## Review Report

### Address:
PARK AND RIDE BLUE BELL WAY, REBBLETON, PRESTON, LANCASHIRE, PR2 5PZ

### Grid Reference: 356829,432965  
Your Reference: 1546520  
Groundsure Reference: Index-4868213  
Date: 9 Apr 2018

### Written By:
Kathryn Jones Msci (Hons) FGS

### Reviewed By:
Stuart Telfer BSc (Hons) MRSC

### Contaminated Land

**ACCEPTABLE RISK**

Assessed potential for environmental risk associated with this property: **Low-Moderate**

### Flood Risk

Assessed potential for flood risk associated with this property: **Moderate-High**

The following opinion is provided on the basis of the information available at the time this report was produced.

## Statutory or Third Party Action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site? **Unlikely**

## Banking Security

Does the property represent Acceptable Banking Security from an environmental perspective? **Yes**

## Environmental Liability

Is there a risk that the property value may be impacted due to environmental liability issues? **Unlikely**
Recommendations

None required. However, whilst Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability, we do note that the site is to be redeveloped. Changes to requirements for planning applications brought about by the introduction of the Standard Planning Application Form (1APP) may dictate that a Phase 1 Desk Study be required for the study site as potentially contaminative land uses have been identified off site.

Groundsure would be pleased to provide you with a quotation to undertake this further more detailed risk assessment, in order to fully meet the requirements of 1APP. This quotation would include a discount to reflect the entire cost of the report already undertaken for the study area. We would advise you contact the Local Planning Authority in the first instance to confirm whether a Phase 1 Risk Assessment is required.

Consultancy Opinion

Current Land Use

Groundsure has been advised by the client (or their advisers) that the property will be redeveloped for retail use.

The 2.72 ha site has been identified to comprise a car park occupying the majority of the property footprint. An access road occupies the west and a stream partially culverted is located in the north. The remainder of the plot is occupied by minor areas of soft landscaping.

The property is located in a commercial area of Preston with units beyond Bluebell Way to the south and west. A farm lies across an access road to the north east and further commercial units to the east. An electricity substation was noted adjacent. An access road borders the north with woodland and agricultural land beyond. The aforementioned stream extends to a pond 19m north.

Site History

<table>
<thead>
<tr>
<th>Date</th>
<th>On Site Features</th>
<th>Off Site Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>1846</td>
<td>The site was situated in open land with a road and a stream in the north west.</td>
<td></td>
</tr>
<tr>
<td>1892</td>
<td>The aforementioned stream was no longer present and an additional stream was located in the north.</td>
<td></td>
</tr>
<tr>
<td>1910–1912</td>
<td>No changes were noted.</td>
<td></td>
</tr>
<tr>
<td>1932</td>
<td>Stream extended towards the west.</td>
<td>An electricity substation since c.2009.</td>
</tr>
<tr>
<td>1938–1993</td>
<td>No changes were noted.</td>
<td></td>
</tr>
<tr>
<td>2000 (Aerial Photography)</td>
<td>The aforementioned road was cleared.</td>
<td></td>
</tr>
<tr>
<td>2009 (Aerial Photography)</td>
<td>The plot was developed to a car park and resembled its current layout.</td>
<td></td>
</tr>
</tbody>
</table>

Environmental Permits and Register Entries

No Environmental Permits of concern have been identified in proximity to the property. No entries on the Local Authority’s Contaminated Land Register have been identified within 500m of the site.
Environmental Damage Regulations Sensitivity Assessment

The site has been assessed in relation to relevant receptors under the regulations, and is noted to have a high sensitivity. As the site does not appear to be in current industrial use, there is unlikely to be a significant risk of Environmental Damage at the property. However, if you require an assessment of operational risk at the property, please contact Groundsure for further advice.

Site Setting and Overall Sensitivity

The site is situated on underlying geology comprising superficial till deposits underlain by bedrock layers of the Sherwood Sandstone Group. Groundwater mapping indicates the superficial deposits to be classified as a Secondary (undifferentiated) aquifer and bedrock layers to be classified as a Principal aquifer.

Potentially vulnerable receptors have been identified including current and future site users, ground workers during the development phase, the aforementioned surface water features and underlying aquifers noted to lie within a Source Protection Zone 3. Groundsure considers that the property has a high environmental sensitivity.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation, and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Groundsure Risk Assessment Methodology contained within this report.
Further Information

Environmental Consultancy

If you would like any further assistance regarding this report, please contact the Groundsure Helpline on 08444 159 000 to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment

If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance

Environmental insurance may be available for the subject property. Please contact Groundsure for further details.
Executive Summary: Flood Risk

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.

Negligible  Low  Low-Moderate  Moderate  Moderate-High  High

Is insurance cover for flooding likely to be available for the property based upon Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) data?

Yes

What is the highest Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) rating for the property?

Very Low

What is the highest Environment Agency/Natural Resources Wales Flood Zone risk at the property?

Negligible

What is the risk of flooding from pluvial/surface water sources?

Significant

If the site were to be redeveloped, would a NPPF flood risk assessment be required?

Yes
**Flood Recommendations**

It is recommended that several insurers are contacted to confirm the availability of reasonably priced insurance for the property. The purchaser may wish to make specific enquiries of the vendor regarding the history of flooding at the property.

**Risk of Flooding from Rivers and the Sea (RoFRaS)**

As the site lies within or in close proximity to an area with a Very Low risk rating in the RoFRaS database, no further recommendations are required.

**Environment Agency/Natural Resources Wales Flood Zones**

No guidance required.

**Groundwater Flooding**

The BGS has identified potential for groundwater flooding below ground level in the area. This means that given the geological conditions in the vicinity groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

**Development Guidance**

As the site is over 1 hectare in size, a brief flood risk assessment will be required for any development at the site, as defined within NPPF. Such an assessment will need to address the potential for the development to increase flood risk elsewhere through the addition of hard surfaces and the effect of new development on surface water runoff, amongst other issues.

**JBA Surface Water (Pluvial) Flooding**

As the site lies within an area considered to be at significant risk of surface water flooding (with a predicted depth of flooding of between 0.3m and 1m in a 1 in 75 year flooding event), it is recommended that a purchaser obtains a more detailed flood risk assessment. Some insurers may choose to not provide insurance cover for properties with a significant risk of surface water flooding. The detailed flood risk assessment will further quantify the risk of flooding at the site as well as examining the history of flooding at the site, reviewing the standard of protection afforded to the site and providing a quote for a Full Flood Risk Assessment to meet the requirements of NPPF, if required. A Groundsure Flooding Desktop Report is available from Groundsure from £500 + VAT. Please contact Groundsure for further details.

Alternatively, a purchaser may wish to consider reducing the impact of flooding at the property by installing flood protection measures at the site. Such measures may help reduce the effects of flooding at the property if flood defences are absent or are breached, and may assist in obtaining insurance for the site. Further information on flood protection measures may be obtained from the National Flood Forum or the Flood Protection Association.

**Historical Flood Events**

The site is not recorded to have been subject to historical flooding. However, the absence of data does not provide a definitive conclusion that the site has never flooded, only that the Environment Agency/Natural Resources Wales hold no record of any flooding at the site.
## Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

### Site-Specific Features

This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.

### Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

### Infilled Land

No issues identified.

### Natural Ground Subsidence

No issues identified.

### BGS Non-Coal Mining

The BGS has identified that past underground mining is not known to be present in the near vicinity of the property. Further details can be found in Section 11 of this report.

### Radon

No issues identified.

### Radon Protection

No issues identified.

### Coal Mining

No issues identified.

### Unexploded Ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.
Address: PARK AND RIDE BLUE BELL WAY, REBBLETON, PRESTON, LANCASHIRE, PR2 5PZ
Grid Reference: 356829,432965
Size of Site: 2.72 ha
Aerial Photograph Capture Date: 22-Apr-2015
Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

<table>
<thead>
<tr>
<th>Report Section</th>
<th>Number of records found within (x) m of the study site</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Historical Industrial Sites</strong></td>
<td>On-site</td>
</tr>
<tr>
<td>1.1 Potentially Contaminative Uses (1:1,250 &amp; 1:2,500 scale)</td>
<td>0</td>
</tr>
<tr>
<td>1.2 Potentially Contaminative Uses (1:10,000 scale)</td>
<td>0</td>
</tr>
<tr>
<td>1.3 Potentially Infilled Land (1:10,000 scale)</td>
<td>0</td>
</tr>
<tr>
<td><strong>2. Environmental Permits, Incidents and Registers</strong></td>
<td>On-site</td>
</tr>
<tr>
<td>2.1 Historical IPC authorisations</td>
<td>0</td>
</tr>
<tr>
<td>2.2 Part A(1) and IPPC Authorised Processes</td>
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</tr>
<tr>
<td>2.3 Water Industry Referrals</td>
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</tr>
<tr>
<td>2.4 Red List Discharge Consents</td>
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<td>2.5 List 1 Dangerous Substances Inventory Sites</td>
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</tr>
<tr>
<td>2.6 List 2 Dangerous Substance Inventory Sites</td>
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<tr>
<td>2.7 Part A(2) and Part B Activities and Enforcements</td>
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</tr>
<tr>
<td>2.8 Category 3 or 4 Radioactive Substance Licences</td>
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</tr>
<tr>
<td>2.9 Licensed Discharge Consents</td>
<td>0</td>
</tr>
<tr>
<td>2.10 Planning Hazardous Substance Consents and Enforcements</td>
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</tr>
<tr>
<td>2.11 Records of COMAH and NIHHS Sites</td>
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<tr>
<td>2.12 National Incidents Recording System, List 2</td>
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</tr>
<tr>
<td>2.13 National Incidents Recording System, List 1</td>
<td>0</td>
</tr>
<tr>
<td>2.14 Sites Determined as Contaminated Land under Part 2A EPA 1990</td>
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<tr>
<td><strong>3. Landfill and other Waste Sites</strong></td>
<td>On-site</td>
</tr>
<tr>
<td>3.1 Environment Agency/Natural Resources Wales Active Landfill Sites</td>
<td>0</td>
</tr>
<tr>
<td>3.2 Environment Agency/Natural Resources Wales historical Landfill Sites</td>
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</tr>
</tbody>
</table>

Please contact us with any questions relating to this report:
Tel: 08444 159 000
info@groundsure.com

Groundsure Reference: Index-4868213
Date: 9 Apr 2018
### 3. Landfill and other Waste Sites

<table>
<thead>
<tr>
<th></th>
<th>On-site</th>
<th>0-50m</th>
<th>51-250m</th>
<th>251-500m</th>
<th>501-1000m</th>
<th>1001-1500m</th>
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<tr>
<td>3.3 BGS/DoE Non-Operational Landfill Sites</td>
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<td>0</td>
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<tr>
<td>3.4 Landfills from Local Authority and Historical Mapping Records</td>
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<td>0</td>
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<tr>
<td>3.5 Operational and Historical Waste Treatment, Transfer or Disposal Sites</td>
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<td>0</td>
<td>1</td>
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<td>Not Searched</td>
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<tr>
<td>3.6 Environment Agency/Natural Resources Wales Licensed Waste Sites</td>
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<td>0</td>
<td>0</td>
<td>1</td>
<td>6</td>
<td>43</td>
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### 4. Current Land Uses

