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Phase 1

Environmental Assessment Report

Belvedere, Wath Brow, Cleator, Cumbria, CA23 3AE

Date: 30th November 2022

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EnviroSolution Ltd Document Verification

Site Address	Belvedere, Wath Brow, Cleator, Cumbria, CA23 3AE						
Report Title	Phase 1 Environmental Site Assessment Report						
Job Number	CL101 Document Ref. CL101						
Date Issued	30 th November 2022 Report Version 1						
Prepared by	Angel Arantegui Signature						
Checked by	Tom Craig Signature						

EnviroSolution Ltd 2 30th November 2022

Ref: CL101_V1



Executive Summary

The preliminary environmental site assessment indicates that the site can be classified as high risk in terms of contamination due to the site being situated within a high-risk area for radon. However, it is considered that this risk classification can be reduced to low through the incorporation of full radon protective measures in accordance with BRE 211 Radon: Guidance on protective measures for new buildings. The completion of a Phase 2 investigation is not deemed necessary.

It is recommended that a detailed radon search report is acquired for the site to confirm the risk.

During site preparation works, if any unexpected visual or olfactory evidence of contamination is encountered, it is recommended that the material is removed and stockpiled on site and advice is sought from a suitably qualified person (Environmental Consultant) on how to deal with the material. Testing of the material will be necessary to identify whether it is suitable for re-use on site or if it will have to be taken off-site for disposal.

In addition, to ensure that they do not come into contact with contaminated soils and groundwater, it is recommended that workers wear appropriate personal protective equipment (PPE) and that suitable Health and Safety procedures be adopted to ensure that ingestion of contaminated soils and groundwater is avoided (e.g. by washing hands prior to eating, drinking and smoking.

Disclaimer

This report has been prepared by EnviroSolution Ltd who has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant experienced in preparing reports of a similar scope.

However, to the extent that the report is based on or relies upon information contained in records, reports or other materials provided to EnviroSolution Ltd, which have not been independently produced or verified, EnviroSolution Ltd, gives no warranty, representation or assurance as to the accuracy or completeness of such information.

Table of Contents

1	Intr	oduction	6				
	1.1	Background	6				
	1.2	Objectives6					
	1.3	Scope of Work6					
	1.4	Information Sources	7				
2	The	Site	8				
	2.1	Site Location	8				
	2.2	Site Description	8				
	2.3	Site History	8				
3	Env	rironmental Setting	. 10				
	3.1	Geology	. 10				
	3.2	Radon	. 10				
	3.3	Coal Mining Activity	.11				
	3.4	Hydrogeology	. 11				
	3.5	Hydrology	. 11				
	3.6	Flood Risk	.11				
	3.7	Waste Management Facilities	. 12				
	3.8	Environmental Permits, Incidents and Registers	. 12				
	3.9	Designated Environmentally Sensitive Sites	. 13				
4	Pre	liminary Conceptual Site Model	. 14				
	4.1	Introduction	. 14				
	4.2	Potential Contamination Sources	. 14				
	4.3	Receptors	. 15				
	4.4	Pathways	. 16				
	4.5	Potential Pollution Linkages	. 16				
	4.5.	1 Human Health	16				
	4.5.	2 Controlled Waters	17				
	4.5.	3 Building/Construction Materials/Buried Services	17				
	4.6	Environmental Designations	. 17				
	4.7	Preliminary Hazard Assessment	. 18				
5	Cor	nclusions and Recommendations	. 22				

Appendices

Appendix A – Site Location & Plans

Appendix B – Site Photographs

Appendix C – Historical OS Maps

Appendix D – Geological Maps

Appendix E – BGS Borehole Logs

Appendix F – Hydrogeology Maps

Appendix G – Flood Risk Map

Appendix H – Historic Landfill Map

Appendix I – Environmental Designations

1 Introduction

1.1 Background

EnviroSolution Ltd was commissioned to undertake a Phase 1 Environmental Site Assessment at a site located at Belvedere, Wath Brow, Cleator, Cumbria, CA23 3AE. This report was commissioned to provide information on the potential contamination status of the site.

1.2 Objectives

The objective of the preliminary environmental site assessment was:

- 1. To provide a summary of the environmental setting and historical land use of the site and immediate surrounding area.
- 2. To obtain information on the ground conditions present beneath the site.
- 3. To develop a conceptual site model and complete a generic quantitative risk assessment to identify any environmental risks and liabilities associated with ground conditions at the site.

1.3 Scope of Work

To achieve the objectives, the following scope of work was completed:

- 1. A desk-based study of the site comprising a review of available environmental information for the site such as geological and hydrogeological data and historical land use information.
- 2. Assessment of potential hazards and constraints during construction and longer term.

This work has been devised to generally comply with the relevant principles and requirements of the following legalisation and guidance:

- Part IIA of the Environmental Protection Act, 1990 and Section 57 of the Environmental Act 1995;
- Contaminated Land (England) (Amendment) Regulations 2012 and Contaminated Land Statutory Guidance (DEFRA, April 2012);
- National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019);
- BS10175: 2011 +A2:2017 "Investigation of Potentially Contaminated Sites- Code of Practice"; and
- Environment Agency (2020) Land Contamination Risk Management Report LCRM "How to assess and manage the risks from land contamination".

1.4 Information Sources

Historical Ordnance Survey maps have been obtained from historical records, ranging from 1863 to 2022. These maps provide high quality information on historical site use.

The British Geological Survey Geoindex database has been used to provide information on geo-environmental aspects of the site and the immediate surrounding area such as geological, hydrogeological and hydrological data.

The Environment Agency website (www.gov.uk/government/organisations/environment-agency) and Magic website (www.magic.gov.uk) was also used to obtain environmental information.

Industry Profiles produced by the Department of the Environment were utilised to obtain information on processes, materials and wastes associated with potential contaminative land uses near the site.

Readily available information sources have been used to produce this desk-based study. Additional information may be requested by the Local Planning Authority (e.g., local authority environmental information request).

2 The Site

2.1 Site Location

The site is located at Belvedere, Wath Brow, Cleator, Cumbria, CA23 3AE. The British National Grid Reference for the approximate site centre is GR: 302869, 514574.

The site location is shown on Figure 1 in Appendix A.

2.2 Site Description

The site is an irregular shape and covers an approximate total area of 11,120 square metres.

The site is on an agricultural land, located off Frizington Road (A5086), on Cleator Moor Road. The site is currently an open field and can be accessed from a gated entrance off Frizington Road, along Cleator Moor Rd. The site is less than a 5-minute walk away from Frizington Bus Stop. The site is bounded by agricultural fields north and south as well as, bounded by residential properties east and west of the site.

The site slopes west to east from an elevation of 92m aOD to 84m aOD, and slopes north to south from an elevation of 94m aOD to 92m aOD.

Land use in the surrounding area is predominantly agricultural and residential.

No petrol filling stations have been identified within a 250m radius of the site.

The existing site plan is shown on **Figure 2** which is included in **Appendix A**. The site entrance photograph is included in **Appendix B**.

Development Proposals

The formal development plan is to propose 15 dwellings, with an access road and footpath and a refuse collection area. The formal plans also included landscaped spaces, including a main detention pond.

The proposed development plan is shown on Figure 3 which is included in Appendix A.

2.3 Site History

The development site and surrounding area has been reviewed with reference to historical Ordnance Survey (OS) maps. The history of the site and immediate surrounding area is summarised in Table 1. Copies of the historical OS maps are included in **Appendix C**. A search buffer of 250m has been used.

Table 1 - Historic Mapping Review

Date	Scale	On Site	Off Site
1863-78	1:2,500	The site is occupied by agricultural land.	The surrounding land is occupied by agricultural and a few residential areas.
			River Ehen 160m southeast.
			Reservoirs (Whitehaven Waterworks) 120m southwest.
			Public House (Little's Arms) 70m southwest.
1867	1:10,560	No significant change.	No significant change.
1899	1:2,500	No significant change.	Allotment gardens 230m northwest.
			Public House (Fleecy Ram) 210m southwest.
1900	1:10,560	No significant change.	No significant change.
1925	1:2,500	No significant change.	Public Houses, 150m 240m west.
1926	1:10,560	No significant change.	Allotment gardens 230m northwest.
1938	1:10,560	No significant change.	Allotment garden removed.
1956-57	1:10,000	No significant change.	Further residential developments northwest.
			Electricity Pylons 80m northeast, 60m and 250m southwest.
1962	1:2,500	No significant change.	Reservoirs have been removed.
1981-87	1:2,500	No significant change.	Works 150m southwest.
			Garage 80m southwest.

EnviroSolution Ltd 9 30th November 2022

Ref: CL101_V1

Date	Scale	On Site	Off Site	
1985-1991	1:2,500	No significant change.	No significant change.	
1994	1:2,500	No significant change.	Timber Yard 250m southwest.	
2000	1:10,000	No significant change.	Further residential developments west to the site.	
2022	1:10,000	No significant change.	No significant change.	

3 Environmental Setting

3.1 Geology

Geological maps of the area indicate that the site is directly underlain by glacial diamicton deposits (Till), deposited during the Pleistocene Epoch. The deposits mainly consist of unsorted and unstratified drift deposited directly by and underneath a glacier without subsequent reworking by water from the glacier. It consists of a heterogenous mixture of clay, sand, gravel, and boulders varying widely in size and shape.

The underlying bedrock is the Buttermere Formation, deposited during the Ordovician Period. The Buttermere Formation mainly consists of mudstone and sandstone, with olistostrome deposits comprise of disrupted, sheared and folded mudstone, siltstone and sandstone turbidite olistoliths.

The nearest geological fault is located approximately 300m northwest of the site.

The borehole log (Ref: NY01NW333) was obtained from BGS online records located 650m northeast of the site. The No.3 Chainage borehole penetrates 11m bgl and shows approximately 0-3m of topsoil, 3-8m of Brown/Grey organic silty clay and then 8-12 of Red Boulder Clay.

A copy of the geological maps is included in **Appendix D.** A copy of the BGS borehole records is included in **Appendix E**.

3.2 Radon

The site lies within an elevated band of radon potential where is it estimated that 10-30% of the properties are above the action level (high probability). According to the UK radon department, full radon protective measures are required for this site. It is also recommended to carry out a detailed radon search report for a site-specific assessment.

3.3 Coal Mining Activity

The site does not fall within a Coal Mining Reporting Area described as having minable coal deposits and does not lie within a 'Development High Risk Area' for coal mining, as defined by the Coal Authority. As such, it is considered that there are no coal mining related hazards which could affect the site.

3.4 Hydrogeology

The underlying superficial diamicton deposits (Till) is designated as a Secondary (undifferentiated) Aquifer, defined as; cases where it has not been possible to attribute either category A or B to a rock type. In most cases this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

The underlying Buttermere Formation is designated as Secondary B, defined as; predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

The site is not located within a Source Protection Zone.

There are no groundwater abstraction licences located within a 1km radius.

A copy of the hydrogeological maps is included in **Appendix F**.

3.5 Hydrology

There is 1 no. significant surface water feature (rivers, lakes and reservoirs) located within a 1km radius of the site. The River Ehen is located 160m southeast.

There are no minor surface water features located within a 250m radius of the site.

3.6 Flood Risk

The site lies within a Flood Zone 1 (low probability), land assessed as having less than a 1 in 1,000 annual probability of river flooding (0.01%) in any year (low risk). The completion of a detailed Flood Risk Assessment is not deemed necessary for this site.

A copy of the flood risk map is included in **Appendix G**.

3.7 Waste Management Facilities

There are 2 records of historical landfill sites located within a 1km radius of the site.

Table 2 – Historic Landfill Summary

Historic Landfill Site	Operation Dates	Waste Type	Distance from Site	
Parkside	Unknown	Unknown	870m NE	
Parkside North	1931-95	Inert	930m NE	

A copy of the historic landfill map is included in **Appendix H**.

There are no records of currently authorised landfill sites or sites operating under an environmental permit for waste operations within a 1km radius of the site.

3.8 Environmental Permits, Incidents and Registers

There are 3 no. records of sites located within a 1km radius of the development site operating under an environmental permit for discharges to water and groundwater.

Table 3 – Environmental Permit for Discharges to Water and Groundwater

Permit Holder Name	Site Name	Start Date	Site Type	Distance from Site
United Utilities Water PLC.	2005- Unknown	Pumping Station on Sewerage Network (water company)	700m NE	United Utilities Water PLC.
United Utilities Water Ltd.	1995- Unknown	Storm Tank/CSO on sewerage Network (water company)	1000m SE	United Utilities Water Ltd.
United Utilities Water Ltd.	1992- Unknown	Storm Tank/CSO on sewerage Network (water company)	1000m NW	United Utilities Water Ltd.

There are no records of pollution incidents having occurred within a 1km radius of the site.

There are no records of development sites operating under an environmental installation permit within a 1km radius of the site.

3.9 Designated Environmentally Sensitive Sites

Records of designated environmentally sensitive sites located within a 1km radius of the site are summarised in Table 4 and shown on plans included in **Appendix I**.

Table 4 – Environmental Designations Summary

Features	Distance	Comments
National Parks	360m	The Wild Ennerdale National Park is located 360m northeast of the site.
Sites of Special Scientific Interest (England)	150m	The River Ehen (Ennerdale Water to Keekle Confluence) is a Site of Special Scientific Interest, located 150m southeast of the site.

4 Preliminary Conceptual Site Model

4.1 Introduction

To assess the environmental risks present, a preliminary conceptual model has been developed for the site. This model has been developed using best practice guidelines in conjunction with the current assessment framework considering the development proposals. This preliminary conceptual model is based on the gathered desk-based information (e.g. historical OS data and data sourced from the EA, Geoindex and Magic databases).

The conceptual site model is a representation of the hypothesised relationships between sources, pathways and receptors which allows the identification of potential pollutant linkages and whether these linkages have the potential to comprise significant harm and/or pollution of controlled waters in relation to the site. This model comprises three elements:

Source – the key pollutant hazards associated with the site

Receptor – the key targets at risk from the sources

Pathway – the means by which the contaminant can cause harm to the receptor

If all three elements are present, then a potential pollutant linkage exists, and this may require further assessment.

4.2 Potential Contamination Sources

The site has remained undeveloped and has previously been used as an agricultural field. Therefore, contamination of the land beneath the site is not expected.

A number of off-site land uses have been identified in the surrounding area (i.e., within a 250m radius) that have the potential to contaminate the shallow soils at the site. The land uses and their associated contaminants are summarised in Table 5 below:

Table 5 – Off-Site Land Use Summary

Land Use	Potential Contaminants
Allotments	Heavy metals, polyaromatic hydrocarbons (PAHs), nitrates.
Works	Heavy metals, inorganic compounds, acids/alkalis, organic compounds, pathogens.
Garages	Heavy metals, hydrocarbons, polyaromatic hydrocarbons (PAHs), solvents.

EnviroSolution Ltd 30th November 2022

Ref: CL101_V1

Land Use	Potential Contaminants
Timber Yard	Heavy metals, inorganic compounds, acids/alkalis, asbestos, organic solvents, preservatives, polychlorinated biphenyls (PCBs) (panel products, in older hydraulic presses only)
Historic Landfills	Ground gases (methane and carbon dioxide)

It is considered that the above land uses can be discounted as potential sources of contamination due to the distance (>80m) and the presence of low permeability diamicton deposits which underlie the area which will act as an impermeable barrier, preventing migration of contaminants towards the site. Nearby borehole records show the soils to be comprised of cohesive clays and silts.

