



Report

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CONTAMINATED LAND
PRELIMINARY RISK
ASSESSMENT
WOODGATE HILL WTW
COMPOUND**

STRABAG UK LIMITED

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1. INTRODUCTION

1.1. PROJECT OVERVIEW

The Haweswater Aqueduct Resilience Programme (HARP) is a regionally significant infrastructure programme which benefits from policy support and planning permission, and for which there is an established urgent need. United Utilities have appointed Cascade Infrastructure Ltd to fund, design, construct and maintain the HARP programme of works, and Cascade have in turn appointed STRABAG to carry out the design and construction.

HARP is a proposal to replace six existing underground tunnel sections of the 110km Haweswater Aqueduct. The aqueduct takes raw water from the Haweswater Reservoir along a 16km section to a water treatment works (WTW) near Kendal for treatment. From this WTW the aqueduct conveys treated water southward to a WTW in the borough of Bury. Along its length there are a number of water mains that branch off the aqueduct supplying treated water to customers in Cumbria, Lancashire and Greater Manchester.

The Woodgate Hill Water Treatment Works (WTW) Compound forms part of the Haslingden and Walmersley Section, which comprises approximately 18.9 km of replacement tunnel constructed using tunnel boring methods with associated surface compounds and connection works.

1.2. PURPOSE OF THE ASSESSMENT

Planning conditions require consideration of potential land contamination and ground gas risks associated with the proposed development. This Phase I Preliminary Risk Assessment has been prepared to support all phases of construction at the Woodgate Hill WTW Compound.

Site works involve construction of a temporary compound, excavation works, shaft, portal and tunnelling works, pipeline connection works and reinstatement works. The assessment, therefore, focuses on potential risks relevant to construction workers, controlled waters, and the surrounding environment.

Baseline information from the Environmental Statement confirms that potential sources of contamination within the wider study area are limited and associated primarily with historical land use, infrastructure, and natural geological conditions rather than significant industrial activity.

1.3. PLANNING CONDITION CONTEXT

This report has been prepared to support works relating to all construction phases (in terms of the planning phases) and to discharge Condition 7 of planning permission 66947.

- *“Development within each phase approved under Condition 3 above shall not be commenced until:-*
· *A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site for the relevant phase has been submitted to, and approved in writing by, the Local Planning Authority;*

- *Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;*
- *Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.”*

The assessment follows the risk-based approach set out in Land Contamination Risk Management guidance and considers whether credible contaminant linkages exist that would require further investigation or remediation.

1.4. ASSESSMENT SCOPE AND LIMITATIONS

The assessment is desk-based and proportionate to the nature of the proposed works. The scope includes review of historical land use, environmental baseline conditions, and proposed construction activities using available project documentation and environmental datasets.

No site walkover, sampling, or intrusive investigation forms part of this stage and the conclusions are qualitative.

1.5. ASSESSMENT OBJECTIVES

The objectives of the assessment are to:

- Identify potential sources of land contamination within the Site and surrounding area
- Identify potential pathways and receptors relevant to all construction phases
- Screen potential source pathway receptor linkages using qualitative professional judgement
- Determine whether unacceptable risks are present for human health, controlled waters, or the environment
- Confirm whether further assessment or remediation is required to support discharge of the relevant planning conditions

1.6. CL:AIRE DoWCoP

The site is subject to ongoing discussions with CL:AIRE. A DoWCoP Materials Management Plan declaration for the site is currently in production for long term stockpiling. In discussion with the Environment Agency and CL:AIRE any contaminated materials are to be removed from site under waste protocols. A validation and verification plan for the site is to be finalised on completion of construction activities under the CL:AIRE MMP.

2. SITE AND DEVELOPMENT DESCRIPTION

2.1. SETTING

2.1.1. *THE HASLINGDEN AND WALMERSLEY SECTION*

The Proposed Haslingden and Walmersley Section extends from Huncoat, approximately 1.7 km east of Accrington in the north, to Woodgate Hill WTW Compound in the south. The Haslingden and Walmersley Section would replace an existing 18.9 km section of aqueduct. It would be constructed by a Tunnel Boring Machine (TBM) below ground level with short open-cut surface trenching sections at each end making connections back to the existing aqueduct.

The new tunnel would be bored in two directions (north and south) from a compound at Haslingden (hereafter referred to as the “Haslingden Road Compound”) with reception shafts at Huncoat (hereafter referred to as the “Bolton Avenue Compound”) and Woodgate Hill (hereafter referred to as the “Woodgate Hill WTW Compound” or the “Site”).

The Site is located adjacent to operational water treatment infrastructure, including the Woodgate Hill Water Treatment Works, which represents a potential source of fuels, oils, and treatment chemicals relevant to the contaminated land assessment.

2.1.2. *WOODGATE HILL WTW COMPOUND*

The Woodgate Hill WTW Compound falls within the Bury Council jurisdiction. The Site will be a reception facility in the south, located within the eastern edge of Bury (Figure 2.1) and will also encompass further working areas and shaft location.

The Site exists within a suburban-rural transition area, as Bury's residential zones move out towards agricultural fields and rural land. The compound area encompasses various green spaces (both managed and natural) and lies upslope from the adjacent M66, which separates the Site from the Chesham Local Nature Reserve.

The assessment area covers the works within all construction phases, as defined within the relevant planning consent and drawings. No off-site land is included within the scope of this assessment.

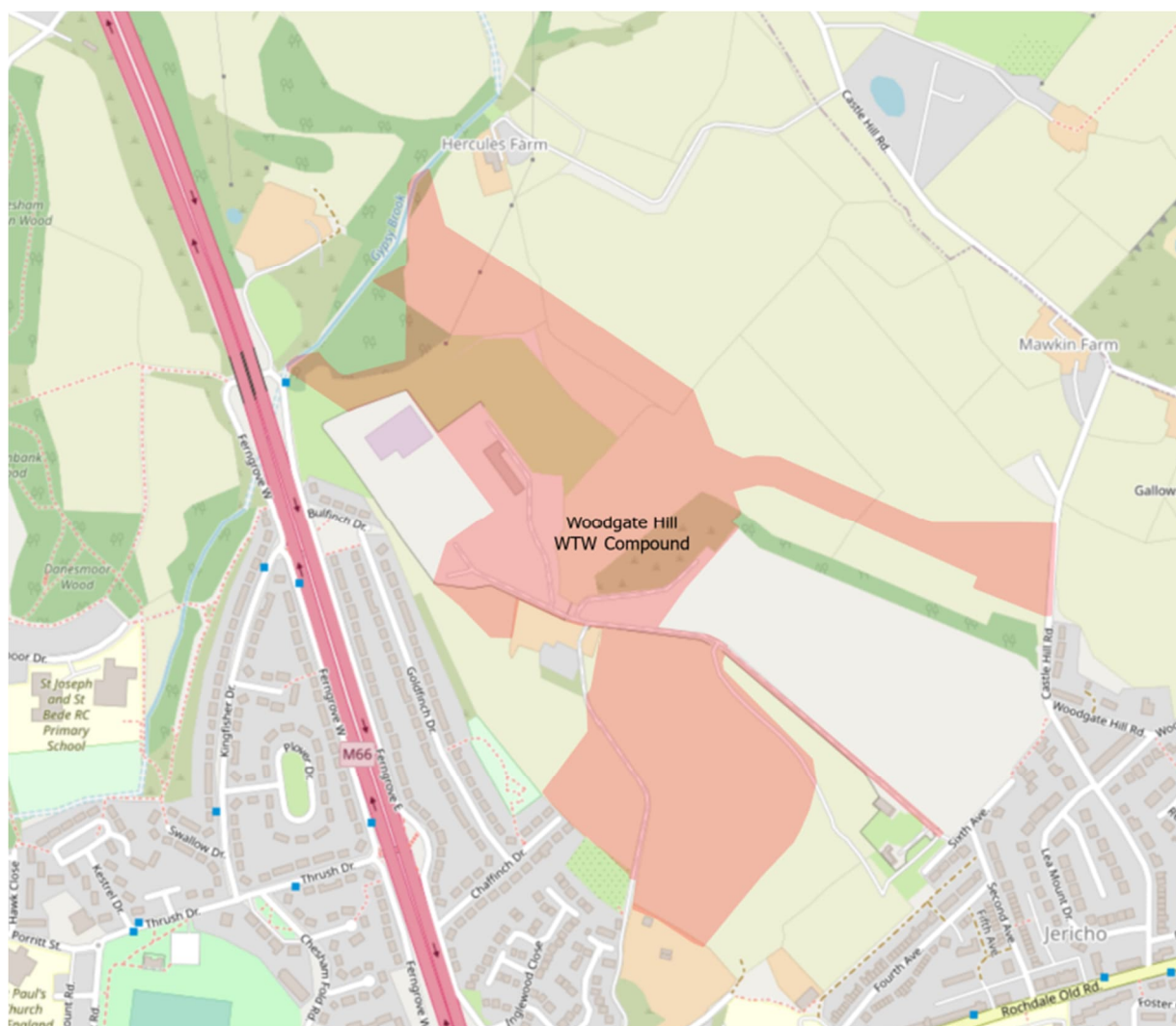


Figure 2.1. Woodgate Hill WTW Compound Red Line Boundary

2.2. CURRENT SITE USE

No evidence of significant made ground, permanent industrial structures, or activities commonly associated with elevated contamination risk has been identified from desk-based sources.

The Site is predominantly characterised by open land and undeveloped areas within a suburban-rural fringe setting. Notwithstanding this, the redline boundary includes, or lies in direct interface with, operational infrastructure associated with Woodgate Hill Water Treatment Works and related utilities. This includes reservoir and pumping infrastructure, treatment works related assets, substations, drainage features, and associated service areas. Accordingly, the Site should not be described as having no active operational or industrial use. Rather, it comprises mainly undeveloped land with localised operational utility and treatment-related infrastructure. While no evidence has been identified of widespread contaminative land use across the Site, these existing operational features present potential localised sources of contamination which are considered within this assessment.

2.3. SURROUNDING LAND USES

Land surrounding the Site comprises a combination of open land, transport and infrastructure corridors, and low intensity development. Review of available environmental baseline information does not identify surrounding land uses associated with elevated contamination risk such as waste management facilities, heavy industrial processes, or chemical storage.

The surrounding area also includes operational infrastructure such as the adjacent water treatment works, transport corridors including the M66, and historical extraction and infrastructure activities identified within the wider study area. These represent potential, although low likelihood, sources of contamination relevant to the conceptual site model.

2.4. PROPOSED WORKS

Table 2.1 summarises the principal construction activities associated with all construction activities.

Table 2.1 Activities associated with all construction works

Construction Phase	Works
Phase 1 - Enabling and Site Establishment Works Anticipated start of works Q3 2026	• Temporary haul roads and footpaths formation • Water Attenuation Lagoons formation • Setup of temporary mobile welfare • Setup of drainage and wastewater treatment system • Setup of temporary generators area (use until mains connection) • Setup of wastewater treatment plant • Partial site access haul road and footway construction works • Site entrance junction construction works • Topsoil removing • Temporary security setup • Erection of temporary fence line (e.g. Heras fence) • Concrete testing building
Phase 2 - Commencement of Substantive Excavation Works Anticipated start of works Q4 2026	• Site compounds re-profiling • Site access haul road and footpath construction works • Sheet piling earthworks for ground stabilization • Facilities foundation hardstanding construction • Lay in required utilities services (e.g. water, gas, telecom) • Site security system setup (e.g. fence line, turnstile gates) • Construction of footings and foundation slabs • Substation connection and commissioning

Construction Phase	Works
	• LV distributor and commissioning • Welfares facilities and site car parking construction • Site storage and workshops area formation • Crawler and mobile cranes setup • Setup of grout slurry batching plant • Setup of piling casing storage area • Setup of reinforcement cages storage area
Phase 3 - Shaft / Portal & Tunnelling Works Anticipated start of works Q3 2027	• Secant piles construction works • Capping beam construction works • Shafts excavation & spray concrete lining construction works • Shaft bottom permanent structure construction works • TBM breaks through reception shaft • Dismantling of TBM components within the reception shaft • Lifting and extraction of TBM parts • Handling and disposal of waste materials (slurry, lubricants, debris) • Loading TBM components onto transport vehicles for removal from the site. • Post-retrieval inspection of the reception shaft to confirm structural stability.
Phase 4 - Shaft / Portal & Tunnelling Works Anticipated start of works Q3 2027	• New built tunnel rinsing works • Site and UU facilities relocation works (If required) • Siphon Pipelines Connection Works • Surface permanent structures preparation works
Phase 5 - Site Reinstatement Works Anticipated start of works Q1 2032	• Tunnel support services dismantling works • Shaft permanent structures construction works • Surface permanent works (e.g. boundary treatment) • Site re-landscaping works • Permanent road modification works • Site permanent security setup

Construction Phase	Works
	• Construction site equipment and facilities demobilisation • Topsoil replacement • Vegetation plantation for reinstating

3. REGULATORY AND POLICY FRAMEWORK

3.1. PLANNING POLICY CONTEXT

The proposed works at the Site are subject to planning conditions requiring assessment of land contamination and ground gas prior to commencement. The Local Planning Authority requires confirmation that land within the Site boundary is suitable for the approved works and does not present unacceptable risks to human health, controlled waters, or the environment.