<table>
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<tr>
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<th>0-50m</th>
<th>51-250m</th>
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</thead>
<tbody>
<tr>
<td>4.1 Current Industrial Data</td>
<td>0</td>
<td>2</td>
<td>6</td>
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<tr>
<td>4.2 Petrol and Fuel Sites</td>
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<td>0</td>
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<tr>
<td>4.3 National Grid High Voltage Underground Electricity Transmission Cables</td>
<td>0</td>
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<tr>
<td>4.4 National Grid High Pressure Gas Transmission Pipelines</td>
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### 5. Geology

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
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<tbody>
<tr>
<td>5.1 Artificial Ground and Made Ground</td>
<td>No records of Artificial Ground and Made Ground beneath the study site</td>
</tr>
<tr>
<td>5.2 Superficial Geology</td>
<td>Records present of Superficial Ground and Drift Geology</td>
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<tr>
<td>5.3 Bedrock Geology</td>
<td>Please see the detailed findings section</td>
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</tbody>
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### 6. Hydrogeology and Hydrology

<table>
<thead>
<tr>
<th></th>
<th>On-site</th>
<th>0-50m</th>
<th>51-250m</th>
<th>251-500m</th>
<th>501-1000m</th>
<th>1001-2000m</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1 Aquifer within Superficial Deposits</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>Not searched</td>
<td>Not searched</td>
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<tr>
<td>6.2 Aquifer within Bedrock Deposits</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Not searched</td>
<td>Not searched</td>
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<tr>
<td>6.3 Groundwater Abstraction Licences</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Not searched</td>
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<tr>
<td>6.4 Surface Water Abstraction Licences</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Not searched</td>
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<tr>
<td>6.5 Potable Water Abstraction Licences</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>6.6 Source Protection Zones</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Not searched</td>
<td>Not searched</td>
</tr>
<tr>
<td>6.7 Source Protection Zones within Confined Aquifer</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Not searched</td>
<td>Not searched</td>
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<tr>
<td>6.8 River Quality Records</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
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6. Hydrogeology and Hydrology

<table>
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<th>On-site</th>
<th>0-50m</th>
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<th>251-500m</th>
<th>501-1000m</th>
<th>1001-2000m</th>
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<tbody>
<tr>
<td>6.9 Ordnance Survey MasterMap Water Network</td>
<td>8</td>
<td>8</td>
<td>12</td>
<td>46</td>
<td>Not searched</td>
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<tr>
<td>6.10 Surface Water Features</td>
<td>3</td>
<td>0</td>
<td>7</td>
<td>Not searched</td>
<td>Not searched</td>
</tr>
</tbody>
</table>

7. Flooding

7.1 River and Coastal Zone 2 Flooding
No Environment Agency/ Natural Resources Wales Zone 2 floodplains within 250m

7.2 River and Coastal Zone 3 Flooding
No Environment Agency/ Natural Resources Wales Zone 3 floodplains within 250m

7.3 River and Coastal Flood Defences
No Flood defences within 250m

7.4 Areas benefiting from Flood Defences
No areas benefiting from Flood Defences within 250m

7.5 Proposed Flood Defences
No Proposed Flood Defences within 250m

7.6 Areas used for Flood Storage
No Flood Storage areas within 250m

7.7 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating
Very Low

7.8 Historical Flood Outlines
This site has not been subject to past flooding as recorded by the Environment Agency/ Natural Resources Wales

7.9 JBA Surface (Pluvial) Water Flooding
The site or any area within 50m is at risk of Surface Water (Pluvial) Flooding

7.10 BGS Groundwater Flooding Susceptibility Areas
Potential below ground within 50m

7.11 BGS Groundwater Flooding Confidence Areas
BGS confidence rating: Low

7.12 BGS Geological Indicators of Flooding
No geological indicators of historical flooding within 250m

7.13 JBA Reservoir Failure Impact Modelling
The property is not located in an area identified as being at potential risk in the event of a reservoir failure.

8. Designated Environmentally Sensitive Sites

<table>
<thead>
<tr>
<th>On-site</th>
<th>0-50m</th>
<th>51-250m</th>
<th>251-500m</th>
<th>501-1000m</th>
<th>1001-2000m</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.1 Sites of Special Scientific Interest (SSSI)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>8.2 National Nature Reserves</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>8.3 Special Areas of Conservation (SAC)</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>8.4 Special Protection Areas (SPA)</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td>8.5 Ramsar Sites</td>
<td>0</td>
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<td>0</td>
<td>0</td>
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<td>8.6 Local Nature Reserves</td>
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8. Designated Environmentally Sensitive Sites

<table>
<thead>
<tr>
<th>Environmentally Sensitive Sites</th>
<th>On-site</th>
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<th>251-500m</th>
<th>501-1000m</th>
<th>1001-2000m</th>
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<tbody>
<tr>
<td>8.7 World Heritage Sites</td>
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<td>8.9 Areas of Outstanding Natural Beauty (AONB)</td>
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<td>8.10 National Parks</td>
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<td>8.11 Green Belt land</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>8.12 Ancient Woodland</td>
<td>0</td>
<td>0</td>
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9. Additional Information

<table>
<thead>
<tr>
<th>Additional Information</th>
<th>On-site</th>
<th>0-50m</th>
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<th>250-500m</th>
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<tbody>
<tr>
<td>9.1 Ofcom Sitefinder Mobile Phone Masts</td>
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<tr>
<td>9.2 Mobile Phone Mast Planning Records</td>
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<td>0</td>
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<tr>
<td>9.3 Pylons and Electricity Transmission Lines</td>
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10. Natural Hazards

<table>
<thead>
<tr>
<th>Natural Hazard</th>
<th>Hazard Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.1 Risk of natural ground subsidence</td>
<td>Very Low</td>
</tr>
<tr>
<td>10.2 Risk of Shrink Swell</td>
<td>Very Low</td>
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<tr>
<td>10.3 Landslide Hazard Rating</td>
<td>Very Low</td>
</tr>
<tr>
<td>10.4 Soluble Rocks Hazard Rating</td>
<td>Negligible</td>
</tr>
<tr>
<td>10.5 Compressible Ground Hazard Rating</td>
<td>Negligible</td>
</tr>
<tr>
<td>10.6 Collapsible Rocks Hazard Rating</td>
<td>Very Low</td>
</tr>
<tr>
<td>10.7 Running Sand Hazard Rating</td>
<td>Very Low</td>
</tr>
<tr>
<td>10.8 Radon Potential On-site</td>
<td>The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level</td>
</tr>
<tr>
<td>10.9 Radon Protection Measures On-site</td>
<td>No radon protective measures are necessary</td>
</tr>
</tbody>
</table>

11. Mining

<table>
<thead>
<tr>
<th>Mining</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>11.1 Coal Mining</td>
<td>No Coal Mining Areas within 75m of the study site</td>
</tr>
<tr>
<td>11.2 Non-Coal Mining</td>
<td>No Non-Coal Mining areas present within 50m of the study site</td>
</tr>
<tr>
<td>11.3 Brine Affected Areas</td>
<td>No Brine Affected Areas within 75m</td>
</tr>
</tbody>
</table>

Please contact us with any questions relating to this report:
Tel: 08444 159 000
info@groundsure.com

Groundsure Reference: Index-4868213
Date: 9 Apr 2018
Using This Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. **Historical Industrial Sites**
   Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. This search is conducted using radii of up to 250m.

2. **Environmental Permits, Incidents and Registers**
   Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. **Landfills and Other Waste Sites**
   Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. **Current Land Uses**
   Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure underground oil and gas pipelines.

5. **Geology**
   Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. **Hydrogeology and Hydrology**
   Provides information on groundwater vulnerability, soil leaching potential, abstraction licences, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m. Please note that private water abstraction licences for less than 20m³ per day are not included in this section but may be available from the Local Authority.

7. **Flooding**
   Provides information on tidal/fluvial flooding, historical flood events, surface water (pluvial) flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. **Designated Environmentally Sensitive Sites**
   Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Green Belt, Designated Ancient Woodland and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. **Additional Information**
   Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

10. **Natural Hazards**
    Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

11. **Mining**
    Provides information on areas of coal mining, non-coal mining and brine extraction.
12. Contacts
This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps
Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier “A” on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided). Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".
All distances given in this report are in metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.
Groundsure Risk Assessment Methodology

Environmental Risk Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as “Contaminated Land” in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whist others are provided by recognised bodies including the Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and/or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and/or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:
- Historical on-site and historical off-site sources
- Current on-site and current off-site sources

Pathways comprise:
- Mechanisms facilitating “receptor” exposure to contaminative “sources”

Receptors include:
- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

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Date: 9 Apr 2018
**Environmental Risk Assessment Definitions**

**Acceptable Environmental Risk:** Significant potential environmental liabilities have not been identified  
**In Need of Further Assessment:** Significant potential environmental liabilities have been identified

**Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?**  
This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

**Does the property represent Acceptable Banking Security from an environmental risk perspective?**  
Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered. Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

**Is there a risk that the property value may be impacted due to environmental liability issues?**  
This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

**What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?**

- **Low:** There are unlikely to be significant environmental liabilities associated with the property.
- **Low-Moderate:** There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.
- **Moderate:** Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.
- **Moderate-High:** Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.
- **High:** Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

**Environmental Damage (Prevention and Remediation) Regulations 2015**

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in a significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (The Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities).

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the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats).

These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.
Flood Risk Framework

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk as assessed within the Environment Agency/Natural Resources Wales's RoFRaS and Flood Zone datasets, in addition to surface water (pluvial) flooding. This report provides an overall risk ranking of flooding potential at the site as well as answering the following key questions:

Is insurance likely to be available for the property?

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a significant risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas, as well as areas yet to receive a full assessment are advised to sign up to the Environment Agency/Natural Resources Wales's Flood Warning scheme. The probability estimates for Risk of Flooding from Rivers and the Sea (RoFRaS) risk bands are as follows:

- **Very Low** – the chance of flooding from rivers or the sea is considered to be Less than 1 in 1000 (0.1%) in any given year.
- **Low** – the chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.
- **Medium** – the chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) in any given year.
- **High** – the chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

What is the Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) risk rating for the property?

This rating is based upon the highest RoFRaS risk band to be found within the site boundary. See above for an explanation of RoFRaS risk banding.

What is the highest Environment Agency/Natural Resources Wales Flood Zone risk at the site?

The Environment Agency/Natural Resources Wales estimates the annual probability of flooding from rivers and the sea as:-

- **Zone 1 – little or no risk** with an annual probability of flooding from rivers and the sea of less than 0.1%.
- **Zone 2 – low to medium risk** with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.
- **Zone 3 (or Zone 3a) – high risk** with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.
- **Zone 3b – very high risk** with the site being used as part of the functional flood plain or as a Flood Storage Area.

Where the property is in an area benefiting from flood defences these may be taken into account within the flood risk assessment provided. However it should be noted that flood defences do not entirely remove the risk of flooding, as they can fail or overtop. Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency/Natural Resources Wales's Floodline Warning scheme.

What is the risk of flooding from pluvial/surface water sources?

JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 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 older ones may even flood in a 1 in 5 year rainstorm event. The model provides the maximum depth of flooding in each 5m “cell” of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:-

- **0.1m or greater in a 1 in 1,000 year rainfall event - Low**
- **Between 0.1m and 0.3m in a 1 in 200 year rainfall event – Low to Moderate**
- **Between 0.3m and 1.0m in a 1 in 200 year rainfall event - Moderate**
- **Greater than 1.0m in a 1 in 200 year rainfall event – Moderate to High**
- **Between 0.1m and 0.3m in a 1 in 75 year rainfall event - High**
- **Between 0.3m and 1.0m in a 1 in 75 year rainfall event – Significant**
- **Greater than 1.0m in a 1 in 75 year rainfall event – Highly Significant**
If the site is to be redeveloped, will a Flood Risk Assessment be required under the National Planning Policy Framework?

The National Planning Policy Framework identifies the need for Flood Risk Assessments to be carried out for developments within Flood Zones. Furthermore, any development proposals comprising one hectare or above will require a brief Flood Risk Assessment, partly due to their potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of new development on surface water run-off. The Recommendations will also highlight whether the site has been subject to an historical flood event as recorded by the Environment Agency/Natural Resources Wales. Furthermore, the recommendations will indicate whether the site is considered to lie within an area which may be susceptible to groundwater flooding. However, information regarding groundwater flooding susceptibility is not used to calculate the overall flood risk to the property due to the limitations of the database. Additionally, the flood risk assessment does not take account of flooding from sources such as burst water mains, blocked sewers or appliance failure.
1 Historical Industrial Sites

Ordnance Survey licence 100035207.
1 Historical Industrial Sites

1.1 Potentially Contaminative Uses (1:1,250 & 1:2,500 scale)

Analysis of data extracted from historical mapping at 1:1,250 & 1:2,500 scale mapping reveals the following information:

<table>
<thead>
<tr>
<th>Records of sites with a potentially contaminative past land use within 250m of the study site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
</tr>
</tbody>
</table>

Database searched and no data found.

1.2 Potentially Contaminative Uses (1:10,000 scale)

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

<table>
<thead>
<tr>
<th>Records of sites with a potentially contaminative past land use within 250m of the search boundary:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

The following records are not represented on Mapping:

<table>
<thead>
<tr>
<th>Distance (m)</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>240.0</td>
<td>SE</td>
<td>Marl Pits</td>
<td>1846</td>
</tr>
</tbody>
</table>

1.3 Potentially Infilled Land (1:10,000 scale)

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site:

<table>
<thead>
<tr>
<th>Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
</tbody>
</table>

The following Infilled Land (1:10,000 scale Historical Data) records are not represented on Mapping:

<table>
<thead>
<tr>
<th>Distance (m)</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>37.0</td>
<td>E</td>
<td>Pond</td>
<td>1846</td>
</tr>
</tbody>
</table>
2 Environmental Permits, Incidents and Registers

2.1 Historical IPC authorisations
Records of Historical IPC Authorisations within 500m of the study site: 0
Database searched and no data found.

2.2 Part A(1) and IPPC Authorised Processes
Records of Part A(1) and IPPC Authorised Processes within 500m of the study site: 0
Database searched and no data found.

2.3 Water Industry Referrals
Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0
Database searched and no data found.

2.4 Red List Discharge Consents
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0
Database searched and no data found.

2.5 List 1 Dangerous Substances Inventory Sites
Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0
Database searched and no data found.

2.6 List 2 Dangerous Substance Inventory Sites
Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0
Database searched and no data found.

2.7 Part A(2) and Part B Activities and Enforcements
Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 1
The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>134.0</td>
<td>E</td>
<td>Address: Spar Filling Station, GEM Bluebell Way, Fulwood, Preston, Lancashire PR2 5PZ Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified</td>
</tr>
</tbody>
</table>

2.8 Category 3 or 4 Radioactive Substance Licences
Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0
Database searched and no data found.

2.9 Licensed Discharge Consents
Records of Licensed Discharge Consents within 500m of the study site: 6
The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| 1A | 333.0        | SW        | Receiving Water: SANDY BROOK  
Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY)  
Issue date: Effective Date: 01-Jan-1995  
Revocation Date: 13-Apr-2009  
Address: WHELMAR PS LONGSANDS, PRESTON, LANCASHIRE  
Effluent Type: MISCELLANEOUS DISCHARGES - EMERGENCY DISCHARGES  
Permit Number: 01PRE0085  
Permit Version: 1  
Permit Details: Details not available. |
| 2A | 333.0        | SW        | Receiving Water: SANDY BROOK  
Status: SURRENDERED UNDER EPR 2010  
Issue date: 14-Apr-2009  
Effective Date: 14-Apr-2009  
Revocation Date: 30-Dec-2014  
Address: WHELMAR PS LONGSANDS, PRESTON, LANCASHIRE  
Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY  
Permit Number: 01PRE0085  
Permit Version: 2  
Permit Details: Details not available. |
| 3B | 406.0        | SW        | Receiving Water: SANDY BROOK  
Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)  
Issue date: Effective Date: 11-Nov-1987  
Revocation Date:  
Address: LONGSANDS SITE 14 PS EO, FULLWOOD ROW, FULLWOOD, PRESTON, LANCASHIRE  
Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER  
Permit Number: 017190247  
Permit Version: 1  
Permit Details: Details not available. |
| 4B | 406.0        | SW        | Receiving Water: SANDY BROOK  
Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995)  
Issue date: Effective Date: 11-Nov-1987  
Revocation Date:  
Address: LONGSANDS SITE 14 PS EO, FULLWOOD ROW, FULLWOOD, PRESTON, LANCASHIRE  
Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY  
Permit Number: 017190247  
Permit Version: 1  
Permit Details: Details not available. |
| 5  | 406.0        | W         | Receiving Water: SAVICK BROOK  
Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY)  
Issue date: Effective Date: 01-Jul-1985  
Revocation Date:  
Address: THE HAVEN, FOUR SEASONS STP, FULLWOOD ROW, FULLWOOD, PRESTON, LANCASHIRE, PR2 5RU  
Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY  
Permit Number: 017190170  
Permit Version: 1  
Permit Details: Details not available. |
| 6  | 435.0        | S         | Receiving Water: TRIB SAVICK BROOK  
Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY)  
Issue date: Effective Date: 28-Apr-1956  
Revocation Date:  
Address: BRANKSOME DENE, 60 FULLWOOD ROW, RIBBLETON, PRESTON, LANCASHIRE  
Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY  
Permit Number: 01404  
Permit Version: 1  
Permit Details: Details not available. |

### 2.10 Planning Hazardous Substance Consents and Enforcements

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0  
Database searched and no data found.

### 2.11 Records of COMAH and NIHHS Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0  
Database searched and no data found.

### 2.12 National Incidents Recording System, List 2

Records of National Incidents Recording System, List 2 within 250m of the study site: 0  
Database searched and no data found.

### 2.13 National Incidents Recording System, List 1

Records of National Incidents Recording System, List 1 within 250m of the study site: 0  
Database searched and no data found.

### 2.14 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0  
Database searched and no data found.

Please contact us with any questions relating to this report:  
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Date: 9 Apr 2018
3 Landfill and other Waste Sites

Ordnance Survey licence 100035207.

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Date: 9 Apr 2018
3 Landfill and other Waste Sites

3.1 Environment Agency/Natural Resources Wales Active Landfill Sites

Records of Environment Agency/Natural Resources Wales active landfill sites within 1000m of the study site:

Database searched and no data found.

3.2 Environment Agency/Natural Resources Wales historical Landfill Sites

Records of Environment Agency/Natural Resources Wales historical landfill sites within 1500m of the study site:

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| 2  | 553.0        | SW        | Site Address: Fulwood Row, Fulwood, Preston, Lancashire  
Waste Licence: -  
Site Reference: K1/06/011  
Waste Type: Inert, Commercial, Household  
Environmental Permitting Regulations (Waste) Reference: -  
Licence Issue:  
Licence Surrendered:  
Licence Hold Address: -  
Operator: -  
First Recorded: 31-Dec-1938  
Last Recorded: 31-Dec-1945 |
| Not shown | 896.0 | SE | Site Address: Red Scar Industrial Estate Tip No.2, Longridge Road, Red Scar, Preston, Lancashire  
Waste Licence: Yes  
Site Reference: L1/06/234, 184, WR/L1/6/472, K1/06/009, Licence No 432  
Waste Type: Inert  
Environmental Permitting Regulations (Waste) Reference: -  
Licence Issue: 14-Sep-1983  
Licence Surrendered: 14-Jun-1993  
Licence Hold Address: -  
Operator: -  
First Recorded: 31-Dec-1983  
Last Recorded: 31-Dec-1985 |
| Not shown | 1170.0 | SW | Site Address: Preston North End Training Ground, Andertons Way, Fulwood, Preston, Lancashire  
Waste Licence: -  
Site Reference: K1/06/024, K1/06/025  
Waste Type: Industrial, Commercial, Household  
Environmental Permitting Regulations (Waste) Reference: -  
Licence Issue:  
Licence Surrendered:  
Licence Hold Address: -  
Operator: -  
First Recorded: 01-Jan-1938  
Last Recorded: 31-Dec-1958 |
| Not shown | 1207.0 | S | Site Address: Chatburn Road, Chatburn Road, Sion Hill, Preston, Lancashire  
Waste Licence: -  
Site Reference: K1/06/008  
Waste Type: Inert  
Environmental Permitting Regulations (Waste) Reference: -  
Licence Issue:  
Licence Surrendered:  
Licence Hold Address: -  
Operator: -  
First Recorded: 31-Dec-1940  
Last Recorded: 31-Dec-1950 |
| Not shown | 1219.0 | SE | Site Address: Red Scar Industrial Estate Tip No.1, Longridge Road, Red Scar, Preston, Lancashire  
Waste Licence: Yes  
Site Reference: L1/06/222, K1/06/029, Licence No 169  
Waste Type: Inert, Special  
Environmental Permitting Regulations (Waste) Reference: -  
Licence Issue:  
Licence Surrendered:  
Licence Hold Address: -  
Operator: -  
First Recorded: 31-Dec-1982  
Last Recorded: 31-Dec-1984 |
| Not shown | 1259.0 | SE | Site Address: Red Scar Industrial Estate Tip No.4 Tustin, Ribbleton Road, Ribbleton, Preston, Lancashire  
Waste Licence: Yes  
Site Reference: Licence No 432, K1/06/051, L1/06/472  
Waste Type: Inert  
Environmental Permitting Regulations (Waste) Reference: NS1/L/TUS0001  
Licence Issue: 19-Nov-1992  
Licence Surrendered: 14-Nov-2001  
Licence Hold Address: 1st Floor Unicentre, Lords Walk, Preston  
Operator: Eric Smith  
First Recorded: 19-Nov-1992  
Last Recorded: - |
3.3 BGS/DoE Non-Operational Landfill Sites

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0
Database searched and no data found.

3.4 Landfills from Local Authority and historical Mapping Records

Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site: 0
Database searched and no data found.

