



**PRELIMINARY GEOENVIRONMENTAL
APPRAISAL**
of land at
114 CHAIN ROAD, BLAKLEY, M9 6GN

**Prepared on behalf of World Mission Agency – Winners Chapel
International**

Report 7305/1A

September 2024

FOREWORD (Preliminary Geoenvironmental Investigation Report)

This report has been prepared for the sole use and reliance of World Mission Agency – Winners Chapel International and cannot be relied upon by any other parties without the express written authorisation of Calabrian Limited (Calabrian). Any unauthorized third party relies on this report at their own risk and the authors owe them no duty of care.

The report presents observations and factual data obtained during our site investigation and provides an assessment of geoenvironmental issues with respect to information provided by the Client regarding the proposed development. Further advice should be sought from Calabrian prior to significant revision of the development proposals.

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

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

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

Calabrian reserve the right to amend their conclusions and recommendations in the light of further information that may become available.



TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	The Commission and Scope	1
1.2	Objectives	1
1.3	Development Proposals	1
1.4	Limitations	1
2	SITE DESCRIPTION	2
2.1	General	2
2.2	Site Features	2
3	Site History	3
4	ENVIRONMENTAL SETTING	4
4.1	General	4
4.2	Unexploded Ordnance (UXO) Risk Assessment	5
5	Land Contamination - Part IIA & Planning	6
6	GROUND INVESTIGATION DESIGN	7
6.1	Anticipated Ground Conditions	7
6.2	Potential Issues	7
6.3	Preliminary Conceptual Site Model	7
6.4	Investigation Strategy	8
7	CONCLUSIONS & RECOMMENDATIONS	10
7.1	General	10
7.2	Mining and Quarrying	10
7.3	Hazardous Gas	10
7.4	Foundations	10
7.5	Flooding	11
7.6	Contamination & Remediation	11
7.7	Further Investigation	11

DRAWINGS	
7305/1	Site Location Plan
7305/2	Proposed Site Layout
7305/3	Existing Site Features
7305/4	Site Photographs
7305/5	Preliminary Conceptual Site Model

APPENDIX A	COMMISSION
APPENDIX B	HISTORICAL OS PLANS
APPENDIX C	SEARCHES
Landmark	Envirocheck Report
Coal Authority	Consultants Mining Report
Alpha Associates	Detailed UXO Threat Assessment

1 INTRODUCTION

1.1 THE COMMISSION AND SCOPE

Calabrian Limited (Calabrian), were commissioned by World Mission Agency – Winners Chapel International (Winner Chapel) to carry out a preliminary geoenvironmental appraisal of land at 114 Chain Road, Blakley, M9 6GN.

The agreed scope for this report is summarised below with full details of Calabrian's appointment included in Appendix A:

- A site walkover and inspection;
- an assessment of the land use history;
- determination of the site's environmental setting;
- assessment of anticipated ground conditions, including potential contaminants;
- assessment of anticipated foundation and engineering issues associated with redevelopment as a church; and,
- provision of recommendations for an appropriate ground investigation.

This preliminary appraisal comprised inspection of historical and geological maps and data provided by the British Geological Survey and Landmark along with additional information provided by the Coal Authority, and ZeticaUXO. In addition, a site walkover survey has been carried out by Calabrian.

1.2 OBJECTIVES

To identify salient geoenvironmental issues affecting the site to enable Winners Chapel to obtain budget costs for the necessary site preparatory and remediation works, and to support the initial submission of a planning application to the local authority.

1.3 DEVELOPMENT PROPOSALS

It is understood that consideration is being given to redevelopment of the site with a church with associated gardens/landscaping, access road and car parks. A proposed site layout has been provided by Roscoe and is copied as Drawing 7305/2.

1.4 LIMITATIONS

General notes and limitations relevant to all Calabrian preliminary investigations are described in the Foreword and should be read in conjunction with this report. The text of the report draws specific attention to any modification to these procedures and to any other special techniques employed.



2 SITE DESCRIPTION

2.1 GENERAL

Details of the site are given below:

- Location: 6.7km north of Manchester city centre
- National Grid Reference: 385662, 404619
- Nearest Postcode: M9 6GN
- Area: 2.5 hectares (approx.)

2.2 SITE FEATURES

Calabrian completed a walkover survey of the site on 24th August 2024.

The site currently comprises an irregular parcel of generally level land that is predominately set to open, roughly vegetated ground with many mature trees and derelict hedgerows. Numerous paved or asphalt surfaced paths run through and around the site.

The north-western corner of the site is dominated by an irregular shaped, two-storey brick-built structure with a central courtyard (no access was available to this area during the walkover). The building is immediately surrounded by paved pathways.

Two smaller structures (a set of single storey garages and a two-store brick-built house) lie in the eastern section of the site.

Access to the site is gained via Chain Road (asphalt surfaced) that runs from the southern extension of the site into its centre.

The site is enclosed on all sides by a mix of fencing types and the land west of Chain Road is separated by a fence from land to the east.

Schools are located immediately to the south and south-west of the site with a residential care home to the north with open land beyond, residential properties to the east and open land to the north-west.

Existing salient features, at the time of the walkover are presented on Drawing No. 7305/3. A selection of site photographs are included on Drawing 7305/4.



3 SITE HISTORY

In order to investigate the development history and previous land uses at the site and immediate surrounding land, site centred extracts from Ordnance Survey (OS) plans dating back to 1848 have been examined. These plans are presented in Appendix B.

Dates	On Site Features	Off Site Feature
1848	The majority of the site appears to be a mix of woodland and agricultural fields with possible buildings of Litchford Hall in the north-western corner.	Open fields and woodland. A 'Sand Pit' is located around 400m north.
1893	Buildings associated with 'Convent of the Good Shepherd' are now located within the north-western section of the site with woodland immediately to the south of the buildings extending towards the south-eastern corner of the site. The remaining site areas are undeveloped.	Further convent buildings are located immediately to the north with buildings of 'Litchford Farm' to the north-west. Open fields surround the site.
1909	Some reconfiguration of the site appears to have occurred with a single large, irregularly shaped building now spanning the sites northern boundary.	A small 'Burial Ground' and 'Tank' are located 50m and 100m to the north-easts and north respectively.
1952	Some minor alterations may have been undertaken to the main building. The 'Presbytery' and 'Lodge' are now located in the extreme south of the site.	Extensive residential development has occurred immediately to the east of the site.
1974	The main building in the north-west now appears to be roughly in-line with its current configuration including the central courtyard. An additional building lies immediately to the east (see Drawing 7305/3). A tennis court has been constructed in the north-eastern corner.	
1988	Any connecting structures with buildings to the north have been removed.	Building immediately to the north including Litchford Farm have been cleared and replaced by the current site configuration noted as 'St Euphrasias Nursing Home'. 'Our Lady's RC High School' has been constructed on land to the south.
Post 2006		North Ridge High School constructed on former playing fields to the west.

It is not the intention of this report to describe in detail all the changes that have occurred on or adjacent to the site. Significant former uses/operations are highlighted in bold text for ease of reference.

Public archives suggest that Litchford Hall, began as a country mansion in the seventeenth century before becoming Miss Alsop's School and Blackley National School before later becoming a reformatory (remand home for Roman Catholic girls), convent and laundry (see image below).



4 ENVIRONMENTAL SETTING

4.1 GENERAL

Information supplied by the BGS, Coal Authority, ZeticaUXO and Landmark is summarised in the table below and presented in Appendix C.

Issue Data Reviewed	Remark
Geology 1:50,000 BGS map Borehole Data	Superficial – Till (likely stiff gravelly clay) Solid – Lower Coal Measures (likely mudstone). Shallowest coal seam - None. Strata Dip – Not recorded. Faults – running roughly east to west through the southern section of the site.
Mining Coal Authority BGS maps	The site is located within a Coal Mining Reporting Area (within the defined coalfield, but no known defined risks have been recorded by the Coal Authority; there may still be unrecorded issues). Past and present workings - None. Opencast – None within 500m. Mine entries -None on or within 100m.
Quarrying Landmark Report Historical OS Plans	One within 250m.
Radon UKHSA Map Landmark	No protective measures required. The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).

Issue Data Reviewed	Remark
Hydrogeology Landmark Report Groundwater Vulnerability map	Source Protection Zone? No. Aquifers: Secondary (Drift); Secondary (Solid). Groundwater abstractions? Nearest 1.1km west. Pollution incidents? None relating to the site.
Hydrology Landmark Report	Nearest watercourse(s) – 116m north. Water quality – Nearest recorded Irk, 369m north, Quality E. Pollution incidents? None relating to the site. Abstractions? Nearest 628m north-west. Discharge consents? None relating to the site.
Landfill Sites Landmark Report	None within 250m. An unknown pit/quarry is noted as potentially infilled 190m west with potentially infilled wetlands noted at various locations within 250m.
Flood Risk Landmark Report	The site lies in Flood Zone 1, where the risk of flooding from rivers or the sea is classified as low; however, mapping within the Landmark report does suggest small areas of the site might be affected by surface water flooding. The site area is greater than 1 hectare Flood Zone 1; therefore, a Flood Risk Assessment, focused on the management of surface water run-off, will be required. Development that increases the amount of impermeable surfaces can result in an increase in surface water run-off, which in turn can result in increased flood risk both on site and elsewhere within the catchment.

4.2 UNEXPLODED ORDNANCE (UXO) RISK ASSESSMENT

Military activities including those conducted as part of both the First and Second World Wars have resulted in a legacy of unexploded ordnance (UXO) being present within the shallow soils of the UK.

UXO result from various sources including both allied (military training) and German (bombing raids) with a guide figure of approximately 10% of all munitions failing to function as designed.

The likelihood of UXO being encountered on a development site is influenced by several factors including: the proximity to strategic targets; the nature of the development works being undertaken; and evidence of local damage in the post-war periods amongst others. To determine the likelihood of UXO being present on a site, a stepwise risk assessment process is followed. This process is outlined within CIRIA C681¹.

A Detailed Unexploded Ordnance (UXO) Threat Assessment has been carried out by Landmark and Alpha Associates and the risk assessment is included in Appendix C. This concluded that risks at the site are low and that no further action is required in respect of UXO at the site.

¹ CIRIA C681 Unexploded Ordnance: A Guide for the Construction Industry.

5 LAND CONTAMINATION - PART IIA & PLANNING

Local Authorities have responsibilities with respect to land contamination in the context both of Part IIA of the Environmental Protection Act 1990, and Planning.

The contaminated land regime in Part IIA was introduced specifically to address the historical legacy of land contamination. It applies where there is unacceptable risk, assessed on the basis of the current use and the relevant circumstances of the land. It is not directed to assessing risks in relation to a future use of the land that would require a specific grant of planning permission. This is primarily a task for the planning system, which aims to control development and land use in the future.

Planning

With respect to contamination and site investigation the Planning Policy Framework (NPPF) states that:

- 'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Planning policies and decisions should ensure that:

- the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses, and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented'.

