

LAND CONTAMINATION PHASE 1 DESK STUDY

OUTWOOD GATE FARM

**RINGLEY ROAD WEST
RADCLIFFE
M26 1DL**

On behalf of:

Neil Pike Architects

Report No.: A230401-R01

Date: April 2023

Adeptus Environmental

2nd Floor, 401 Faraday St.

Birchwood Park

Warrington WA3 6GA

T: +44 (0)1925 599 052

E: contact@adeptus.co.uk

Document Control Record

Report Title: Land Contamination Phase 1 Desk Study

Project: Outwood Gate Farm

Location: Ringley Road West, Radcliffe, M26 1DL

Client: Neil Pike Architects

Report No.: A230401-R01

Issue: A

Status: For comment

Comments -

Written by: D. Fisher

Checked by: N. Dixon

Control Date: April 2023

Confidentiality

This report was prepared by Adeptus for the use of the client, named above. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

Table of Contents

Outwood Gate Farm	0
1.0 INTRODUCTION	3
1.1 Background & Objectives.....	3
1.2 Regulatory Framework.....	3
1.3 Supporting Information.....	3
2.0 SITE CONTEXT	4
2.1 Location and Proposals	4
2.2 Site Reconnaissance	5
2 PAST LAND USE	6
2.1 Historical Development	6
2.2 Landfill & Waste Sites	6
2.3 Industrial Features, Authorisations & Incidents.....	7
3 ENVIRONMENTAL SETTING	8
3.1 Geology & Geohazards.....	8
3.2 Controlled Waters	8
3.3 Protected Sites	9
3.4 Summary Environmental Sensitivity.....	10
4 INITIAL CONCEPTUAL SITE MODEL.....	10
4.1 Pollutant Linkage Assessment.....	11
4.2 Preliminary Risk Assessment	13
5 CONCLUSIONS	15
5.1 Risk Assessment Summary	15
5.2 Recommendations	15
APPENDIX A – SITE PLAN	16
APPENDIX B – SUPPORTING INFORMATION.....	17
Appendix B1 – Enviro Insight Report.....	18
Appendix B2 – Historical Ordnance Survey Maps.....	19
Appendix B3 –	20
APPENDIX C – LIMITATIONS.....	21

1.0 INTRODUCTION

1.1 Background & Objectives

Adeptus was appointed to undertake a Land Contamination Phase 1 Desk Study on behalf of Neil Pike Architects, in support of a planning prior approval buildingcontrol application for development at the site known as Outwood Gate Farm (the study site). The report is required to assess the potential for significant contamination affecting the site and ensure suitability for the proposed use.

The objectives of the desk study are to:

- Review past land use on and in proximity to the study site
- Assess the likelihood of contamination, as well as its potential nature and extent
- Evaluate the site geological, environmental and land use setting
- Develop an initial conceptual site model
- Undertake a preliminary risk assessment in line with LCRM guidance
- Determine whether further investigation is required

1.2 Regulatory Framework

Land contamination is a material consideration under the National Planning Policy Framework (2012). This means that local authorities must take the potential or actual presence of contamination into account when considering planning applications.

“Contamination” is defined in BS 10175:2011 as:

presence of a substance or agent, as a result of human activity, in, on or under land, which has the potential to cause harm or to cause pollution.

1.3 Supporting Information

At the time of writing, no third-party reports have been made available to Adeptus.

A site plan is included as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

2.0 SITE CONTEXT

This section provides a review of the land use on and in the vicinity of the Site, with the purpose of identifying potentially significant current features and environmental constraints.

2.1 Location and Proposals

Table 2-1: Site Summary

Location	The site is situated south of Ringley Road in a predominantly rural area south of .
Area & Coordinates	0.5ha. 378552 405695 (centred on, approx.)
Development Proposals	Demolish of existing farmhouse and construction of new dwelling.



Figure 2-1: Site Location

2.2 Site Reconnaissance

A site walkover was not commissioned by the client. Limited reconnaissance of the site was therefore undertaken via satellite imagery, and the findings are summarised in table below.

Table 2-2: Site Reconnaissance Notes

	Notes
Current/Recent Land Use	On-site: Traditional farmhouse with adjacent yard with several small outbuildings and one main barn.
	North: Dwellings are Ringley Rd.
	East: Open farmland.
	South: Open farmland.
	West: Open farmland.
Retaining Structures	None apparent from satellite imagery.
Topography	Appears to be flat and level.
Ground Cover Proportions On-site	Buildings: 20%
	Hardstanding: 20%
	Soft Landscaping: 60%
Fuel and/or Chemical Storage	None readily apparent from satellite imagery, but substances such as fuel and herbicides would almost certainly have been used in the past. Some machinery and/or old vehicles appear to remain on the site also.
Asbestos Containing Material (ACM)	The building for demolition is likely to contain ACM in some form; this will require management in line with the Control of Asbestos Regulations, 2012, and is therefore not expected to impact ground conditions. A full asbestos survey is beyond the scope of this report. It can be seen that the majority of the roofs are of traditional slate covering. However, a small lean-to on the dwelling for demolition appears to have a panel-based roof which is highly likely to be fibre cement sheeting, a likely ACM. Two further buildings at the south of the site have similar roofs, and one of these is partially collapsed.
Off Site Potential Contaminant Sources	None apparent from satellite imagery
General Comments	What appears to be a mound of waste is situated southwest of the dwelling.

2 PAST LAND USE

2.1 Historical Development

Historical Ordnance (OS) Survey map extracts have been examined to provide a summary of significant land use on and in proximity to the site, including industrial features within 100m and potential landfills within 250m.

Where available, more recent aerial photographs have also been reviewed for evidence of relevant land use.

Potentially significant features are noted in the table below. Where more than one instance of the same use occurs in the same direction, only the closest has been described.

Table 3-1: Historical Development Summary

On-site Source or Feature	Map Years Noted		Description
	First	Last	
Outwood Gate Farm	1893 ¹	Today	The farmhouse is present from the earliest OS map, along with a large outbuilding to its south. As of 1909 the current large building appears further south, and by 1937 the remaining outbuildings appear to the southwest of the site. By 1955 a very small outbuilding appears close to south of the dwelling. The final buildings at the northwest of the site appear on the 1987 OS map.

Notes: 1 = earliest reviewed OS map | 2 = most recent reviewed OS map | 3 = aerial photograph

Off-site Source – Distance & Direction	Map Years Noted		Description
	First	Last	
Sand Pit – 85m E	1937	1970	The sand pit is south of Ringley Rd and west of Clarke's Hill Reservoir, which remains today. It appears that the sand may have been used in construction of the reservoir, which is raised above ground level. By 1955 the sandpit is much enlarged and extends to within circa 80m of the study site. A relatively shallow depression remains today across the site of the former sandpit, which appears to have been partially backfilled.
Outwood Gate Garage - NE	1955	2003 ²	A small garage appears initially before being replaced by a larger building with canopy by 1987.

Notes: 1 = earliest reviewed OS map | 2 = most recent reviewed OS map | 3 = aerial photograph

2.2 Landfill & Waste Sites

Landfills and other potentially significant waste sites identified within 250m of the site are reviewed in table below.

Table 3-2: Data on Landfill & Waste Sites

Records	Details & Significance
- Active or recently closed landfills: 0 - BGS/DOE historical landfills: 0 - Local Authority(OS) historical landfill: 0 - EA/NRW historical landfills: 0 - EA/NRW current/recent landfills: 0 - Historical permissioned waste sites: 0 - Active or recently waste sites: 0 - Waste exemptions: 0	There are no significant features within the search distance. <u>Waste Exemptions</u> The exemptions are for small scale waste storage and not considered significant.

2.3 Industrial Features, Authorisations & Incidents

Industrial features indicating an increased likelihood of the presence of contamination, pollution incidents, and sites determined as contaminated land by a statutory authority, within 100m, are reviewed in table below.

Table 3-3: Industrial Data

Records	Details & Significance
- Current industrial sites: 0 - Current or recent petrol stations: 0 - Electricity cables: 0 - Gas pipelines: 0 - Sites determined as Contaminated Land: 0 - COMAH Sites: 0 - Regulated explosive sites: 0 - Hazardous substance storage: 0 - Integrated Pollution Control (IPC) records: 0 - Part A(1) permitted installations: 0 - Licensed pollutant releases (Part A(2)/B): 0 - Radioactive substance authorisations: 0 - Licensed discharges to controlled waters: 0 - Pollutant discharge to surface waters: 0 - Pollutant release to public sewer: 0 - List 1/2 dangerous substances discharge: 0 - Pollution incidents: 0 - Pollution inventory reporting: 0	There are no records of significant features within the search distance.

3 ENVIRONMENTAL SETTING

The site's environmental and geological setting are reviewed characterise probable pathways and receptors, as well as identify relevant contaminant sources.

3.1 Geology & Geohazards

3.1.1 Anticipated Geology

Data held by the British Geological Survey (BGS) indicate the site is underlain by the geological sequence summarised in the table below.

Table 4-1: Summary of Published Geology

Geological Unit	Description	Composition	Location
• Superficial/Drift:	Glaciofluvial Deposits, Devensian	Sand And Gravel	On site
• Bedrock/Solid:	Manchester Marls Formation	Mudstone	On site

3.1.2 Geohazards

Potential health and environmental hazards relating to recorded or unrecorded mine workings, artificial ground and permanent gases are reviewed in the table below.

Table 4-2: Environmental Geohazards

Potential Geohazard	Details & Significance
• Coal Mining Legacy	The site is located within the Development Low Risk Area, as defined by the Coal Authority.
• Infilled or Made Ground	No evidence of significant ground workings or infilled voids has been identified.
• Ground Gas Potential	The natural geological strata identified above not considered a significant source of permanent ground gases such as methane or carbon dioxide.

3.2 Controlled Waters

3.2.1 Groundwater

Designated groundwater aquifers underlying the site are reviewed in the table below, along with any licenced abstractions and source protection zones.

Table 4-3: Aquifers, Abstractions & Protection Zones

Records		Details & Significance
• Superficial Aquifer:	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
• Bedrock Aquifer:	Principal Aquifer	Layers of rock or drift deposits that have high intergranular and/or fracture permeability, meaning they usually provide a high level of water storage and transmission. They may support water supply and/or river base flow on a strategic scale
	Secondary B	Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.
- Groundwater Abstractions Licenses: 0 - Surface Water Abstractions Licenses: 0 - Potable Water Abstractions Licenses: 0 - The site <i>is not</i> within a SPZ		

3.2.2 Surface Waters

Local surface water features and flood risk zones are reviewed in the table below.

Table 4-4: Surface Waters & Flood Risk Zones

Surface Waters	Details & Significance
• Unnamed watercourse – 152m SW	The watercourse is likely to receive surface waters from the site.
• The site is in Flood Zone 1	Very low risk of flooding, with an annual probability according to the EA/NRW of less than 0.1%.

3.3 Protected Sites

4.3.1 Designated Environmental & Heritage Sites

Statutory protected environmental and heritage sites within 250m are reviewed in the table below.

Table 4-5: Statutory Protected Sites

Feature	Details & Significance
- Ramsar sites: 0 - Special Areas of Conservation (SAC): 0 - Special Protection Areas (SPA): 0 - National Nature Reserves (NNR): 0 - Local Nature Reserves (LNR): 0 - Designated Ancient Woodland: 1 - World Heritage Sites: 0 - Listed Buildings: 0	Nuttall Wood - 150m SW - Ancient & Semi-Natural Woodland There are no further significant features within the search distance.

3.4 Summary Environmental Sensitivity

Table 4-6: Site Sensitivity Assessment

Aspect	Environmental Sensitivity
Hydrogeology	<u>High</u> . Bedrock underlying the south of the site is designated A Principal Aquifer, while no superficial deposits are designated Secondary A.
Hydrology	<u>Moderate</u> . There is a watercourse circa 150m SW
Environmental Designations	<u>Moderate</u> . There is an Ancient Woodland 150m SW
Local Land Use	<u>Moderate</u> . Adjacent land is mostly under agricultural use, although there are two dwellings immediately north.
Proposed Use	<u>High</u> . Residential with garden.
Overall Environmental Sensitivity:	Moderate to High

4 INITIAL CONCEPTUAL SITE MODEL

For a conceptual risk of harm to human health or the environment to exist within the context of LCRM, all of the following elements must be present:

- a source – i.e., a substance (contaminant(s)) that is capable of causing pollution or adverse health effects;
- a receptor - i.e., something which could be adversely affected by the source; and
- a pathway – i.e., a route by which the contaminant could come into contact with, or affect, the receptor.

Information on these three elements is used to form an initial conceptual site model (CSM) and identify potentially significant contaminant linkages.

4.1 Pollutant Linkage Assessment

Based on the information presented in sections 2 and 3, the following potential sources, receptors and relevant pathways for exposure are identified in relation to the development.

4.1.1 On-Site Potential Sources of Contamination

Table 5-1: Potential on-site sources and contaminants of potential concern (CoC)

Source or Feature	Discussion	Primary CoPC
Farmyard	Potential for localised impacts associated with the storage and use of substances such as fuel oils, creosote and pesticides. Hardstandings are likely to be underlain with rubble/hardcore arising from demolition either on or off site, which is typically a source of common contaminants such as PAHs, metals/metalloids, and asbestos.	Metals/metalloids, hydrocarbons, PAHs, PCBs, sulphates

4.1.2 Off-Site Potential Sources of Contamination

Table 5-2: Potential off-site sources and contaminants of potential concern (CoC)

Source or Feature	Discussion	Primary CoPC
Sand Pit – 85m	Potential for unrecorded material to present a source of ground gases. However, there is no indication of sandpit being landfilled, and indeed the void is still partially visible, although this cannot be ruled out entirely based on available information.	Landfill gases (CO ₂ , CH ₄ , H ₂ S, CO)
Garage - NE	Probable localised impacts from incidental spillage and leaks of fuel and fluids such as lubricants or antifreeze, as well as metals and asbestos from wearing parts. However, given its distance from the proposed dwelling, the likelihood of a viable pathway is considered low.	Metals/metalloids, hydrocarbons, PAHs, PCBs, sulphates

4.1.3 Potential Receptors

Potential receptors relevant to the documented history, potential sources, site-setting and proposed use include:

- **Human Health:** residential end users; nearby land users; construction workers
- **Controlled Waters:** watercourse; underlying aquifers
- **Property** in the form of buildings and structures
- **Flora** within soft landscaping

4.1.4 Potential Pathways

The primary pathways relevant to the identified potential sources and receptors are:

- **Ingestion**

- **Dermal contact**
- **Inhalation**

- **Surface water run-off:** leaching/migration
- **Surface water infiltration:** leaching/migration
- **Migration:** laterally or vertically, via infrastructure or preferential pathways such as permeable strata

Next page -

4.2 Preliminary Risk Assessment

Qualitative assessment of the risks posed by the potentially significant pollutant linkages identified in Section 5.1 is summarised in the table below. Risk classification is a function of the severity of a potential environmental or health effect, and the likelihood or frequency of its occurrence.

Table 5-3. Preliminary Risk Assessment

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Organic and inorganic contaminants potentially present in soils and/or made ground	Dermal contact, ingestion, particulate inhalation	Nearby site occupants & users	Medium	Unlikely	Low Risk	Given the site location, there is unlikely to be an elevated short-term risk to off-site receptors from particulates liberated during groundworks.
		Future site occupants & users	Medium	Likely	Moderate Risk	Residential use presents the possibility of sensitive receptors such as young children being exposed to contaminants in near surface soils should they be present.
	Consumption of home grown produce		Medium	Unlikely	Low Risk	The growing of produce within the application boundary is very unlikely given the surrounding farmland. Flora may be affected by contaminants such as phytotoxic metals.
	Uptake from root zone	Flora within soft landscaping	Minor	Low Likelihood	Low Risk	
	Migration of vapours via strata, structures or services; subsequent inhalation	Future site occupants & users (indoors)	Medium	Unlikely	Low Risk	No suspected sources of volatile contaminants, such as tanks, have been directly identified on the site. Any large-scale fuel storage for agricultural use would have been limited to diesel, which is not highly volatile.
		Construction workers	Medium	Unlikely	Low Risk	It is also likely that any historical near surface sources would have been significantly attenuated by natural processes over time, including volatilisation and microbial degradation. However, the possibility of a source on site or related to the garage to the northwest cannot be ruled out.
	Diffusion through plastic water supply pipes	Water supply pipes	Medium	Unlikely	Low Risk	Given that services will enter from the north and all significant activity has been to the south of the dwelling, water supply pipes are unlikely to be sited in media containing contaminants capable of permeating standard polyethylene pipes.

*in the absence of mitigation or remedial measures

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
	Leaching/ migration via unsaturated zone	Groundwater	Severe	Unlikely	Moderate/ Low Risk	Bedrock underlying the south the site is designated a Principal Aquifer. However, superficial deposits are thought to be of relatively low permeability and are not a designated aquifer. There are no abstractions locally and the site is not in an SPZ. Nevertheless, potential for derogation of groundwater conditions cannot be ruled out entirely.
	Leaching/ migration and migration via drainage	Surface waters	Medium	Unlikely	Low Risk	Nevertheless, potential for derogation of groundwater conditions cannot be ruled out entirely.
	Flooding	Ground/surface waters	Medium	Unlikely	Low Risk	Mapped surface water features are at some distance.
Aggressive ground (e.g. sulphate; pH)	Direct contact/ chemical attack	Buildings/ services	Mild	Low Likelihood	Moderate/ Low Risk	If present, Made Ground and/or demolition fill may present a source of aggressive contaminants.
Potential asbestos containing materials in soils	Release of asbestos fibres; subsequent inhalation	Site occupants & users	Medium	Low Likelihood	Moderate/ Low Risk	The likelihood of ACM contamination will largely depend on the nature of any Made Ground material present. If ACM is present, groundworks are likely to liberate/damage these and increase fibre release.
		Construction workers	Medium	Unlikely	Low Risk	Construction works are subject to separate regulation requiring safe systems of work, with any risk e.g., to site operatives mitigated through the use of PPE.
Elevated levels of ground/mine gases, such as methane and carbon dioxide	Lateral migration via strata, structures or services; potential explosion or asphyxiation	On-Site buildings and occupants	Severe	Unlikely	Moderate/ Low Risk	The former sandpit to the east is considered unlikely to present a significant current source of ground gas generation and flux. Although the likelihood of a significant gas source and viable pathway being present is considered to be low, the potential severity of outcome is such that the lowest risk attributable under the prevailing risk assessment framework is low to moderate. It should be noted however that this is due to the potential severity (explosion/asphyxiation), rather than likelihood, of outcome.

*in the absence of mitigation or remedial measures

5 CONCLUSIONS

5.1 Risk Assessment Summary

Adeptus was appointed by Neil Pike Architects to undertake a Geo-Environmental Phase 1 Desk Study in support of a planning application for development at the site known as Outwood Gate Farm.

On the basis of the available information, a plausible contaminant linkages have been identified. However, it is considered that relatively simple mitigation measures should be feasible based on the outcome of subsequent quantitative assessment.

The current farmhouse appears to predate the 1893, at which time a large outbuilding was present to its south. This original outbuilding appears to have collapsed relatively recently, while two small additions remain either side of its ruin.

Agricultural use is a potential source of various contaminants, and hardstandings are likely it be underlain with rubble that is a common source of ACM and PAHs.

Primary off-site potential sources are the former sandpit void to the east and the former garage to the north.

An asbestos survey (as defined by the Control of Asbestos Regulations, 2012) is beyond the scope of this report, and any potential asbestos containing materials identified during the walkover have been noted for information only. Contaminated land risk assessment is undertaken on the basis that asbestos present within the fabric of buildings will be managed in accordance with prevailing regulation, and therefore not allowed to contaminate soils.

N.B.: This summary forms part of the overall risk assessment and should not be viewed or used as an independent report.

5.2 Recommendations

It is recommended that further assessment of the potentially significant contaminant linkages highlighted in Section 5.2 is undertaken in order to further characterise the potential risks identified.

This should be achieved by intrusive investigation to address the potentially significant source areas summarised Section 5.1 and described throughout this report, to enable quantitative screening in respect of the relevant pathways.

A proportionate Phase 2 intrusive site investigation may be undertaken, with the following objectives:

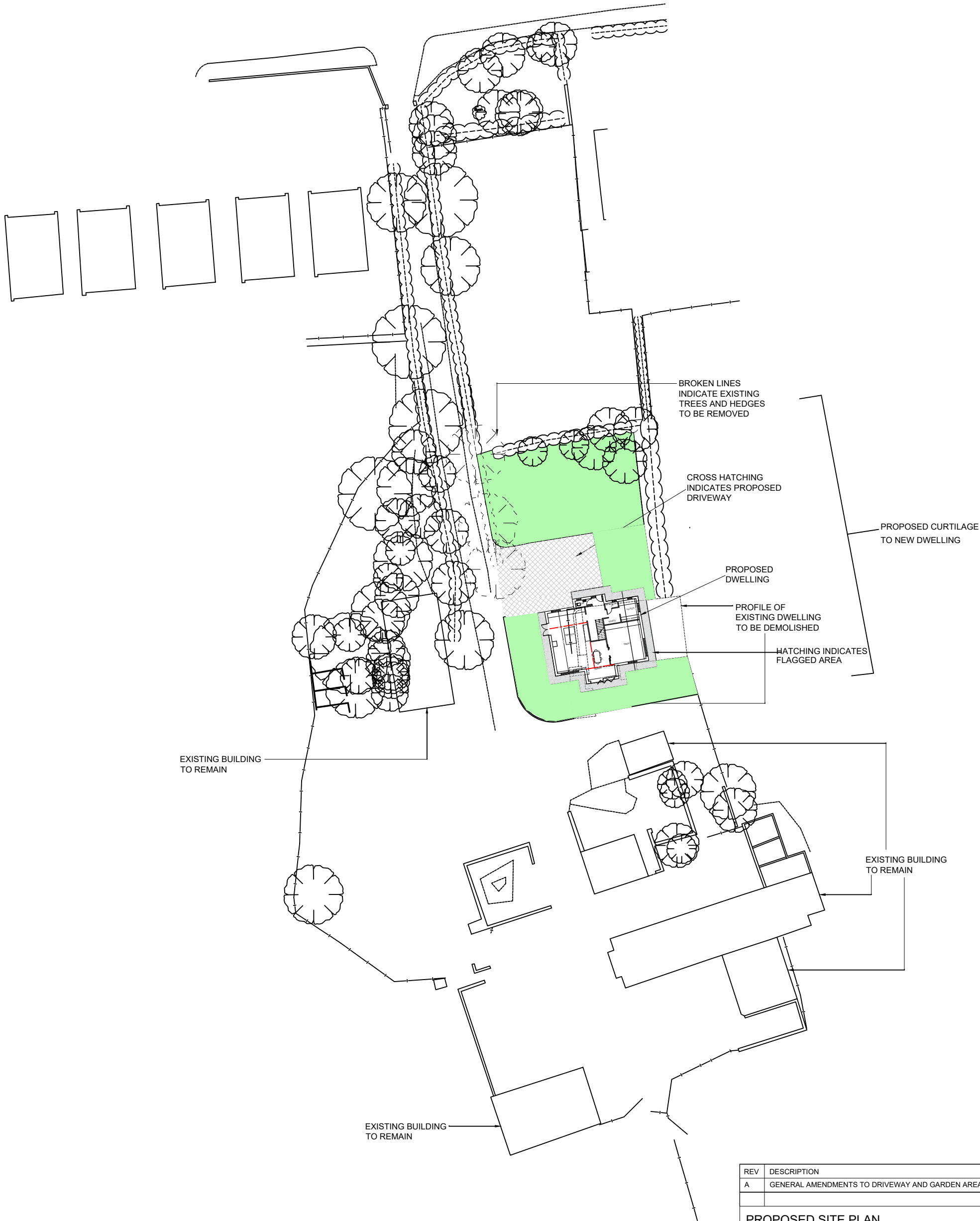
- Characterise any Made Ground, as well as natural strata underlying the site
- Obtain data on soil chemical composition
- Enable environmental monitoring as required
- Update and refine the initial conceptual site model
- Provide data to enable basic waste characterisation in line with waste duty of care requirements if required at the construction stage.

Findings of the Phase 2 investigation and risk assessment will determine whether remediation or mitigation measures are required, in line with LCRM.