The historic landfill sites can be discounted as potential sources of contamination due to the distance from site (≥870m). Geological maps show generally low permeability diamicton in the areas to the north of the site.

4.3 Receptors

The potential receptors considered to be at risk from soil and groundwater contamination associated with the site are summarised in Table 6 below:

Table 6 - Receptor Description

Receptor	Details				
Human (On Site)	Construction workersFuture site usersSite visitors				
Human (Off Site)	- Adjacent site users				
Controlled Waters	Secondary (undifferentiated)Secondary BRiver Ehen				
Building/ construction materials	FoundationsBuried services				
Environmental Receptors	National ParksSites of Special Scientific Interest (England)				

4.4 Pathways

The potential exposure pathways linking contamination with the receptors identified above are summarised in Table 7 below:

Table 7 - Exposure Pathways Summary

Receptor	Details of Exposure Pathway
Human (on-site)	 Direct ingestion of contaminated soil/groundwater Dermal contact with soil/groundwater Inhalation of gases and vapours
Human (off-site)	 Inhalation of fibres and particulates Inhalation of migrating gases and vapours
Controlled waters	 Vertical and lateral migration of dissolved phase contaminants via preferential pathways to groundwater aquifers Direct surface water run-off to surface water features
Building/construction	 Buried materials/services - Contact with contaminated soil and/or groundwater

4.5 Potential Pollution Linkages

4.5.1 Human Health

The formal development plan includes the construction of 15 no. dwellings with landscaped spaces. This is considered to be a sensitive end use.

The presence of buildings and hardstanding would eliminate the risk of exposure, via the dermal contact and ingestion pathways to future site users to any ground contamination that may remain following development.

There could be a potential risk of exposure to any ground contamination that remains following redevelopment in any areas of soft landscaping, to future site users, via all possible exposure pathways.

Any ground gases (i.e., methane and carbon dioxide) and vapours that are present within the soils beneath the site could potentially ingress into future buildings through preferential pathways (e.g., service entry points). Therefore, there would be a risk of exposure via inhalation to future site users.

There is the potential for construction workers and adjacent land users to be exposed to soil and groundwater contamination during site redevelopment. However, the use of appropriate PPE and the adoption of suitable Health and Safety methods will help to reduce the risks posed to human health during this work.

4.5.2 Controlled Waters

The site is directly underlain by diamicton deposits (Till) which are designated as Secondary (undifferentiated) Aquifer. The diamicton is generally of low permeability and will act as an impermeable barrier, preventing any migration of potential contaminants. Additionally, the site has remained undeveloped so no Made Ground is expected.

The site does not lie within a Source Protection Zone and there are no groundwater abstraction licences located within 1km radius of the site.

There is a significant surface water feature within a 1km radius, The River Ehen 160m southeast. Migration of pollutants via direct surface water run-off is deemed possible but unlikely. No contaminants are expected on site.

Overall, the risk to controlled waters is deemed to be moderate to low.

4.5.3 Building/Construction Materials/Buried Services

The presence of any soil and groundwater contaminants beneath the site could potentially impact on construction materials for future new developments, such as below ground structures and services. Concrete foundations are particularly sensitive to aggressive ground conditions, i.e., sulphate attack.

If ground gases and vapour are present in the soil beneath the site, then there would be the potential risk of ingress into new properties which could present a risk of explosion.

4.6 Environmental Designations

The proposed development is not considered to pose a risk to the identified environmental designations.

4.7 Preliminary Hazard Assessment

A preliminary hazard assessment is presented in Table 8. The preliminary hazard assessment is a qualitative assessment of the risks posed by each potential pollutant linkage described above and is used to identify the requirement for additional work (e.g., intrusive ground investigation).

Table 8 – Preliminary Hazard Assessment

Source 1	Pathway	Receptor	Likelihood	Effect	Risk	Assessment
Contaminated soil	Ingestion (via soil dust), inhalation (via soil dust and vapours), ingestion through dirty hands, dermal contact with soil/water.	Future site users Adjacent site users Construction workers	1	3	Low	No on-site contamination source potential identified. Impermeable superficial deposits will limit the migration of off-site contaminants to the site.
Contaminated soil groundwater	Direct contact	Buildings/ services	1	3	Low	No on-site contamination source potential identified.
Contaminated groundwater	Downward or lateral migration Surface water run-off	Secondary (undifferentiated) Secondary B River Ehen	1	3	Low	No on-site contamination source identified. The site does not lie within a Source Protection Zone. There are no sensitive groundwater abstraction licences located nearby
Ground gas / vapours Radon	Inhalation, ingress into buildings	Buildings / services Future site users	3	4	High	Off-site sources of ground gases have been discounted based on distance from site and

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19^{30th November 2022}

Ref: CL101_V1

Source 1	Pathway	Receptor	Likelihood	Effect	Risk	Assessment
		Adjacent site users				the presence of impermeable superficial
		Construction				deposits.
		workers				Site lies within a high probability area for
						radon. This can be suitably mitigated through
						the incorporation of full radon protective
						measures in accordance with BR 211 Radon:
						Guidance on protective measures for new
						buildings.

Using Risk Matrix (Table 8) Degree of Risk (R) = Likelihood (L) x Effect (E)

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Table 8 - Risk Matrix, Degree of Risk (R) = Likelihood (L) x Effect (E)

Likelihood	Description	Probability	Effect (E)	Description
5	Almost certain	>70%		
4	Probable	50-70%	4	Severe
3	Likely	30-50%	3	Medium
2	Unlikely	10-30%	2	Mild
1	Negligible	<10%	1	Minor
Risk (R)	Risk Level	Action		
1-5	Low	None required		
6-10	Moderate	Further assessment via Phase 2 intrusive ground investigation.		
>10	High	Further assessm investigation.	ent via Phase 2	intrusive ground

5 Conclusions and Recommendations

The preliminary environmental site assessment indicates that the site can be classified as high risk in terms of contamination due to the site being situated within a high-risk area for radon. However, it is considered that this risk classification can be reduced to low through the incorporation of full radon protective measures in accordance with BRE 211 Radon: Guidance on protective measures for new buildings. The completion of a Phase 2 investigation is not deemed necessary.

It is recommended that a detailed radon search report is acquired for the site to confirm the risk.

During site preparation works, if any unexpected visual or olfactory evidence of contamination is encountered, it is recommended that the material is removed and stockpiled on site and advice is sought from a suitably qualified person (Environmental Consultant) on how to deal with the material. Testing of the material will be necessary to identify whether it is suitable for re-use on site or if it will have to be taken off-site for disposal.

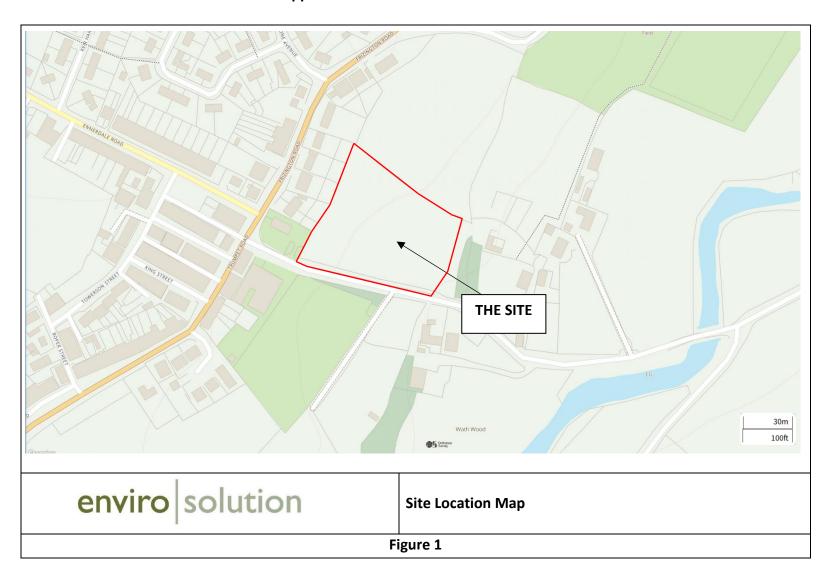
In addition, to ensure that they do not come into contact with contaminated soils and groundwater, it is recommended that workers wear appropriate personal protective equipment (PPE) and that suitable Health and Safety procedures be adopted to ensure that ingestion of contaminated soils and groundwater is avoided (e.g. by washing hands prior to eating, drinking and smoking.

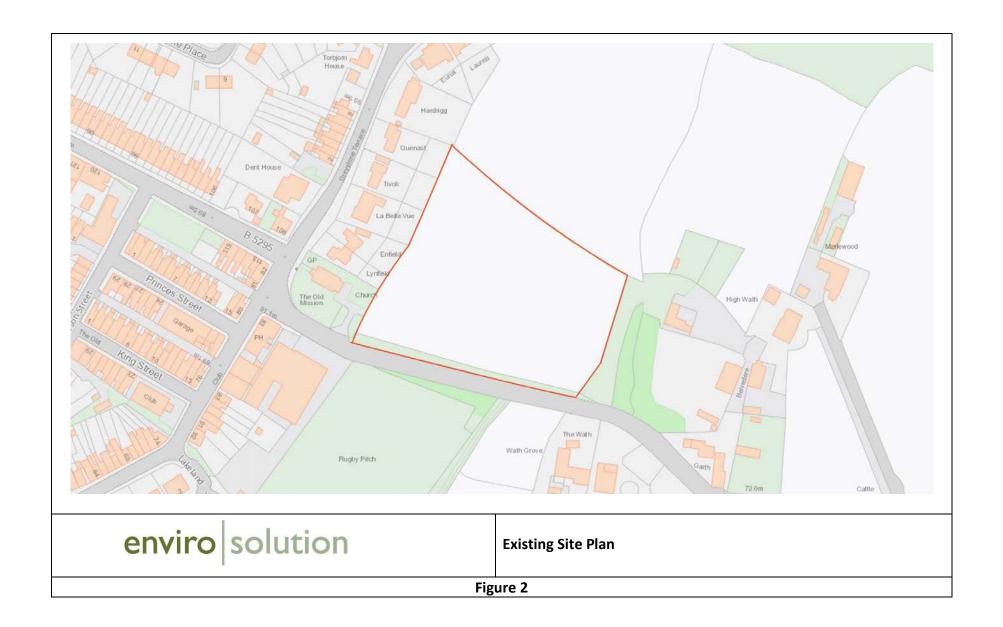
APPENDICES

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Ref: CL101_V1

Appendix A – Site Location and Site Plan







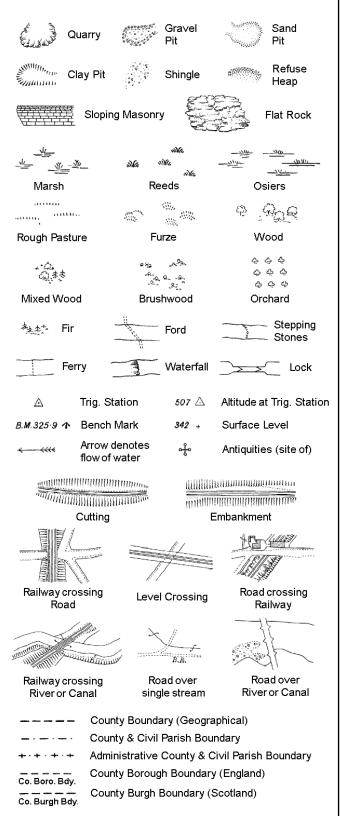
Appendix B – Site Photographs



Appendix C – Historic Maps

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



B.R.

E.P

F.B.

M.S

Bridle Road

Foot Bridge

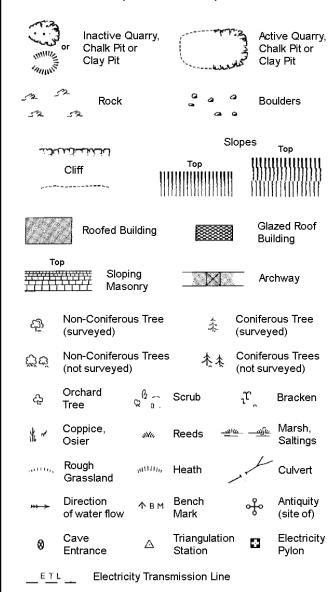
Mile Stone

M.P.M.R. Mooring Post or Ring

Electricity Pylor

Guide Post or Board

Ordnance Survey Plan, Additional SIMs and Large-Scale National Grid Data 1:2,500 and **Supply of Unpublished Survey Information** 1:2,500 and 1:1,250



	Londo	n Borough Bo	undary
	•	ol marking poir ng changes	nt where boundary
вн	Beer House	Р	Pillar, Pole or Post
BP, BS	Boundary Post or Sto	ne PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
EIP	Electricity Pillar or Pos	t SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
Н	Hydrant or Hydraulic	тсв	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post

County Boundary (Geographical)

County & Civil Parish Boundary

Admin. County or County Bor. Boundary

Trough

Wind Pump

Wd Pp

Water Point, Water Tap

Civil Parish Boundary

Landan Danasah Dasmalan

LBBdy

Manhole

Mile Stone

Normal Tidal Limit

Mile Post or Mooring Post

MP

MS

NTL

Police Call Box

Telephone Call Box

Signal Post

Pump

Sluice

Spring

Trough

Well

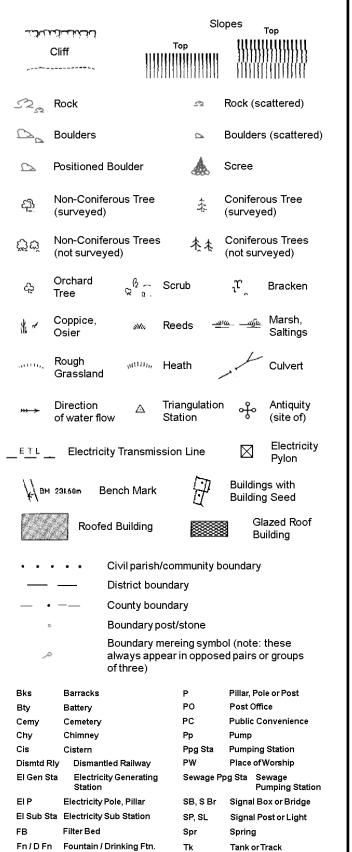
S.P

Sl.