Annex 2 of the NPPF states that 'all investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 - 2011, Code of Practice for the Investigation of Potentially Contaminated Sites)'.

This Site

Given the presence of secondary aquifers (both superficial and bedrock) below the site, the environmental setting of the site is considered to be of moderate sensitivity.

Current and historical uses of the site is considered unlikely to have given rise to any significant ground and groundwater contamination; however, made ground associated with previous phases of development on the site may give rise to minor contamination.

6 GROUND INVESTIGATION DESIGN

6.1 ANTICIPATED GROUND CONDITIONS

Based on the Environmental Setting and previous land use data reviewed anticipated ground conditions are expected to comprise:

- **Made Ground** - possible veneer within current and previously developed areas of the site.
- **Natural Soils** - likely firm and stiff gravelly clay.
- **Bedrock** – not anticipated at shallow depth.
- **Mineworkings** – none recorded beneath the site and any possible coal seams will be at a depth that would not affect the surface stability of the site.
- **Groundwater** – unlikely at shallow depth.

6.2 POTENTIAL ISSUES

Based on the data above and that in Sections 2 (Site Description) and 3 (History), potential ground-related issues associated with this site are likely to include:

Potential on-site contamination sources:

1. Made ground associated with current and previous development.

Potential off-site contamination sources:

1. None.

Potential geotechnical hazards:

1. None.

Other potential constraints:

1. None.

6.3 PRELIMINARY CONCEPTUAL SITE MODEL

The historical plans show that the site has been occupied by Litchford Hall and subsequently various phases of development of the convent and school, all of which are considered unlikely have caused any significant ground contamination.

Because of this assessment, anticipated potential contaminants, within soil and/or groundwater include:

- pH, and total metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, selenium, and zinc);
- asbestos;
- calorific Value (CV) within any ashy material;
- Poly Aromatic Hydrocarbons (PAH); and,
- Total Petroleum Hydrocarbons (TPH) includes BTEX.

Potential pollutant linkages are shown on a preliminary conceptual site model, presented as Drawing No 7305/5 with a summary of the possible source-pathway-receptor linkages and risk definitions provided in the table below. Clearly the conceptual model will be subject to modification in light of data arising from the proposed intrusive ground investigation.

6.4 INVESTIGATION STRATEGY

The preliminary conceptual site model has used as a basis for design of an appropriate ground investigation, the scope of which is summarised below:

Exploratory Hole Type	Purpose
Trail Pits (Machine Excavated)	To determine the general nature of soils underlying the site, including the: • Nature, distribution, and thickness of made ground; • nature, degree, and extent of contamination; • proportion of undesirable elements eg biodegradable matter, foundations etc. • suitability of the ground for founding structures and pavements; and, • to determine whether soakaways could be utilised for storm water drainage.

Proposed exploratory hole locations should be selected to provide a representative view of the strata beneath the. A nominal 30m grid spacing should be appropriate, with additional exploratory locations scheduled as necessary in light of the ground conditions actually encountered.

The number of soil samples taken should be reflective of the geological complexity actually encountered, but in general about three samples should be taken from most exploratory holes.

Preliminary Conceptual Site Model – the table below summarises the possible source-pathway-receptor linkages with risk definitions in accordance with CIRIA C552².

Source	Exposure Pathway	Potential Receptor	Probability of Exposure	Consequence of Exposure	Discussion of Pollutant Linkage	Risk
Made Ground associated with previous development, (heavy metals, PAHs, asbestos, and fuel / oil hydrocarbons).	Inhalation, Ingestion and Dermal Contact	Humans – future users of site infrastructure (site users)	Likely	Medium (dependent on the types of contaminants someone is exposed to).	Site users could come into contact with made ground if near surface in garden or landscaped areas.	Moderate Risk
		Humans - construction & maintenance workers	Low (with appropriate use of PPE / RPE)	Medium (dependent on the types of contaminants someone is exposed to).	Potential for construction and maintenance workers to encounter contaminated soil / asbestos fibres. Exposure times likely to be limited and risks should be reduced by wearing appropriate personnel protective equipment (PPE/RPE).	Low to Moderate Risk
	Leaching and migration	Groundwater – underlying Secondary Aquifer (superficial).	Low Likelihood	Medium	Low potential for mobile contaminants on site.	Low to Moderate Risk
		Groundwater - Underlying Secondary aquifer (bedrock).	Low Likelihood	Medium	Overlying cohesive superficial deposits will act as a buffer between surface and bedrock aquifer.	Low Risk
	Direct contact	Foundation	Likely	Mild	Potential for contaminants posing risk to new foundations and underground structures to be present.	Low to Moderate Risk

² Contaminated land risk assessment. A guide to good practice (C552), 2001.

7 CONCLUSIONS & RECOMMENDATIONS

7.1 GENERAL

It is understood that Winners Chapel are considering acquisition of the site with a view to redevelopment with a church.

The main issues considered in this report, and in particular in Sections 3 and 4 are based on a review of historical data and available information. This report provides an assessment of geoenvironmental issues and implications associated with redevelopment of the site.

7.2 MINING AND QUARRYING

This site is located within a Coal Mining Reporting Area (within the defined coalfield, but no known defined risks have been recorded by the Coal Authority; there may still be unrecorded issues); however, the coal mining risk at the site is very low.

There are no quarries on or within 250m of the site.

7.3 HAZARDOUS GAS

Information from historical OS plans, and landmark indicates that there are no known former landfill sites at or within 250m of the site. As such it is unlikely that the site will be affected by landfill gas.

The site is neither underlain by shallow mineworkings nor located in an area considered susceptible to mines gas emissions.

Radon protection measures are not required for new dwellings at the site.

As such, no special precautions against hazardous gas are required on this site.

7.4 FOUNDATIONS

At present, no geotechnical ground investigation data is available and consequently it is only possible to estimate the ground conditions. Before firm foundation recommendations can be given, it will be necessary to undertake an appropriate ground investigation. However, tentative recommendations are provided below.

The published geological data suggests that site is likely to be underlain by firm to stiff cohesive glacial deposits. These deposits should provide sufficient bearing capacity to enable the adoption of strip footings for two to three-storey structures.

All concrete slabs and service ducts will require breaking out during the demolition of existing buildings. Foundations of plots that conflict with relict foundations should be taken to greater depth than the relict foundations and into natural ground of adequate bearing capacity.

7.5 FLOODING

The EA indicate that the site is not located within an indicative floodplain although there are small areas of the site that might be affected by surface water flooding. A detailed flood risk assessment is recommended

7.6 CONTAMINATION & REMEDIATION

The historical plans show that the site has been occupied by Litchford Hall and subsequently various phases of development of the convent and school, all of which are considered unlikely have caused any significant ground contamination.

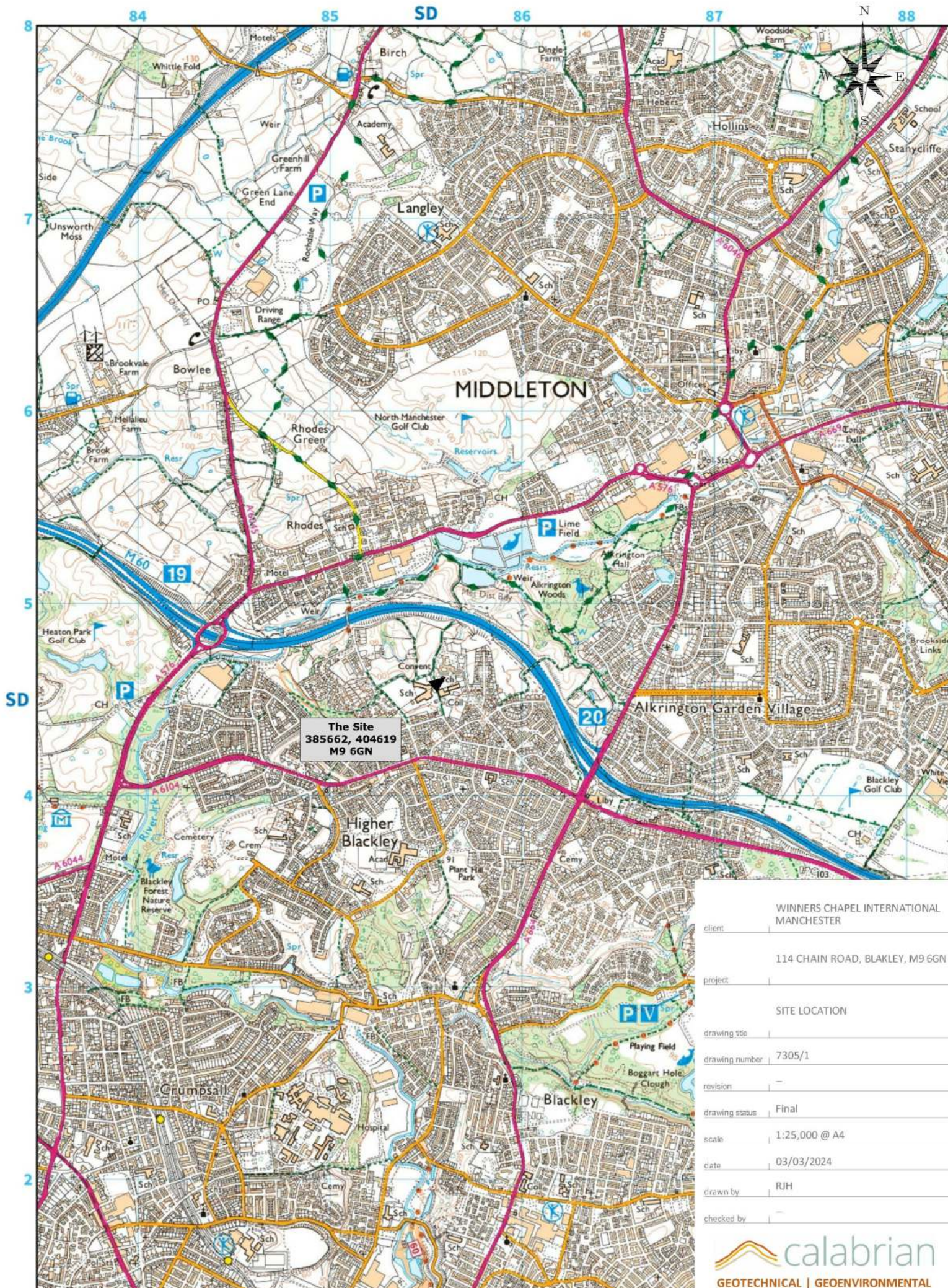
7.7 FURTHER INVESTIGATION

Whilst the site is considered suitable for its current and proposed use, the proposed change in use will require intrusive investigation.

