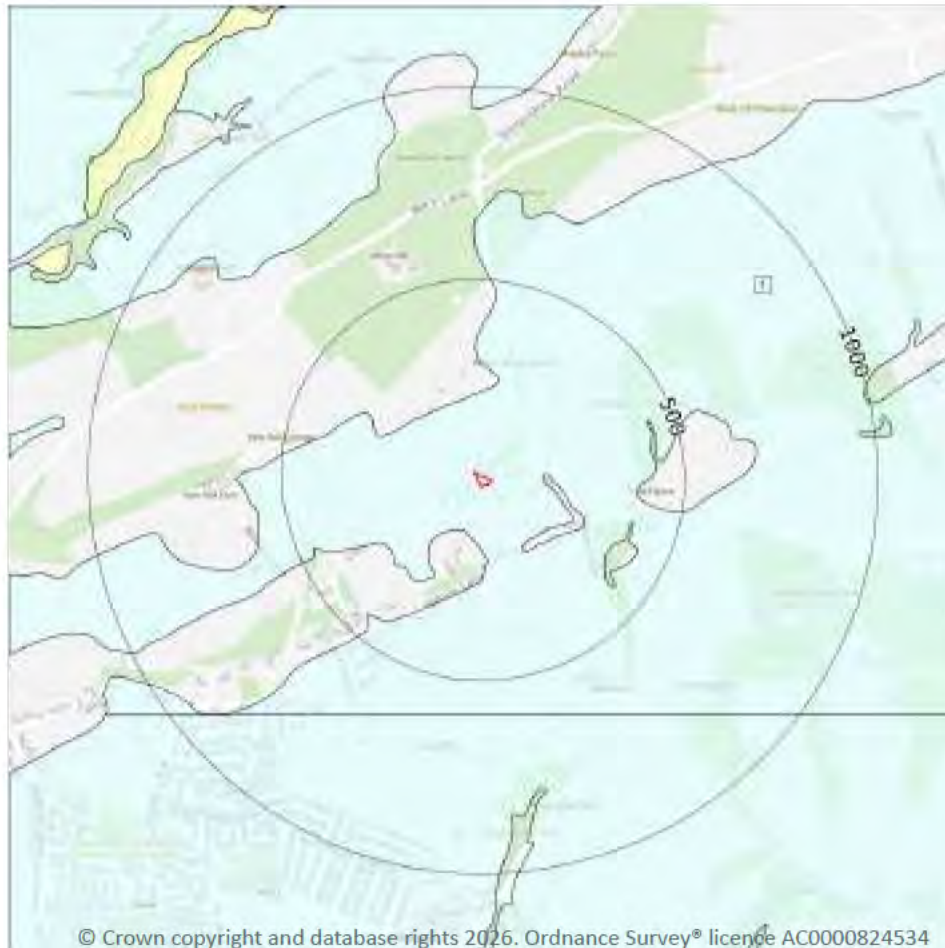
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 75 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian-Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

26

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 77](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	MG-MDSS	Millstone Grit Group [See Also Migr]-Mudstone, Siltstone And Sandstone	Namurian
3	82m SW	MG-MDSS	Millstone Grit Group [See Also Migr]-Mudstone, Siltstone And Sandstone	Namurian
5	82m SW	UH-SDST	Upper Haslingden Flags-Sandstone	Namurian



ID	Location	LEX Code	Description	Rock age
7	103m SE	UH-SDST	Upper Haslingden Flags-Sandstone	Namurian
8	104m S	MG-MDSS	Millstone Grit Group [See Also Migr]-Mudstone, Siltstone And Sandstone	Namurian
9	109m S	RR-SDST	Rough Rock-Sandstone	Namurian
10	149m S	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
12	166m S	WH-SDST	Woodhead Hill Rock-Sandstone	Westphalian
13	173m SE	RR-SDST	Rough Rock-Sandstone	Namurian
14	195m NW	FLB-SDST	Fletcher Bank Grit-Sandstone	Namurian
15	227m SE	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
16	227m S	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
18	242m SE	WH-SDST	Woodhead Hill Rock-Sandstone	Westphalian
19	253m N	HEBD-MDSS	Hebden Formation-Mudstone, Siltstone And Sandstone	Namurian
20	255m S	GNR-SDST	Ganister Rock-Sandstone	Westphalian
21	287m S	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
23	310m SE	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
25	323m SE	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
26	334m SE	GNR-SDST	Ganister Rock-Sandstone	Westphalian
30	361m SE	GNR-SDST	Ganister Rock-Sandstone	Westphalian
32	361m SE	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
36	383m W	FLB-SDST	Fletcher Bank Grit-Sandstone	Namurian
38	387m SE	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
39	409m SE	GNR-SDST	Ganister Rock-Sandstone	Westphalian
44	450m S	MLRS-SDST	Milnrow Sandstone-Sandstone	Westphalian
45	467m W	HEBD-MDSS	Hebden Formation-Mudstone, Siltstone And Sandstone	Namurian

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

21

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 77](#) >

ID	Location	Category	Description
2	47m SE	FOSSIL_HORIZON	Marine band
4	82m SW	FAULT	Fault, inferred, displacement unknown
6	93m W	FOSSIL_HORIZON	Marine band
11	157m S	FOSSIL_HORIZON	Marine band
17	235m SE	FOSSIL_HORIZON	Marine band
22	287m S	ROCK	Coal seam, inferred
24	319m SE	FAULT	Fault, observed, displacement unknown
27	335m SE	ROCK	Coal seam, inferred
28	346m SW	ROCK	Coal seam, observed
29	351m SE	FAULT	Fault, observed, displacement unknown
31	361m SE	ROCK	Coal seam, observed
33	361m SE	ROCK	Coal seam, observed
34	364m SE	ROCK	Coal seam, inferred
35	371m S	ROCK	Coal seam, inferred
37	385m SE	ROCK	Coal seam, observed
40	409m SE	ROCK	Coal seam, inferred
41	420m NW	ROCK	Coal seam, observed
42	438m SE	ROCK	Coal seam, inferred
43	445m SE	ROCK	Coal seam, inferred
46	476m E	ROCK	Coal seam, observed
47	478m N	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



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

15.1 50k Availability

Records within 500m

1

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

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

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

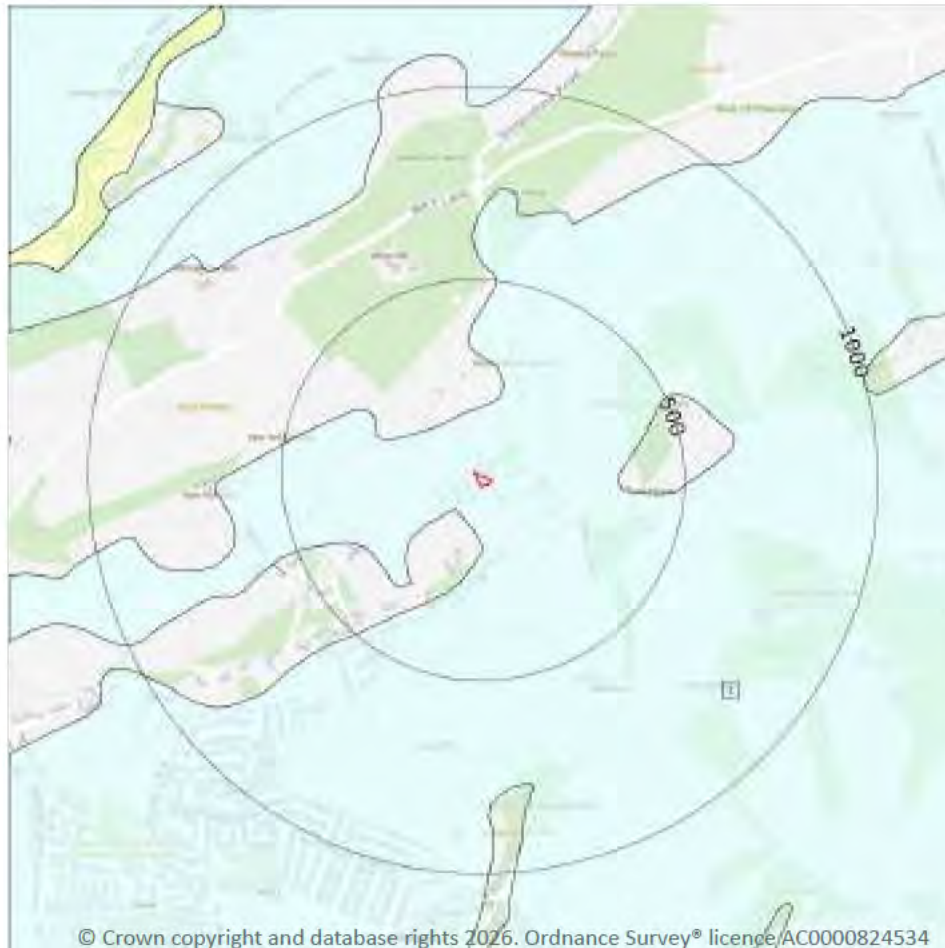
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

1

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

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

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian	Diamicton

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

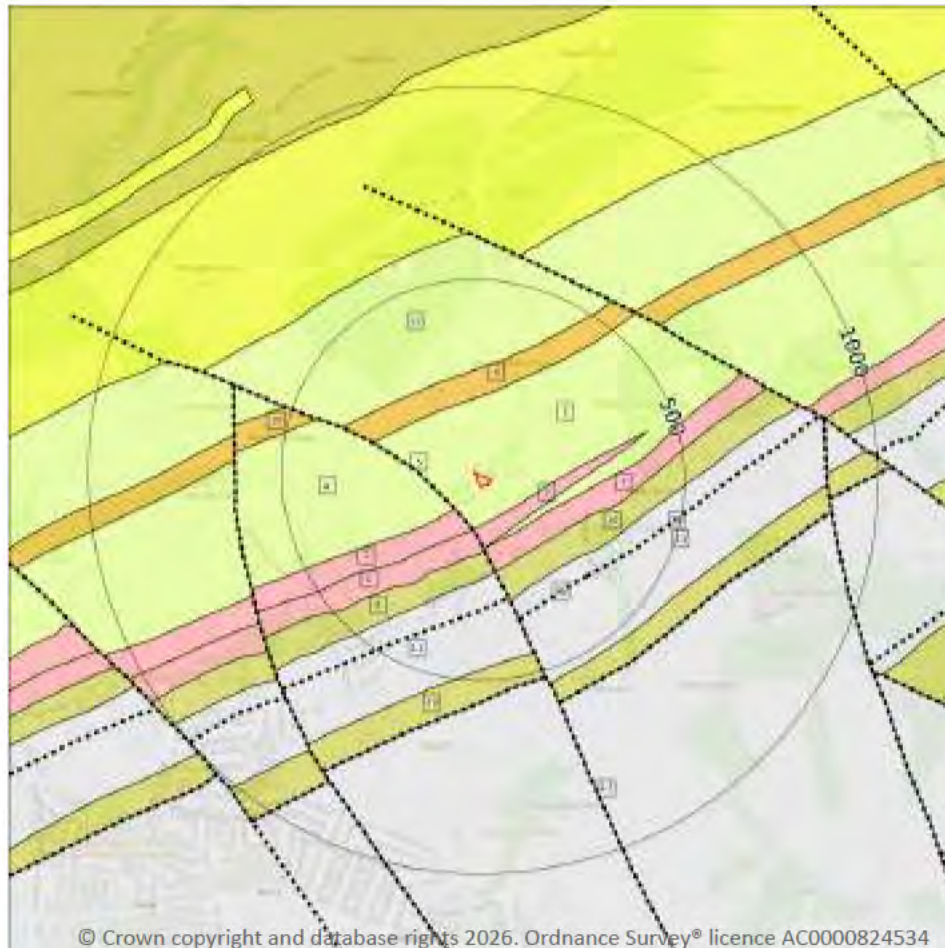
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

14

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 84](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	MG-MDSS	Millstone Grit Group [See Also MIGR]-Mudstone, siltstone and sandstone	Namurian
2	82m SE	UH-SDST	Upper Haslingden Flags-Sandstone	Namurian
3	87m SW	UH-SDST	Upper Haslingden Flags-Sandstone	Namurian



ID	Location	LEX Code	Description	Rock age
4	87m SW	MG-MDSS	Millstone Grit Group [See Also MIGR]-Mudstone, siltstone and sandstone	Namurian
6	111m S	RR-SDST	Rough Rock-Sandstone	Namurian
7	140m SE	RR-SDST	Rough Rock-Sandstone	Namurian
8	159m S	WH-SDST	Woodhead Hill Rock-Sandstone	Westphalian
9	181m N	WOHMG-SDST	Woodhouse Flags And Midgley Grit (Undifferentiated)-Sandstone	Namurian
10	201m SE	WH-SDST	Woodhead Hill Rock-Sandstone	Westphalian
11	223m S	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
12	250m NW	MG-MDSS	Millstone Grit Group [See Also MIGR]-Mudstone, siltstone and sandstone	Namurian
13	278m SE	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
18	429m W	WOHMG-SDST	Woodhouse Flags And Midgley Grit (Undifferentiated)-Sandstone	Namurian
19	449m S	MLRS-SDST	Milnrow Sandstone-Sandstone	Westphalian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low

This data is sourced from the British Geological Survey.