3.2. CONTAMINATED LAND LEGISLATIVE FRAMEWORK

This assessment has been prepared in accordance with the Environmental Protection Act 1990 Part IIA (UK Public General Acts, 1990) and associated statutory guidance. The assessment follows the risk based approach applied within the planning system, where land suitability is assessed against the proposed use rather than against absolute contamination thresholds.

3.3. GUIDANCE AND STANDARDS

The assessment follows Land Contamination Risk Management guidance (Environment Agency, 2025) for Phase I Preliminary Risk Assessment. This guidance represents current UK best practice for desk based contaminated land assessment and is recognised by regulators and planning authorities. The structure and methodology align with approaches adopted across the HARP programme of works and SUK's environmental submissions.

3.4. ROLES AND RESPONSIBILITIES

SUK holds responsibility for ensuring contaminated land risks are identified, assessed, and managed in accordance with planning conditions and legal requirements. Environmental risk management during construction is delivered through the project environmental management framework, including the Construction Code of Practice (CCoP) and associated management plans.

3.5. RELATIONSHIP WITH OTHER ENVIRONMENTAL CONTROLS

Contaminated land risk management forms part of an integrated environmental control framework for the programme of works. Relevant controls include soils management measures, groundwater and surface water protection procedures, pollution prevention measures, and incident response arrangements already established for the programme.

These controls align with mitigation measures set out within the CCoP, which is relied upon to manage risks associated with contamination, groundwater, and surface water during construction.

3.6. PLANNING CONDITION DISCHARGE STRATEGY

This Stage I Preliminary Risk Assessment has been prepared to determine whether plausible contaminant linkages exist for the works. Where no unacceptable risks are identified, the assessment provides sufficient evidence to support discharge of the relevant planning conditions without requirement for intrusive investigation or remediation.

4. METHODOLOGY

4.1. LCRM STAGE I RISK ASSESSMENT APPROACH

This assessment has been undertaken in accordance with LCRM guidance for Stage I Preliminary Risk Assessment (Environment Agency, 2025). The approach follows a tiered, risk-based process focused on identifying potential contaminant linkages through qualitative assessment. The assessment considers whether unacceptable risks are plausible for the works.

4.2. DESK STUDY INFORMATION SOURCES

The desk study draws upon available programme and environmental information, including:

- Approved planning documentation and conditions
- Standardised programme description material
- Soils and environmental baseline information prepared for the programme
- Published geological and hydrogeological datasets
- Historical mapping and land use records
- Publicly available environmental datasets and regulatory records

Information has been reviewed to understand Site history, environmental setting, and potential contamination sources relevant to the construction works. An updated Groundsure report (see Appendix A) has also been reviewed to identify potential off-site contamination sources, historical land use, and environmental constraints relevant to the Site.

4.3. QUALITATIVE RISK SCREENING METHOD

Risk screening has been undertaken using a source, pathway, receptor framework. Potential sources of contamination have been identified based on historical and current land use. Potential pathways have been assessed with reference to ground conditions, hydrology, and construction activities. Potential receptors include construction workers, controlled waters, and the surrounding environment. Professional judgement has been applied to determine whether complete pollutant linkages are plausible.

4.4. LIMITATIONS

The assessment is based on desk-based information available at the time of writing. No site walkover or intrusive investigation has been undertaken as part of this stage. Conclusions are

therefore limited to qualitative findings and apply only to the defined works boundary. This is consistent with a Stage I Preliminary Risk Assessment under LCRM.

4.5. REVIEW TRIGGERS

Should unexpected ground conditions, visual contamination, or odours be encountered during works, activities will cease, and the findings reviewed in accordance with the programme of works environmental management procedures. Any material change to the scope or extent of ground disturbance would also trigger review of this assessment. This includes identification of unexpected contamination, ground gas, visual or olfactory evidence of contamination, or changes to the extent or depth of excavation works.

5. SITE SETTING AND ENVIRONMENTAL BASELINE

5.1. GEOLOGICAL AND SOIL SETTING

The Site lies within a geological setting typical of the wider area identified in the programme of works soils and environmental baseline documentation. Published geological mapping indicates superficial deposits overlying bedrock geology associated with natural soil forming processes rather than engineered or industrial fill. No evidence of extensive made ground within the Site boundary has been identified from desk-based sources.

The Site is underlain by Carboniferous bedrock comprising the Pennine Coal Measures Group and Millstone Grit, with superficial deposits including glacial till, alluvium, and localised peat deposits. These conditions are consistent with the wider study area and do not indicate widespread made ground or anthropogenic fill.

Soils within the Site are consistent with undeveloped land in a mixed suburban and infrastructure setting, with no evidence of soils associated with significant industrial activity or waste deposition.

5.2. HYDROGEOLOGICAL SETTING

Regional hydrogeological mapping indicates the presence of groundwater within the underlying strata. Groundwater vulnerability reflects natural geological conditions rather than anthropogenic influence. No abstractions, source protection zones, or groundwater features of elevated sensitivity have been identified within or immediately adjacent to the Site boundary based on available desk study information. The underlying geology is classified as a Secondary A aquifer in areas of permeable deposits, with moderate groundwater vulnerability. Groundwater is present within the underlying strata and represents a potential receptor in the conceptual site model.

5.3. SURFACE WATER ENVIRONMENT

Surface water features within the wider area comprise watercourses and drainage features associated with the natural landscape and existing infrastructure corridors. One surface water body, Gipsy Brook is located within the planning redline. Baseline environmental documentation does not identify surface water features subject to known contamination pressures associated with the Site. Surface water receptors within the wider area include local drainage features and Gipsy Brook, which forms part of the receiving water environment and represents a potential pathway for contaminant migration.

5.4. ENVIRONMENTAL SENSITIVITIES

The Site is located within a mixed suburban and infrastructure environment with no designated contaminated land sites identified within the Site boundary. Environmental sensitivities relevant to land contamination relate primarily to protection of soils, groundwater, and surface water during construction activities. These sensitivities are addressed through existing programme of works environmental controls and management procedures.

5.5. IMPLICATIONS FOR CONTAMINATED LAND RISK

The environmental setting reflects predominantly natural ground conditions with no evidence of widespread contamination. Potential sources associated with historical land use, infrastructure, and underlying geology have been identified within the wider study area, but these are considered localised.. The absence of significant made ground or industrial land use within the Site boundary reduces the likelihood of complete pollutant linkages relevant to the proposed works.

Historical and current land use features identified within the wider study area are not considered a high risk of potential contaminants within the Site proximity. Features include historical quarrying and ground workings, localised.

The Site is also hydrologically sensitive. Groundwater is present within the underlying strata primarily the Coal measures and Millstone grits. The only surface water feature, Gipsy Brook, is located within or adjacent to the Site. These represent potential receptors within the conceptual site model.

No evidence has been identified of extensive made ground across the Site boundary based on available desk-based information.

On this basis, while a small number of plausible source-pathway-receptor linkages relevant to the Site boundary exist at a preliminary level, these are considered unlikely to result in significant risk for the construction works.

The assessment supports a low risk profile for land contamination, subject to confirmation through targeted ground investigation where stated within this report and implementation of standard construction and environmental management controls.

6. HISTORICAL LAND USE

6.1. SITE HISTORY

Review of historical mapping and available baseline documentation indicates that the Site has not been subject to intensive modern industrial redevelopment.

However, historical land use within the Site boundary and immediate surroundings includes features which are likely to be former quarrying activities, pits, and ground workings across the Site, along with features such as a historical refuse heap and areas of infilled land. These activities are consistent with the wider geological and extractive history of the area.

In addition, historical mapping records the presence of tanks in the vicinity and other utility or infrastructure-related features, which may have been associated with storage of liquids such as fuels or other substances, see Figure 6.1. The Site is also located adjacent to and partially associated with Woodgate Hill Water Treatment Works, which represents a long-standing operational land use involving the handling and storage of chemicals, fuels, and process materials.

Overall, while the Site has largely remained open in character in recent years, the historical evidence indicates that it has not been entirely free from potentially contaminative land uses. However, based on its location and form, these feature are likely to be associated with historic quarrying or an animal pen and not likely to give rise to any major form of contamination.



Figure 6.1 Unidentified feature and proposed new access route

6.2. SURROUNDING LAND USE HISTORY

Historical land use in the surrounding area includes agriculture, infrastructure corridors, quarrying, and water management infrastructure. Data included within the Environmental Statement identifies potential off-site sources including railway land, historical extraction areas, reservoirs, tanks, and localised industrial activities. These are not considered to represent significant contamination risk to the Site but are relevant to the conceptual site model.

6.3. POTENTIAL HISTORICAL SOURCES OF CONTAMINATION

Based on the desk-based review, no significant contaminant sources have been identified within the Site boundary. However, potential localised sources associated with historical land use and surrounding infrastructure have been identified within the wider study area.

These include:

- Historical made ground and infrastructure works
- Quarrying and extraction activities
- Railway land and transport corridors
- Operational water treatment infrastructure, including fuels, oils, and treatment chemicals
- Underlying coal measures and associated ground gas potential

These sources are considered low likelihood of potential contamination and localised in nature and do not indicate widespread contamination across the Site.

Minor localised contamination associated with general rural activities cannot be entirely discounted, although such activities are not typically associated with significant contamination risk.

A desk-based contaminated land report was completed by Groundsure on 3 March 2026 (Appendix A). The report identifies no significant contaminated land liabilities affecting the Site and indicates an overall acceptable environmental risk profile.

6.4. IMPLICATIONS FOR CONTAMINATED LAND RISK

The desk-based assessment indicates a low risk of significant contamination within the Site. Potential sources identified within the wider study area are considered localised and unlikely to give rise to complete pollutant linkages affecting construction works. These findings are consistent with the Groundsure assessment, which indicates an acceptable environmental risk profile for the Site.

7. PRELIMINARY CONCEPTUAL SITE MODEL

7.1. POTENTIAL SOURCES

Based on the desk-based review, no significant widespread sources of land contamination have been identified of widespread or severe contamination within the Site boundary that would present an unacceptable risk to the proposed works. The Site has predominantly remained largely undeveloped with no evidence of heavy industrial activity or waste disposal.

However, several features with potential localised sources are present and contaminative significance have been identified within the conceptual model. These include:

- Operational water treatment infrastructure, including fuels, oils, and treatment chemicals.

Historical quarrying and extraction activities in the Site and surrounding area and are considered within this assessment. These include:

- Underlying coal measures with potential for ground gas
- The historical quarrying, pits, and ground workings within or in proximity to the Site
- A historical refuse heap and other minor legacy features identified on mapping
- The operational water treatment works in proximity, including use and storage of chemicals such as chlorine, fuels, oils, and associated infrastructure
- Localised industrial and utility features in the surrounding area, including substations and former tanks
- A currently unidentified feature within the proposed haul road access corridor (suspected historic animal pen)

These features do not indicate significant contamination in themselves. They represent potential sources that require consideration within the conceptual site model. Diffuse contamination associated with general rural or agricultural land use cannot be ruled out. This is not typically associated with significant risk.

7.2. POTENTIAL PATHWAYS

Potential pathways relevant to the works have been identified as:

- Direct contact with soils during construction activities
- Ingestion and inhalation of soil and dust by site operatives
- Leaching of contaminants to underlying groundwater
- Lateral migration of contaminants to surface water features, including Gipsy Brook
- Mobilisation of contaminants during earthworks or ground disturbance

The Site is characterised by natural soils and no confirmed extensive made ground. Construction works involve limited and shallow disturbance.

These factors reduce the likelihood of active pollutant pathways. However, the presence of groundwater, surface water features, and localised historical features means that pathways cannot be excluded at this stage.

7.3. POTENTIAL RECEPTORS

Receptors relevant to the conceptual site model include:

- Construction workers and site operatives during construction works
- Controlled waters, including underlying groundwater and nearby surface water features such as Gipsy Brook
- The wider environment, including soils and ecological receptors
- Off-site receptors where migration pathways are present

No residential or long-term sensitive end users are introduced as part of the works. The receptor sensitivity is therefore limited to construction-phase exposure and environmental protection.

7.4. SOURCE PATHWAY RECEPTOR SCREENING

A qualitative screening of source-pathway-receptor linkages has been undertaken in line with LCRM principles. The desk-based review has identified a small number of plausible pollutant linkages associated with:

- Historical land use features such as quarrying and infilled areas
- Operational and adjacent treatment works infrastructure
- Potential migration pathways to groundwater and surface water
- Construction phase disturbance and exposure pathways

Based on available information, these linkages are considered to be low risk in the context of the construction works. This reflects:

- The absence of evidence for significant contamination
- The limited extent and duration of ground disturbance
- The implementation of standard construction and environmental management controls

No linkages have been identified that indicate a high or unacceptable risk during this Phase I assessment.

