

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Professional opinion

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Contaminated Land

**Moderate-High:
Action Required**

page 5



Flood Risk

Negligible

page 8

Consultant's guidance and recommendations inside.



Operational Environmental Risk

Moderate-High

page 5



Ground Stability

Identified

page 8



Radon

Passed



Energy

Identified

page 9



Transportation

Identified

page 10



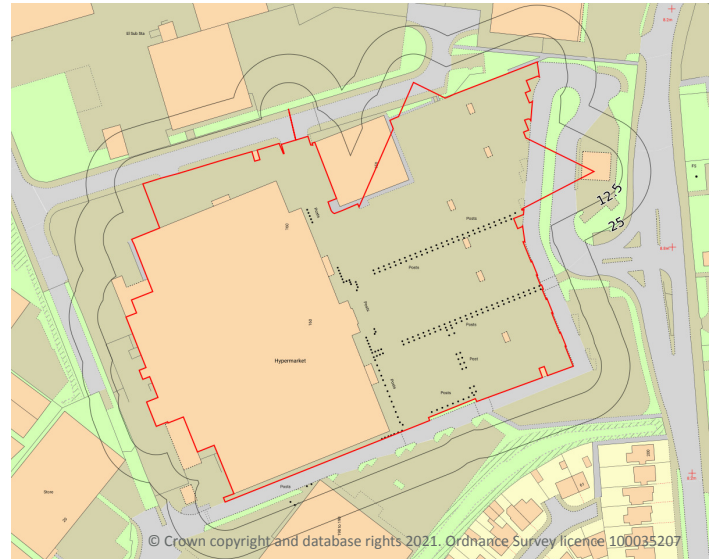
Planning Constraints

Not identified



Planning Applications

Not selected



Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Further assessment required

Statutory or 3rd party action

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

Potential

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Potential

Useful contacts

Blackpool Borough Council:
<http://www.blackpool.gov.uk>
customer.first@blackpool.gov.uk
01253 477 477

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 50**.



Contaminated Land

Groundsure has identified historical and current land uses at the site that could have caused significant ground contamination, including a petrol filling station associated with a Part B permit identified on site and a historical landfill noted in close proximity to the property. As the site is to be redeveloped, it is the responsibility of the developer to ensure that the property is suitable for use and as such it is likely that, as a minimum, a Phase 1 Risk Assessment will be required as part of the planning process, before the development starts. It would also be reasonable to expect some ground investigation to be required.

The Planning Department at the Local Authority can give advice on what level of assessment will be required in order to comply with planning policy. If a Phase 1 is required we can carry out an assessment for you and for a quote, please contact Groundsure at projects@groundsure.com. This will include a discount to reflect the data in the report already undertaken for the study area. As a guide, a standard Phase 1 assessment is priced at around £1245 + VAT including disbursements.

Material environmental liabilities can have a bearing on the suitability of the property as loan security. However, frequently lenders are able to address environmental risk issue from an alternate perspective eg adjustment to LTVs; consideration of terms of lending; seeking title carve outs and other methods. Groundsure has specialist expertise in this area and may be able to discuss further options.





Flood Risk

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.



Ground stability

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

- carry out a visual inspection of the property looking out for cracks and other signs of ground instability. This inspection should be carried out by a suitably qualified and experienced person
- if signs of instability are evident from the visual inspection, it would be prudent to carry out a Level 3 Building Survey to further clarify the extent to which the property is affected by the identified risk
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees.

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure and planning constraints.



Energy

Oil and gas

Oil and Gas extraction, exploration or development has been identified within 10km of the property. Next steps for consideration:

- visit the operator's website for further information
- visit the area in order to more accurately assess the impact this extraction site would have on the property

Wind

Existing or proposed wind installations have been identified within 5km. Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information



- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property. Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Power stations

One or more Power Stations have been identified within 5km of the property. Next steps for consideration:

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting <http://www.onr.org.uk/regulated-sites.htm> for further information on the site

Planned oil and gas

The property lies within 5km of a planning application relating to proposed exploration, development or extraction of oil and gas. Key recommended next steps:

- use the planning application details given in the report to find out more about the application and assessments of impacts on the property by contacting the operating company and/or Local Authority

Consultant's assessment



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.

Please see **page 2** for further advice.



Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data. Please see **page 15** for details of the identified issues.

Past Land Use

Waste and Landfill

Current and Recent Industrial

Operational environmental risk

Moderate-High

Moderate-High

Moderate-High

Moderate-High

Current and proposed land use

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently a plot of undeveloped open space.

The site has been identified to comprise a primary building in the west, labelled as a superstore and part of a building located in the centre north. Part of a track and part of a canopy noted as a petrol filling station are noted in the east. The remainder of the plot is covered with hardstanding used for access and car parking.

Proposed land use

Groundsure has been advised that the property will be redeveloped for commercial purposes.

Site location

The site lies within a commercial area of Blackpool.

Surrounding area

North: The aforementioned building and track extending off site to the north, an access road with commercial properties beyond.

South: Sanderson Way with commercial properties and residential dwellings beyond.

East: The aforementioned petrol filling station extending off site to the east, a car park and Cherry Tree Road.

West: Area of hardstanding with Burton Road beyond.

Historical land use

On-site

The site history, based on a review of Groundsure's high detailed historical mapping, is as follows:



- **1847** - The site comprised a building in the north east, part of a pond in the south west with two further ponds located in the west. The remainder of the plot was noted as open land.
- **1891** - A pond located in the west had been potentially infilled, the building had been demolished and a further pond had been established in the north east.
- **1909** - A further pond had been established in the centre and the south west of the plot was occupied by an old clay pit.
- **1909 - 1938** - No significant changes noted. However, by 1911 the old clay pit was no longer labelled.
- **1951** - The pond in the north east appeared to have been infilled, footpaths had been established across the centre. A clay pit had been identified to occupy the majority of the north of the plot and a railway line had been also recorded in the north west. By this time, the site was associated with brick works.
- **1962 - 1963** - The railway line, the remaining ponds and footpaths had been cleared. By this time, ground workings were noted across the west and north east of the plot and the site appeared to be land associated with works.
- **1963 - 1978** - No significant changes recorded. However, by 1971 the workings were noted as a part of a clay pit.
- **1980 - 1981** - The site had been redeveloped to comprise a primary building in the west, known as a hypermarket.
- **1983** - A petrol filling station had been established in the north east.
- **1987 - 1993** - No significant changes recorded.
- **2000** - (Aerial Photography) - Part of a building had been established in the centre north.
- **2007** - (Aerial Photography) - The canopy had been cleared and part of a canopy, used as a petrol filling station, had been constructed in the east, bringing the site in line with its current layout.

Surrounding area

In addition, we have identified the following points of interest in proximity to the study site:

- **1847 - 1951** - The aforementioned pond extending off site to the south.
- **1909 - 1911** - Old clay pit extending off site to the west.
- **1951 - 1978** - Clay pit extending off site to the north.
- **1951** - Brick works and associated infrastructure extending off site to the north.
- **1962 - 1978** - The aforementioned land associated with works extending off site to the north and south.
- **1971 - 1978** - Clay pit extending to the south.
- **1981 - 1993** - Works adjacent to the north.
- **2007** - (Aerial Photography) - Present - The aforementioned petrol filling station extending off site to the east.

A historical landfill of significant concern has been identified 8m to the south of the site, noted to have accepted inert, industrial waste 1965-1967, with licence 1977.

For further details please refer to the Waste and Landfills section in the report.

Environmental permits and register entries

- A current Part B Authorisation of significant concern has been identified on site for unloading of petrol into storage at service stations. This is considered to be associated with the aforementioned petrol filling station.
- No entries on the Local Authority's Contaminated Land Register have been identified within 250m of the site.

Site setting and overall environmental sensitivity

The site is situated on the underlying geology comprising superficial deposits of till underlain by bedrock layers of the Kirkham Mudstone Member. Groundwater mapping indicates the superficial deposits to be classified as a Secondary Undifferentiated aquifer and bedrock layers to be classified as a Secondary B aquifer.

Potentially vulnerable receptors have been identified including current and future site users, groundworkers during the redevelopment, residents of nearby dwellings with gardens, and the underlying aquifers. Groundsure considers that the property has a high environmental sensitivity.

Operational environmental risk

Using recent mapping, aerial photography and the data in this report we consider the site to have a Moderate-High ongoing operational environmental risk.

As the site currently appears to be in potentially contaminative land use, a prudent purchaser may wish to consider operational issues further to quantify any liabilities under the Environmental Damage Regulations. If you require an assessment of operational risk at the property, please contact Groundsure for further advice.

Conclusion

Groundsure has identified that the subject site has the potential to be impacted by ground contamination as a result of historical and current land uses. Given the potential for significant contaminant-pathway-receptor relationships to exist at the property, it is recommended that further Environmental Risk Assessments are undertaken at the property. Further recommended assessments are presented in the overview of findings and recommendations. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Environmental summary



Flood Risk

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on **page 56**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Low
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	Yes



Ground stability

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

Please see **page 32** for details of the identified issues.

Natural Ground Stability	Negligible-Very low
Non-Natural Ground Stability	Identified



Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

Not in a radon affected area



Energy summary



Oil and Gas

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

Please see **page 2** for further advice. Additionally, see **page 34** for details of the identified issues.

Oil and Gas Areas
Oil and Gas Wells

Identified
Identified



Wind and Solar

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

Please see **page 2** for further advice. Additionally, see **page 40** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see **page 2** for further advice. Additionally, see **page 47** for details of the identified issues.