15.10 Bedrock faults and other linear features (50k)

Records within 500m

5

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 84](#) >

ID	Location	Category	Description
5	87m SW	FAULT	Fault, observed, crossmark on downthrow side, throw in metres
14	294m S	ROCK	Coal seam, inferred
15	332m SE	ROCK	Coal seam, inferred
16	346m SE	ROCK	Coal seam, observed
17	389m S	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

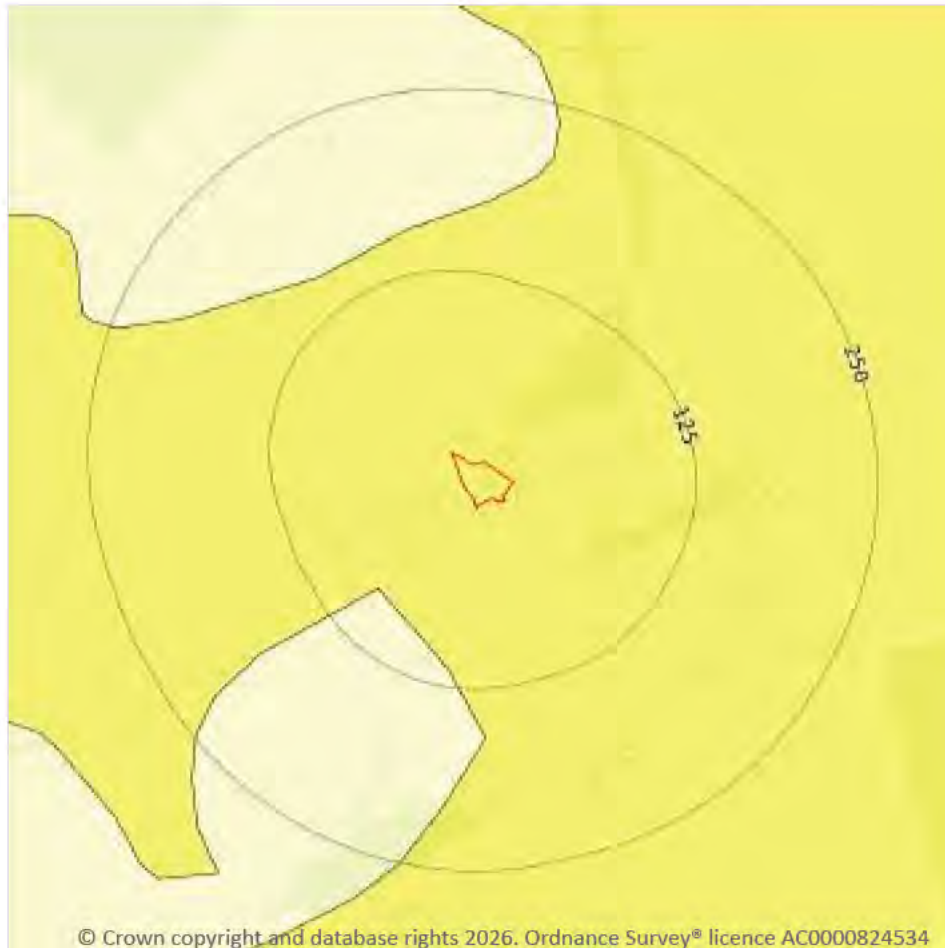
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 88](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

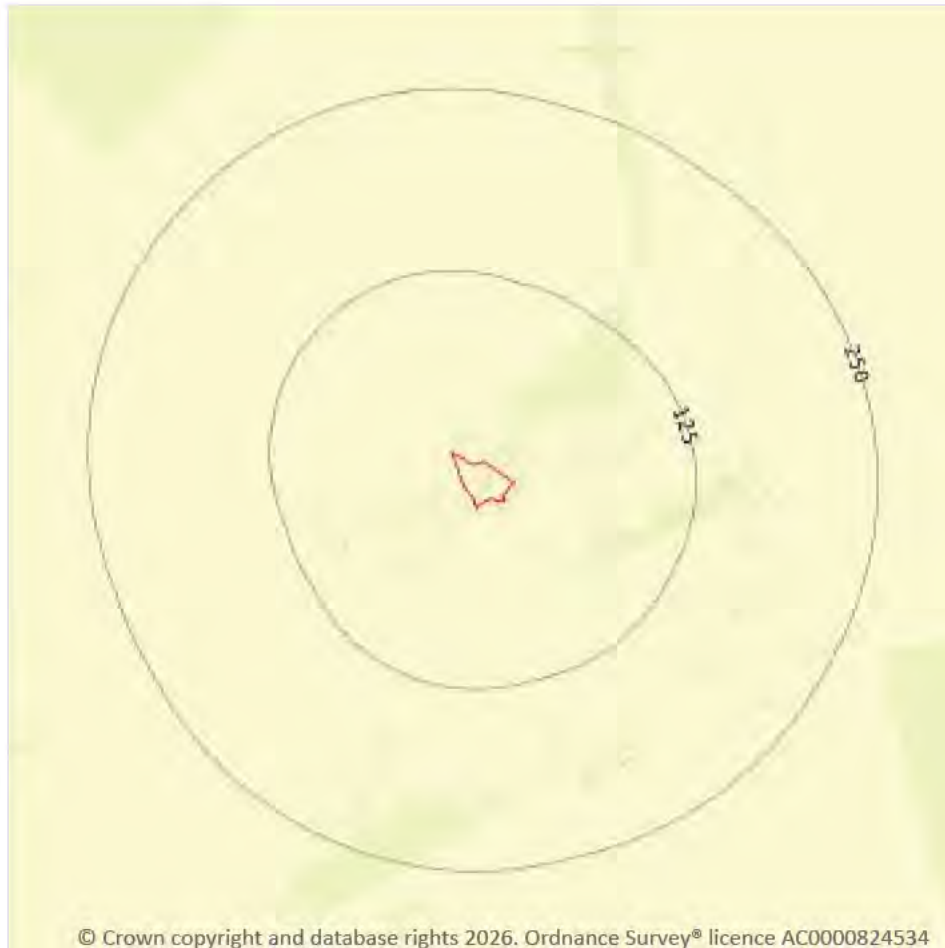
Features are displayed on the Natural ground subsidence - Running sands map on [page 89](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

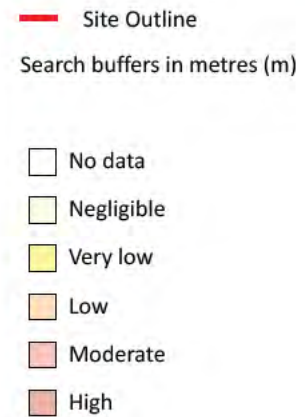
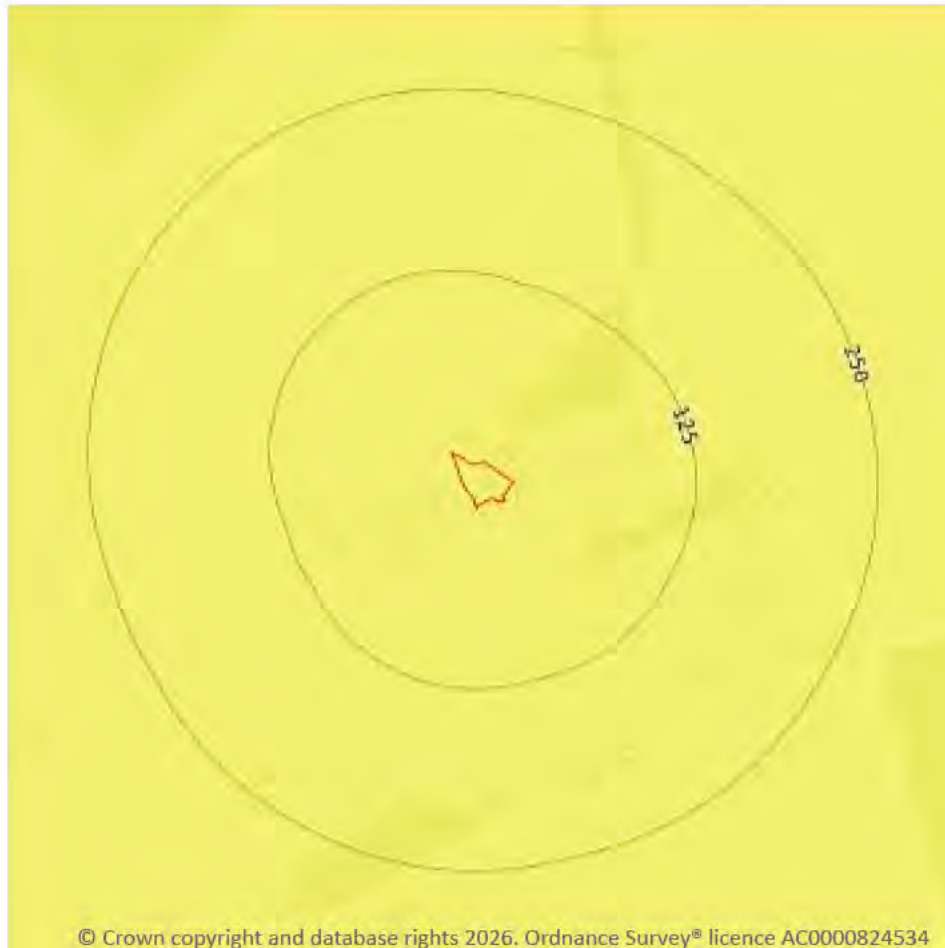
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 90](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 91 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

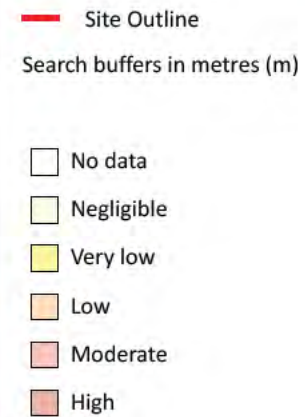
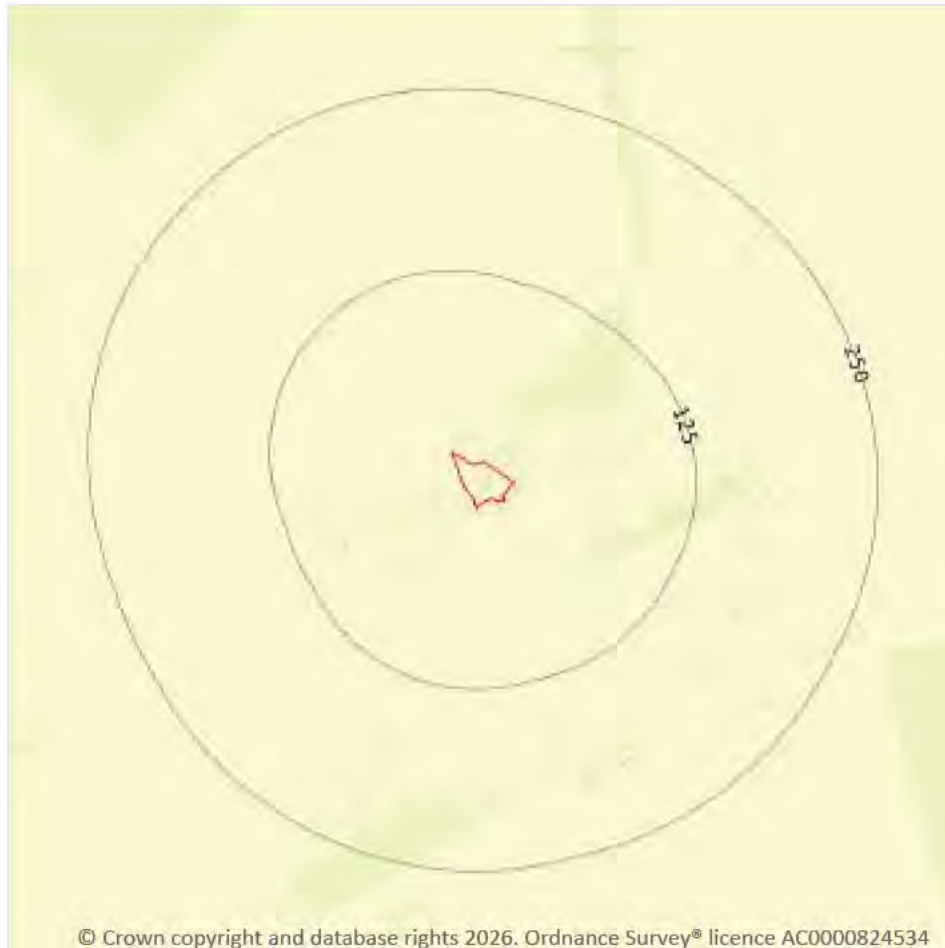
Features are displayed on the Natural ground subsidence - Landslides map on [page 92](#) >

Location	Hazard rating	Details
On site	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 93](#) >

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



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

3

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

Features are displayed on the Mining and ground workings map on [page 95](#) >

ID	Location	Details	Description
A	241m S	Name: Whins Farm Quarry Address: Whins Lane, Simonstone, BURNLEY, Lancashire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
B	301m SW	Name: Whins Farm Quarry Address: Whins Lane, Simonstone, BURNLEY, Lancashire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
C	450m N	Name: Robinson's Wood Address: Simonstone, PADIHAM, Lancashire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

5

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

Features are displayed on the Mining and ground workings map on [page 95 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	199m S	Chalk Pit	1973	1:10000
A	211m S	Unspecified Quarry	1929	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
A	211m S	Unspecified Quarry	1910	1:10560
A	212m S	Unspecified Quarry	1950	1:10560
A	233m S	Sandstone Quarry	1848	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m **0**

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

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m **0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m **0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m **1**

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

Features are displayed on the Mining and ground workings map on [page 95](#) >



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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

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

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

This data is sourced from The Coal Authority.