Construction Phase

During clearance, excavation construction works, a watching brief should be maintained and any evidence of Made Ground, or visual and/or olfactory evidence of contamination recorded.

APPENDIX A – SITE PLAN



REV	DESCRIPTION
A	GENERAL AMENDMENTS TO DRIVEWAY AND GARDEN AREAS 03.11.22 R.P.
PROPOSED SITE PLAN	
DEMOLISH OF EXISTING FARMHOUSE AND CONSTRUCTION OF NEW DWELLING OUTWOOD GATE FARM, RINGLEY ROAD WEST, RADCLIFFE M26 1DF	
CLIENT:	DIXON
DWG NO:	PL K1047/00
SCALE:	1/500 @ A3
DRAWN BY:	R.L.
DATE:	05/05/22
REV:	A
MICHIGAN HOUSE, 17-19 CHORLEY NEW ROAD, BOLTON, BL1 4QR TEL: 01204 392233 FAX: 01204 528505 WWW.NEILPIKEARCHITECTS.CO.UK EMAIL: INFO@NEILPIKEARCHITECTS.CO.UK	
COPYRIGHT OF THIS DRAWING REMAINS WITH THE ARCHITECT. DO NOT SCALE FROM THIS DRAWING. WORK TO FIGURED DIMENSIONS. CHECK ALL DIMENSIONS ON SITE. IN THE EVENT OF ANY DISCREPANCY REFER QUERY TO THE ARCHITECTS.	



APPENDIX B – SUPPORTING INFORMATION

In compiling this report the following data sources have been consulted.

- Groundsure Enviro Insight Report (Appendix B1)
- Historical Ordnance Survey Maps (Appendix B2)
- Ordnance Survey Trade Directories
- British Geological Survey data, maps and memoirs
- Environment Agency and Local Authority designations, registers and permissions
- Site reconnaissance – walkover remote

This report is based on information available at the time of writing and is subject to the limitations set out in Appendix C. In general, the listed information sources have been accessed via the Enviro Insight Report.

Appendix B1 – Enviro Insight Report

OUTWOOD GATE FARM, RINGLEY ROAD WEST, RADCLIFFE, M26 1DL

Order Details

Date: 14/04/2023
Your ref: Outwood_Gate_Farm
Our Ref: GS-EIR-C11-DH9-DV5

Site Details

Location: 378552 405695
Area: 0.5 ha
Authority: [Bury Metropolitan Borough Council](#)



© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

01273 257 755

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	1	2	6	16	-
15	1.2	Historical tanks	0	0	4	5	-
15	1.3	Historical energy features	0	0	1	2	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	3	2	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
18	2.1	Historical industrial land uses	2	2	12	26	-
20	2.2	Historical tanks	0	0	4	8	-
21	2.3	Historical energy features	0	0	2	3	-
21	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	3	3	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	5	-
25	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
25	3.7	Waste exemptions	5	0	0	1	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
27	4.1	Recent industrial land uses	0	0	4	-	-
28	4.2	Current or recent petrol stations	0	0	0	0	-
28	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.7	Regulated explosive sites	0	0	0	0	-
29	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.12	Radioactive Substance Authorisations	0	0	0	0	-
30	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
31	4.17	List 2 Dangerous Substances	0	0	0	0	-
31	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
31	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
32	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
34	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
36	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
37	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
37	5.5	Groundwater vulnerability- local information	None (within 0m)				
39	5.6	<u>Groundwater abstractions</u>	0	0	0	0	12
43	5.7	<u>Surface water abstractions</u>	0	0	0	0	3
44	5.8	<u>Potable abstractions</u>	0	0	0	0	3
45	5.9	Source Protection Zones	0	0	0	0	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
46	6.1	<u>Water Network (OS MasterMap)</u>	0	0	7	-	-



47	6.2	<u>Surface water features</u>	0	0	6	-	-
47	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
48	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
48	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
49	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
49	7.2	Historical Flood Events	0	0	0	-	-
49	7.3	Flood Defences	0	0	0	-	-
50	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
50	7.5	Flood Storage Areas	0	0	0	-	-
51	7.6	Flood Zone 2	None (within 50m)				
51	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
52	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
54	9.1	<u>Groundwater flooding</u>	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	1	4
57	10.7	<u>Designated Ancient Woodland</u>	0	0	1	0	6
58	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	<u>Green Belt</u>	1	0	0	0	4
59	10.12	Proposed Ramsar sites	0	0	0	0	0



59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60	<u>10.16</u>	<u>Nitrate Vulnerable Zones</u>	1	0	0	0	0
61	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
62	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
63	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
63	11.3	National Parks	0	0	0	-	-
63	11.4	Listed Buildings	0	0	0	-	-
64	11.5	Conservation Areas	0	0	0	-	-
64	11.6	Scheduled Ancient Monuments	0	0	0	-	-
64	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	<u>12.1</u>	<u>Agricultural Land Classification</u>	Grade 4 (within 250m)				
66	12.2	Open Access Land	0	0	0	-	-
66	12.3	Tree Felling Licences	0	0	0	-	-
66	12.4	Environmental Stewardship Schemes	0	0	0	-	-
67	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
68	<u>13.1</u>	<u>Priority Habitat Inventory</u>	0	0	3	-	-
69	<u>13.2</u>	<u>Habitat Networks</u>	1	2	3	-	-
69	<u>13.3</u>	<u>Open Mosaic Habitat</u>	0	0	1	-	-
70	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
71	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
72	<u>14.2</u>	<u>Artificial and made ground (10k)</u>	0	0	3	6	-
74	<u>14.3</u>	<u>Superficial geology (10k)</u>	1	1	2	1	-



75	14.4	<u>Landslip (10k)</u>	0	0	0	1	-
76	14.5	<u>Bedrock geology (10k)</u>	2	1	3	11	-
77	14.6	<u>Bedrock faults and other linear features (10k)</u>	0	1	0	9	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
79	15.1	<u>50k Availability</u>	Identified (within 500m)				
80	15.2	Artificial and made ground (50k)	0	0	0	0	-
80	15.3	Artificial ground permeability (50k)	0	0	-	-	-
81	15.4	<u>Superficial geology (50k)</u>	1	1	2	1	-
82	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
82	15.6	<u>Landslip (50k)</u>	0	0	0	1	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83	15.8	<u>Bedrock geology (50k)</u>	2	1	3	11	-
84	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
85	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	1	0	9	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
86	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence					
87	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
88	17.2	<u>Running sands</u>	Very low (within 50m)				
89	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
90	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
91	17.5	<u>Landslides</u>	Very low (within 50m)				
92	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
93	18.1	Natural cavities	0	0	0	0	-
94	18.2	<u>BritPits</u>	0	0	1	2	-
94	18.3	<u>Surface ground workings</u>	0	1	17	-	-
95	18.4	<u>Underground workings</u>	0	0	0	0	8
96	18.5	Historical Mineral Planning Areas	0	0	0	0	-



96	18.6	Non-coal mining	0	0	0	0	0
96	18.7	Mining cavities	0	0	0	0	0
97	18.8	<u>JPB mining areas</u>	Identified (within 0m)				
97	18.9	<u>Coal mining</u>	Identified (within 0m)				
97	18.10	Brine areas	None (within 0m)				
98	18.11	Gypsum areas	None (within 0m)				
98	18.12	Tin mining	None (within 0m)				
98	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
99	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
101	20.1	<u>BGS Estimated Background Soil Chemistry</u>	4	5	-	-	-
102	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
102	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
103	21.1	Underground railways (London)	0	0	0	-	-
103	21.2	Underground railways (Non-London)	0	0	0	-	-
103	21.3	Railway tunnels	0	0	0	-	-
103	21.4	Historical railway and tunnel features	0	0	0	-	-
103	21.5	Royal Mail tunnels	0	0	0	-	-
104	21.6	Historical railways	0	0	0	-	-
104	21.7	Railways	0	0	0	-	-
104	21.8	Crossrail 1	0	0	0	0	-
104	21.9	Crossrail 2	0	0	0	0	-
104	21.10	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.5ha



Recent site history - 2015 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved.

Capture Date: 11/06/2015

Site Area: 0.5ha



Recent site history - 2011 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved.

Capture Date: 01/05/2011

Site Area: 0.5ha



Recent site history - 2000 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved

Capture Date: 27/06/2000

Site Area: 0.5ha

OS MasterMap site plan

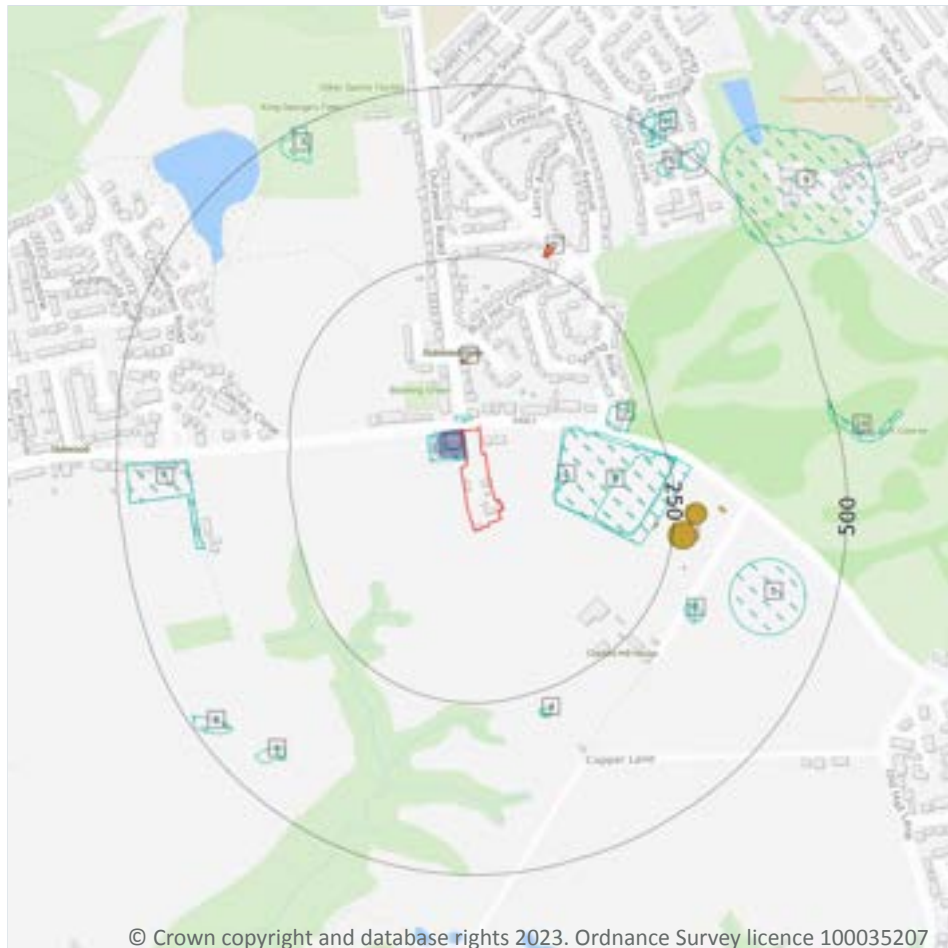


© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

Site Area: 0.5ha



1 Past land use



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

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

1.1 Historical industrial land uses

Records within 500m

25

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	On site	Garage	1988 - 1991	702093



ID	Location	Land use	Dates present	Group ID
A	1m NW	Unspecified Ground Workings	1965	648290
A	13m N	Smithy	1851	693038
B	74m E	Disused Workings	1988 - 1991	753238
B	75m E	Unspecified Pit	1965 - 1977	785143
1	85m E	Sand Pit	1851	643949
B	135m E	Refuse Heap	1938 - 1955	705607
3	181m NE	Dairy	1965 - 1977	723141
C	249m E	Unspecified Tanks	1977 - 1991	744210
4	275m S	Filter Bed	1927 - 1955	786285
E	295m SE	Refuse Heap	1927 - 1938	732397
E	302m SE	Refuse Heap	1955	730231
5	348m E	Sand Pit	1891	643950
F	386m W	Finishing Works	1891	641783
F	386m W	Unspecified Commercial/Industrial	1908 - 1927	783254
6	420m SW	Unspecified Pit	1851	691073
7	448m NW	Unspecified Pits	1891	659195
G	453m NE	Refuse Heap	1908	678048
8	454m SW	Old Gravel Pit	1891	691674
H	476m NE	Unspecified Ground Workings	1977 - 1991	754065
H	478m NE	Refuse Heap	1927 - 1938	732481
G	480m NE	Refuse Heap	1927 - 1938	760081
9	485m NE	Unspecified Mills	1927 - 1938	762193
H	488m NE	Refuse Heap	1908	708223
10	494m E	Unspecified Ground Workings	1927 - 1938	756554

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

9

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
C	220m E	Unspecified Tank	1955	85007
C	243m E	Unspecified Tank	1987	99257
C	245m E	Unspecified Tank	1992	97079
C	245m E	Unspecified Tank	1968	101017
C	264m E	Unspecified Tank	1987	93319
C	266m E	Unspecified Tank	1992	93421
C	267m E	Unspecified Tank	1968	95493
C	274m E	Unspecified Tank	1955	85008
C	314m E	Tanks	1955 - 1968	101115

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

3

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
2	99m N	Electricity Substation	1987 - 1992	57348
D	267m N	Electricity Substation	1988	46836



ID	Location	Land use	Dates present	Group ID
D	268m N	Electricity Substation	1975 - 1992	56754

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	5
----------------------------	----------

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	On site	Garage	1968	16766
A	On site	Garage	1987	16923
A	On site	Garage	1992	17162
A	8m NW	Garage	1955 - 1961	18224
A	10m NW	Garage	1955	16490

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

2.1 Historical industrial land uses

Records within 500m

42

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
A	On site	Garage	1991	702093
A	On site	Garage	1988	702093
A	1m NW	Unspecified Ground Workings	1965	648290

ID	Location	Land Use	Date	Group ID
A	13m N	Smithy	1851	693038
B	74m E	Disused Workings	1991	753238
B	74m E	Disused Workings	1988	753238
B	75m E	Unspecified Pit	1977	785143
B	75m E	Unspecified Pit	1965	785143
1	85m E	Sand Pit	1851	643949
B	135m E	Refuse Heap	1938	705607
B	141m E	Refuse Heap	1955	705607
D	181m NE	Dairy	1977	723141
D	181m NE	Dairy	1965	723141
E	249m E	Unspecified Tanks	1991	744210
E	249m E	Unspecified Tanks	1977	744210
E	249m E	Unspecified Tanks	1988	744210
G	275m S	Filter Bed	1938	786285
G	275m S	Filter Bed	1927	786285
G	276m S	Filter Bed	1955	786285
H	295m SE	Refuse Heap	1938	732397
H	295m SE	Refuse Heap	1927	732397
H	302m SE	Refuse Heap	1955	730231
2	348m E	Sand Pit	1891	643950
I	386m W	Unspecified Commercial/Industrial	1927	783254
I	386m W	Unspecified Commercial/Industrial	1908	783254
I	386m W	Finishing Works	1891	641783
3	420m SW	Unspecified Pit	1851	691073
4	448m NW	Unspecified Pits	1891	659195
J	453m NE	Refuse Heap	1908	678048
5	454m SW	Old Gravel Pit	1891	691674
K	476m NE	Unspecified Ground Workings	1991	754065



ID	Location	Land Use	Date	Group ID
K	476m NE	Unspecified Ground Workings	1977	754065
K	476m NE	Unspecified Ground Workings	1988	754065
K	478m NE	Refuse Heap	1938	732481
K	478m NE	Refuse Heap	1927	732481
J	480m NE	Refuse Heap	1938	760081
J	480m NE	Refuse Heap	1927	760081
L	485m NE	Unspecified Mills	1938	762193
L	485m NE	Unspecified Mills	1927	762193
K	488m NE	Refuse Heap	1908	708223
M	494m E	Unspecified Ground Workings	1938	756554
M	494m E	Unspecified Ground Workings	1927	756554

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

12

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
E	220m E	Unspecified Tank	1955	85007
E	243m E	Unspecified Tank	1987	99257
E	245m E	Unspecified Tank	1992	97079
E	245m E	Unspecified Tank	1968	101017
E	264m E	Unspecified Tank	1987	93319
E	266m E	Unspecified Tank	1992	93421
E	267m E	Unspecified Tank	1968	95493
E	274m E	Unspecified Tank	1955	85008
E	314m E	Tanks	1955	101115



ID	Location	Land Use	Date	Group ID
E	314m E	Tanks	1961	101115
E	314m E	Tanks	1955	101115
E	314m E	Tanks	1968	101115

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

5

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
C	99m N	Electricity Substation	1987	57348
C	99m N	Electricity Substation	1992	57348
F	267m N	Electricity Substation	1988	46836
F	268m N	Electricity Substation	1992	56754
F	268m N	Electricity Substation	1975	56754

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

6

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
A	On site	Garage	1987	16923
A	On site	Garage	1992	17162
A	On site	Garage	1968	16766
A	8m NW	Garage	1955	18224
A	8m NW	Garage	1961	18224
A	10m NW	Garage	1955	16490

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

5

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

Features are displayed on the Waste and landfill map on **page 23**

ID	Location	Details		
1	286m NE	Site Address: Stand Golf Course, Hawthorne Avenue, Stand, Radcliffe, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C64a, C064 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -
B	306m E	Site Address: Stand Golf Course, Ringley Road, Stand, Radcliffe, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C64b, C064 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -
B	331m E	Site Address: Stand Golf Course, Ringley Road, Stand, Radcliffe, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C064, C64c Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -
2	374m NW	Site Address: King George V Playing Fields, Outwood Road, Radcliffe, Bury, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C068 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -

ID	Location	Details		
4	426m SW	Site Address: Land South Of Ringley Road, Whitefield, Bury, Greater Manchester Licence Holder Address: 115 Radcliffe New Road, Whitefield	Waste Licence: Yes Site Reference: RD/LIC/481/87, C040 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 16/12/1987 Licence Surrender: -	Operator: - Licence Holder: T J Murphy Limited First Recorded 31/12/1987 Last Recorded: 31/12/1994

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

3.5 Historical waste sites

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

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

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

3.6 Licensed waste sites

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

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

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

3.7 Waste exemptions

Records within 500m	6
----------------------------	----------

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

Features are displayed on the Waste and landfill map on **page 23**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	On site	OUTWOOD GATE FARM, RINGLEY ROAD WEST, RADCLIFFE, MANCHESTER, M26 1DL	WEX298064	Using waste exemption	On a Farm	Use of waste in construction
A	On site	OUTWOOD GATE FARM, RINGLEY ROAD WEST, RADCLIFFE, MANCHESTER, M26 1DL	WEX298064	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit



ID	Location	Site	Reference	Category	Sub-Category	Description
A	On site	OUTWOOD GATE FARM, RINGLEY ROAD WEST, RADCLIFFE, MANCHESTER, M26 1DL	WEX298064	Using waste exemption	On a Farm	Use of mulch
A	On site	OUTWOOD GATE FARM, RINGLEY ROAD WEST, RADCLIFFE, MANCHESTER, M26 1DL	WEX298064	Using waste exemption	On a Farm	Spreading of plant matter to confer benefit
A	On site	OUTWOOD GATE FARM, RINGLEY ROAD WEST, RADCLIFFE, MANCHESTER, M26 1DL	WEX298064	Disposing of waste exemption	On a Farm	Burning waste in the open
3	403m W	Hilsdan Farm Ringley Road West MANCHESTER M26 1DW	EPR/JE5442CC /A001	Storing waste exemption	Non- Agricultural Waste Only	Storage of sludge

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses

4.1 Recent industrial land uses

Records within 250m

4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 27**

ID	Location	Company	Address	Activity	Category
A	68m N	Nb Signs	168, Outwood Road, Radcliffe, Greater Manchester, M26 1BG	Signs	Industrial Products
A	102m N	Electricity Sub Station	Greater Manchester, M26	Electrical Features	Infrastructure and Facilities
1	214m N	Auto Mate	153, Outwood Road, Radcliffe, Greater Manchester, M26 1BQ	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
2	215m E	Mast	Greater Manchester, M45	Telecommunications Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

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

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

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

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

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

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m**0**

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

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

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

Records within 500m**0**

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

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m**0**

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

4.21 Pollution inventory radioactive waste

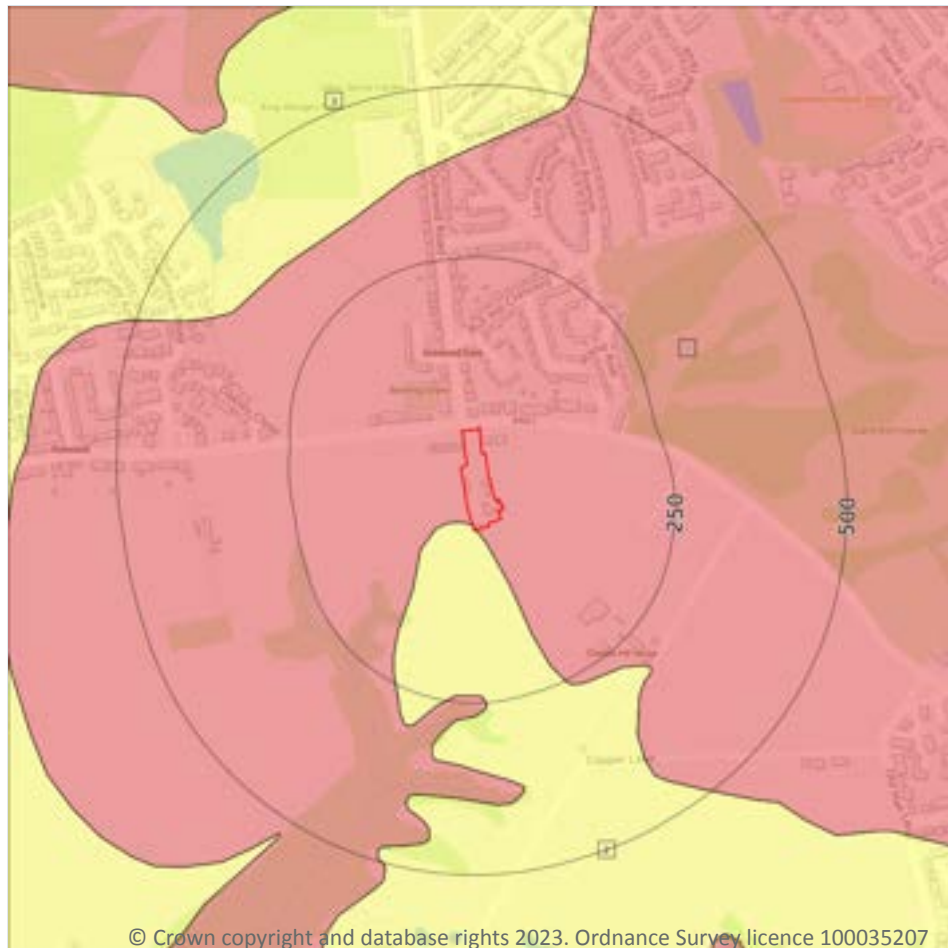
Records within 500m**0**

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 32**

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

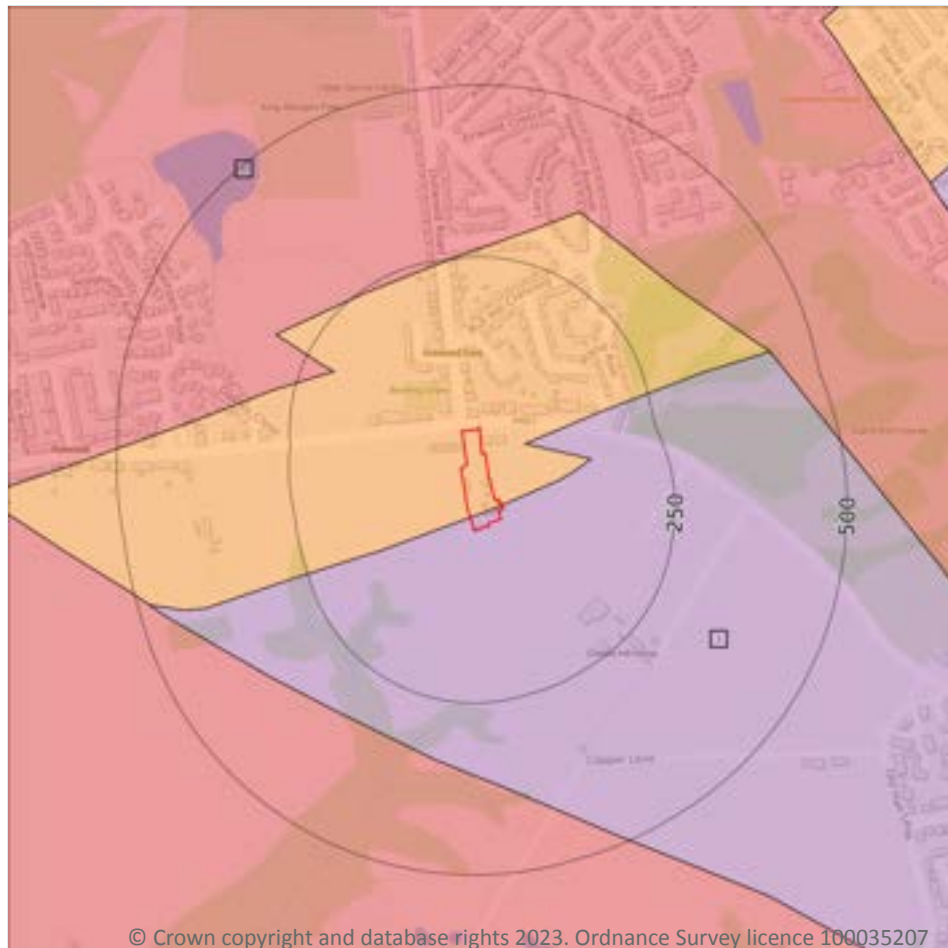


ID	Location	Designation	Description
3	343m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