This would include:

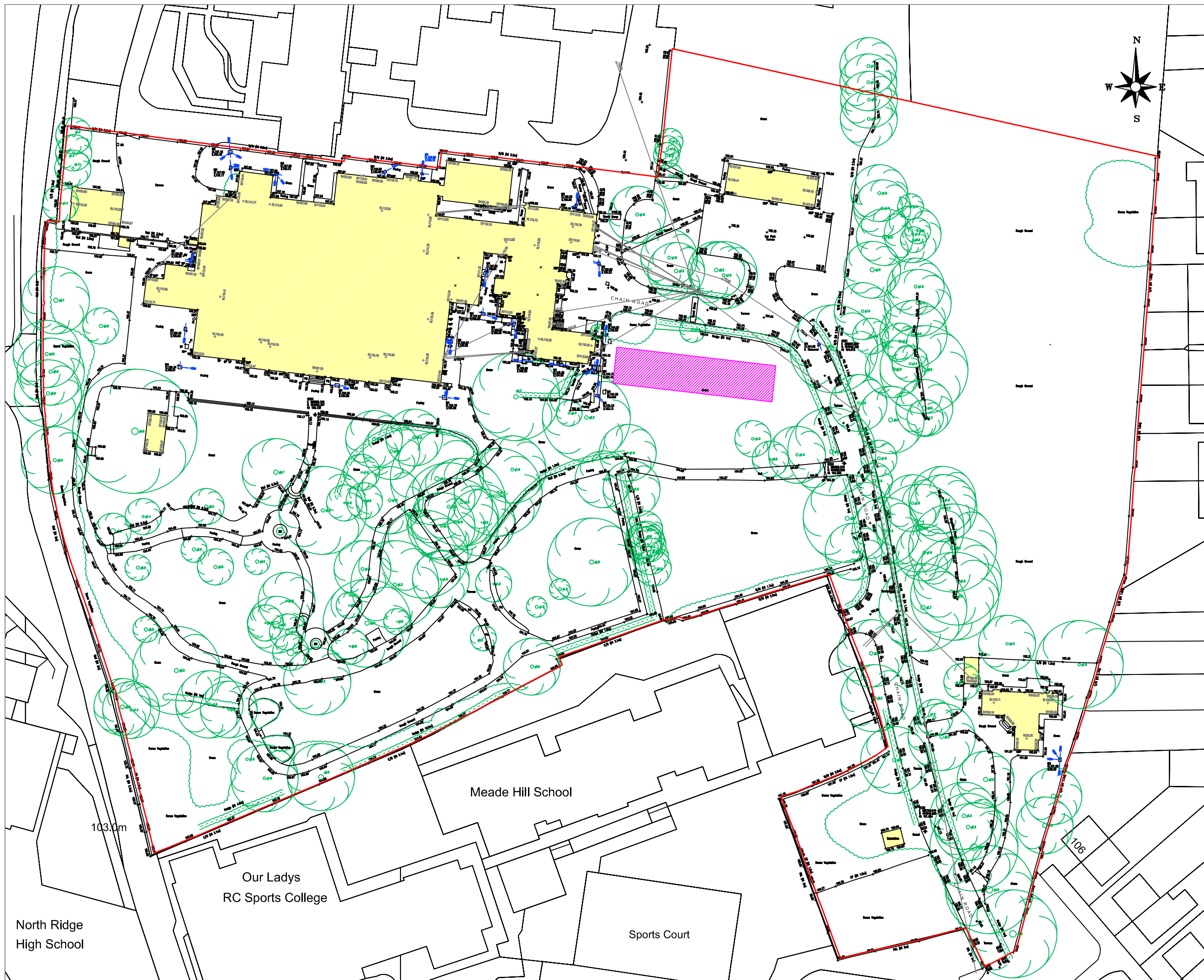
- Machine-excavated trial pits to determine near surface ground conditions including depth to bedrock, the presence of obstructions, groundwater and stability;
- geotechnical soils analysis to enable foundation recommendations; and,
- chemical testing on soil and if necessary, groundwater, samples to assess the significance of contamination, if any, as a result of former land use.

DRAWINGS	
7305/1	Site Location Plan
7305/2	Proposed Site Layout
7305/3	Existing Site Features
7305/4	Site Photographs
7305/5	Preliminary Conceptual Site Model





rev.	description
client	WINNERS CHAPEL INTERNATIONAL MANCHESTER
project	114 CHAIN ROAD, BLAKLEY, M9 6
drawing title	PROPOSED LAYOUT
drawing number	7305/2
revision	-
drawing status	Final
scale	1:750@A3
date	03/03/2024
drawn by	RJH
checked by	-



notes

- BUILDING
- PREVIOUS BUILDING (approx)
- APPROXIMATE SITE BOUNDARY

rev. description

client

project

114 CHAIN ROAD, BLAKLEY, M9 6GN

SITE FEATURES

drawing title

drawing number 7305/3

revision

drawing status Final

scale 1:750@A3

date 03/03/2024

drawn by RJH

checked by

calabrian

GEOTECHNICAL | GEOENVIRONMENTAL

info@calabrian.co.uk



notes

— APPROXIMATE SITE BOUNDARY

LOCATION & ORIENTATION OF PHOTOGRAPH

75 72

N

W E

S

80

66

NORTHBRIDGE ROAD

27

18

17

96

16

14

12

10

8

105.2m

103.0m

Meade Hill School

North Ridge High School

School Bungalow

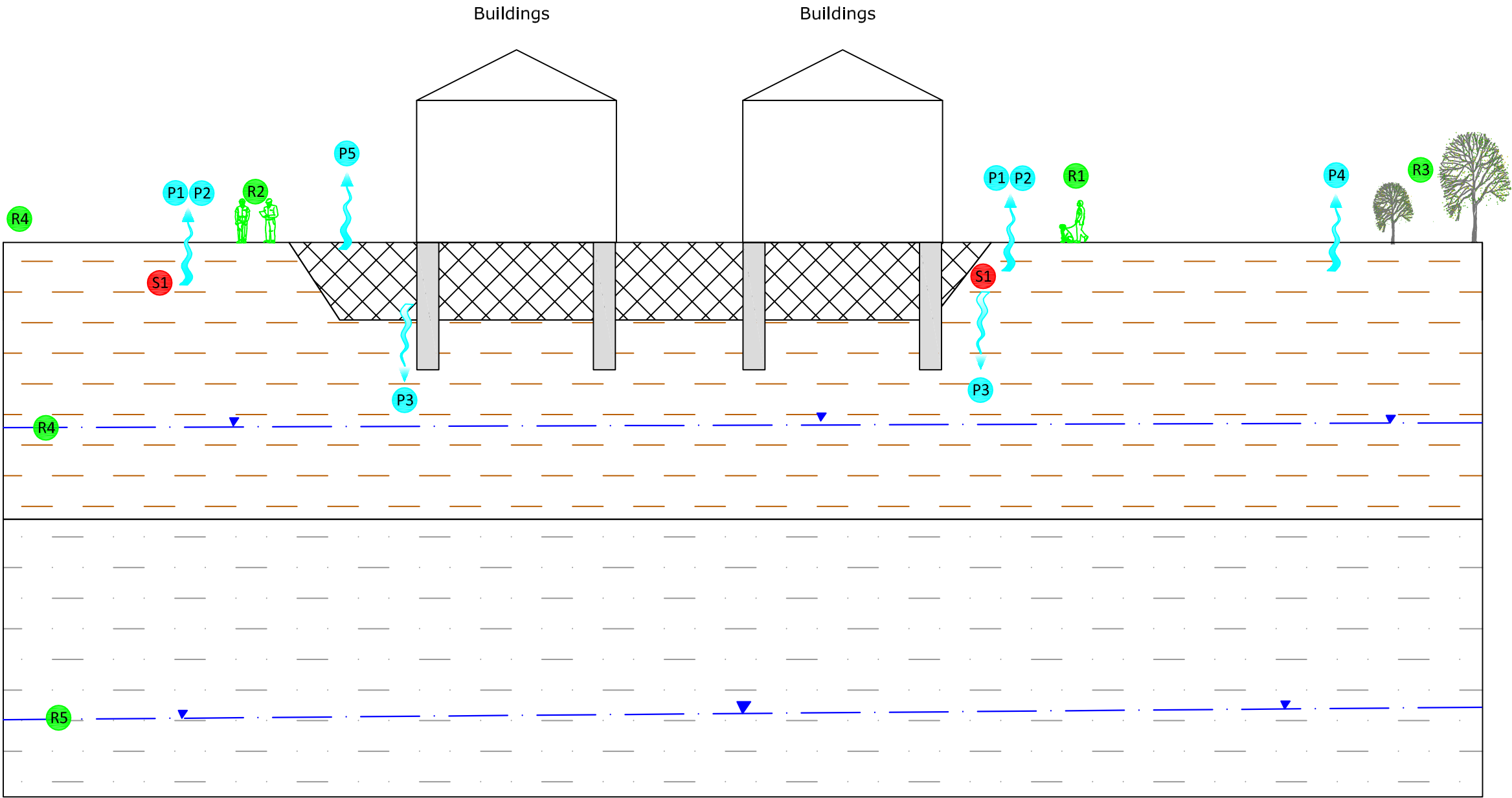
rev. description

client	WINNERS CHAPEL INTERNATIONAL MANCHESTER
project	114 CHAIN ROAD, BLAKLEY, M9 6GN
drawing title	PHOTOGRAPHS
drawing number	7305/4
revision	-
drawing status	Final
scale	1:750@A3
date	03/03/2024
drawn by	RJH
checked by	-

calabrian

GEOTECHNICAL | GEOENVIRONMENTAL

info@calabrian.co.uk



GEOLOGY

-  **MADE GROUND**
-  **TILL** (gravelly clay)
-  **COAL MEASURES** (Mudstone)

SOURCES

-  **S1** **MADE GROUND** (Inorganics, organics and asbestos)

POTENTIAL PATHWAYS

-  **P1** **DERMAL CONTACT**
-  **P2** **INGESTION\INHALATION**
-  **P3** **LEACHING OF CONTAMINANTS**
-  **P4** **UPTAKE BY PLANTS**
-  **P5** **VOLATILISATION**

SIGNIFICANT RECEPTORS

-  **R1** **END USERS** (Site users)
-  **R2** **SITE WORKERS**
-  **R3** **VEGETATION**
-  **R4** **SECONDARY AQUIFER** (Superficial)
-  **R5** **SECONDARY AQUIFER** (Bedrock)

rev. description

client | WINNERS CHAPEL INTERNATIONAL
MANCHESTER

project | 114 CHAIN ROAD, BLAKLEY, M9 6GN

drawing title | PRELIMINARY CONCEPTUAL
SITE MODEL

drawing number | 7305/5

revision | -

drawing status | Final

scale | Not to Scale

date | 03/03/2024

drawn by | RJH

checked by | -

APPENDIX A COMMISSION

7305/002/RJH/rjh

25th May 2024

Mr A Wall
38 Mosley Street
Manchester
M2 3AZ

Dear Aaron

114 Chain Road, Blakley, M9 6GN – Fee Proposal

Further to your recent invitation, please find below our proposal for undertaking a geotechnical and environmental desk study appraisal of the above land. It is understood that the site consists of a single parcel of land of approximately 2.5 hectares and is currently a vacant former care home.