18.9 Researched mining

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

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

1

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

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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

18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site

0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

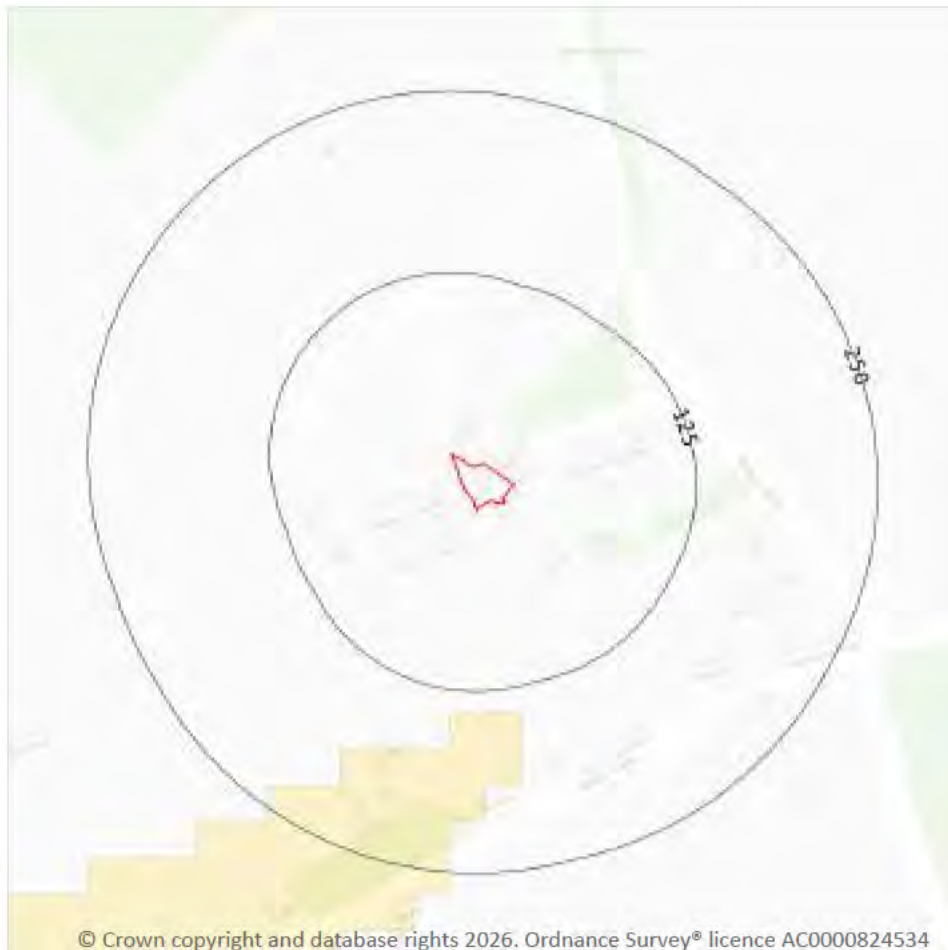
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 103](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0
---------------------	---

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0
---------------------	---

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0
---------------------	---

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	0
---------------------	---

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0
---------------------	---

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.



Appendix C - Historical Maps

Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

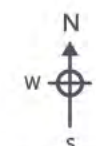
Production date: 23 July 2026

Map name: County Series

Map date: 1891-1892

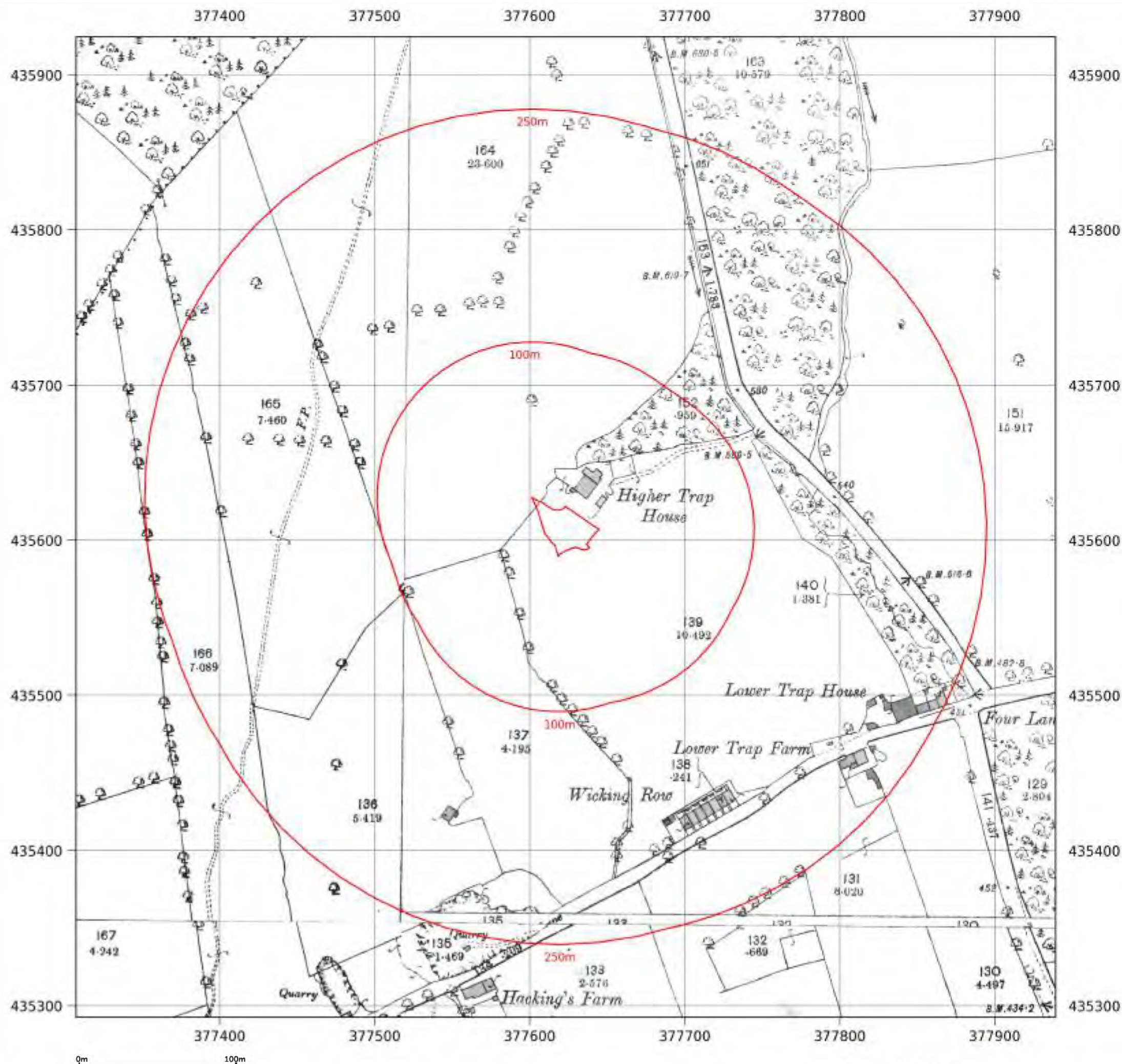
Scale: 1:2,500

Printed at: 1:2,500



Date: 1892 Surveyed: 1892 Revised: 1892	Date: 1891 Surveyed: 1891 Revised: 1891
Date: 1892 Surveyed: 1892 Revised: 1892	Date: 1891 Surveyed: 1891 Revised: 1891

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



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

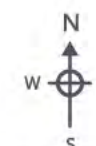
Production date: 23 July 2026

Map name: County Series

Map date: 1912

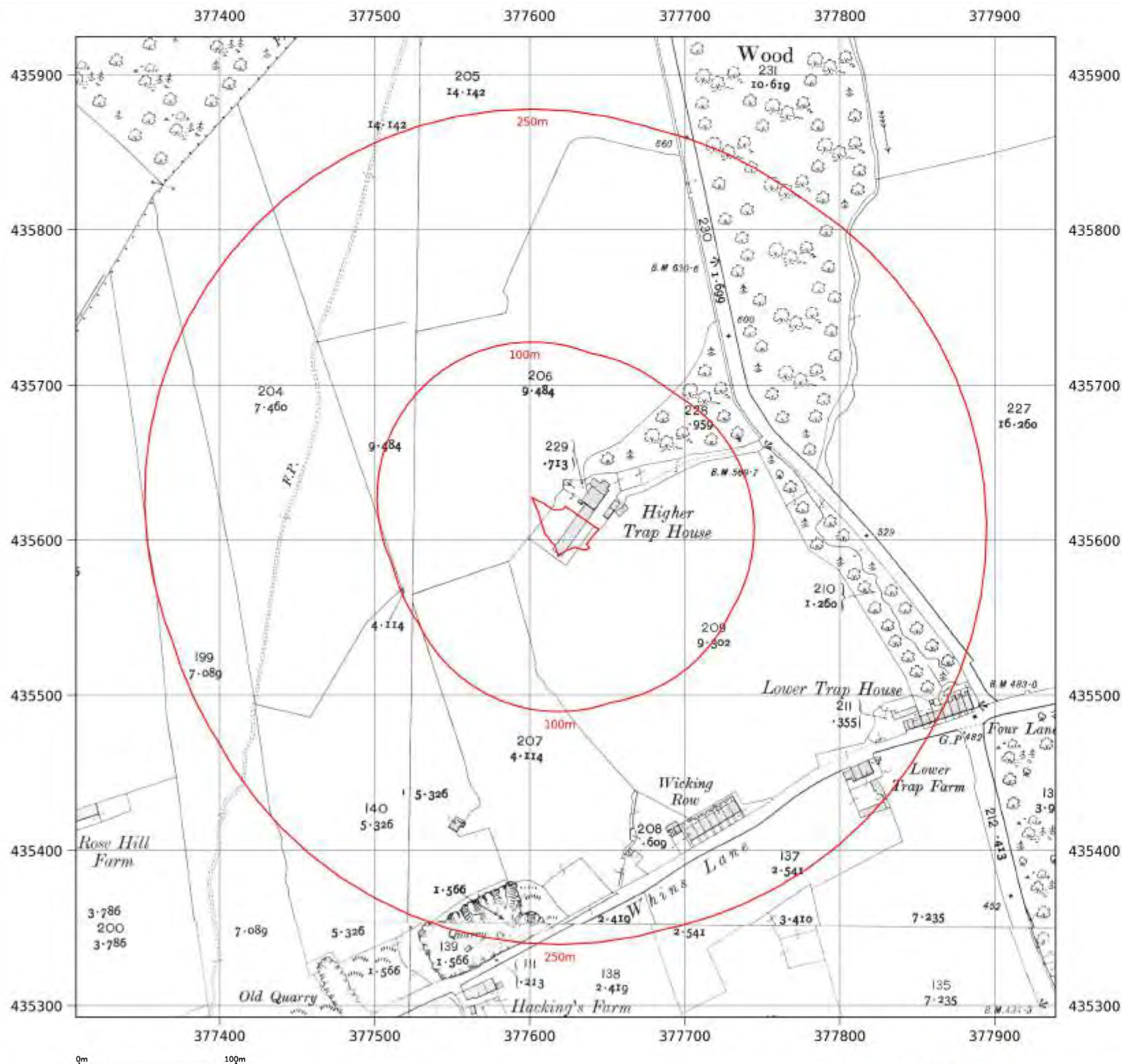
Scale: 1:2,500

Printed at: 1:2,500



Date: 1912 Surveyed: 1912 Revised: 1912	Date: 1912 Surveyed: 1912 Revised: 1912
Date: 1912 Surveyed: 1912 Revised: 1912	Date: 1912 Surveyed: 1912 Revised: 1912