Power stations

Identified

Energy Infrastructure Projects

Not identified

Not identified



Transportation summary



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 either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
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

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Additionally, see **page 49** for details of the identified issues.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified

Planning summary



Planning constraints

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Not identified

Other environmental considerations



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

Asbestos

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

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

Review

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 2.34ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	6	3	18
Former tanks	0	0	15
Former energy features	0	0	25
Former petrol stations	1	0	0
Former garages	0	0	6
Former military land	0	0	0

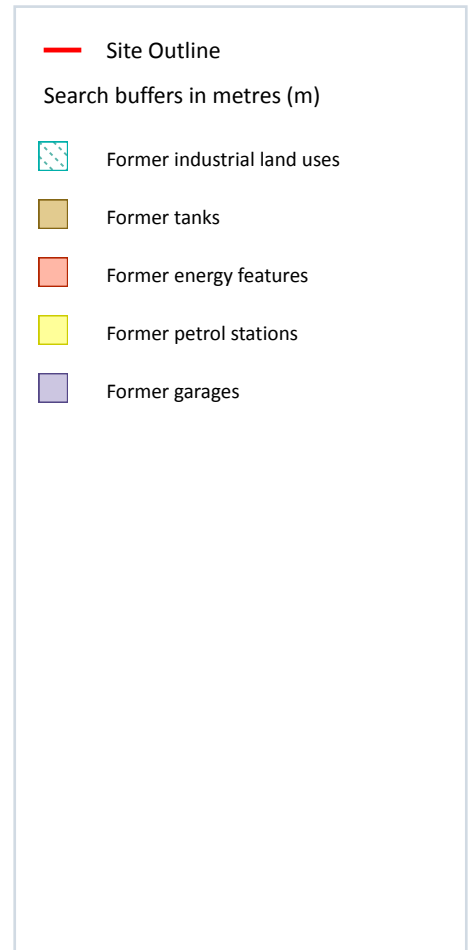
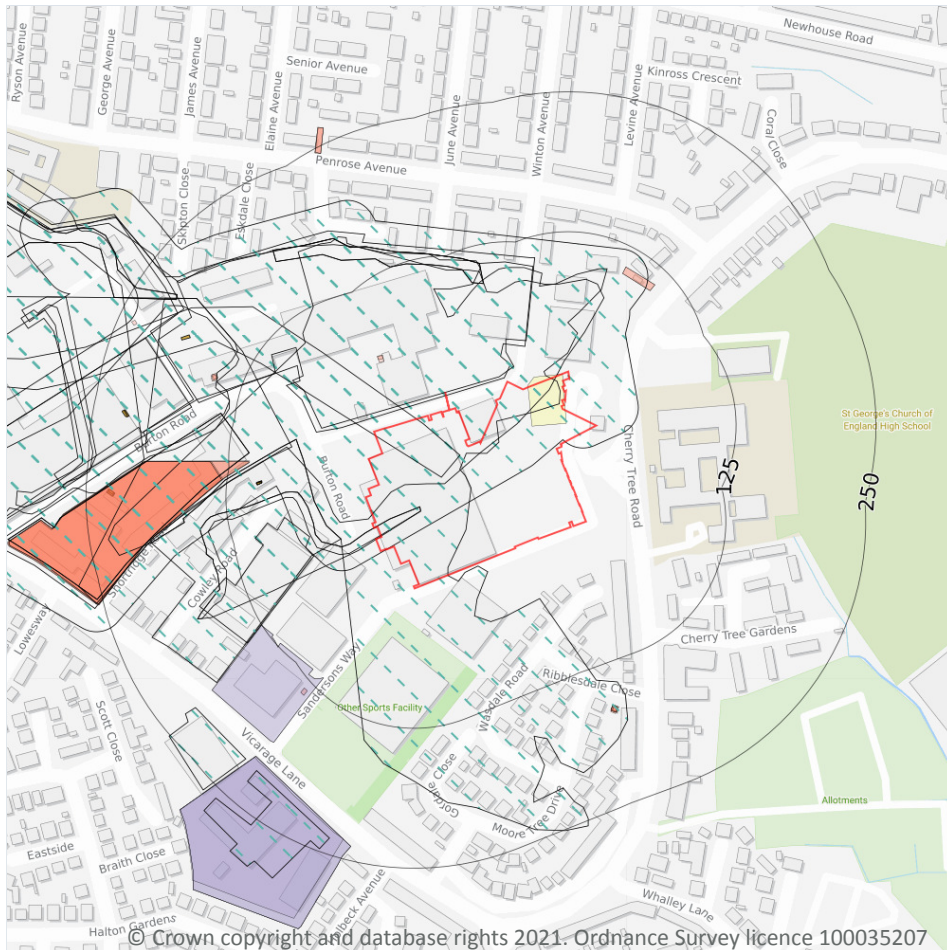
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	1	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	6

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	2	41
Current or recent petrol stations	0	1	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	1	3
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	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	3

Contaminated Land



Past land use



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.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Old Clay Pit	1909
0	on site	Old Clay Pit	1930
0	on site	Brick Works	1951
0	on site	Clay Pit	1951

Review

ASDA STORES LTD, 160, CHERRY TREE
ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

Distance	Direction	Use	Date
0	on site	Tramway Sidings	1951
0	on site	Clay Pit	1968
0	N	Unspecified Works	1987
3 m	N	Unspecified Works	1981
31 m	W	Unspecified Works	1968
57 m	W	Unspecified Warehouses	1981
69 m	W	Brick Works	1938
90 m	N	Unspecified Ground Workings	1981
90 m	N	Unspecified Ground Workings	1987
107 m	W	Unspecified Depot	1981
107 m	W	Unspecified Depot	1987
131 m	W	Clay Pit	1930
132 m	W	Clay Pit	1938
164 m	W	Unspecified Works	1968
165 m	W	Unspecified Works	1987
205 m	NW	Unspecified Works	1987
212 m	NW	Unspecified Ground Workings	1931
212 m	NW	Unspecified Ground Workings	1938
214 m	SW	Unspecified Warehouses	1981
216 m	SW	Unspecified Warehouses	1981
238 m	NW	Sawmills	1951
243 m	W	Railway Sidings	1938
246 m	W	Railway Sidings	1930

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.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
94 m	W	Unspecified Tank	1967
94 m	W	Unspecified Tank	1968
94 m	W	Unspecified Tank	1980
94 m	W	Unspecified Tank	1978
94 m	W	Unspecified Tank	1987
94 m	W	Unspecified Tank	1992
184 m	NW	Unspecified Tank	1971
217 m	W	Unspecified Tank	1981
219 m	W	Unspecified Tank	1971
224 m	W	Unspecified Tank	1968
224 m	W	Unspecified Tank	1978
224 m	W	Unspecified Tank	1987
224 m	W	Unspecified Tank	1992
225 m	W	Unspecified Tank	1980
225 m	W	Unspecified Tank	1967

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.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
58 m	N	Electricity Substation	1981
60 m	N	Electricity Substation	1993
100 m	NE	Electricity Substation	1983

Distance	Direction	Use	Date
100 m	NE	Electricity Substation	1992
106 m	W	Electricity Board Depot	1967
107 m	W	Electricity Board Depot	1978
107 m	W	Electricity Board Depot	1968
129 m	W	Electricity Board Depot	1980
130 m	W	Electricity Board Depot	1987
130 m	W	Electricity Board Depot	1992
133 m	SW	Electricity Substation	1987
133 m	SW	Electricity Substation	1992
147 m	W	Electricity Substation	1981
148 m	W	Electricity Substation	1993
148 m	W	Electricity Substation	1971
162 m	S	Electricity Substation	1963
162 m	S	Electricity Substation	1989
162 m	S	Electricity Substation	1989
163 m	S	Electricity Substation	1982
163 m	S	Electricity Substation	1985
163 m	S	Electricity Substation	1993
233 m	NW	Electricity Substation	1993
244 m	NW	Electricity Substation	1993
244 m	NW	Electricity Substation	1981
244 m	NW	Electricity Substation	1971

This data is sourced from Ordnance Survey/Groundsure.

Former petrol stations

These petrol stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. 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 small 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.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Filling Station	1983

This data is sourced from Ordnance Survey/Groundsure.

Former garages

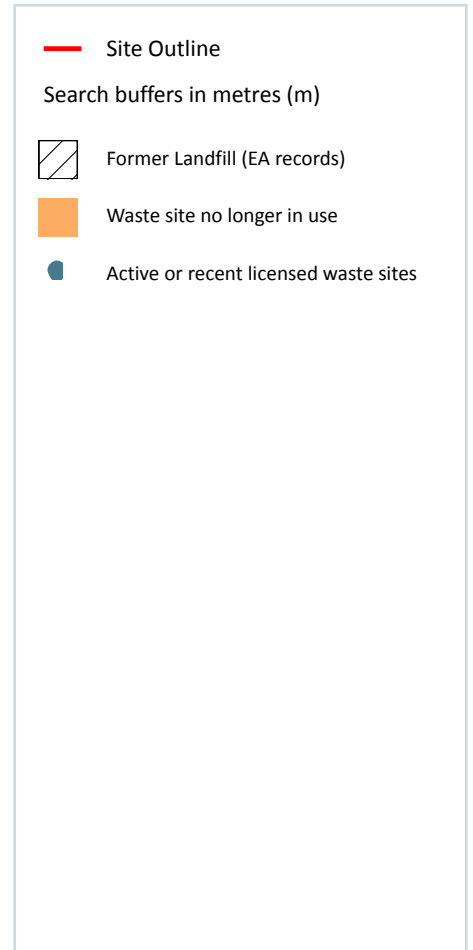
These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and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

Please see **page 2** for further advice.

Distance	Direction	Use	Date
114 m	SW	Garage	1987
114 m	SW	Garage	1992
206 m	SW	Garage	1978
206 m	SW	Garage	1987
206 m	SW	Garage	1992
208 m	SW	Garage	1980

This data is sourced from Ordnance Survey/Groundsure.

Waste and landfill



Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see **page 2** for further advice.