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

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 34**

ID	Location	Designation	Description
1	On site	Principal	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
A	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

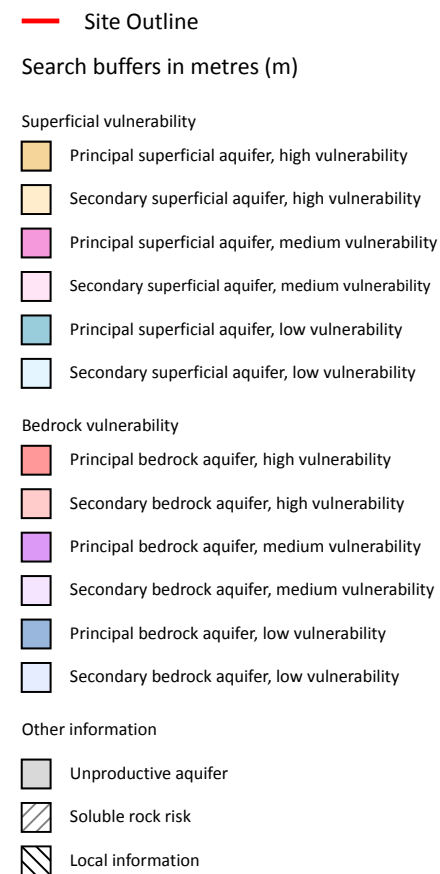
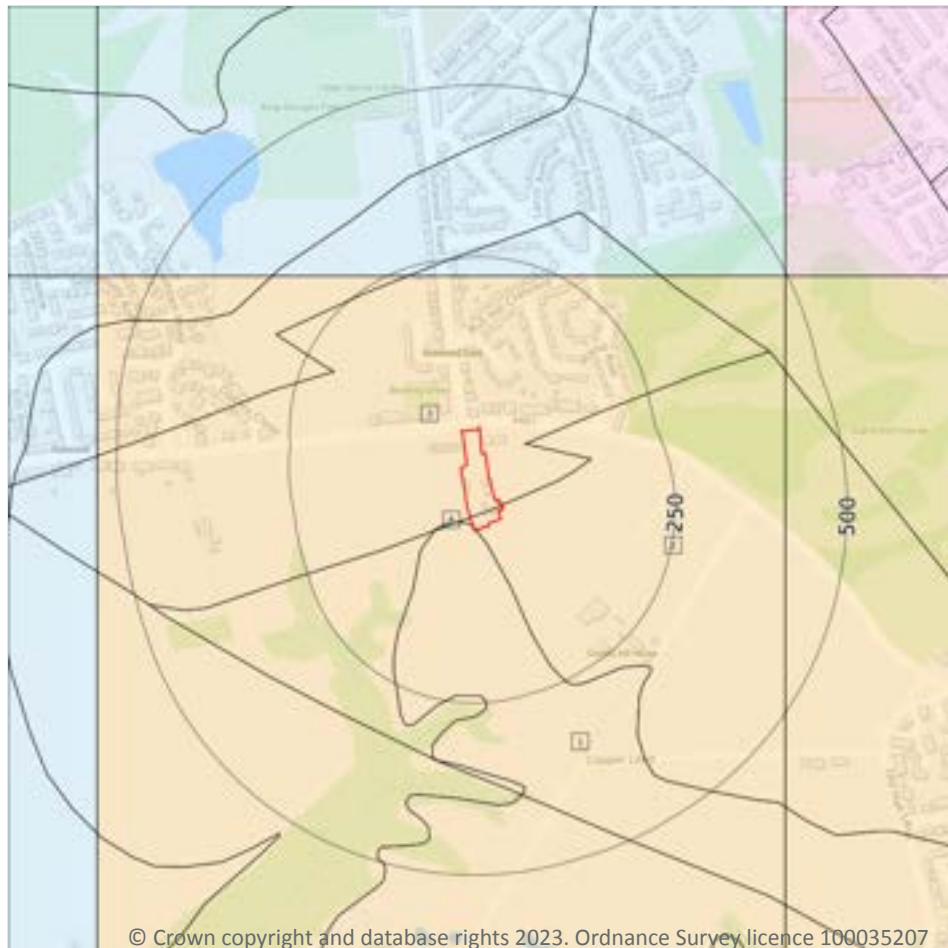


ID	Location	Designation	Description
A	205m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

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

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

Features are displayed on the Groundwater vulnerability map on **page 36**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
3	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
4	20m SW	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by



email on enquiries@environment-agency.gov.uk.

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

12

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 39**

ID	Location	Details	
-	1167m NE	Status: Historical Licence No: 2569004030 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "WELLPOINT SYSTEM AT PREMISES, RADCLIFFE" Data Type: Point Name: JAMES HALSTEAD LTD Easting: 379600 Northing: 406300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/01/1995 Version End Date: -
-	1167m NE	Status: Historical Licence No: 2569004030 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: WELLPOINT SYSTEM AT PREMISES, RADCLIFFE Data Type: Point Name: POLYFLOR LTD Easting: 379600 Northing: 406300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
-	1167m NE	Status: Historical Licence No: 2569004030 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: WELL POINT SYSTEM AT PREMISES RADCLIFFE Data Type: Point Name: POLYFLOR LTD Easting: 379600 Northing: 406300	Annual Volume (m ³): 68200 Max Daily Volume (m ³): 382 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
-	1180m E	Status: Active Licence No: 2569004053 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT STAND GOLF CLUB Data Type: Point Name: Stand Golf Club Limited Easting: 379754 Northing: 405858	Annual Volume (m ³): 9,000 Max Daily Volume (m ³): 55 Original Application No: NPS/WR/018926 Original Start Date: 28/05/1997 Expiry Date: - Issue No: 102 Version Start Date: 12/05/2015 Version End Date: -



ID	Location	Details	
-	1186m E	Status: Historical Licence No: 2569004053 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "A BOREHOLE AT STAND GOLF CLUB, WHITEFIELD" Data Type: Point Name: STAND GOLF CLUB Easting: 379760 Northing: 405860	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/05/1997 Expiry Date: - Issue No: 100 Version Start Date: 28/05/1997 Version End Date: -
-	1186m E	Status: Historical Licence No: 2569004053 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT STAND GOLF CLUB, WHITEFIELD Data Type: Point Name: STAND GOLF CLUB Easting: 379760 Northing: 405860	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/05/1997 Expiry Date: - Issue No: 100 Version Start Date: 28/05/1997 Version End Date: -
-	1186m E	Status: Historical Licence No: 2569004053 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT STAND GOLF CLUB WHITEFIELD Data Type: Point Name: THE TRUSTEES OF STAND GOLF CLUB Easting: 379760 Northing: 405860	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 55 Original Application No: - Original Start Date: 28/05/1997 Expiry Date: - Issue No: 101 Version Start Date: 07/09/2005 Version End Date: -
-	1851m E	Status: Historical Licence No: 2569004052 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "BOREHOLE AT WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD" Data Type: Point Name: WHITEFIELD GOLF CLUB Easting: 380420 Northing: 405380	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/10/1996 Expiry Date: - Issue No: 100 Version Start Date: 19/04/1999 Version End Date: -

ID	Location	Details	
-	1851m E	Status: Active Licence No: 2569004052 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD Data Type: Point Name: WHITEFIELD GOLF CLUB LTD Easting: 380420 Northing: 405380	Annual Volume (m ³): 8,000 Max Daily Volume (m ³): 100 Original Application No: 7349 Original Start Date: 10/10/1996 Expiry Date: - Issue No: 101 Version Start Date: 09/11/2005 Version End Date: -
-	1987m E	Status: Historical Licence No: 2569004056 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: LAND AT TOTAL FITNESS, BURY NEW ROAD, WHITEFIELD, BURY Data Type: Point Name: TOTAL FITNESS UK LTD Easting: 380450 Northing: 406380	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/03/2011 Issue No: 1 Version Start Date: 17/02/2005 Version End Date: -
-	1987m E	Status: Historical Licence No: 2569004056 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: LAND AT TOTAL FITNESS BURY NEW ROAD WHITEFIELD BURY Data Type: Point Name: TOTAL FITNESS UK LTD Easting: 380450 Northing: 406380	Annual Volume (m ³): 24000 Max Daily Volume (m ³): 166 Original Application No: - Original Start Date: 17/02/2005 Expiry Date: 31/03/2011 Issue No: 1 Version Start Date: 17/02/2005 Version End Date: -
-	1988m E	Status: Historical Licence No: NW/069/0004/004 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT WHITEFIELD, MANCHESTER Data Type: Point Name: Total Fitness Health Clubs Limited Easting: 380450 Northing: 406381	Annual Volume (m ³): 24,000 Max Daily Volume (m ³): 166 Original Application No: - Original Start Date: 29/01/2014 Expiry Date: 31/03/2020 Issue No: 1 Version Start Date: 29/01/2014 Version End Date: -

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



5.7 Surface water abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 39**

ID	Location	Details	
-	1916m NW	Status: Historical Licence No: 2569004024 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT MOUNT SION WORKS, RADCLIFFE" Data Type: Point Name: AHLSTROM DEXTER LTD Easting: 376800 Northing: 406600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 03/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/09/2000 Version End Date: -
-	1916m NW	Status: Historical Licence No: 2569004024 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT MOUNT SION WORKS, RADCLIFFE Data Type: Point Name: AHLSTROM CHIRNSIDE LTD Easting: 376800 Northing: 406600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 03/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/11/2001 Version End Date: -
-	1916m NW	Status: Active Licence No: 2569004024 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT MOUNT SION WORKS RADCLIFFE Data Type: Point Name: Ahlstrom-Munksjö Chirnside Ltd Easting: 376800 Northing: 406600	Annual Volume (m ³): 2,127,528 Max Daily Volume (m ³): 8,182.80 Original Application No: NPS/WR/035735 Original Start Date: 03/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 25/06/2021 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 39**

ID	Location	Details	
-	1987m E	Status: Historical Licence No: 2569004056 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: LAND AT TOTAL FITNESS, BURY NEW ROAD, WHITEFIELD, BURY Data Type: Point Name: TOTAL FITNESS UK LTD Easting: 380450 Northing: 406380	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/03/2011 Issue No: 1 Version Start Date: 17/02/2005 Version End Date: -
-	1987m E	Status: Historical Licence No: 2569004056 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: LAND AT TOTAL FITNESS BURY NEW ROAD WHITEFIELD BURY Data Type: Point Name: TOTAL FITNESS UK LTD Easting: 380450 Northing: 406380	Annual Volume (m ³): 24000 Max Daily Volume (m ³): 166 Original Application No: - Original Start Date: 17/02/2005 Expiry Date: 31/03/2011 Issue No: 1 Version Start Date: 17/02/2005 Version End Date: -
-	1988m E	Status: Historical Licence No: NW/069/0004/004 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT WHITEFIELD, MANCHESTER Data Type: Point Name: Total Fitness Health Clubs Limited Easting: 380450 Northing: 406381	Annual Volume (m ³): 24,000 Max Daily Volume (m ³): 166 Original Application No: - Original Start Date: 29/01/2014 Expiry Date: 31/03/2020 Issue No: 1 Version Start Date: 29/01/2014 Version End Date: -

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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

6 Hydrology



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

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

6.1 Water Network (OS MasterMap)

Records within 250m

7

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

Features are displayed on the Hydrology map on **page 46**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	152m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
A	159m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	169m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	169m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	188m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	212m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	239m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

6

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

Features are displayed on the Hydrology map on **page 46**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on **page 46**



ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Irwell (Croal to Irk)	GB112069061451	Croal Irwell	Irwell

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

6.4 WFD Surface water bodies

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

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

Features are displayed on the Hydrology map on **page 46**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1609m SW	River	Irwell (Croal to Irk)	GB112069061451	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

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

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

Features are displayed on the Hydrology map on **page 46**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	GB41201G101100	Poor	Poor	Poor	2019

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

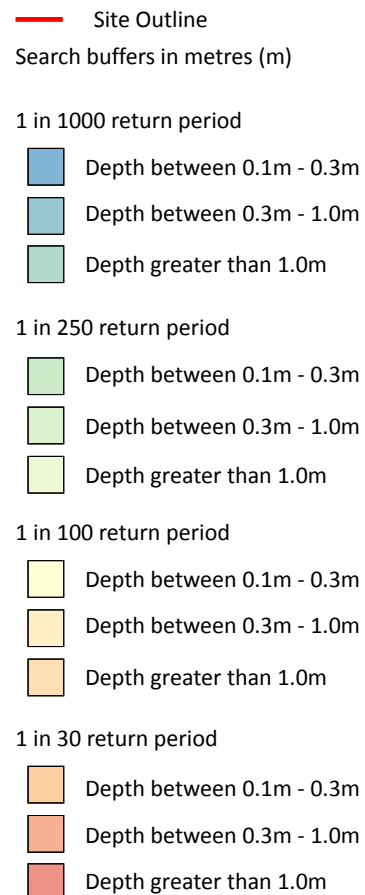
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on **page 52**

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

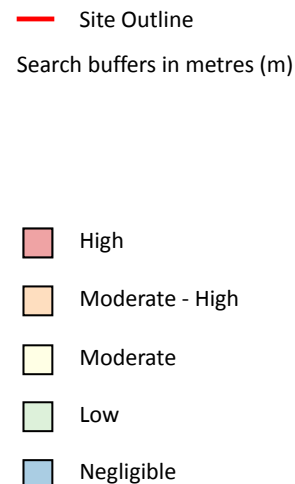
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

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

Features are displayed on the Groundwater flooding map on **page 54**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland
- ▨ Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

5

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

Features are displayed on the Environmental designations map on **page 55**

ID	Location	Name	Data source
3	260m NE	Chapelfield	Natural England
A	689m N	Chapelfield	Natural England
A	713m N	Chapelfield	Natural England
12	1622m SW	Clifton Country Park	Natural England
-	1741m SE	Philip's Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

7

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

Features are displayed on the Environmental designations map on **page 55**

ID	Location	Name	Woodland Type
2	150m SW	Nuttall Wood	Ancient & Semi-Natural Woodland
4	658m SE	Carters Hill Wood	Ancient & Semi-Natural Woodland
5	942m SW	Lower Heaps Wood	Ancient & Semi-Natural Woodland
8	1371m SW	Unknown	Ancient & Semi-Natural Woodland
9	1411m SE	North Wood	Ancient & Semi-Natural Woodland
-	1533m W	Ringley Wood	Ancient & Semi-Natural Woodland
-	1904m SE	Philips Wood	Ancient & Semi-Natural Woodland

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



10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

5

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

Features are displayed on the Environmental designations map on **page 55**

ID	Location	Name	Local Authority name
1	On site	Merseyside and Greater Manchester	Bury
6	1078m W	Merseyside and Greater Manchester	Bolton
7	1196m NE	Merseyside and Greater Manchester	Bury
11	1605m SW	Merseyside and Greater Manchester	Salford
-	1978m N	Merseyside and Greater Manchester	Bury

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



10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m**1**

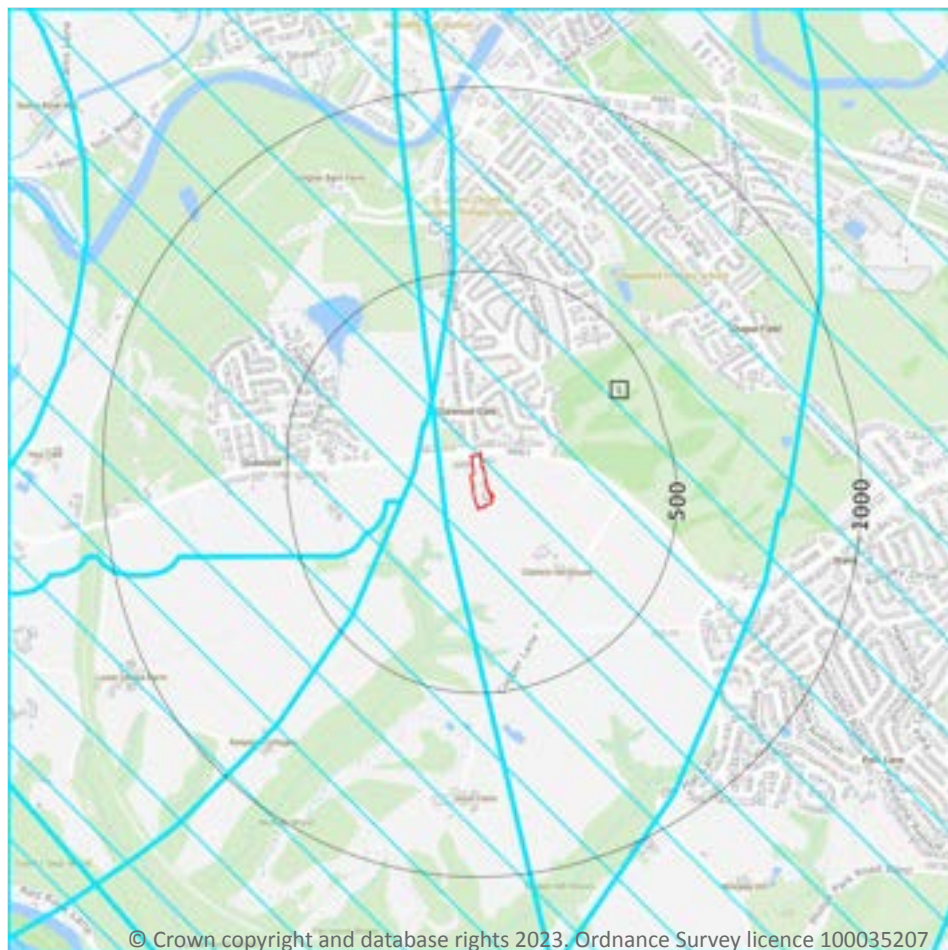
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 61**

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
----------------------	---

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

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

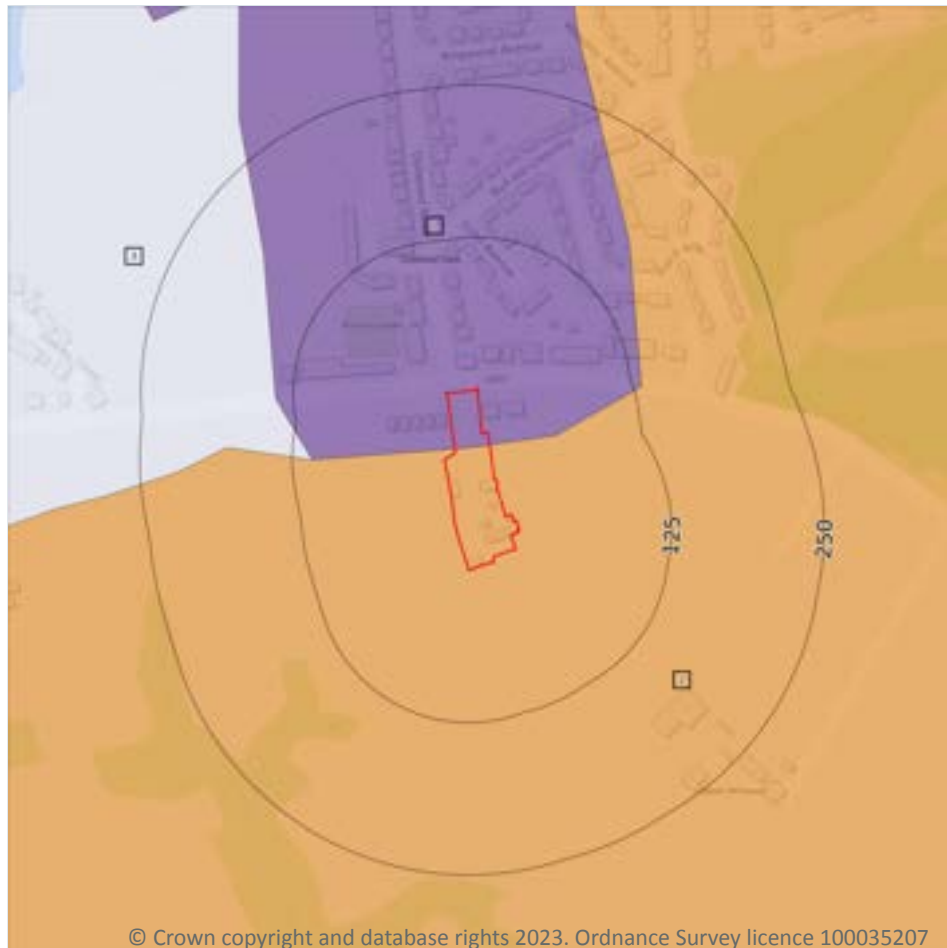
0

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

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



12 Agricultural designations



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

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

12.1 Agricultural Land Classification

Records within 250m

3

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

Features are displayed on the Agricultural designations map on **page 65**

ID	Location	Classification	Description
1	On site	Urban	-
2	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

ID	Location	Classification	Description
3	109m W	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

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

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

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

12.3 Tree Felling Licences

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

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

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

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

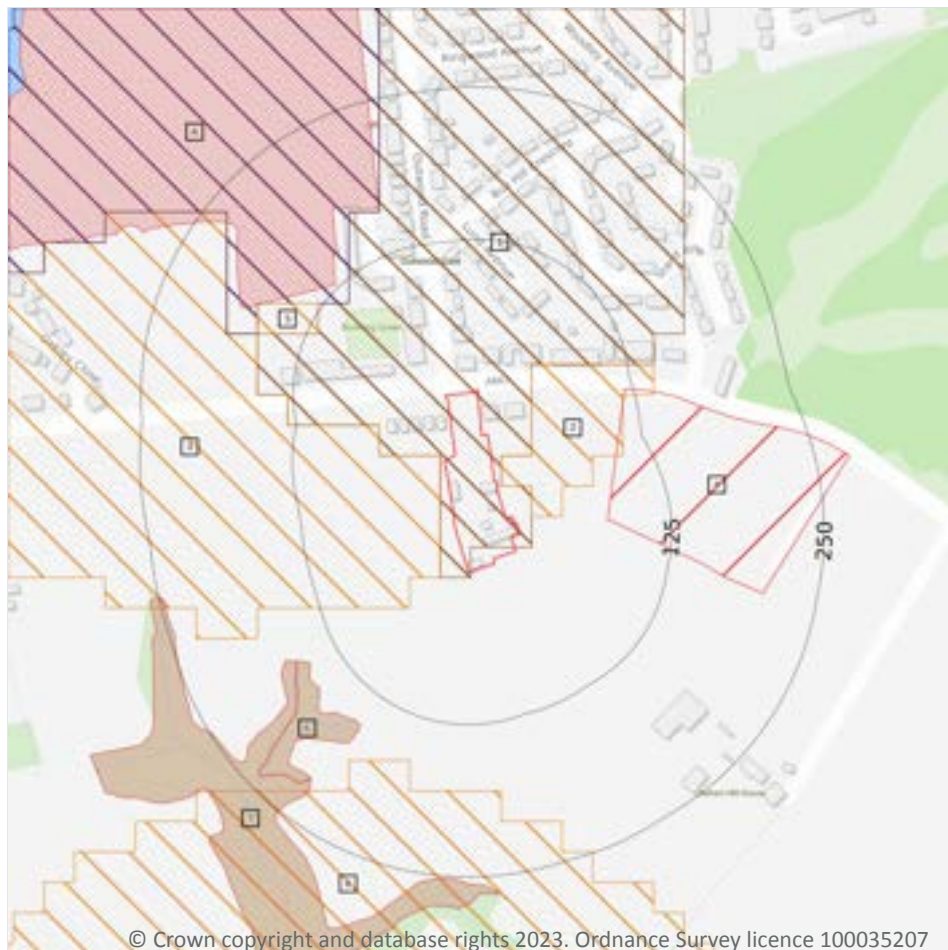
0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

3

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

Features are displayed on the Habitat designations map on **page 68**

ID	Location	Main Habitat	Other habitats
A	128m NW	Lowland dry acid grassland	Main habitat: LDAGR (INV > 50%)
6	150m SW	Deciduous woodland	Main habitat: LFENS (INV > 50%); DWOOD (INV > 50%)
7	160m SW	Deciduous woodland	Main habitat: LFENS (INV > 50%); DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

6

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

Features are displayed on the Habitat designations map on **page 68**

ID	Location	Type	Habitat
1	On site	Network Enhancement Zone 2	Not specified
2	4m E	Network Enhancement Zone 1	Not specified
3	4m NW	Network Enhancement Zone 1	Not specified
A	110m NW	Primary Habitat	Lowland dry acid grassland
5	116m NW	Network Enhancement Zone 1	Not specified
8	162m S	Network Enhancement Zone 1	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

1

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

Features are displayed on the Habitat designations map on **page 68**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
4	73m E	BRITPITS ref: 12359	Low	British Geological Survey BRITPITS database	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.