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



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

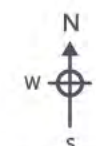
Production date: 23 July 2026

Map name: County Series

Map date: 1931

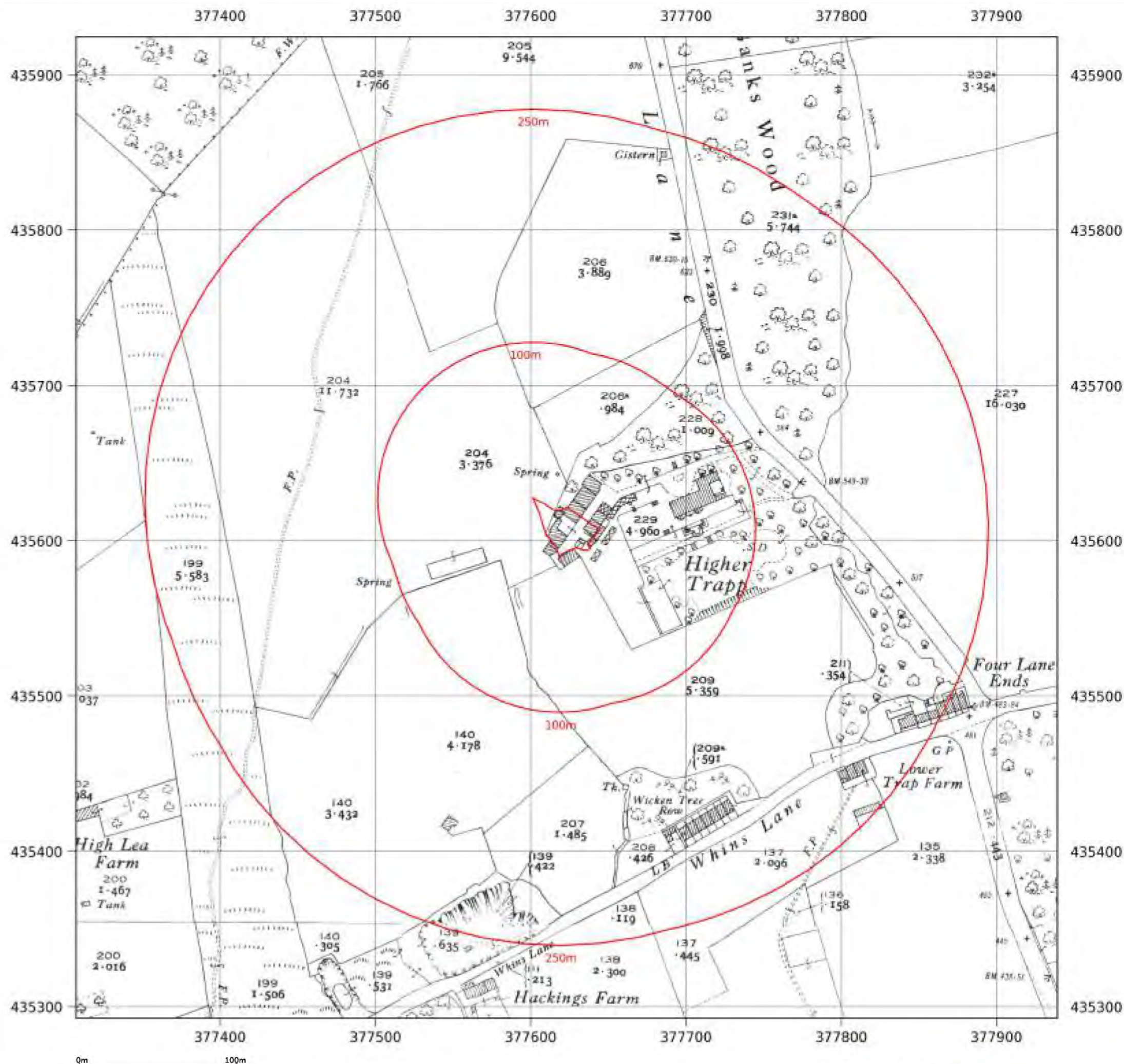
Scale: 1:2,500

Printed at: 1:2,500



Date: 1931 Surveyed: 1931 Revised: 1931	Date: 1931 Surveyed: 1931 Revised: 1931
Date: 1931 Surveyed: 1931 Revised: 1931	Date: 1931 Surveyed: 1931 Revised: 1931