 T_T

T.C.B

1:1,250



Gas Valve Compound

Mile Post or Mile Stone

Gas Governer

Guide Post

Manhole

Tr

Wd Pp

Wks

Trough

Wind Pump

Wr Pt. Wr T Water Point, Water Tap

Works (building or area)

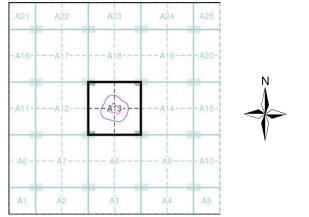
Envirocheck®

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cumberland	1:2,500	1863 - 1878	2
Cumberland	1:2,500	1899	3
Cumberland	1:2,500	1925	4
Ordnance Survey Plan	1:2,500	1962	5
Additional SIMs	1:2,500	1981 - 1987	6
Additional SIMs	1:2,500	1985 - 1991	7
Additional SIMs	1:2,500	1991	8
Large-Scale National Grid Data	1:2,500	1994	9
Large-Scale National Grid Data	1:2,500	1995	10
Large-Scale National Grid Data	1:2,500	1995	11

Historical Map - Segment A13



Order Details

Order Number: 304423286_1_1 ES281122 Customer Ref: National Grid Reference: 302870, 514550

Slice:

Site Area (Ha): 1.18 Search Buffer (m): 100

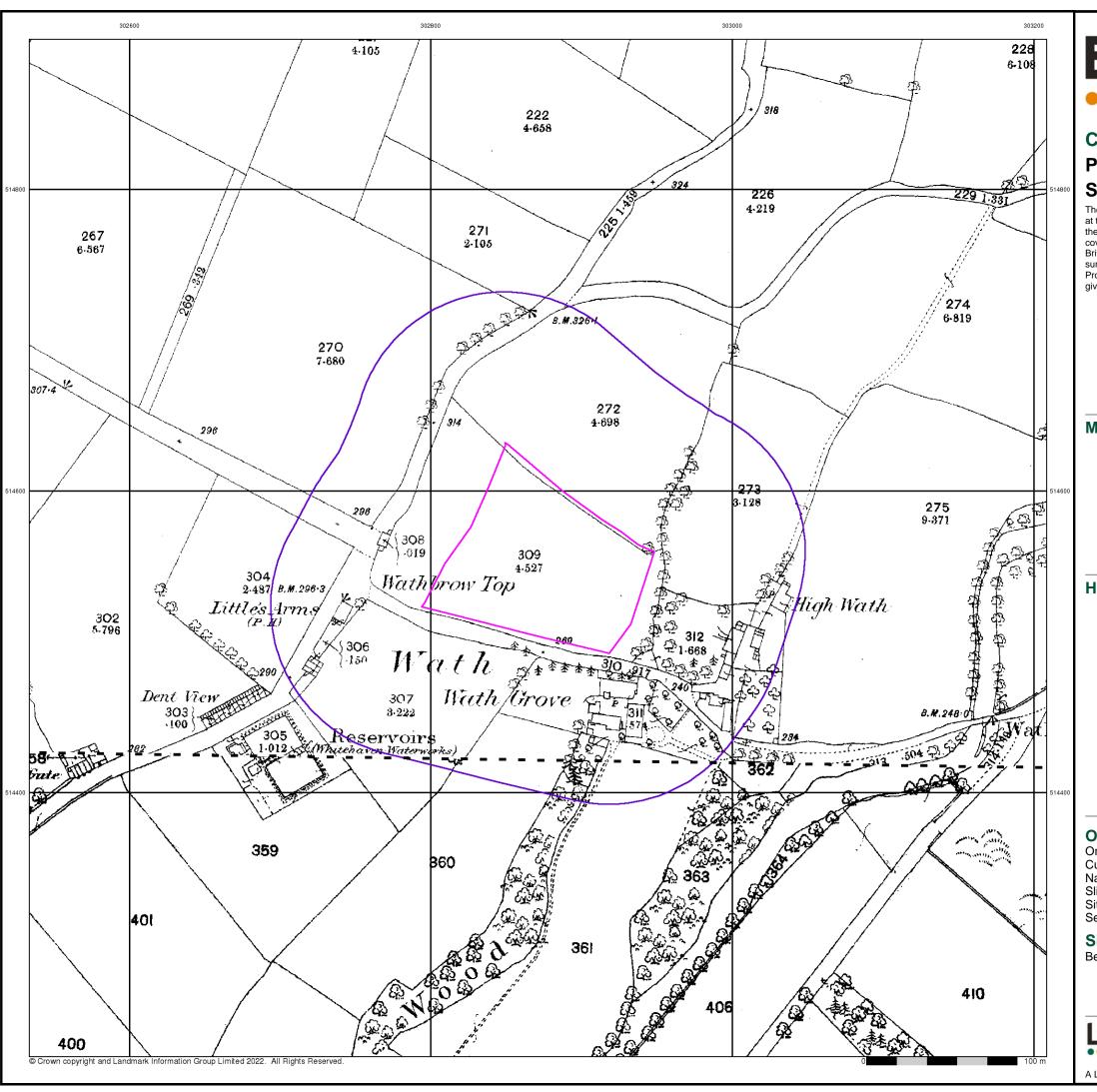
Site Details

Belvedere, CLEATOR, CA23 3AE



0844 844 9952

A Landmark Information Group Service v50.0 28-Nov-2022 Page 1 of 11



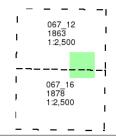
LANDMARK INFORMATION GROUP®

Cumberland

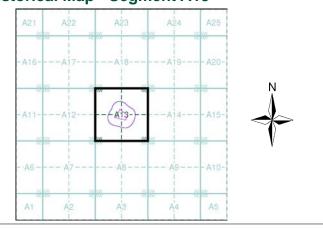
Published 1863 - 1878 Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 304423286_1_1 Customer Ref: ES281122 National Grid Reference: 302870, 514550 Slice:

Site Area (Ha): Search Buffer (m): 1.18 100

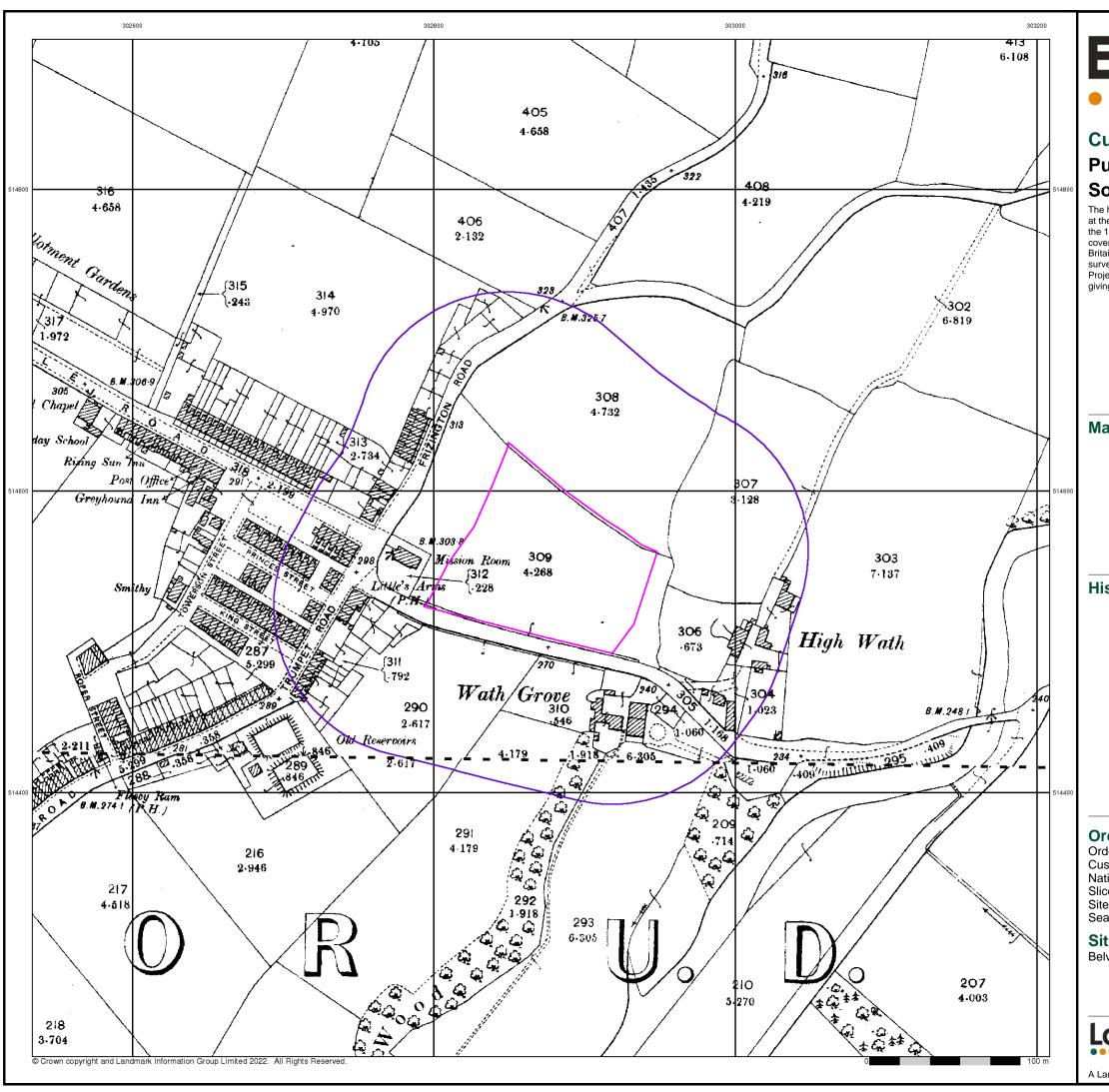
Site Details

Belvedere, CLEATOR, CA23 3AE

Landmark

0844 844 9952

A Landmark Information Group Service v50.0 28-Nov-2022 Page 2 of 11



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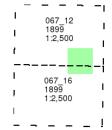
Cumberland

Published 1899

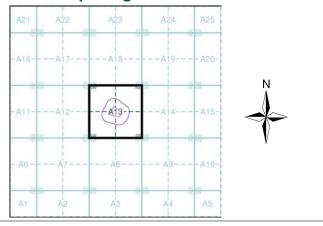
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 304423286_1_1 Customer Ref: ES281122 National Grid Reference: 302870, 514550

Slice:

Site Area (Ha): Search Buffer (m): 1.18 100

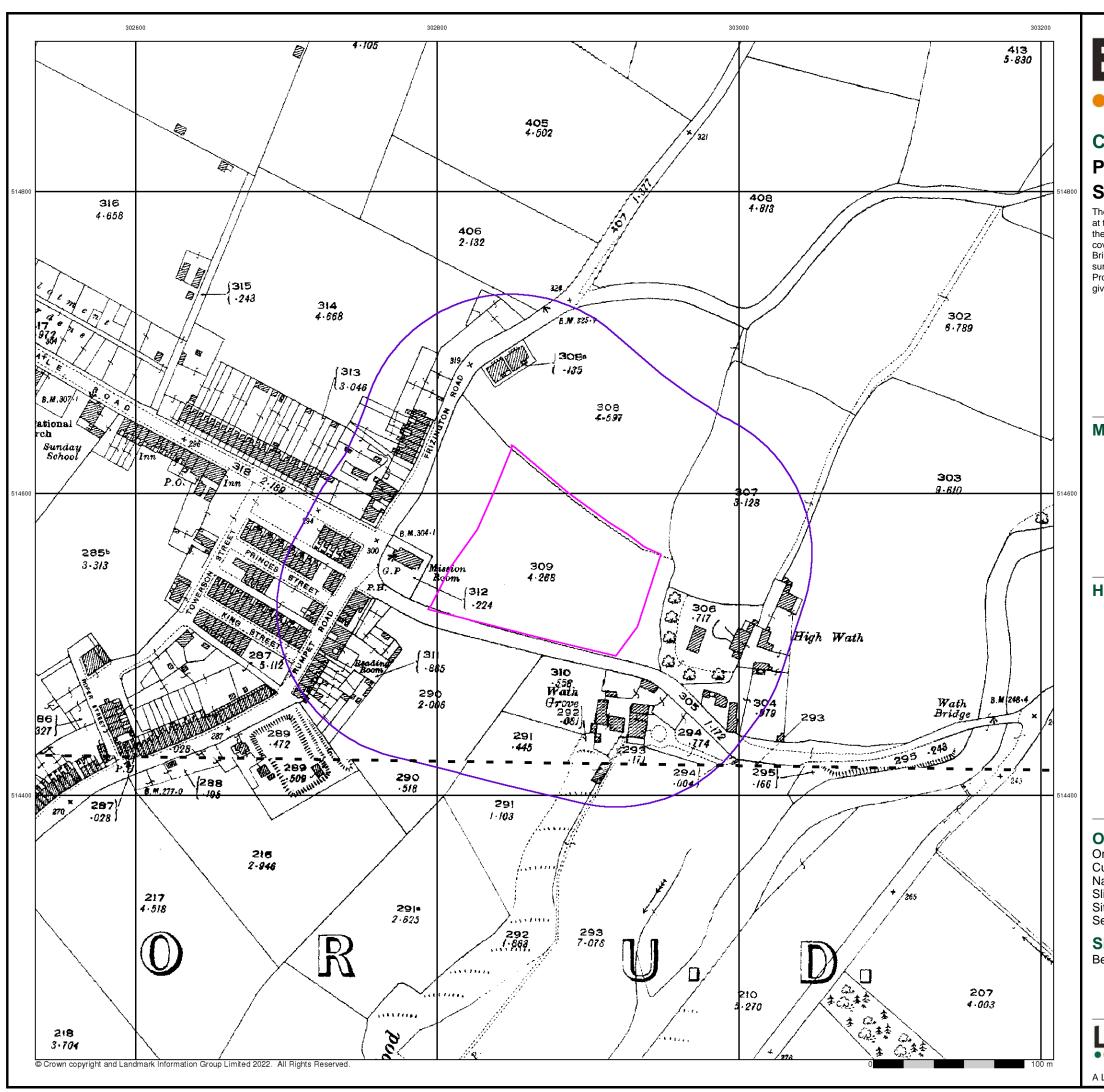
Site Details

Belvedere, CLEATOR, CA23 3AE

Landmark

0844 844 9952

A Landmark Information Group Service v50.0 28-Nov-2022 Page 3 of 11



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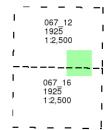
Cumberland

Published 1925

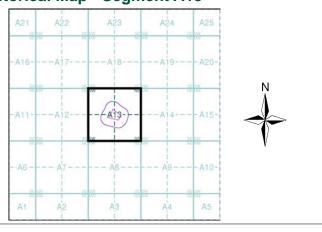
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 304423286_1_1
Customer Ref: ES281122
National Grid Reference: 302870, 514550

Slice:

Site Area (Ha): 1.18 Search Buffer (m): 100

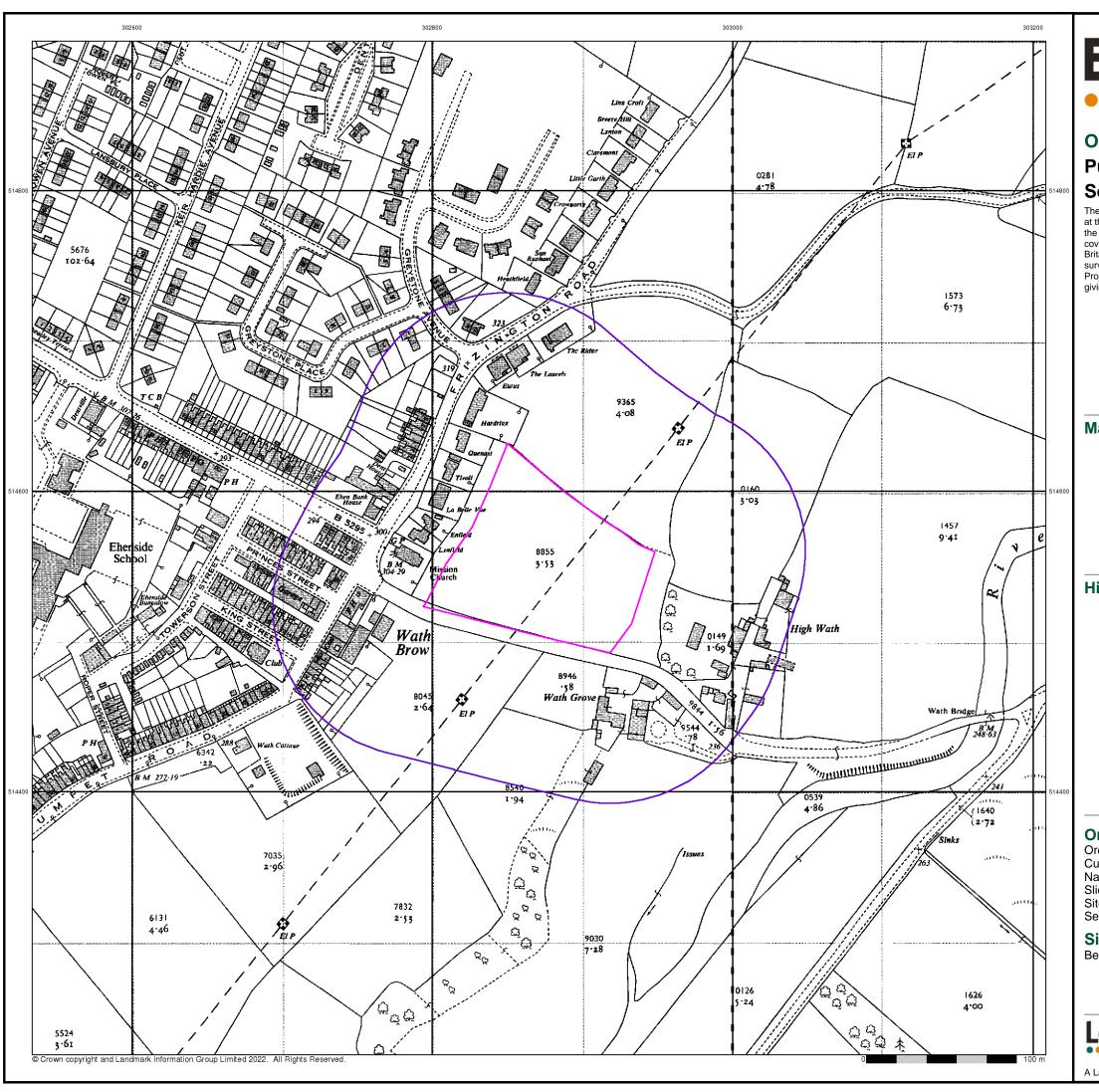
Site Details

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A Landmark Information Group Service v50.0 28-Nov-2022 Page 4 of 11



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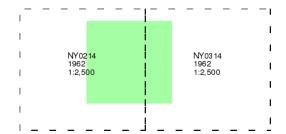
Ordnance Survey Plan

Published 1962

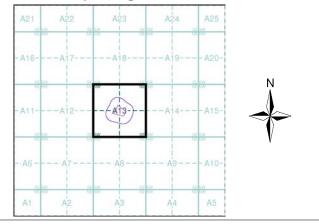
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 304423286_1_1
Customer Ref: ES281122
National Grid Reference: 302870, 514550

Slice:

Site Area (Ha): 1.18 Search Buffer (m): 100

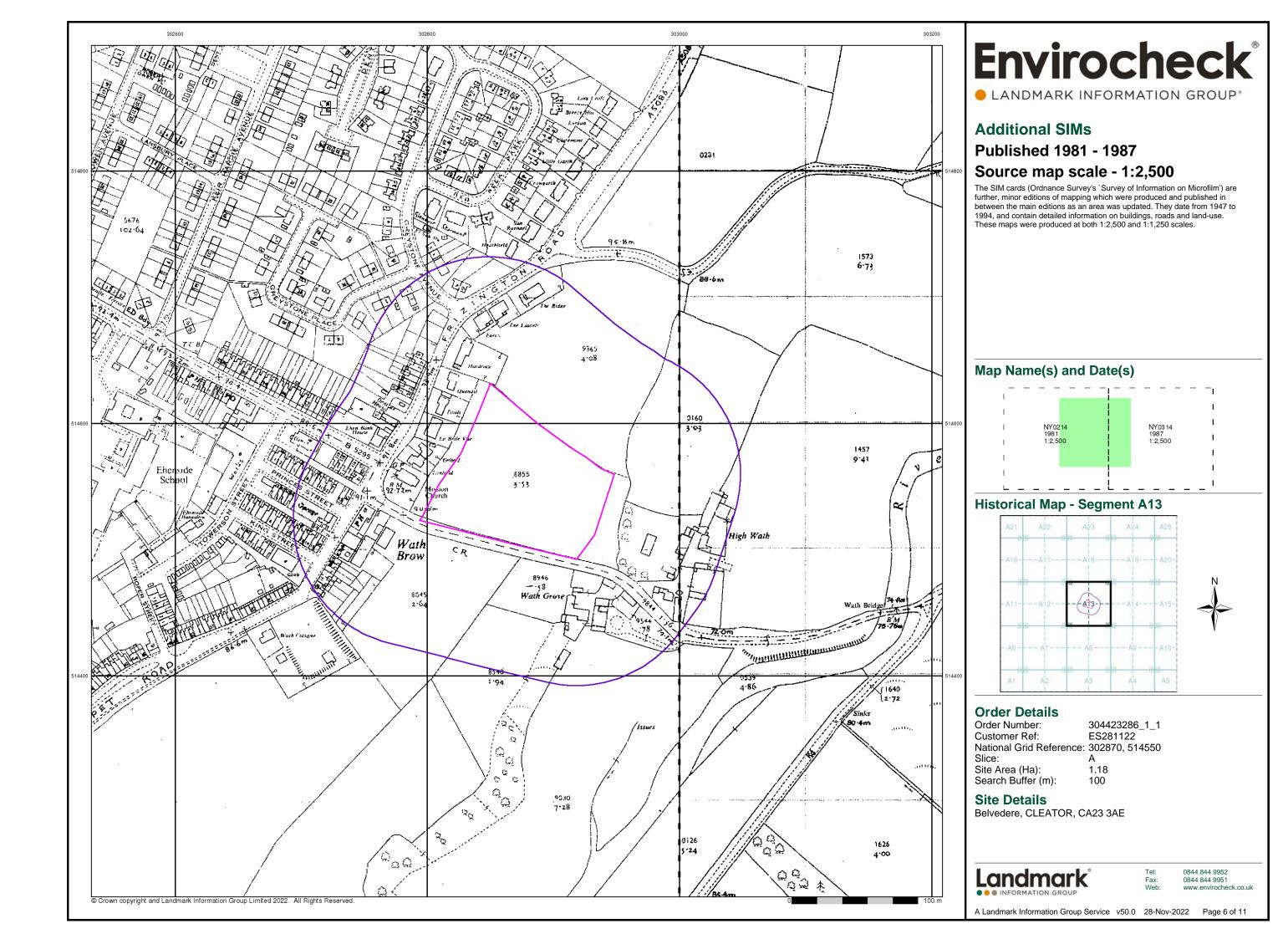
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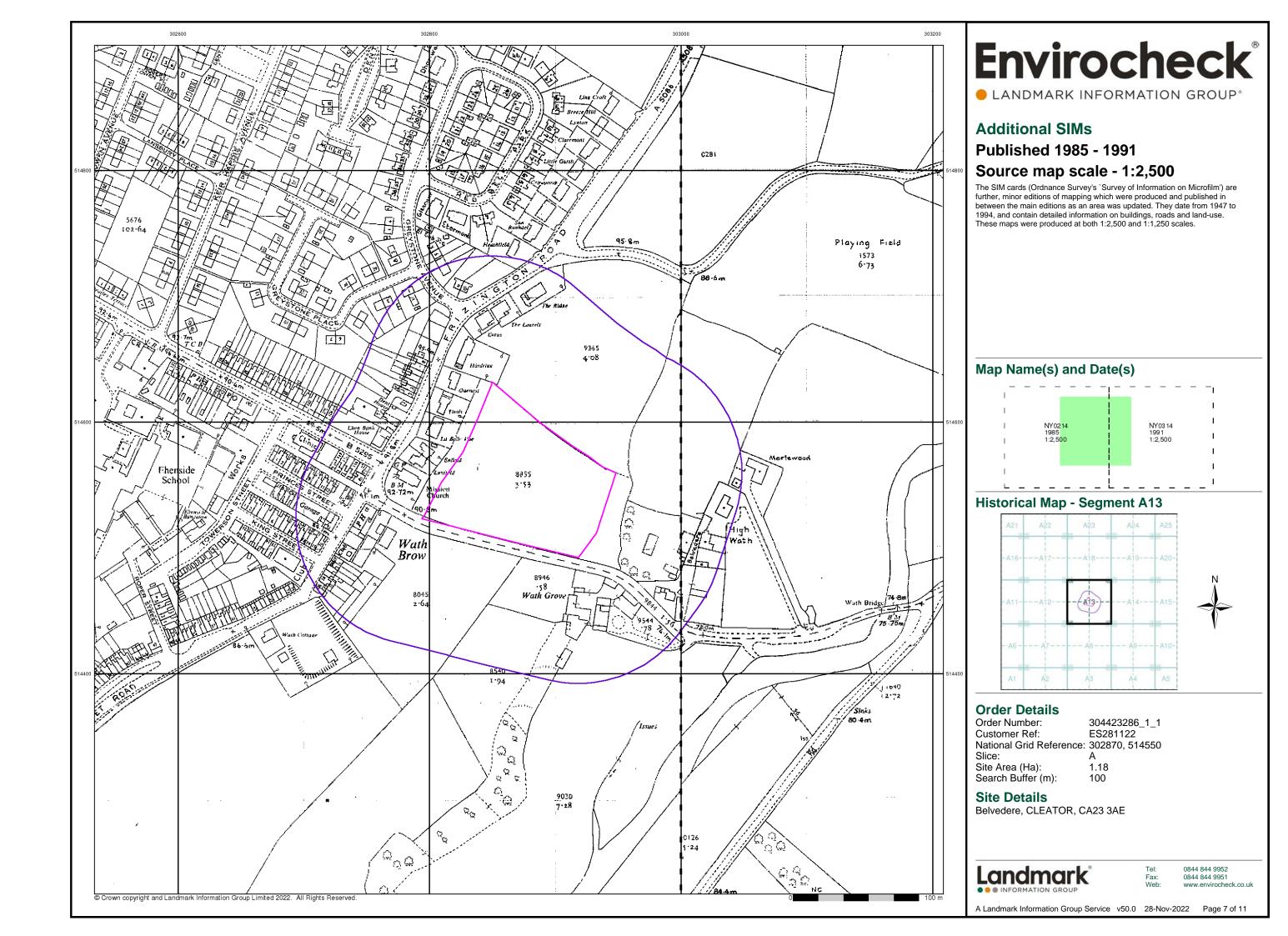
Belvedere, CLEATOR, CA23 3AE