13.4 Limestone Pavement Orders

Records within 250m**0**

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 71**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD70NE

This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

9

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 72**

ID	Location	LEX Code	Description	Rock description
1	75m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
A	208m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	221m E	WGR-VOID	Worked Ground (Undivided)	Void
2	293m SE	WGR-VOID	Worked Ground (Undivided)	Void



ID	Location	LEX Code	Description	Rock description
B	431m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	431m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	432m NW	WGR-VOID	Worked Ground (Undivided)	Void
B	436m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	491m NE	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

5

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 74**

ID	Location	LEX Code	Description	Rock description
1	On site	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
2	12m S	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	159m SW	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
4	222m W	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
5	261m NE	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

1

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

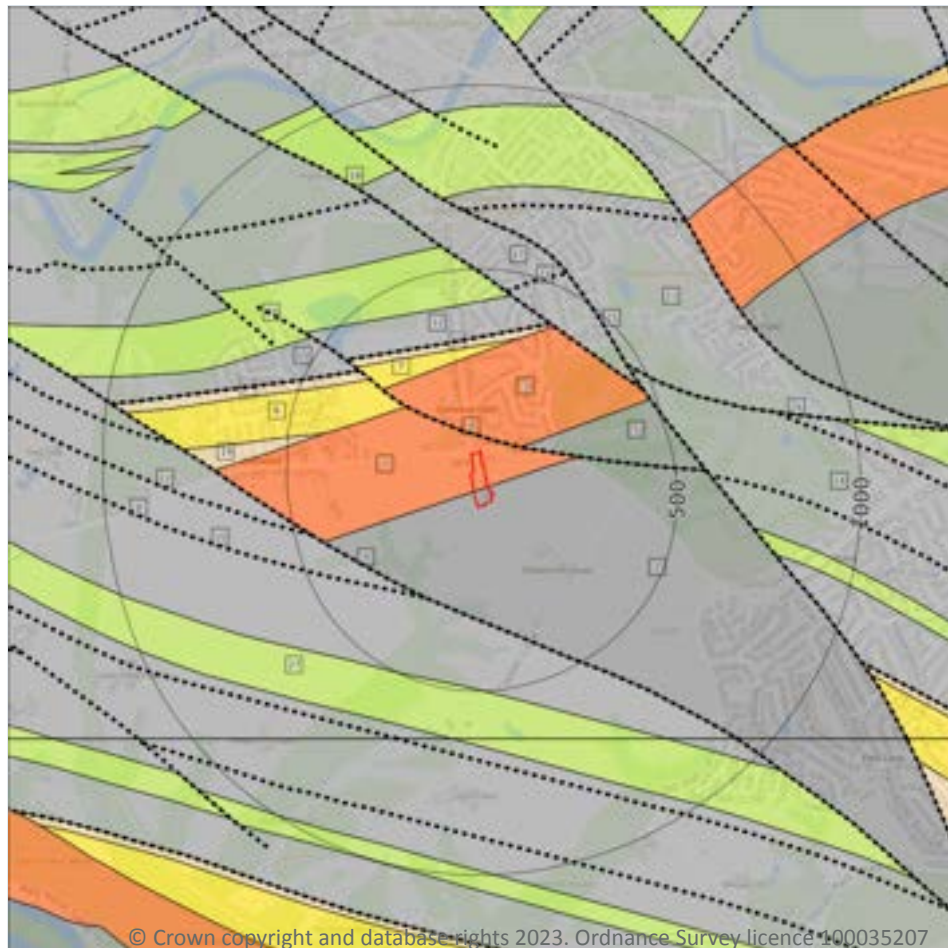
Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 74**

ID	Location	LEX Code	Description	Rock description
6	299m SW	SLIP-UNKNOWN	Landslide Deposits	Unknown/unclassified Entry

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

17

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 76**

ID	Location	LEX Code	Description	Rock age
1	On site	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
2	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	43m N	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]



ID	Location	LEX Code	Description	Rock age
5	110m NE	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
6	218m NW	WDR-SDST	Worsley Delf Rock - Sandstone	Bolsovia Sub-age
7	249m N	WDR-SDST	Worsley Delf Rock - Sandstone	Bolsovia Sub-age
8	282m S	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovia Sub-age - Duckmantian Sub-age
11	287m N	PUCM-MDSS	Pennine Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age - Bolsovia Sub-age
12	307m N	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovia Sub-age - Duckmantian Sub-age
14	340m NW	PUCM-MDSS	Pennine Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age - Bolsovia Sub-age
15	377m NW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovia Sub-age - Duckmantian Sub-age
17	396m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovia Sub-age - Duckmantian Sub-age
19	402m W	PUCM-MDSS	Pennine Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age - Bolsovia Sub-age
20	403m N	NHSS-SDST	Newton Heath Sandstone - Sandstone	Bolsovia Sub-age
23	463m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovia Sub-age - Duckmantian Sub-age
24	463m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovia Sub-age - Duckmantian Sub-age
27	485m S	NR-SDST	Nob End Rock - Sandstone	Bolsovia Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

10

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 76**

ID	Location	Category	Description
4	43m N	FAULT	Normal fault, inferred; crossmarks on downthrow side



ID	Location	Category	Description
9	282m S	FAULT	Normal fault, inferred; crossmarks on downthrow side
10	285m SW	ROCK	Coal seam, inferred
13	307m N	FOSSIL_HORIZON	Fossil horizon, marine band coincident with bedrock geology boundary
16	377m NW	FOSSIL_HORIZON	Fossil horizon, marine band coincident with bedrock geology boundary
18	396m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
21	444m N	ROCK	Coal seam, inferred
22	457m W	ROCK	Coal seam, inferred
25	463m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
26	463m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 79**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085_manchester_v4

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



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

15.4 Superficial geology (50k)

Records within 500m

5

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 81**

ID	Location	LEX Code	Description	Rock description
1	On site	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
2	12m S	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
3	164m SW	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
4	221m W	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	261m NE	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	2
---------------------------	----------

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High
12m S	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	1
----------------------------	----------

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 81**

ID	Location	LEX Code	Description	Rock description
6	299m SW	SLIP-UNKNOWN	LANDSLIDE DEPOSITS	UNKNOWN/UNCLASSIFIED ENTRY

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

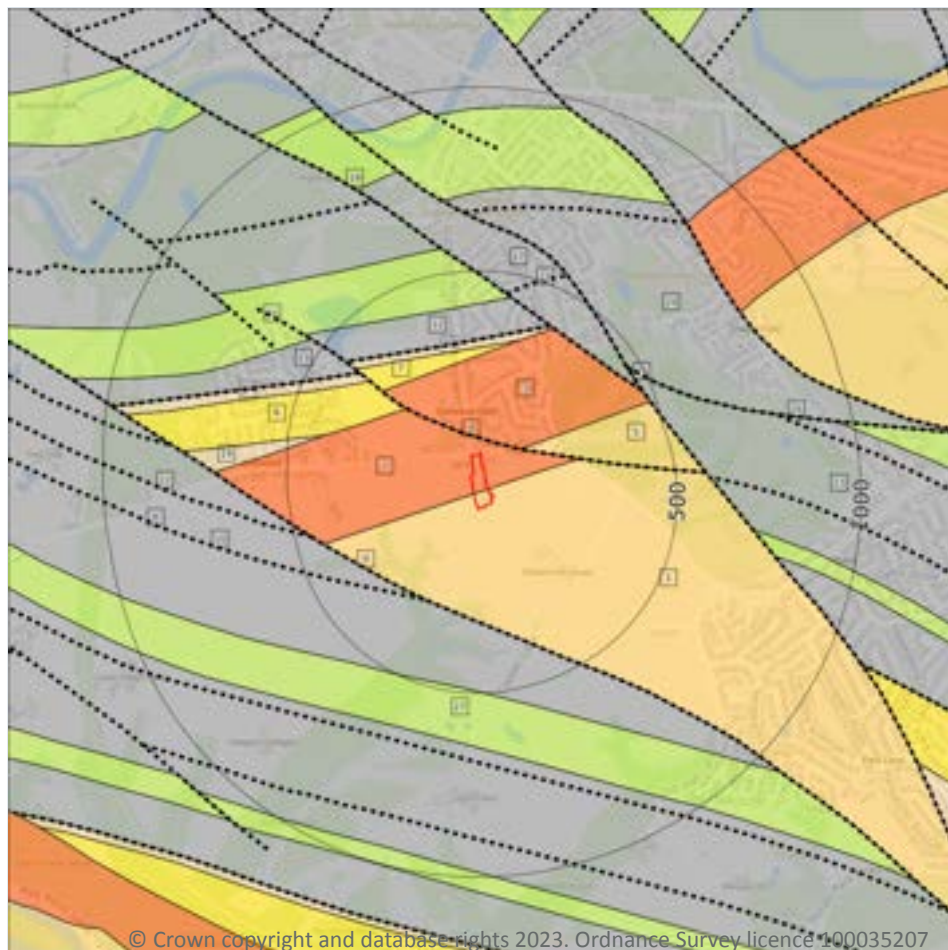
Records within 50m	0
---------------------------	----------

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

17

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83**

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
2	On site	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
3	43m N	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
5	110m NE	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN



ID	Location	LEX Code	Description	Rock age
6	218m NW	WDR-SDST	WORSLEY DELF ROCK - SANDSTONE	WESTPHALIAN
7	249m N	WDR-SDST	WORSLEY DELF ROCK - SANDSTONE	WESTPHALIAN
8	282m S	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
11	287m N	PUCM-MDSS	PENNINE UPPER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
12	307m N	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
14	340m NW	PUCM-MDSS	PENNINE UPPER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
15	377m NW	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
17	395m NE	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
19	402m W	PUCM-MDSS	PENNINE UPPER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
20	403m N	NHSS-SDST	NEWTON HEATH SANDSTONE - SANDSTONE	WESTPHALIAN
23	463m NE	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
24	463m NE	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
27	485m S	NR-SDST	NOB END ROCK - SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

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

This data is sourced from the British Geological Survey.



15.10 Bedrock faults and other linear features (50k)

Records within 500m

10

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83**

ID	Location	Category	Description
4	43m N	FAULT	Fault, inferred
9	282m S	FAULT	Fault, inferred
10	285m SW	ROCK	Coal seam, inferred
13	307m N	FOSSIL_HORIZON	Marine band
16	377m NW	FOSSIL_HORIZON	Marine band
18	395m NE	FAULT	Fault, inferred
21	444m N	ROCK	Coal seam, inferred
22	457m W	ROCK	Coal seam, inferred
25	463m NE	FAULT	Fault, inferred
26	463m NE	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

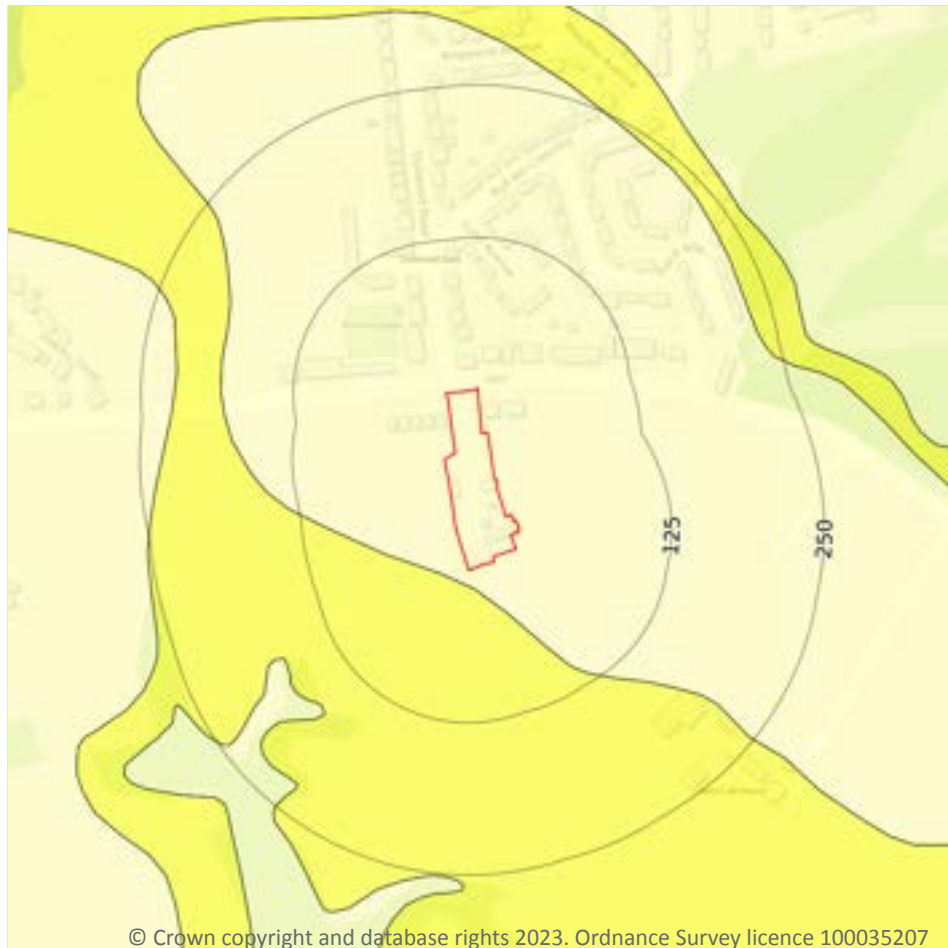
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

2

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

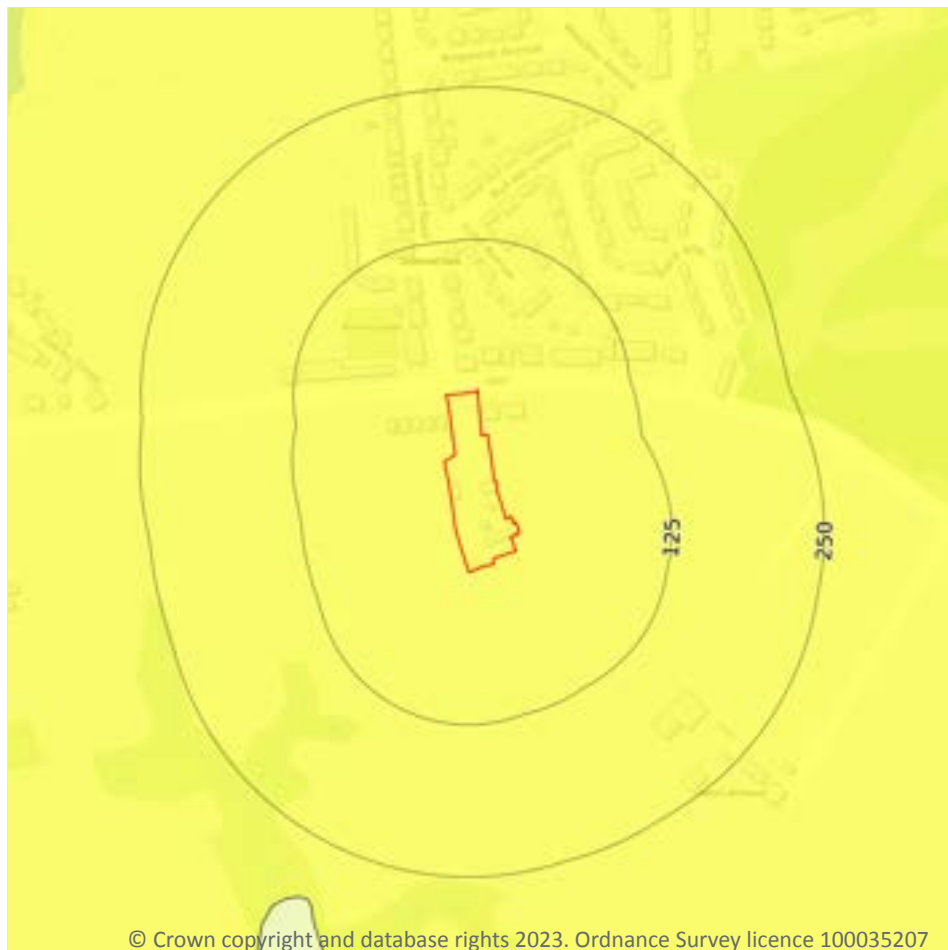
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 87**

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
12m S	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Running sands map on **page 88**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

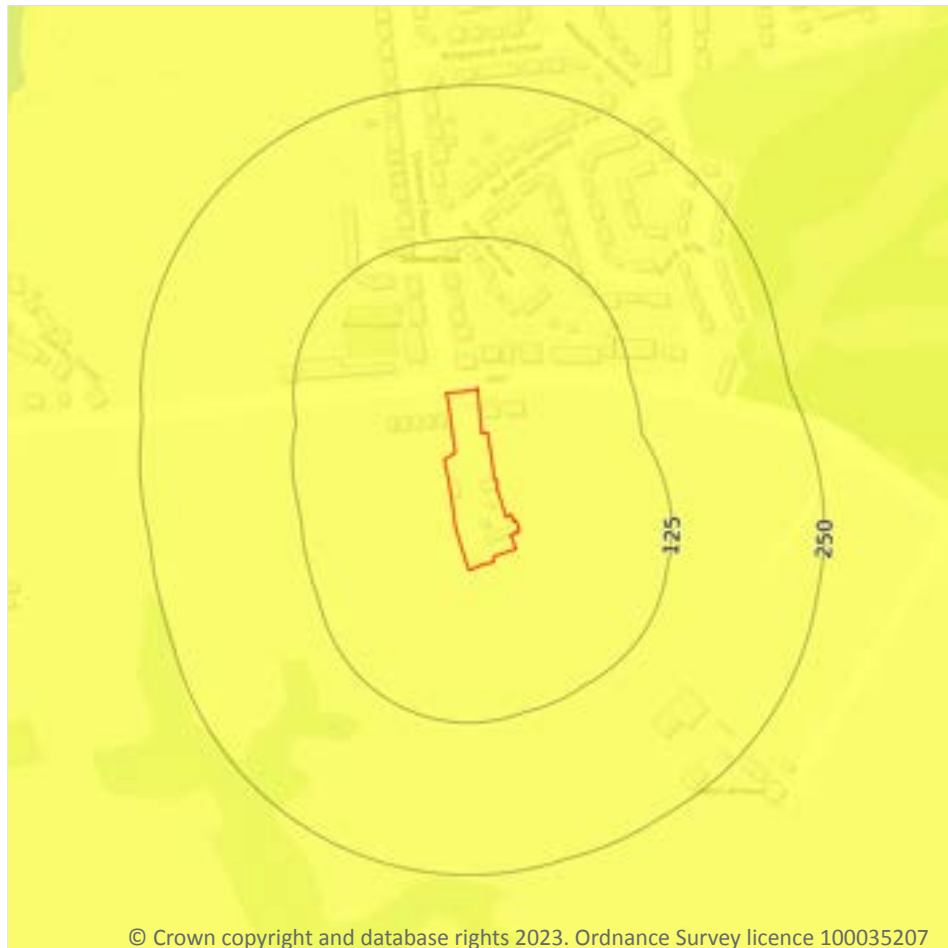
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 89**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

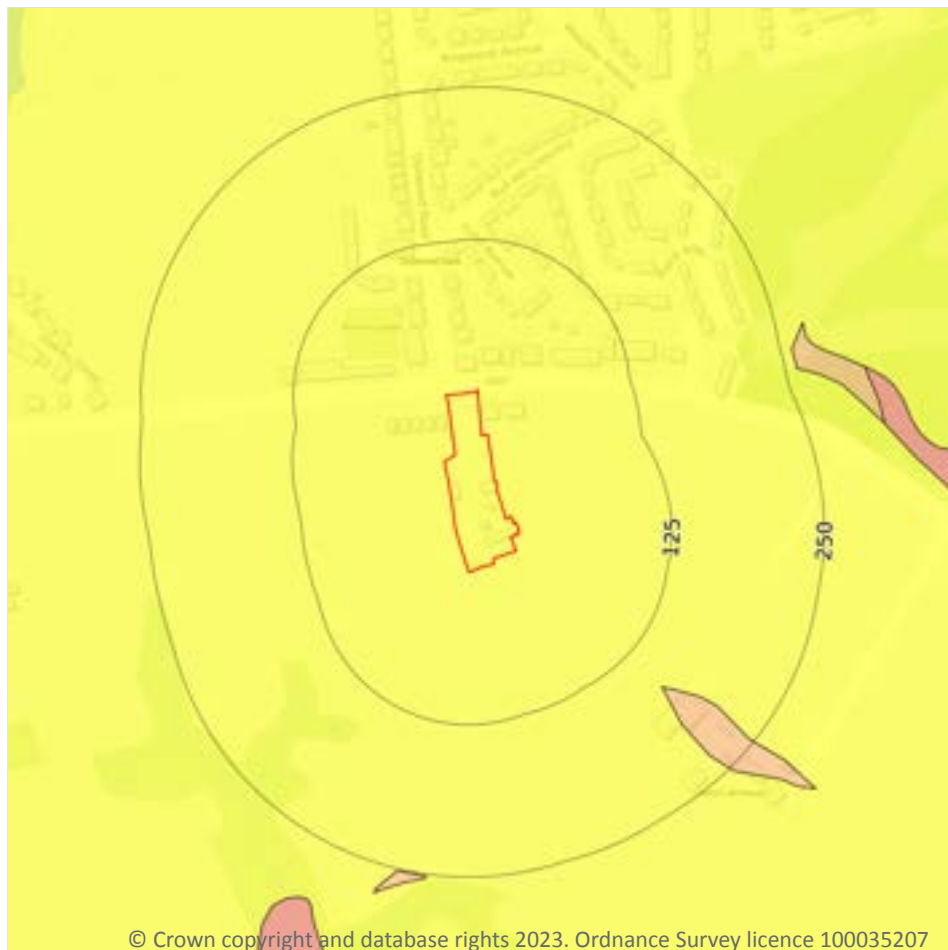
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 90**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

© Crown copyright and database rights 2023. Ordnance Survey licence 100035207

17.5 Landslides

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 91**

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 92**

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

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

3

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 93**

ID	Location	Details	Description
A	187m E	Name: Stoneclough Sand Quarries Address: Outwood, RADCLIFFE, Lancashire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
E	321m SE	Name: Clarke's Hill Sand Pit Address: Outwood, RADCLIFFE, Lancashire Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
I	467m SW	Name: Nuttall Wood Gravel Pit Address: Outwood, RADCLIFFE, Lancashire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

18

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 93**

ID	Location	Land Use	Year of mapping	Mapping scale
1	1m NW	Unspecified Ground Workings	1965	1:10560
A	74m E	Disused Workings	1991	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
A	74m E	Disused Workings	1988	1:10000
A	75m E	Unspecified Pit	1977	1:10000
A	75m E	Unspecified Pit	1965	1:10560
2	85m E	Sand Pit	1851	1:10560
A	135m E	Refuse Heap	1938	1:10560
A	141m E	Refuse Heap	1955	1:10560
B	204m E	Reservoir	1938	1:10560
B	204m E	Reservoir	1927	1:10560
B	204m E	Reservoir	1908	1:10560
B	204m E	Reservoir	1891	1:10560
B	218m E	Covered Reservoir	1991	1:10000
B	218m E	Reservoir	1977	1:10000
B	218m E	Reservoir	1965	1:10560
B	218m E	Covered Reservoir	1988	1:10000
B	218m E	Reservoir	1955	1:10560
C	229m S	Pond	1851	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

8

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 93**

ID	Location	Land Use	Year of mapping	Mapping scale
-	665m W	Colliery	1927	1:10560
-	763m N	Unspecified Old Shaft	1938	1:10560
-	763m N	Unspecified Old Shaft	1927	1:10560
-	765m W	Colliery	1891	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
-	766m N	Unspecified Old Shaft	1950	1:10560
-	794m NW	Unspecified Old Shaft	1908	1:10560
-	955m NW	Colliery	1950	1:10560
-	956m NW	Colliery	1965	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.