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

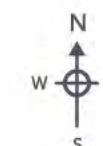
Production date: 23 July 2026

Map name: National Grid

Map date: 1970

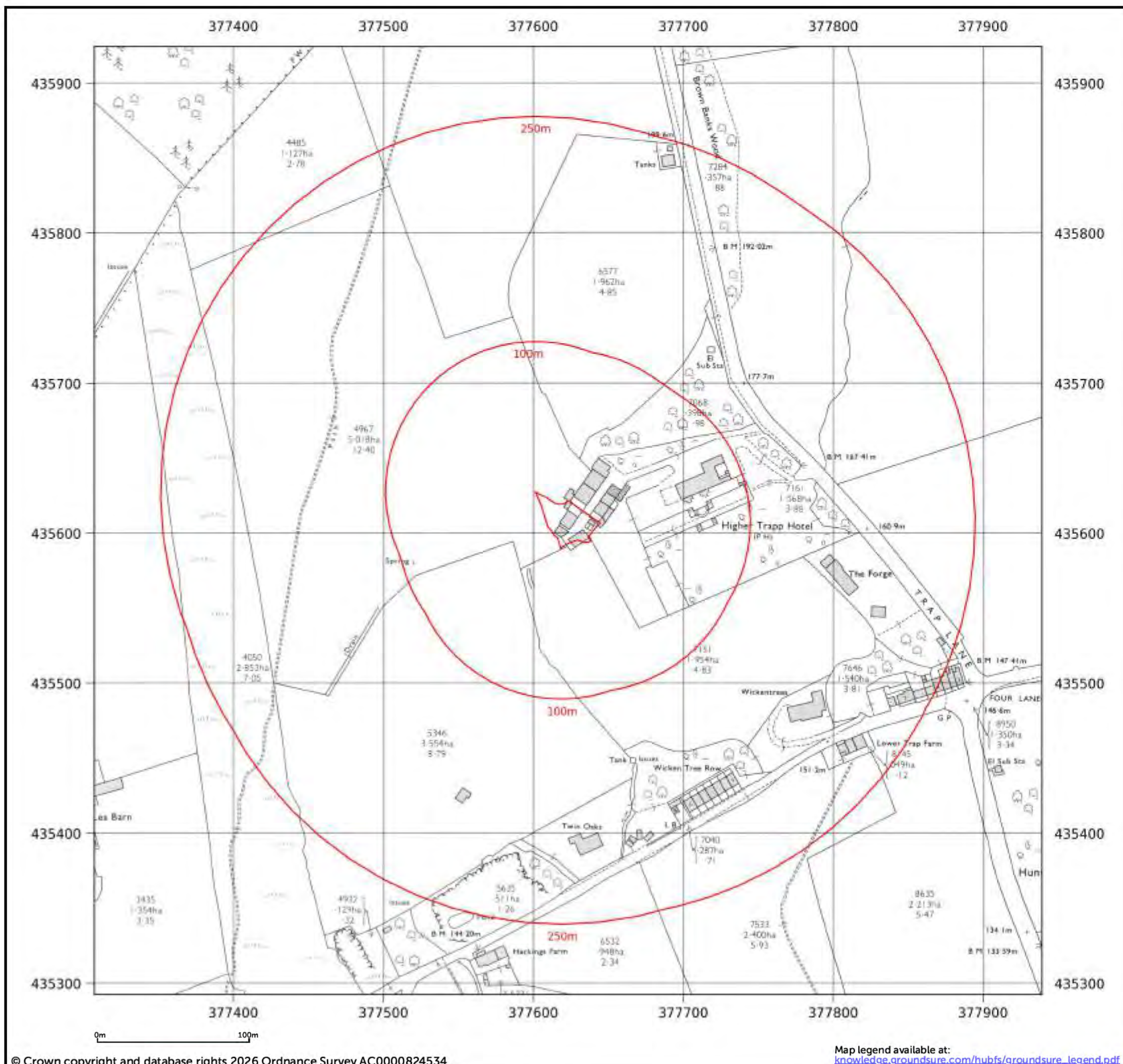
Scale: 1:2,500

Printed at: 1:2,500



Date: 1970
Surveyed: 1970
Revised: 1970
Copyright: 1970
Levelled: 1962

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

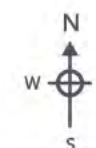
Production date: 23 July 2026

Map name: National Grid

Map date: 1970

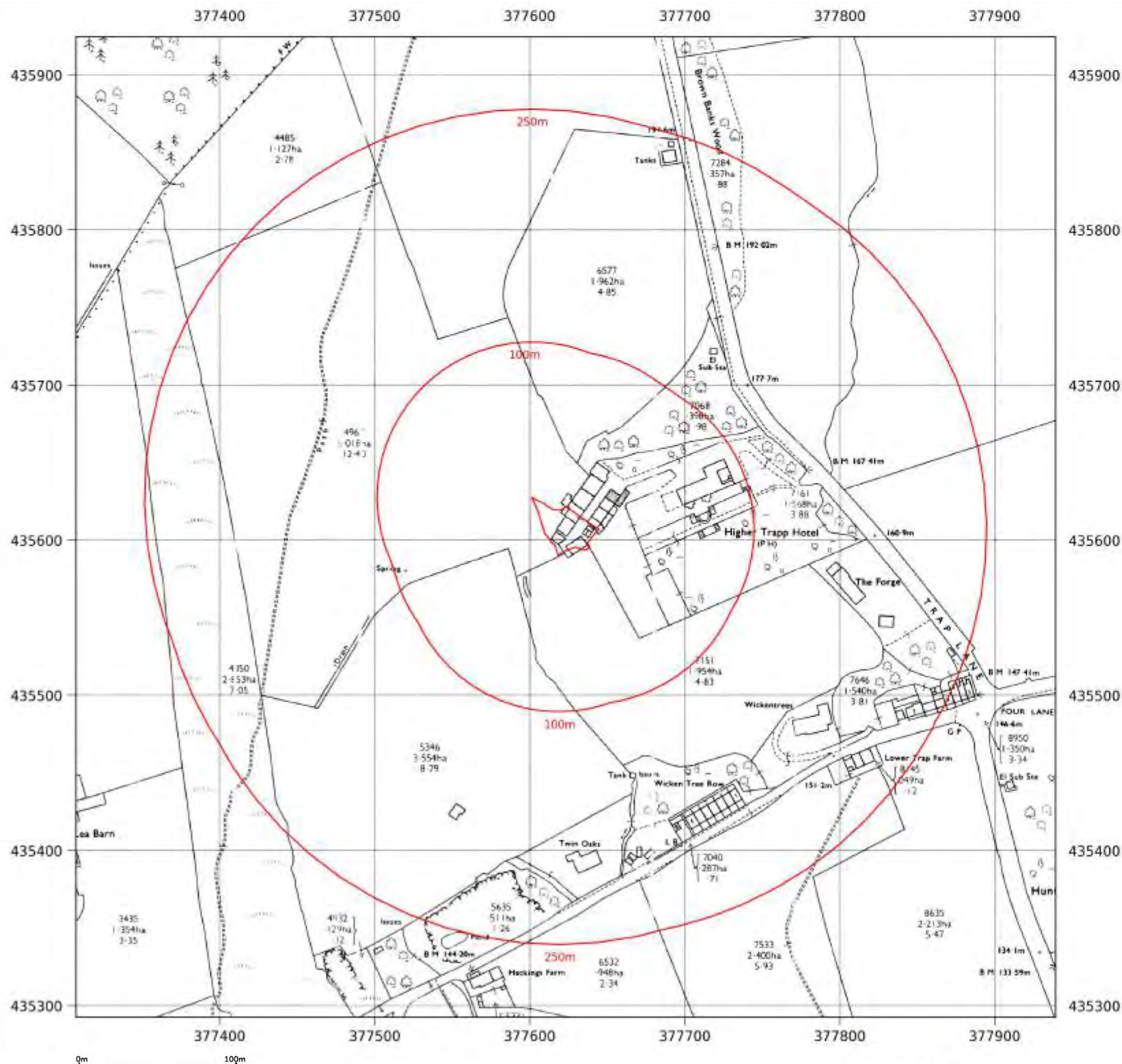
Scale: 1:2,500

Printed at: 1:2,500



Date: 1970

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



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-7O4

Grid ref: 377622.8, 435607.84

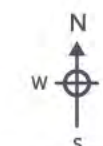
Production date: 23 July 2026

Map name: National Grid

Map date: 1992

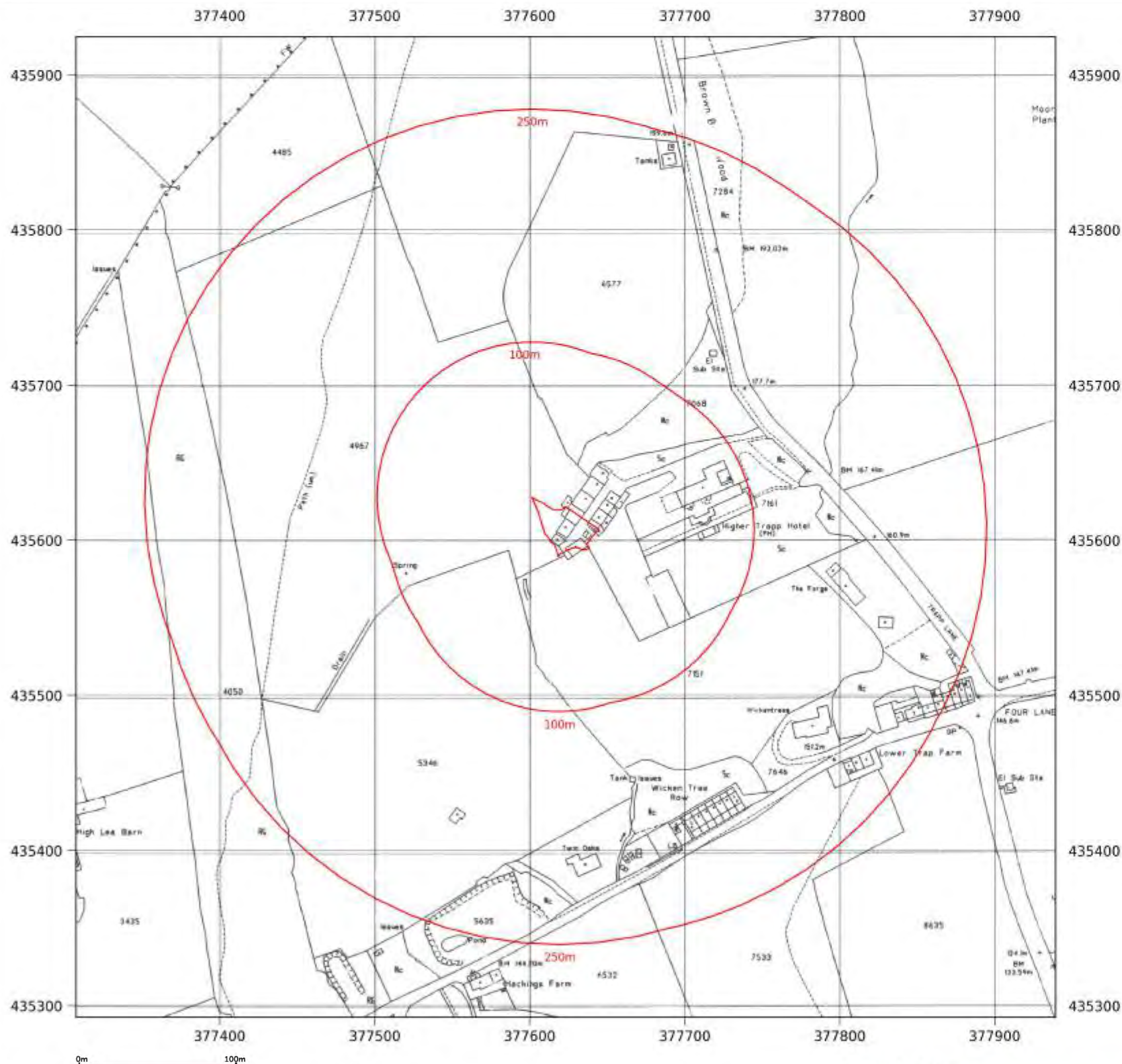
Scale: 1:2,500

Printed at: 1:2,500



Date: 1992
Surveyed: 1992
Copyright: 1992

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

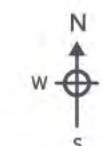
Production date: 23 July 2026

Map name: LandLine

Map date: 2003

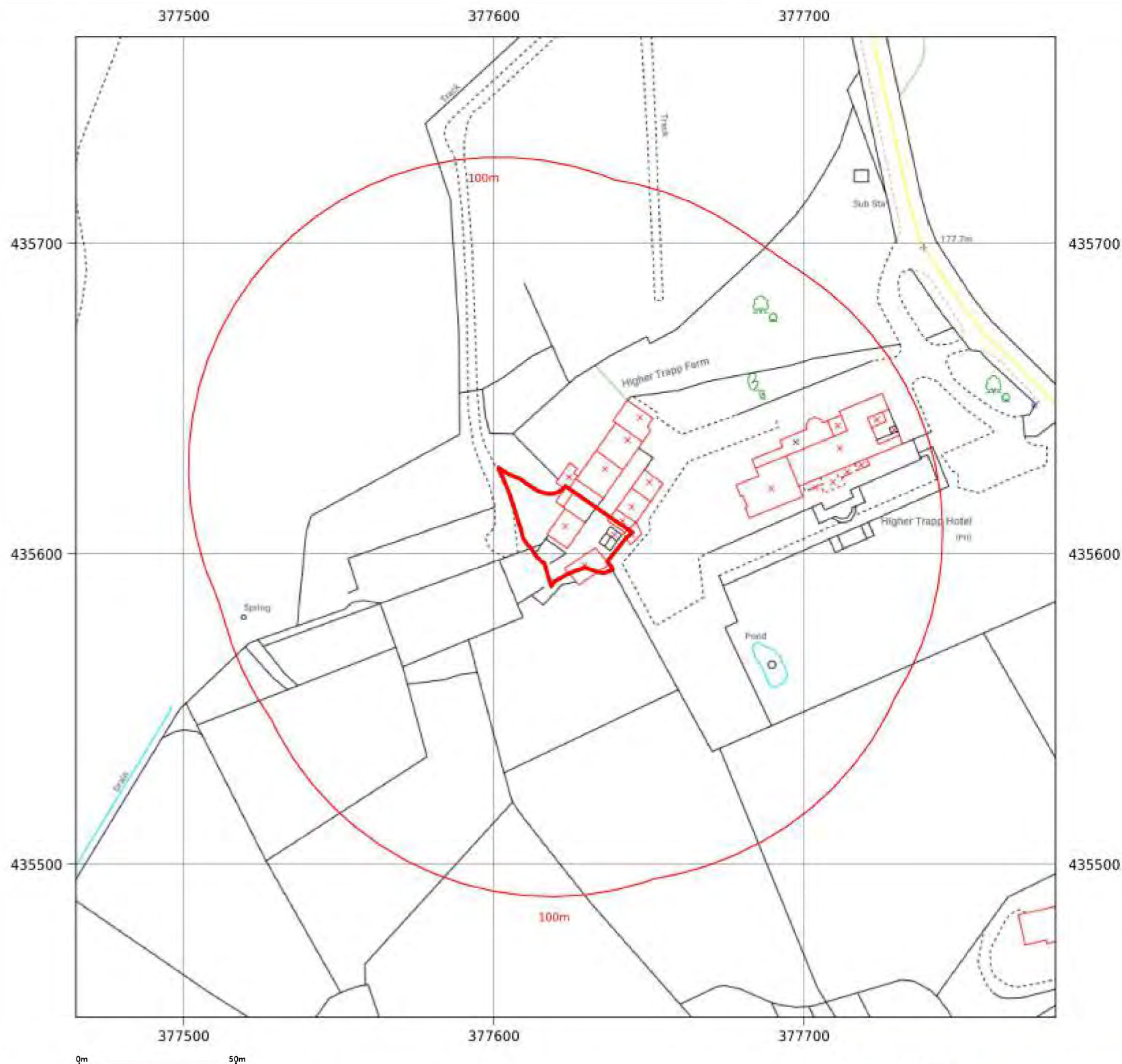
Scale: 1:1,250

Printed at: 1:1,250

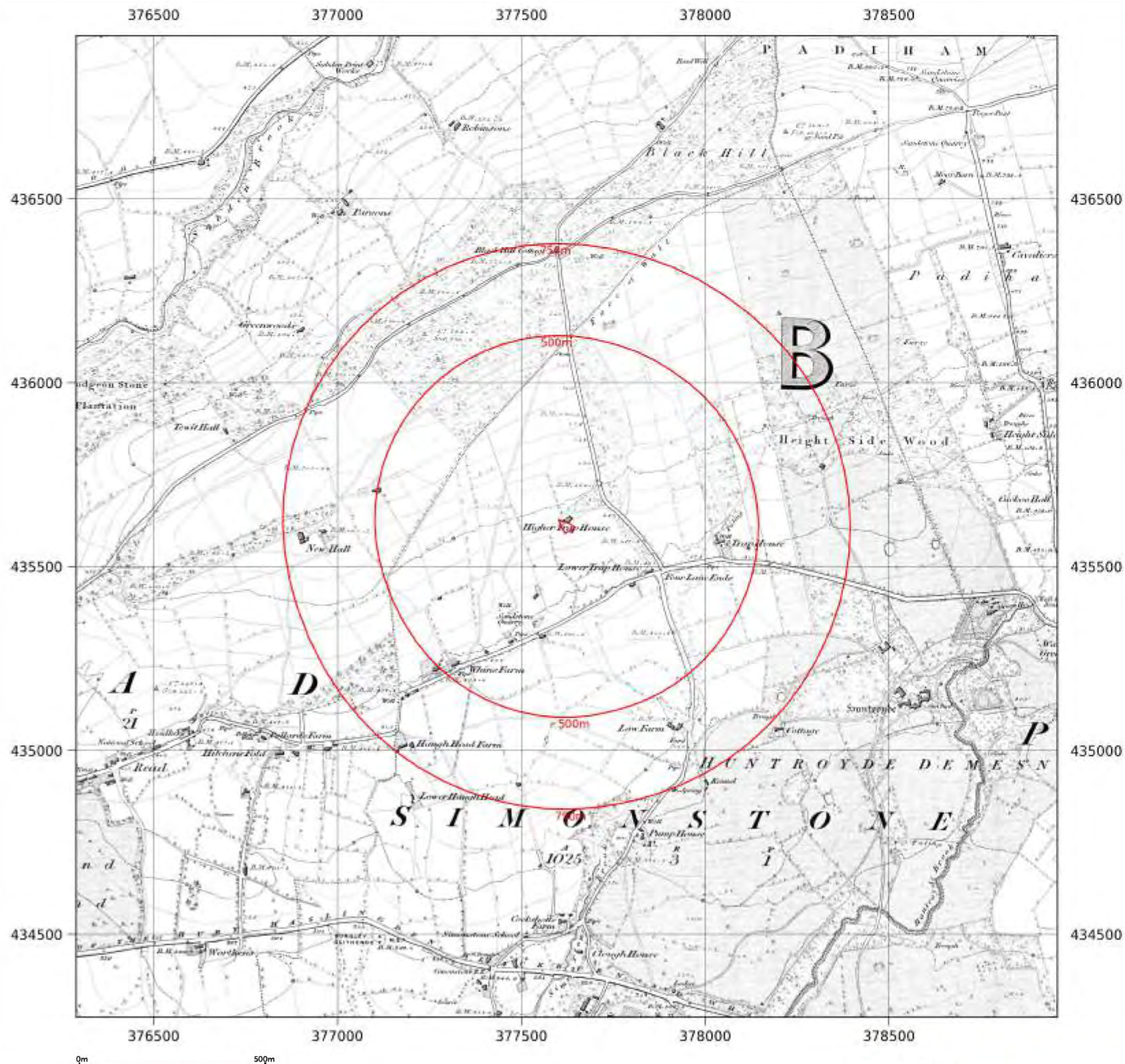


Date: 2003

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



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf



Site details:	CASTLE SHEET METAL, TRAPP FORGE LTD, TRAPP LANE, SIMONSTONE, LANCASHIRE, BB12 7QW
Client ref:	26237
Report ref:	GS-GWG-2HJ-JCL-7O4
Grid ref:	377622.8, 435607.84
Production date:	23 July 2026