3.5 Operational and Historical Waste Treatment, Transfer or Disposal Sites

Records of operational and historical waste treatment, transfer or disposal sites within 500m of the study site: 1

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:


### 3.6 Environment Agency/Natural Resources Wales Licensed Waste Sites

Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>460.0</td>
<td>E</td>
<td>Site Address: Recycling Lives Centre, Longridge Road, Ribbleton, Preston, Lancashire, PR2 5AY Type: Material Recycling Treatment Facility Size: &gt;= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: REC208 Operator: Recycling Lives Ltd Surrendered Date: - Waste Management licence No: 101161 Annual Tonnage: 260000.0 Issue Date: 20/08/2010 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Recycling Lives Centre Cancelled Date: - Correspondence Address: -</td>
</tr>
</tbody>
</table>

Not shown 791.0 E Site Address: Recycling Lives Recycling Park, Longridge Road, Ribbleton, Preston, Lancs, PR2 5BX Type: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: REC208 Operator: Recycling Lives Limited Surrendered Date: - Waste Management licence No: 101161 Annual Tonnage: 440000.0 Issue Date: 20/08/2010 Expiry Date: - Effective Date: - Status: Modified Modified: 26/08/2014 Site Name: Recycling Lives Recycling Park Cancelled Date: - Correspondence Address: -
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| Not shown | 829.0        | E         | Site Address: Rowan Scrap Metals, Rough Hey Ind Est, Ribbleton, Preston, Lancs, PR2 SAR  
Type: Inert & excavation Waste TS + treatment  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: ROW033  
Operator: Rowan Scrap Metals Limited  
Surrendered Date: -  
Waste Management licence No: 400878  
Annual Tonnage: 74999.0  
Issue Date: 05/11/2013  
Expire Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Rowan Scrap Metals  
Cancelled Date: -  
Correspondence Address: -                                                                                                                                                      |
| Not shown | 954.0        | E         | Site Address: 45-49, Rough Hey Road, Rough Hey Ind Est, Grimsargh, Preston, Lancashire, PR2 SAR  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: WAS010  
Operator: Waste Management Group  
Surrendered Date: -  
Waste Management licence No: 54461  
Annual Tonnage: 0.0  
Issue Date: 26/05/2006  
Expire Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Waste Recycling Group Ltd  
Cancelled Date: -  
Correspondence Address: -                                                                                                                                                      |
| Not shown | 954.0        | E         | Site Address: Gaskell House, 45-49, Rough Hey Road, Rough Hey Ind Est, Grimsargh, Preston, Lancashire, PR2 SAR  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: WAS010  
Operator: Valpak Recycling (North West) Limited  
Surrendered Date: -  
Waste Management licence No: 54461  
Annual Tonnage: 0.0  
Issue Date: 26/05/2006  
Expire Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Valpak Recycling (North West) Limited  
Cancelled Date: -  
Correspondence Address: -                                                                                                                                                      |
| Not shown | 956.0        | E         | Site Address: Unit 21, Rough Hey Road, Longridge, Bolton, Lancs, PR2 SAR  
Type: Vehicle Depollution Facility <5000 tps  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: COR141  
Operator: S And L Corless Ltd  
Surrendered Date: -  
Waste Management licence No: 103673  
Annual Tonnage: 4999.0  
Issue Date: 25/01/2012  
Expire Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: World Of Rover  
Cancelled Date: -  
Correspondence Address: -                                                                                                                                                      |
| Not shown | 956.0        | E         | Site Address: Rowan House, Rough Hey Road, Grimsargh, Preston, Lancashire, PR2 SAR  
Type: Metal Recycling Site (mixed MRS’s)  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: KIE004  
Operator: Kiernan Construction Ltd  
Surrendered Date: -  
Waste Management licence No: 54448  
Annual Tonnage: 24999.0  
Issue Date: 12/10/2005  
Expire Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Rowan Scrap Metal  
Cancelled Date: -  
Correspondence Address: -                                                                                                                                                      |
| Not shown | 1052.0       | E         | Site Address: Gaskell House, 45-49, Rough Hey Road, Grimsargh, Preston, Lancashire, PR2 SAR  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 25000 tonnes < 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: JWS036  
Operator: P G P Polymer Limited  
Surrendered Date: -  
Waste Management licence No: 54461  
Annual Tonnage: 74999.0  
Issue Date: 26/05/2006  
Expire Date: -  
Effective Date: 05/03/2013  
Status: Modified  
Modified: 26/10/2015  
Site Name: Gaskell House  
Cancelled Date: -  
Correspondence Address: -                                                                                                                                                      |
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| Not shown   | 1052.0       | E         | Site Address: Gaskell House, 45-49, Rough Hey Road, Grimsargh, Preston, Lancashire, PR2 5AR  
Type: Household, Commercial & Industrial  
Waste T Stn: >= 25000 tonnes < 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: KTR001  
Operator: K T Recycling Limited  
Surrendered Date: -  
Waste Management licence No: 54461  
Issue Date: 26/05/2006  
Expiry Date: -  
Effective Date: 02/12/2016  
Status: Transferred  
Site Name: Gaskell House  
Correspondence Address: - |
| Not shown   | 1052.0       | E         | Site Address: Gaskell House, 45-49, Rough Hey Road, Grimsargh, Preston, Lancashire, PR2 5AR  
Type: Household, Commercial & Industrial  
Waste T Stn: >= 25000 tonnes < 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: JWS036  
Operator: J W S Lancashire Limited  
Surrendered Date: -  
Waste Management licence No: 54461  
Issue Date: 26/05/2006  
Expiry Date: -  
Effective Date: 05/03/2013  
Status: Modified  
Modified: 10/06/2013  
Site Name: Gaskell House  
Correspondence Address: - |
| Not shown   | 1053.0       | E         | Site Address: Gaskell House, 45-49, Rough Hey Road Ind Est, Grimsargh, Preston, Lancashire, PR2 5AR  
Type: Household, Commercial & Industrial  
Waste T Stn: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: WAS010  
Operator: Valpak Recycling (North West) Limited  
Surrendered Date: -  
Waste Management licence No: 54461  
Issue Date: 26/05/2006  
Expiry Date: -  
Effective Date: -  
Status: Modified  
Modified: 19/10/2012  
Site Name: Valpak Recycling (North West) Limited  
Cancelled Date: -  
Correspondence Address: - |
| Not shown   | 1070.0       | SE        | Site Address: Unit C24, Red Scar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 5NN  
Type: Physical Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: RED004  
Operator: Mr Michael Mc Ewan  
Surrendered Date: 30/03/2016  
Waste Management licence No: 54359  
Issue Date: 29/07/2003  
Expiry Date: -  
Effective Date: -  
Status: Surrendered  
Modified: -  
Site Name: Red Scar Tyres  
Correspondence Address: - |
| Not shown   | 1070.0       | SE        | Site Address: Unit C24, Red Scar Business Park, Longridge Road, Preston, Lancashire, PR2 5NN  
Type: Physical Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: RED004  
Operator: Mr Michael Mc Ewan (25 Sept 1952)  
Surrendered Date: -  
Waste Management licence No: 54359  
Issue Date: 29/07/2003  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Red Scar Tyres  
Cancelled Date: -  
Correspondence Address: Fernbank Farm, Hollowforth Lane, Woodplumpton, Preston, Lancashire, PR4 0BD |
| Not shown   | 1113.0       | SE        | Site Address: Unit D1 / D2 Red Scar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 5NQ  
Type: Material Recycling Treatment Facility  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: PRE027  
Operator: Recycling Lives Limited  
Surrendered Date: -  
Waste Management licence No: 54437  
Issue Date: 20/08/2005  
Expiry Date: -  
Effective Date: -  
Status: Modified  
Modified: 04/05/2016  
Site Name: Red Scar Processing Facility  
Cancelled Date: -  
Correspondence Address: - |
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| Not shown| 1113.0       | SE        | Site Address: D1/ D2, Longridge Road, Red Scar Bus Park, Preston, Lancashire, PR2 5NQ  
Type: Material Recycling Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: PRE027  
Operator: Recycling Lives Ltd  
Surrendered Date: 0  
Waste Management licence No: 54437  
Annual Tonnage: 182099.0  
Issue Date: 20/08/2005  
Expiry Date: -  
Effective Date: -  
Status: Modified  
Modified: 18/11/2009  
Site Name: Red Scar Processing Facility  
Cancelled Date: -  
Correspondence Address: - |
| Not shown| 1113.0       | SE        | Site Address: Unit D1 / D2 Red Scar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 5NQ  
Type: Material Recycling Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: PRE027  
Operator: Recycling Lives Limited  
Surrendered Date: -  
Waste Management licence No: 54437  
Annual Tonnage: 182099.0  
Issue Date: 20/08/2005  
Expiry Date: -  
Status: Modified  
Modified: 04/05/2016  
Site Name: Red Scar Processing Facility  
Cancelled Date: -  
Correspondence Address: - |
| Not shown| 1130.0       | E         | Site Address: Gaskell House, 45-49, Rough Hey Road Ind Est, Grimsargh, Preston, Lancashire, PR2 5AR  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: JWS036  
Operator: J W S Lancashire Limited  
Surrendered Date: -  
Waste Management licence No: 54461  
Annual Tonnage: 74999.0  
Issue Date: 26/05/2006  
Expiry Date: -  
Effective Date: 05/03/2013  
Status: Transferred  
Modified: 19/10/2012  
Site Name: Gaskell House  
Cancelled Date: -  
Correspondence Address: - |
| Not shown| 1134.0       | SE        | Site Address: Unit 2, Red Scar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 9NQ  
Type: Material Recycling Treatment Facility  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: PRE027  
Operator: Recycling Co Uk Ltd  
Surrendered Date: -  
Waste Management licence No: 54437  
Annual Tonnage: 182099.0  
Issue Date: 20/08/2005  
Expiry Date: -  
Effective Date: -  
Status: Modified  
Modified: 19/10/2007  
Site Name: Preston Recycling Ltd  
Cancelled Date: -  
Correspondence Address: Unit 2, Red Scar Industrial Estate, Ribbleton, Preston, Lancashire, PR2 5BE |
| Not shown| 1134.0       | SE        | Site Address: Unit 2, Red Scar Ind Est, Longridge Road, Preston, Lancashire, PR2 9NQ  
Type: Material Recycling Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: PRE027  
Operator: Preston Recycling Ltd  
Surrendered Date: -  
Waste Management licence No: 54437  
Annual Tonnage: 0.0  
Issue Date: 20/08/2005  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Preston Recycling Ltd  
Cancelled Date: -  
Correspondence Address: Unit 2, Red Scar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 9NQ |
| Not shown| 1134.0       | SE        | Site Address: Unit D2, Red Scar Ind Est, Longridge Road, Preston, Lancashire, PR2 5NQ  
Type: Material Recycling Treatment Facility  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: PRE027  
Operator: Recycling Lives Ltd  
Surrendered Date: -  
Waste Management licence No: 54437  
Annual Tonnage: 182099.0  
Issue Date: 8/30/2005  
Expiry Date: -  
Effective Date: -  
Status: Modified  
Modified: 10/19/2007  
Site Name: Preston Recycling Ltd  
Cancelled Date: -  
Correspondence Address: 72a, Roman Way Industrial Estate, Ribbleton, Preston, Lancashire, PR2 5BE |
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| Not shown | 1134.0       | SE        | Site Address: Unit 2, Red Scar Ind Est, Longridge Road, Preston, Lancashire, PR2 9NQ  
Type: Material Recycling Treatment Facility  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: PRE027  
Operator: Preston Recycling Ltd  
Surrendered Date: -  
Waste Management licence No: 54437  
Annual Tonnage: 0.0  
Issue Date: 20/08/2005  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Preston Recycling Ltd  
Cancelled Date: -  
Correspondence Address: Unit 2, Red Scar Ind Est, Longridge Road, Preston, Lancashire, PR2 9NQ |
| Not shown | 1152.0       | SE        | Site Address: Unit D2, Red Scar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 5NQ  
Type: ELV Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: PRE023  
Operator: Recycling Lives Ltd  
Surrendered Date: -  
Waste Management licence No: 54386  
Annual Tonnage: 2500.0  
Issue Date: 20/08/2004  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Unit D2 Red Scar Industrial Estate  
Cancelled Date: -  
Correspondence Address: - |
| Not shown | 1152.0       | SE        | Site Address: Unit D2, Red Scar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 5NQ  
Type: ELV Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: PRE023  
Operator: Preston Recycling Limited  
Surrendered Date: -  
Waste Management licence No: 54386  
Annual Tonnage: 2499.0  
Issue Date: 20/08/2004  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Unit D2 Red Scar Industrial Estate  
Cancelled Date: -  
Correspondence Address: - |
| Not shown | 1152.0       | SE        | Site Address: Unit D2, Red Scar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 5NQ  