Distance	Direction	Details		
8 m	S	Site Address: Bent Hall Farm, Darwen, Bull Hill Waste Licence: Yes Site Reference: 2300/0219 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 09/09/1977 Licence Surrendered: - Licence Holder Address: Bent Hall Farm, Bull Hill, Darwen	First Input: 31/12/1965 Last Input: 31/12/1967 Control Measures: -

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

Active or recent licensed waste sites

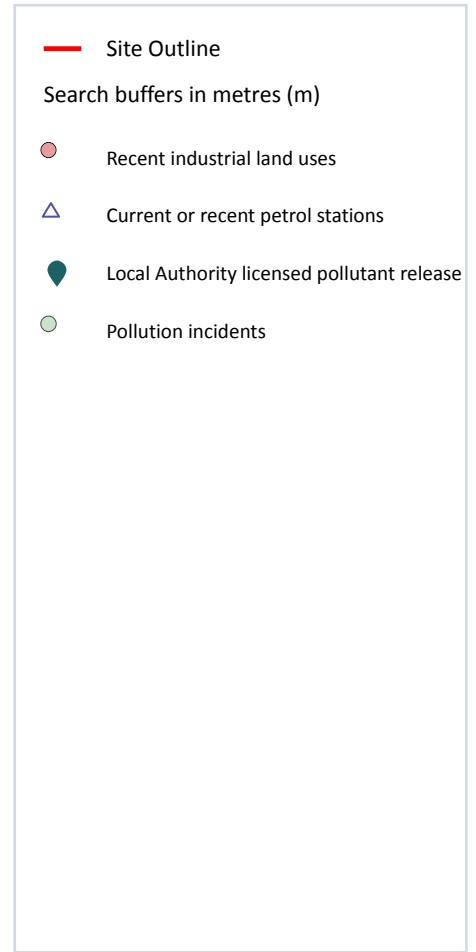
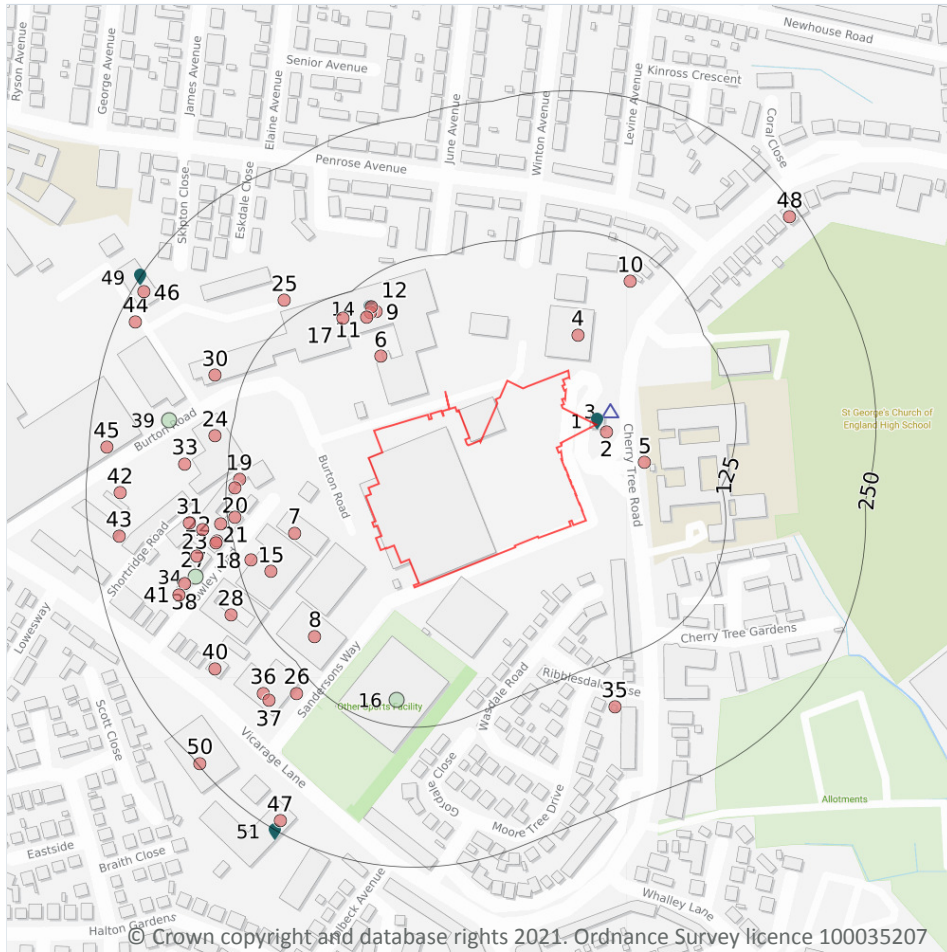
These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Type	Size	Status
1	170 m	W	Top Yard, 62, Cowley Road, Blackpool, Lancashire, FY4 4NE	Metal Recycling Site (mixed MRS's)	Small	Issued
2	170 m	W	56 - 62, Cowley Road, Marton, Blackpool, Lancashire, FY4 4NE	Metal Recycling Site (mixed MRS's)	Small	Issued
3	170 m	W	56-62, Cowley Road, Marton, Blackpool, Lancashire, FY4 4NE	Metal Recycling Site (mixed MRS's)	Small	Transferred
4	170 m	W	Top Yard, 62, Cowley Road, Blackpool, Lancashire, FY4 4NE	Metal Recycling Site (mixed MRS's)	Small	Revoked
5	175 m	W	8, Cowley Road, Blackpool, Lancashire, FY4 4NE	ELV Facility	Small	Revoked
6	219 m	W	Blackpool, Lancashire, FY4 4NW	Household, Commercial & Industrial Waste T Stn	Small	Surrendered

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

Current and recent industrial



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.

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
2	3 m	NE	Asda Petrol - Cherry Tree Road, Blackpool, Lancashire, FY4 4QH	Petrol and Fuel Stations	Road and Rail
4	33 m	N	Bensons for Beds - 130, Cherry Tree Road, Blackpool, Lancashire, FY4 4TH	Beds and Bedding	Consumer Products
5	55 m	SE	Electricity Sub Station - Lancashire, FY4	Electrical Features	Infrastructure and Facilities
6	62 m	N	Electricity Sub Station - Lancashire, FY4	Electrical Features	Infrastructure and Facilities

Review

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

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Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

ID	Distance	Direction	Company / Address	Activity	Category
7	70 m	W	Works - Lancashire, FY4	Unspecified Works Or Factories	Industrial Features
8	97 m	SW	Firesafe - 10, Sandersons Way, Blackpool, Lancashire, FY4 4NB	Electronic Equipment	Industrial Products
9	97 m	NW	John Macadam & Sons - The Old Brickworks, Burton Road, Blackpool, Lancashire, FY4 4NW	Vehicle Breakdown and Recovery Services	Personal, Consumer and Other Services
10	97 m	NE	Electricity Sub Station - Lancashire, FY4	Electrical Features	Infrastructure and Facilities
11	97 m	NW	Threapleton Printers - Unit 3, Burton Road, Blackpool, Lancashire, FY4 4NW	Published Goods	Industrial Products
12	97 m	NW	Dennis Eagle - Burton Road, Blackpool, Lancashire, FY4 4NW	Vehicles	Industrial Products
13	97 m	NW	West Coast Trim - Unit 4, Burton Road, Blackpool, Lancashire, FY4 4NW	Vehicle Repair, Testing and Servicing	Repair and Servicing
15	98 m	W	Tyres South Shore Ltd - 57, Cowley Road, Blackpool, Lancashire, FY4 4NE	Vehicle Parts and Accessories	Motoring
17	104 m	N	Works - Lancashire, FY4	Unspecified Works Or Factories	Industrial Features
18	113 m	W	Warehouses - Lancashire, FY4	Container and Storage	Transport, Storage and Delivery
19	114 m	W	Inglemere Metals Ltd - 62, Cowley Road, Blackpool, Lancashire, FY4 4NE	Scrap Metal Merchants	Recycling Services
20	116 m	W	Works - Lancashire, FY4	Unspecified Works Or Factories	Industrial Features
21	118 m	W	Works - Lancashire, FY4	Unspecified Works Or Factories	Industrial Features
22	132 m	W	Works - Lancashire, FY4	Unspecified Works Or Factories	Industrial Features
23	139 m	W	Warehouse - Lancashire, FY4	Container and Storage	Transport, Storage and Delivery
24	139 m	W	Depot - Lancashire, FY4	Container and Storage	Transport, Storage and Delivery
25	141 m	NW	Electricity Sub Station - Lancashire, FY4	Electrical Features	Infrastructure and Facilities
26	142 m	SW	Electricity Sub Station - Lancashire, FY4	Electrical Features	Infrastructure and Facilities

Review

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

ID	Distance	Direction	Company / Address	Activity	Category
27	144 m	W	Warehouse - Lancashire, FY4	Container and Storage	Transport, Storage and Delivery
28	146 m	SW	Works - Lancashire, FY4	Unspecified Works Or Factories	Industrial Features
29	149 m	W	Cowley Garage - 20, Cowley Road, Blackpool, Lancashire, FY4 4NE	Vehicle Repair, Testing and Servicing	Repair and Servicing
30	150 m	W	Electricity Sub Station - Lancashire, FY4	Electrical Features	Infrastructure and Facilities
31	160 m	W	Works - Lancashire, FY4	Unspecified Works Or Factories	Industrial Features
32	160 m	W	Dave Ashworth for Citroen - 14, Cowley Road, Blackpool, Lancashire, FY4 4NE	Vehicle Repair, Testing and Servicing	Repair and Servicing
33	164 m	W	Depot - Lancashire, FY4	Container and Storage	Transport, Storage and Delivery
36	165 m	SW	Dreams Plc - 1, The Woodman Centre, 270, Vicarage Lane, Great Barton, Blackpool, Lancashire, FY4 4ND	Beds and Bedding	Consumer Products
35	165 m	S	Electricity Sub Station - Lancashire, FY4	Electrical Features	Infrastructure and Facilities
37	165 m	SW	Toolstation - Unit 1b 270, Vicarage Lane, Blackpool, Lancashire, FY4 4ND	Construction and Tool Hire	Hire Services
38	176 m	W	C V T T Tyres - 2, Cowley Road, Blackpool, Lancashire, FY4 4NE	Vehicle Parts and Accessories	Motoring
40	182 m	SW	Dreams Plc - Unit 1c The Woodman Centre 260, Vicarage Lane, Blackpool, Lancashire, FY4 4ND	Beds and Bedding	Consumer Products
41	183 m	W	Works - Lancashire, FY4	Unspecified Works Or Factories	Industrial Features
42	220 m	W	Tank - Lancashire, FY4	Tanks (Generic)	Industrial Features
43	223 m	W	Pylon - Lancashire, FY4	Electrical Features	Infrastructure and Facilities
44	234 m	NW	Electricity Sub Station - Lancashire, FY4	Electrical Features	Infrastructure and Facilities
45	234 m	W	Blackpool Design Coachbuilders Ltd - Units A-c Rear of South Shore Business Park, Burton Road, Blackpool, Lancashire, FY4 4NW	Vehicle Bodybuilders	Industrial Products

ID	Distance	Direction	Company / Address	Activity	Category
46	240 m	NW	Blackpool Coach Services Ltd - Burton Road, Blackpool, Lancashire, FY4 4NW	Vehicle Bodybuilders	Industrial Products
47	241 m	SW	Euro Car Parts - Unit 4 Rear of 251, Vicarage Lane, Blackpool, Lancashire, FY4 4LR	Vehicle Parts and Accessories	Motoring
48	241 m	NE	Peter Burt - 49, Cherry Tree Road, Blackpool, Lancashire, FY4 4NS	Clearance and Salvage Dealers	Recycling Services
50	248 m	SW	Glyn Webb Home Improvements - 231, Vicarage Lane, Blackpool, Lancashire, FY4 4NG	Wood Products Including Charcoal, Paper, Card and Board	Industrial Products

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.