This site is located within a Coal Mining Development Low Risk Area (within the defined coalfield, but no known defined risks have been recorded by the Coal Authority; there may still be unrecorded issues), and therefore a mining report will be obtained.

Environmental search data and historical maps (obtained from Landmark) will be reviewed in order to determine whether any past land uses have had any effect on the proposed development. For some sites also include Local Authority & \or Environment Agency. In addition, we will visit site to review current operations and undertake a walkover survey.

The report will include preliminary recommendations with respect to mining, foundations, contamination, and hazardous gas.

Preliminary and detailed unexploded ordnance (UXO) risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'. An initial UXO threat assessment has been undertaken using the ZeticaUXO risk map. The site is located in a medium-risk area and a *Detailed UXO Threat Assessment should be undertaken, and our proposal allows for this.

It is anticipated, allowing for receipt of statutory search information that a final bound report will be available within two weeks of receiving your written instruction to proceed. Our lump sum fee for provision of this report is £*,*** plus VAT.

Terms & Conditions

This work will be undertaken in accordance with our Standard Terms and Conditions, a copy of which are enclosed.

Should you require any further information, please contact the undersigned.

Yours sincerely



Richard Hey - Managing Director

**for and on behalf of
CALABRIAN LIMITED**

enc

Calabrian Limited

9 Millwood | Ingleton | LA6 3HY | Tel: 07957 335307
email: info@calabrian.co.uk

Terms and Conditions for the Appointment of Calabrian Limited

1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Agreement, unless the context otherwise requires, the following words and expressions have the following meanings:
- “Agreement” shall mean these Terms (entitled “Terms and Conditions for the Appointment of Calabrian Limited”), the Proposal, any document recording the Client’s unequivocal acceptance of the Proposal and any other documents or parts of other documents expressly referred to in any of the foregoing;
- “Client” shall mean the party for whom the Services are being provided by Calabrian;
- “Documents” shall mean all documents of any kind and includes plans, drawings, reports, programmes, specifications, Bills of Quantities, calculations, letters, e-mails, faxes, memoranda, films and photographs (including negatives), or any other form of record prepared or provided or received by, or on behalf of Calabrian, and whether in paper form or stored electronically or on disk, or otherwise;
- “Calabrian” shall mean Calabrian Limited whose registered office is at Holly Rise, 17 The Maltings, Liphook, GU30 7DG.
- “Intellectual Property” includes all rights to, and any interests in, any patents, designs, trade marks, copyright, know-how, trade secrets and any other proprietary rights or forms of intellectual property (protectable by registration or not) in respect of any technology, concept, idea, data, programme or other software (including source and object codes), specification, plan, drawing, schedule, minutes, correspondence, scheme, programme, design, system, process logo, mark, style, or other matter or thing, existing or conceived, used, developed or produced by any person;
- “Parties” shall mean the Client and Calabrian
- “Project” shall mean the project described in the Proposal and any enquiry from the Client on which Calabrian has based its Proposal;
- “Proposal” means the offer document prepared by Calabrian in response to an enquiry or otherwise, in connection with the proposed provision of the Services;
- “Services” means the work and services relating to the Project to be provided by Calabrian pursuant to the Agreement and as set out in the Proposal and shall include any additions or amendments thereto made in accordance with these Terms;
- “Terms” means these terms entitled “Calabrian Terms of Appointment”;
- 1.2 Words importing the singular only shall also include the plural and vice versa, where the context requires.
- 1.3 Words importing persons or parties shall include firms, corporations and any organisation having legal capacity and vice versa, where the context requires; and words importing a particular gender include all genders.
- 1.4 The sub-headings to the clauses of these Terms are for convenience only and shall not affect the construction of the Agreement.
- 1.5 A reference to legislation includes that legislation as from time to time amended, re-enacted or substituted and any Orders in Council, orders, rules, regulations, schemes, warrants, by-laws, directives or codes of practice issued under any such legislation.
- 1.6 In the event of conflict between the documents forming part of the Agreement, the Proposal shall prevail, followed by the Terms.

2 APPOINTMENT

- 2.1 The Client agrees to engage Calabrian and Calabrian agrees to provide the Services in accordance with the provisions of the Agreement.

3 OBLIGATIONS OF CALABRIAN

- 3.1 Calabrian shall perform the Services using the reasonable standard of skill and care normally exercised by similar professional Environmental firms in performing similar services under similar conditions.
- 3.2 Calabrian shall use all reasonable endeavours to perform the Services in accordance with all relevant environmental and safety legislation.
- ## 4 OBLIGATIONS OF THE CLIENT
- 4.1 Throughout the period of this Agreement the Client shall afford to Calabrian or procure the affording to Calabrian of access to any site where access is required for the performance of the Services.
- 4.2 The Client accepts responsibility for ensuring that Calabrian is notified in writing of all special site and/or plant conditions, including without prejudice to the generality of the foregoing, the existence and precise location of all underground services, cables, pipes, drains or underground buildings, constructions or any hazards known or suspected by the Client, which the Client shall clearly mark on the ground or identify on accurate location plans supplied to Calabrian prior to the commencement of the Services. The Client shall also inform Calabrian in writing of any relevant operating procedures including any site safe operating procedures and any other regulations relevant to the carrying out of the Services. The Client shall indemnify Calabrian against all costs, claims, demands and expenses arising as a result of any non-disclosure in this respect, including but not limited to indemnification against any action brought by the owner of the land or otherwise.
- 4.3 If the Client discovers any conflict, defect or other fault in the information or designs provided by Calabrian pursuant to the Agreement, he will advise Calabrian in writing of such defect, conflict or other fault and Calabrian shall have the right to rectify the same or where necessary, to design the solution for rectification of any works carried out by others pursuant the conflicting, defective or in any other way faulty information or designs.

5 INTELLECTUAL PROPERTY

- 5.1 The copyright in all Intellectual Property prepared by or on behalf of Calabrian in connection with the Project for delivery to the Client shall remain vested in Calabrian.
- 5.2 The Client shall have a non-exclusive licence to copy and use such Intellectual Property for purposes directly related to the Project. Such licence shall enable the Client to copy and use the Intellectual Property but solely for its own purposes in connection with the Project and such use shall not include any licence to reproduce any conceptual designs or professional opinions contained therein nor shall it include any license to amend any drawing, design or other Intellectual Property produced by Calabrian.
- 5.3 Should the Client wish to use such Intellectual Property in connection with any other works or for any other purpose not directly related to the Project or wish to pass any Intellectual Property to any third party, it must obtain the prior written consent of Calabrian. The giving of such consent shall be at the discretion of Calabrian and shall be upon such terms as may be required by Calabrian. Calabrian shall not be liable for the use by any person of such Intellectual Property for any purpose other than that for which the same were prepared by or on behalf of Calabrian.
- 5.4 Ownership of any proposals submitted to the Client that are not subsequently confirmed as part of the Services to be provided for the Client remain with Calabrian and such proposals must not be used as the basis for any future work undertaken by the Client or a third party and no liability can be accepted howsoever arising from such proposals.
- 5.5 In the event of the Client being in default of payment of any fees or other amounts due, Calabrian may suspend further use of the licence on giving 2 days’ notice of the intention to do so. Use of the licence may be resumed on receipt of the outstanding amounts
- ## 6 TITLE
- 6.1 Calabrian shall transfer only such title or rights in respect of the Documents as it has, and if any part is purchased from a third party Calabrian shall transfer only such title or rights as that party had and has transferred to Calabrian.
- 6.2 Title in the Documents shall remain with and shall not pass to the Client until the amount due under the invoice(s) (including interest and costs) has been paid in full.
- 6.3 Until title passes, the Client shall hold the Documents as bailee for Calabrian and shall store or mark them so that they can at all times be identified as the property of Calabrian.
- 6.4 At any time before title passes (save and except where payment is not due), but only after prior consultation with the Client, Calabrian may without any liability to the Client repossess and use or sell all or any of part of the Documents and by doing so terminate the right of the Client to use, sell or otherwise deal in the Documents.
- 6.5 Calabrian may maintain an action for the price of the Documents notwithstanding that title in them has not passed to the Client.

7 CONFIDENTIALITY

- 7.1 Calabrian undertakes not to divulge or disclose to any third party without the written consent of the Client information which is designated confidential by the Client or which can reasonably be considered to be confidential and arises during the performance of the Services unless required to do so by law or necessary in the proper performance of its duties in relation to the Project, or in order to make full frank and proper disclosure to its insurers or intended insurers, or to obtain legal or accounting advice.
- 7.2 Subject to the above, Calabrian shall be permitted to use information related to the Services it provides in connection with the Project for the purposes of marketing its services and in proposals for work of a similar type.

8 THIRD PARTIES

- 8.1 The Agreement or any part thereof or any benefit or interest thereunder may not be assigned by the Client without the prior written consent of Calabrian. The giving of such consent shall be at the discretion of Calabrian and Calabrian will only agree to an assignment on its terms and in return for payment of a fee by the Client to Calabrian to cover Calabrian’s legal and other costs associated with any assignment.
- 8.2 The Agreement shall not confer and shall not purport to confer on any third party any benefit or any right to enforce any term of this Agreement for the purposes of the Contracts (Rights of Third Parties) Act 1999 or otherwise.
- 8.3 Calabrian will consider and may consent to any request from the Client for Calabrian to enter a collateral warranty with a third party with regard to the Services provided under the Agreement. The giving of such consent shall be at the discretion of Calabrian and Calabrian will only enter a collateral warranty on its terms and in return for payment of a fee by the Client to Calabrian to cover Calabrian’s legal and other costs associated with any collateral warranty.

9 INSURANCE

- 9.1 Calabrian warrants to the Client that there is in force a policy of Professional Indemnity insurance covering its liabilities for negligence under this Agreement, with a limit of indemnity of £5,000,000 (FIVE MILLION POUNDS) any one Single Claim, Defence Costs in addition. This policy is annually renewable and whilst renewal is not automatic, Calabrian agrees to use reasonable endeavours to maintain such insurance at all times until six years from the date of the completion (or termination) of the Services under the Agreement, provided such insurance is available at commercially reasonable rates having regard, inter alia, to premiums required and policy terms obtainable.
- 9.2 If for any period such insurance is not available at commercially reasonable rates, Calabrian shall forthwith inform the Client and shall obtain in respect of such period such reduced level of Professional Indemnity insurance as is available and as would be fair and reasonable in the circumstances for Calabrian to obtain.

