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PHASE I LAND CONTAMINATION ASSESSMENT

Unit 2, Midland Distribution Centre
Markfield Road
Groby
Leicestershire
LE6 0FS

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Executive Summary

Reports4Planning has been instructed to undertake a Phase I Land Contamination Assessment of an existing industrial site at Unit 2, Midland Distribution Centre, Markfield Road, Groby, Leicestershire, LE6 0FS. It is proposed to extensively redevelop the site, with the demolition of existing buildings, refurbishment of an existing building and the erection of workshop buildings with ancillary offices, welfare, parking access areas.

The historical evidence indicates that the subject site supported open undeveloped agricultural until the middle part of the twentieth century, at which time a warehouse was constructed on it. The site was used as a food depot and then a depot prior to the mid 1980's when its permitted use was changed to light industrial. The site is currently used for the servicing and maintenance of HGVs (Keltruck Ltd) and for the servicing of welding equipment (Westermans International Ltd). Although no obvious current sources of significant environmental concern were apparent, this long-term use of the site, involving the storage and use of various fuels and other chemicals, creates the potential (through spillage, leakage etc) for infiltration of potentially contaminative materials into the subsurface.

Historical activities in the site's vicinity have largely been of a relatively benign nature. However, Groby Old Quarry extended to approximately 110m of the site to the east. There is some evidence that this area was subsequently filled with industrial and household waste materials under licence by Groby Parish Council. The potential on-site migration of mobile contaminants (ground gas and groundwater) cannot therefore be discounted.

Potential areas of concern identified during this assessment are therefore:

- PAC 1: Potential subsurface contamination from previous industrial use of the site involving storage and use of organic/inorganic substances - fuels, lubricants, solvents, acids, alkalis etc;
- PAC 2: Former above ground storage of hydrocarbons in north central area;
- PAC 3: Potential on-site ground gas and groundwater migration from nearby filled former quarry.

The underlying bedrock geology comprises strata of the Edwalton member - mudstone, classified as a secondary B aquifer. The Slate Brook flows approximately 20m north of the site. Alluvial deposits may extend onto the north eastern corner of the site and perched groundwater sitting at the base of any Made Ground and above the mudstone may be present. As such, the site setting is considered to be of moderate environmental sensitivity.

Potentially contaminative activities are associated with the current or former uses of the site and its immediate surroundings. The conceptual model of the site demonstrates that potential pollutant linkages exist and represent a risk to human health and to the natural environment.

On the basis of this Phase I Land Contamination Assessment, intrusive investigation of the site is now considered necessary to further investigate the soil, groundwater and ground gas environments beneath the site. The investigation should focus on the northern part of the site and quantify actual risks associated with each of the identified potential areas of concern. Further generic or detailed risk assessment based on the results of this analysis will follow. Should pollutant linkages be confirmed as unacceptable, then a remediation strategy will be formulated and remedial actions validated.

The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

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1.0 INTRODUCTION

Reports4Planning has been instructed to undertake a Phase I Land Contamination Assessment of an existing industrial site at Unit 2, Midland Distribution Centre, Markfield Road, Groby, Leicestershire, LE6 0FS. It is proposed to extensively redevelop the site, with the demolition of existing buildings, refurbishment of an existing building and the erection of workshop buildings with ancillary offices, welfare, parking access areas.

In considering any future applications the Local Planning Authority has to determine 'whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990, and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012. The client should also take note and abide by the requirements of the new LCRM regulations which is the latest guidelines issued by the Environment Agency in October 2020.

The purpose of this Phase I Desk study and Preliminary Risk Assessment report is to gather information on the site to develop an initial conceptual site model (CSM) and establish whether or not there are any potentially unacceptable risks posed by either current or historical use of the land or the surrounding area which may affect the proposed development. The consultant who has prepared this report is an environmental risk specialist, with over twenty-five years' experience in environmental liability appraisal, contaminated land assessment, brownfield development and risk assessment. The Preliminary Risk Assessment report was undertaken based on Desk Study findings utilising publicly available data, along with data sourced directly and indirectly from various providers including the Environment Agency, the Local Authority, the British Geological Survey, The Coal Authority and Ordnance Survey. This has allowed characterisation of the site with respect to its geology, hydrology, hydrogeology, history and environmental setting. The site characterisation has been undertaken in general accordance with the procedures of the new LCRM methods as released in October 2020.