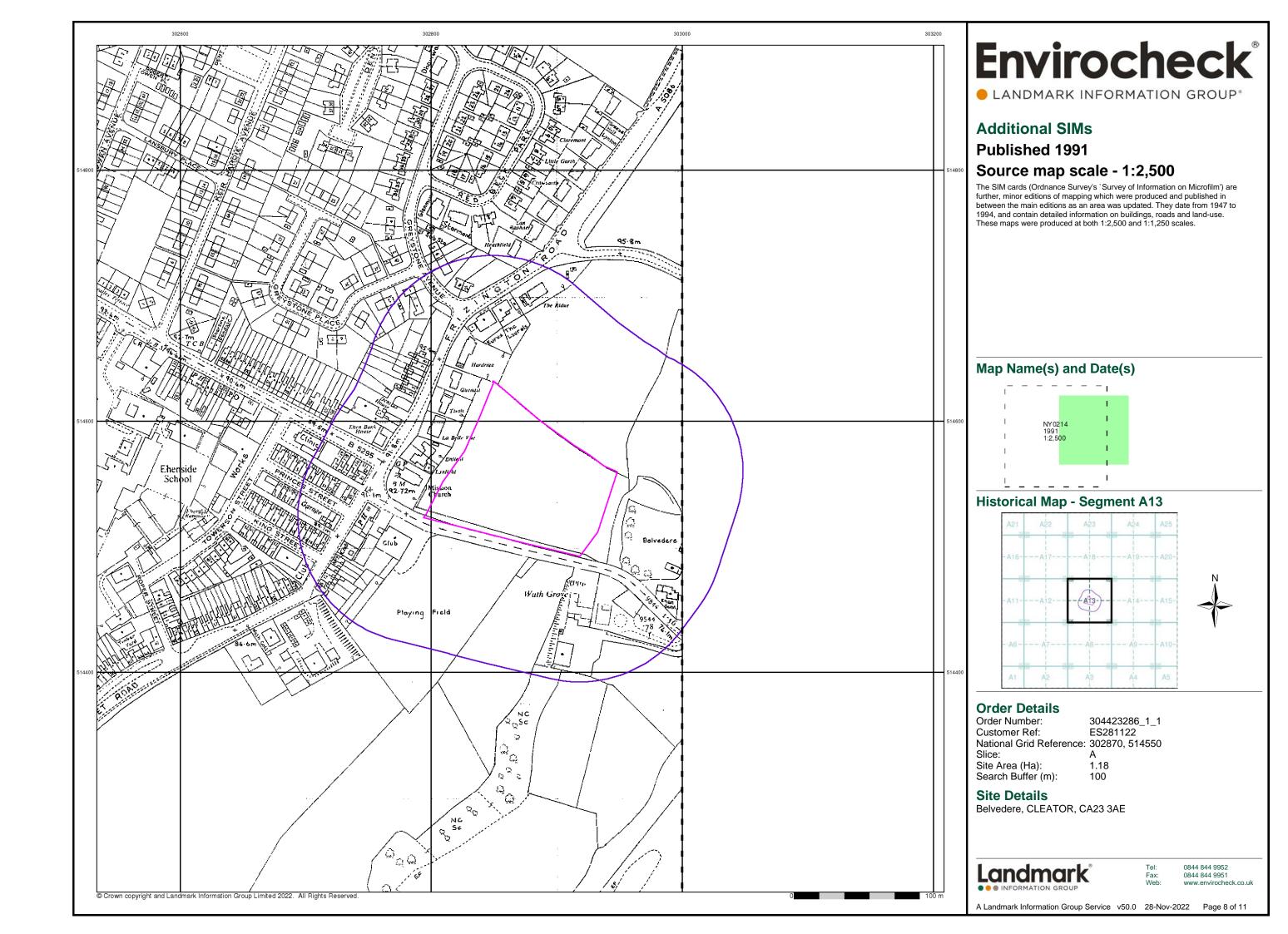
Landmark®

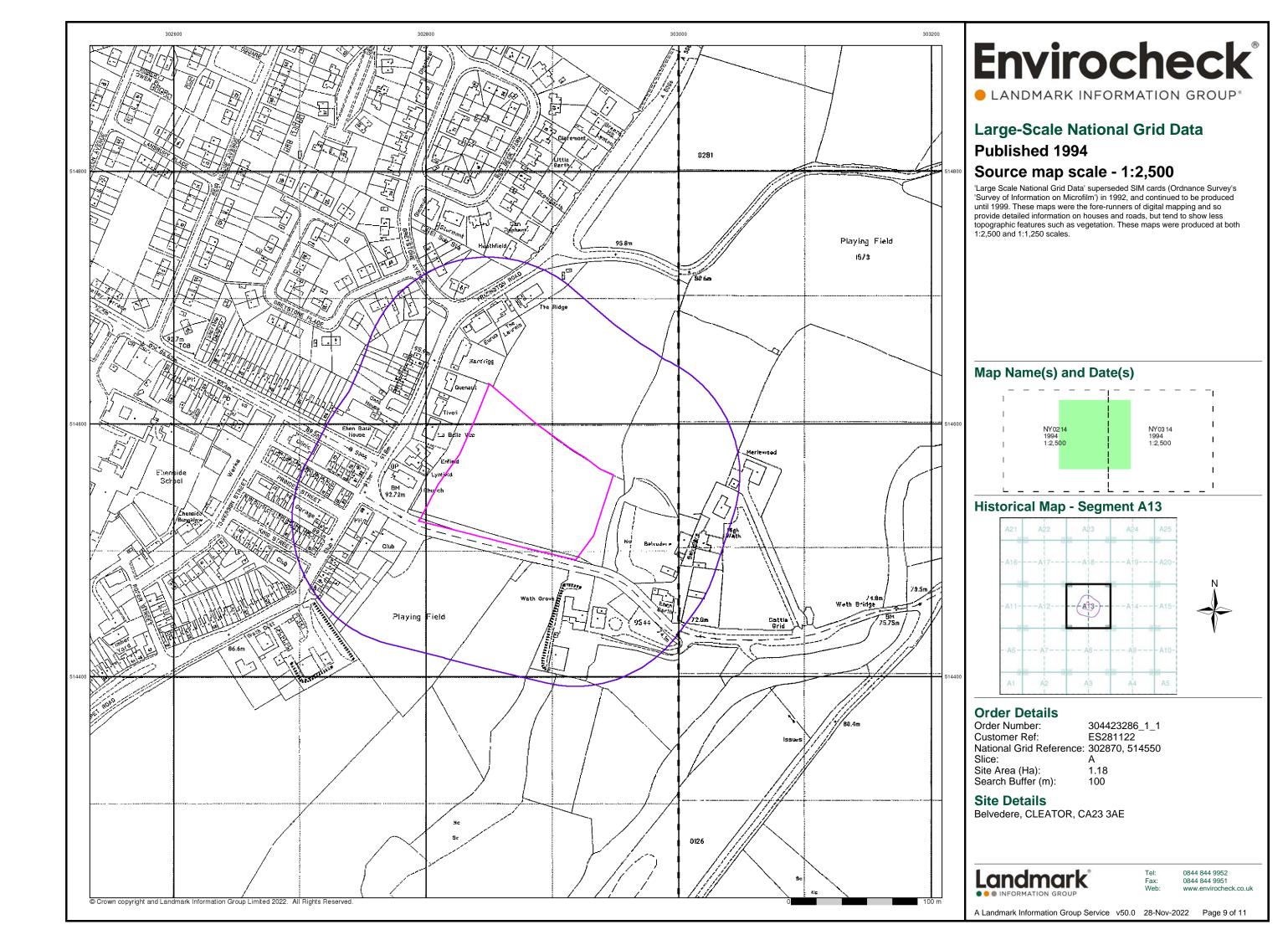
Tel: 0844 844 9952 Fax: 0844 844 9951 Web: www.envirochec

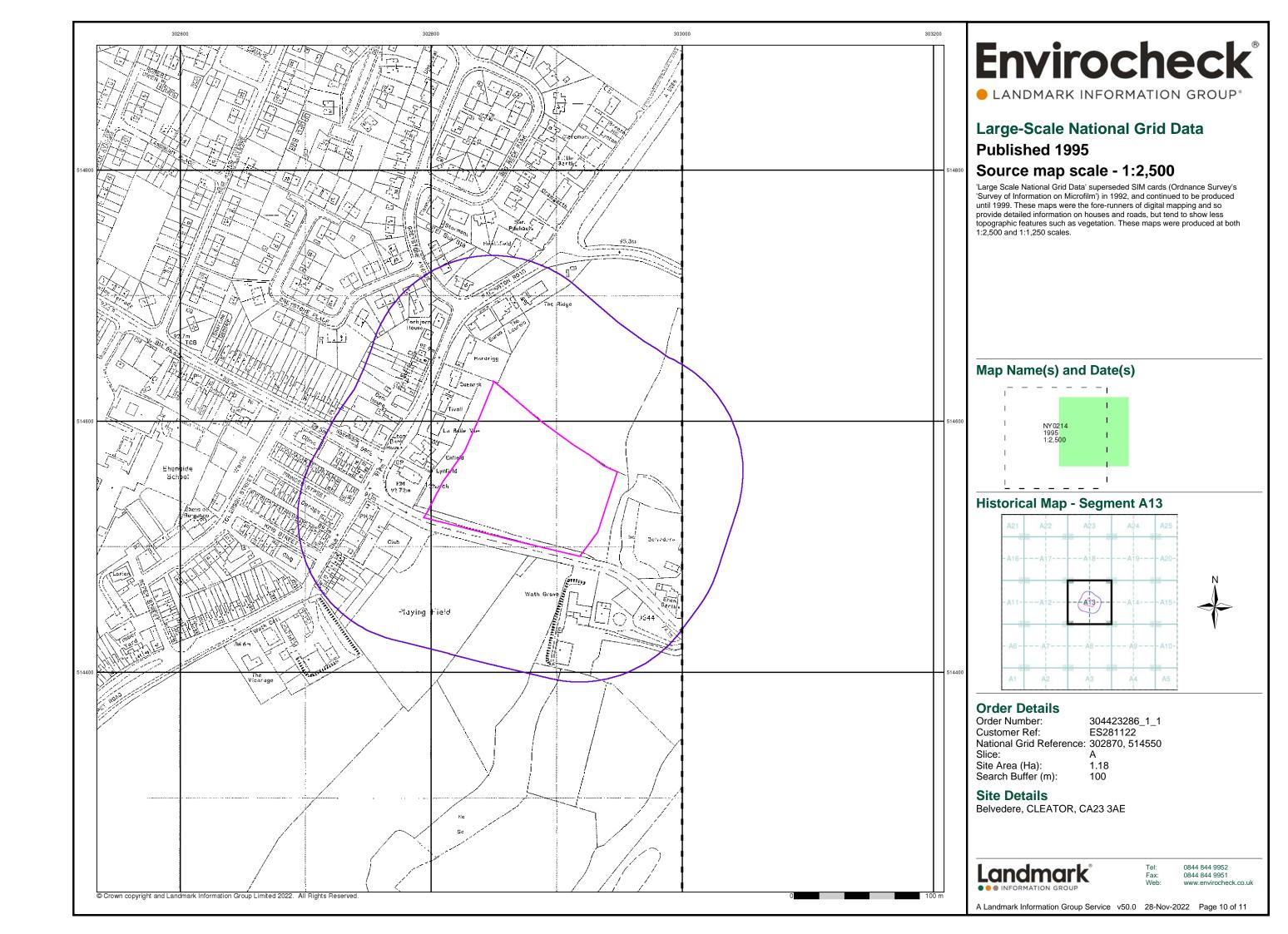
A Landmark Information Group Service v50.0 28-Nov-2022 Page 5 of 11

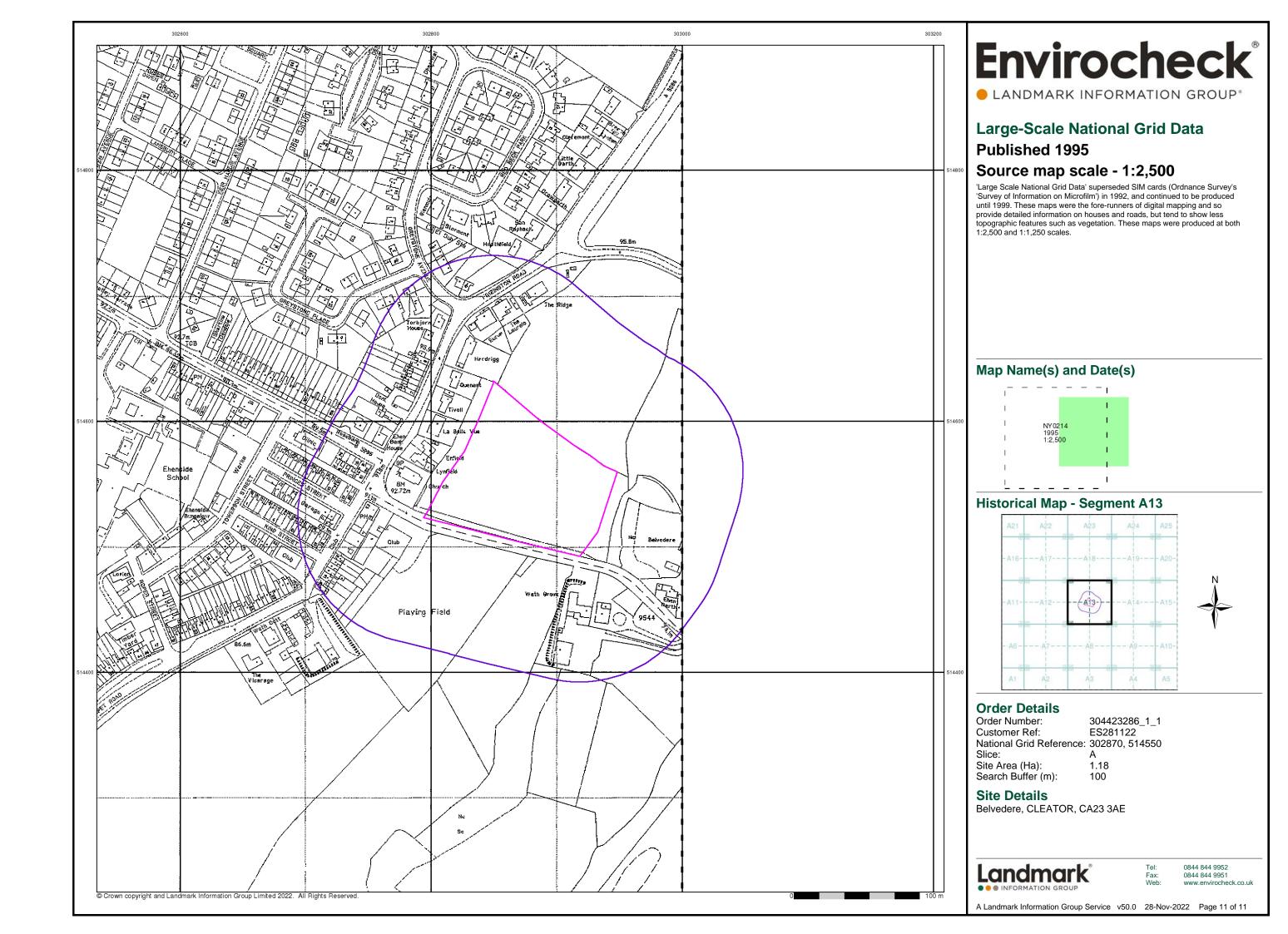












Historical Mapping Legends

Gravel Pit Other Orchard Mixed Wood Deciduous Brushwood Furze Rough Pasture Arrow denotes Trigonometrical flow of water Station Site of Antiquities Bench Mark Pump, Guide Post, Well, Spring, Signal Post **Boundary Post** ·285 Surface Level Sketched Instrumental Contour Contour Fenced Main Roads Minor Roads Un-Fenced Raised Road Sunken Road Railway over Road over Railway Ri∨er Railway over Level Crossing Road over Road over Road over County Boundary (Geographical) County & Civil Parish Boundary Administrative County & Civil Parish Boundary County Borough Boundary (England) Co. Boro. Bdy. County Burgh Boundary (Scotland) Rural District Boundary RD. Bdy.

····· Civil Parish Boundary

Ordnance Survey County Series 1:10,560

Ordnance Survey Plan 1:10,000

E COURT	Chalk Pit, Clay Pit or Quarry	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Gravel Pit
	Sand Pit		、 Disused Pit ✓ or Quarry
(Refuse or Slag Heap		Lake, Loch or Pond
	. Dunes	0000	⊋ Boulders
*	Coniferous Trees	$\triangle \triangle \triangle$	Non-Coniferous Trees
ቀ ቀ	Orchard On_	Scrub	∖Yn/ Coppice
។ ជ	Bracken	Heath '	、 , , , , Rough Grassland
<u> </u>	- Marsh wY//,	Reeds	그 <u>ょ</u> Saltings
(Merco)		tion of Flow of	Water
	Building		Shingle
	Glasshouse	<i>3</i> //	Sand
	Sloping Masonry	Pylon Pole Pole	Electricity Transmission Line
	**************	ent 	
Road '	//	\\	Multiple Track Standard Gauge Single Track
Under	Over Cross	ing Bridge	Siding, Tramway or Mineral Line
			→ Narrow Gauge
	Geographical Co	unty	
	— — Administrative Co		Borough
	Municipal Boroug Burgh or District		ıral District,
	Borough, Burgh o Shown only when no		
	Civil Parish Shown alternately w	hen coincidence d	of boundaries occurs
BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church		Post Office
CH F E Sta	Club House Fire Engine Station		Public Convenience Public House
FB FB	Foot Bridge		Signal Box
Fn	Fountain		Spring
GP	Guide Post		Telephone Call Box
MD	Mile Doct	TCD	Talanhana Call Boot

TCP

Telephone Call Post

Mile Post

1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock	3	Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle	Mud	Mud
Sand	Sand		Sand Pit
********	Slopes		Top of cliff
	General detail		Underground detail
	- Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)	• • • • •	Ci∨il, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
۵ ^۵ **	Area of wooded vegetation	۵ ^۵	Non-coniferous trees
\Diamond	Non-coniferous trees (scattered)	**	Coniferous trees
*	Coniferous trees (scattered)	Ö̈	Positioned tree
4 4 4 4	Orchard	* *	Coppice or Osiers
affr,	Rough Grassland	www.	Heath
On_	Scrub	7 <u>₩</u> ۲	Marsh, Salt Marsh or Reeds
6	Water feature	←	Flow arrows
MHW(S)	Mean high water (springs)	MLW(S)	Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
← BM 123.45 m	Bench mark (where shown)	Δ	Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)	\boxtimes	Pylon, flare stac or lighting tower
+	Site of (antiquity)		Glasshouse
	General Building		Important Building

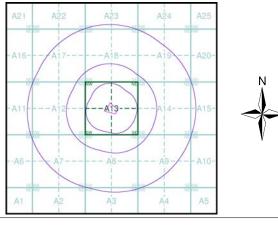
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Historical Mapping & Photography included:

Mapping Type	Scale Date	Pg
Cumberland	1:10,560 1867	2
Cumberland	1:10,560 1900	3
Cumberland	1:10,560 1926	4
Cumberland	1:10,560 1938	5
Ordnance Survey Plan	1:10,000 1956 - 19	57 6
Ordnance Survey Plan	1:10,000 1971	7
Ordnance Survey Plan	1:10,000 1993	8
10K Raster Mapping	1:10,000 2000	9
Street View	Variable	10