10 LIMITATIONS ON LIABILITY

- 10.1 Unless otherwise agreed in writing, Calabrian’s liability under or in connection with the Agreement whether in contract, tort, negligence, breach of statutory duty or otherwise (other than in respect of personal injury or death) shall be limited to and shall not exceed the lesser of either five million pounds in the aggregate or 10 times the total value of invoices issued to the Client for consultancy work instructed under the Agreement.
- 10.2 No action or proceedings under or in respect of the Agreement whether in contract, tort, negligence, under statute or otherwise shall be commenced against Calabrian after the expiry of a period of six years from the date of the completion (or termination) of the Services under the Agreement.
- 10.3 Whilst Calabrian will scan all potential exploratory locations with a Cable Avoidance Tool, Calabrian shall not be liable for any damage to underground services, cables, pipes, drains or underground buildings, constructions and the like which were either not marked on site or for which accurate plans were not provided.
- 10.4 Calabrian shall not be liable for the cost of rectifying any defect, conflict or other fault in the information or designs provided by Calabrian or for the cost of designing a solution for and rectifying any subsequent works carried out by others pursuant to the conflicting, defective or in any other way faulty information or designs, unless Calabrian has been advised in writing of the same by the Client and has been given the opportunity to rectify the same or where necessary, to design the solution for rectification of any subsequent works carried out by others pursuant to the same.

11 PAYMENT

- 11.1 Invoices for services rendered will be submitted for payment in accordance with the Proposal.
- 11.2 The due date for payment is the date of the invoice and the final date for payment is 28 days from the date of the invoice.
- 11.3 If the Client disputes the amount included for payment in an invoice a written notice must be served on Calabrian by the Client not later than 14 days before the final date for payment. If no notice is given the amount due shall be the amount stated in the invoice.
- 11.4 In the event of failure on the part of the Client to pay any monies in accordance with the foregoing payment provisions, Calabrian will be entitled to charge interest on any monies owed to it by the Client, such interest to be at a rate of 8% above the base rate of a clearing bank from time to time calculated from the final date for payment to the date of actual payment on a compound basis.

12 DELAY

- 12.1 Calabrian will comply with any timescale agreed for completion of the Services unless delayed or prevented by circumstances beyond its reasonable control and in the event of any such circumstances arising Calabrian undertakes to complete the Services within a reasonable period, but will not be liable to the Client for any delay as a result.

13 TERMINATION

- 13.1 The Agreement may be determined by either party in the event of the other making a composition or arrangement with its creditors, becoming bankrupt, or being a company, making a proposal for a voluntary arrangement for a composition of debts, or has a provisional liquidator appointed, or has a winding-up order made, or passes a resolution for voluntary winding-up (except for the purposes of a bona fide scheme of amalgamation or reconstruction), or has an administrator or an administrative receiver appointed to the whole or any part of its assets. Notice of determination must be given to the party which is insolvent by the other party.
- 13.2 If for any reason the performance of the Services by Calabrian is suspended for a period in excess of three calendar months then Calabrian shall be entitled to determine its appointment in respect of the Services by seven days written notice to the Client.
- 13.3 If the Client shall fail to pay in full any sum due under the terms of the Agreement by the final date for payment for that sum and no effective notice of intention to withhold payment has been issued, Calabrian may serve written notice on the Client demanding payment within 14 days of such notice. If the Client shall fail to comply with such notice, Calabrian shall be entitled to terminate its employment under the Agreement forthwith.
- 13.4 Any determination of the appointment of Calabrian howsoever caused shall be without prejudice to the right of Calabrian to require payment for all services performed up to the date of such determination including but not limited to payment of a fair and reasonable proportion of any figure identified in the Proposal or otherwise for fees in respect of a particular service which Calabrian has started, but not completed.

14 NOTICES

- 14.1 Any notice provided for in the Agreement shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post to the address of the relevant party as may have been notified by each party to the other or, in the absence of notification, to the address of Calabrian set out above or to the registered address of the Client.
- 14.2 Such notice shall be deemed to have been received on the day of delivery if delivered by hand or on the second working day after the day of posting if sent by first class post.

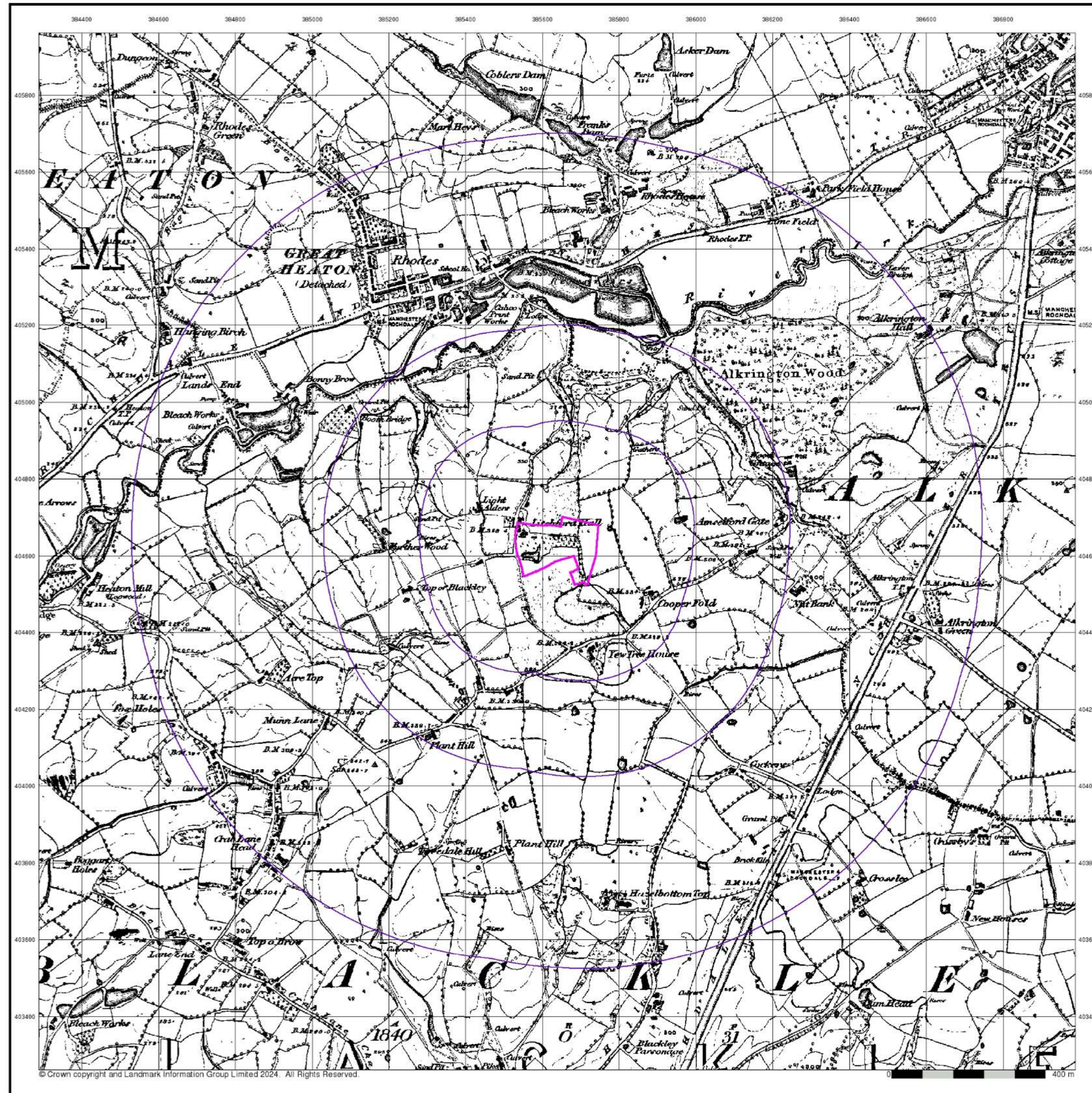
15 ENTIRE AGREEMENT

- 15.1 The Agreement constitutes the complete and entire agreement between the Client and Calabrian with respect to the Services and supersedes any prior oral and/or written warranties, terms, conditions, communications and representations, whether express or implied and any claim against Calabrian in respect of the Services can only be made in contract under the provisions of the Agreement and not otherwise under the law or tort or otherwise.
- 15.2 No amendments, modifications or variation of the Agreement shall be valid unless made in writing and agreed to by both the Client and Calabrian; such agreement must be recorded in writing by at least one of the Parties.
- 15.3 Calabrian will not be bound by any standard or printed terms or conditions furnished by the Client in any of its documents unless Calabrian specifically states in writing separately from such documents that it intends such terms and conditions to apply.

16 DISPUTES AND GOVERNING LAW

- 16.1 The Agreement shall be governed by and construed in accordance with English law and the Parties irrevocably and unconditionally submit to the jurisdiction of the English Courts.
- 16.2 Where the Housing Grants, Construction and Regeneration Act 1996 applies, any dispute between the Parties may be referred to adjudication in accordance with The Scheme for Construction Contracts Regulations 1998 or any amendment or modification thereof being in force at the time of the dispute, as applicable to England, Wales, Scotland and Northern Ireland.

APPENDIX B HISTORICAL OS PLANS



Lancashire And Furness

Published 1848

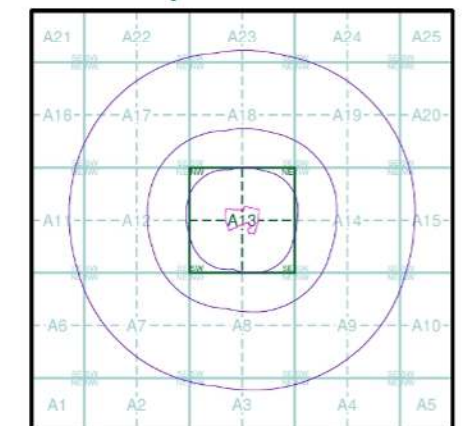
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 357153984_1_1
Customer Ref: 7305
National Grid Reference: 385640, 404620
Slice: A
Site Area (Ha): 2.5
Search Buffer (m): 1000

Site Details

Site at 385638,404612

Lancashire And Furness

Published 1893

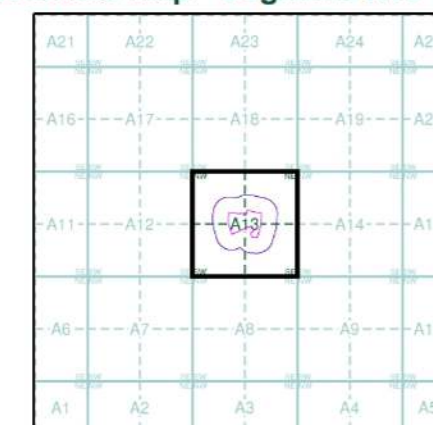
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