Map name:	County Series
Map date:	1848
Scale:	1:10,560
Printed at:	1:10,560



Date: 1848
Surveyed: 1844
Edition: 1848

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

Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-7O4

Grid ref: 377622.8, 435607.84

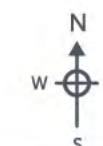
Production date: 23 July 2026

Map name: County Series

Map date: 1892

Scale: 1:10,560

Printed at: 1:10,560



Date: 1892
Surveyed: 1892
Revised: 1892

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

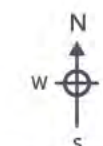
Production date: 23 July 2026

Map name: County Series

Map date: 1896

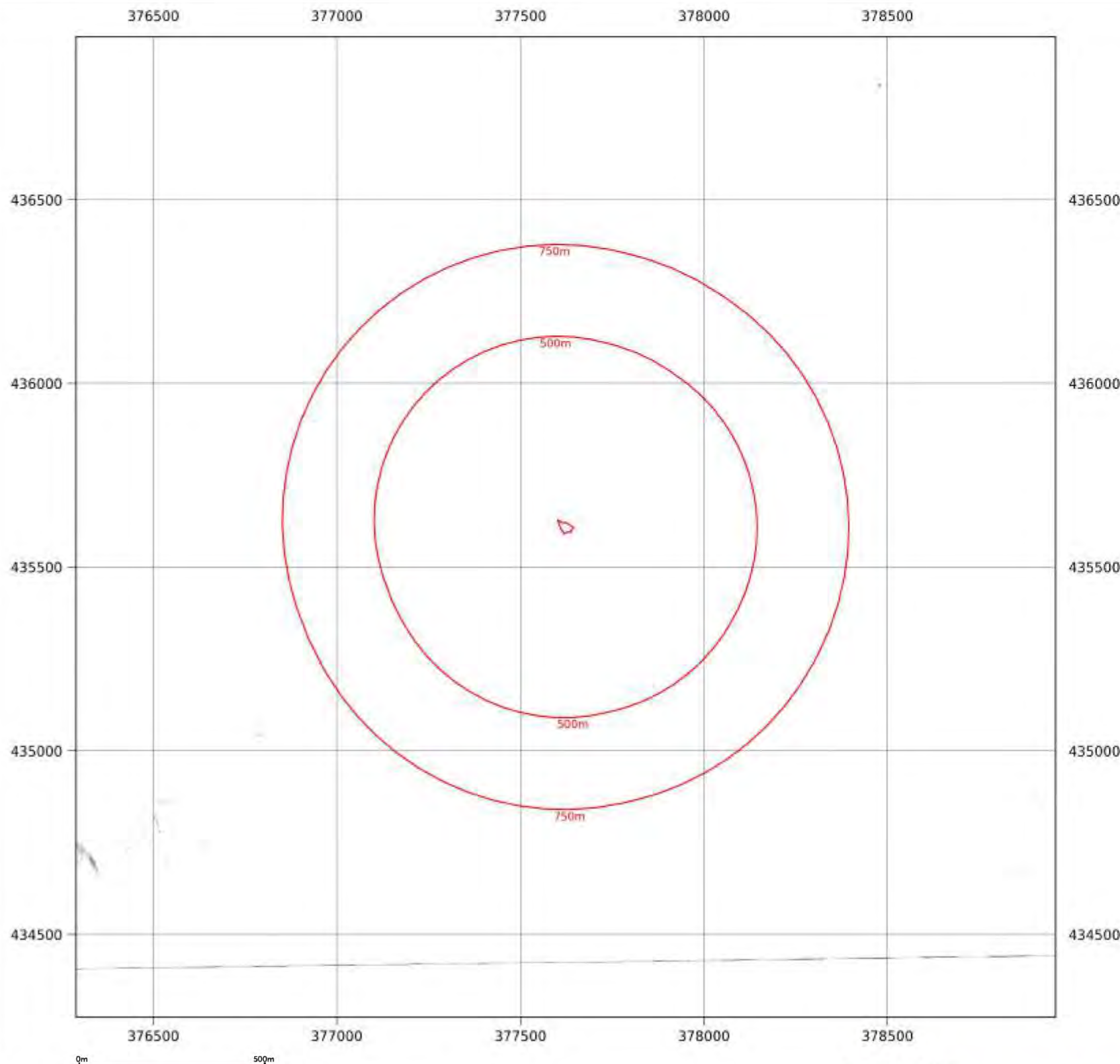
Scale: 1:10,560

Printed at: 1:10,560



Date: 1896
Surveyed: 1847
Revised: 1892
Edition: 1896

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

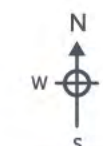
Production date: 23 July 2026

Map name: County Series

Map date: 1910

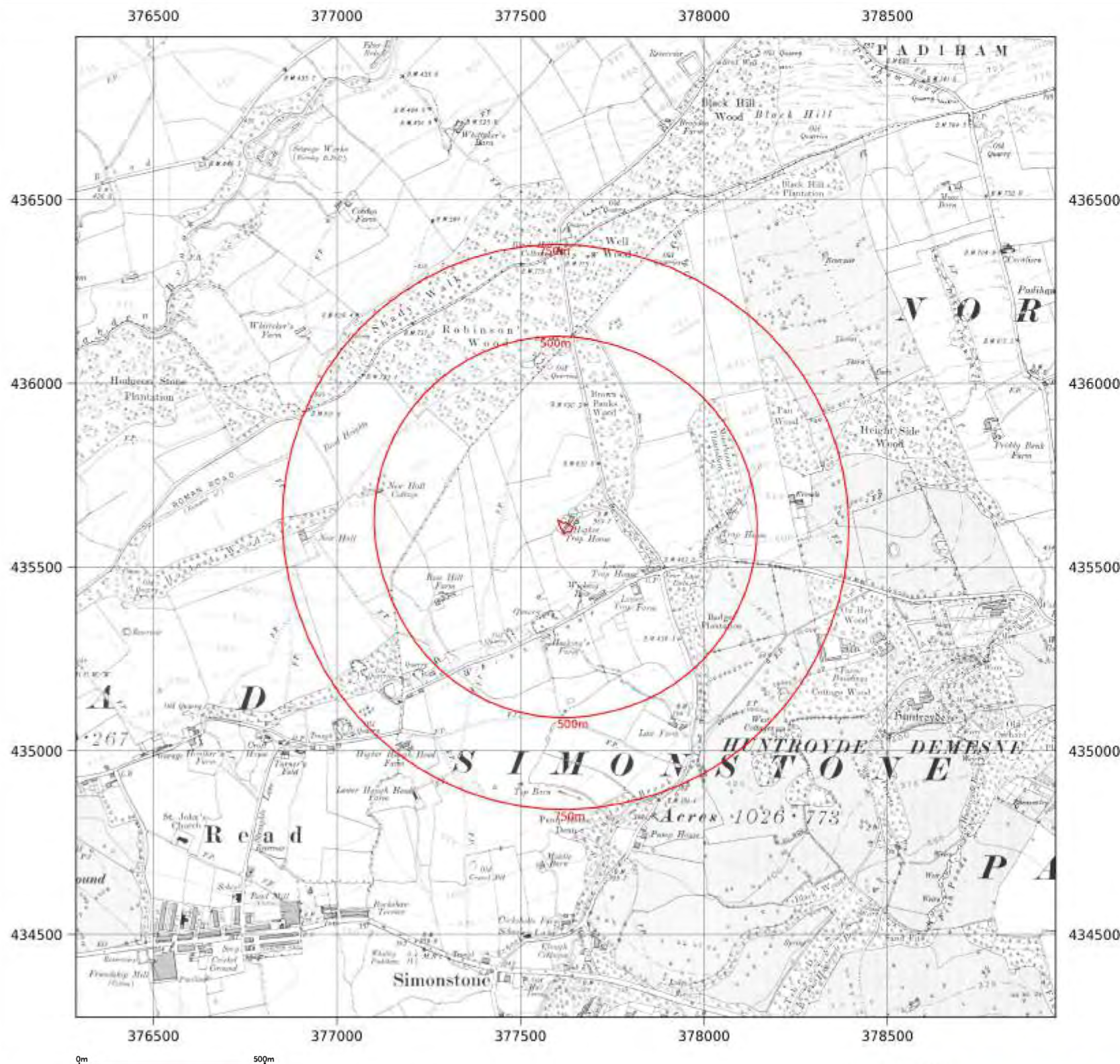
Scale: 1:10,560

Printed at: 1:10,560



Date: 1910
Surveyed: 1844
Revised: 1910

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

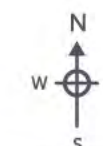
Production date: 23 July 2026

Map name: County Series

Map date: 1929

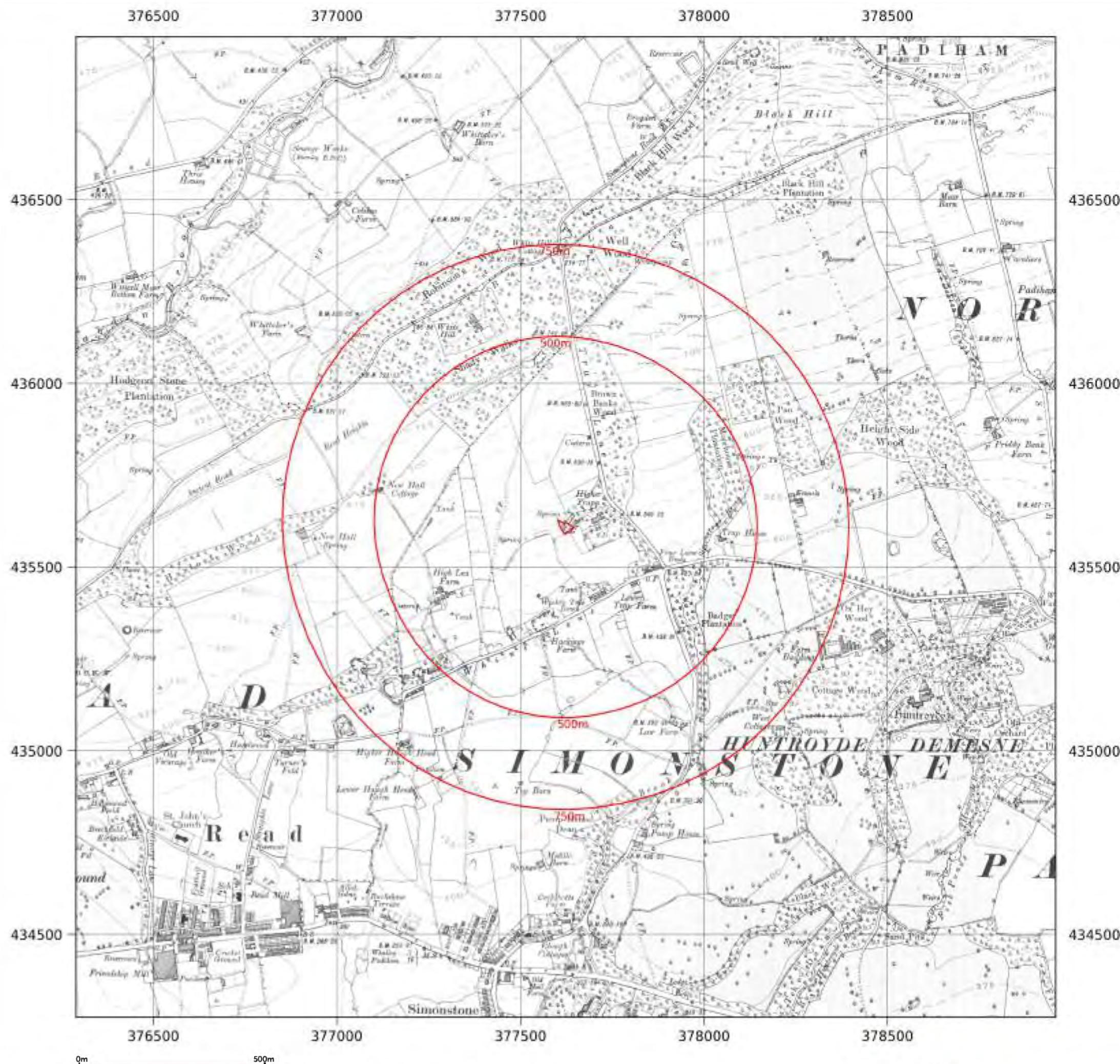
Scale: 1:10,560

Printed at: 1:10,560



Date: 1929
Surveyed: 1844
Revised: 1929

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-7O4

Grid ref: 377622.8, 435607.84

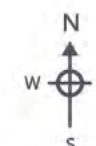
Production date: 23 July 2026

Map name: County Series

Map date: 1938

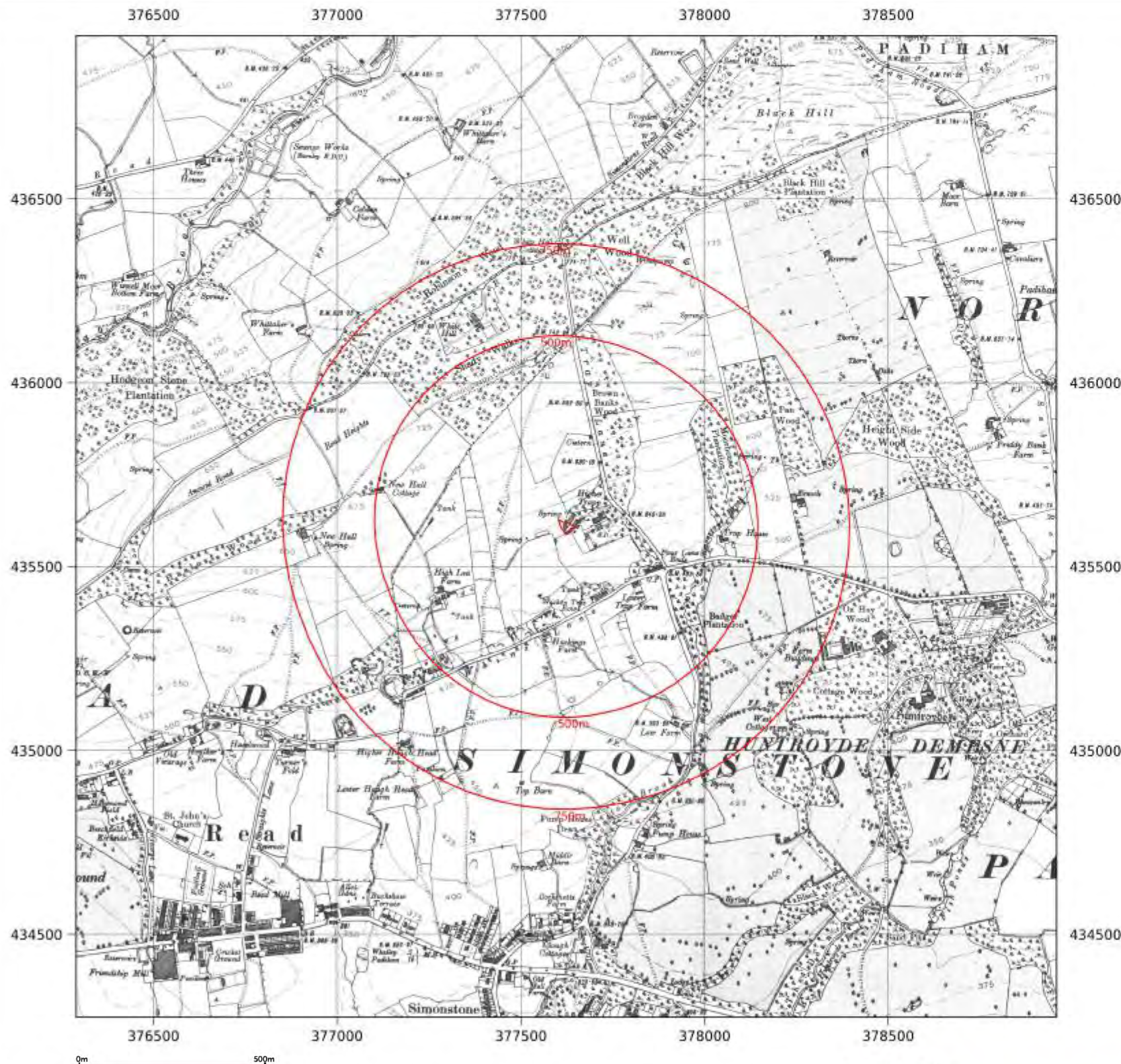
Scale: 1:10,560

Printed at: 1:10,560



Date: 1938
Surveyed: 1844
Revised: 1938

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