Predominantly these procedures relate to 'past' contamination, and assume that legislative controls such as Pollution Prevention and Control authorisations control current potentially polluting activities. Emphasis is therefore upon historical site use and how this may affect potential future users of the site should the proposed development plans be realised. A Preliminary Environmental Risk Assessment contained in this report has considered all the relevant receptors, potential pathways, and sources of contamination and assessed these for the level of risk posed to the site and future site users.

In accordance with current guidance the information has been used to develop a Conceptual Site Model (CSM) for the site. Pollutant linkages must be present, and the consequent linkage must be established in order to determine the requirement and scope of any future geo-environmental investigation.

Reasonable skill and care have been exercised in preparation of this report in accordance with the technical requirements of the brief. Notwithstanding the efforts made by the professional team in undertaking this contamination assessment, it is possible that ground conditions other than that potentially indicated by this report may exist at the site.

2.0 SOURCES OF INFORMATION

This report draws upon many different information sources in order to gain a full understanding of the environmental setting of the site. These are summarized below:

2.1 Internet Sources

- British Geological Survey Borehole Database
- Environment Agency Pollution Inventory Database
- Multi-Agency Geographic Information for the Countryside (MAGIC) Database
- 1:50,000 British Geological Survey Digital Map of Great Britain
- Local Authority Planning Portal

2.2 Reports

- Groundsure Dataset Report, GS-YYB-8KM-O94-1ZG;
- Groundsure Historical Maps, GS-TU1-YSR-XPR-BCS.

2.3 Site Observations

Site observations have been made during a site reconnaissance completed on 12th October 2023 and photographic evidence is provided in Appendix A.

3.0 SITE RECONNAISSANCE

3.1 Site Location

The subject site forms a complex of industrial units, located on the north western fringes of Groby, Leicestershire, approximately 8 kilometres north west of Leicester city centre.

The site is located at Grid Reference SK 515 308 (451570, 307812).

Figure 1 and 2 Site Location Plan Small and Large Scale, Figure 3 – Site Aerial Photograph and Figure 4 - Proposed Site Plan shows the location of the site in relation to its surrounding land uses. Photographs taken during the site reconnaissance are provided in Appendix A.

3.2 Site Access

The site is accessed from the A50 Markfield Road, which runs along its northern boundary.

3.3 Site Description

The subject site forms a rectangular parcel of land supporting a complex of adjoining industrial units. Keltruck Ltd (operating under the Scania Dealership regime) and Quinto Cranes Ltd occupy the oldest units at the front of the site facing the A50. The rear unit, currently accessed around the western side, is occupied by Westermans International Ltd. Vehicle parking areas are present along the northern, western and eastern site boundaries.

The total site area extends to 2.5 hectares, albeit the existing industrial building occupies approximately 1.1 hectares.

3.3.1 Site Topography

The topography of the industrial site is generally flat, with a gentle fall towards the north west corner. The area surrounding the site to the south and east is elevated above the industrial units.

3.3.2 Structures

Keltruck Ltd operate a service facility for heavy goods vehicles from the north east unit facing north towards the A50 (photograph 1). Housekeeping practices within the unit were observed to be good (photographs 9 and 10). An HGV inspection pit was noted within the unit and anecdotal evidence suggests that this leaks during periods of heavy rainfall. Structural cracking of this pit is reported to make this unusable. A variety of fuels and other chemicals, used as part of the maintenance activities, were stored along the internal periphery of the unit. No obvious evidence of spillage was noted. An external bulk fuel fill point was noted on the eastern side of the unit (photograph 15), with no spillages observed.