096 07
1893
1:2,500
096 11
1893
1:2,500

Historical Map - Segment A13

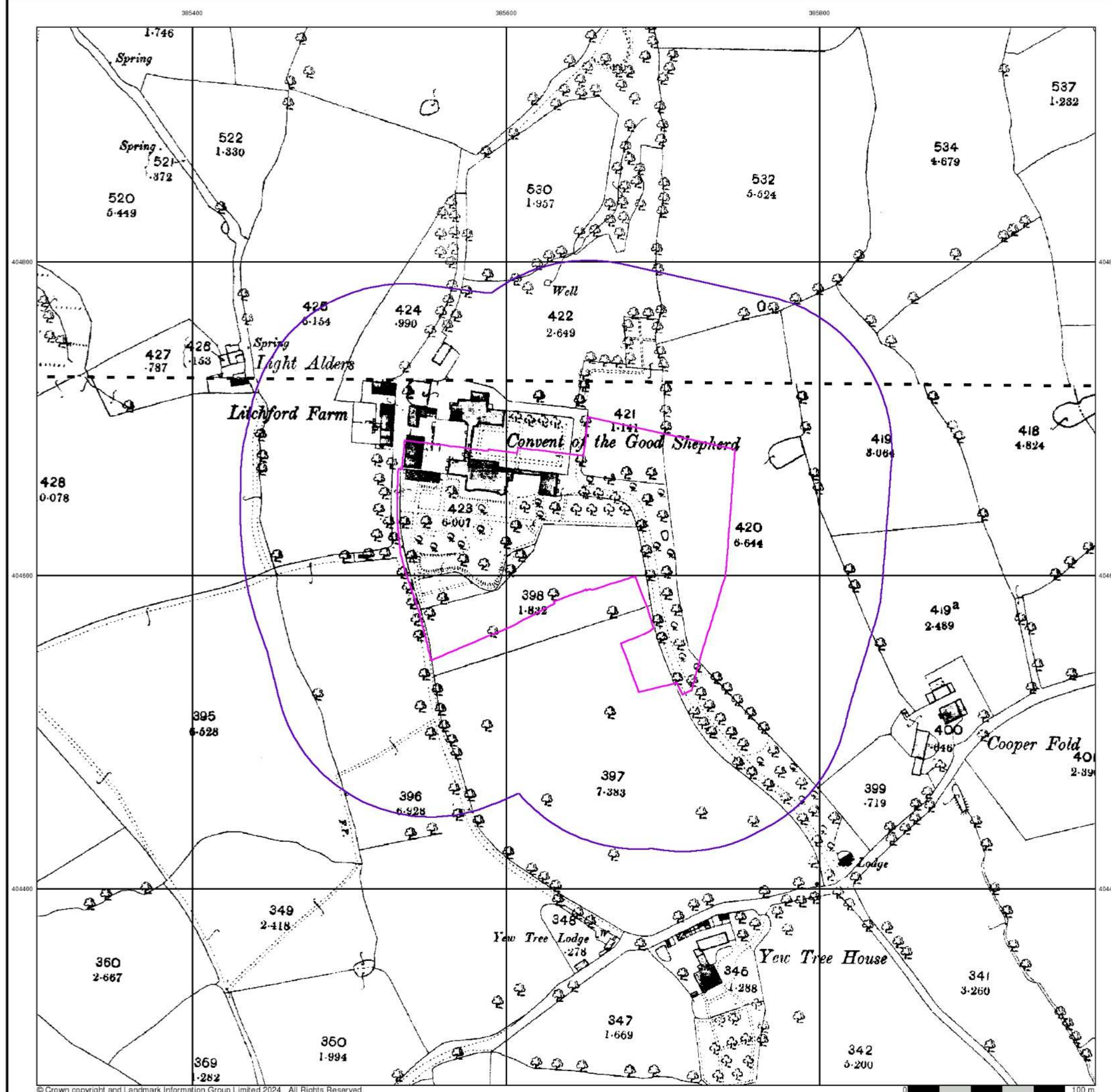


Order Details

Order Number: 357153984_1_1
 Customer Ref: 7305
 National Grid Reference: 385640, 404620
 Slice: A
 Site Area (Ha): 2.5
 Search Buffer (m): 100

Site Details

Site at 385638,404612



Lancashire And Furness

Published 1909

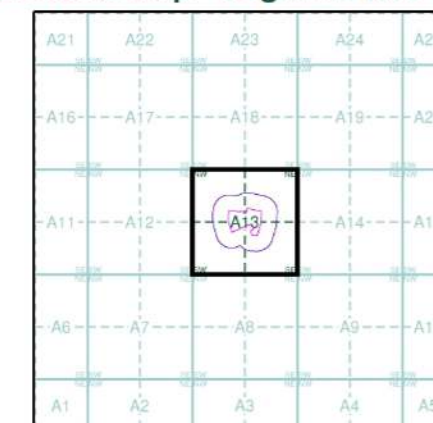
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

096 07	1909	1:2,500
096 11	1909	1:2,500

Historical Map - Segment A13

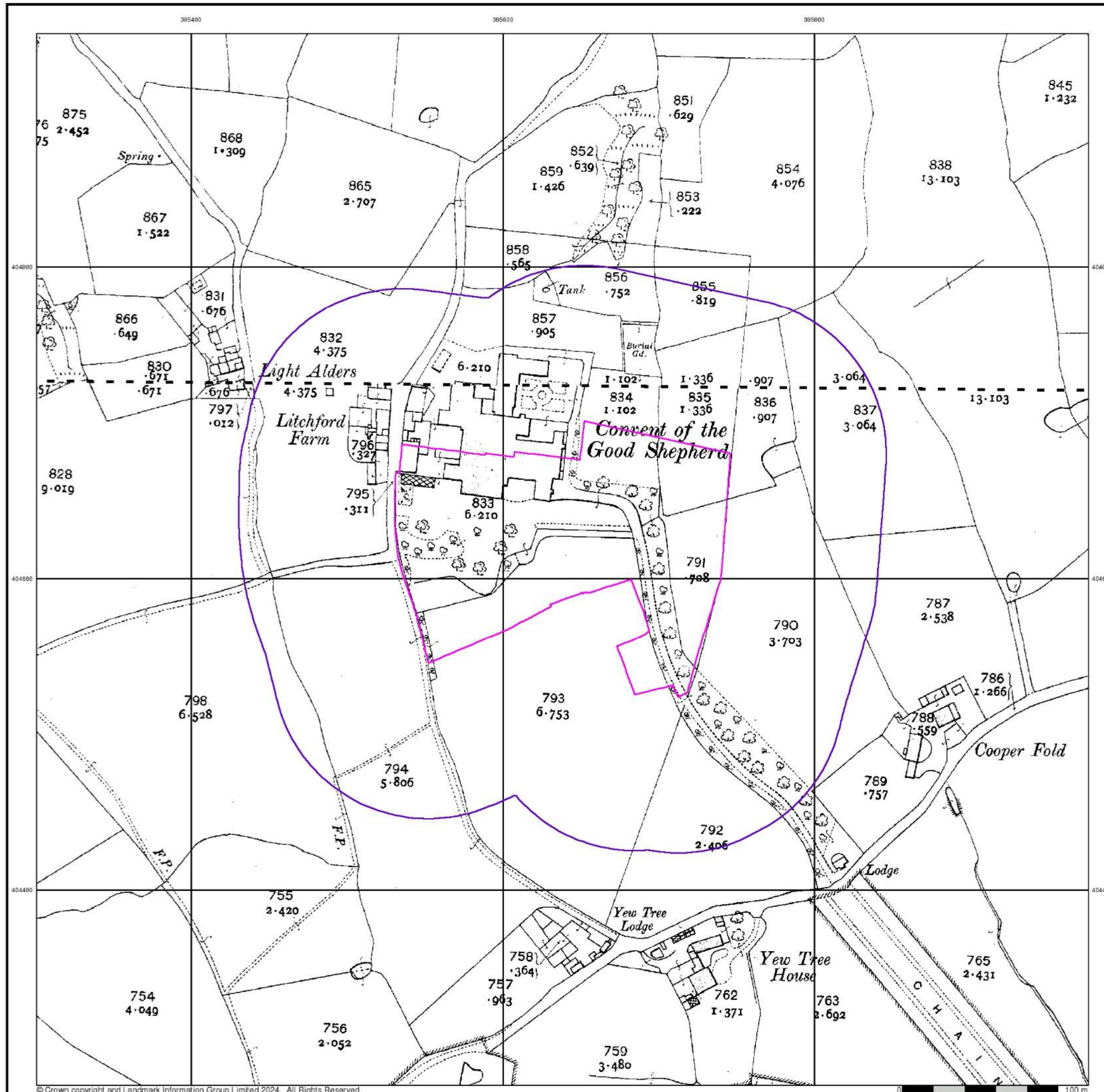


Order Details

Order Number: 357153984_1_1
 Customer Ref: 7305
 National Grid Reference: 385640, 404620
 Slice: A
 Site Area (Ha): 2.5
 Search Buffer (m): 100

Site Details

Site at 385638,404612



Lancashire And Furness

Published 1932

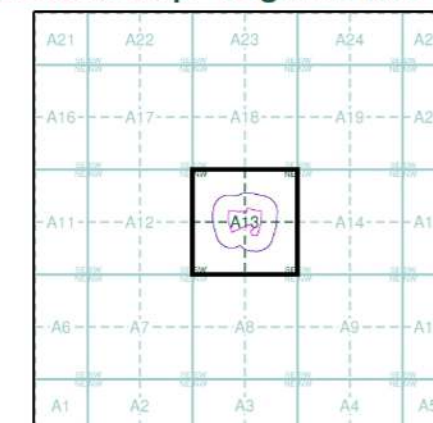
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