18.8 JPB mining areas

Records on site

1

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

Location	Details
On site	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk .

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

1

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

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

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site

0

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

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



18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

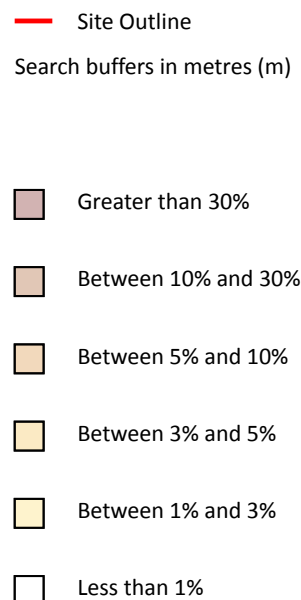
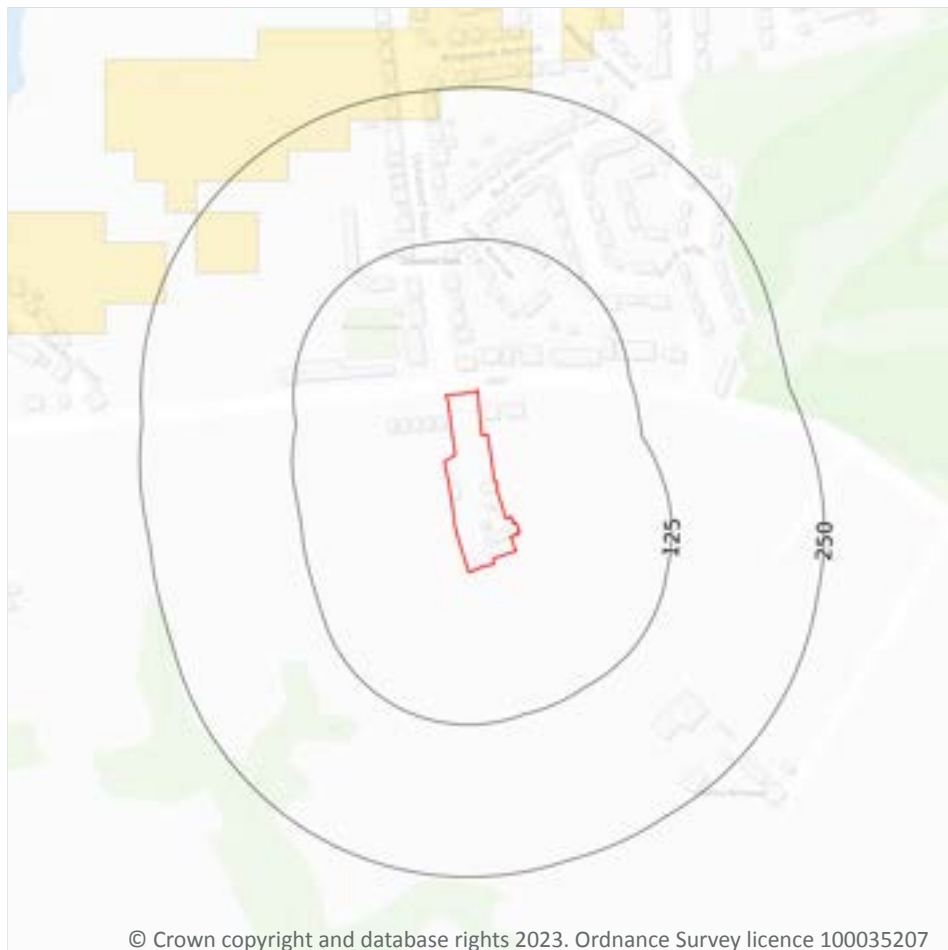
18.13 Clay mining

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

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

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

19 Radon



19.1 Radon

Records on site

1

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

Features are displayed on the Radon map on **page 99**

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



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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

9

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
21m SW	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
28m W	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
33m NW	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
44m SW	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
45m SW	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.



20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-april-2023/>.



Appendix B2 – Historical Ordnance Survey Maps

Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

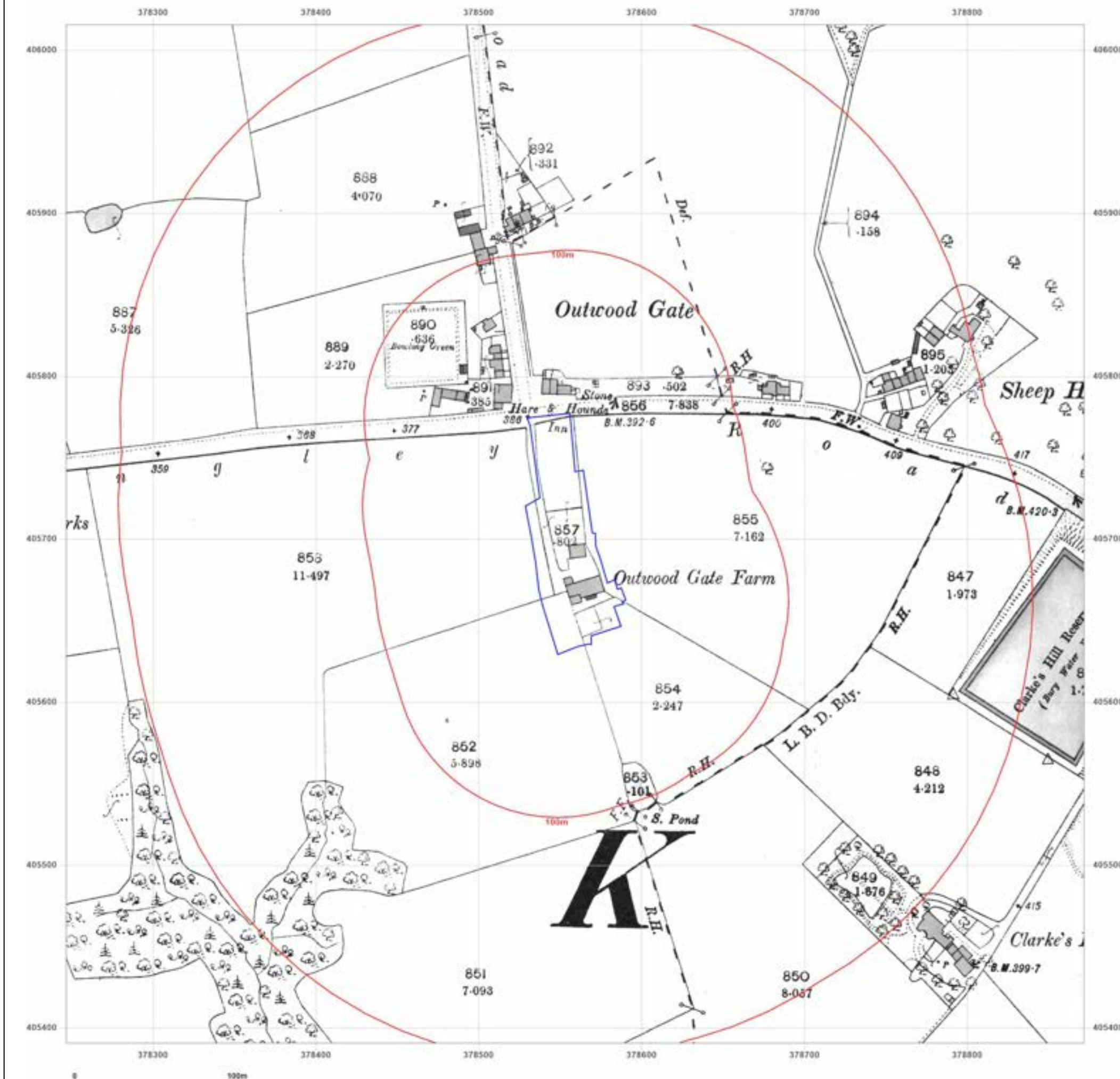


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

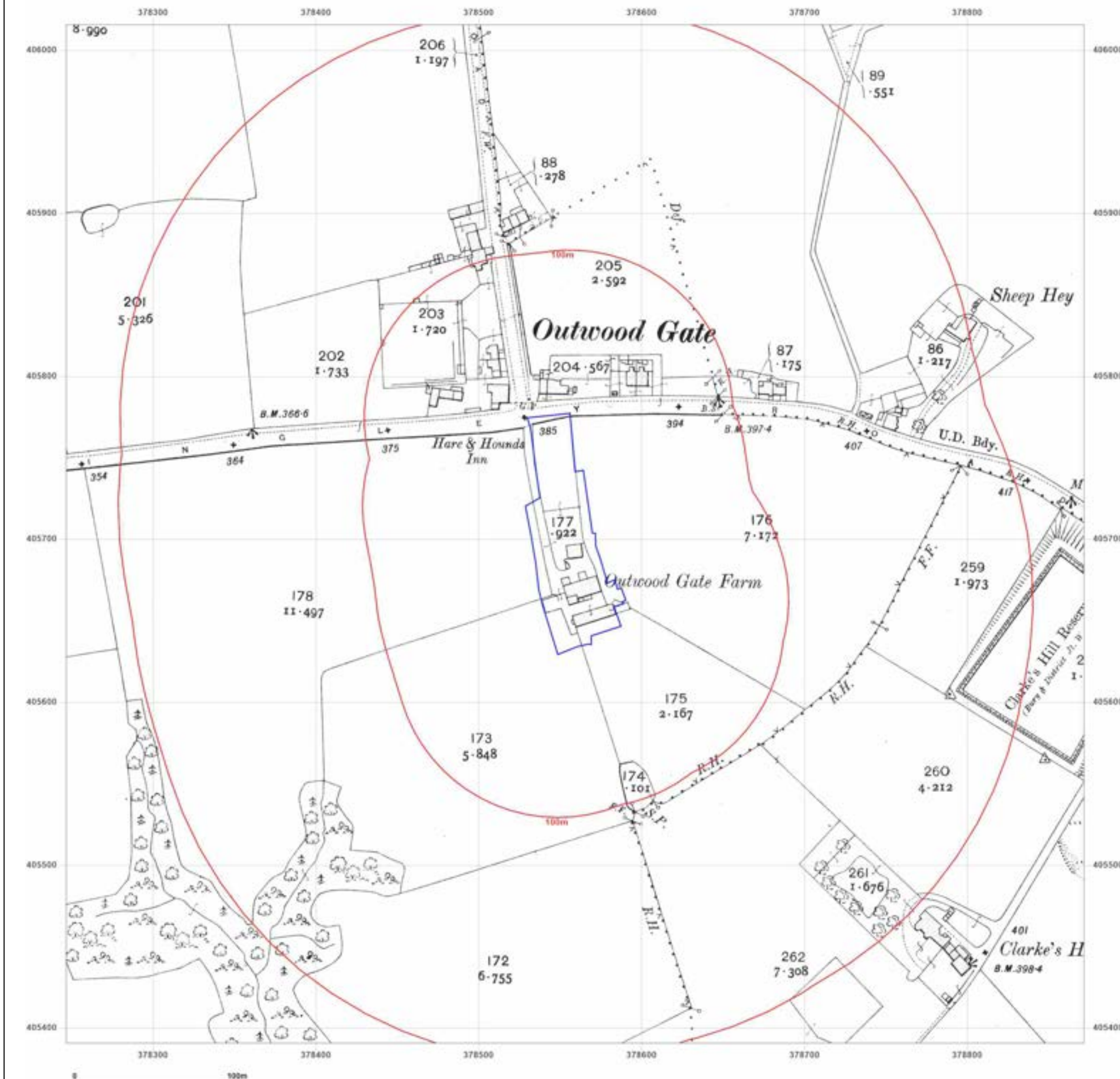


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: County Series

Map date: 1929

Scale: 1:2,500

Printed at: 1:2,500



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

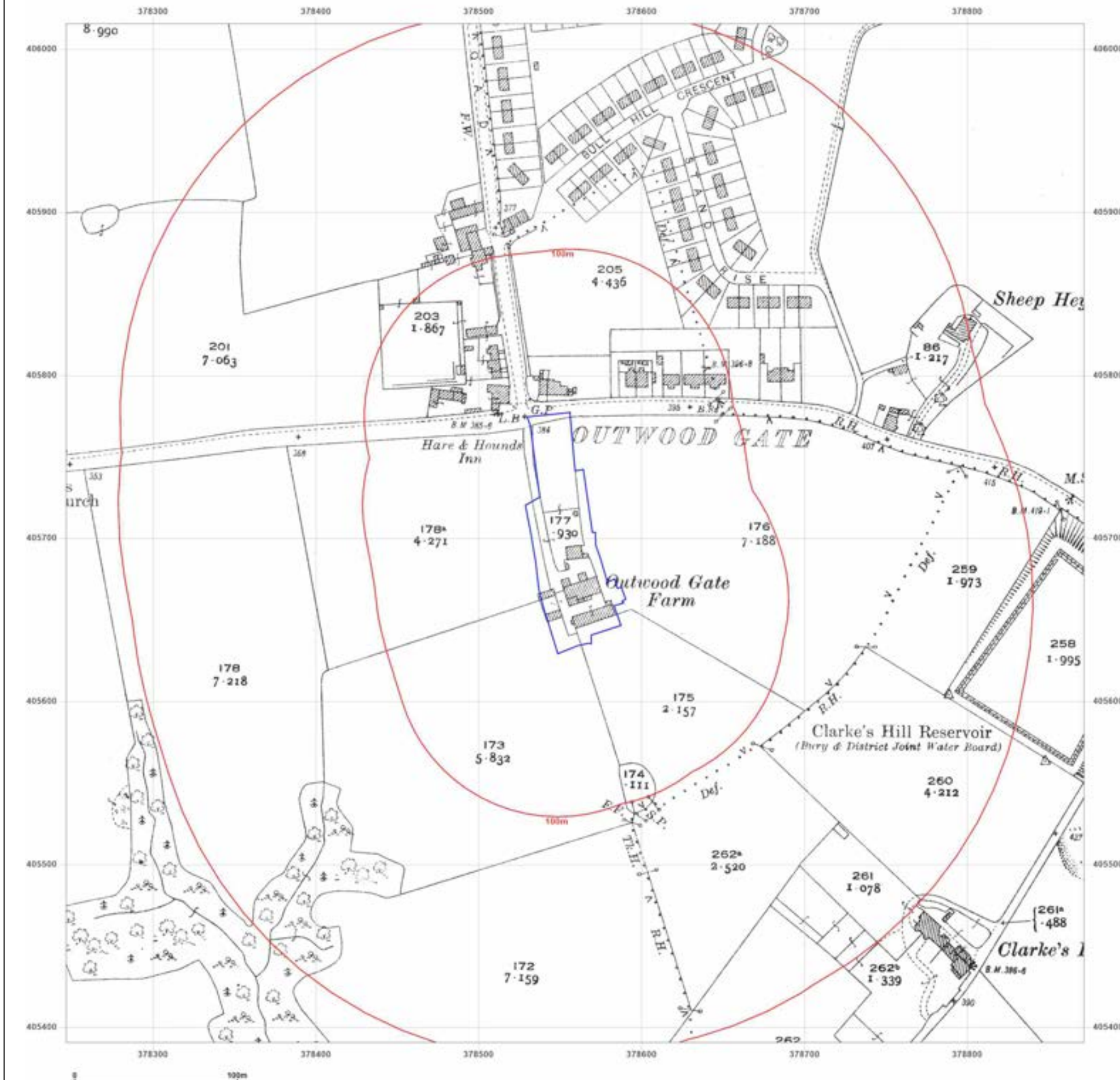


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: County Series

Map date: 1937

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1937
Revised 1937
Edition N/A
Copyright N/A
Levelled N/A

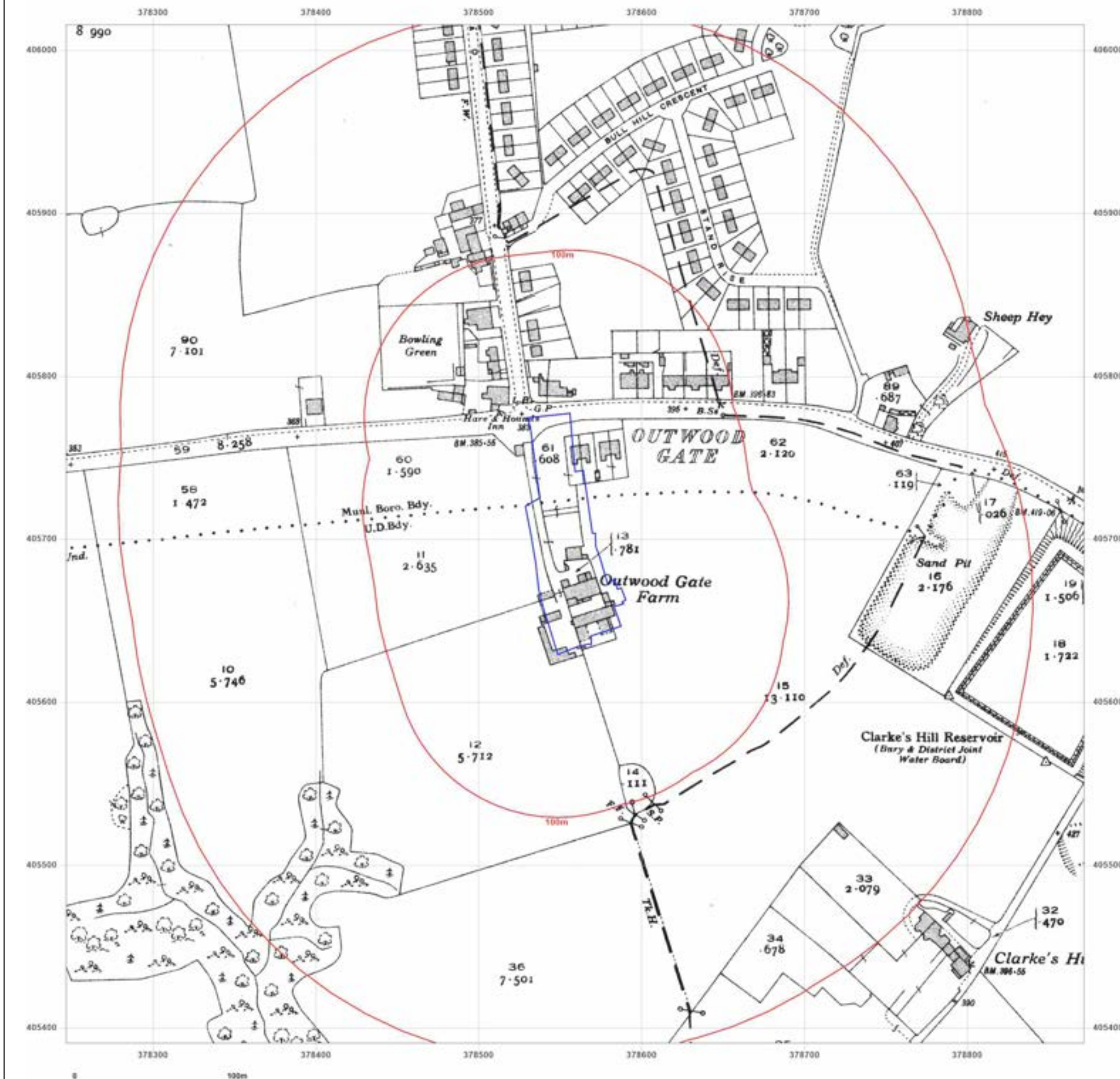


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 1955

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1926

Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1926

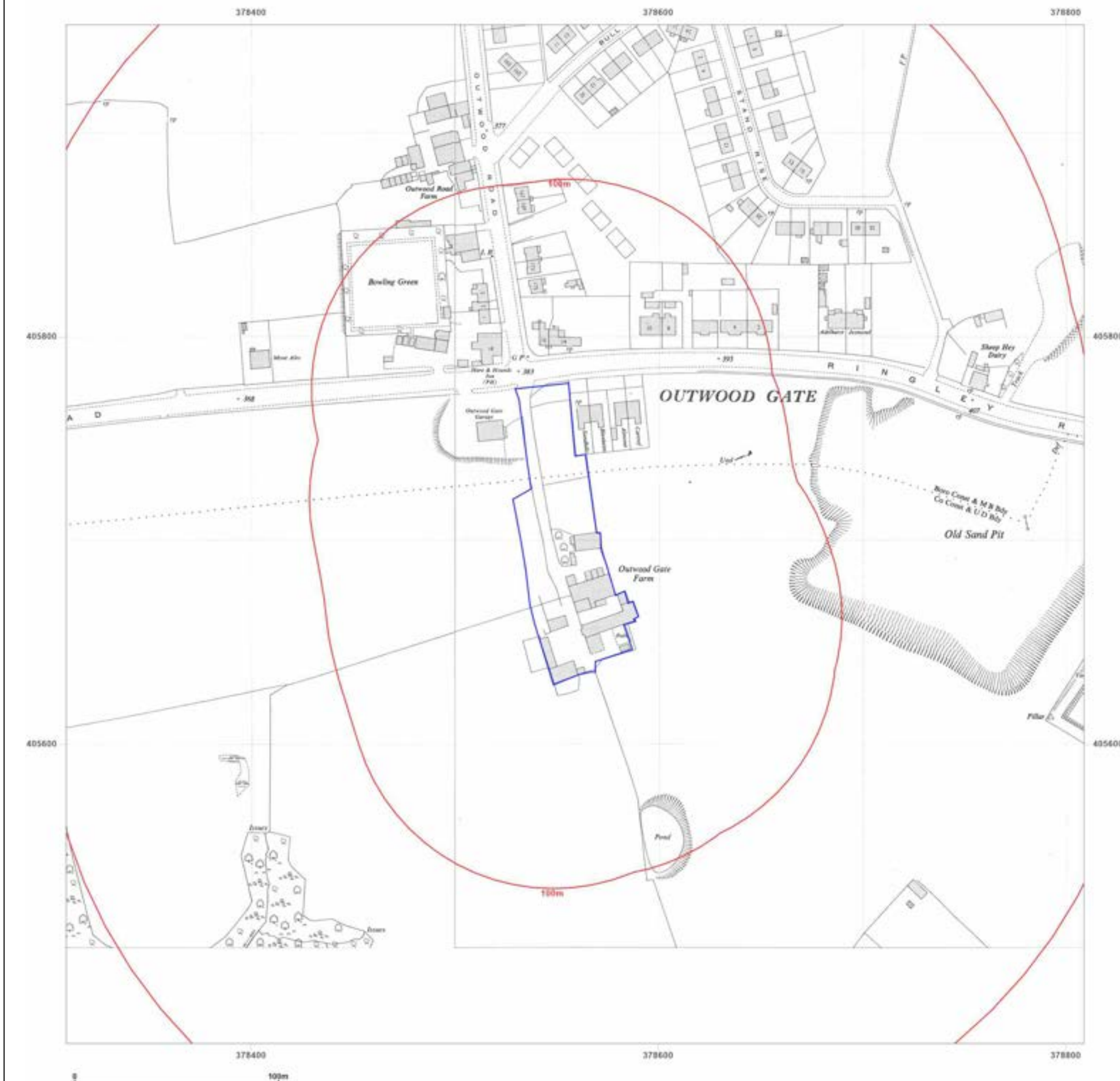


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1955
Revised N/A
Edition N/A
Copyright 1956
Levelled 1926