7.5. CONCEPTUAL SITE MODEL SUMMARY

The preliminary conceptual site model indicates a generally low risk profile for land contamination in relation to the works at Woodgate Hill WTW Compound. Potential contaminant sources have been identified from historical and current land use, but these are limited in scale and do not indicate widespread contamination. A small number of plausible pollutant linkages exist at a preliminary level, primarily associated with construction phase exposure and controlled waters.

These linkages are considered unlikely to result in significant risk given the nature of the Site and the application of standard environmental controls and therefore no further assessment is required.

Despite the low risk considered to be presented by the unidentified historical feature (suspected to be an animal pen) , prior to the commencement of construction, an investigative trial pit will be carried out at the location to confirm our understanding that that there is no risk of contamination at this Site. In the unlikely event that the results of this trial pit indicate the presence of contamination, the Local Planning Authority (LPA) will be consulted, and an agreement reached as to the manner in which to proceed. Any such agreement would be sought prior to construction commencing within the vicinity of this feature.

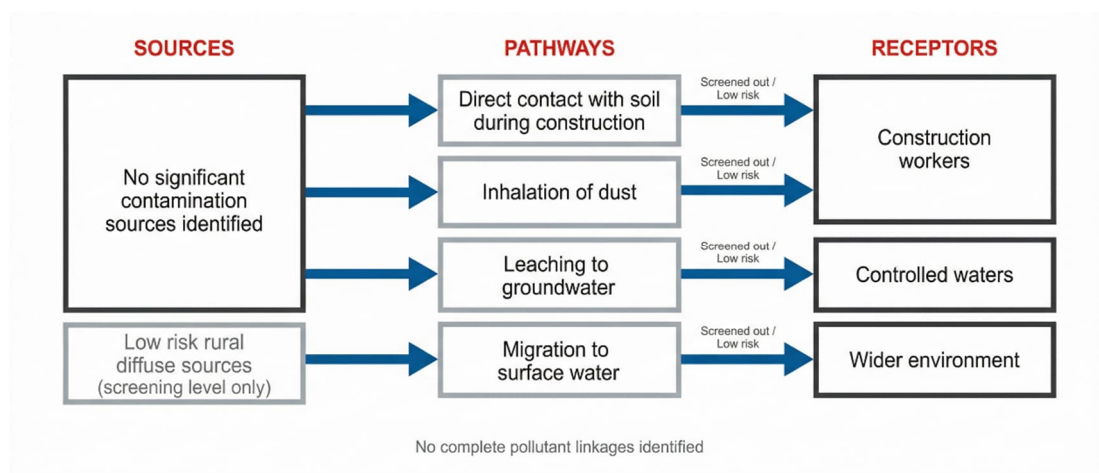


Figure 7.1 Conceptual site model

8. GROUND GAS AND LANDFILL GAS SCREENING

8.1. LANDFILL AND GROUND GAS SCREENING REVIEW

A desk-based review has been undertaken to identify potential sources of ground gas or landfill gas that could affect the Site. No historical or active licensed landfill sites have been identified within or in close proximity to the Site boundary based on available environmental datasets.

Historical mapping and environmental records identify former quarrying, pits, ground workings, and a localised refuse feature within the Site. These features indicate the potential for infilled ground in places. Such materials can, in some cases, generate ground gas, although this is typically associated with organic-rich or engineered fill. Based on available information, these features are considered limited in extent and not indicative of significant gas generation potential.

The Site is located adjacent to operational infrastructure associated with Woodgate Hill Water Treatment Works and related utilities. These operations are not typically associated with landfill gas generation. The surrounding area is characterised by a mix of open land, infrastructure corridors, and utility features. These land uses are not generally associated with significant ground gas or landfill gas risk.

On this basis, while minor localised sources cannot be entirely excluded, no credible or significant sources of ground gas or landfill gas have been identified that would present a material risk to the works.

The surrounding area has historically comprised open land, infrastructure corridors, and underlying coal measures, see Figure 8.1, which may present a low potential for ground gas generation or migration.



Figure 8.1 Red line boundary and surrounding area

8.2. GEOLOGICAL CONTEXT RELEVANT TO GROUND GAS

The geological and soil conditions identified for the Site comprise natural deposits rather than engineered or made ground. Such conditions are not generally associated with elevated ground gas generation potential. While natural deposits are not typically associated with elevated ground gas generation, the presence of underlying coal measures may present a low potential source of ground gas within the wider area.

8.3. QUALITATIVE GROUND GAS RISK ASSESSMENT

A qualitative ground gas risk screening has been undertaken in line with LCRM Stage I principles. In the absence of identified gas generating sources and with natural ground conditions present, the potential for generation and migration of ground gas or landfill gas is considered low. No credible source pathway receptor linkages relating to ground gas have been identified. See Table 8.1 for ground gas and landfill gas screening results.

8.4. IMPLICATIONS FOR THE WORKS

Based on the desk-based review, ground gas and landfill gas are not considered to pose a significant risk to the construction activities. No ground gas monitoring or protection measures are considered necessary.

Table 8.1 Ground Gas and Landfill Gas Screening Table

Screening criterion	Outcome
On site landfill present	No
Off site landfill nearby	No
Made ground present	No
Organic soils present	No
Technical screening summary	
Geological gas potential	Low
Overall ground gas risk	Low

9. PRELIMINARY RISK EVALUATION

9.1. HUMAN HEALTH

Potential risks to human health have been assessed with reference to construction workers undertaking the works. No significant contaminant sources have been identified and no credible pathways for exposure have been established. The risk to human health during the works is therefore considered low.

9.2. CONTROLLED WATERS

Potential risks to controlled waters, including groundwater and nearby surface water features, have been assessed. The absence of significant contaminant sources, combined with natural ground conditions, indicates a low risk of contaminant migration. No complete pollutant linkages to controlled waters are considered plausible.

9.3. BUILDINGS AND INFRASTRUCTURE

The assessment has considered potential risks to buildings, services, and infrastructure arising from land contamination or ground gas. No sources of aggressive ground conditions or ground gas have been identified. Risks to temporary and permanent infrastructure associated with the works are considered low.

9.4. CONSTRUCTION PHASE RISKS

Construction phase risks associated with limited ground disturbance have been considered. The absence of identified contamination, combined with standard construction controls implemented under the programme of works environmental management framework, indicates that construction phase contamination risks are low and manageable.

9.5. RISK EVALUATION SUMMARY

The qualitative risk evaluation indicates that no unacceptable risks are present in relation to land contamination or ground gas for the proposed works. No complete pollutant linkages have been identified based on the desk-based information reviewed and the Site is considered suitable for the construction activities, see Table 9.1 for a source-pathway-receptor screening matrix.

The desk-based findings also indicate a low likelihood of significant contamination affecting the Site more broadly.

Any unexpected contamination encountered during the works will be managed in accordance with the programme of works environmental management procedures and reported to the Local Authority.

Table 9.1 Source Pathway Receptor Screening Matrix

Potential source	Potential pathway	Potential receptor	Plausible linkage	Risk outcome
Historic land use	Soil to human contact	Site workers, future users	No	Low

Made ground	Soil disturbance and dust	Site workers	No	Low
Agricultural activities	Ingestion or dermal contact	Controlled waters, site workers	No	Low
Ground gas	Migration through ground	Buildings, site workers	No	Low
Construction disturbance	Mobilisation of soils	Site workers, controlled waters	No	Low

10. CONCLUSION

This Stage I Preliminary Risk Assessment has been undertaken in accordance with Land Contamination Risk Management guidance to support construction works at Woodgate Hill WTW Compound. The assessment is based on a desk-based review of historical land use, environmental baseline information, and publicly available environmental datasets, including the Groundsure report.

The key conclusions are as follows:

- The Site has predominantly remained undeveloped. No evidence has been identified of widespread or severe contamination within the Site boundary.
- Historical and current features with potential contaminative significance have been identified. These include former quarrying and ground workings, a historical refuse feature, nearby tanks and industrial uses, and the adjacent water treatment works handling chemicals, fuels, and oils.
- Potential pathways exist in the form of direct contact with soils, dust inhalation, and migration to groundwater and surface water, including Gipsy Brook.
- Receptors relevant to the works are limited to construction workers, controlled waters, and the surrounding environment. No sensitive end use is introduced at this stage.
- A small number of plausible source-pathway-receptor linkages have been identified at a preliminary level. These are considered unlikely to give rise to significant risk considering mitigation measures.
- No unacceptable risks to human health, controlled waters, or the environment have been identified based on the available desk-based information.
- Ground gas and landfill gas risks are considered low, with no credible sources identified within or in proximity to the Site.
- One unidentified feature within the proposed access corridor has been identified but is deemed to have a low risk potential for contamination

On this basis, the Site is considered suitable for the works from a contaminated land perspective, subject to standard construction and environmental management controls and therefore, no further assessments are recommended. Nonetheless, prior to the commencement of construction, an investigative trial pit will be carried out at the location of the unidentified feature (suspected historic animal pen) to confirm our understanding that there is no risk of contamination at this Site. In the unlikely event that the results of this trial pit indicate the presence of contamination, the LPA will be consulted, and an agreement reached as to the manner in which to proceed. Any such agreement would be sought prior to construction commencing within the vicinity of this feature.

11. RECOMMENDATIONS

To support safe delivery of the works and compliance with planning conditions, the following measures are recommended:

11.1. CONSTRUCTION PHASE CONTROLS

- Implement standard construction environmental management controls in line with the programme Environmental Management Plan.
- Apply good practice measures for soil handling, dust control, and protection of controlled waters during earthworks.
- Ensure appropriate segregation, storage, and disposal of any suspect or contaminated materials encountered.

11.2. UNEXPECTED CONTAMINATION PROTOCOL

- If visual or olfactory evidence of contamination is encountered, cease works in the affected area and undertake appropriate investigation and risk assessment.
- Notify the relevant environmental manager and, where required, the Local Authority Contaminated Land Officer.

11.3. CONTROLLED WATERS PROTECTION

- Maintain pollution prevention measures to protect groundwater and surface water, including Gipsy Brook.
- Manage runoff, drainage, and storage of fuels and chemicals in accordance with best practice and permit requirements.

11.4. GROUND GAS

- No ground gas monitoring or protection measures are required for the works based on current information.
- Review this position if future investigations identify potential gas sources.

11.5. REGULATORY COMPLIANCE

- Retain records of all investigations, monitoring, and any remedial actions undertaken.
- Undertake an investigative trial pit at the historic feature location to confirm no risk of contamination and communicate these findings to the LPA.
- Where contamination is identified that requires remediation, prepare a Phase III Remediation Strategy for approval by the LPA prior to implementation.
- Submit validation evidence following any remedial works to confirm that risks have been appropriately managed.

11.6. FUTURE CHANGES

- Ensure that any additional risks identified are assessed and managed in line with LCRM guidance and planning requirements.

These measures ensure that potential risks remain controlled and that the Site continues to be suitable for its intended use throughout the construction phases.

12. DEFINITIONS AND ACRONYMS

Table 12.1 Table of definitions and acronyms

Acronym	Definition
CEMP	Construction Environmental Management Plan. Sets out environmental controls and procedures for construction activities
CSM	Conceptual Site Model. Representation of source-pathway-receptor linkages for contamination risk assessment
EA	Environment Agency. UK regulator responsible for environmental protection and contaminated land guidance
EPA 1990	Environmental Protection Act 1990. UK legislation governing contaminated land under Part IIA
GI	Ground Investigation. Intrusive and non-intrusive works to assess ground conditions and contamination
GQRA	Generic Quantitative Risk Assessment. Uses generic criteria to evaluate contamination risks
GWS	Groundwater Source. Subsurface water acting as a potential receptor
LCRM	Land Contamination Risk Management. UK guidance for assessing and managing land contamination
LPA	Local Planning Authority. Responsible for planning approval and condition discharge
PRA	Preliminary Risk Assessment. Stage 1 desk-based contamination assessment
Phase I	Desk-based assessment stage using existing data and environmental information
Phase II	Intrusive investigation stage including sampling and laboratory testing
Phase III	Remediation stage involving design and implementation of mitigation measures
RAMS	Risk Assessment and Method Statement. Defines safe systems of work
SUK	STRABAG UK Limited. Delivery partner responsible for construction works
WTW	Water Treatment Works. Facility associated with water treatment and chemical handling
CCoP	Construction Code of Practice. Framework for environmental and construction controls
SPZ	Source Protection Zone. Area designated to protect groundwater abstraction
Made Ground	Artificial deposits such as fill or reworked soils
Controlled Waters	Groundwater and surface water protected under UK legislation
Pollutant Linkage	Connection between a source, pathway, and receptor
Receptor	Entity that may be affected by contamination
Pathway	Route by which contamination reaches a receptor
Source	Origin of contamination from historical or current activities

13. REFERENCES

Environment Agency. (2025, June). *Land Contamination Risk Management*. Retrieved March 2026, from <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

UK Public General Acts. (1990). *Environmental Protection Act*. Retrieved March 2026, from <https://www.legislation.gov.uk/ukpga/1990/43/part/IIA>

Jacobs (2021). Haweswater Aqueduct Resilience Programme - Proposed Haslingden and Walmersley Section, Environmental Statement, Volume 4, Appendix 11.3: Soils, Geology and Land Quality Baseline

APPENDIX A – GROUNDSURE REPORT

Siteview



Woodgate Hill, Bury, Land off Castle Hill Road, BL9 6T



Reference:
GS-7R9-5XO-O7N-Q1H

Grid reference:
382253 412083

Your reference:
012

Date:
3 March 2026

Consultant's guidance and recommendations inside.
Written by:



M Zafar MSc
m.zafar@groundsure.com

Professional opinion

Key results



Acceptable risk with guidance

Contaminated land

Page 3

Groundsure has not identified any significant risks relating to contaminated land liabilities under Part 2A of the EPA 1990.