096_07	1932	1:2,500
096_11	1932	1:2,500

Historical Map - Segment A13

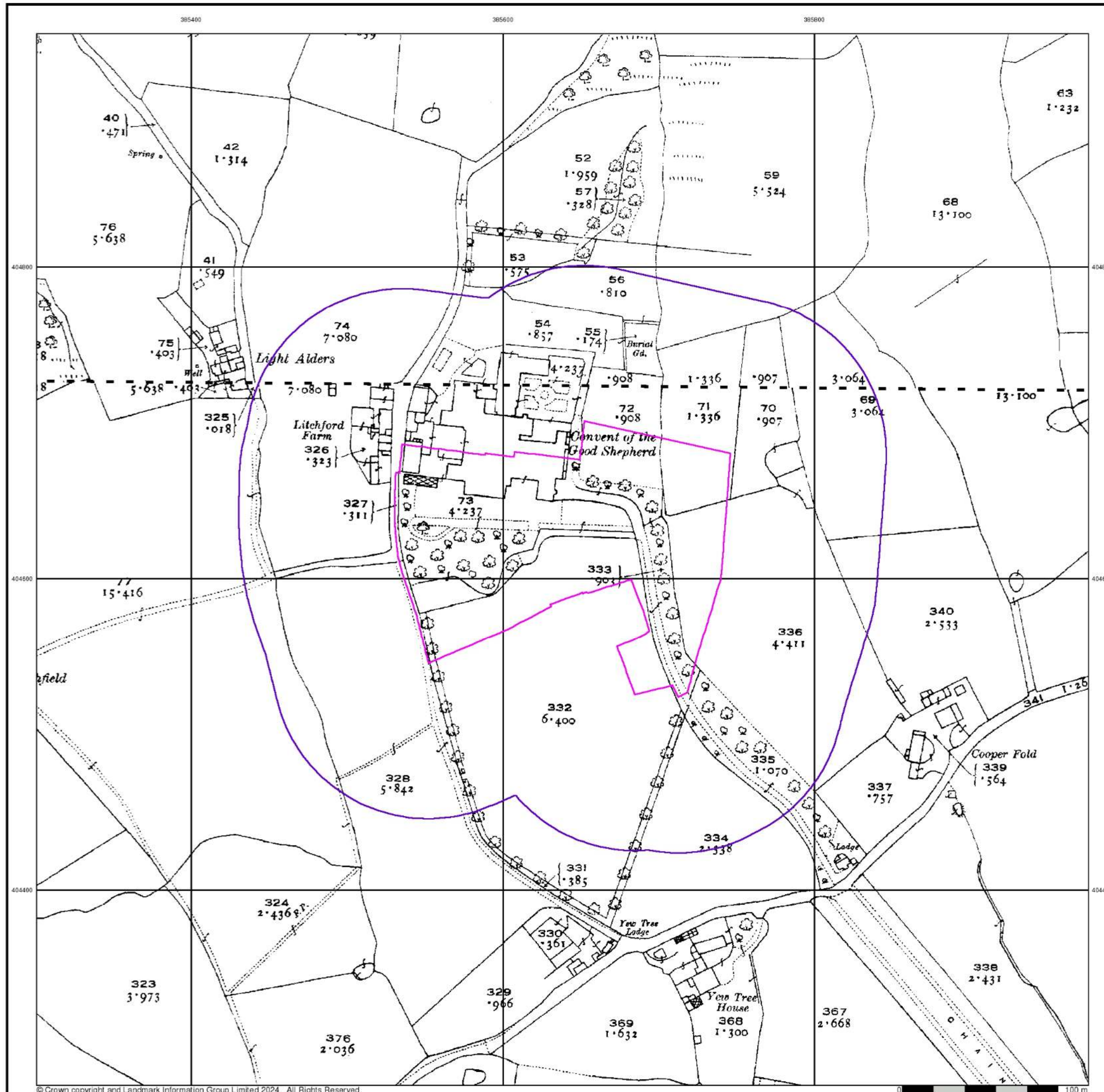


Order Details

Order Number: 357153984_1_1
 Customer Ref: 7305
 National Grid Reference: 385640, 404620
 Slice: A
 Site Area (Ha): 2.5
 Search Buffer (m): 100

Site Details

Site at 385638,404612



Ordnance Survey Plan

Published 1952

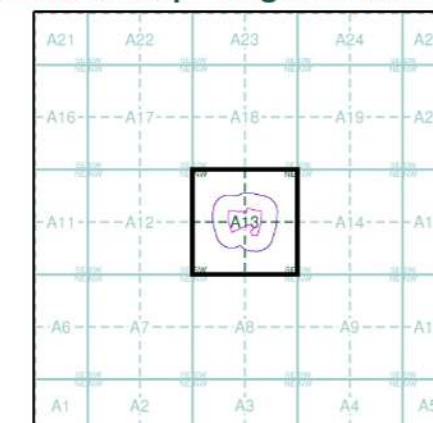
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SD8504NW 1952 1:1,250	SD8504NE 1952 1:1,250
SD8504SW 1952 1:1,250	SD8504SE 1952 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 357153984_1_1
 Customer Ref: 7305
 National Grid Reference: 385640, 404620
 Slice: A
 Site Area (Ha): 2.5
 Search Buffer (m): 100

Site Details

Site at 385638,404612



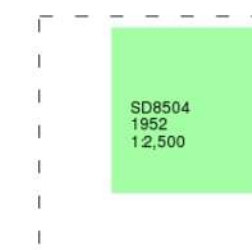
Ordnance Survey Plan

Published 1952

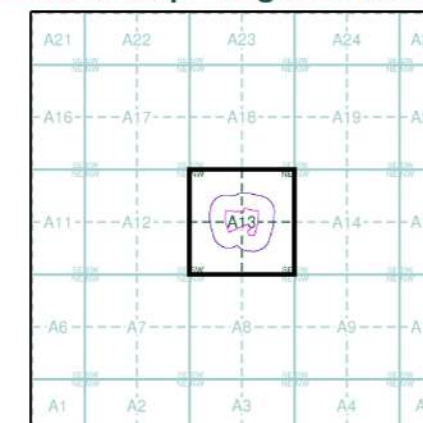
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

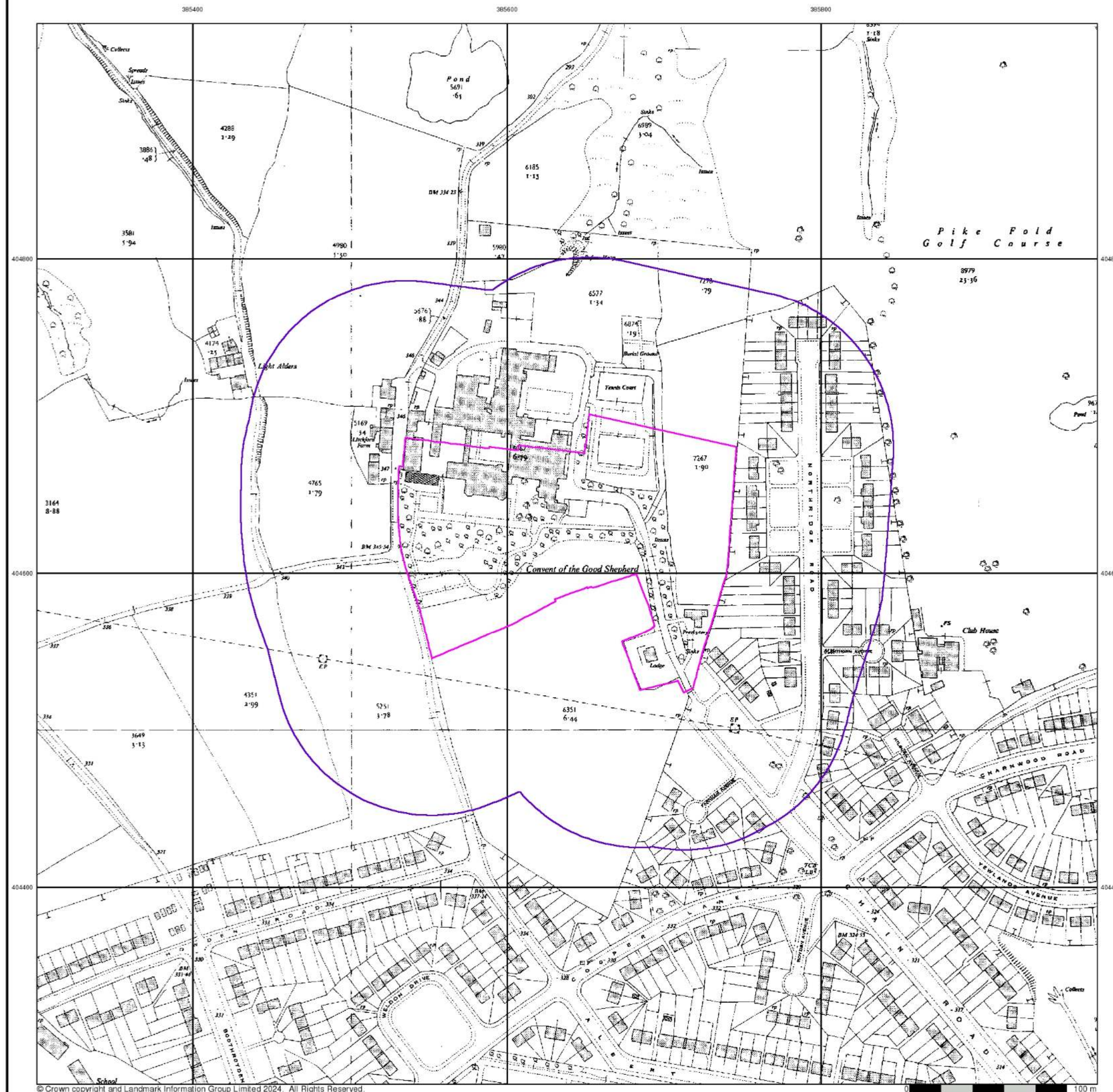


Order Details

Order Number: 357153984_1_1
 Customer Ref: 7305
 National Grid Reference: 385640, 404620
 Slice: A
 Site Area (Ha): 2.5
 Search Buffer (m): 100

Site Details

Site at 385638,404612



Supply of Unpublished Survey Information

Published 1974 - 1976

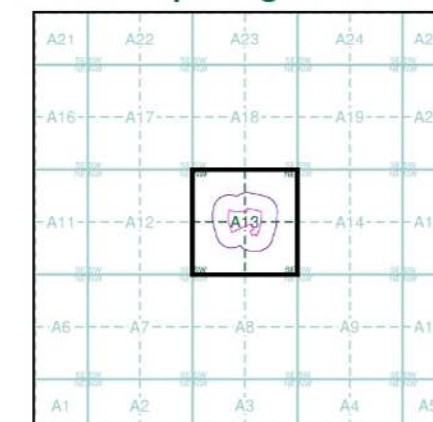
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SD8504NW 1976 1:1,250	SD8504NE 1974 1:1,250
SD8504SW 1976 1:1,250	SD8504SE 1976 1:1,250