Type: ELV Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: PRE023  
Operator: Preston Recycling Limited  
Surrendered Date: -  
Waste Management licence No: 54386  
Annual Tonnage: 0.0  
Issue Date: 20/08/2004  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Unit D2 Red Scar Industrial Estate  
Cancelled Date: -  
Correspondence Address: - |
| Not shown | 1168.0       | SE        | Site Address: Unit 34, Roman Way Ind Est, Longridge Road, Preston, Lancashire, PR2 SBD  
Type: Physico-Chemical Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: LAN178  
Operator: Environmental Chemical Control Ltd  
Surrendered Date: -  
Waste Management licence No: 54340  
Annual Tonnage: 4955.0  
Issue Date: 20/02/2002  
Expiry Date: -  
Effective Date: 20/03/2004  
Status: Transferred  
Modified: 16/03/2004  
Site Name: Environmental Chemical Control Ltd  
Cancelled Date: -  
Correspondence Address: Unit 34, Roman Way Industrial Estate, Longridge Road, Ribbleton, Preston, PR2 SBD |
| Not shown | 1168.0       | SE        | Site Address: Unit 34, Roman Way Ind Est, Longridge Road, Preston, Lancashire, PR2 SBD  
Type: Physico-Chemical Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: LAN178  
Operator: Landcair Limited  
Surrendered Date: -  
Waste Management licence No: 54340  
Annual Tonnage: 4955.0  
Issue Date: 20/02/2002  
Expiry Date: -  
Effective Date: 20/03/2004  
Status: Transferred  
Modified: 16/03/2004  
Site Name: Environmental Chemical Control Ltd  
Cancelled Date: -  
Correspondence Address: Unit 34, Roman Way Industrial Estate, Longridge Road, Ribbleton, Preston, PR2 SBD |
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| Not shown | 1168.0 | SE | Site Address: Unit 34, Roman Way Ind Est, Longridge Road, Preston, Lancashire, PR2 5BD  
Type: Physico-Chemical Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: LAN178  
Operator: Landcair Ltd  
Surrendered Date: -  
Waste Management licence No: 54340  
Annual Tonnage: 4955.0  
Issue Date: 20/02/2002  
Expiry Date: -  
Effective Date: 20/03/2004  
Status: Transferred  
Modified: 16/03/2004  
Correspondence Address: Unit 34, Roman Way Industrial Estate, Longridge Road, Ribbleton, Preston, PR2 5BD |
| Not shown | 1168.0 | SE | Site Address: Unit 34, Roman Way Ind Est, Longridge Road, Preston, Lancashire, PR2 5BD  
Type: Physico-Chemical Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: ECC003  
Operator: Environmental Chemical Control Ltd  
Surrendered Date: -  
Waste Management licence No: 54340  
Annual Tonnage: 0.0  
Issue Date: 20/02/2002  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Correspondence Address: Unit 34, Roman Way Industrial Estate, Longridge Road, Preston, Lancashire, PR2 5BD |
| Not shown | 1169.0 | SE | Site Address: Redscar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 5NQ  
Type: Special Waste Transfer Station  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: CLE001  
Operator: Veolia E S Cleanaway Ltd  
Surrendered Date: -  
Waste Management licence No: 54028  
Annual Tonnage: 4999.0  
Issue Date: 12/11/1986  
Expiry Date: -  
Effective Date: -  
Status: Modified  
Modified: 04/01/2016  
Site Name: Unit D4 & D5  
Cancelled Date: -  
Correspondence Address: - |
| Not shown | 1169.0 | SE | Site Address: Redscar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 5NQ  
Type: Special Waste Transfer Station  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: CLE001  
Operator: Veolia E S Cleanaway Ltd  
Surrendered Date: -  
Waste Management licence No: 54028  
Annual Tonnage: 4999.0  
Issue Date: 12/11/1986  
Expiry Date: -  
Effective Date: -  
Status: Modified  
Modified: 21/06/2010  
Site Name: Cleanaway Ltd  
Cancelled Date: -  
Correspondence Address: - |
| Not shown | 1169.0 | SE | Site Address: Redscar Industrial Estate, Units D 4, Longridge Road, Preston, Lancashire, PR2 5NQ  
Type: Special Waste Transfer Station  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: CLE001  
Operator: Cleanaway Ltd  
Surrendered Date: -  
Waste Management licence No: 54028  
Annual Tonnage: 24000.0  
Issue Date: 12/11/1986  
Expiry Date: -  
Effective Date: -  
Status: Modified  
Modified: 19/07/2001  
Site Name: Cleanaway Ltd  
Cancelled Date: -  
Correspondence Address: Redscar Industrial Estate, Units D 4 & D 5, Longridge Road, Preston, Lancashire, PR2 5NQ |
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| Not shown | 1183.0 | SE | Site Address: Unit 3b, Redscar Industrial Estate, Preston, Lancashire, PR2 5NE  
Type: Household, Commercial & Industrial Waste T Stn  
Size: > = 25000 tonnes < 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: SJL002  
Operator: S J Lowson Ltd  
Surrendered Date: -  
Waste Management licence No: 100232  
Annual Tonnage: 0.0  
Issue Date: 07/03/2008  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: S J Lowson Ltd  
Correspondence Address: 6 - 8, Botanic Road, Churctown, Southport, Lancashire, PR9 7NG |
| Not shown | 1183.0 | SE | Site Address: Unit 3 B, Redscar Industrial Estate, Preston, Lancashire, PR2 5NE  
Type: Household, Commercial & Industrial Waste T Stn  
Size: > = 25000 tonnes < 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: SJL002  
Operator: S J Lowson Ltd (in Liquidation)  
Surrendered Date: -  
Waste Management licence No: 100232  
Annual Tonnage: 74999.0  
Issue Date: 07/03/2008  
Expiry Date: -  
Effective Date: -  
Status: Expired  
Modified: -  
Site Name: S J Lowson Ltd  
Correspondence Address: - |
| Not shown | 1183.0 | SE | Site Address: Unit 3b, Redscar Industrial Estate, Preston, Lancashire, PR2 5NE  
Type: Household, Commercial & Industrial Waste T Stn  
Size: > = 25000 tonnes < 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: SJL002  
Operator: S J Lowson Ltd  
Surrendered Date: -  
Waste Management licence No: 100232  
Annual Tonnage: 0.0  
Issue Date: 07/03/2008  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: S J Lowson Ltd  
Correspondence Address: 6 - 8, Botanic Road, Churctown, Southport, Lancashire, PR9 7NG |
| Not shown | 1224.0 | SE | Site Address: Unit 6b, Red Scar Industrial Estate, Longridge Road, Preston, Lancashire, PR2 5NQ  
Type: Physical Treatment Facility  
Size: > = 25000 tonnes < 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: MF0002  
Operator: M Forshaw Limited  
Surrendered Date: -  
Waste Management licence No: 403343  
Annual Tonnage: 30000.0  
Issue Date: 30/06/2017  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: M Forshaw Ltd  
Correspondence Address: - |
| Not shown | 1224.0 | E | Site Address: Unit 34 Roman Way Ind Est, Longridge Road, Preston, Lancashire, PR2 5BD  
Type: Physico-Chemical Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: ORI002  
Operator: Orion ( U K) Environmental Services Ltd  
Surrendered Date: -  
Waste Management licence No: 54340  
Annual Tonnage: 4955.0  
Issue Date: 20/02/2002  
Expiry Date: -  
Effective Date: 29/07/2008  
Status: Revoked  
Modified: 16/03/2004  
Site Name: Unit 34 Roman Way Ind Est  
Cancelled Date: -  
Correspondence Address: - |
| Not shown | 1224.0 | E | Site Address: Unit 34 Roman Way Ind Est, Longridge Road, Preston, Lancashire, PR2 5BD  
Type: Physico-Chemical Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: ORI002  
Operator: Orion ( U K) Environmental Services Ltd  
Surrendered Date: -  
Waste Management licence No: 54340  
Annual Tonnage: 4955.0  
Issue Date: 20/02/2002  
Expiry Date: -  
Effective Date: 29/07/2008  
Status: Revoked  
Modified: 16/03/2004  
Site Name: Unit 34 Roman Way Ind Est  
Cancelled Date: -  
Correspondence Address: - |
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| Not shown| 1265.0       | SE        | Site Address: D6 Red Scar Business Park, Longridge Road, Longridge, Preston, Lancs, PR2 5NQ  
Type: Physical Treatment Facility  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: ROD011  
Operator: Environmental Landfill Facilities Limited  
Surrendered Date: -  
Waste Management licence No: 102976  
Annual Tonnage: 24999.0  
Issue Date: 15/05/2013  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Environmental Landfill Facilities Limited  
Cancelled Date: -  
Correspondence Address: - |
| Not shown| 1268.0       | E         | Site Address: Unit 11, Longridge Road, Preston, Lancashire, PR  
Type: Clinical Waste Transfer Station  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: OCS001  
Operator: Cannon Hygiene  
Surrendered Date: 02/12/2002  
Waste Management licence No: 54039  
Annual Tonnage: 399.0  
Issue Date: 23/08/1990  
Expiry Date: -  
Effective Date: -  
Status: Surrendered  
Modified: 11/04/2001  
Site Name: Cannon Hygiene Ltd  
Cancelled Date: -  
Correspondence Address: - |
| Not shown| 1268.0       | E         | Site Address: Unit 11, Longridge Road, Preston, Lancashire, PR  
Type: Clinical Waste Transfer Station  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: OCS001  
Operator: Cannon Hygiene Ltd  
Surrendered Date: 02/12/2002  
Waste Management licence No: 54039  
Annual Tonnage: 399.0  
Issue Date: 23/08/1990  
Expiry Date: -  
Effective Date: -  
Status: Surrendered  
Modified: 11/04/2001  
Site Name: Cannon Hygiene Ltd  
Cancelled Date: -  
Correspondence Address: - |
| Not shown| 1281.0       | E         | Site Address: Tustin House. Red Scar Ind. Est., Longridge Road, Ribbleton, Preston, Lancashire, PR2 5NE  
Type: Landfill taking other wastes  
Size: < 25000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: TUS001  
Operator: Tustin Developments  
Surrendered Date: 14/11/2001  
Waste Management licence No: 54078  
Annual Tonnage: 100000.0  
Issue Date: 19/11/1992  
Expiry Date: -  
Effective Date: -  
Status: Surrendered  
Modified: -  
Site Name: Tustin Developments  
Cancelled Date: -  
Correspondence Address: - |
| Not shown| 1285.0       | SE        | Site Address: Unit 55 Redscar Business Park, Longridge Road, Preston, Lancashire, PR2 5NE  
Type: Physical Treatment Facility  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: FOR077  
Operator: M Forshaw Ltd  
Surrendered Date: -  
Waste Management licence No: 101188  
Annual Tonnage: 99000.0  
Issue Date: 16/06/2010  
Expiry Date: -  
Effective Date: -  
Status: Issued  
Modified: -  
Site Name: Unit 5b  
Cancelled Date: -  
Correspondence Address: - |
| Not shown| 1308.0       | SE        | Site Address: Units D13 & D14, Redscar Industrial Estate, Preston, Lancashire, PR2 5NG  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: SIT034  
Operator: Suez Recycling And Recovery Lancashire Ltd  
Surrendered Date: -  
Waste Management licence No: 54156  
Annual Tonnage: 119999.0  
Issue Date: 06/01/1994  
Expiry Date: -  
Effective Date: 15/02/2000  
Status: Modified  
Modified: 11/07/2016  
Site Name: Redscar Transfer Station  
Cancelled Date: -  
Correspondence Address: - |
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| Not shown | 1308.0 | SE | Site Address: Units D13 & D14, Redscar Industrial Estate, Ribbleton, Preston, Lancashire, PR2 5NQ  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: SIT034  
Operator: Sita U K Ltd  
Surrendered Date: -  
Waste Management licence No: 54156  
Annual Tonnage: 40000.0  
Issue Date: 06/01/1994  
Expiry Date: -  
Effective Date: 15/02/2000  
Status: Modified  
Modified: 09/12/2003  
Site Name: Red Scar M R F  
Cancelled Date: -  
Correspondence Address: Tustin Court, Portway, Preston, Lancashire, PR2 2YQ |
| Not shown | 1308.0 | SE | Site Address: Units D13 & D14, Redscar Industrial Estate, Preston, Lancashire, PR2 5NQ  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: SIT034  
Operator: Sita (Lancashire) Ltd  
Surrendered Date: -  
Waste Management licence No: 54156  
Annual Tonnage: 40000.0  
Issue Date: 06/01/1994  
Expiry Date: -  
Effective Date: 15/02/2000  
Status: Transferred  
Modified: 14/02/2000  
Site Name: Red Scar M R F  
Cancelled Date: -  
Correspondence Address: Tustin Court, Portway, Preston, Lancashire, PR2 2YQ |
| Not shown | 1308.0 | SE | Site Address: Preston Service Centre, Unit D12, Redscar Industrial Estate, Ribbleton, Preston, Lancashire, PR2 5NQ  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 25000 tonnes < 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: SIT034  
Operator: Sita (Lancashire) Ltd  
Surrendered Date: -  
Waste Management licence No: 54156  
Annual Tonnage: 40000.0  
Issue Date: 06/01/1994  
Expiry Date: -  
Effective Date: 15/02/2000  
Status: Modified  
Modified: 09/12/2003  
Site Name: Red Scar M R F  
Cancelled Date: -  
Correspondence Address: - |
| Not shown | 1308.0 | SE | Site Address: Units D13 & D14, Redscar Industrial Estate, Preston, Lancashire, PR2 5NQ  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: SIT034  
Operator: Sita U K Ltd  
Surrendered Date: -  
Waste Management licence No: 54156  
Annual Tonnage: 74999.0  
Issue Date: 06/01/1994  
Expiry Date: -  
Effective Date: 15/02/2000  
Status: Modified  
Modified: 30/10/2013  
Site Name: Red Scar M R F  
Cancelled Date: -  
Correspondence Address: 24, Winckley Square, Preston, Lancs, PR1 3JJ |
| Not shown | 1308.0 | SE | Site Address: Units D13 & D14, Redscar Industrial Estate, Ribbleton, Preston, Lancashire, PR2 5NQ  
Type: Household, Commercial & Industrial Waste T Stn  
Size: >= 25000 tonnes < 75000 tonnes  
Environmental Permitting Regulations (Waste) Licence Number: SIT034  
Operator: Sita U K Ltd  
Surrendered Date: -  
Waste Management licence No: 54156  
Annual Tonnage: 40000.0  
Issue Date: 06/01/1994  
Expiry Date: -  
Effective Date: 15/02/2000  
Status: Modified  
Modified: 09/12/2003  
Site Name: Red Scar M R F  
Cancelled Date: -  
Correspondence Address: 24, Winckley Square, Preston, Lancs, PR1 3JJ |
4 Current Land Use