[Summary and data](#) →



High

Flooding

Page 22

An elevated flood risk has been identified at the site. The site has been found to be at risk from one or more sources of flooding.

[Summary and data](#) →

Other results



Ground stability

Identified

Page 25 →



Radon

Identified

Page 30 →



Planning constraints

Identified

Page 32 →



Energy

Identified

Page 35 →



Transportation

Not identified

Page 36 →

A full assessment of these features is available in our [Energy & Transportation report](#). Contact Groundsure or your search provider for further details.



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Recent aerial photograph



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

Capture Date: 07/04/2023

Site Area: 20.93ha



Contaminated land

Acceptable risk with guidance

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Consultant's assessment → Current/recent land use →
Past land use → Hydrogeology →
Hydrology →

Past land use

Acceptable risk with guidance



Waste and landfill

Acceptable risk

Current/recent land use

Acceptable risk with guidance

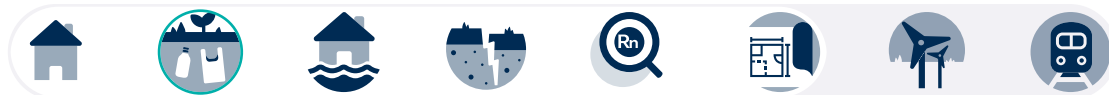


Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities although some potentially contaminative land uses have been identified. These land uses are not considered a significant risk if the site remains in its current use.

The risk assessment in this report does not consider the implications of redevelopment. If the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. In this case, contact the Local Authority Planning Department to clarify the required assessments and planning conditions.

If you require further advice, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.



Contaminated land

Consultant's assessment ?

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →

[Back to section summary](#) →

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Current land use

Groundsure has assumed the property is used for light industrial purposes.

Historical land use

On-site

Potentially contaminative land uses have been identified, although they are not considered to be of significant concern.

Surrounding area

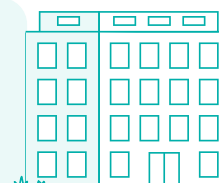
Potentially contaminative land uses have been identified near to the site, although they are not considered to be of significant concern.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers, surface water features on site, sensitive environmental areas on site.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.





Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	18	8	59
Former tanks	0	4	12
Former energy features	0	0	8
Former petrol stations	0	0	0
Former garages	0	0	3
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent land use	On-Site	0-50m	50-250m
Recent industrial land uses	2	5	11
National Geographic Database (NGD) - Current or recent tanks	0	0	0
Current or recent petrol stations	0	0	1
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	1	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	1



Contaminated land
Past land use ?

Acceptable risk with guidance

The data summarised in this section relates to potentially contaminative land uses and operations that happened historically at and around the site.

- Section links
- Back to section summary →

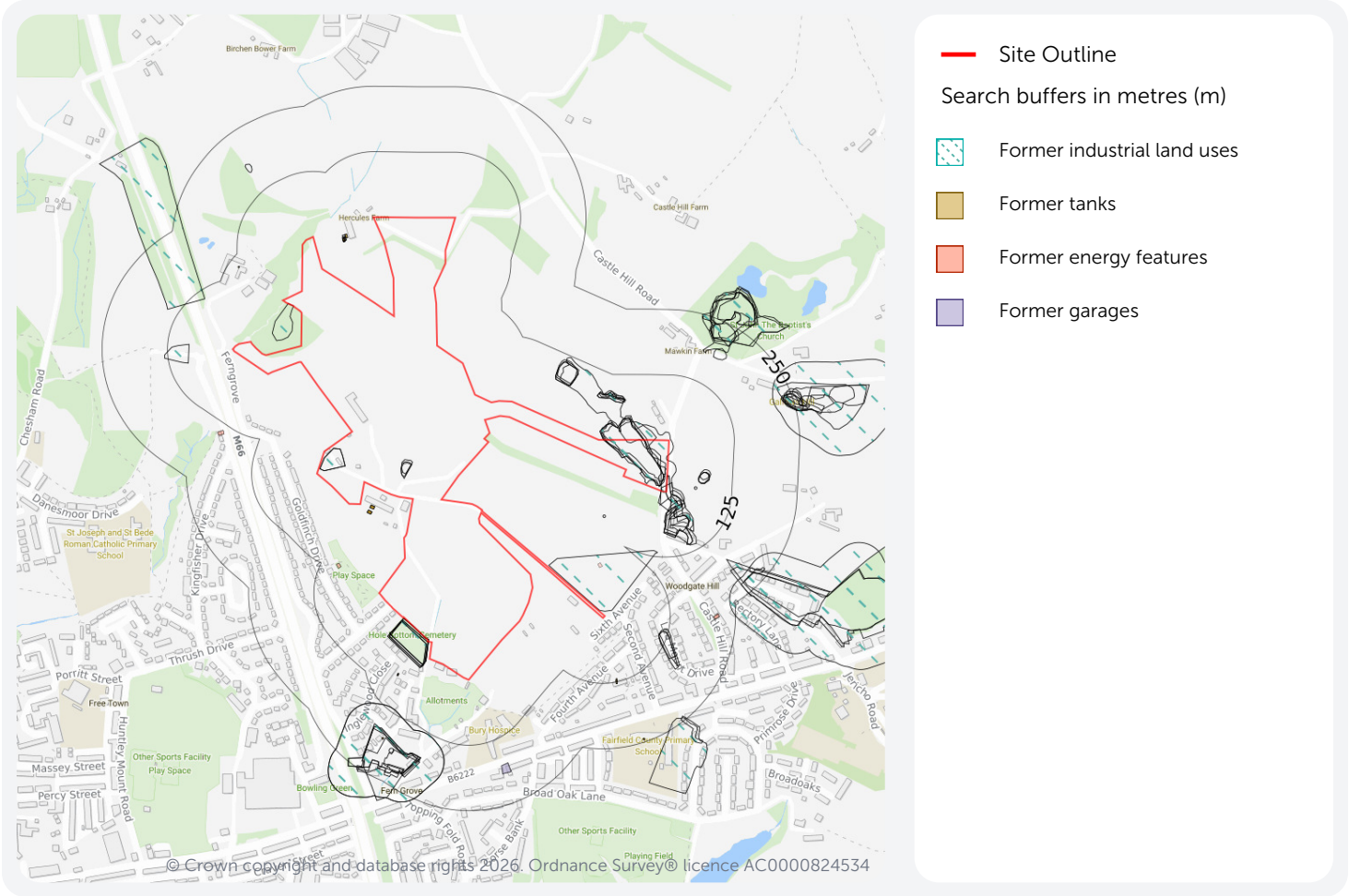
Consultant's assessment →

Past land use →

Hydrology →

Current/recent land use →

Hydrogeology →



Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey® maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Distance	Direction	Use	Date
0	on site	Sandstone Quarry	1851
0	on site	Unspecified Old Quarries	1891
0	on site	Unspecified Quarry	1891



Distance	Direction	Use	Date
0	on site	Unspecified Old Quarry	1908
0	on site	Unspecified Old Quarry	1908
0	on site	Unspecified Pit	1928
0	on site	Unspecified Pit	1928
0	on site	Unspecified Ground Workings	1928
0	on site	Unspecified Pit	1938
0	on site	Unspecified Pit	1938
0	on site	Unspecified Pit	1956
0	on site	Unspecified Pit	1956
0	on site	Cemetery	1956
0	on site	Cemetery	1967
0	on site	Refuse Heap	1967
0	on site	Unspecified Pit	1967
0	on site	Unspecified Pit	1983
0	on site	Cemetery	1983
1 m	SW	Cemetery	1891
1 m	SW	Cemetery	1938
2 m	NE	Unspecified Heap	1967
5 m	SW	Cemetery	1908
5 m	SW	Cemetery	1928
9 m	E	Unspecified Pits	1967
27 m	SE	Unspecified Ground Workings	1956
34 m	SE	Unspecified Ground Workings	1938
53 m	E	Coal Pit	1851
53 m	E	Unspecified Tank	1928
54 m	E	Unspecified Tank	1938
55 m	E	Unspecified Tank	1956
60 m	E	Unspecified Pit	1928
61 m	E	Unspecified Old Quarry	1891
61 m	E	Unspecified Pit	1938



Distance	Direction	Use	Date
63 m	E	Unspecified Pit	1956
71 m	N	Unspecified Ground Workings	1908
71 m	N	Unspecified Ground Workings	1928
71 m	NE	Unspecified Old Quarry	1908
71 m	NE	Unspecified Pit	1928
72 m	N	Unspecified Ground Workings	1938
73 m	NE	Unspecified Pit	1938
76 m	N	Unspecified Pit	1956
77 m	NE	Unspecified Pit	1956
83 m	SW	Coal Pit	1851
84 m	W	Cuttings	1983
108 m	NW	Cuttings	1983
109 m	E	Unspecified Heap	1928
110 m	E	Unspecified Heap	1938
110 m	E	Unspecified Pit	1956
118 m	SW	Unspecified Mill	1908
118 m	SW	Unspecified Mills	1928
161 m	SW	Unspecified Mills	1956
161 m	SW	Unspecified Mill	1967
163 m	SW	Unspecified Mill	1983
167 m	NW	Old Stone Quarry	1851
168 m	SW	Unspecified Mills	1938
172 m	SW	Unspecified Mill	1891
173 m	SE	Brick Works	1956
176 m	SW	Woollen Mill	1851
181 m	NE	Refuse Heap	1908
181 m	N	Unspecified Quarry	1928
186 m	SW	Unspecified Tank	1983
194 m	SE	Brick Works	1938
206 m	NE	Unspecified Quarry	1956



Distance	Direction	Use	Date
210 m	NE	Refuse Heap	1908
212 m	NE	Unspecified Quarry	1938
213 m	NE	Unspecified Disused Quarry	1967
213 m	NE	Unspecified Disused Quarry	1983
213 m	E	Unspecified Quarry	1891
214 m	SE	Brick Works	1908
217 m	SE	Unspecified Ground Workings	1908
226 m	SE	Unspecified Works	1967
227 m	SE	Brick Works	1928
228 m	NE	Sandstone Quarry	1851
229 m	E	Unspecified Old Quarry	1908
230 m	E	Unspecified Pit	1928
231 m	E	Unspecified Heaps	1938
233 m	E	Unspecified Pit	1956
235 m	E	Unspecified Pit	1891
238 m	SE	Unspecified Pit	1891
240 m	E	Unspecified Heap	1967
241 m	N	Unspecified Old Quarries	1908
241 m	N	Unspecified Quarry	1928
242 m	E	Unspecified Pit	1983
244 m	SE	Unspecified Ground Workings	1908
250 m	N	Unspecified Quarry	1891

This data is sourced from Ordnance Survey®/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey® maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Distance	Direction	Use	Date
19 m	SE	Unspecified Tank	1930
19 m	SE	Unspecified Tank	1937



Distance	Direction	Use	Date
20 m	E	Unspecified Tank	1959
20 m	E	Unspecified Tank	1960
53 m	E	Unspecified Tank	1930
53 m	E	Unspecified Tank	1939
59 m	E	Unspecified Tank	1963
65 m	SW	Unspecified Tank	1960
66 m	SW	Unspecified Tank	1959
67 m	SW	Unspecified Tank	1980
67 m	SW	Unspecified Tank	1980
105 m	NW	Unspecified Tank	1980
119 m	S	Unspecified Tank	1937
122 m	S	Unspecified Tank	1930
175 m	SW	Unspecified Tank	1960
243 m	S	Unspecified Tank	1999

This data is sourced from Ordnance Survey®/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey® maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Distance	Direction	Use	Date
63 m	NE	Electricity Substation	1999
89 m	NW	Electricity Substation	1980
89 m	NW	Electricity Substation	1980
137 m	SW	Electricity Substation	1980
138 m	SW	Electricity Substation	1986
207 m	E	Electricity Substation	1992
208 m	E	Electricity Substation	1976
208 m	E	Electricity Substation	1978

This data is sourced from Ordnance Survey®/Groundsure.