Please see **page 2** for further advice.

ID	Distance	Direction	Company	Address	Status
3	17 m	NE	ASDA	Cherry Tree Road, Little Marton, Blackpool, Blackpool, FY4 4PF	Open

This data is sourced from Experian Catalist.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
1	3 m	NE	Asda Service Station, Cherry Tree Road, Blackpool, FY4 4QH	Blackpool Council	Unloading of Petrol into Storage at Service Stations	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
14	97 m	NW	Dennis Eagle, Burton Road, Blackpool, FY4 4NW	Blackpool Council	Respraying of Road Vehicles	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
49	245 m	NW	Fylde Coachworks, Welbeck Avenue, Blackpool, Lancashire, FY4 4ES	Blackpool Council	Respraying of Road Vehicles	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified
51	249 m	SW	Dutton Forshaw, Vicarage Lane, Blackpool, FY4 4XL	Blackpool Council	Respraying of Road Vehicles	Part B	Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authorities.

Pollution incidents

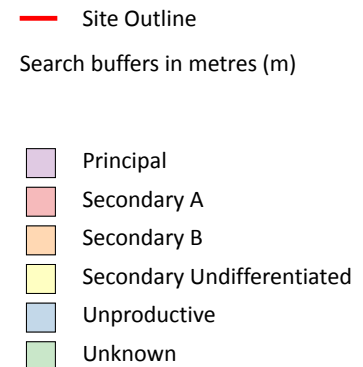
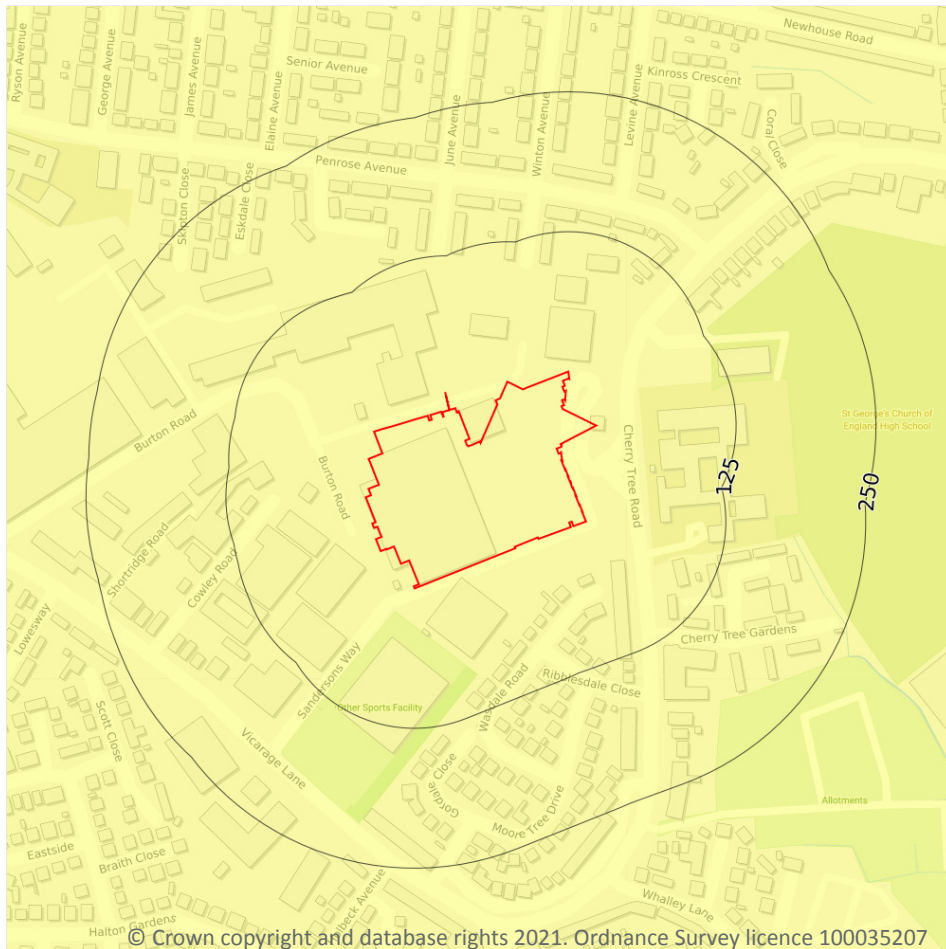
Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
16	102 m	S	19/09/2002	Category 3 (Minor)	Category 4 (No Impact)	Commercial Waste
34	164 m	W	05/11/2003	Category 4 (No Impact)	Category 4 (No Impact)	Tyres
39	181 m	W	04/10/2002	Category 3 (Minor)	Category 4 (No Impact)	Diesel

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

Superficial hydrogeology



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.

Review

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

Distance	Direction	Designation
0	on site	Secondary Undifferentiated

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

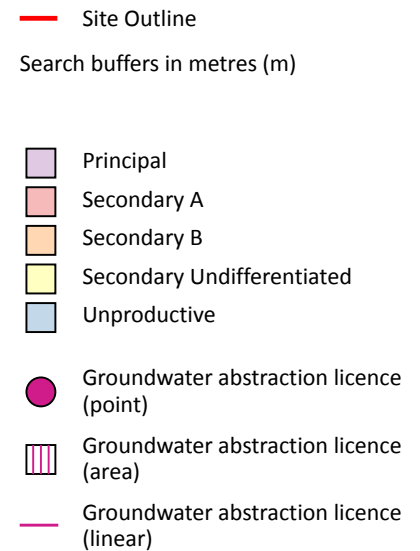
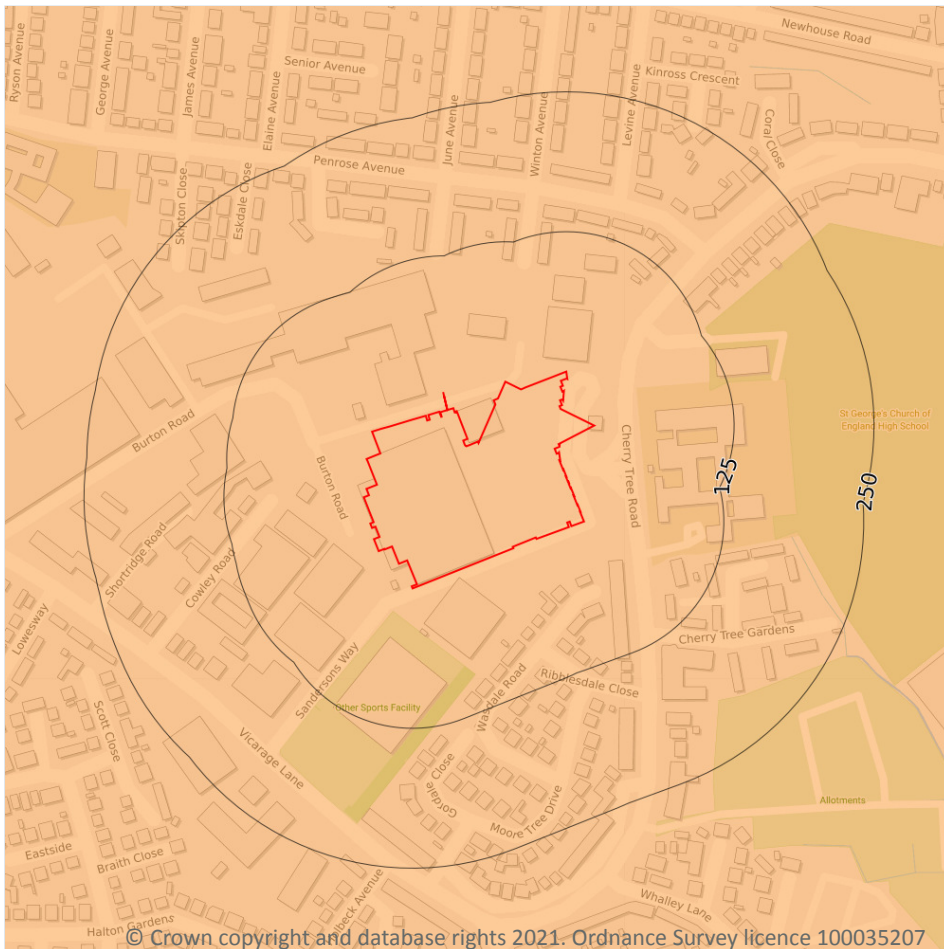
Superficial geology

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.

Bedrock hydrogeology



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.