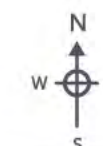
Production date: 23 July 2026

Map name: Provisional

Map date: 1950

Scale: 1:10,560

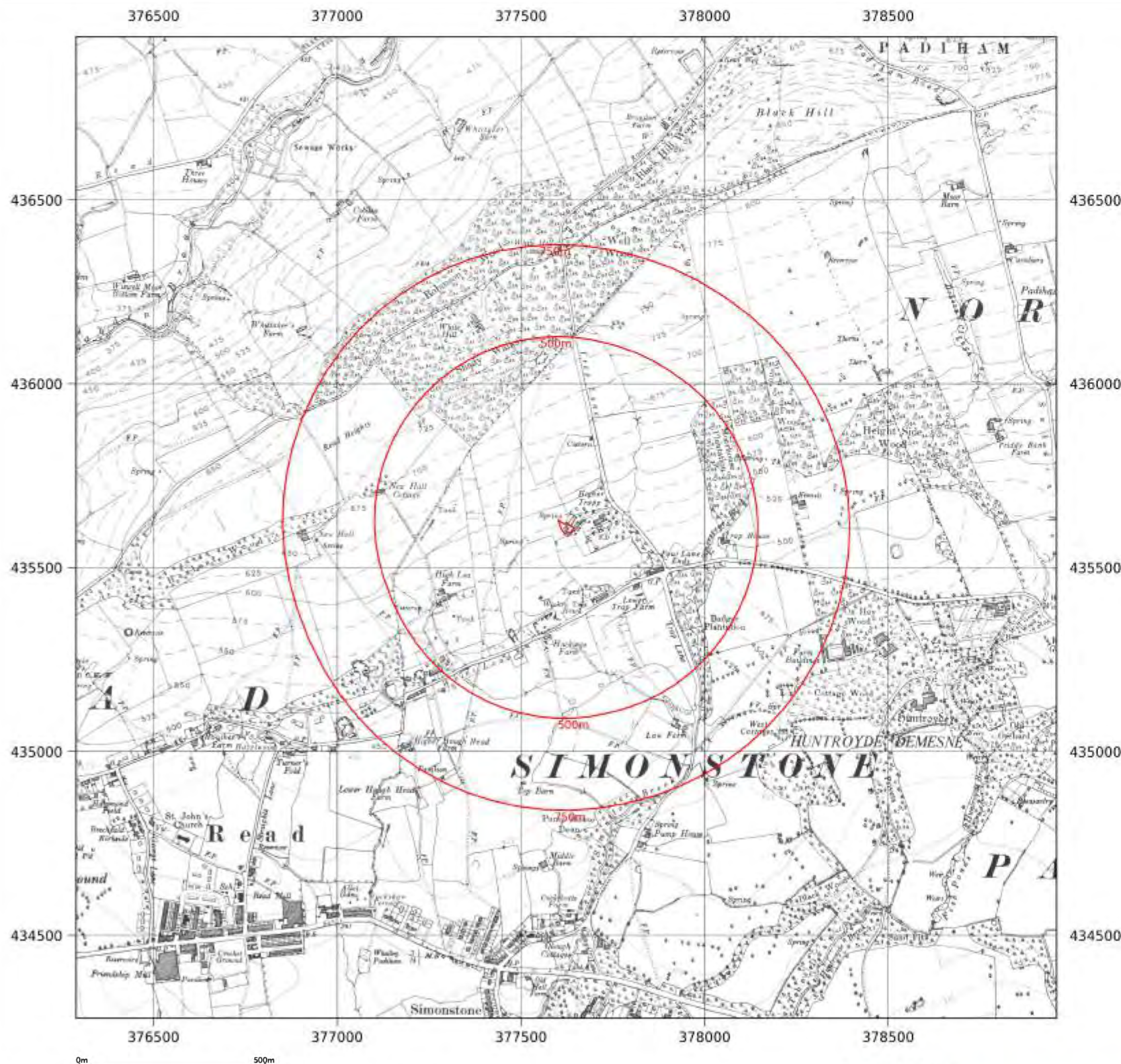
Printed at: 1:10,560



Date: 1950
Surveyed: 1950
Revised: 1950

Date: 1950
Surveyed: 1950
Revised: 1950

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

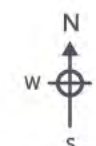
Production date: 23 July 2026

Map name: National Grid

Map date: 1973-1977

Scale: 1:10,000

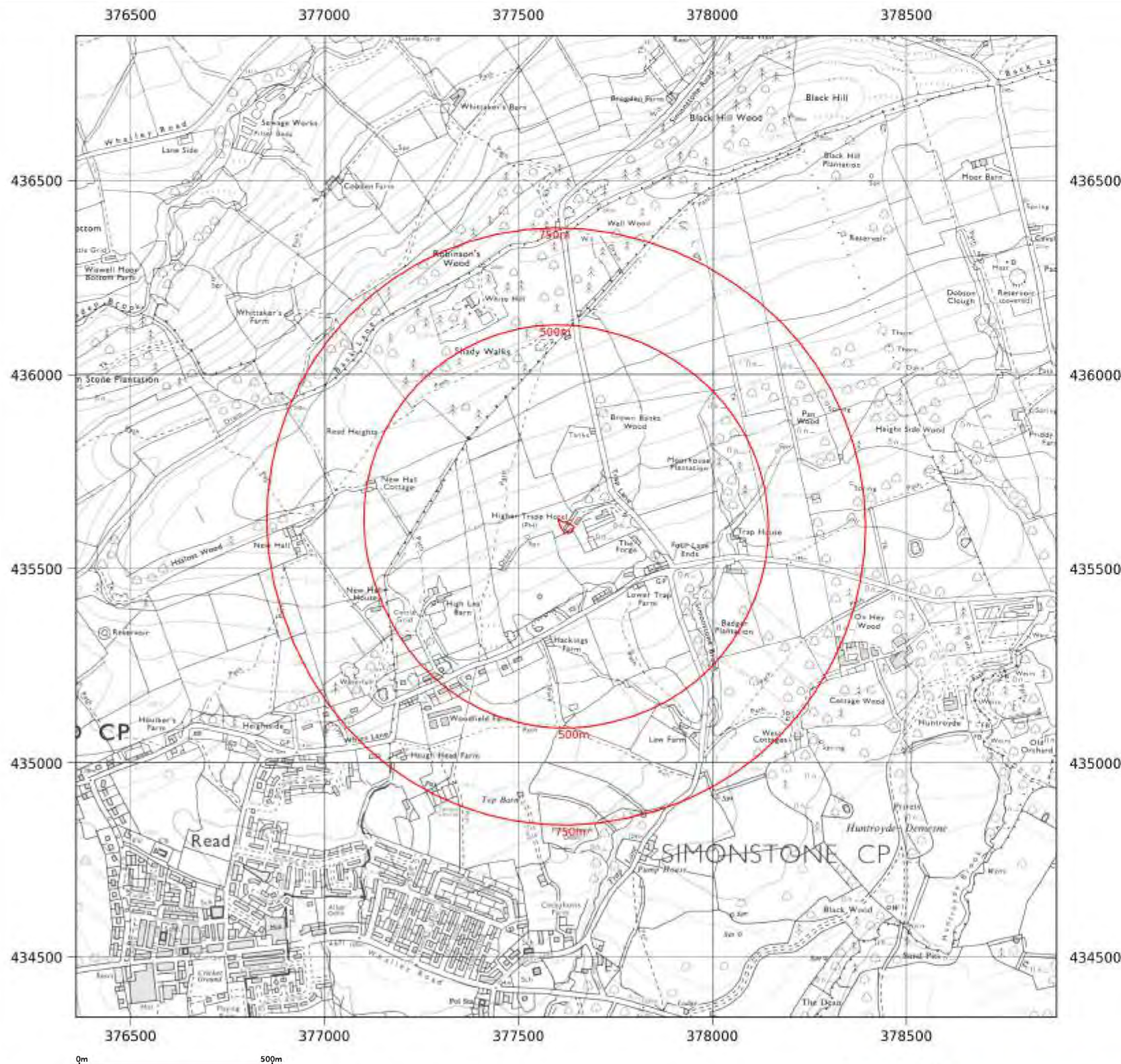
Printed at: 1:10,000



Date: 1973
Surveyed: 1973
Revised: 1973

Date: 1977
Surveyed: 1975
Revised: 1977

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

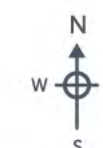
Production date: 23 July 2026

Map name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Date: 2001

Date: 2001

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

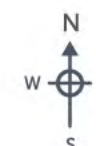
Production date: 23 July 2026

Map name: National Grid

Map date: 2010

Scale: 1:10,000

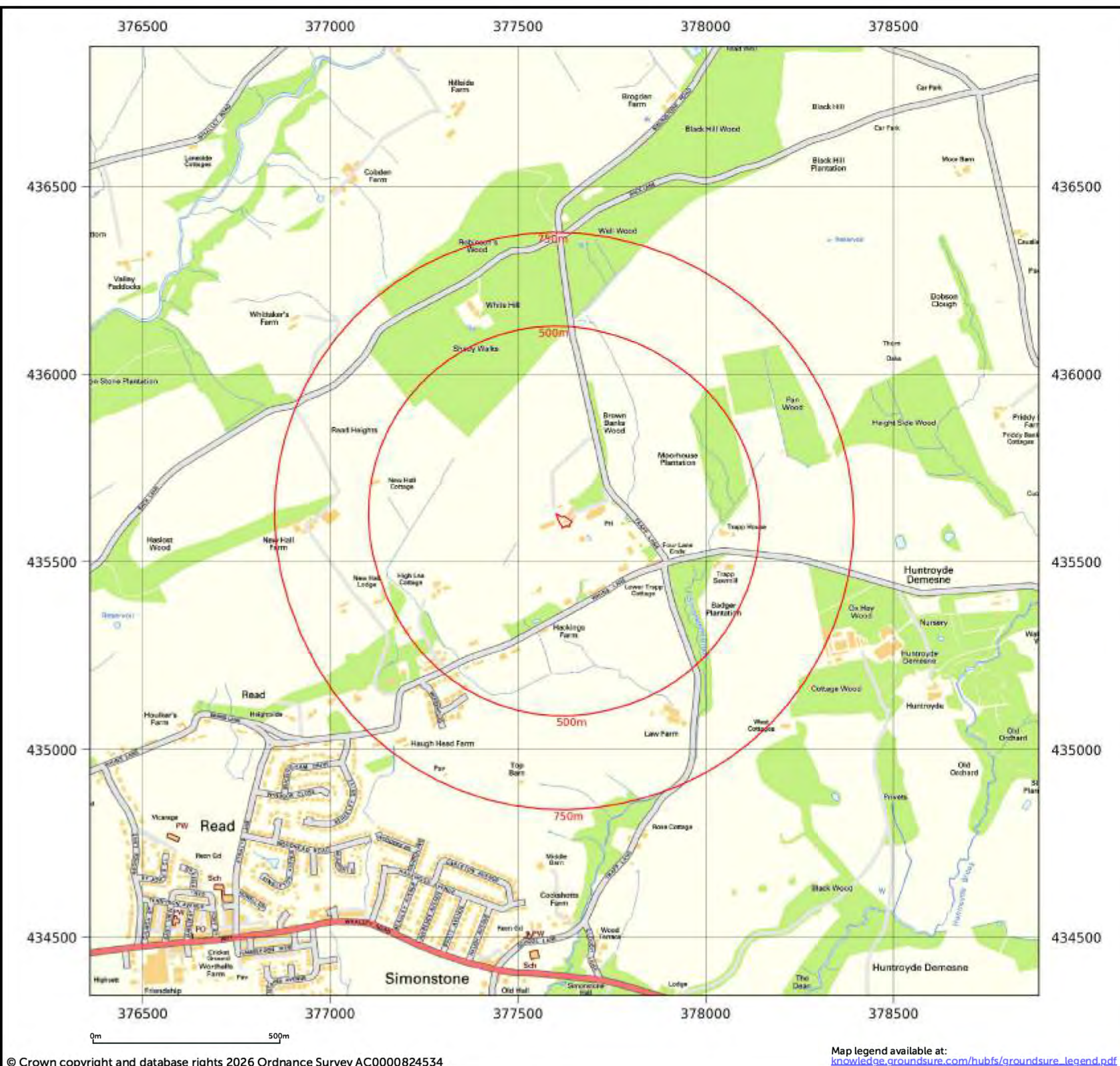
Printed at: 1:10,000



Date: 2010

Date: 2010

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

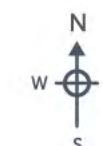
Production date: 23 July 2026

Map name: National Grid

Map date: 2015

Scale: 1:10,000

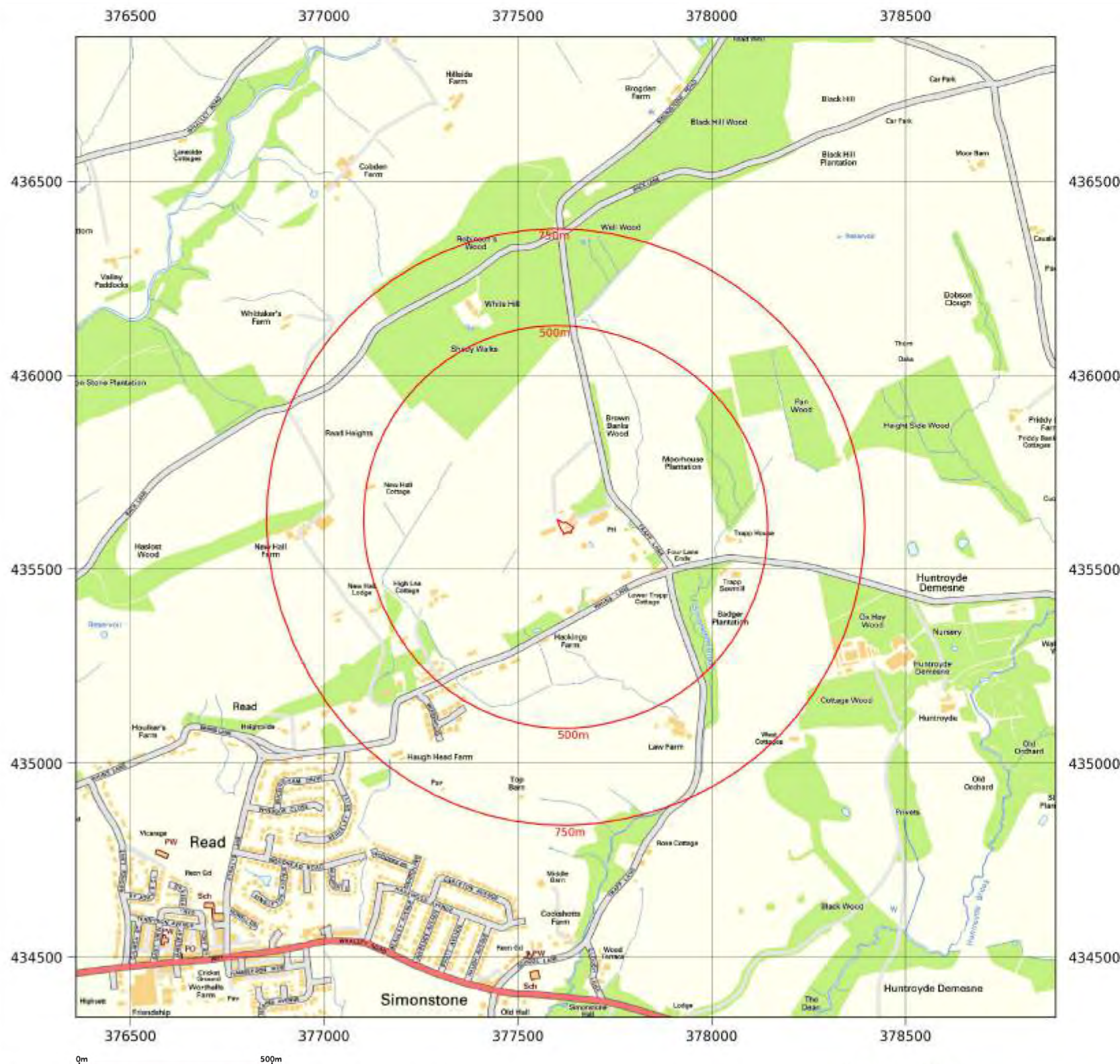
Printed at: 1:10,000



Date: 2015

Date: 2015

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



Site details: CASTLE SHEET METAL,
TRAPP FORGE LTD, TRAPP
LANE, SIMONSTONE,
LANCASHIRE, BB12 7QW

Client ref: 26237

Report ref: GS-GWG-2HJ-JCL-704

Grid ref: 377622.8, 435607.84

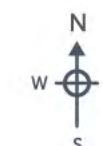
Production date: 23 July 2026