Former garages

These garages have been identified from high detailed historical Ordnance Survey® maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Distance	Direction	Use	Date
175 m	SE	Garage	1959
175 m	SE	Garage	1964
176 m	S	Garage	1980

This data is sourced from Ordnance Survey®/Groundsure.



Contaminated land
Current and recent land use ?

Acceptable risk with guidance

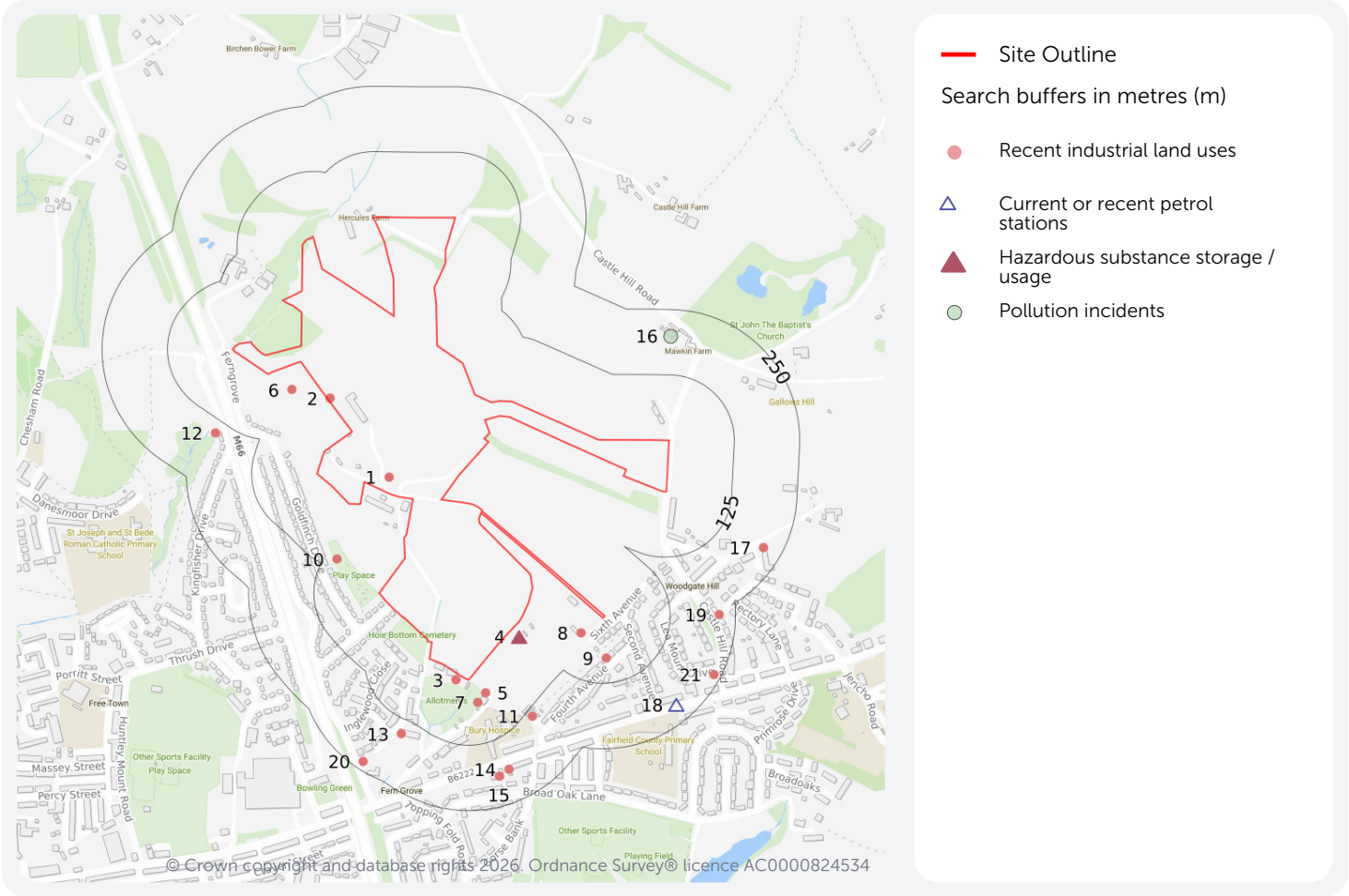
The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

- Section links
- Back to section summary →

Consultant's assessment → Current/recent land use →

Past land use → Hydrogeology →

Hydrology →



Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Mast (Communication) - Greater Manchester, BL9	Telecommunications Features	Infrastructure and Facilities
2	0	on site	Electricity Sub Station - Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities

Siteview



ID	Distance	Direction	Company / Address	Activity	Category
3	13 m	SW	Factory - Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
5	40 m	SE	Pumping Station - Greater Manchester, BL9	Water Pumping Stations	Industrial Features
6	45 m	S	Solar Panels - Greater Manchester, BL9	Energy Production	Industrial Features
7	47 m	S	Pumping Station - Greater Manchester, BL9	Water Pumping Stations	Industrial Features
8	50 m	SW	Electricity Sub Station - Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
9	77 m	S	Pitched Up - 67, Fourth Avenue, Bury, Greater Manchester, BL9 7RH	Vehicle Cleaning Services	Personal, Consumer and Other Services
10	104 m	NW	Electricity Sub Station - Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
11	138 m	SE	Electricity Sub Station - Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
12	151 m	SW	Electricity Sub Station - Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
13	154 m	S	Bury Workwear - 48, Meadowbrook Close, Bury, Greater Manchester, BL9 7LE	Workwear	Industrial Products
14	188 m	SE	Car Sales Store Ltd - 168, Rochdale Old Road, Bury, Greater Manchester, BL9 7RQ	Secondhand Vehicles	Motoring
15	193 m	S	Bullen Automotive - Rochdale Old Road, Bury, Greater Manchester, BL9 7RQ	Vehicle Repair, Testing and Servicing	Repair and Servicing
17	215 m	SE	B T G UK - 26, Woodgate Avenue, Bury, Greater Manchester, BL9 7RU	Instrumentation Engineers	Engineering Services
19	219 m	E	Electricity Sub Station - Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
20	235 m	SW	Electricity Sub Station - Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
21	237 m	SE	Gas Governor - Greater Manchester, BL9	Gas Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.



Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

ID	Distance	Direction	Company	Address	Status
18	217 m	SE	OBSOLETE	Rochdale Old Road, Bury, Greater Manchester, BL9 7TL	Obsolete

This data is sourced from Experian Catalyst.

Hazardous substance storage/usage

Authorisations are granted by the Local Authority to facilities that handle or store large amounts of substances that are hazardous in accordance with Planning (Hazardous Substances) Regulations 2015/Planning (Hazardous Substances) (Wales) Regulations 2015. This could include explosive substances like hydrogen and natural gas or toxic substances like chlorine. They can be an indication to wider industrial processes with a potential to cause ground contamination.

ID	Distance	Direction	Application Reference No	Application Status	Address	Details
4	19 m	SE	No Details	Approved	United Water Ltd, Woodgate Hill Water Treatment Works, Sixth Avenue, Bury, Lancashire, England, BL9 7RP	No Details

This data is sourced from Local Authorities.

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
16	199 m	N	27/03/2003	Category 3 (Minor)	Category 4 (No Impact)	Solid Manure

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

Contaminated land

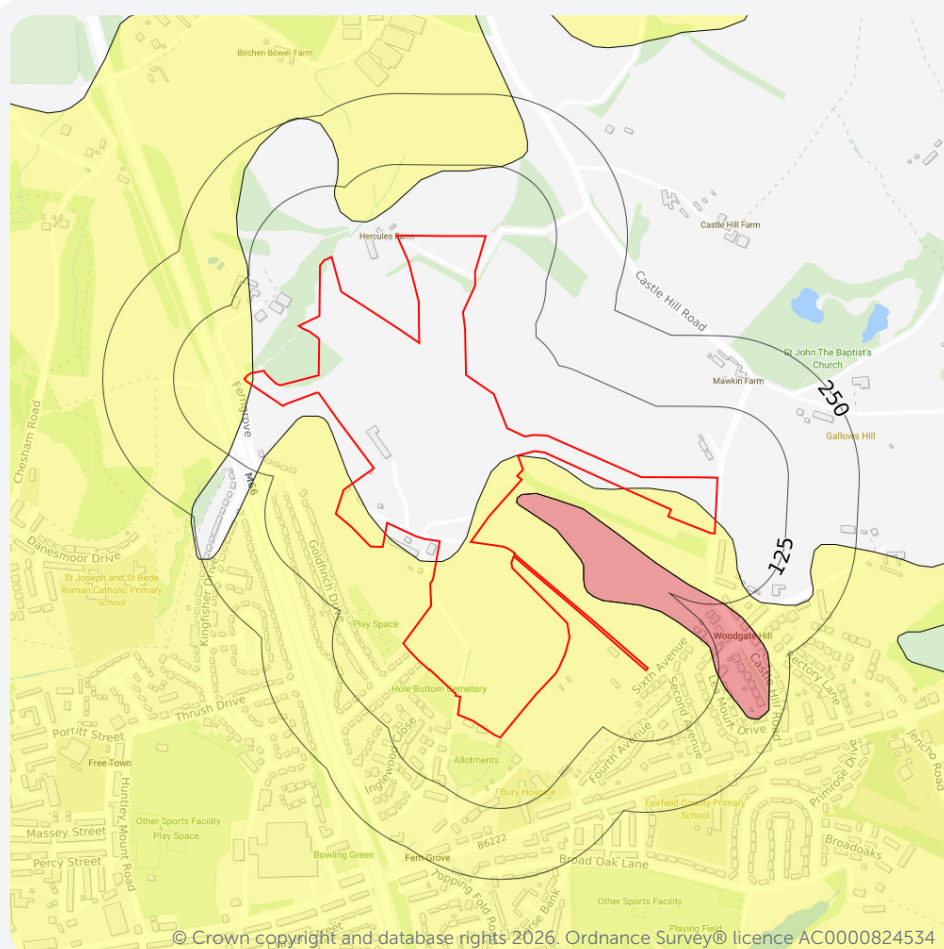
Superficial hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within surface drift geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.



Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
16 m	SE	Secondary A

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

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
Till, Devensian	TILLD-DMTN	Diamicton

This data is sourced from British Geological Survey.

Contaminated land

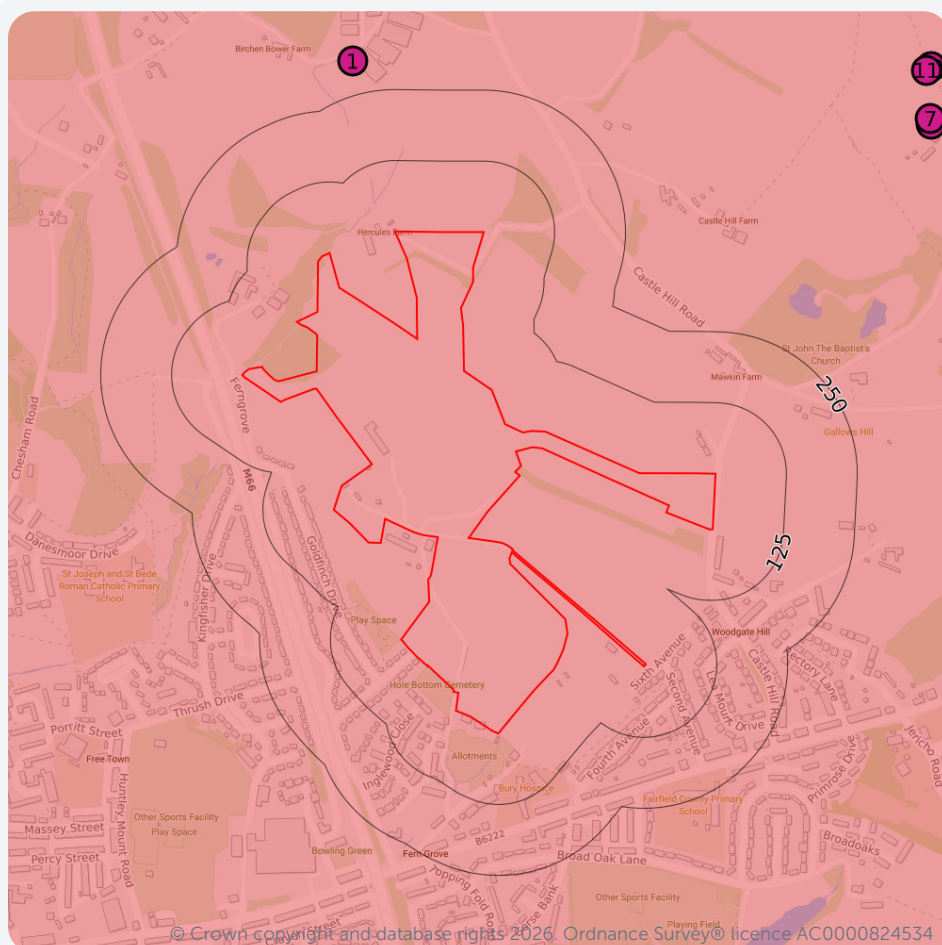
Bedrock hydrogeology ?