Review

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

Distance	Direction	Designation
0	on site	Secondary B

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

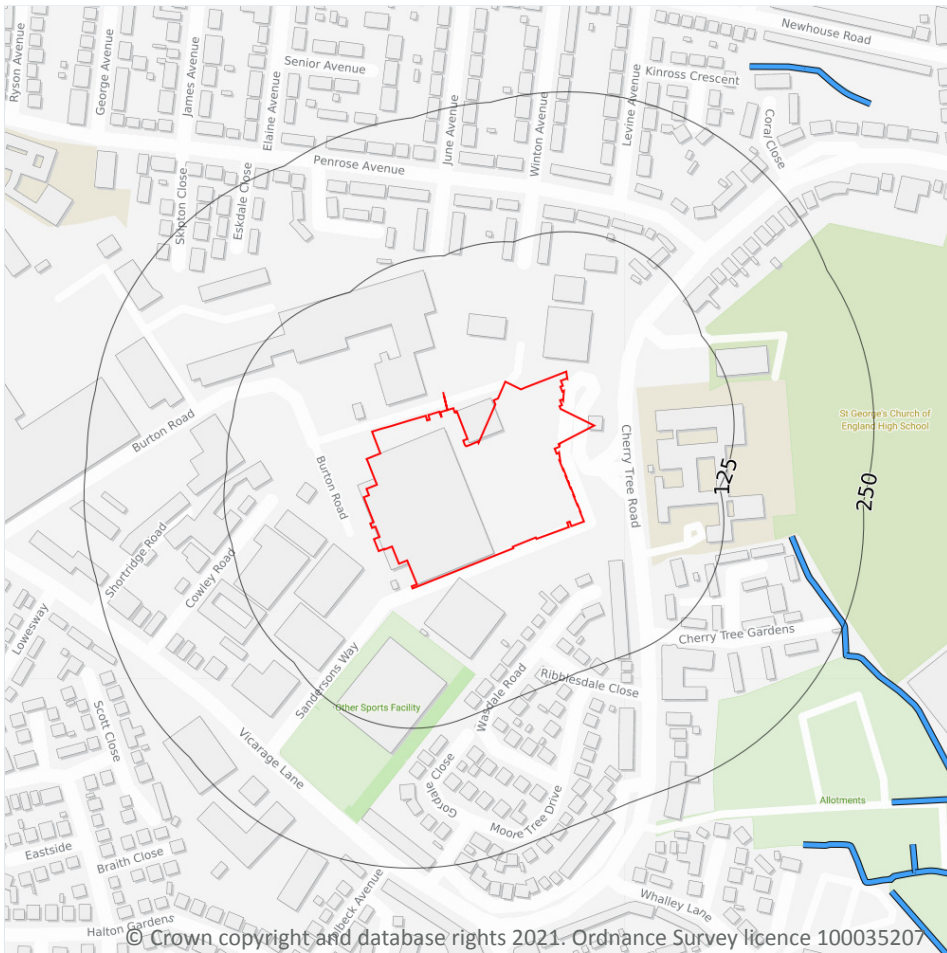
Bedrock geology

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
KIRKHAM MUDSTONE MEMBER	KRM-MDST	MUDSTONE

This data is sourced from British Geological Survey.

Hydrology



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
186 m	E	<p>Name:</p> <p>Type of water feature: Inland river not influenced by normal tidal action.</p> <p>Ground level: On ground surface</p> <p>Permanence: Watercourse contains water year round (in normal circumstances)</p>

This data is sourced from Ordnance Survey.

Ground stability



Non-natural ground subsidence



Site Outline

Search buffers in metres (m)

- Infilled Land

Mining hazards:

- Highly likely
- Likely

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.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Pond	1938
0	on site	Pond	1938
0	on site	Pond	1909

Review

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

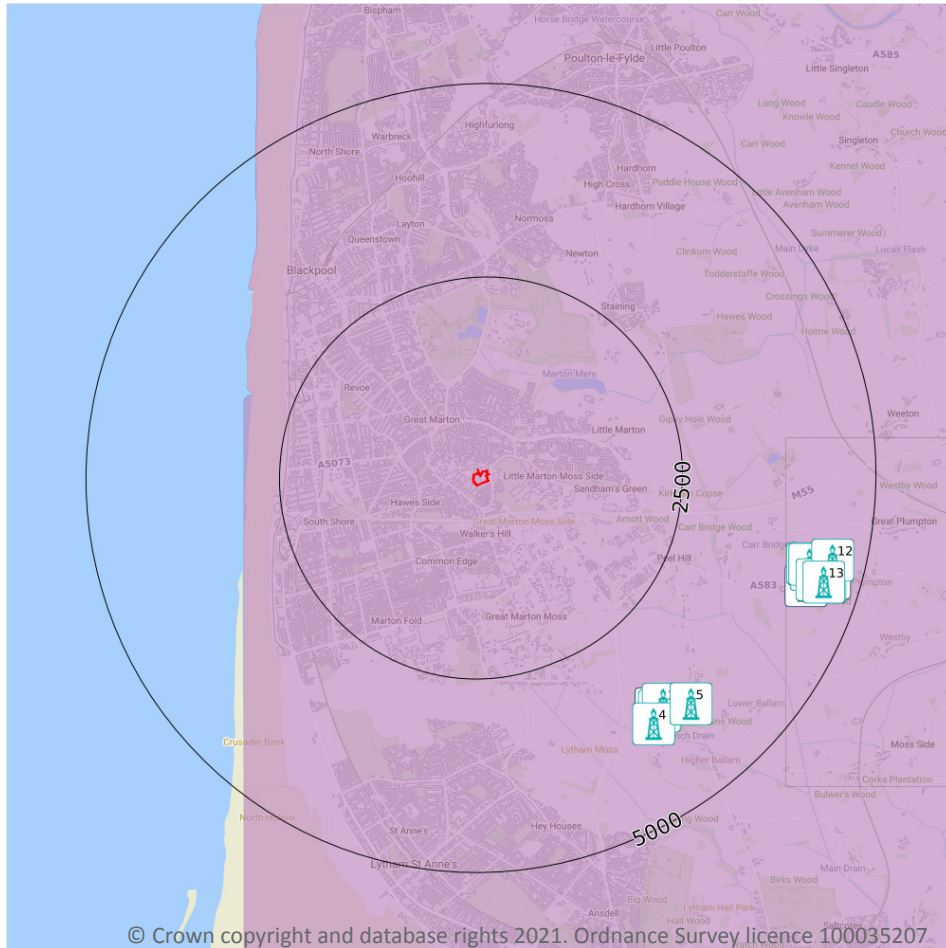
Distance	Direction	Use	Date
0	on site	Old Clay Pit	1909
0	on site	Old Clay Pit	1930
0	on site	Pond	1930
0	on site	Pond	1930
0	on site	Pond	1891
0	on site	Clay Pit	1968
0	on site	Clay Pit	1951
0	on site	Pond	1951
0	on site	Pond	1951
0	on site	Brick Works	1951
0	on site	Pond	1846

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.

Energy







Oil and gas



Site Outline

Search buffers in metres (m)

-  Oil or gas drilling well
-  Proposed oil or gas drilling well
-  Licensed blocks
-  Potential future exploration areas

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Oil and gas wells

Oil or gas drilling well

A well or extraction site for one of the above fuels has been located near the property. The type of extraction site is shown below.

ID	Distance	Direction	Details	
3	3-4 km	SE	Site Name: ANNA'S ROAD 1 Operator: CUADRILLA RESOURCES LIMITED Type: Shale Gas Intent: Exploration	OGA References: LJ/06- 7 Licence Number: PEDL165 Date of first drilling: 06/10/2012 Date of well completion: 21/11/2012 Licence Expiry: 21/11/2016

ID	Distance	Direction	Details	
14	4-5 km	E	Site Name: PRESTON NEW ROAD 1Z Operator: CUADRILLA RESOURCES LIMITED Type: Shale Gas Intent: Exploration	OGA References: LJ/06- 9Z Licence Number: EXL269 Date of first drilling: 11/01/2018 Date of well completion: 18/12/2018 Licence Expiry: 18/12/2023
15	4-5 km	E	Site Name: PRESTON NEW ROAD 1 Operator: CUADRILLA RESOURCES LIMITED Type: Shale Gas Intent: Exploration	OGA References: LJ/06- 9 Licence Number: EXL269 Date of first drilling: 16/09/2017 Date of well completion: 11/01/2018 Licence Expiry: 11/01/2023
16	4-5 km	E	Site Name: PRESTON NEW ROAD 2 Operator: CUADRILLA RESOURCES LIMITED Type: Shale Gas Intent: Exploration	OGA References: LJ/06- 8 Licence Number: EXL269 Date of first drilling: 17/08/2017 Date of well completion: 26/06/2018 Licence Expiry: 26/06/2022

The database used to gather this information shows all existing and historic licensed oil, gas, shale gas and coalbed methane extraction sites, and is supplied by the Oil and Gas Authority (OGA). It shows all wells that fall within, or formerly fell within, a UK Petroleum Exploration and Development Licence (PEDL) or its historical equivalent. These wells may have been licensed in any one of the 14 licensing rounds that have been undertaken by OGA or any of its predecessors. The data within this section of the report shows wells which were licensed as far back as 1910. This dataset is obtained from OGA and Groundsure endeavour to update this on a monthly basis. The presence of a well in this database does not necessarily mean that any active exploration or production is occurring, and property purchasers may wish to check whether the well is noted to have a 'completed by' date within the data, which would indicate that no further activity is likely to take place at the site.

Proposed oil or gas drilling well

A planning application for the exploration and extraction of oil or gas is located near the property. Please be aware this may also include applications for subsurface geological exploration unrelated to fuel extraction.

Some planning applications identified as having been refused may have since been granted on appeal without appearing as such within this report. If any refused applications are identified within this report that would have a bearing on your decision as a purchaser if they had been granted, you are advised to check with the Local Authority on the application's status. Additional information regarding projects may be available from the individual organisations' websites, or from the local planning authority.

Groundsure recommends further research into the planning applications identified to determine exactly what is proposed. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