Historical Map - Slice A



Order Details

Order Number: 304423286_1_1
Customer Ref: ES281122
National Grid Reference: 302870, 514550

Slice:

Site Area (Ha): 1.18 Search Buffer (m): 1000

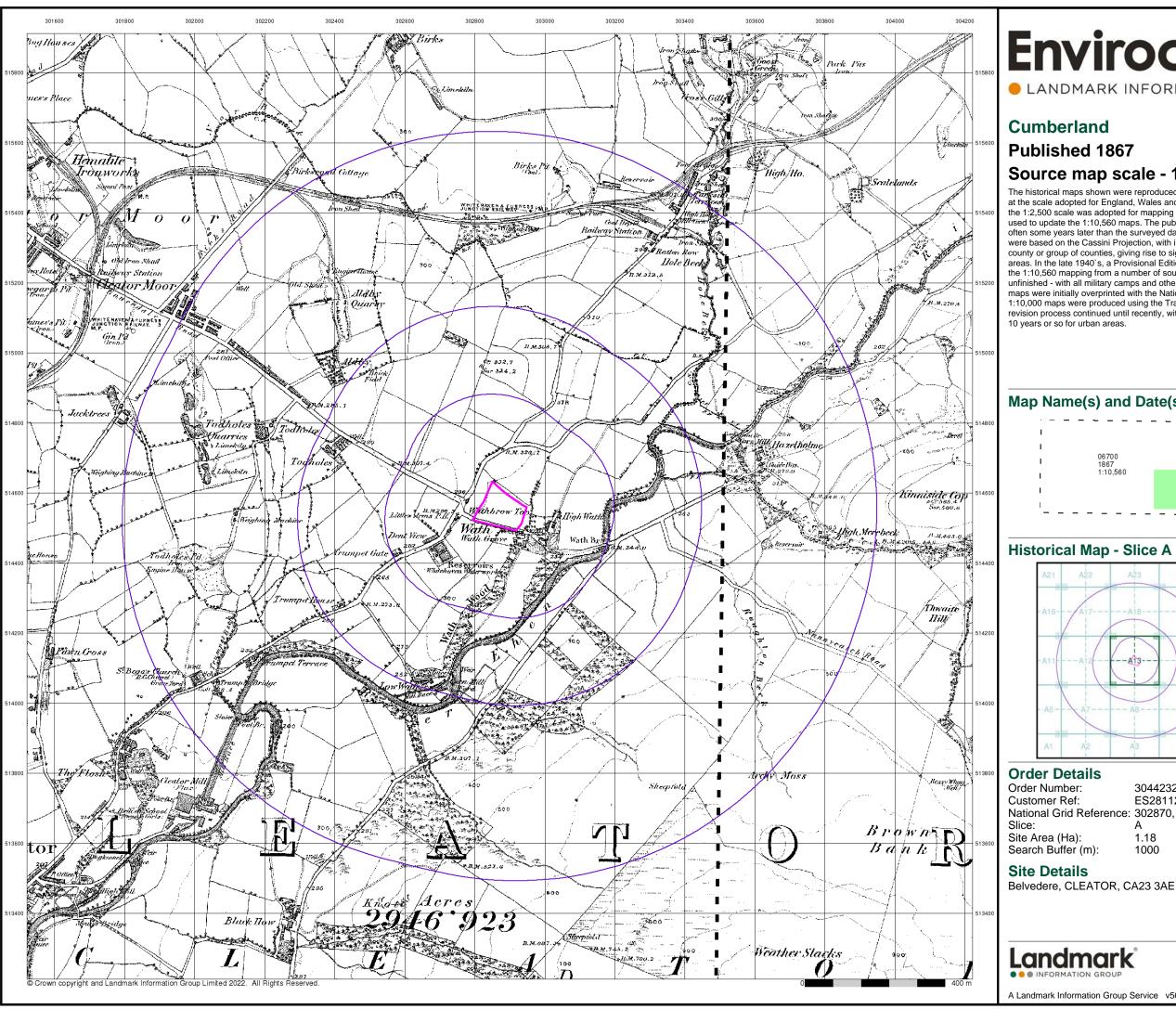
Site Details

Belvedere, CLEATOR, CA23 3AE



el: 0844 844 9952 ax: 0844 844 9951 eb: www.envirocheck.co.uk

A Landmark Information Group Service v50.0 28-Nov-2022 Page 1 of 10



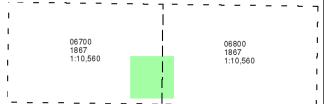
Envirocheck®

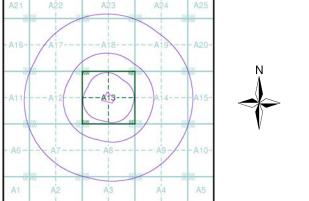
LANDMARK INFORMATION GROUP®

Source map scale - 1:10,560

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

Map Name(s) and Date(s)

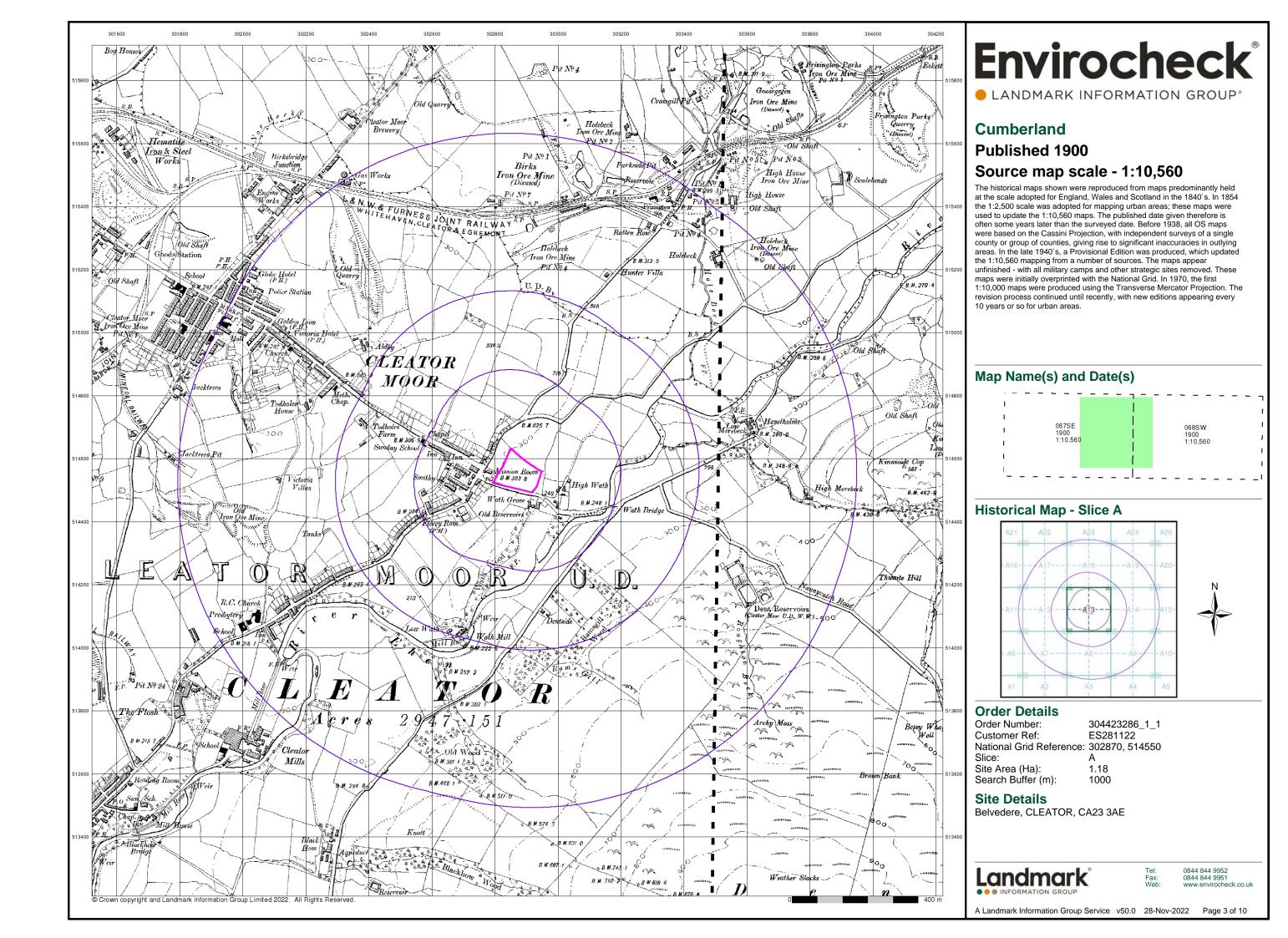


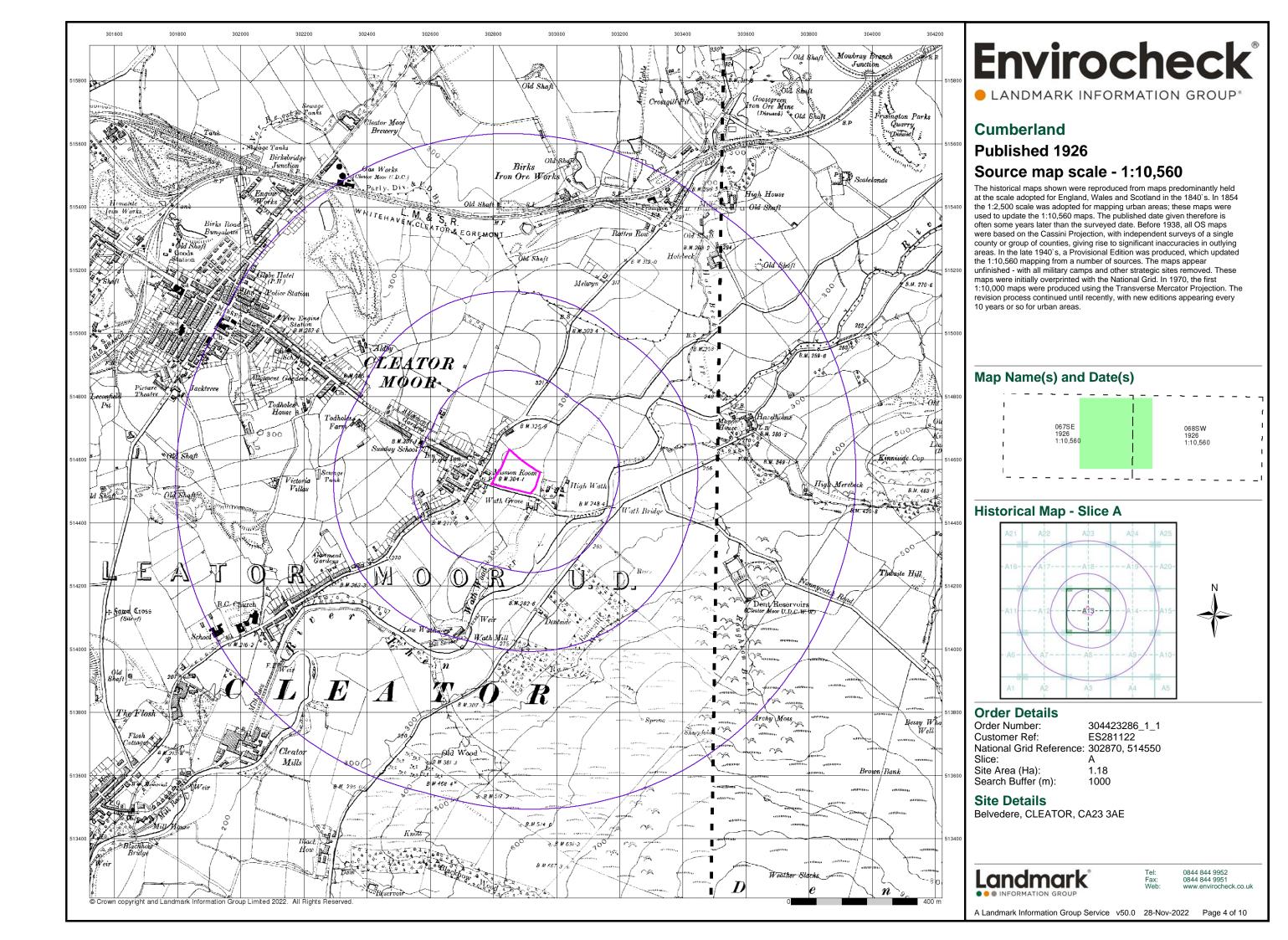


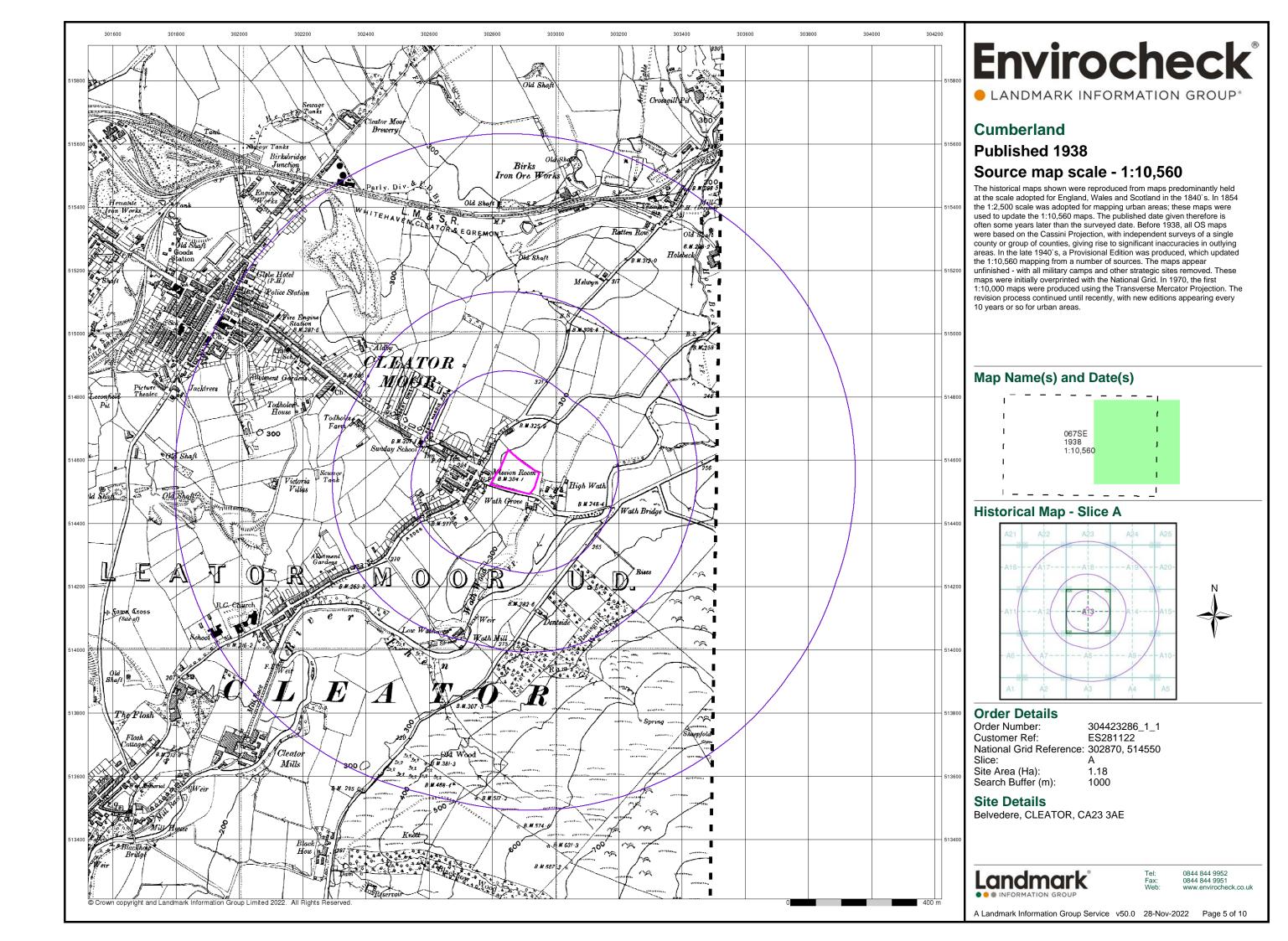
304423286_1_1 ES281122 National Grid Reference: 302870, 514550