Site Outline

- Current Industrial Sites
- Petrol & Fuel Sites
- Gas Transmission Pipeline
- Electricity Transmission Cable

Please contact us with any questions relating to this report:
Tel: 08444 159 000
info@groundsure.com

Groundsure Reference: Index-4868213
Date: 9 Apr 2018
4 Current Land Use

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

The following records are represented as points on the Current Land Use map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Company</th>
<th>Address</th>
<th>Activity</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6.0</td>
<td>W</td>
<td>Electricity Substation</td>
<td>PR2</td>
<td>Electrical Features</td>
<td>Infrastructure and Facilities</td>
</tr>
<tr>
<td>2</td>
<td>21.0</td>
<td>S</td>
<td>Electricity Substation</td>
<td>PR2</td>
<td>Electrical Features</td>
<td>Infrastructure and Facilities</td>
</tr>
<tr>
<td>3</td>
<td>79.0</td>
<td>SE</td>
<td>Perrys Motor Sales</td>
<td>Perrys Motor Village, Guiding Road, Preston, PR2 SPD</td>
<td>New Vehicles</td>
<td>Motoring</td>
</tr>
<tr>
<td>4A</td>
<td>163.0</td>
<td>E</td>
<td>Shell Gem Bluebell</td>
<td>Junction 31a M6, Fulwood, Preston, PR2 SP2</td>
<td>Petrol and Fuel Stations</td>
<td>Road and Rail</td>
</tr>
<tr>
<td>5A</td>
<td>163.0</td>
<td>E</td>
<td>Gem Bluebell Way</td>
<td>Bluebell Way, Fulwood, Preston, Lancashire, PR2 SPZ</td>
<td>Petrol and Fuel Stations</td>
<td>Road and Rail</td>
</tr>
<tr>
<td>6</td>
<td>180.0</td>
<td>SW</td>
<td>Gantry</td>
<td>PR2</td>
<td>Travelling Cranes and Gantries</td>
<td>Industrial Features</td>
</tr>
<tr>
<td>7</td>
<td>183.0</td>
<td>SW</td>
<td>Gantry</td>
<td>PR2</td>
<td>Travelling Cranes and Gantries</td>
<td>Industrial Features</td>
</tr>
<tr>
<td>8</td>
<td>211.0</td>
<td>SE</td>
<td>Electricity Substation</td>
<td>PR2</td>
<td>Electrical Features</td>
<td>Infrastructure and Facilities</td>
</tr>
</tbody>
</table>

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Company</th>
<th>Address</th>
<th>LPG</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>114.0</td>
<td>NE</td>
<td>Shell</td>
<td>Gem Bluebell Way, Bluebell Way, Bluebell Way, Fulwood, Preston, Lancashire, PR2 SPZ</td>
<td>No</td>
<td>Open</td>
</tr>
</tbody>
</table>

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

Database searched and no data found.
5 Geology

5.1 Artificial Ground and Made Ground
Database searched and no data found.
The database has been searched on site, including a 50m buffer.

5.2 Superficial Geology
The database has been searched on site, including a 50m buffer.

<table>
<thead>
<tr>
<th>LEX Code</th>
<th>Description</th>
<th>Rock Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>TILL-DMTN</td>
<td>TILL, DEVENSIAN</td>
<td>DIAMICTON</td>
</tr>
</tbody>
</table>
(Source: BGS 1:50,000 Digital Geological Map of Great Britain)

5.3 Bedrock Geology
The database has been searched on site, including a 50m buffer.

<table>
<thead>
<tr>
<th>LEX Code</th>
<th>Description</th>
<th>Rock Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>SSG-SDST</td>
<td>SHERWOOD SANDSTONE GROUP</td>
<td>SANDSTONE</td>
</tr>
</tbody>
</table>
(Source: BGS 1:50,000 Digital Geological Map of Great Britain)
For more detailed geological and ground stability data please refer to the "Geo Insight Report", available from our website.
6a Hydrogeology – Aquifer within Superficial Geology

6b Hydrogeology – Aquifer within Bedrock Geology and Abstraction Licences


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Tel: 08444 159 000
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Groundsure Reference: Index-4868213
Date: 9 Apr 2018

Site Outline
Principal Aquifer
Secondary (A) Aquifer - Permeable Layers
Secondary (B) Aquifer - Lower Permeability Layers
Groundwater Abstraction Licence
Secondary Aquifer - Undifferentiated Layers
Unproductive
Unknown (lakes and landslip)
Surface Water Abstraction Licence
6c Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences
6d Hydrogeology - Source Protection Zones within Confined Aquifer


Source Protection Zone 1 - Inner Catchment
Source Protection Zone 2C - Outer Catchment within Confined Aquifer
Source Protection Zone 3C - Total Catchment within Confined Aquifer
Potable Water Abstraction Licence

Site Outline

Search Buffers (m)

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info@groundsure.com

Groundsure Reference: Index-4868213
Date: 9 Apr 2018
6e Hydrology – Watercourse Network and River Quality
6 Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property?  Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>0.0</td>
<td>On Site</td>
<td>Secondary (undifferentiated)</td>
<td>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.</td>
</tr>
<tr>
<td>1</td>
<td>140.0</td>
<td>NW</td>
<td>Secondary A</td>
<td>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</td>
</tr>
<tr>
<td>2</td>
<td>361.0</td>
<td>SW</td>
<td>Secondary A</td>
<td>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</td>
</tr>
<tr>
<td>4</td>
<td>459.0</td>
<td>W</td>
<td>Secondary (undifferentiated)</td>
<td>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</td>
</tr>
</tbody>
</table>

6.2 Aquifer within Bedrock Deposits

Are there records of productive strata within the bedrock geology at or in proximity to the property?  Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Designation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0.0</td>
<td>On Site</td>
<td>Principal</td>
<td>Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers</td>
</tr>
</tbody>
</table>

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site?  No

Database searched and no data found.

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?  No

Database searched and no data found.