Review

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

ID	Distance	Direction	Details	
1	3-4 km	SE	Location: Anna's Road Exploration Site, Anna's Road, Westby with Plumtons, FY5 5JX Applicant: Mr C Hird Application Type: County Application Application Date: 21/01/2013 Application Reference: 13/0021	LANCASHIRE COUNTY COUNCIL APPLICATION FOR DRILLING OF HORIZONTAL BOREHOLE FOR THE PURPOSES OF HYDROCARBON EXPLORATION INCLUDING CORE SAMPLES BUT EXCLUDING HYDRAULIC FRACTURING.
2	3-4 km	SE	Location: LAND OFF ANNAS ROAD, WESTBY Applicant: No Details Application Type: Granted Application Date: 06/09/2010 Application Reference: 10/0634	LANCASHIRE COUNTY COUNCIL APPLICATION FOR TEMPORARY CHANGE OF USE FORM AGRICULTURAL SITE FOR DRILLING AN EXPLORATORY BOREHOLE AND TESTING FOR HYDROCARBONS INCLUDING CONSTRUCTION OF DRILLING PLATFORM AN HIGHWAY ACCESS POINT.
4	3-4 km	SE	Location: LAND NEAR KITE HALL WOOD, ANNAS RD, WESTBY WITH PLUMPTONS, BLACKPOOL Applicant: Not Available Application Type: Approved Application Date: 03/12/2012 Application Reference: 12/0729	LANCASHIRE COUNTY COUNCIL APPLICATION FOR VARIATION OF CONDITION 2 OF PLANNING PERMISSION 05/10/0634 TO EXTEND OVERALL TIME FOR THE DEVELOPMENT FROM 18 MONTHS TO 24 MONTHS FROM THE START OF DEVELOPMENT UNTIL 19 SEPTEMBER 2013, EXCLUDING ANY HYDRAULIC FRACTURING, INCLUDING AN EXTENDED PERIOD FOR DRILLING OPERATIONS TO BE COMPLETED WITHIN A PERIOD OF 3 MONTHS FROM THE DATE OF THEIR COMMENCEMENT.
5	3-4 km	SE	Location: ANNA'S ROAD EXPLORATION SITE, ANNAS ROAD, WESTBY WITH PLUMPTONS, FY4 5JX Applicant: Mr C Hird Application Type: Pending Application Date: 21/01/2013 Application Reference: 13/0021	LANCASHIRE COUNTY COUNCIL APPLICATION FOR DRILLING OF HORIZONTAL BOREHOLE FOR THE PURPOSES OF HYDROCARBON EXPLORATION INCLUDING CORE SAMPLES BUT EXCLUDING HYDRAULIC FRACTURING.
6	4-5 km	E	Location: CUADRILLA, Preston New Road Site Applicant: Cuadrilla Resources Ltd Application Type: Statement of intent (NOT A PLANNING APPLICATION) Application Date: 04/02/2014 Application Reference: N/A	Cuadrilla will be applying for three separate planning permissions for this site: Exploration Site – Application for the temporary change of use from agriculture to construction and operation of a site for drilling, hydraulic fracturing and initial testing. Extended Flow Test - Application for extended flow testing (up to two years) for shale gas, including the construction of a pipeline to connect to the gas grid network. The Array – Application for the construction and operation of over 80 seismic monitoring stations (below and above ground) around the Exploration Site.

ID	Distance	Direction	Details	
7	4-5 km	E	<p>Location: LAND NORTH OF PRESTON NEW ROAD, PART OF PLUMPTON HALL FARM, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS, PRESTON, PR4 3PJ</p> <p>Applicant: Cuadrilla Resources Ltd</p> <p>Application Type: Scoping Opinion (EIA)</p> <p>Application Date: 05/02/2014</p> <p>Application Reference: 14/0090</p>	<p>CONSULTATION ON SCOPING OPINION FOR ENVIRONMENTAL STATEMENT TO ACCOMPANY APPLICATION FOR CONSTRUCTION OF A WELL PAD, DRILLING AND HYDRAULIC FRACTURING OF FOUR EXPLORATORY BOREHOLES, TESTING PROCEDURES AND RESTORATION OF SITE</p>
8	4-5 km	E	<p>Location: Preston New Road, Temporary Shale Gas Exploration Site</p> <p>Applicant: Cuadrilla Resources Ltd</p> <p>Application Type: -</p> <p>Application Date: 06/05/2016</p> <p>Application Reference: PD/2016/0006</p>	<p>Groundwater (&); Gas Monitoring Boreholes</p>
9	4-5 km	E	<p>Location: LAND THAT FORMS PART OF PLUMPTON HALL FARM, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS, PRESTON, PR4 3PJ</p> <p>Applicant: CUADRILLA BOWLAND LIMITED</p> <p>Application Type: County Application</p> <p>Application Date: 11/06/2014</p> <p>Application Reference: 14/0432</p>	<p>COUNTY MATTER APPLICATION FOR PROPOSAL: CONSTRUCTION AND OPERATION OF A SITE FOR DRILLING UP TO FOUR EXPLORATION WELLS, HYDRAULIC FRACTURING OF THE WELLS, TESTING FOR HYDROCARBONS, ABANDONMENT OF THE WELLS AND RESTORATION, INCLUDING PROVISION OF AN ACCESS ROAD AND ACCESS ONTO THE HIGHWAY, SECURITY FENCING, LIGHTING AND OTHER USES ANCILLARY TO THE EXPLORATION ACTIVITIES, INCLUDING THE CONSTRUCTION OF A PIPELINE AND A CONNECTION TO THE GAS GRID NETWORK AND ASSOCIATED INFRASTRUCTURE TO LAND TO THE NORTH OF PRESTON NEW ROAD, LITTLE PLUMPTON</p>
10	4-5 km	E	<p>Location: LAND NORTH OF PRESTON NEW ROAD, LITTLE PLUMPTON, NEAR KIRKHAM</p> <p>Applicant: CUADRILLA BOWLAND LTD</p> <p>Application Type: Scoping Opinion (EIA)</p> <p>Application Date: 04/02/2014</p> <p>Application Reference: LCC/2014/0021</p>	<p>SCOPING OPINION FOR ENVIRONMENTAL STATEMENT TO ACCOMPANY APPLICATION FOR CONSTRUCTION OF A WELL PAD, DRILLING AND HYDRAULIC FRACTURING OF FOUR EXPLORATORY BOREHOLES, TESTING PROCEDURES AND RESTORATION OF SITE</p>

ID	Distance	Direction	Details	
11	4-5 km	E	<p>Location: MONITORING WORKS IN A 4KM RADIUS OF THE PROPOSED PRESTON NEW ROAD EXPLORATION SITE, NEAR LITTLE PLUMPTON,</p> <p>Applicant: CUADRILLA BOWLAND LIMITED</p> <p>Application Type: Not Available</p> <p>Application Date: 02/06/2014</p> <p>Application Reference: LCC/2014/0097</p>	<p>APPLICATION FOR MONITORING WORKS IN A 4 KM RADIUS OF THE PROPOSED PRESTON NEW ROAD EXPLORATION SITE COMPRISING: THE CONSTRUCTION, OPERATION AND RESTORATION OF TWO SEISMIC MONITORING ARRAYS COMPRISING OF 80 BURIED SEISMIC MONITORING STATIONS AND 10 SURFACE SEISMIC MONITORING STATIONS. THE SEISMIC MONITORING STATIONS WILL COMPRISE UNDERGROUND INSTALLATION OF SEISMICITY SENSORS; ENCLOSED EQUIPMENT AND FENCED ENCLOSURES. THE SURFACE ARRAY WILL ALSO COMPRISE MONITORING CABINETS. THE APPLICATION IS ALSO FOR T</p>
12	4-5 km	E	<p>Location: AGRICULTURAL LAND THAT FORMS PART OF PLUMPTON HALL FARM TO WEST OF THE FARM BUILDINGS, NORTH OF PRESTON NEW ROAD, OFF PRESTON NEW ROAD, LITTLE PLUMPTON, PRESTON,</p> <p>Applicant: CUADRILLA BOWLAND LIMITED</p> <p>Application Type: Not Available</p> <p>Application Date: 02/06/2014</p> <p>Application Reference: LCC/2014/0096</p>	<p>CONSTRUCTION AND OPERATION OF A SITE FOR DRILLING UP TO FOUR EXPLORATION WELLS, HYDRAULIC FRACTURING OF THE WELLS, TESTING FOR HYDROCARBONS, ABANDONMENT OF THE WELLS AND RESTORATION, INCLUDING PROVISION OF AN ACCESS ROAD AND ACCESS ONTO THE HIGHWAY, SECURITY FENCING, LIGHTING AND OTHER USES ANCILLARY TO THE EXPLORATION ACTIVITIES, INCLUDING THE CONSTRUCTION OF A PIPELINE AND A CONNECTION TO THE GAS GRID NETWORK AND ASSOCIATED INFRASTRUCTURE TO LAND TO THE NORTH OF PRESTON NEW ROAD, LITTLE PLUMPTON</p>
13	4-5 km	E	<p>Location: Agricultural land that forms part of Plumpton Hall Farm to the west of the farm buildings, North of Preston New Road, Off Preston New Road, Little Plumpton, Preston, PR4 3PF</p> <p>Applicant: Cuadrilla Resources Ltd</p> <p>Application Type: N/A</p> <p>Application Date: 03/05/2017</p> <p>Application Reference: LCC/2014/0096/2</p>	<p>Approval of details reserved by condition 33 of permission LCC/2014/0096//1 relating to lighting details during (installation of conductor casing).</p>

This data is sourced from Glenigan.