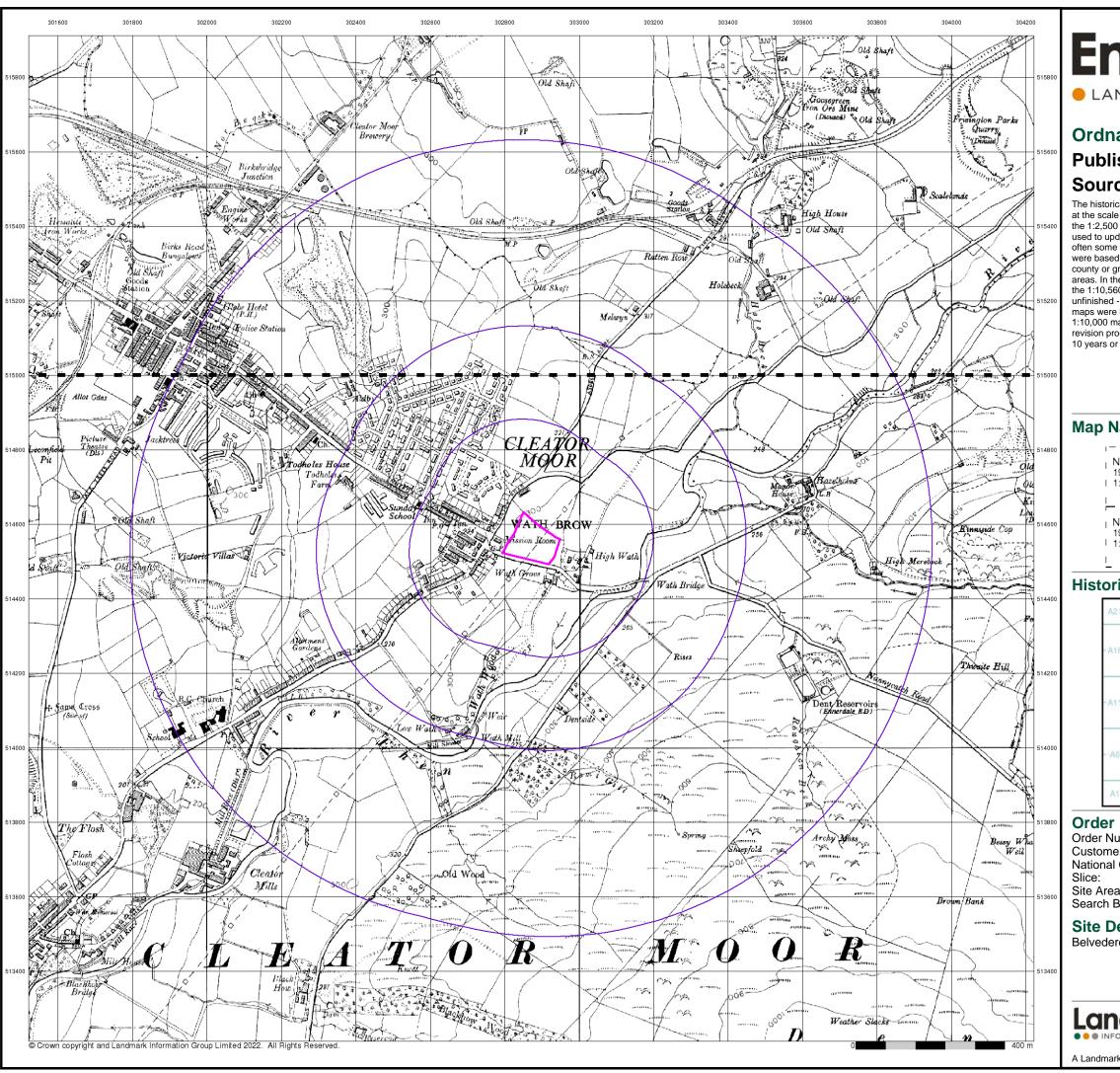
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A Landmark Information Group Service v50.0 28-Nov-2022 Page 2 of 10









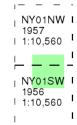
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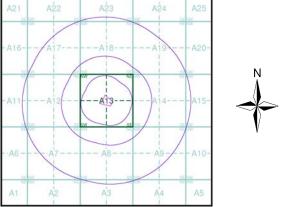
Ordnance Survey Plan Published 1956 - 1957 Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 304423286_1_1 Customer Ref: ES281122 National Grid Reference: 302870, 514550

Site Area (Ha): Search Buffer (m): 1.18 1000

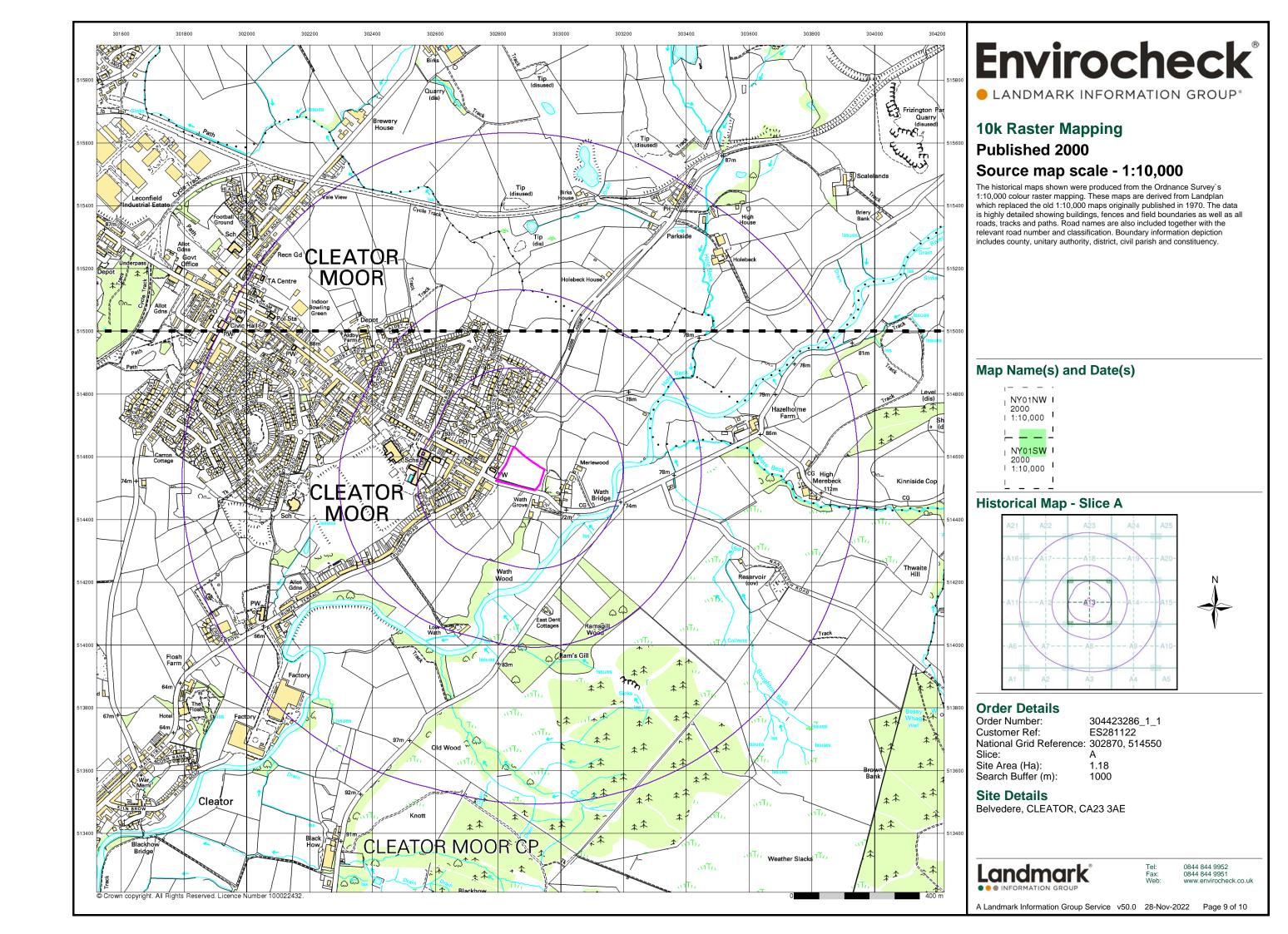
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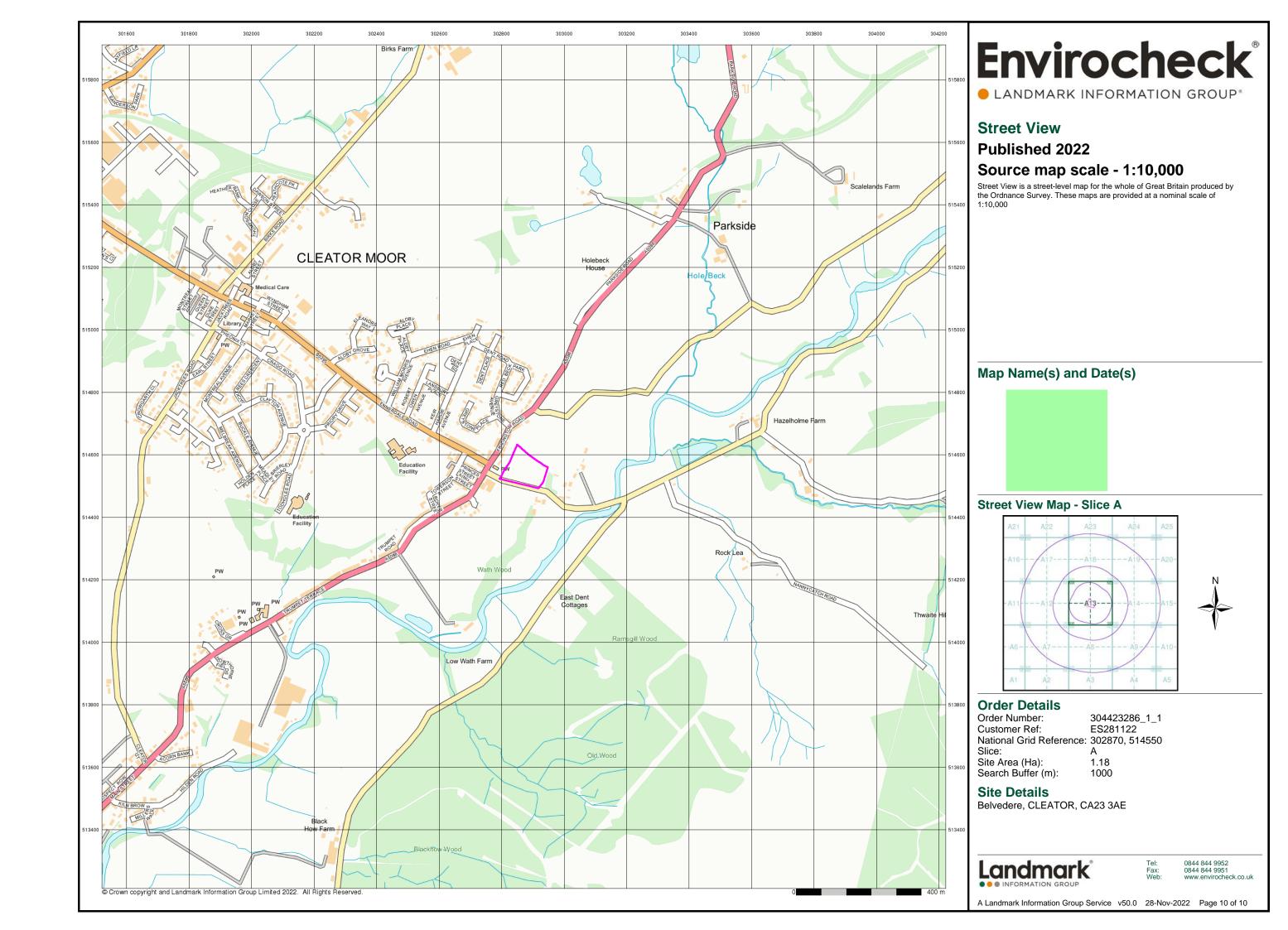
Belvedere, CLEATOR, CA23 3AE



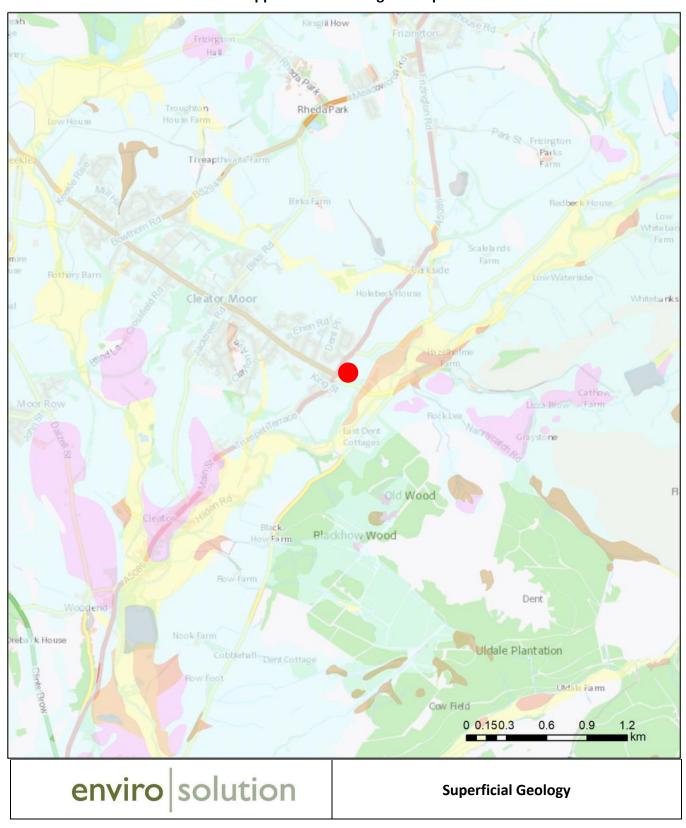
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A Landmark Information Group Service v50.0 28-Nov-2022 Page 6 of 10