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?  No

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Groundsure Reference: Index-4868213
Date: 9 Apr 2018
6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site? Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (6c):

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0.0</td>
<td>On Site</td>
<td>3</td>
<td>Total catchment</td>
</tr>
</tbody>
</table>

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

6.8 River Quality Records

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site? Yes

Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>River Details</th>
<th>Biological Quality Grade</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1369.0</td>
<td>SE</td>
<td>River Name: Eaves Brook Reach: Qsl At Red Scar Ie To Savick Bk End/Start of Stretch: Start of Stretch NGR</td>
<td>E E E E E</td>
</tr>
</tbody>
</table>

Chemical Quality:

Database searched and no data found.

6.9 Ordnance Survey MasterMap Water Network

Are there any Ordnance Survey MasterMap Water Network entries within 500m of the study site? Yes

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance/Direction</th>
<th>Name</th>
<th>Type of Watercourse</th>
<th>Additional Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>ID</td>
<td>Distance/Direction</td>
<td>Name</td>
<td>Type of Watercourse</td>
<td>Additional Details</td>
</tr>
<tr>
<td>----</td>
<td>-------------------</td>
<td>------</td>
<td>---------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>2</td>
<td>0</td>
<td>On Site</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
<td>On Site</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
<td>On Site</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>1</td>
<td>0</td>
<td>On Site</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>2</td>
<td>0</td>
<td>On Site</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>3</td>
<td>0</td>
<td>On Site</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
<td>On Site</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>5</td>
<td>23 NW</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>23 NW</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>29 NW</td>
<td>Lake, loch or reservoir.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.2</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>29 NW</td>
<td>Lake, loch or reservoir.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 3.2</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>46 NW</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
<td></td>
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<tr>
<td>7</td>
<td>46 NW</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>8</td>
<td>50 NW</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
<td></td>
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<tr>
<td>8</td>
<td>50 NW</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<td>ID</td>
<td>Distance/Direction</td>
<td>Name</td>
<td>Type of Watercourse</td>
<td>Additional Details</td>
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<tr>
<td>9</td>
<td>53 NW</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>10</td>
<td>90 NW</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>11</td>
<td>98 NW</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>12</td>
<td>235 NW</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>13</td>
<td>235 NW</td>
<td>-</td>
<td>Lake, loch or reservoir.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>14</td>
<td>245 NW</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>15</td>
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<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>16</td>
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<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>ID</td>
<td>Distance/Direction</td>
<td>Name</td>
<td>Type of Watercourse</td>
<td>Additional Details</td>
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</tbody>
</table>
| 16 | 256 NW             | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 17 | 259 W             | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 17 | 259 W             | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 18 | 266 NW            | -    | Lake, loch or reservoir. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 19 | 274 NW            | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 19 | 274 NW            | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 20 | 283 NW            | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 20 | 283 NW            | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 21 | 302 W             | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: Underground  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 21 | 302 W             | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: Underground  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 22 | 303 W             | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 22 | 303 W             | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 23 | 360 SE            | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |
| 23 | 360 SE            | -    | Inland river not influenced by normal tidal action. | Catchment Area: Ribble  
Relationship to Ground Level: On ground surface  
Permanence: Watercourse contains water year round (in normal conditions)  
Average Width in Watercourse Section: Not Provided |

Please contact us with any questions relating to this report:  
Tel: 08444 159 000  
info@groundsure.com  

Groundsure Reference: Index-4868213  
Date: 9 Apr 2018
<table>
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<tr>
<th>ID</th>
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<th>Name</th>
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<tr>
<td>24</td>
<td>365 W</td>
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<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>25</td>
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<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>24</td>
<td>365 W</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>25</td>
<td>365 W</td>
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<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>26</td>
<td>386 S</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.4</td>
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<td>26</td>
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<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.4</td>
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<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.1</td>
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<tr>
<td>27</td>
<td>394 W</td>
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<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.1</td>
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<tr>
<td>28</td>
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<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>28</td>
<td>405 S</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<tr>
<td>29</td>
<td>406 S</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.0</td>
</tr>
<tr>
<td>29</td>
<td>406 S</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: 2.0</td>
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<tr>
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<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>31</td>
<td>413 NE</td>
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<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>30</td>
<td>413 NE</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section: Not Provided</td>
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<td>ID</td>
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<td>Type of Watercourse</td>
<td>Additional Details</td>
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<tr>
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<td>413 NE</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble</td>
</tr>
<tr>
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<td>Relationship to Ground Level: On ground surface</td>
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<td>Permanence: Watercourse contains water year round (in normal conditions)</td>
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<td>Average Width in Watercourse Section: Not Provided</td>
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<td>32</td>
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<td>Relationship to Ground Level: On ground surface</td>
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<td>Permanence: Watercourse contains water year round (in normal conditions)</td>
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<td></td>
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<tr>
<td>32</td>
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<td>Catchment Area: Ribble</td>
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<td>33</td>
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<td>Catchment Area: Ribble</td>
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<td>34</td>
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<td>Relationship to Ground Level: On ground surface</td>
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<td>Permanence: Watercourse contains water year round (in normal conditions)</td>
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<td>Average Width in Watercourse Section: 1.7</td>
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<td>Catchment Area: Ribble</td>
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<td>Relationship to Ground Level: On ground surface</td>
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<td>Permanence: Watercourse contains water year round (in normal conditions)</td>
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<td>Average Width in Watercourse Section: 1.7</td>
</tr>
<tr>
<td>35</td>
<td>467 SW</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble</td>
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<td>Relationship to Ground Level: Not provided</td>
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<td>Permanence: Watercourse contains water year round (in normal conditions)</td>
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<td>35</td>
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<td>Catchment Area: Ribble</td>
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<td>Relationship to Ground Level: Not provided</td>
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<td>Permanence: Watercourse contains water year round (in normal conditions)</td>
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<td>Average Width in Watercourse Section: Not Provided</td>
</tr>
<tr>
<td>36</td>
<td>468 SW</td>
<td>-</td>
<td>Inland river not influenced by normal tidal action.</td>
<td>Catchment Area: Ribble</td>
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<td>Relationship to Ground Level: On ground surface</td>
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<td>Permanence: Watercourse contains water year round (in normal conditions)</td>
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<tr>
<td>36</td>
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<td>Catchment Area: Ribble</td>
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<td>Relationship to Ground Level: On ground surface</td>
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<td>Permanence: Watercourse contains water year round (in normal conditions)</td>
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<td>Average Width in Watercourse Section: 2.1</td>
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<td>37</td>
<td>483 N</td>
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<td>Lake, loch or reservoir.</td>
<td>Catchment Area: Ribble</td>
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<td></td>
<td>Relationship to Ground Level: On ground surface</td>
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<td>Permanence: Watercourse contains water year round (in normal conditions)</td>
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<td>Average Width in Watercourse Section: 10.9</td>
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<tr>
<td>37</td>
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<td>Lake, loch or reservoir.</td>
<td>Catchment Area: Ribble</td>
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<td>Relationship to Ground Level: On ground surface</td>
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<td>Permanence: Watercourse contains water year round (in normal conditions)</td>
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<td>Average Width in Watercourse Section: 10.9</td>
</tr>
</tbody>
</table>

### 6.10 Surface Water Features

Are there any surface water features within 250m of the study site? **Yes**

The following surface water records are not represented on mapping:

Please contact us with any questions relating to this report:
**Tel:** 08444 159 000  
**info@groundsure.com**

**Groundsure Reference:** Index-4868213  
**Date:** 9 Apr 2018
<table>
<thead>
<tr>
<th>Distance to Surface Water (m)</th>
<th>on-site</th>
<th>0-50 m</th>
<th>51-250 m</th>
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<tr>
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<td>7</td>
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This information is taken from Ordnance Survey OpenData™. Contains Ordnance Survey data © Crown copyright and database right 2013.
7a Environment Agency/Natural Resources Wales Flood Map for Planning (from Rivers and the Sea)

7b Environment Agency/Natural Resources Wales RoFRaS Flooding

RoFRaS Rating
- Very Low
- Low
- Medium
- High

Site Outline

Search Buffers (m)

7c Environment Agency/Natural Resources Wales Historical Flooding Events


Site Outline

Search Buffers (m)

Historic Flood Events
7 Flooding

7.1 River and Coastal Zone 2 Flooding
Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 2 floodplain? No
Database searched and no data found.

7.2 River and Coastal Zone 3 Flooding
Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.
Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 3 floodplain? No
Database searched and no data found.

7.3 River and Coastal Flood Defences
Are there any Flood Defences within 250m of the study site? No
Guidance: This search consists only of flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales. Any relevant data is represented on Map 7a – Flood Map for Planning.

7.4 Areas benefiting from Flood Defences
Are there any areas benefiting from Flood Defences within 250m of the study site? No
Any relevant data is represented on Map 7a – Flood Map for Planning.

7.5 Proposed Flood Defences
Are there any Proposed Flood Defences within 250m of the study site? No
Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales. Please note that proposed flood defence schemes will not influence the current RoFRaS ratings for the site.
Any relevant data is represented on Map 7a – Flood Map for Planning.

This information is taken from the Environment Agency/Natural Resources Wales’s database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually. Projects within the Medium Term Plan qualify for inclusion in this dataset if:
• the investment leads to a change in the current standard of protection (change projects);
• the investment is a replacement or refurbishment in order to sustain the current standard of protection (sustain projects);
• the project has an initial construction budget of £100,000 or more; and
• the project is included within the first five years of the MTP.
The data includes all the Environment Agency/Natural Resources Wales’s projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards. The number of households and areas of land contributing to DEFRA’s Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.
These data also contain Intermittent Flood Maintenance Programme that show the annual maintenance programme of work scheduled to be carried by the Environment Agency/Natural Resources Wales, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

Information Warning
Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.
Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency/Natural Resources Wales and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency/Natural Resources Wales consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.
This site includes mapping data licensed from Ordnance Survey used for setting the Environment Agency/Natural Resources

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Groundsure Reference: Index-4868213
Date: 9 Apr 2018

57
Wales's data in its geographical context. Ordnance Survey retains the copyright of this material and it cannot be used for any other purpose.

### 7.6 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?  
Guidance: Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. The National Planning Policy Framework states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 7a – Flood Map for Planning.

No

### 7.7 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite?  
Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies. Any relevant data within 250m is represented on Map 7b – RoFRaS Flooding.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea. RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

### 7.8 Historical Flood Outlines

Has the site or any area within 250m been subject to historical flooding as recorded by the Environment Agency/Natural Resources Wales?  
No

This database shows the individual footprint of every flood event recorded by the Environment Agency/Natural Resources Wales and previous bodies. Absence of a historical flood event outline does not mean the site has never flooded, and a record of a flood event at the site does not necessarily mean that the site will flood again.

### 7.9 JBA Surface (Pluvial) Water Flooding

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the study site?  
Significant

Guidance: The site has been assessed to be at Significant Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 75 year rainfall event to a depth of between 0.3m to 1m. This data is provided by JBA Risk Management, © Jeremy Benn Associates Limited 2008-2014.