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

Section links

[Back to section summary](#) →

[Consultant's assessment](#) → [Current/recent land use](#) →
[Past land use](#) → [Hydrogeology](#) →
[Hydrology](#) →



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.



Distance	Direction	Designation
----------	-----------	-------------

0 on site Secondary A

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

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
Pennine Lower Coal Measures Formation	PLCM-MDSS	Mudstone, siltstone and sandstone
Woodhead Hill Rock	WH-SDST	Sandstone
Great Arc Sandstone	GAS-SDST	Sandstone

This data is sourced from British Geological Survey.

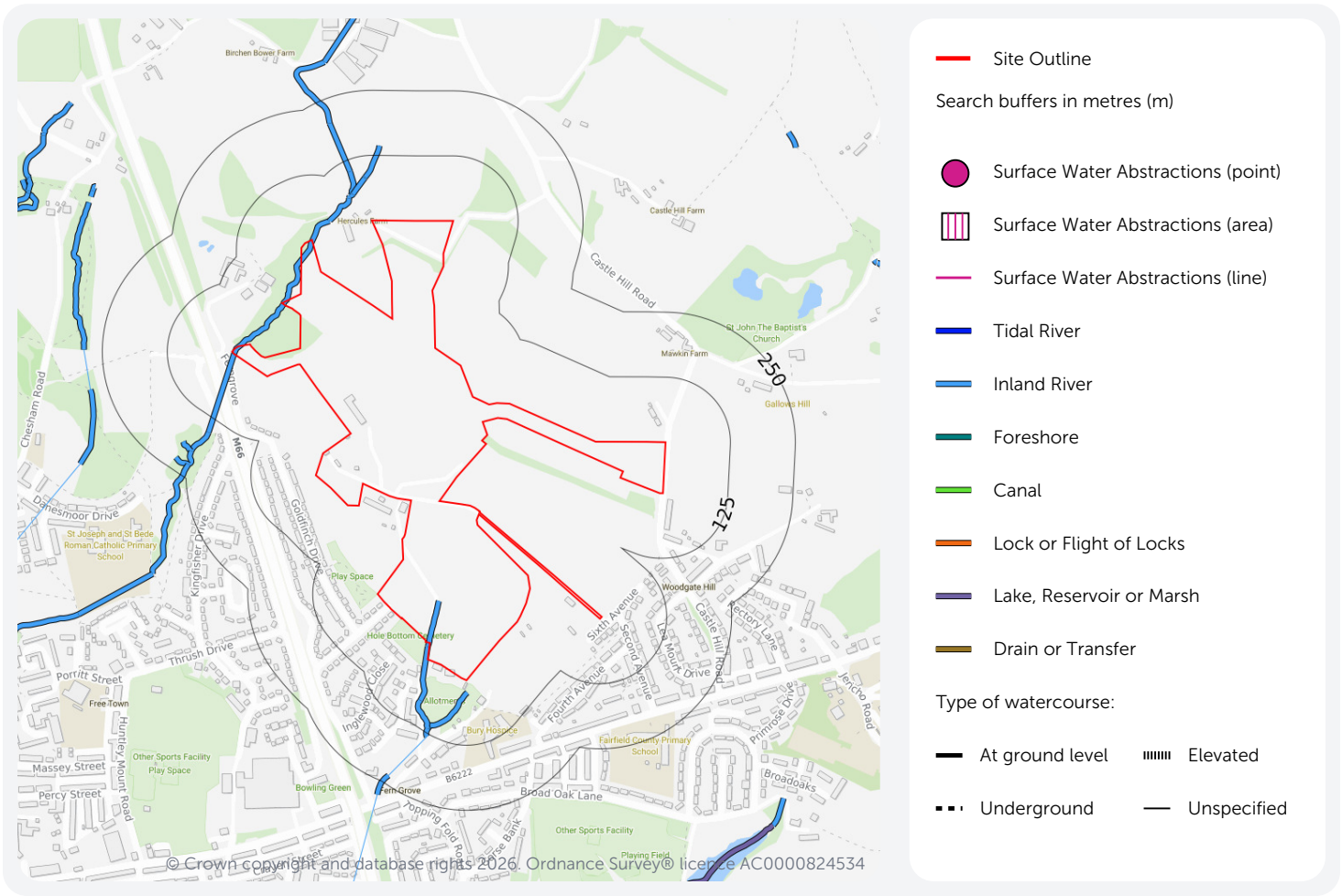


Contaminated land
Hydrology ?

The data summarised in this section relates to surface water resources such as rivers, lakes and ponds that may be sensitive to any ground contamination.

Section links

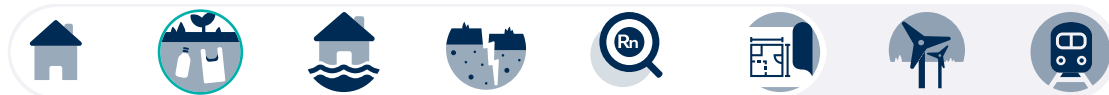
- Back to section summary →
- Consultant's assessment →
- Past land use →
- Hydrology →
- Current/recent land use →
- Hydrogeology →



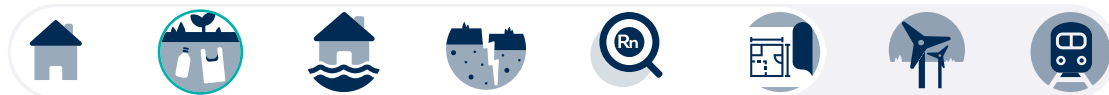
Water courses from Ordnance Survey®

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey®. These features may be sensitive to contamination.

Distance	Direction	Details
0	on site	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
0	on site	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
0	on site	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
3 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
24 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
50 m	NE	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
61 m	NW	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
62 m	NW	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
62 m	NW	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
62 m	NW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
79 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
82 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
84 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)



Distance	Direction	Details
103 m	NW	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
117 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
131 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Not provided Permanence: Watercourse contains water year round (in normal circumstances)
153 m	SW	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
194 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
201 m	SW	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
204 m	NW	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
225 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
225 m	SW	Name: Gipsy Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
234 m	SW	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey®.



Flooding

High

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is high.

Section links

Surface water → FloodScore™ insurance →

River and coastal flooding

Very Low

Past flood events

Not identified

Groundwater flooding

Low

Flood storage areas

Not identified

Surface water flooding

Highly Significant



Floodscore™ insurance rating

Very High



National Planning Policy Framework (NPPF)

Will any NPPF Flood Risk Assessment be required if the site is redeveloped?

Yes

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Next steps

Flooding

An elevated level of flood risk has been identified at the property.

- Ensure buildings and contents insurance covering flood risk and business interruption is available and affordable;
- Make enquiries of the seller and other nearby businesses on any flooding that may have occurred;
- Sign up to the government's Flood Warnings and Alerts <https://www.gov.uk/sign-up-for-flood-warnings>
- Investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood;
- Create a flood plan, including evacuation and business continuity <https://www.gov.uk/prepare-for-flooding> . The flood maps within this report may be of assistance in identifying higher risk areas;
- If the property has recently been constructed, the risk assessment within this report will not take into account measures put in place by the developer. This should be factored in when making any purchase decisions.

Flooding

Surface water flooding ?

Highly Significant

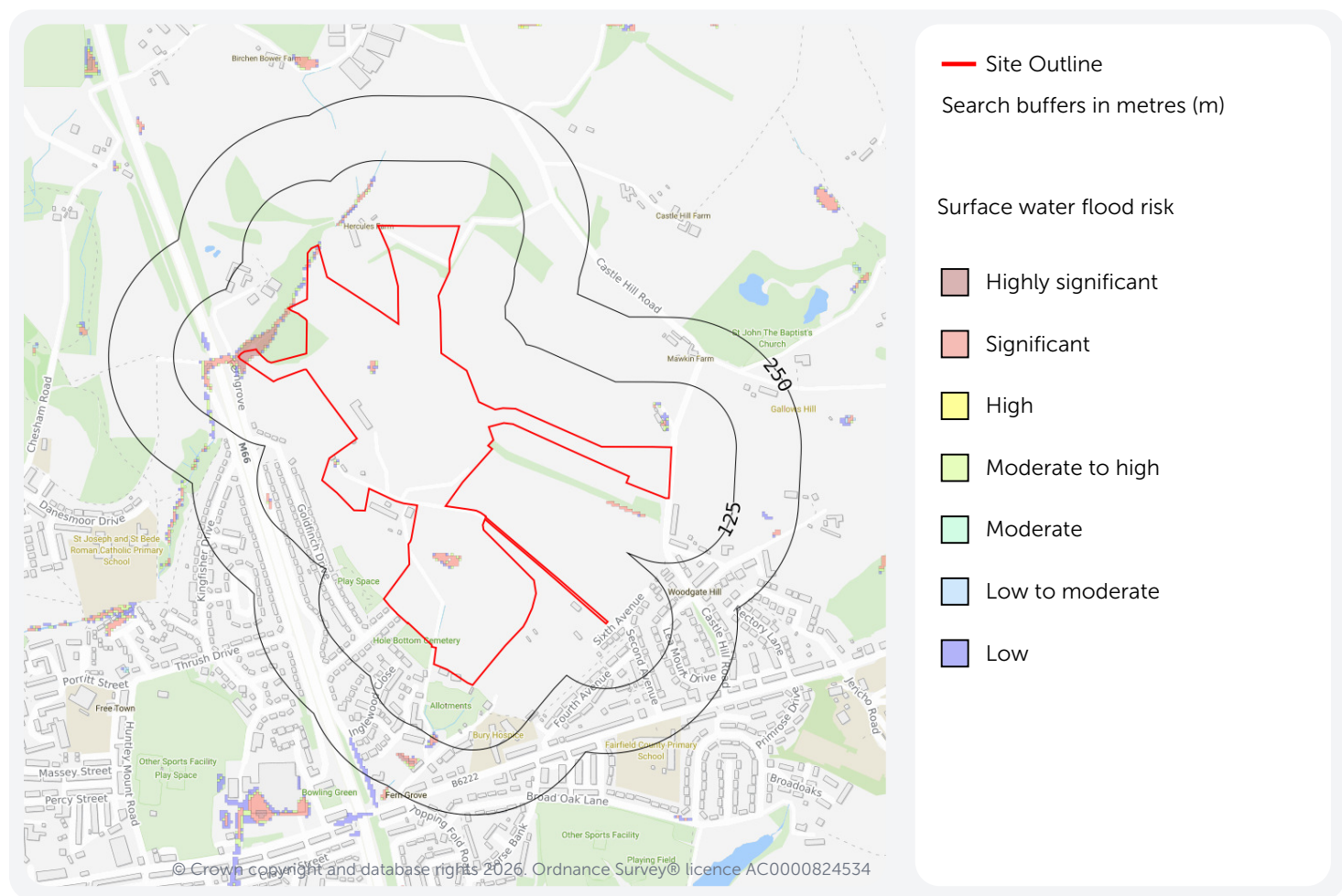
This section provides details of where there are flood risks originating from surface water. Surface water flooding can happen when heavy rain overwhelms drainage systems causing water to pool on the ground.

Section links

[Back to section summary](#) →

[Surface water](#)

→ [FloodScore™ insurance](#) →



Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Highly Significant risk of surface water flooding. This area is considered to have a 1 in 30 probability of surface water flooding due to rainfall in a given year to a depth of greater than 1m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. 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.

These risk calculations are based on Ambiental Risk Analytics maps.

Flooding

Ambiental FloodScore™ insurance rating ?