Quinto Cranes Ltd lease the unit in the north west corner of the block. It is understood that its operations have now ceased, with no obvious operational activity noted in the unit. Potential asbestos-cement sheet cladding was noted to the western elevation (photograph 16). A large bulk fuel above ground storage tank was noted on the flat roof extension on the western side of the unit (photograph 14), with the fill point at ground level (photograph 13). No obvious evidence of historical spillage from the operation of this tank was noted.

Westermans International Ltd utilise the unit to the rear of the site for the servicing of welding equipment. Much of the unit is given over to the storage of replacement parts. No obvious environmental concerns associated with this unit were identified.

3.3.3 Surfacing

Surfacing across the site is a combination of concrete, tarmac and compacted hardcore hardstanding. At the time of the site reconnaissance, most appeared to be in a relatively poor condition (see photographs 5, 6 and 14). Given the long-term storage of HGV's, cranes, other vehicles etc in these locations, the potential exists for infiltration of potentially contaminative (predominantly organic) materials into the subsurface through spillage, leakage etc.

Clearance and levelling of a 10m strip of land beyond the eastern and southern boundaries was also evident (photograph 4). This had been completed in preparation for a new access route, but remained bare ground. A drainage channel had subsequently been added adjacent to the fence line to ease drainage issues.

3.3.4 Vegetation

Vegetation is largely limited to the periphery of the site. Mature trees and shrubs line the route of the National Forest Way public footpath that passes along the western site boundary and beyond the site to the south is an established mixed deciduous woodland comprising oak, hazel, sycamore and beech. The drainage channels around the periphery contained bull rush stands suggesting a semi-permanent water presence.

3.3.5 Underground and Aboveground Fuel Storage Tanks

No underground bulk storage of fuel was reported or identified at the site. An existing bulk fuel above ground storage tank was noted on the flat roof extension on the western side of the unit (photograph 14). Other fuel storage is located internally, within the units.

A former above ground storage tank was historically located on the northern boundary of the site. The large tank of circa 50,000 litres capacity was evident in the aerial photograph of 2011 (Appendix B), but has subsequently been removed from site. A concrete pad where the former tank used to stand (photograph 6) is all that remains today.

3.3.6 Raw Material and Chemical Use and Storage

No significant chemical storage areas were observed at the subject site. Small quantities of raw and waste chemicals (including hydraulic oils, grease, lubricants, refrigerants, antifreeze etc) were identified in the Keltruck Ltd unit. These were tidily stored (photograph 10), with good housekeeping practices including bunds and spill kits evident.

3.3.7 Solid Wastes

No significant quantities of solid waste materials were evident at the site. A number of 1,100 litres eurobins were identified in the vicinity of each occupier, with no obvious concerns highlighted.

3.3.8 Hazardous and Industrial Waste

No obvious evidence of significant quantities of hazardous waste materials was noted.

3.3.9 Air Emissions

No significant potential sources of atmospheric emissions were identified.

3.3.10 Wastewater and stormwater

The site is served by both foul and surface water drainage systems. Colour coding of drain covers across the site was evident (photograph 5). Surface water drains are assumed to feed into an existing interceptor, located in the north west corner of the site (photographs 7 and

8). Although , no obvious issues were noted, the presence of standing water and the potential historical seepage from the drains and interceptor chambers cannot be discounted.

3.3.11 Asbestos Containing Materials (ACM)

No certified asbestos survey was undertaken as part of this assessment. Potential asbestos-containing materials were observed along the western building façade. It is understood that the risks associated with such materials are being managed as part of the redevelopment.

3.3.12 Polychlorinated Biphenyls (PCBs)

PCBs were historically used as a dielectric filler liquid in some types of transformers, switchgear, capacitors and the starter units in some fluorescent lights and fractional horsepower motors. PCBs are known to harm the environment and can damage health. No such potential sources were observed at the site.

3.3.13 Ionising Radiation

No evidence of ionising radiation sources was made at the site.