The following pluvial (surface water) flood risk records within 50m of the study site are shown on the JBA Surface Water Flooding Map:

<table>
<thead>
<tr>
<th>Distance (m)</th>
<th>Direction</th>
<th>Risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>High</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>High</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>High</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>High</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>High</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>High</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Moderate</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Moderate</td>
</tr>
</tbody>
</table>

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Tel: 08444 159 000  
info@groundsure.com  
Groundsure Reference: Index-4868213  
Date: 9 Apr 2018
<table>
<thead>
<tr>
<th>Distance (m)</th>
<th>Direction</th>
<th>Risk</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Significant</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Significant</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Significant</td>
</tr>
<tr>
<td>0.0</td>
<td>On Site</td>
<td>Significant</td>
</tr>
<tr>
<td>4.0</td>
<td>NW</td>
<td>High</td>
</tr>
<tr>
<td>4.0</td>
<td>NW</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>4.0</td>
<td>NW</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>4.0</td>
<td>NW</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>5.0</td>
<td>NW</td>
<td>Moderate</td>
</tr>
<tr>
<td>5.0</td>
<td>NW</td>
<td>Significant</td>
</tr>
<tr>
<td>7.0</td>
<td>NW</td>
<td>Low</td>
</tr>
<tr>
<td>7.0</td>
<td>W</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>7.0</td>
<td>NW</td>
<td>Moderate</td>
</tr>
<tr>
<td>7.0</td>
<td>NW</td>
<td>Significant</td>
</tr>
<tr>
<td>8.0</td>
<td>NW</td>
<td>High</td>
</tr>
<tr>
<td>9.0</td>
<td>NW</td>
<td>High</td>
</tr>
<tr>
<td>9.0</td>
<td>NW</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>11.0</td>
<td>NW</td>
<td>Low</td>
</tr>
<tr>
<td>11.0</td>
<td>NW</td>
<td>Low</td>
</tr>
<tr>
<td>11.0</td>
<td>NW</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>11.0</td>
<td>NW</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>12.0</td>
<td>NW</td>
<td>Low</td>
</tr>
<tr>
<td>12.0</td>
<td>NW</td>
<td>Low</td>
</tr>
<tr>
<td>12.0</td>
<td>W</td>
<td>Low</td>
</tr>
<tr>
<td>12.0</td>
<td>NW</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>12.0</td>
<td>NW</td>
<td>Low to Moderate</td>
</tr>
<tr>
<td>23.0</td>
<td>SE</td>
<td>Low</td>
</tr>
<tr>
<td>40.0</td>
<td>S</td>
<td>Low</td>
</tr>
<tr>
<td>45.0</td>
<td>NE</td>
<td>Low</td>
</tr>
</tbody>
</table>

### 7.10 BGS Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site? **Yes**

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions? **Potential for groundwater flooding of property below ground level**

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? **Clearwater Flooding**

Where potential for groundwater flooding of property situated below ground level is indicated, this means that given the geological conditions there may be a groundwater flooding hazard to basements and other below surface infrastructure. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then it is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

### 7.11 BGS Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? **Low**

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

### 7.12 BGS Geological Indicators of Flooding

Are there any geological indicators of flooding within 250m of the study site? **No**

Guidance: This dataset identifies the presence of superficial geological deposits which indicate that the site may be, or have been in the past, vulnerable to inland and/or coastal flooding. This assessment does not take account of any man-made factors such as flood protection schemes, and the data behind the report are purely geological.
7.13 JBA Reservoir Failure Impact Modelling

- **Is the property located in an area identified as being at potential risk in the event of a reservoir failure?**  No

JBA Risk Management have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there be a catastrophic failure of a reservoir wall or embankment.

**Guidance:** None required
8 Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

8.1 Sites of Special Scientific Interest (SSSI)
Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: 3

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>SSSI Name</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1575.0</td>
<td>SE</td>
<td>Red Scar and Tun Brook Woods</td>
<td>Natural England</td>
</tr>
<tr>
<td>Not shown</td>
<td>1819.0</td>
<td>SE</td>
<td>Red Scar and Tun Brook Woods</td>
<td>Natural England</td>
</tr>
<tr>
<td>Not shown</td>
<td>1855.0</td>
<td>E</td>
<td>Red Scar and Tun Brook Woods</td>
<td>Natural England</td>
</tr>
</tbody>
</table>

8.2 National Nature Reserves
Records of National Nature Reserves within 2000m of the study site: 0
Database searched and no data found.

8.3 Special Areas of Conservation (SAC)
Records of Special Areas of Conservation (SAC) within 2000m of the study site: 0
Database searched and no data found.

8.4 Special Protection Areas (SPA)
Records of Special Protection Areas (SPA) within 2000m of the study site: 0
Database searched and no data found.

8.5 Ramsar sites
Records of Ramsar sites within 2000m of the study site: 0
Database searched and no data found.

8.6 Local Nature Reserves
Records of Local Nature Reserves within 2000m of the study site: 3

The following Local Nature Reserve records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>LNR Name</th>
<th>Data Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>550.0</td>
<td>SW</td>
<td>Hills and Hollows</td>
<td>Natural England</td>
</tr>
<tr>
<td>Not shown</td>
<td>1114.0</td>
<td>S</td>
<td>Grange Valley</td>
<td>Natural England</td>
</tr>
<tr>
<td>Not shown</td>
<td>1634.0</td>
<td>SE</td>
<td>Pope Land Open Space</td>
<td>Natural England</td>
</tr>
</tbody>
</table>

8.7 World Heritage Sites
Records of World Heritage Sites within 2000m of the study site: 0
Database searched and no data found.

8.8 Areas of Outstanding Natural Beauty (AONB)
Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 0
Database searched and no data found.

8.9 National Parks
Records of National Parks within 2000m of the study site: 0
Database searched and no data found.

8.10 Green Belt land
Records of Green Belt land within 2000m of the study site: 0
Database searched and no data found.

8.11 Ancient Woodland
Records of Ancient Woodland within 2000m of the study site: 3

The following Ancient Woodland records are provided by Natural England/Natural Resources Wales.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance (m)</th>
<th>Direction</th>
<th>Ancient Woodland Name</th>
<th>Ancient Woodland Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>651</td>
<td>NW</td>
<td>UNKNOWN</td>
<td>Ancient and Semi-Natural Woodland</td>
</tr>
<tr>
<td>8</td>
<td>1578</td>
<td>SE</td>
<td>UNKNOWN</td>
<td>Ancient and Semi-Natural Woodland</td>
</tr>
<tr>
<td>Not shown</td>
<td>1881</td>
<td>S</td>
<td>UNKNOWN</td>
<td>Ancient and Semi-Natural Woodland</td>
</tr>
</tbody>
</table>

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Groundsure Reference: Index-4868213
Date: 9 Apr 2018
### 9.1 Ofcom Sitefinder Mobile Phone Masts

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any mobile phone transmitters registered with Ofcom been identified within 500m of the study site?</td>
<td>No</td>
</tr>
</tbody>
</table>

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder. The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

### 9.2 Mobile Phone Mast Planning Records

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any planning records relating to telecommunication masts been identified within 500m of the study site?</td>
<td>No</td>
</tr>
</tbody>
</table>

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

### 9.3 Pylons and Electricity Transmission Lines

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have any overhead transmission lines or pylons been identified in proximity to the study site?</td>
<td>No</td>
</tr>
</tbody>
</table>

Database searched and no data found.

Guidance: None required.
### 10 Natural Hazards

#### 10.1 Risk of natural ground subsidence

**What is the maximum risk of natural ground subsidence?**

Very Low

BGS GeoSure data have been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Groundsure Geoinsight, available from our website. The following information has been found:

#### 10.2 Shrink Swell

**What is the maximum Shrink-Swell hazard rating identified on the study site?**

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

<table>
<thead>
<tr>
<th>Hazard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.</td>
</tr>
</tbody>
</table>

#### 10.3 Landslides

**What is the maximum Landslide hazard rating identified on the study site?**

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

<table>
<thead>
<tr>
<th>Hazard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.</td>
</tr>
</tbody>
</table>

#### 10.4 Soluble Rocks

**What is the maximum Soluble Rocks hazard rating identified on the study site?**

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

<table>
<thead>
<tr>
<th>Hazard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.</td>
</tr>
</tbody>
</table>

#### 10.5 Compressible Ground

**What is the maximum Compressible Ground hazard rating identified on the study site?**

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

<table>
<thead>
<tr>
<th>Hazard</th>
</tr>
</thead>
<tbody>
<tr>
<td>No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.</td>
</tr>
</tbody>
</table>

#### 10.6 Collapsible Rocks

**What is the maximum Collapsible Rocks hazard rating identified on the study site?**

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

<table>
<thead>
<tr>
<th>Hazard</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

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Groundsure Reference: Index-4868213

Date: 9 Apr 2018
<table>
<thead>
<tr>
<th>Hazard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10.7 Running Sand</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the maximum Running Sand hazard rating identified on the study site?</td>
</tr>
<tr>
<td>The following natural subsidence information provided by the British Geological Survey is not represented on mapping:</td>
</tr>
<tr>
<td>Hazard</td>
</tr>
<tr>
<td>Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10.8 Radon</th>
</tr>
</thead>
<tbody>
<tr>
<td>What is the maximum radon potential at the study site?</td>
</tr>
<tr>
<td>The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>10.9 Radon Protection Measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?</td>
</tr>
<tr>
<td>Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.</td>
</tr>
</tbody>
</table>
## 11 Mining

### 11.1 Coal Mining
Are there any coal mining areas within 75m of the study site? No  
Database searched and no data found.

### 11.2 Non-Coal Mining
Are there any Non-Coal Mining areas within 50m of the study site boundary? No  
Database searched and no data found.

### 11.3 Brine Affected Areas
Are there any brine affected areas within 75m of the study site? No  
Guidance: No Guidance Required.
12 Contacts

Index Property Information
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey (England & Wales)
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries

Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

JBA Risk Management
South Barn,
Broughton Hall,
Skipton
BD23 3AE

The Coal Authority Property Search Services
200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG
Phone: 0345 7626 848
DX 716176 MANSFIELD 5
Email: groundstability@coal.gov.uk
Web: www.groundstability.com

Public Health England
Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG
http://www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

Ordnance Survey
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SO16 0AS
Tel: 08456 050505

Local Authority
Preston City Council
Phone: 01772 906 900
Web: http://www.preston.gov.uk/
Address: Town Hall, Lancaster Road, Preston, PR1 2RL

Get Mapping PLC
Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444

Please contact us with any questions relating to this report:
Tel: 08444 159 000
info@groundsure.com

Groundsure Reference: Index-4868213
Date: 9 Apr 2018
IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

• provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
• sets out minimum standards which firms compiling and selling search reports have to meet
• promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
• enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code’s core principles

Firms which subscribe to the Search Code will:

• display the Search Code logo prominently on their search reports
• act with integrity and carry out work with due skill, care and diligence
• at all times maintain adequate and appropriate insurance to protect consumers
• conduct business in an honest, fair and professional manner
• handle complaints speedily and fairly
• ensure that products and services comply with industry registration rules and standards and relevant laws
• monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm’s final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if they find that you have suffered actual loss as a result of your search provider failing to keep to the Code. Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

• Acknowledge it within 5 working days of receipt.
• Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
• Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
• Provide a final response, in writing, at the latest within 40 working days of receipt.
• Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.
We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.
13 Standard terms and conditions

Groundsure's Terms and Conditions can be viewed online at this link:
https://www.groundsure.com/terms-and-conditions-sept-2016/

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