Very High

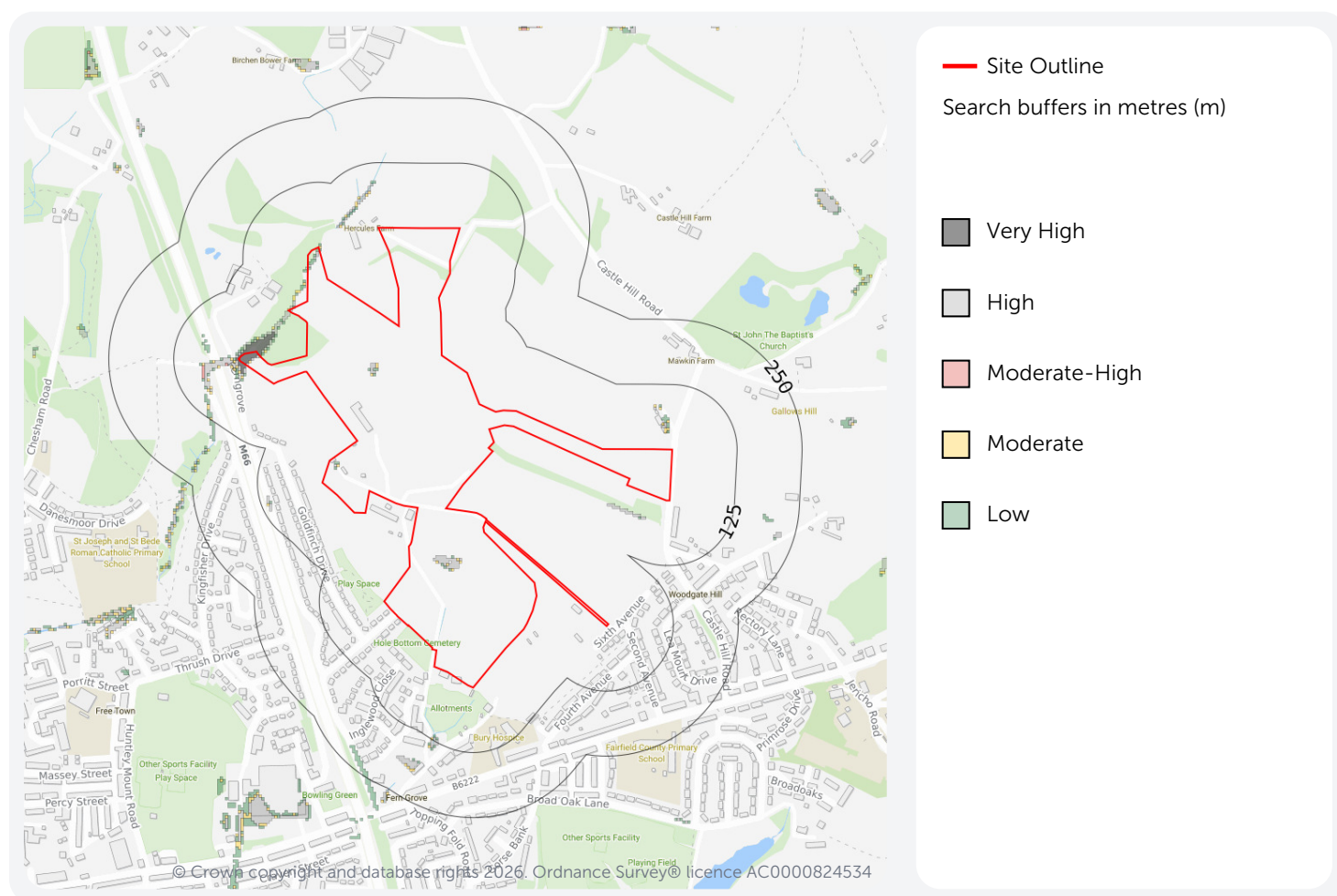
This section provides details of FloodScore™, a rating provided by flood modelling specialists Ambiental. It provides an indication of the perceived insurance risk classification.

Section links

[Back to section summary](#) →

[Surface water](#)

→ [FloodScore™ insurance](#) →



The property has been rated as having a Very High level of flood hazard.

Ambiental's FloodScore™ insurance rating provides an indication of the likelihood of a property being flooded from river, coastal, groundwater and/or surface water flood. The FloodScore™ insurance rating information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.



Ground stability ?

Identified

The property is assessed to have potential for natural or non-natural ground subsidence.

Section links

Natural



Non-natural



Natural ground stability

Moderate-High



Non-natural ground stability

Identified



Next steps

Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Ground stability

Natural ground stability

Moderate-High

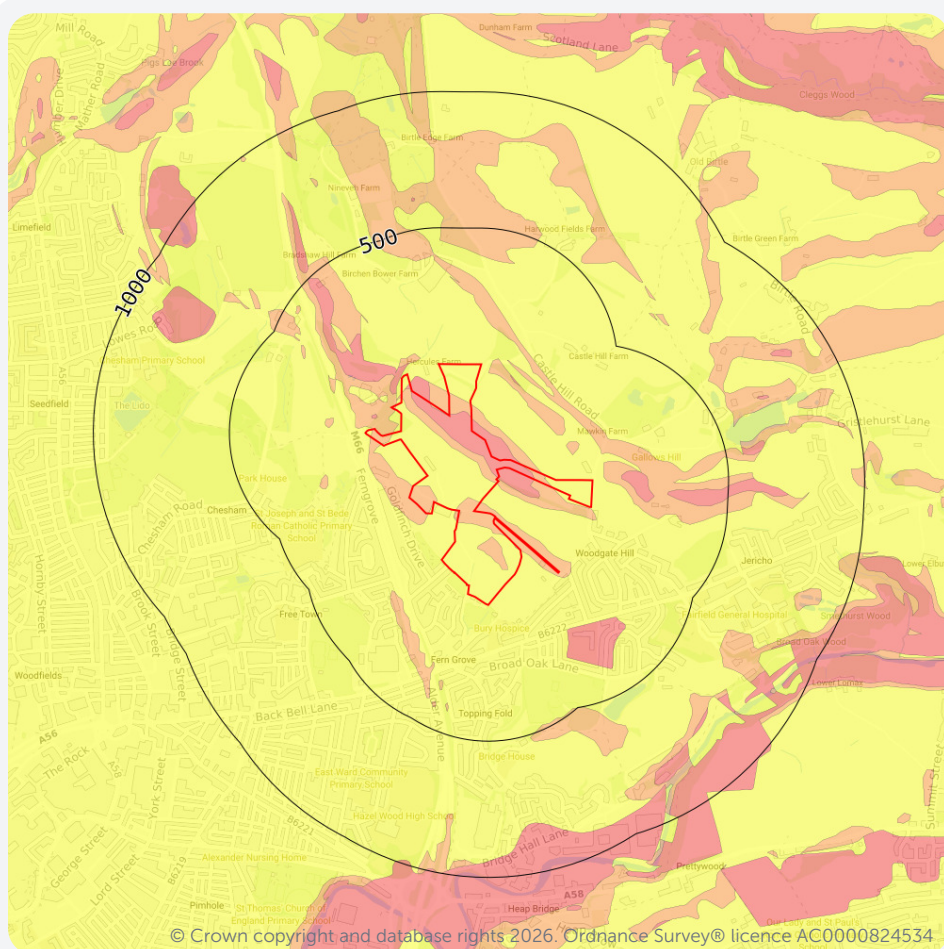
The data in this section relates to ground instability hazards that are a result of the natural geological conditions of the area.

Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#) →



— Site Outline

Search buffers in metres (m)

Moderate - high

Low

Negligible - very low

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Natural ground stability

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

Ground stability

Non-natural ground stability ?

Identified

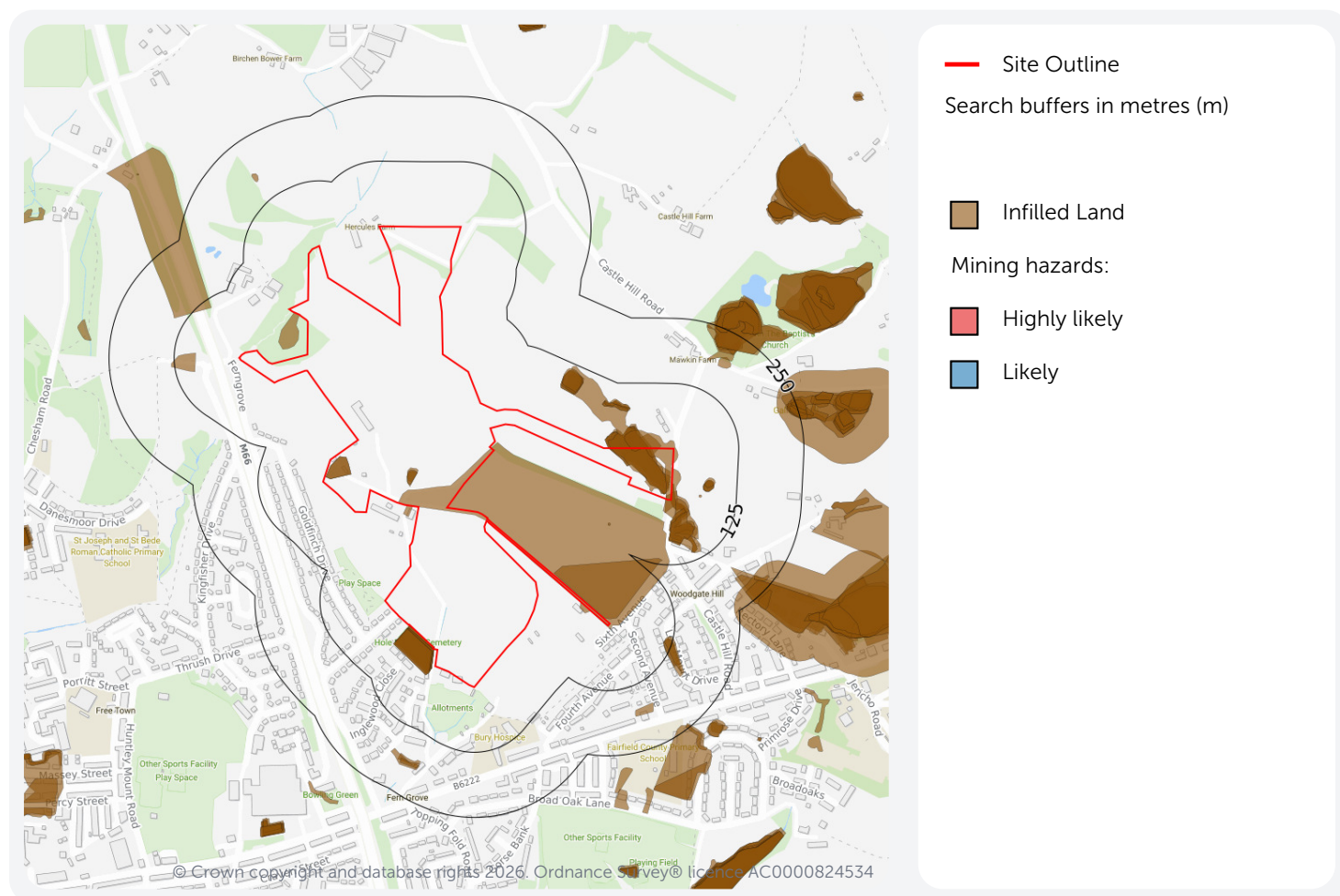
The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

Section links

[Back to section summary](#) →

[Natural](#)

→ [Non-natural](#)



Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.



Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1983
0	on site	Unspecified Pit	1956
0	on site	Unspecified Pit	1956
0	on site	Unspecified Pit	1938
0	on site	Unspecified Pit	1938
0	on site	Unspecified Pit	1928
0	on site	Unspecified Pit	1928
0	on site	Unspecified Ground Workings	1928
0	on site	Refuse Heap	1967
0	on site	Unspecified Pit	1967
0	on site	Covered Reservoir	1983
0	on site	Cemetery	1983
0	on site	Cemetery	1956
0	on site	Unspecified Old Quarry	1908
0	on site	Unspecified Old Quarry	1908
0	on site	Unspecified Old Quarries	1891
0	on site	Unspecified Quarry	1891
0	on site	Cemetery	1967
0	on site	Sandstone Quarry	1851
1 m	SW	Cemetery	1938
1 m	SW	Cemetery	1891
2 m	NE	Unspecified Heap	1967
5 m	SW	Cemetery	1928
5 m	SW	Cemetery	1908
9 m	E	Unspecified Pits	1967

Siteview



Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey® historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.



Radon ?

Identified

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 3% and 5%.

Section links

Radon →

Next steps

Radon

The property is in an area where elevated radon levels are expected to be found in 3-5% of properties.

- Employers are required by law to assess any risks to their staff while at work. We recommend checking your requirements here <https://www.ukradon.org/information/hands>;
- Due to the age of the property, radon protection measures should not be expected to be present within the property unless recently installed;
- Enquire with the seller if they have completed a 3 month radon test and what the results were. If they have not had one completed, carry out a radon test at the property. The most accurate testing kits run for 3 months and can be obtained from UK Radon <https://www.ukradon.org/services/orderworkplace>;
- Further information is available here <https://knowledge.groundsure.com/searches-radon>.

Radon ?