3.3.14 Spills and Releases

No obvious evidence of previous spillages or releases of potentially contaminative materials was observed. However, the long-term historical storage and use of fuels and other chemicals, together with the poor quality hardstanding across large parts of the site creates the potential for potentially contaminative materials to have entered the subsurface.

3.4 Surrounding Land Use

3.4.1 North

The site is bordered to the north by the A50 Markfield Road, beyond which is the Groby Pool and Woods SSSI (see section 10.1).

3.4.2 East

The site is bordered to the east by open land supporting vegetation characteristic of disturbed ground, suggesting it has been re-worked in recent years.

3.4.3 South

The site is bordered to the south by mixed deciduous woodland and grazing land.

3.4.4 West

The site is bordered to the west by the National Forest Way public footpath, a seasonal drainage channel and farmland. A Severn Trent Water pumping station is also present adjacent to the north west corner of the site.

4.0 CURRENT LAND USES

4.1 Current Site Use

The site currently supports vehicle repair and testing activities and a machine shop.

4.2 Potentially Contaminative Current Surrounding Land Use

There are 3 no. records of potentially contaminative industrial operations within 250m of the subject site.

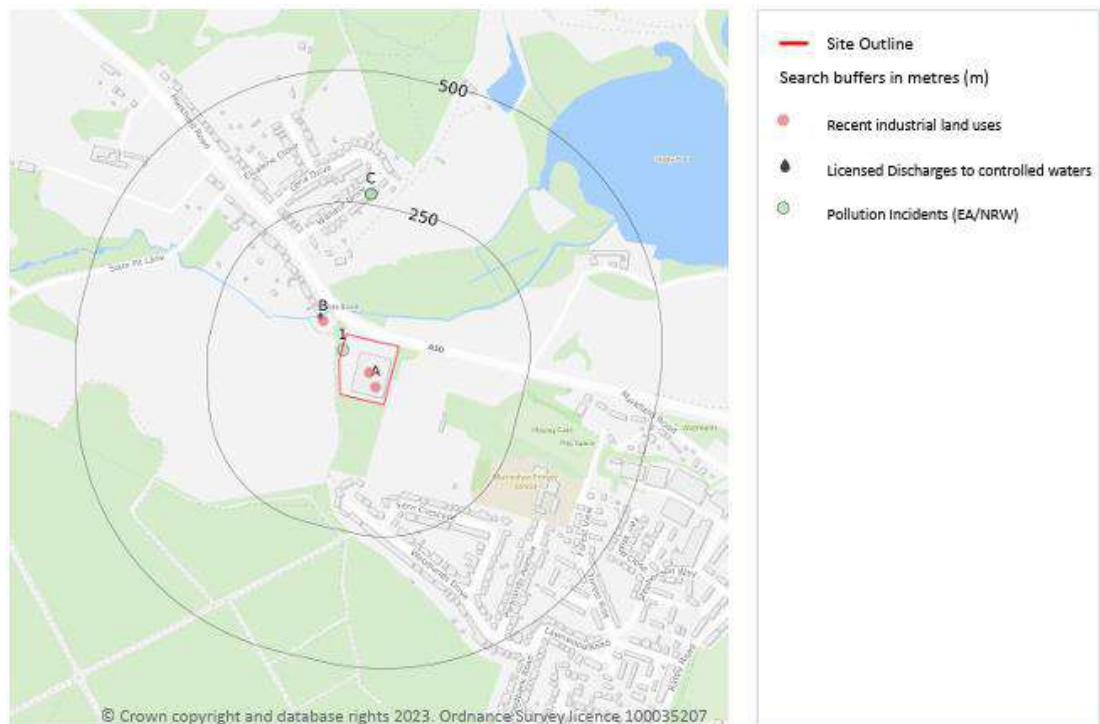


Table 1: Potentially Contaminative Current Surrounding Land Use

Ref	Distance m	Company	Activity
A	On-site	Keltruck Ltd	Vehicle repair & testing
A	On-site	Westermans International	Machine Shop
B	50m north west	Severn Trent Water	Pumping station

4.3 Petrol and Fuel Sites

There are no current petrol and/or fuel sites within 500m of the subject site.