Appendix D – Geological Maps



Superficial deposits 1:50,000 scale

GLACIOFLUVIAL DEPOSITS, DEVENSIAN - SAND AND GRAVEL

TILL, DEVENSIAN - DIAMICTON

ALLUVIUM - CLAY, SILT, SAND AND GRAVEL

HEAD - CLAY, SILT, SAND AND GRAVEL

RIVER TERRACE DEPOSITS, 1 - CLAY, SAND AND GRAVEL

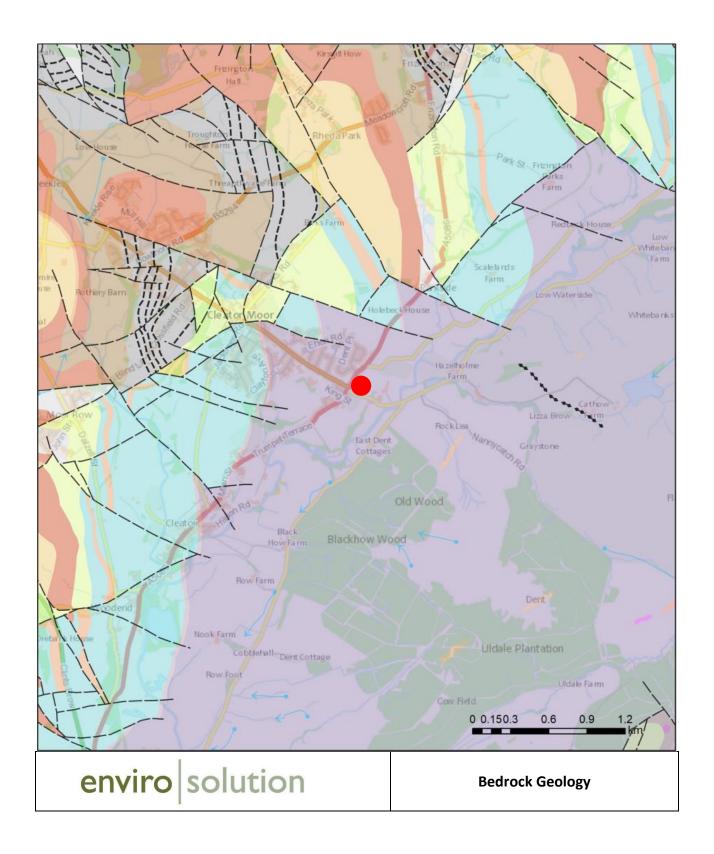
ALLUVIAL FAN DEPOSITS - SAND AND GRAVEL

PEAT - PEAT

SUPERFICIAL THEME NOT MAPPED [FOR DIGITAL MAP USE ONLY] - UNKNOWN/UNCLASSIFIED ENTRY



Superficial Geology Key



Bedrock geology 1:50,000 scale

LAKE DISTRICT DEVONIAN MINOR INTRUSION SUITE - MICRODIORITE

FIRST SHALE MEMBER - SANDSTONE, SILTSTONE AND MUDSTONE

PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE

FIRST LIMESTONE (CUMBRIA) - LIMESTONE

BIRKER FELL ANDESITE FORMATION - ANDESITE

MARSETT SANDSTONE FORMATION - CONGLOMERATE

DEVOKE WATER TUFF MEMBER - VOLCANICLASTIC-BRECCIA

BUTTERMERE FORMATION - MUDSTONE AND SANDSTONE

PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE

STAINMORE FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE

ST BEES SANDSTONE MEMBER - SANDSTONE

OREBANK SANDSTONE - SANDSTONE

LAKE DISTRICT DEVONIAN MINOR INTRUSION SUITE - FELSITE

LAKE DISTRICT DEVONIAN MINOR INTRUSION SUITE - ANDESITE

ST BEES SHALE FORMATION - SILTSTONE AND MUDSTONE, INTERBEDDED

WHITEHAVEN SANDSTONE FORMATION - SANDSTONE

LATTERBARROW SANDSTONE FORMATION - SANDSTONE

HENSINGHAM GRIT - SANDSTONE

BROCKRAM - BRECCIA

Linear features 1:50,000 scale

-- Coal_seam_Inf

Glacial_meltwater_channel_Centre_Undiff

· · Limit_Metamorphic_Aureole

- Marine_band

Mineral_Vein_Inf

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Bedrock Geology Key

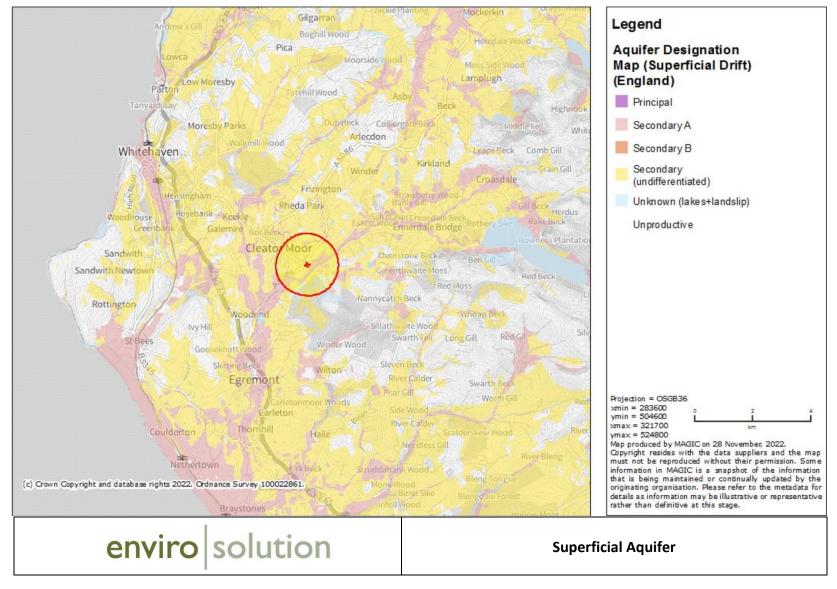
Appendix E - BGS Borehole

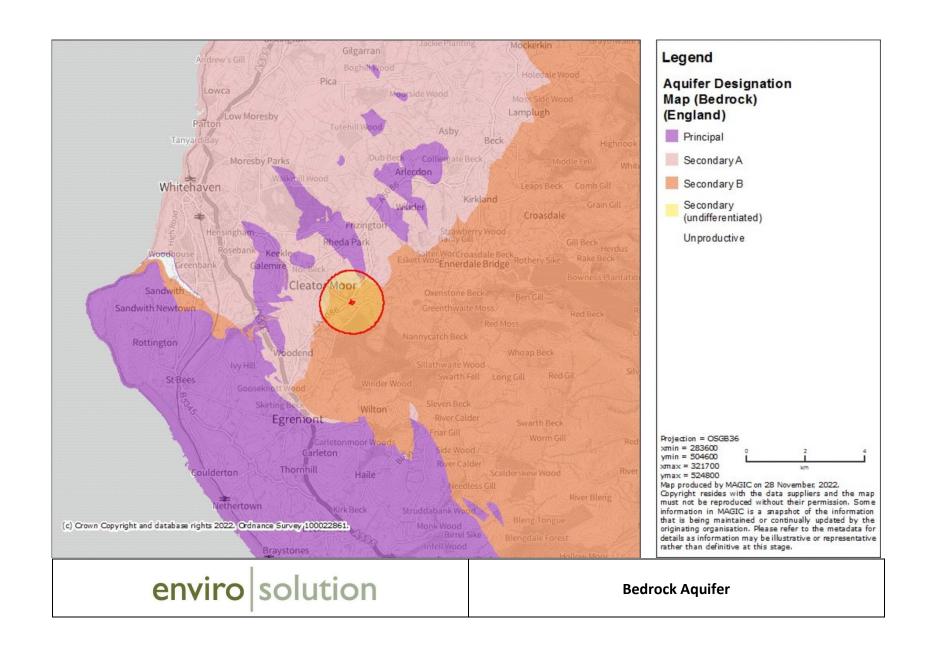
NY OI NW 333 A.5086 - Wath Brow Borehole Log. No.1 Chainage 3 + 00 0' - 0' 3" Topsoil (very poor)
3'3" - 4' 0" Red Boulder Clay Mo.2 Chainage 9 + 00 Topsoil (very poor) Red Boulder Clay To.3 Chainage 12 + 00 0' - 0' 3" Topsoil
0'3" - 8' 0"(approx.) Brown/Grey organic silty clay
6'0" - 11' 0" Red Boulder Clay Red Boulder Clay Mo.4 Chainage 13 + 50 Topsoil Red Boulder Clay 0.5 Chainage 15 + 00 0' - 1' 3" Red Boulder Clay _c.o Chainage 17 + 00 0'3" - 0' 3" Topsoil Red Boulder Clay No.7 Chainage 19 + 00 0' - 0' 3" Topsoil 0'3" - 9' 0" Red Boul Red Boulder Clay Mo.d Chainage 22 + 00 Topsoil Red Boulder Clay 10.9 Chainage 24 + 30 0' - 1' 0" 1'0" - 6' 0" 6'0" - 7' 0" Topsoil Made ground - mixed clay, gravel, ashes Red Boulder Clay

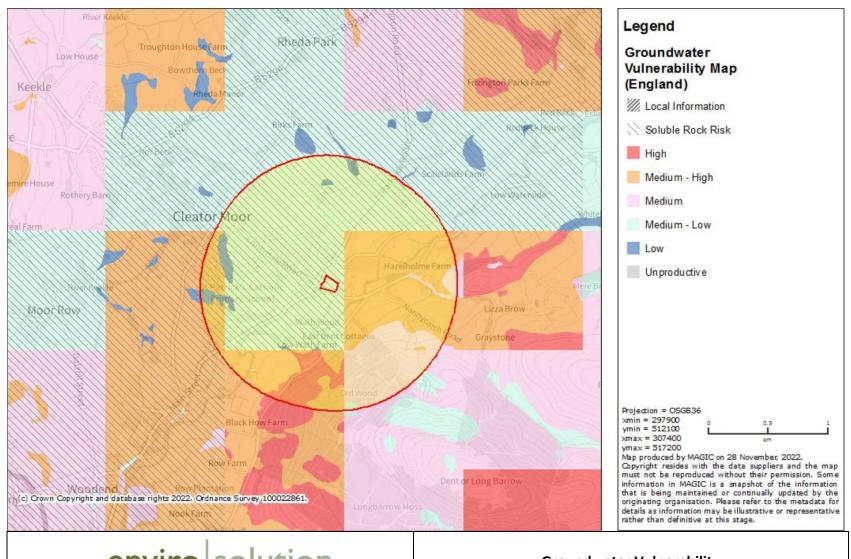


Ref: NY01NW333

Appendix F – Hydrogeological Maps



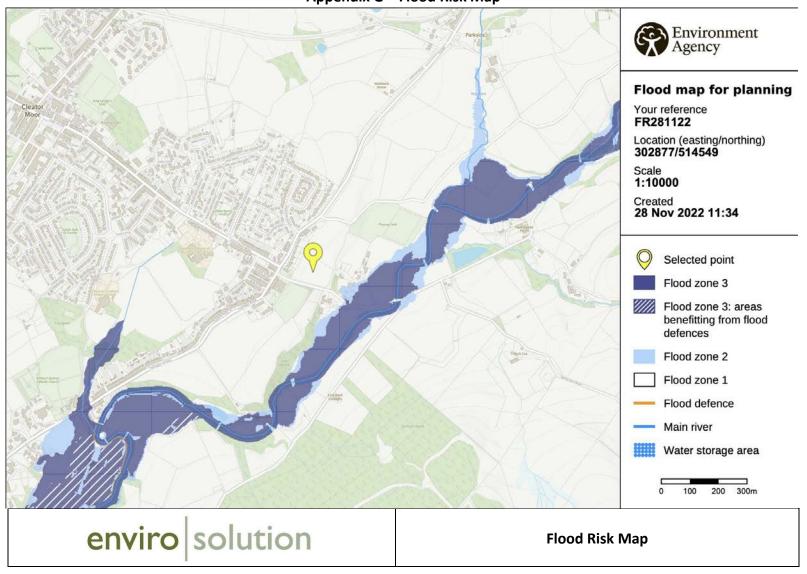




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Groundwater Vulnerability

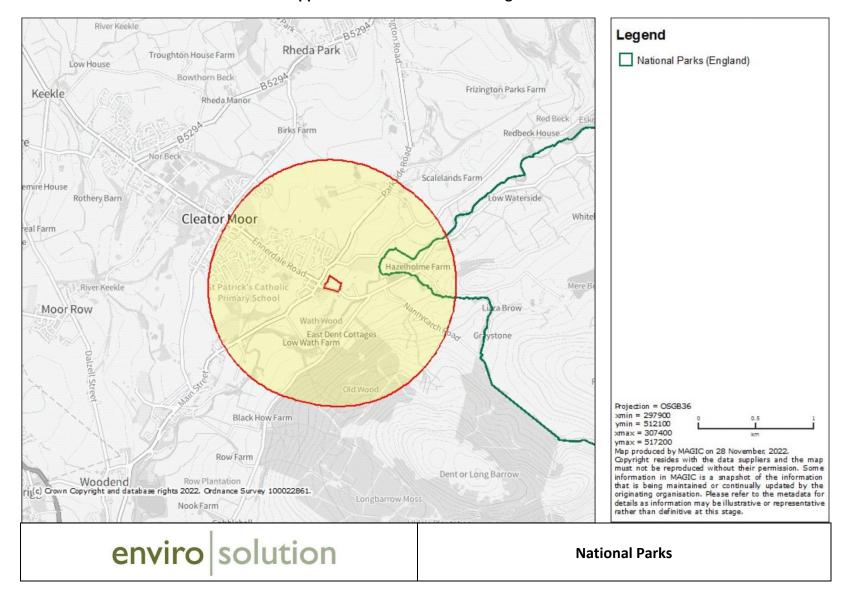
Appendix G - Flood Risk Map

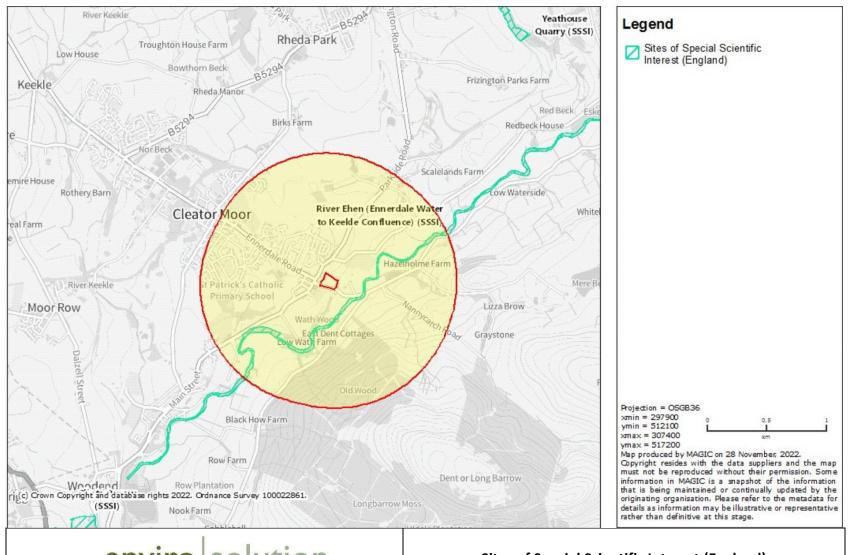


Appendix H – Historic Landfill Map



Appendix I – Environmental Designations





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Sites of Special Scientific Interest (England)