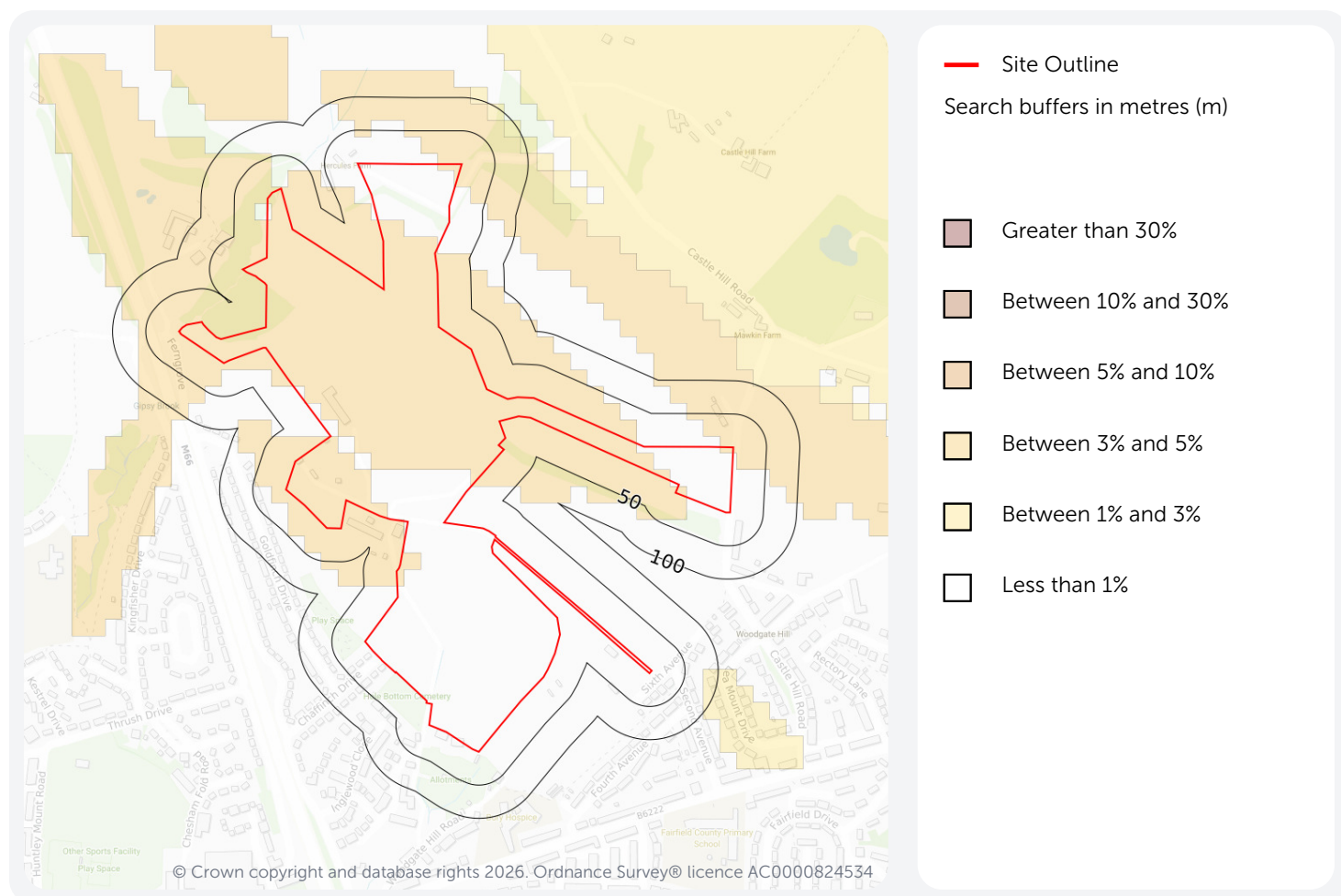
Identified

The property lies within a radon affected area.

Section links

Back to section summary →

Radon →



The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from UK Health Security Agency (UKHSA) or www.ukradon.org.

Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

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



Planning constraints

Identified

Protected areas have been identified within 250 metres of the property.

Section links

Planning constraints →

Next steps

Environmental designations

The property lies within 250m of an environmentally protected site or area.

- seek further guidance from the local planning department on any likely restrictions if considering any property development

Planning constraints ?

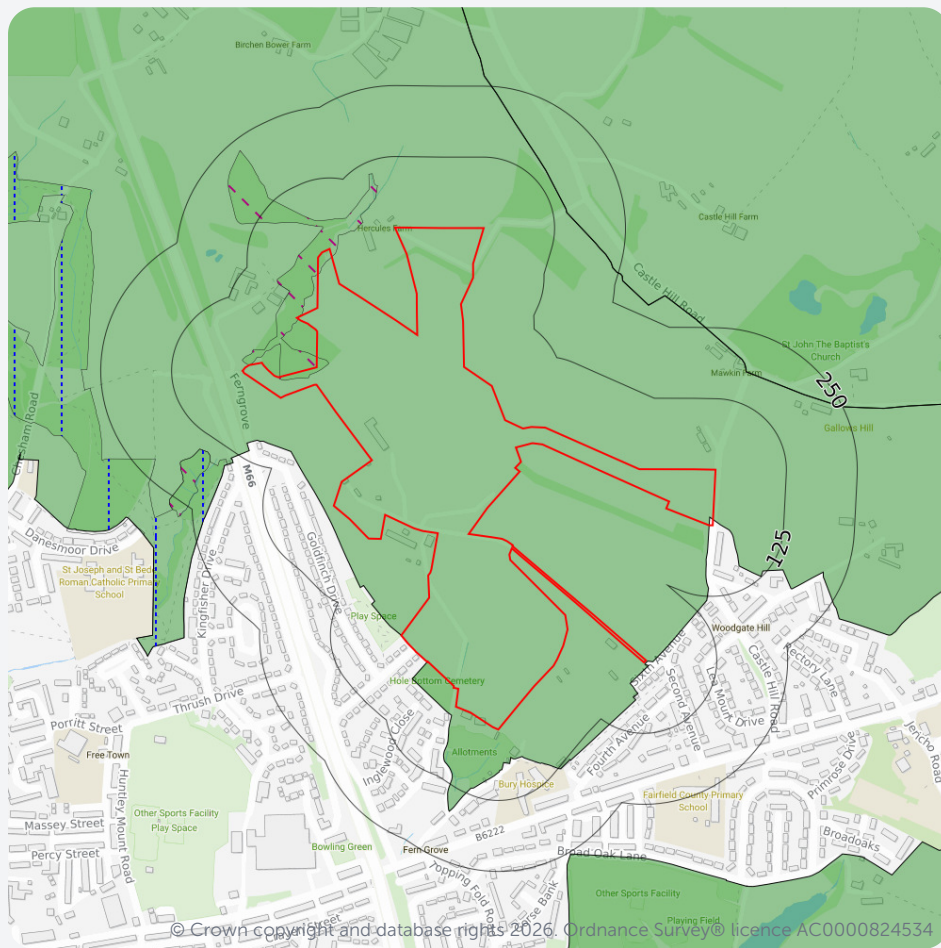
Identified

Protected areas have been identified within 250 metres of the property.

Section links

[Back to section summary](#) →

Planning constraints →



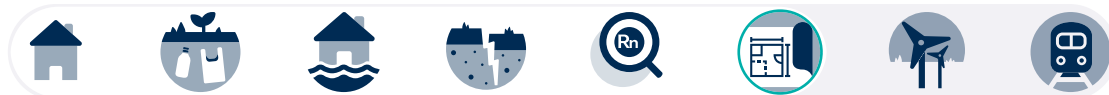
- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Certificates of immunity from listing
- Conservation areas
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites
- Internationally important wetland sites (Ramsar Sites)
- Designated Ancient Woodland
- Sites of Special Scientific Interest
- Green Belt
- Local Nature Reserves
- Special Areas of Conservation
- National Nature Reserves
- Special Protection Areas (for birds)

Local Nature Reserves

LNRs are considered to be of natural interest locally, and also may be used locally for formal education or research or considered high value for the informal enjoyment of nature by the public. LNRs are created by the Local Authorities and controlled by bylaws. There will be strict planning constraints to any developments within these areas.

Distance	Direction	LNR Name	Data Source
144 m	SW	Chesham Woods	Natural England

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see <https://www.gov.uk/guidance/create-and-manage-local-nature-reserves>



Designated Ancient Woodland

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
0	on site	Unknown	Ancient Replanted Woodland
151 m	SW	Unknown	Ancient Replanted Woodland

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences for further information

Green Belt

Green Belts are intended to prevent inappropriate development by keeping certain areas of land open. The fundamental purpose of Green Belt is to prevent continued growth and merging of urban areas, hence the majority of Green Belt land being located on the fringe of large towns and cities, extending into the countryside. Whilst development can happen in the Green Belt, it should be subject to greater controls on the type and size of the development. However, the presence of a Green Belt designation is not in itself a complete barrier to development and the Local Plan should be consulted if a purchaser is concerned about any potential development in these areas.

Distance	Direction	Green Belt Name	Data Source
0	on site	Merseyside and Greater Manchester Green Belt	Bury
144 m	NE	Merseyside and Greater Manchester Green Belt	Rochdale

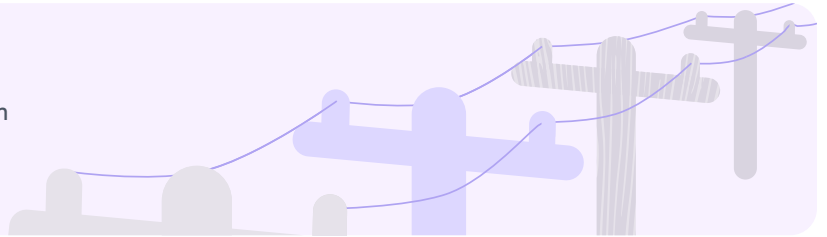
This data is sourced from Local Authorities (Green Belt data contains Ordnance Survey® data © Crown copyright and database right 2026). For more information please see <https://www.gov.uk/guidance/national-planning-policy-framework/9-protecting-green-belt-land>



Energy ?

Identified

The property has been identified to lie within the search radius of one or more energy features detailed below.



Oil and gas

Historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas

Not identified

Oil and gas wells

Identified

Wind and solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Planned multiple wind turbines

Identified

Planned single wind turbines

Identified

Existing wind turbines

Identified

Proposed solar farms

Identified

Existing solar farms

Identified

Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

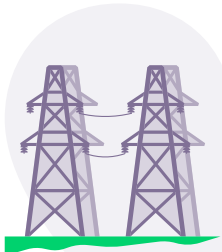
Not identified

Energy infrastructure

Not identified

Projects

Not identified



Next steps

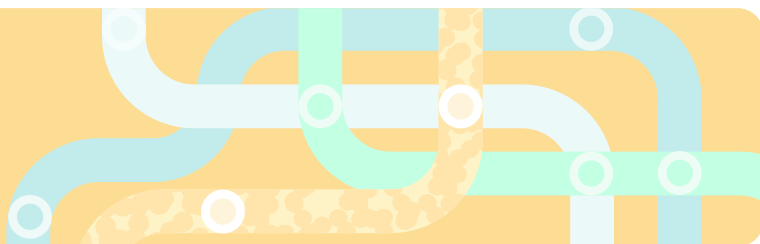
If required, full details on these energy features including a detailed location plan relative to the property are available when you purchase our [Energy and Transportation report](#) via your preferred searches provider.



Transportation ?

Not identified

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 route

Not identified

HS2 safeguarding

Not identified

HS2 stations

Not identified

HS2 depots

Not identified

HS2 noise

Not assessed

HS2 visual impact

Not assessed

Crossrail

The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 route

Not identified

Crossrail 2 stations

Not identified

Crossrail 2 worksites

Not identified

Crossrail 2 safeguarding

Not identified

Crossrail 2 headhouse

Not identified

Other railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active railways and tunnels

Not identified

Historical railways and tunnels

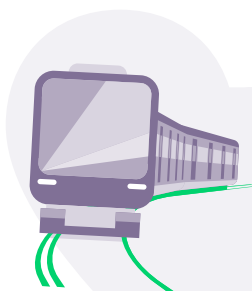
Not identified

Railway and tube stations

Not identified

Underground

Not identified



Next steps

None required.



Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
National Geographic Database (NGD) - Current or recent tanks	Not identified
Current or recent petrol stations	Identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified
Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey®	Identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified



Flooding

Flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Not identified
Ambiental FloodScore™ insurance rating	Identified
Flood map for planning	Not identified

Natural ground subsidence

Natural ground subsidence	Identified
Natural geological cavities	Not identified

Non-natural ground subsidence

Coal mining	Identified
Non-coal mining areas	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Identified
Cheshire Brine	Not identified

Radon

Radon	Identified
-------	------------

Planning constraints

Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Identified
Designated Ancient Woodland	Identified
Green Belt	Identified
World Heritage Sites	Not identified

Planning constraints

Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755.

Email: info@groundsure.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms & Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/

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