Map name: National Grid

Map date: 2025

Scale: 1:10,000

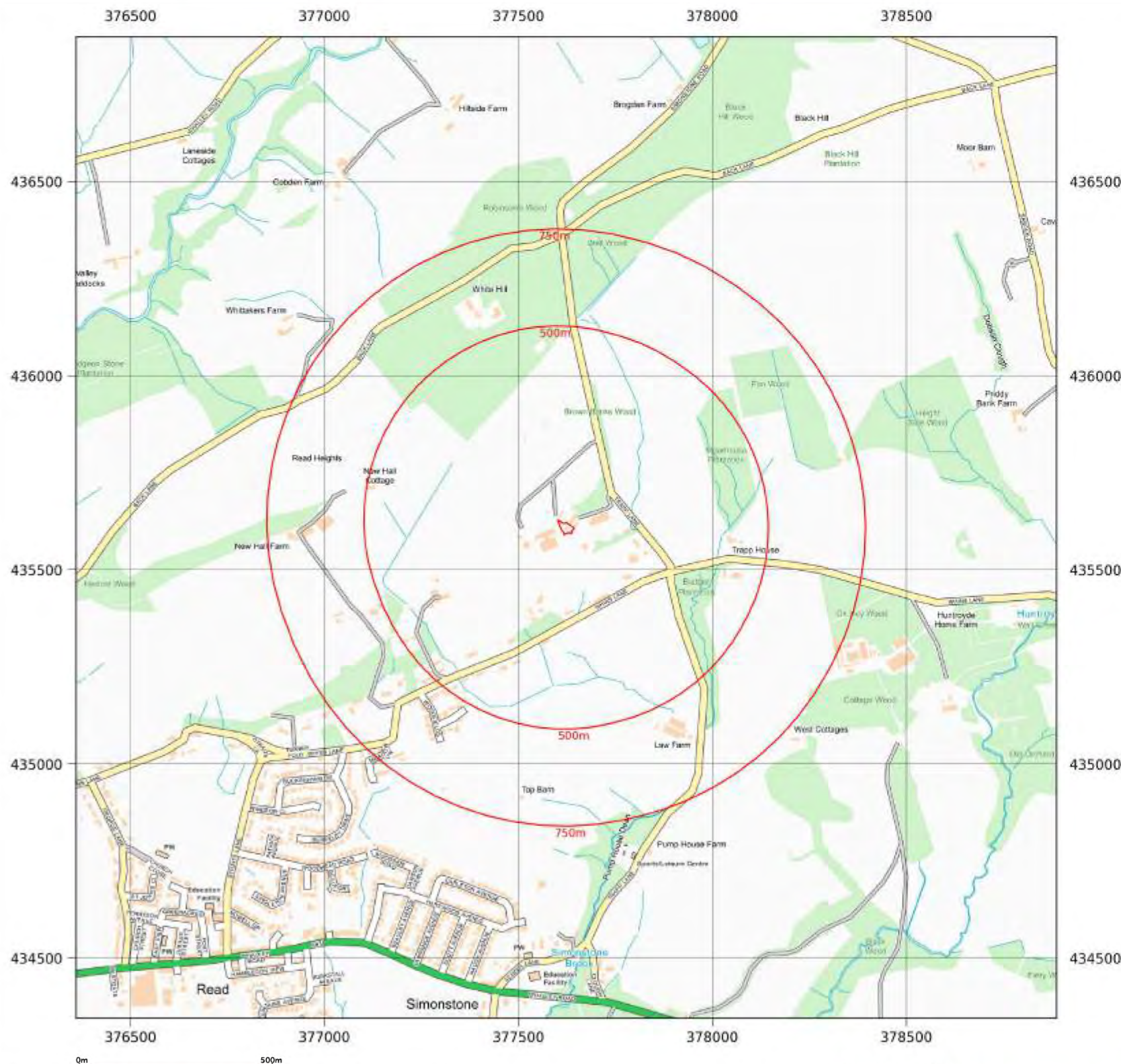
Printed at: 1:10,000



Date: 2025

Date: 2025

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



Appendix D - Risk Evaluation

Risk Evaluation

To ensure consistency in our qualitative method for risk evaluation we have used the classification scheme presented CIRIA C552 Contaminated Land Risk Assessment – A Guide to Good Practice, 2001. The overall risk rating for any potential pollutant linkage is set out in **Table I** and based upon a combination of the:

- Magnitude of the potential consequence (severity) of risk occurring (defined in **Table II**); and
- Magnitude of the probability (likelihood) of the risk occurring (defined in **Table III**).

The definition of the overall risk rating and likely action required is defined in **Table IV**.

Table I: Comparison of consequence against likelihood

		Consequence (severity)			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Moderate/ low risk
	Likely	High risk	Moderate risk	Moderate/ low risk	Low risk
	Low likelihood	Moderate risk	Moderate/ low risk	Low risk	Very low risk
	Unlikely	Moderate/ low risk	Low risk	Very low risk	Very low risk

Table II: Classification of Consequence (Severity)

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

Table III: Classification of Likelihood (Probability)

Class ^a	Definition
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are in the right place, which means that it is probable that an event will occur.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Table IV: Classification of risks and likely action required

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

End of Report