Surveyed 1955
Revised N/A
Edition N/A
Copyright 1956
Levelled 1926

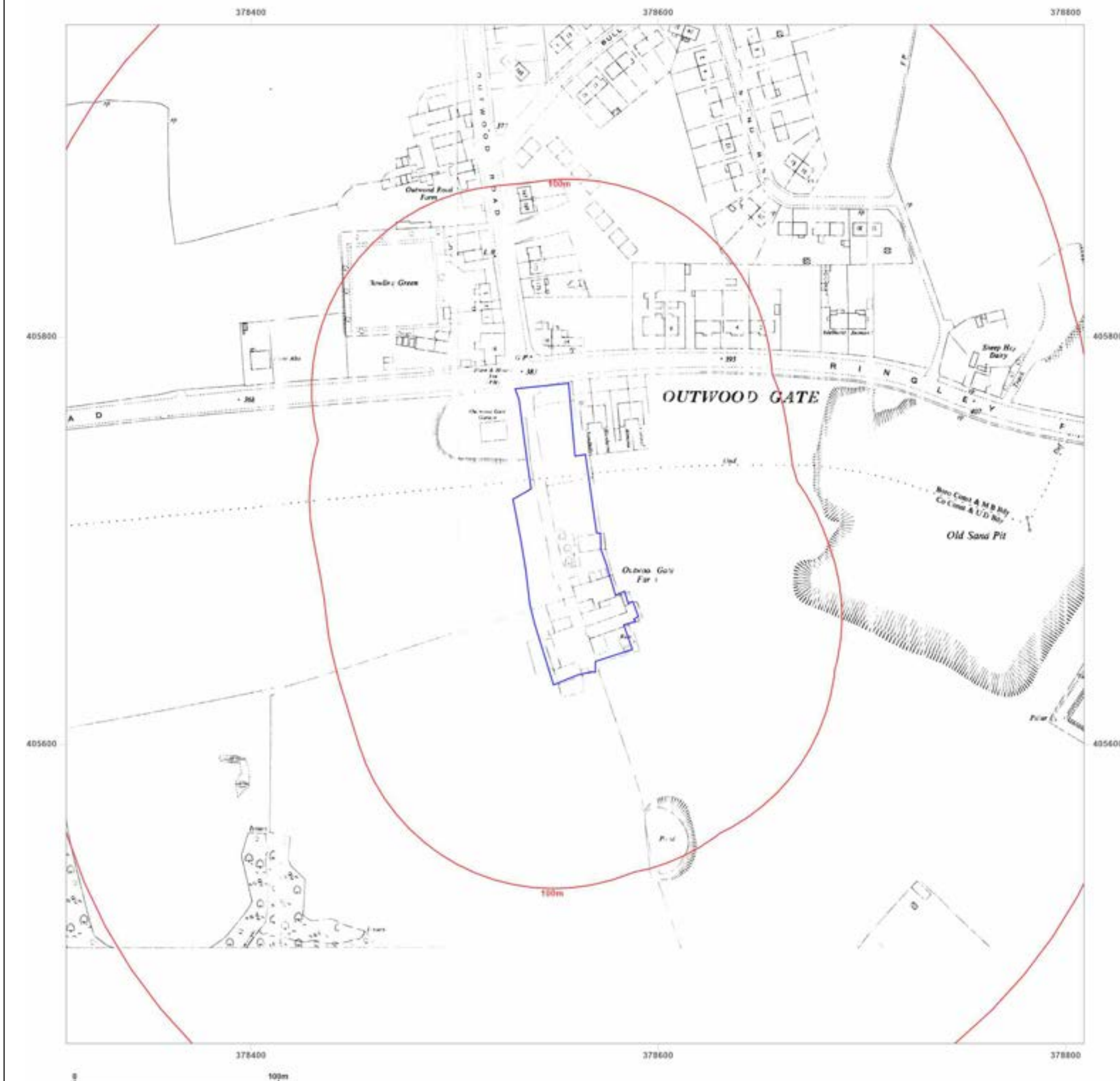


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1927

Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1926

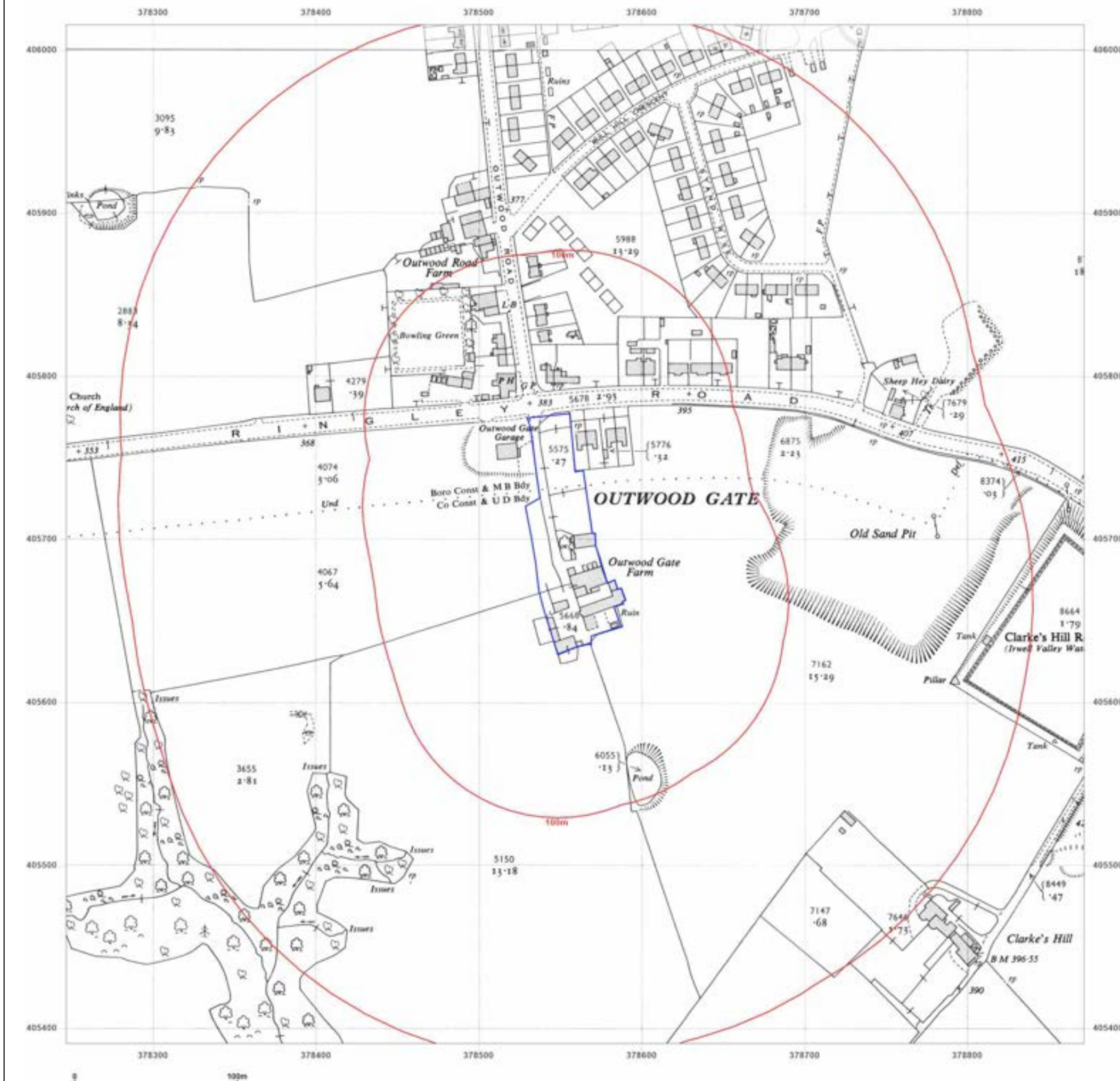


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

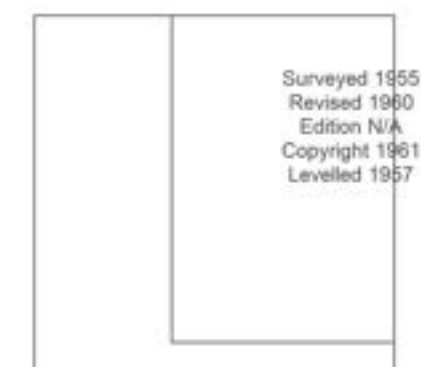
Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 1961

Scale: 1:1,250

Printed at: 1:2,000



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
Revised 1968
Edition N/A
Copyright 1970
Levelled 1963



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

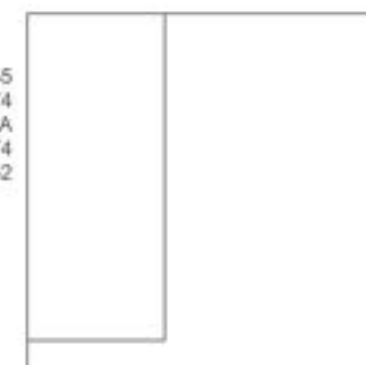
Map date: 1974

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1955
Revised 1974
Edition N/A
Copyright 1974
Levelled 1982

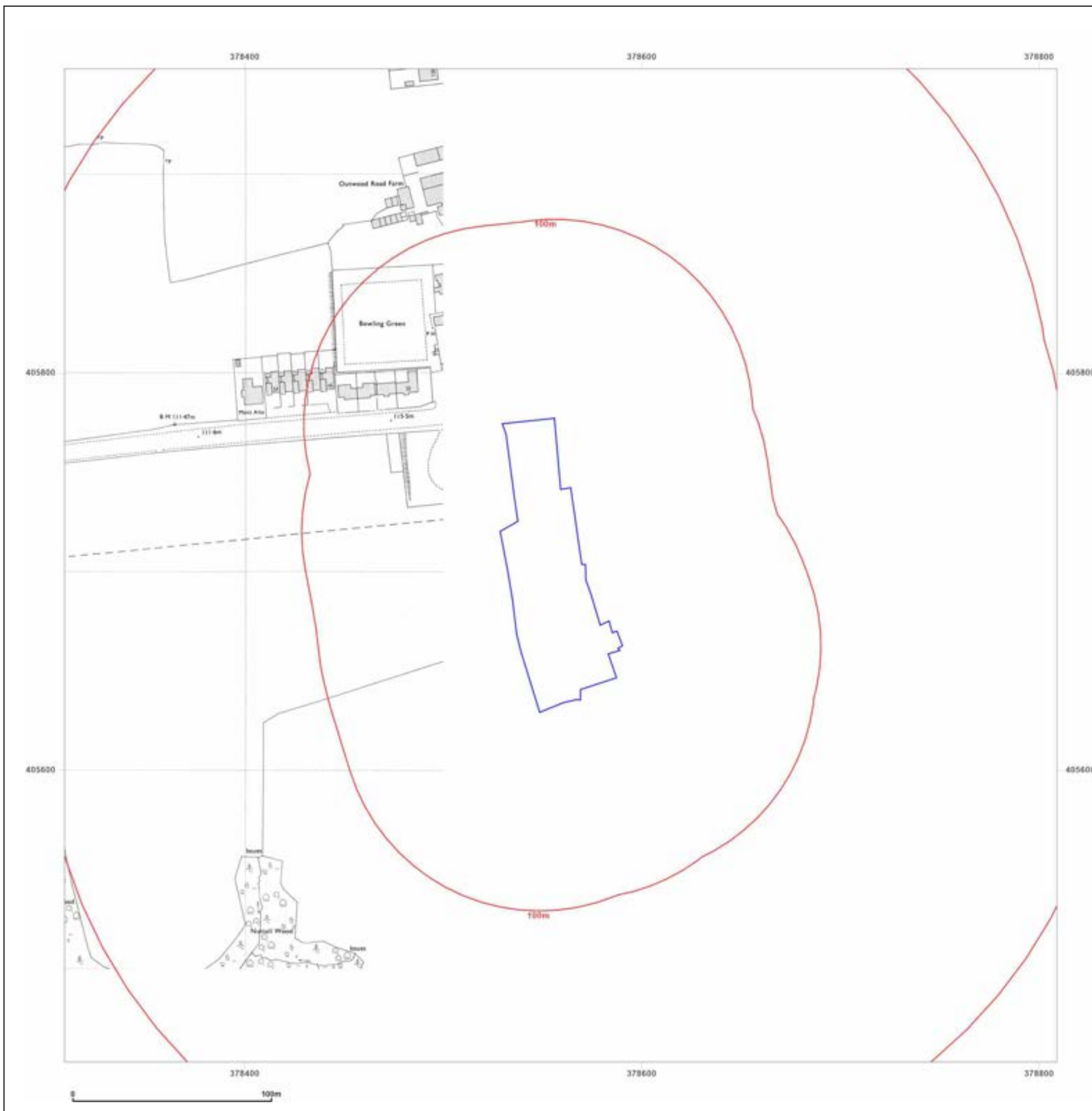


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1963
Revised 1986
Edition N/A
Copyright 1987
Levelled 1963

Surveyed 1963
Revised 1986
Edition N/A
Copyright 1987
Levelled 1963

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

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

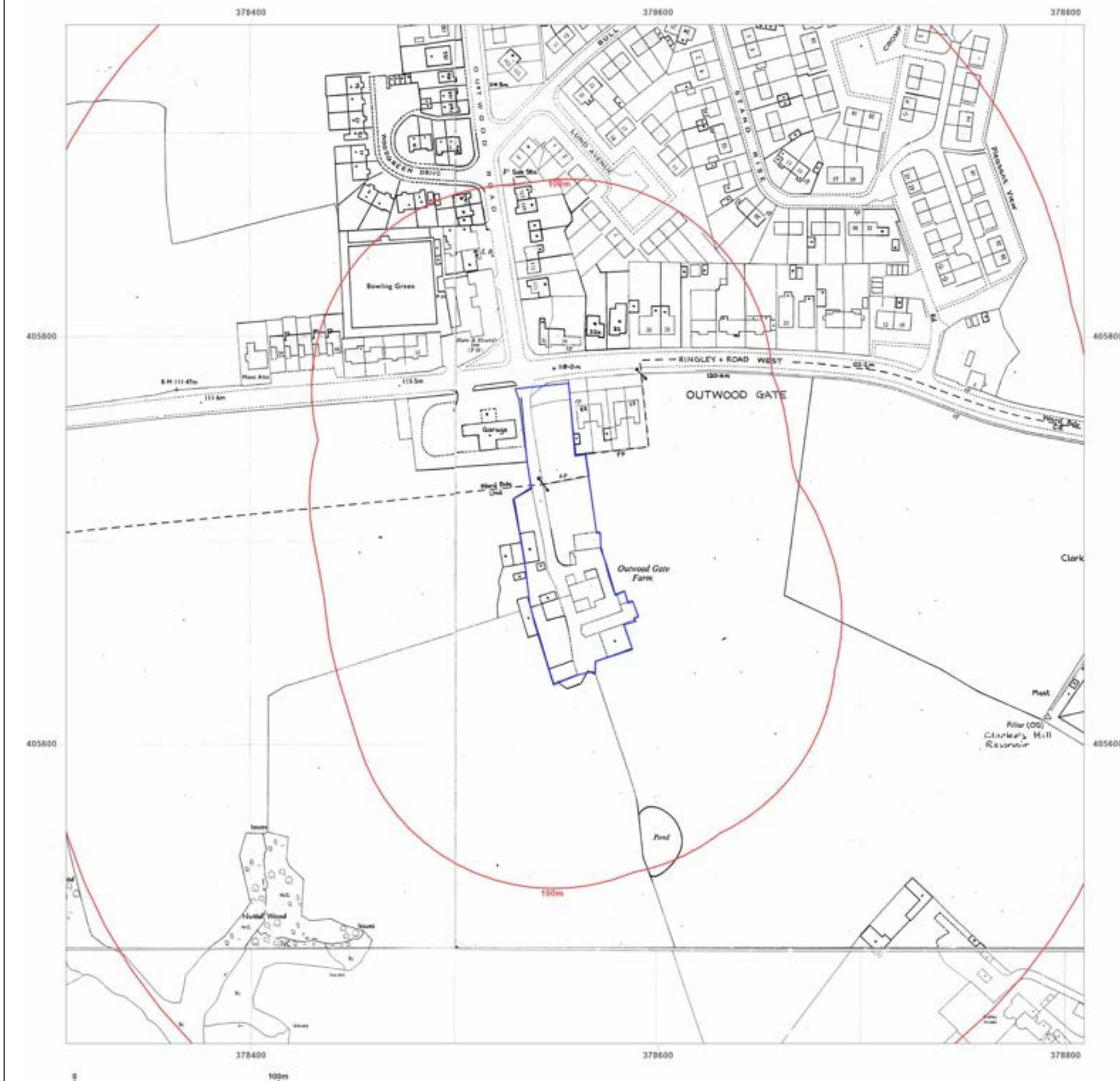


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

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

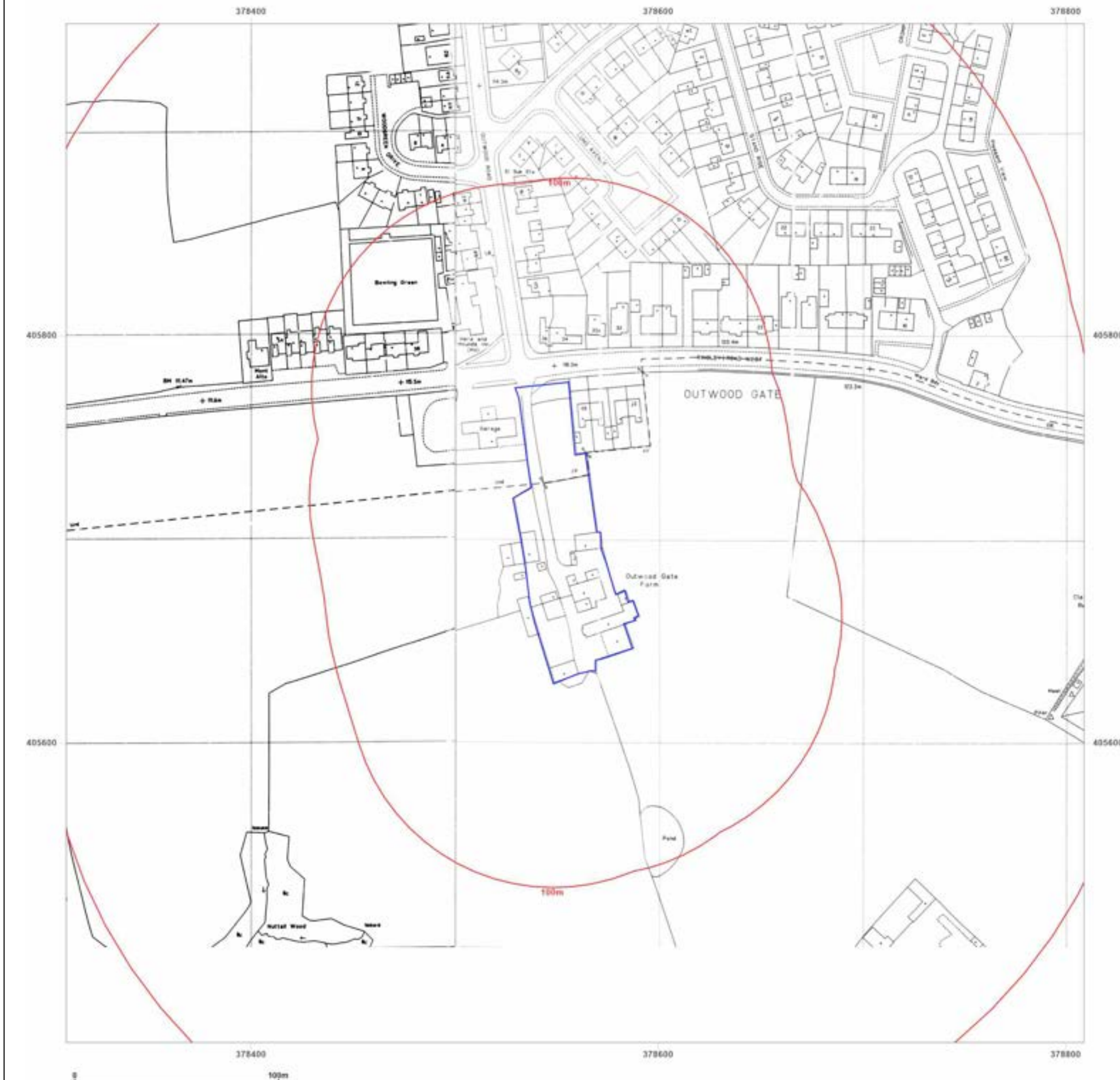


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

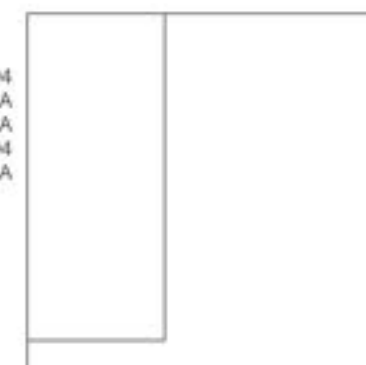
Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

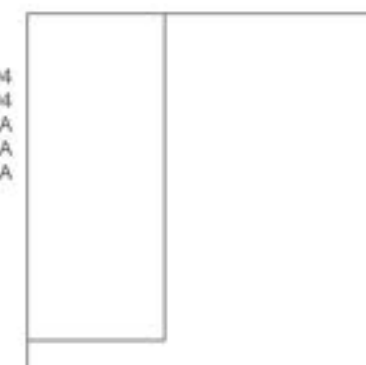
Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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

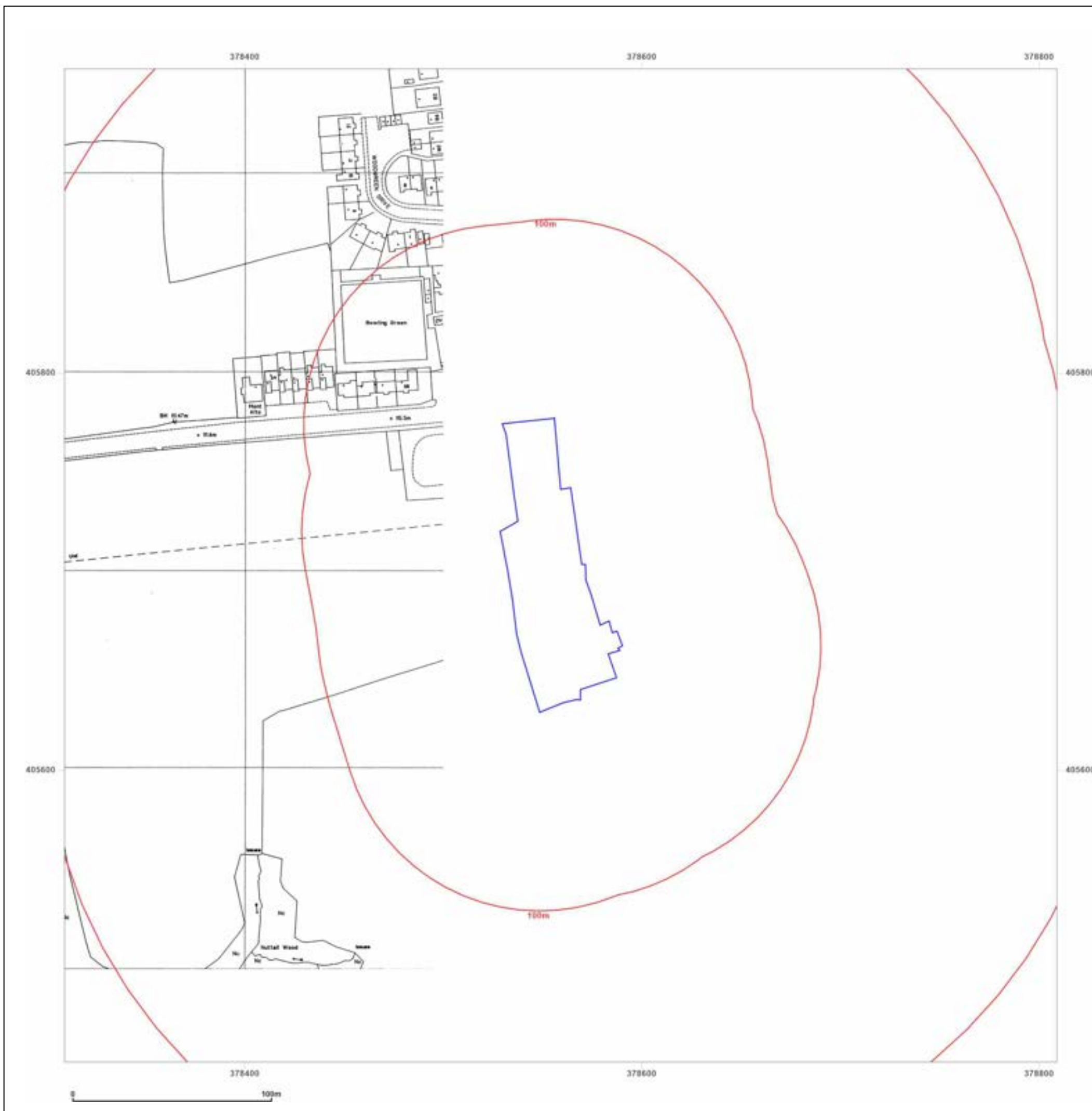


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: County Series

Map date: 1848-1850

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1846
Revised N/A
Edition 1850
Copyright N/A
Levelled N/A

Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

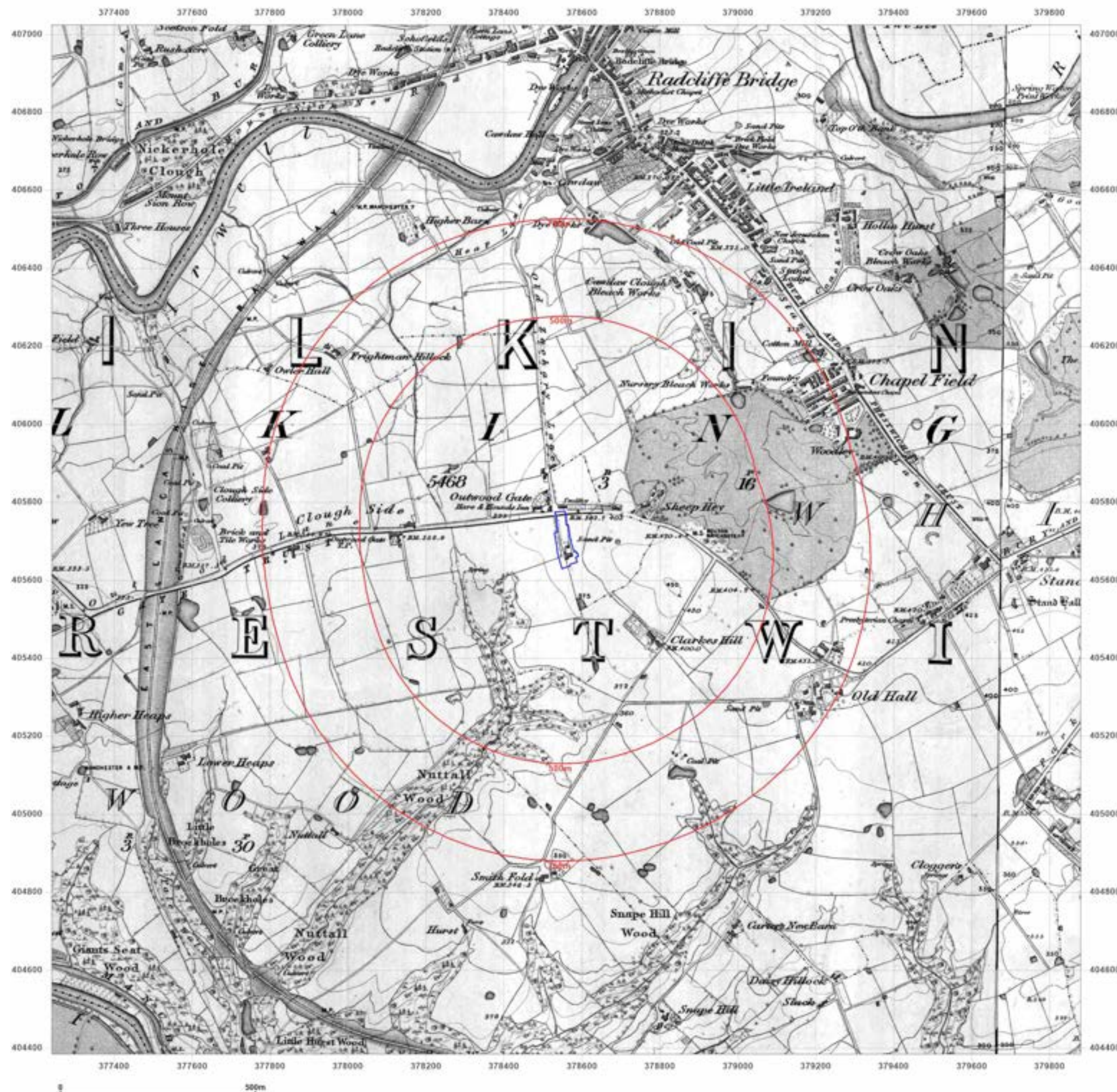


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: County Series

Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891 Revised 1891 Edition N/A Copyright N/A Levelled N/A	Surveyed 1891 Revised 1891 Edition N/A Copyright N/A Levelled N/A
Surveyed 1891 Revised 1891 Edition N/A Copyright N/A Levelled N/A	Surveyed 1891 Revised 1891 Edition N/A Copyright N/A Levelled N/A

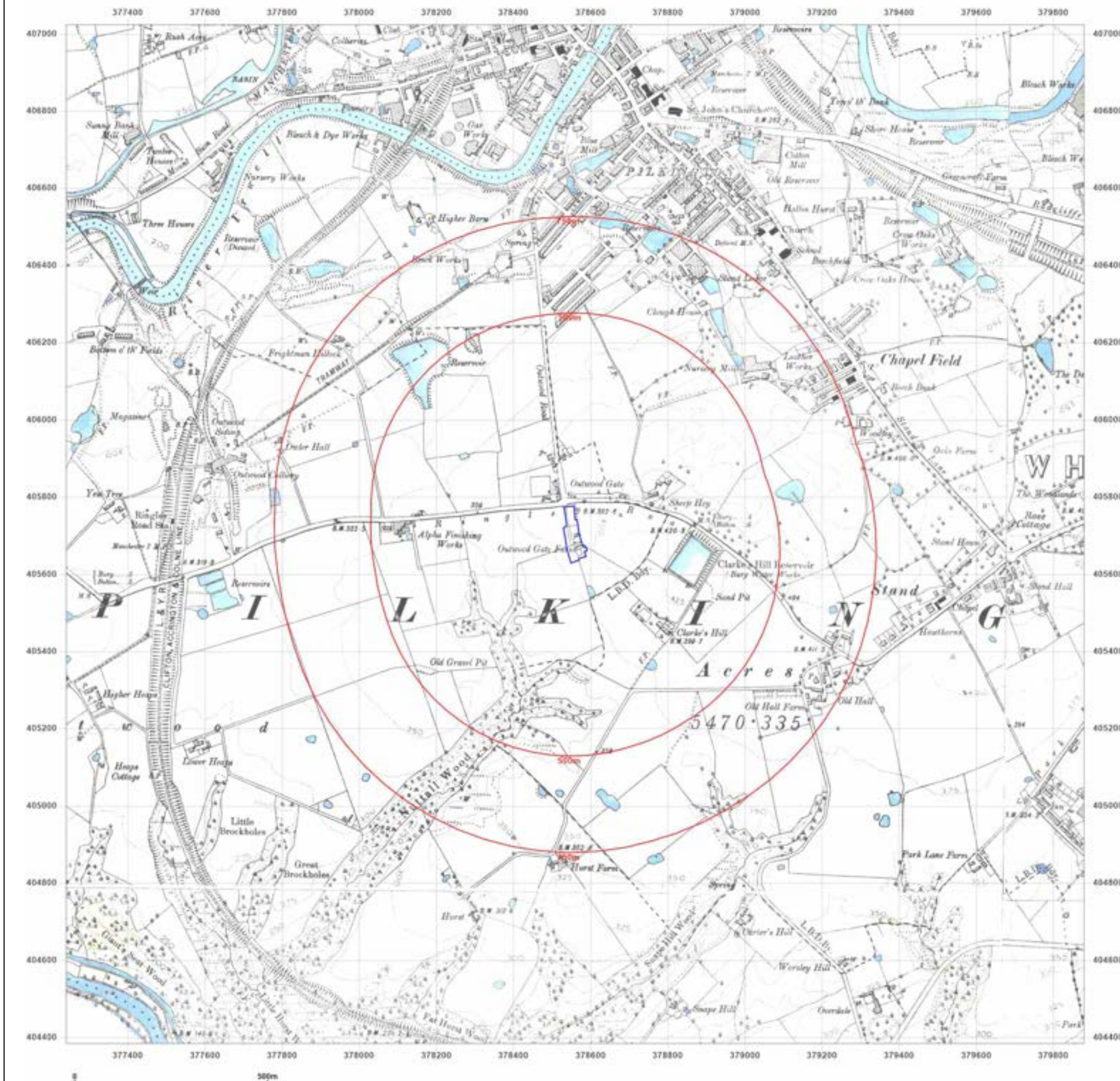


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: County Series

Map date: 1907-1908

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

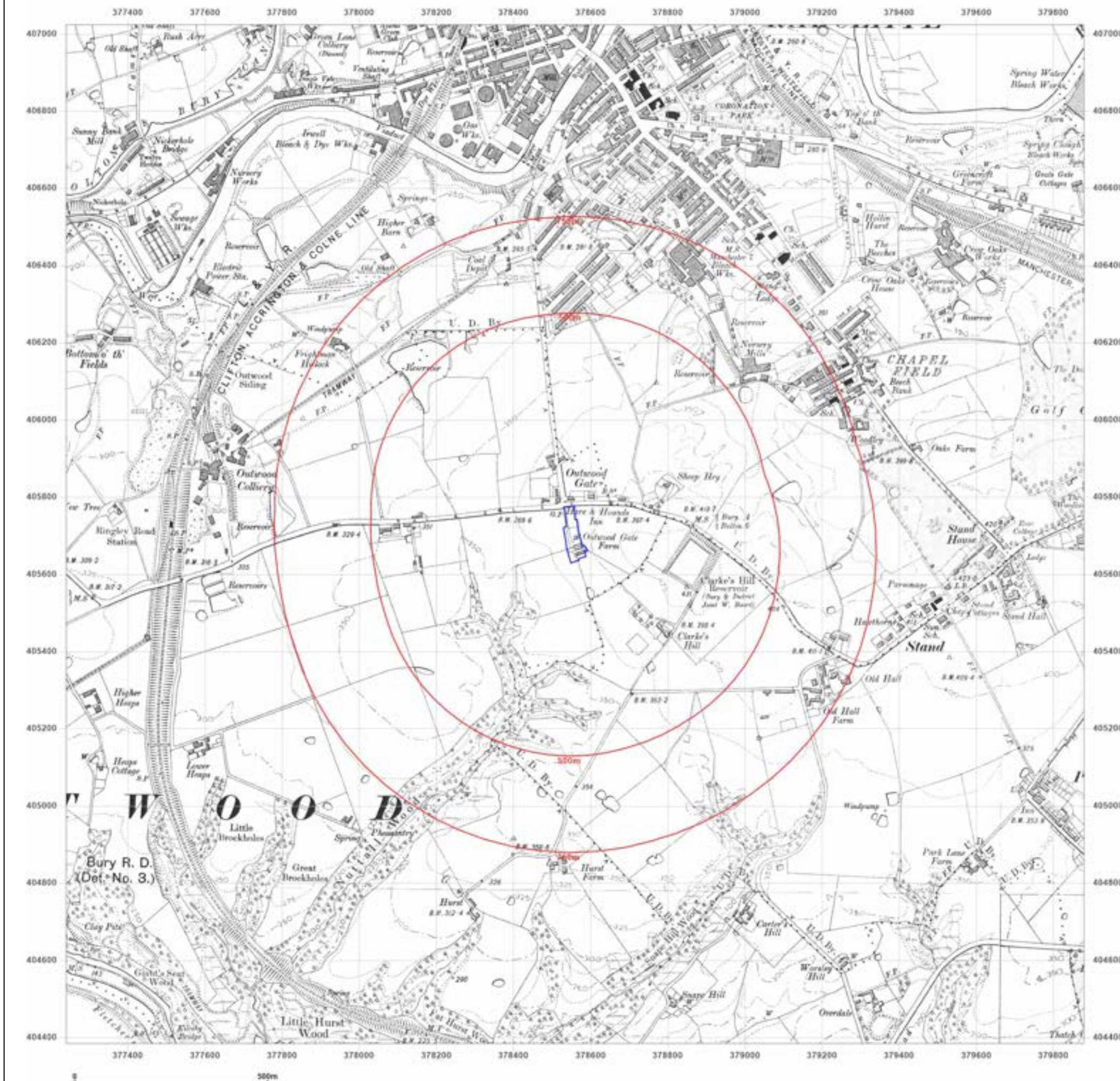


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: County Series

Map date: 1927-1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1927
Edition N/A
Copyright N/A
Levelled N/A

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

Surveyed 1844
Revised 1927
Edition N/A
Copyright N/A
Levelled N/A

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

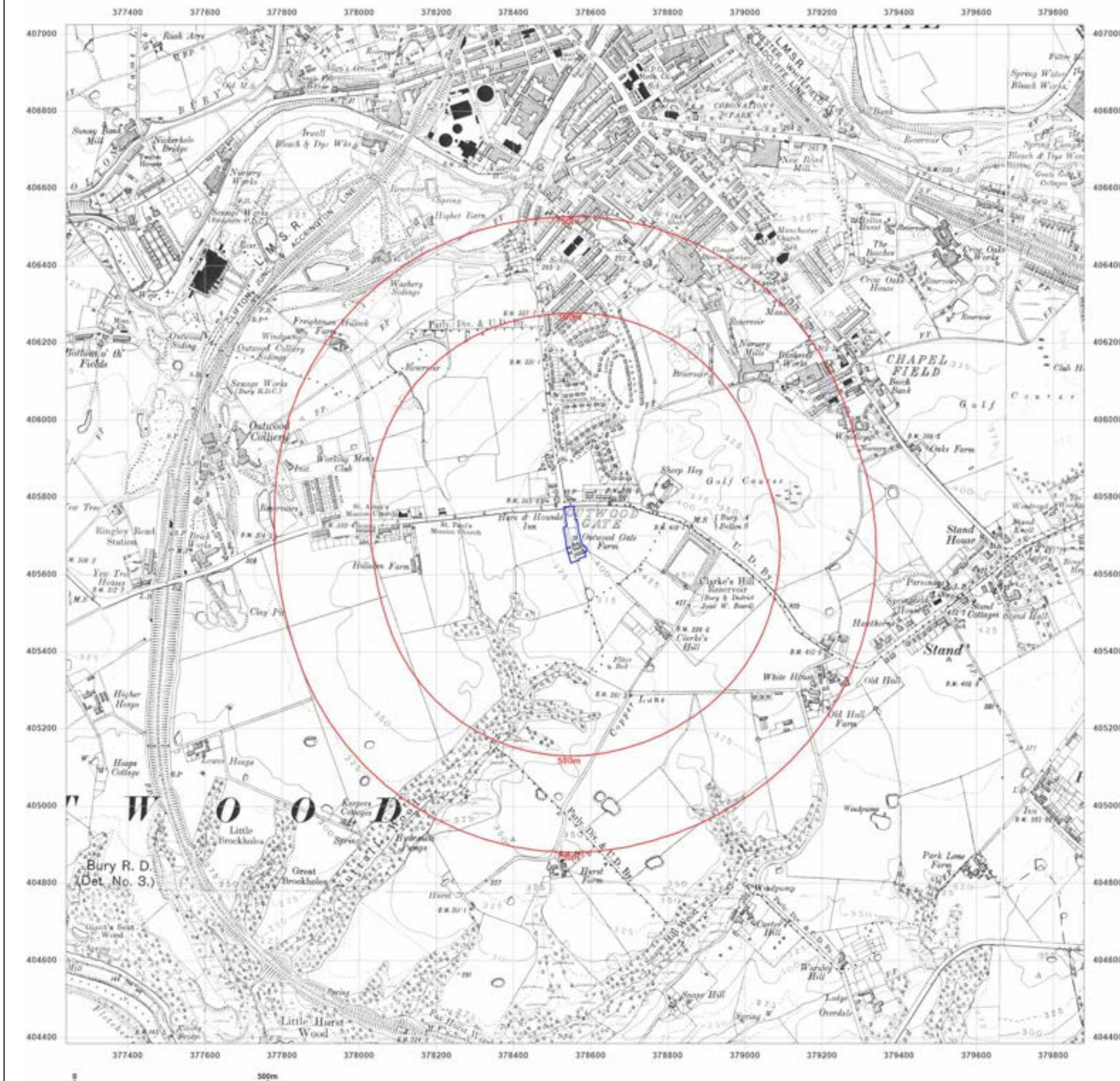


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: County Series

Map date: 1937-1938

Scale: 1:10,560

Printed at: 1:10,560



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

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

Surveyed 1844
Revised 1937
Edition N/A
Copyright N/A
Levelled N/A

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

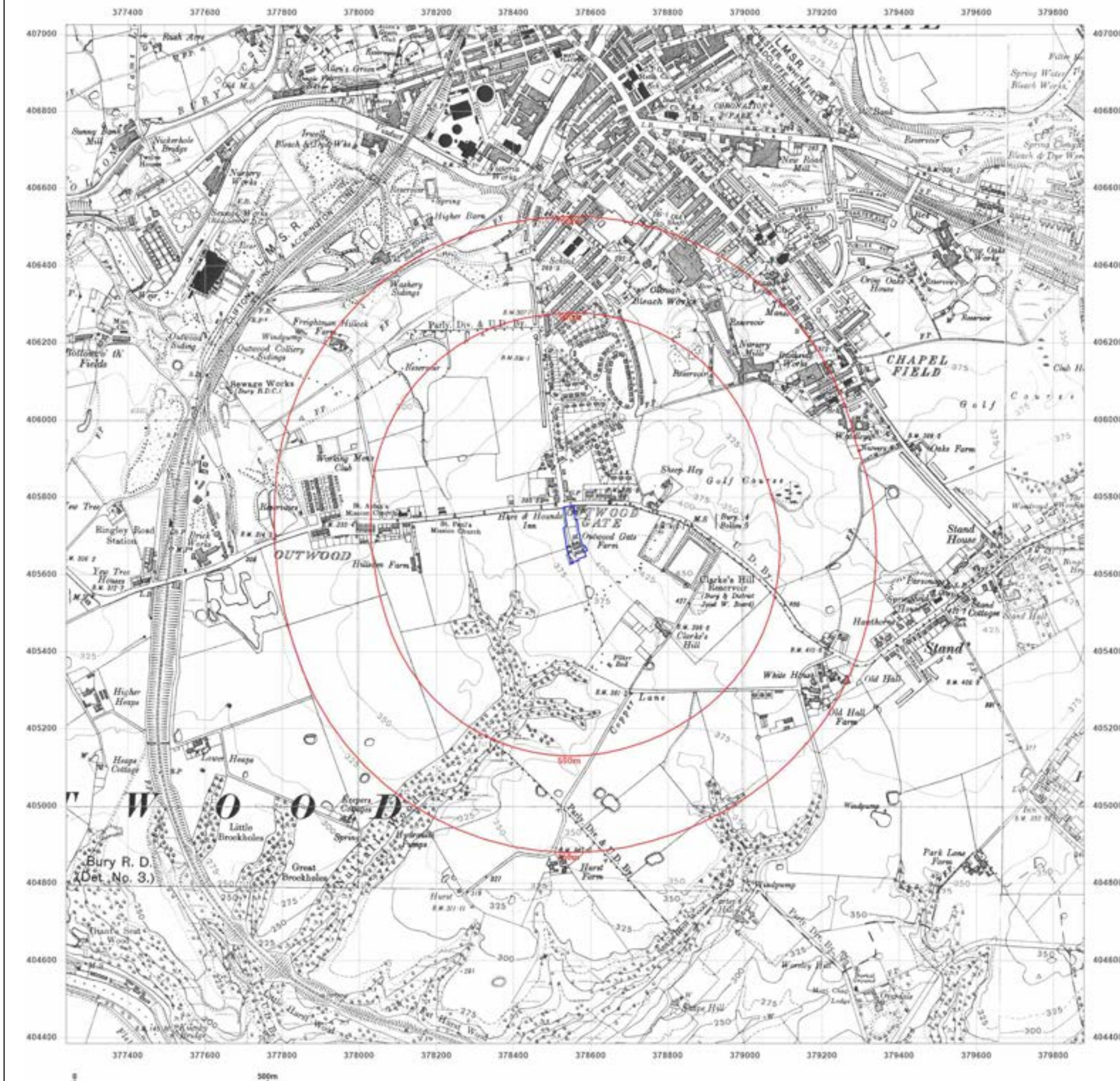


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1958
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