Historical Map - Segment A13

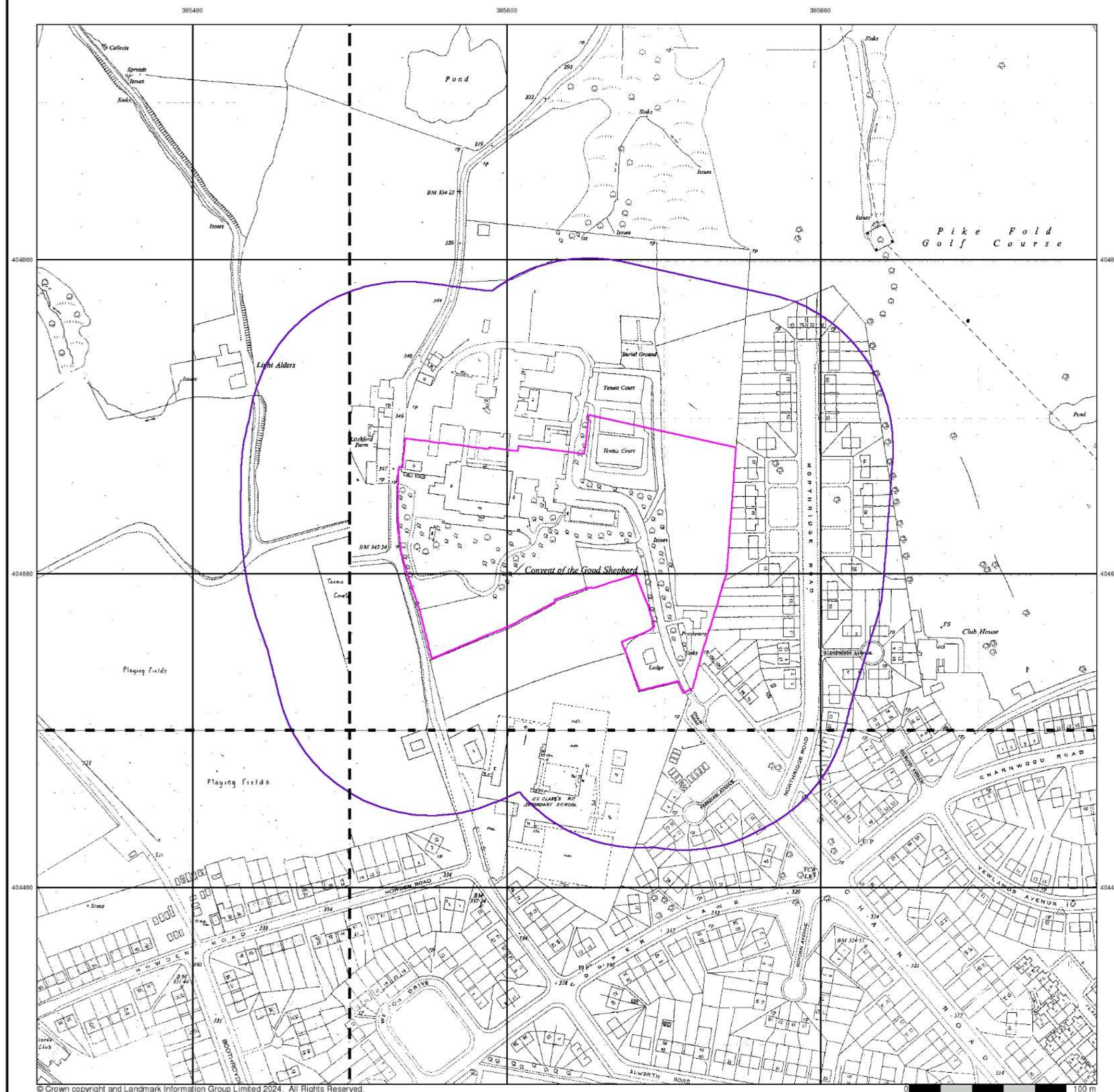


Order Details

Order Number: 357153984_1_1
 Customer Ref: 7305
 National Grid Reference: 385640, 404620
 Slice: A
 Site Area (Ha): 2.5
 Search Buffer (m): 100

Site Details

Site at 385638,404612



Additional SIMs

Published 1978 - 1988

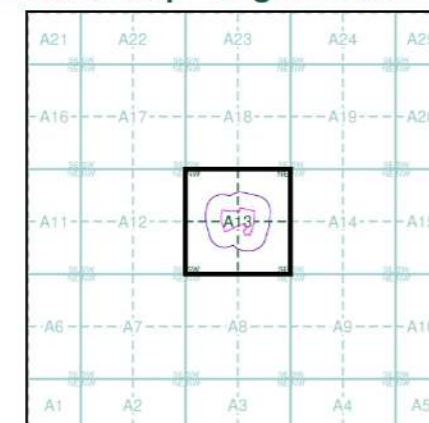
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SD8504NW 1984 1:1,250	SD8504NE 1988 1:1,250
SD8504SW 1978 1:1,250	SD8504SE 1978 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 357153984_1_1
 Customer Ref: 7305
 National Grid Reference: 385640, 404620
 Slice: A
 Site Area (Ha): 2.5
 Search Buffer (m): 100

Site Details

Site at 385638,404612



Large-Scale National Grid Data

Published 1992

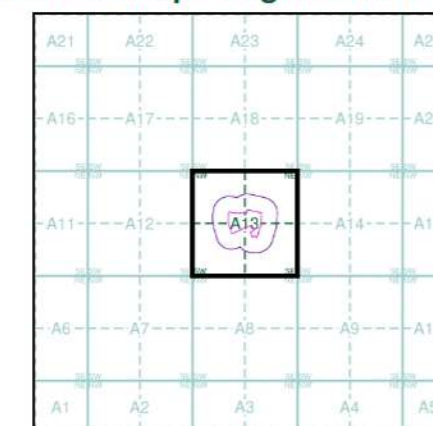
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SD8504NW 1992 1:1,250	SD8504NE 1992 1:1,250
SD8504SW 1992 1:1,250	SD8504SE 1992 1:1,250

Historical Map - Segment A13



Order Details

Order Number: 357153984_1_1
 Customer Ref: 7305
 National Grid Reference: 385640, 404620
 Slice: A
 Site Area (Ha): 2.5
 Search Buffer (m): 100

Site Details

Site at 385638,404612



VectorMap Local

Published 2024

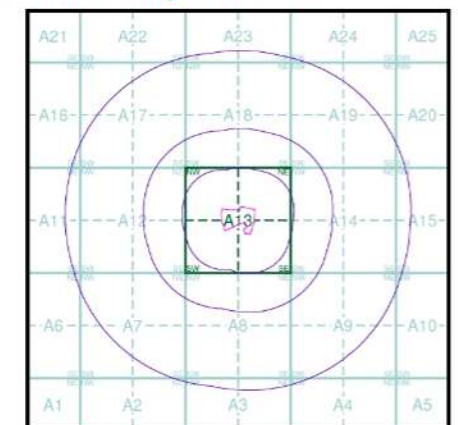
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SD80NW	SD80NE
2024	2024
Variable	Variable
SD80SW	SD80SE
2024	2024
Variable	Variable

Historical Map - Slice A

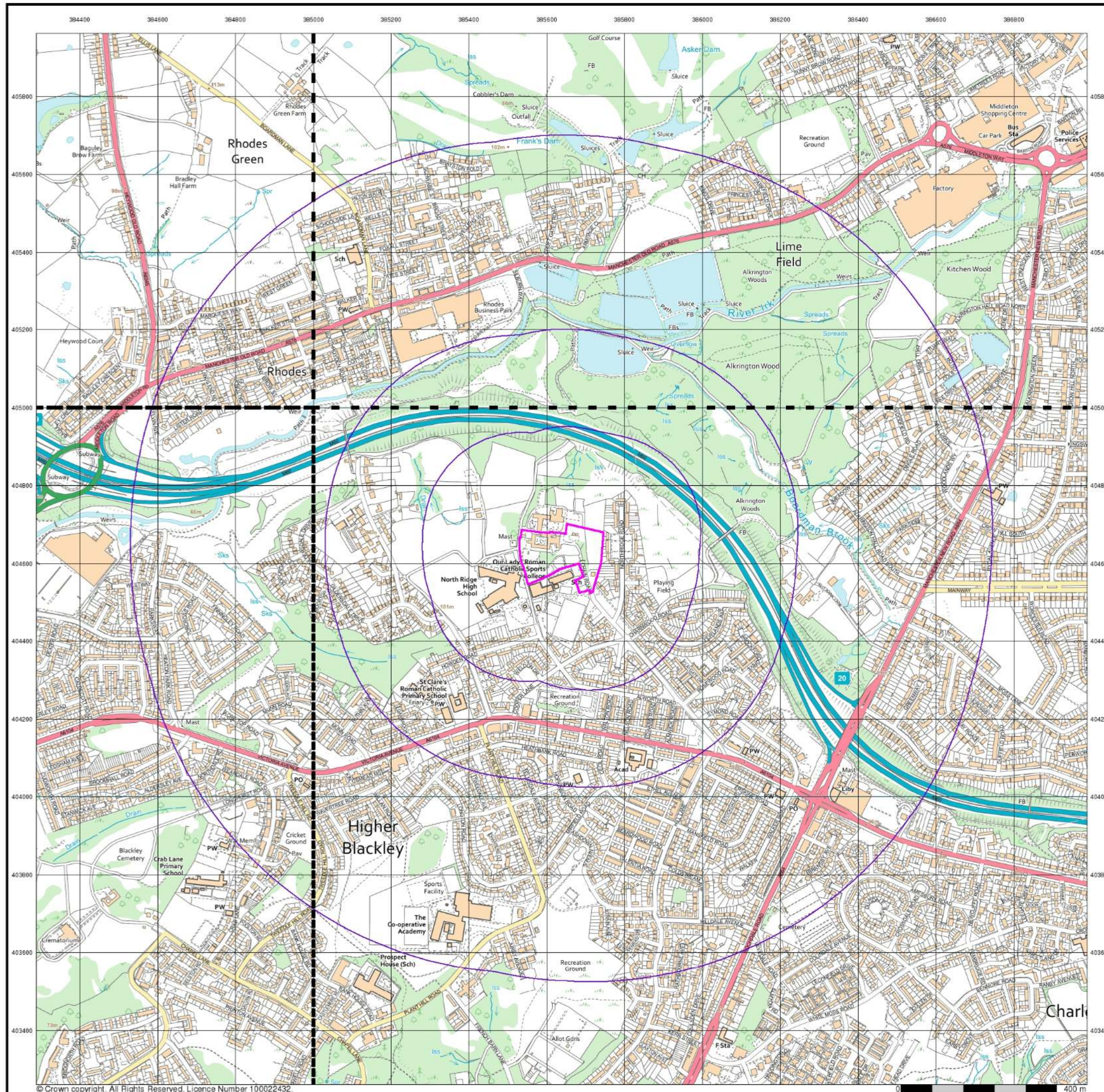


Order Details

Order Number: 357153984_1_1
 Customer Ref: 7305
 National Grid Reference: 385640, 404620
 Slice: A
 Site Area (Ha): 2.5
 Search Buffer (m): 1000

Site Details

Site at 385638,404612



APPENDIX C	SEARCHES
Landmark	Envirocheck Report
Coal Authority	Consultants Mining Report
Alpha Associates	Detailed UXO Threat Assessment

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

357153984_1_1

Customer Reference:

7305

National Grid Reference:

385640, 404620

Slice:

A

Site Area (Ha):

2.5

Search Buffer (m):

1000

Site Details:

Site at 385638,404612

Client Details:

Mr R Hey
Calabrian Limited
9 Millwood
Ingleton
LA6 3HY

Prepared For:

Roscoe

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes		Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 3			1	25
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 9				5
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 10		Yes		
Pollution Incidents to Controlled Waters	pg 10			2	31
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality	pg 16			1	
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register	pg 16				1
Water Abstractions	pg 16				2 (*20)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 21	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 22	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 22	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 22		7	47	45

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites	pg 34				1
Historical Landfill Sites	pg 34			3	5
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)	pg 35			1	
Licensed Waste Management Facilities (Locations)	pg 36				1
Local Authority Landfill Coverage		1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 36		1	7	10
Potentially Infilled Land (Water)	pg 37	1	9	23	46
Registered Landfill Sites	pg 41				3
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 43	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 43	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 47			3	5
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 48	Yes	n/a	n/a	n/a
Mining Instability	pg 48	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 48	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 48	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 48	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 48	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 50			14	46
Fuel Station Entries	pg 55				4
Points of Interest - Commercial Services	pg 55				16
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 57				17
Points of Interest - Public Infrastructure	pg 58		2	6	36
Points of Interest - Recreational and Environmental	pg 62			1	5
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves	pg 63			1	
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 63	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					