Oil and gas areas

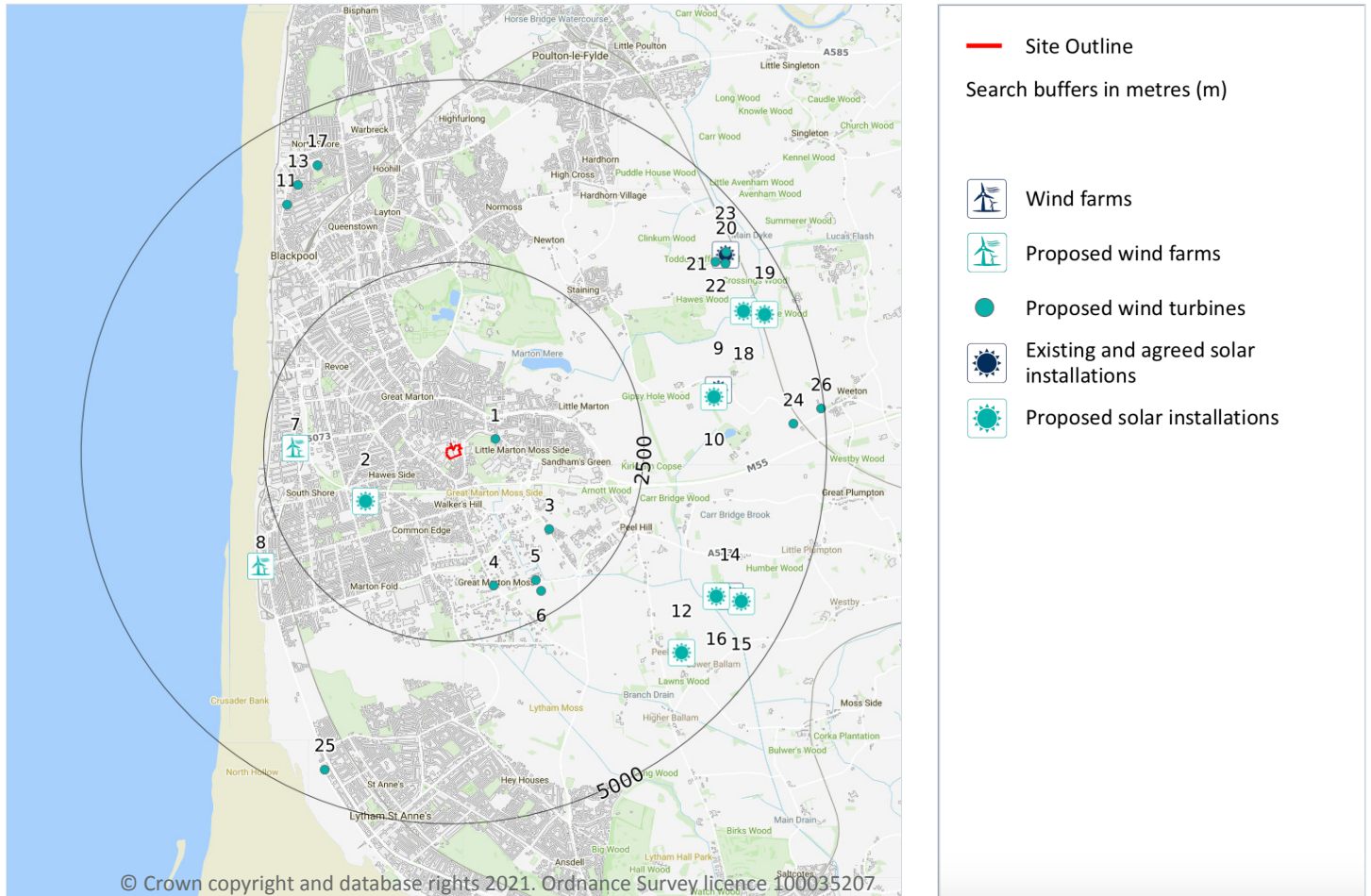
Licensed blocks

The property is situated in the following areas that have been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of gas or oil by the following companies. Methods of extraction could include conventional oil and gas wells, coal bed methane and other unconventional methods of extraction. The areas may or may not be developed. The presence of one of these blocks does not mean that drilling will definitely happen in the area. Planning permission and appropriate environmental permits must first be obtained before any drilling can start.

Distance	Direction	Start Date	Operator	Licence Reference	Company Ownership
0	on site	01/07/2008	BOWLAND RESOURCES (NO.2) LIMITED (06576443), BOWLAND RESOURCES LIMITED (06811566), CUADRILLA BOWLAND LIMITED (08340918), LUCAS BOWLAND (NO.2) LIMITED (08347365), LUCAS BOWLAND (UK) LIMITED (08341601)	PEDL165	BOWLAND RESOURCES (NO.2) LIMITED (6.25%), BOWLAND RESOURCES LIMITED (18.75%), CUADRILLA BOWLAND LIMITED (51.25%), LUCAS BOWLAND (NO.2) LIMITED (13.75%), LUCAS BOWLAND (UK) LIMITED (10%)
3-4 km	E	01/01/1993	CUADRILLA ELSWICK (NO.2) LIMITED (07153115), CUADRILLA ELSWICK LIMITED (06956498), ELSWICK ENERGY LIMITED (08351191), ELSWICK POWER LIMITED (08542050)	EXL269	CUADRILLA ELSWICK (NO.2) LIMITED (7.3125%), CUADRILLA ELSWICK LIMITED (46.1875%), ELSWICK ENERGY LIMITED (22.75%), ELSWICK POWER LIMITED (23.75%)

This data is sourced from the Oil and Gas Authority (OGA).

Wind and solar



Wind

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
7	2-3 km	W	Site Name: The Lido Pool, Lytham Road, Blackpool, Blackpool, Lancashire, FY4 1EW Planning Application Reference: 06/0445 Type of Project: 2 Wind Turbines	Application Date: 2006-06-08 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 2 wind turbines, solar panels, rainwater harvesting and geothermal heat pump. Approximate Grid Reference: 330891, 434033
8	2-3 km	SW	Site Name: The Solaris Centre, South Promenade, Blackpool, Lancashire, FY4 1RW Planning Application Reference: 09/1393 Type of Project: 2 Wind Turbines	Application Date: 2009-10-29 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises the provision of concrete bases for the 2 new wind turbines. Approximate Grid Reference: 330419, 432417

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	480 m	E	Site Name: 20 Clifton Road, Blackpool, Blackpool, Lancashire, FY4 4QA Planning Application Reference: 07/0248 Type of Project: 4 Storage Units & 1 Wind Turbine	Application Date: 2007-03-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of four single storey storage units and a 15m high wind turbine to rear of site. Approximate Grid Reference: 333629, 434155

Review

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

ID	Distance	Direction	Details	
3	1-2 km	SE	Site Name: Cropper Road, Marton, Fylde, Blackpool, Lancashire, FY4 5LB Planning Application Reference: 07/1259 Type of Project: Wind Turbine	Application Date: 2007-12-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a wind turbine. Approximate Grid Reference: 334373, 432926
4	1-2 km	S	Site Name: 346 - 348 Midgeland Road, Blackpool, Lancashire, FY4 5HZ Planning Application Reference: 09/1570 Type of Project: Wind Turbine	Application Date: 2009-12-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a 6 metre high wind turbine. Approximate Grid Reference: 333611, 432147
5	1-2 km	SE	Site Name: School Road, Marton, Fylde, Blackpool, Lancashire, FY4 5LJ Planning Application Reference: 07/0659 Type of Project: Wind Turbine	Application Date: 2007-07-02 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of domestic wind turbine mast of 15 metres height (resubmission of application 07/0319). Approximate Grid Reference: 334181, 432231
6	2-3 km	SE	Site Name: School Road, Fylde, Blackpool, Lancashire, FY4 5LJ Planning Application Reference: 07/0319 Type of Project: Wind Turbine	Application Date: 2007-03-30 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises construction of a domestic wind turbine on mast. Approximate Grid Reference: 334187, 432202
11	4-5 km	NW	Site Name: Kwik-Fit 201 Dickson Road, Blackpool, Lancashire, FY1 2HQ Planning Application Reference: 09/1107 Type of Project: Wind Turbine	Application Date: 2009-09-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 16.25m high wind turbine with associated ground level equipment. Approximate Grid Reference: 330774, 437373
13	4-5 km	NW	Site Name: 1 Sherbourne Road, Blackpool, Lancashire, FY1 2PW Planning Application Reference: 09/0798 Type of Project: Wind Turbine	Application Date: 2009-06-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine on roof abutting front elevation. Approximate Grid Reference: 330930, 437638

Review

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

ID	Distance	Direction	Details	
17	4-5 km	NW	Site Name: Holy Family RC Primary School Seacrest Avenue, Blackpool, Lancashire, FY1 2SD Planning Application Reference: 09/1390 Type of Project: Wind Turbine	Application Date: 2009-10-29 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of 17.5m high wind turbine with associated ground level equipment. Approximate Grid Reference: 331198, 437913
22	4-5 km	NE	Site Name: Todderstaffe Hall Farm Fairfield Road, Singleton, Poulton-Le-Fylde, Lancashire, FY6 8LF Planning Application Reference: 08/1058 Type of Project: Wind Turbine	Application Date: 2008-12-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of wind turbine. Approximate Grid Reference: 336792, 436722
21	4-5 km	NE	Site Name: Todderstaffe Hall Farm Fairfield Road, Singleton, Poulton-Le-Fylde, Lancashire, FY6 8LF Planning Application Reference: 12/0383 Type of Project: Wind Turbine	Application Date: 2012-06-15 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises construction of single wind turbine. Approximate Grid Reference: 336792, 436722
20	4-5 km	NE	Site Name: Todderstaffe Hall Farm Fairfield Road, Singleton, Poulton-Le-Fylde, Lancashire, FY6 8LF Planning Application Reference: 11/0723 Type of Project: Wind Turbine	Application Date: 2011-10-26 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises resubmission of application 11/0308 construction of wind turbine. Approximate Grid Reference: 336792, 436722
24	4-5 km	E	Site Name: Weeton Village, Weeton, Fylde, Preston, Lancashire, PR4 3NB Planning Application Reference: 13/0625 Type of Project: Wind Turbine	Application Date: 2013-10-07 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of one 10kw wind turbine with associated switch gear, turbine has 18m hub height and 7.2m rotor diameter. Approximate Grid Reference: 337712, 434367
25	4-5 km	S	Site Name: 98 North Promenade, Fylde, Lytham St. Annes, Lancashire, FY8 2QP Planning Application Reference: 07/0492 Type of Project: Wind Turbine	Application Date: 2007-05-09 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a wind turbine on mast in front garden area for domestic electricity generation. Approximate Grid Reference: 331298, 429635

ID	Distance	Direction	Details	
26	4-5 km	E	Site Name: Weeton Village, Weeton, Fylde, Preston, Lancashire, PR4 3NB Planning Application Reference: 13/0709 Type of Project: Wind Turbine	Application Date: 2013-11-12 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of 10kw wind turbine and associated switchgear. Approximate Grid Reference: 338093, 434577

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis. If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Solar

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property. Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
9	3-4 km	E	Cask Farm, Cask Farm, Mythop Road, Weeton With Preese, Preston, Blackpool, Lancashire, FY4 4XF	Contractor: Lightsource Renewable Energy LPA Name: Fylde Borough Council Capacity (MW): 5	Application Date: 17/06/2015 Pre Consent Status: Planning Permission Refused Post Consent Status: Application Refused Date Commenced: -
14	4-5 km	SE	Staining Wood Farm , Staining Wood Farm, Preston New Road, Westby, Preston, PR4 3PH	Contractor: Lightsource Renewable Energy LPA Name: Fylde Borough Council Capacity (MW): 4.9	Application Date: 18/05/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 30/03/2016

ID	Distance	Direction	Address	Details	
23	4-5 km	NE	Land To The South Of Todderstaffe, Ld To The S Of Todderstaffe Ha, Singleton, Weeton With Preese, Poulton-Le-Fylde, Lancashire, FY6 8LF	Contractor: Solar Power Inc UK Services/SPI China (HK) LPA Name: Fylde Borough Council Capacity (MW): 4.5	Application Date: 18/06/2015 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 28/03/2017