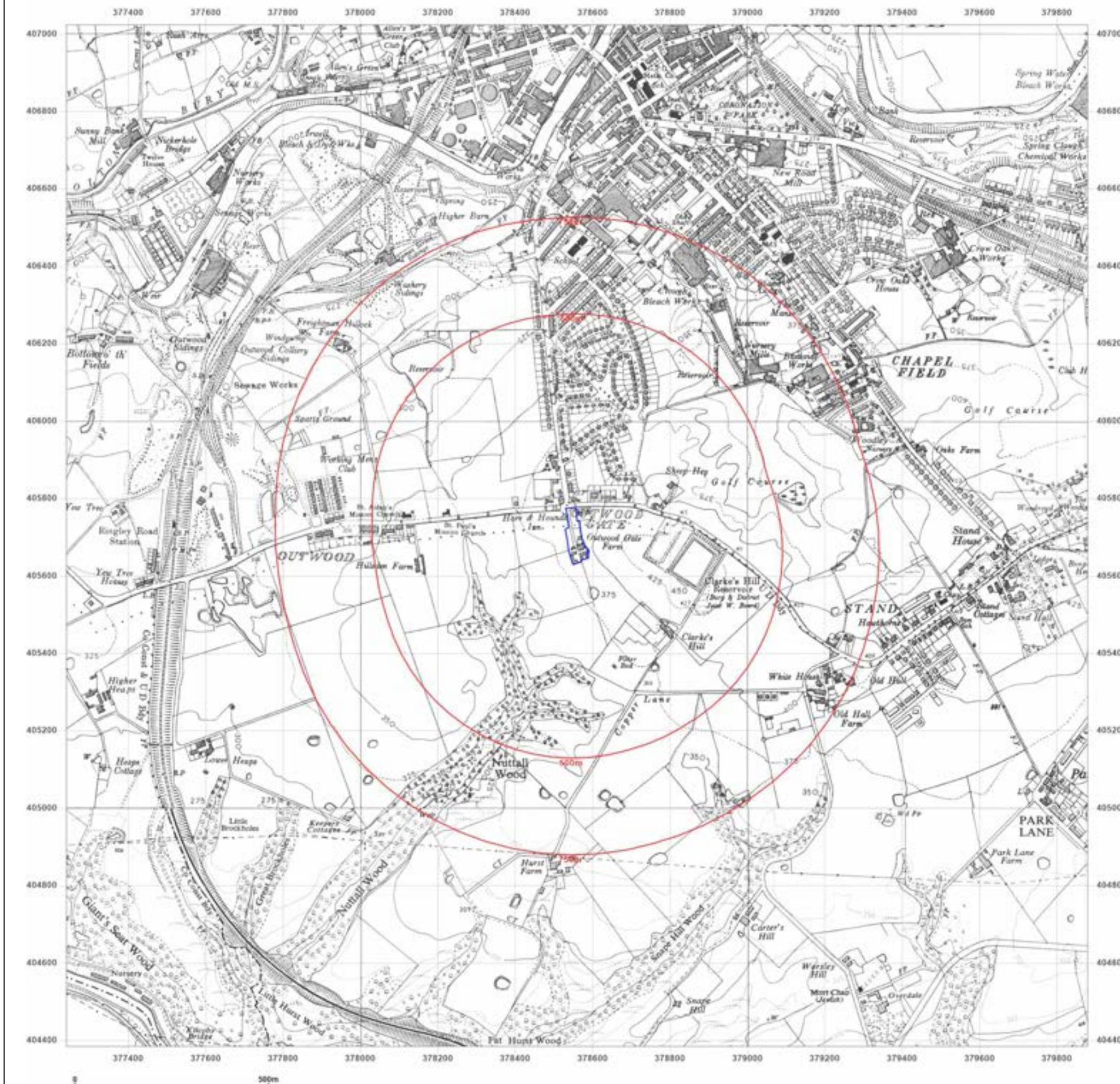


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: Provisional

Map date: 1965-1967

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

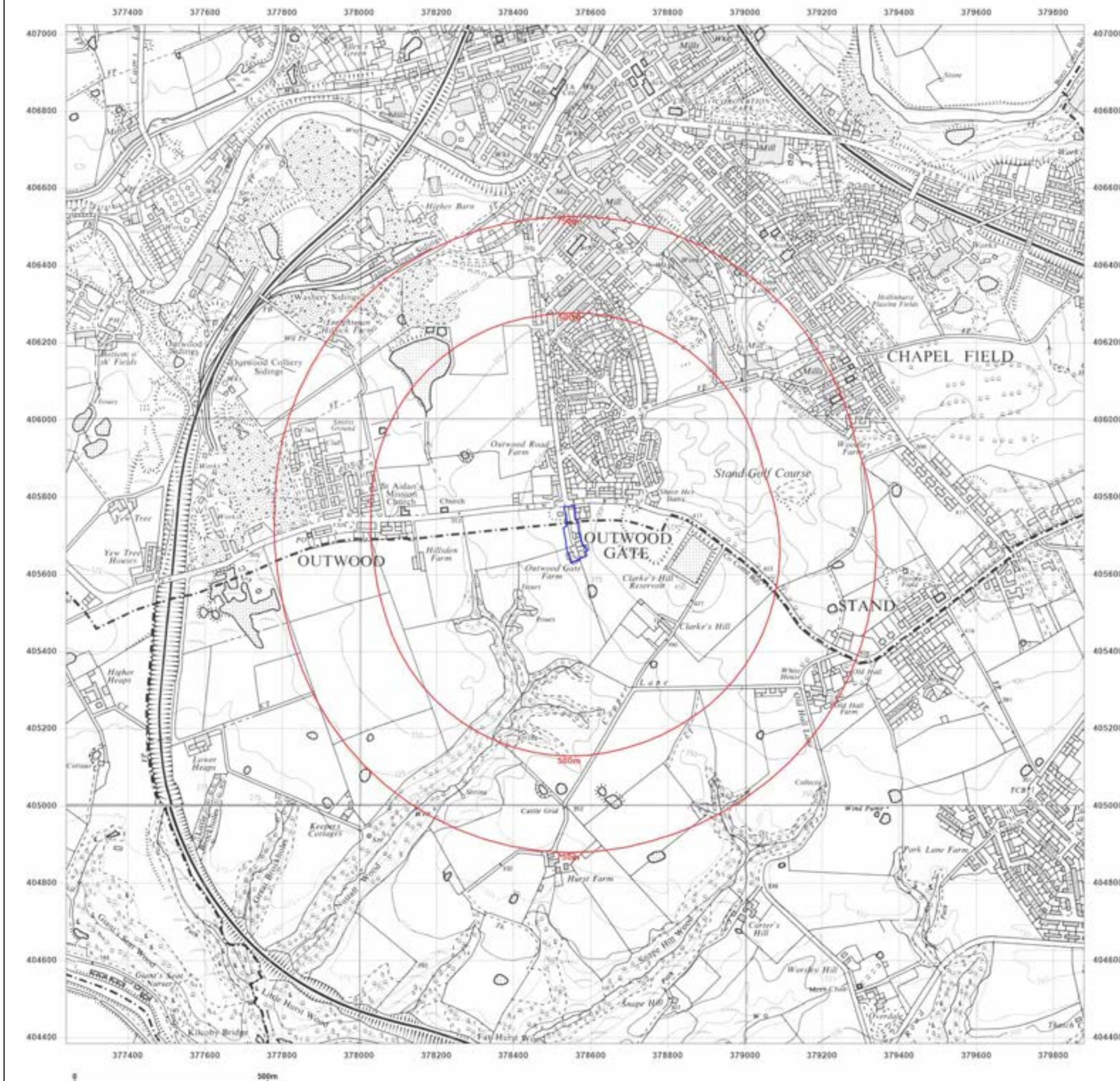


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 1973-1977

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

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

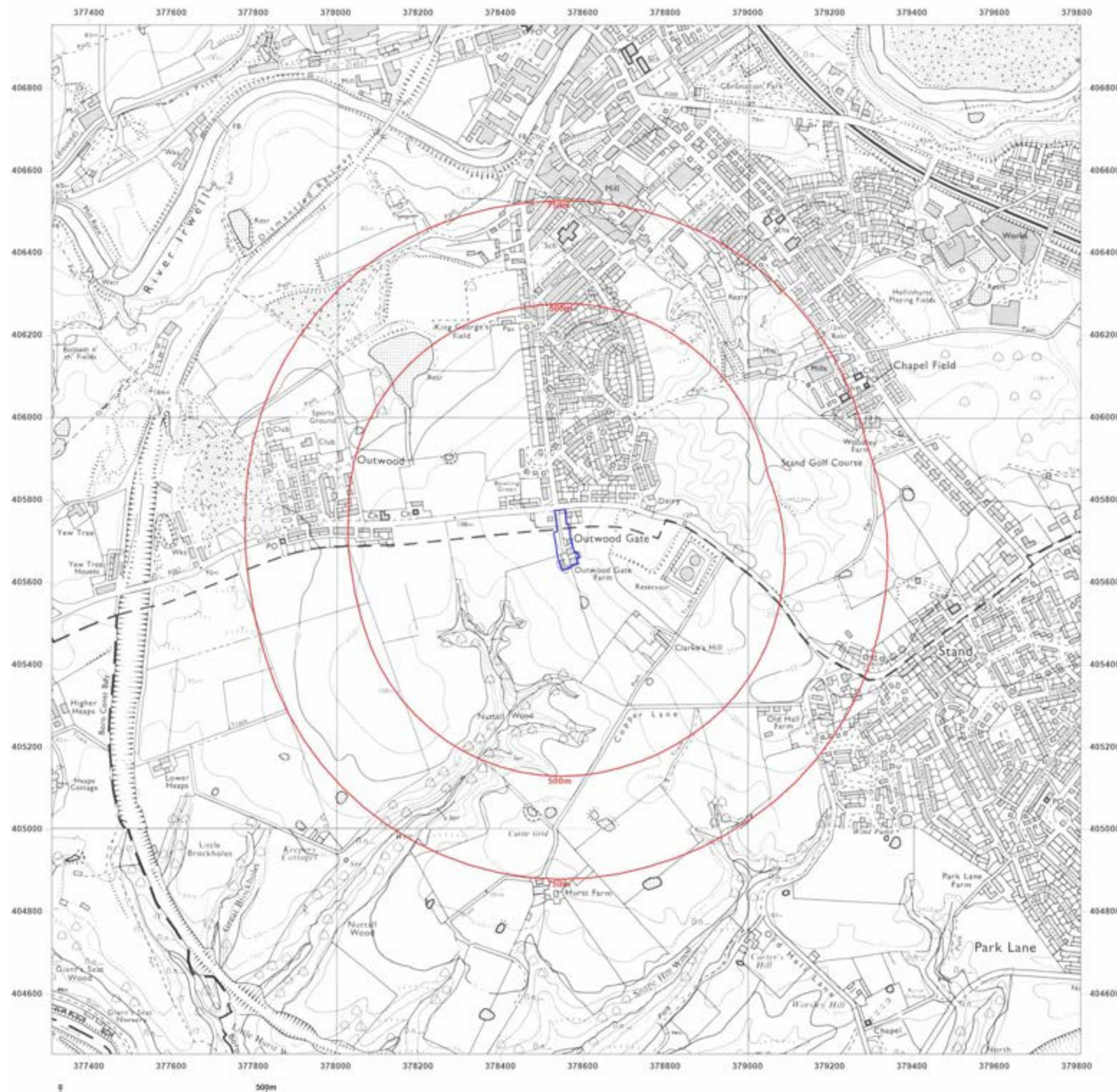


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1985
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

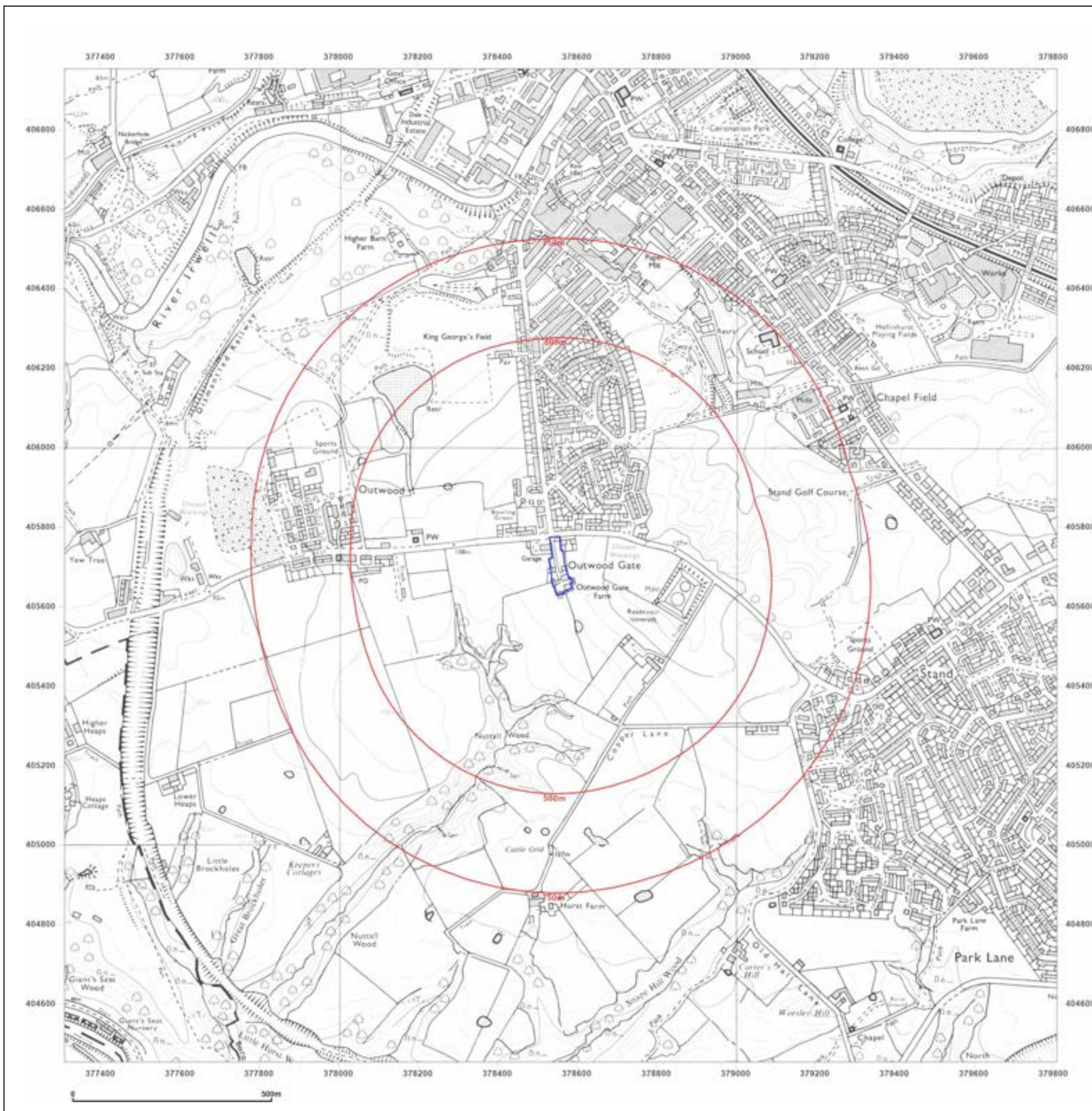


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1987
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

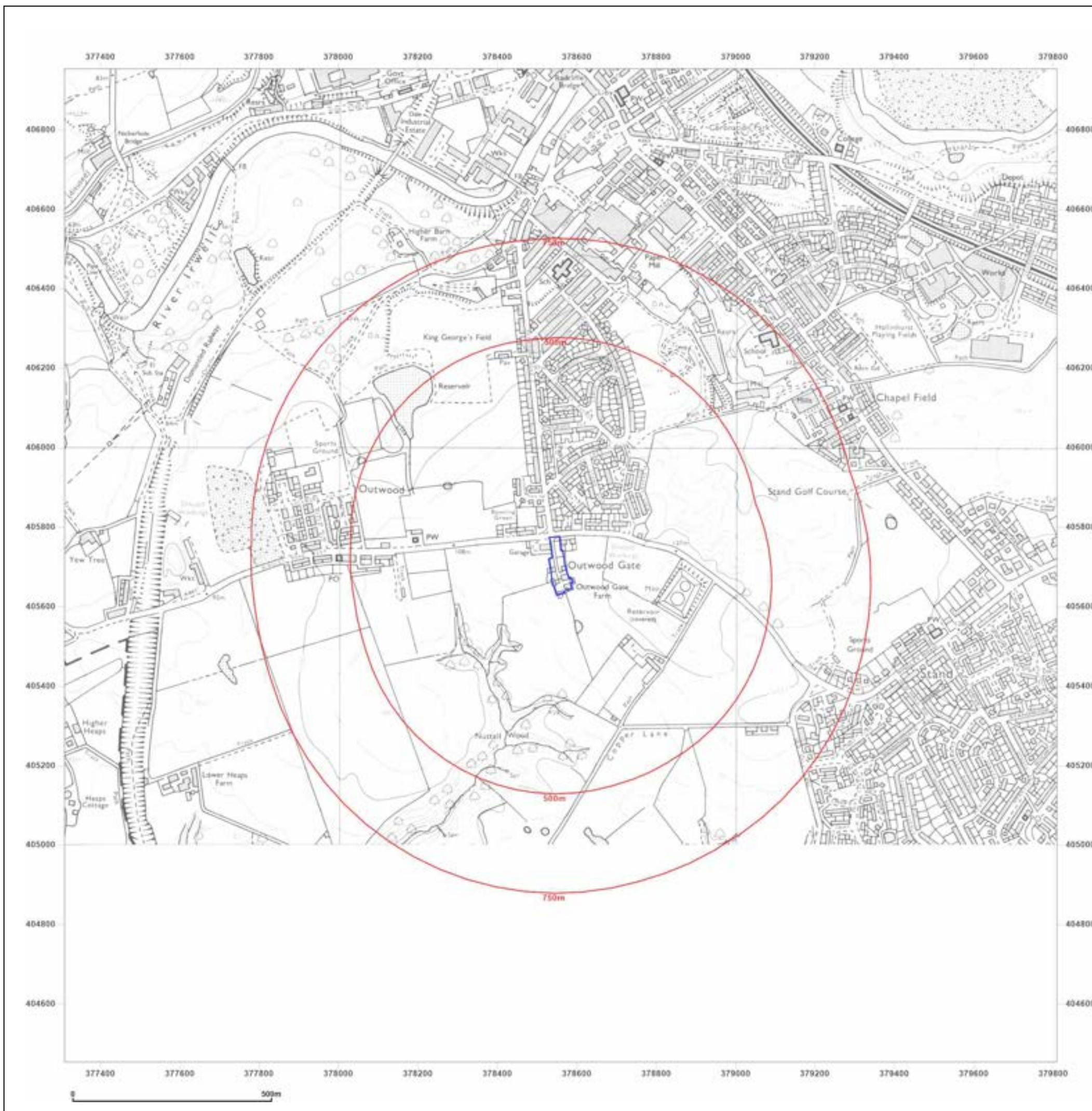


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

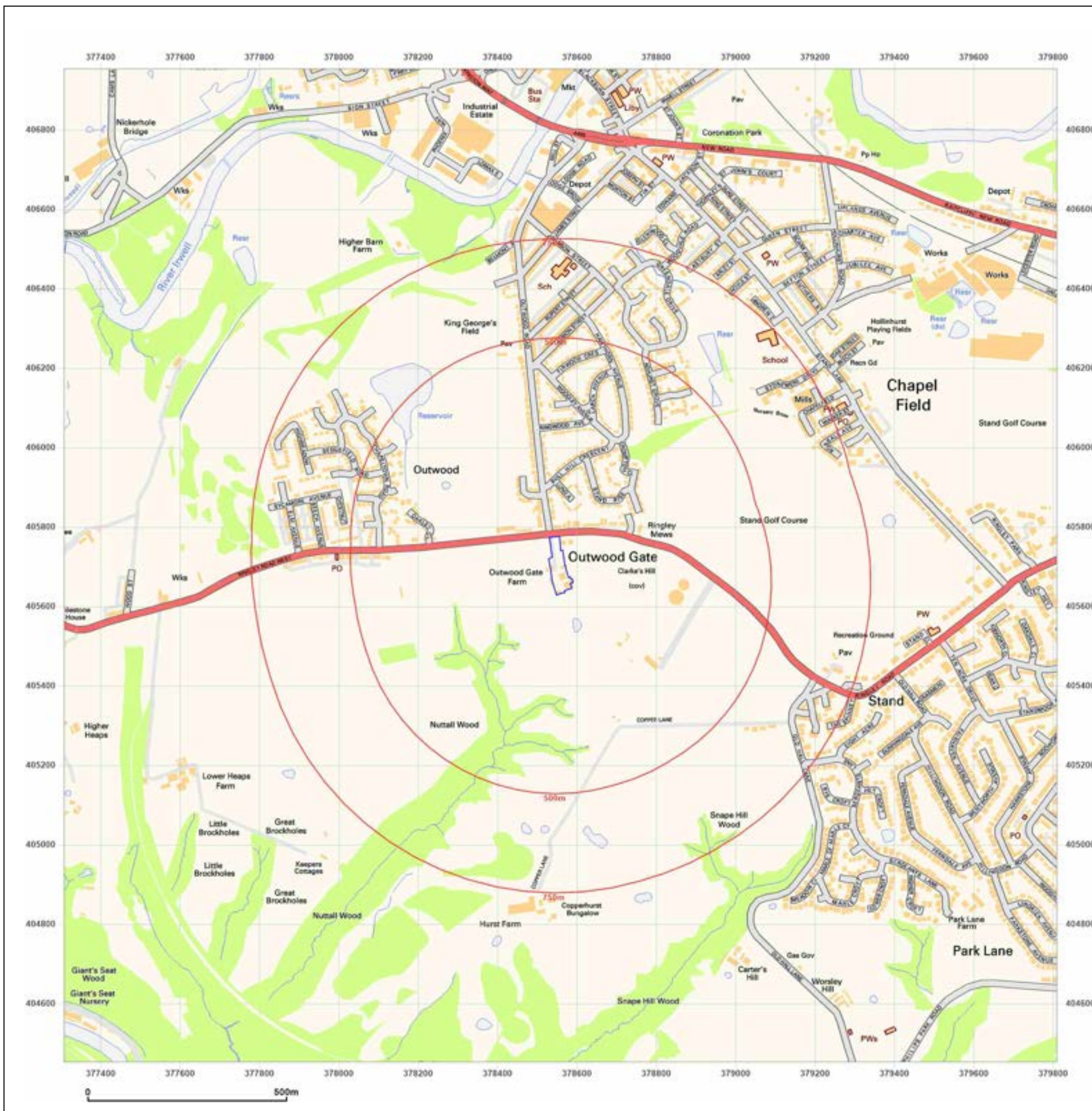


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

OUTWOOD GATE FARM,
RINGLEY ROAD WEST,
RADCLIFFE, M26 1DL

Client Ref: Outwood_Gate_Farm
Report Ref: GS-H2V-QHU-GZ4-I49
Grid Ref: 378559, 405703

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000

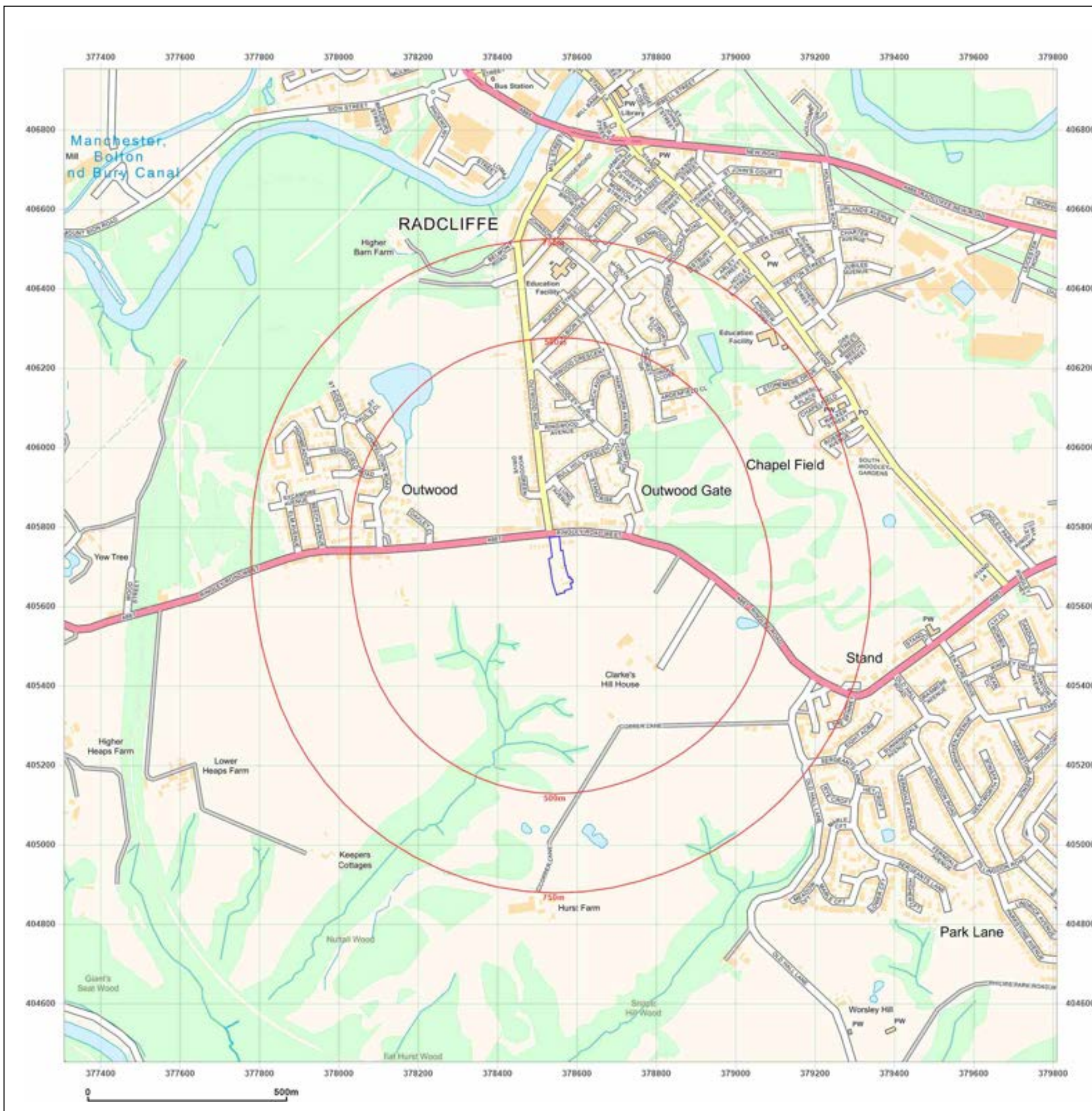


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 14 April 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



APPENDIX C – LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

Any plans, diagrams, cross sections or images are for illustrative purposes only and should be checked for accuracy on-site. In the event of changes to the proposed end use of the Site, the report may require updating to reflect such changes. Although reference may be made to archaeological, ecological or geotechnical issues, invasive species, flood risk and the presence of asbestos containing materials (ACMs), this report does not constitute an archaeological assessment, ecological assessment, geotechnical assessment, invasive species survey, flood risk assessment or asbestos survey and liability for any claim caused by arising out of or in any way involving asbestos is excluded.

New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.