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details
2	1-2 km	SW	44 Ayrton Avenue, Blackpool, FY4 2BW	Applicant name: Mr Leung Application Status: Full Planning Permission Application Date: 19/06/2013 Application Number: 13/0381
10	3-4 km	E	Cask Farm, Mythop Road, Weeton with Preese, Preston, FY4 4XF	Applicant name: Lightsource SPV 142 Ltd Application Status: Full Planning Permission Application Date: 15/06/2015 Application Number: 15/0406
12	4-5 km	SE	Lawnswood, Ballam Road, Westby with Plumptons, Preston, FY8 4LE	Applicant name: Not Available Application Status: Registered Application Date: 08/07/2020 Application Number: 20/0502
15	4-5 km	SE	Staining Wood Farm, Preston New Road, Wetsby eith Plumptons, Preston PR4 3PH	Applicant name: Staining Wood Solar Limited Application Status: Registered Application Date: 10/03/2020 Application Number: 20/0196
16	4-5 km	SE	Staining Wood, Preston New Road, Westby with Plumptons, Preston, PR4 3PH	Applicant name: Lightsource SPV 153 Ltd Application Status: Full Planning Permission Application Date: 18/05/2015 Application Number: 15/0337

Review

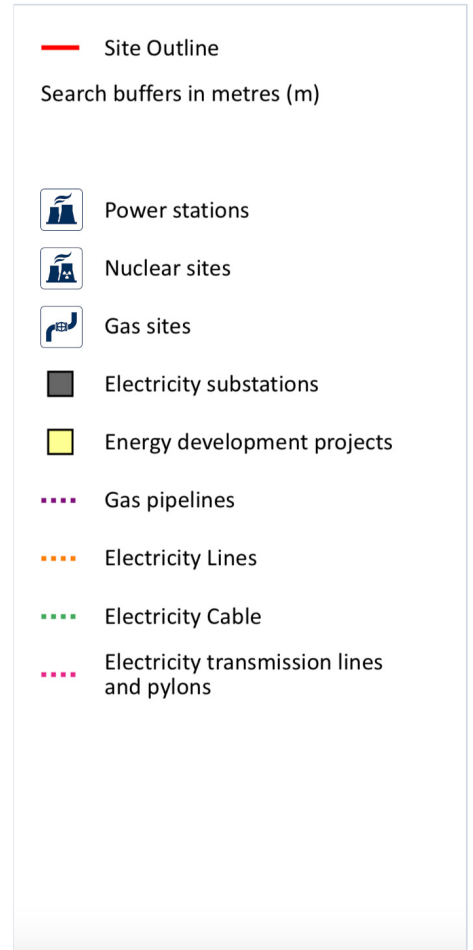
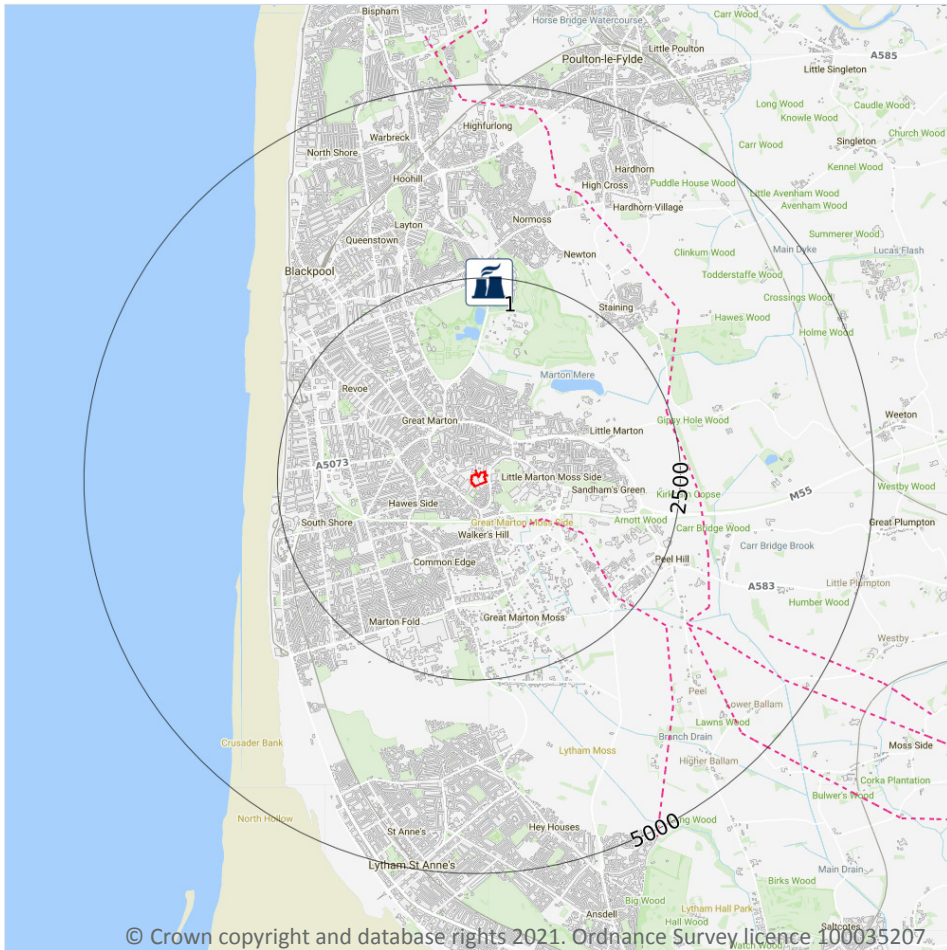
ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
Your ref: Blackpool_Asda_SBX
Grid ref: 333028 433988

ID	Distance	Direction	Address	Details
18	4-5 km	NE	Land To The South Of Todderstaffe Hall Farm, Extension Of Todderstaff Road, Weeton With Preese, Poulton-Le-Fylde, FY6 8LF	Applicant name: Miss Grace Lockley Application Status: Non Material Amendment Application Date: 01/03/2017 Application Number: 17/0167
19	4-5 km	NE	Land at the South of Todderstaffe Hall Farm, Weeton with Preese, Poulton-Le-Fylde, FY6 8LF	Applicant name: Mr Simeon Batov Application Status: Full Planning Permission Application Date: 18/06/2015 Application Number: 15/0380

The data is sourced from public registers of planning information and is updated every two weeks.

Energy infrastructure



Power stations

Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

Review

ASDA STORES LTD, 160, CHERRY TREE ROAD, BLACKPOOL, FY4 4QH

Ref: GS-7814632
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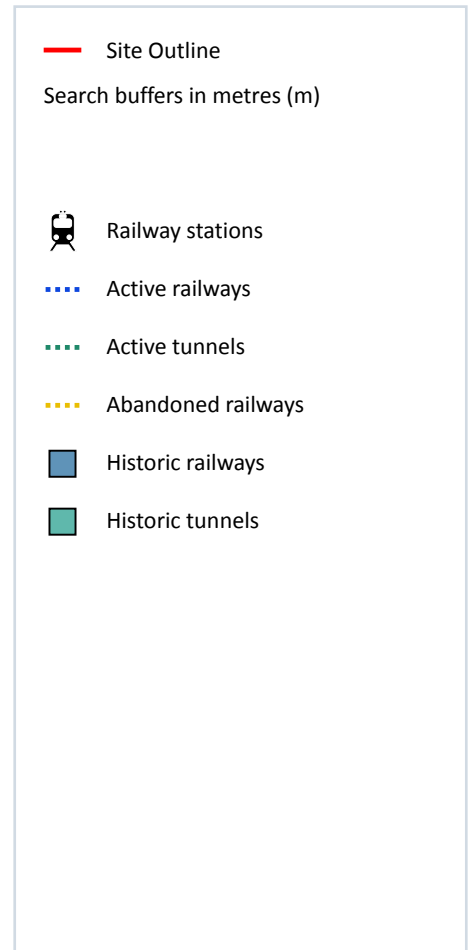
ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	2-3 km	N	Helix Agencies Limited	Blackpool Victoria Hospital	Combined Heat and Power	1	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.

Transportation



Railways and Underground



Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
0	on site	Tramway Sidings	1951

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

Flood Risk

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Ground stability

Natural ground subsidence	Not identified
Natural geological cavities	Not identified
Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified

Infilled land **Identified**

Radon

Radon	Not identified
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Oil and Gas

Oil or gas drilling well **Identified**

Proposed oil or gas drilling well **Identified**

Licensed blocks **Identified**

Potential future exploration areas	Not identified
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Wind and solar

Wind farms	Not identified
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Proposed wind farms **Identified**

Proposed wind turbines **Identified**

Existing and agreed solar installations **Identified**

Wind and solar

Proposed solar installations **Identified**

Energy Infrastructure

Electricity transmission lines and pylons	Not identified
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National Grid energy infrastructure	Not identified
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Power stations **Identified**

Nuclear installations	Not identified
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Large Energy Projects	Not identified
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Transportation

HS2 route: nearest centre point of track	Not identified
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HS2 route: nearest overground section	Not identified
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HS2 surface safeguarding	Not identified
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HS2 subsurface safeguarding	Not identified
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HS2 Homeowner Payment Zone	Not identified
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HS2 Extended Homeowner Protection Zone	Not identified
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HS2 stations	Not identified
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HS2 depots	Not identified
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HS2 noise and visual assessment	Not identified
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Crossrail 1 route	Not identified
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Crossrail 1 stations	Not identified
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Crossrail 1 worksites	Not identified
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Crossrail 2 route	Not identified
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Crossrail 2 stations	Not identified
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Crossrail 2 worksites	Not identified
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Crossrail 2 headhouses	Not identified
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Crossrail 2 safeguarding area	Not identified
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Active railways	Not identified
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Railway tunnels	Not identified
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Transportation

Active railway stations	Not identified
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Historical railway infrastructure	Identified
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Abandoned railways	Not identified
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London Underground and DLR lines	Not identified
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London Underground and DLR stations	Not identified
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Underground	Not identified
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Underground stations	Not identified
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Planning constraints

Sites of Special Scientific Interest	Not identified
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Internationally important wetland sites (Ramsar Sites)	Not identified
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Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
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National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Not identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Not identified
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Listed Buildings	Not identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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Contaminated Land assessment methodology

Environmental risk framework

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

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990.

Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

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

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

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

Contaminant source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

Environmental risk assessment definitions

A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low to Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate to High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

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

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

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

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

Environmental Damage (Prevention and Remediation) Regulations 2015

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in

England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

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

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

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambient Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambient Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambient Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of

an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. This is then represented within Groundsure reports as either Negligible-Very Low (A&B ratings), Low (C ratings) or Moderate-High (D&E ratings). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

Conveyancing Information Executive and our terms & conditions

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