4.4 Underground HV Electricity Cables & High Pressure Gas Transmission Pipelines

There are no records of any such features within 500m of the site.

4.5 Sites Determined as Contaminated Land

There are reportedly no records of sites identified as potentially contaminated under Part IIA of the Environmental Protection Act 1990 within 500m of the site.

4.6 Control of Major Accident Hazards

There are no records of any current Control of Major Accident Hazards (COMAH) sites at or within 500m of the site.

4.7 Regulated Explosive Sites

There are no records of any sites registered and licensed by the HSE under the Manufacture and Storage of Explosives Regulations 2005 within 500m of the site.

4.8 Hazardous Substance Storage/Usage Sites

There are no records of any sites with consents issued under the Planning (Hazardous Substances) Regulations 2015 at or within 500m of the subject site.

4.9 Historical Licensed Industrial Activities

There are no records of operators holding historical Integrated Pollution Control (IPC) permits within 500m of the site.

4.10 Licensed Industrial Activities

There are no records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 within 500m of the site.

4.11 Licensed Pollutant Release

There are no records of active licensed pollutant releases from processes authorised under Part A(2)/B within a 500m radius of the site.

4.12 Radioactive Substance Authorisations

There are no recorded permits relating to the storage, use, accumulation or disposal of radioactive substances within 500m of the site.

5.0 HISTORICAL LAND USES

5.1 Site Observational Evidence

The oldest buildings on-site appeared to date back to the mid twentieth century.

5.2 Historical Maps Assessment

A number of historical maps have been reviewed for evidence which may indicate potentially contaminative land uses for either the site or surrounding land within at least 500m of the site. Copies of the historical maps are provided in Appendix C and are discussed below:

Table 2: Historical Land Use

Map Year (Scale)	Site Use	Surrounding Land Use
1885 (1:10560)	The site forms open, undeveloped agricultural land south of Markfield Road, part of a large 21.3 acres field.	The following notable features are observed: North: Markfield Road runs adjacent to the northern boundary. Slate Brook is 20m beyond, with marshy land shown on its northern banks. North East: Groby Pool is already evident 350m from the site. East: Lawn Barn appears to be the farm holding within which the site is set. A quarry is shown on the western fringes of Groby, 500m from the site. South: Open agricultural land. West: A public footpath is already shown to run along the western site boundary.
1903 (1:2500)	No significant changes shown.	The following notable changes are observed: East: The existing quarry now extends to within 300m of the site and is marked as Groby Old Quarry.
1915 (1:2500)	No significant changes shown.	No significant changes shown.
1930 (1:10560)	No significant changes shown.	The following notable changes are observed: East: Groby Old Quarry now extends to approximately 180m from the site. Allotment Gardens are shown to the south of the quarry at this time.
1956 (1:2500)	A large warehouse with a footprint similar to that seen today has now been established on the site.	The following notable changes are observed: North West: Residential development along Markfield Road now extends to within 100m of the site. East: The quarry excavations are still evident at this time.
1968 (1:2500)	The on-site building has now been extended to the south and is marked as a food depot.	The following notable changes are observed: East: The quarry is now marked as disused. Martinshaw County Primary School has been constructed on the site of the former allotment gardens. West: The sewage pumping station is shown. South: Residential development extends to within 150m of the site.
1973 (1:10560)	No significant changes shown.	The following notable changes are observed: East: The quarry continues to be shown as disused.

Map Year (Scale)	Site Use	Surrounding Land Use
1978 (1:2500)	No significant changes shown.	The following notable changes are observed: East: A recreation ground is now shown to occupy the site of the former quarry.
1994 (1:2500)	The on-site building is now shown simply as a depot.	The following notable changes are observed: East: The fields to the east of the site have been subdivided into designated areas, presumably paddocks. Small outbuildings are shown 100m from the site boundary.
2003 (1:1250)	No significant changes shown.	No significant changes shown.
2010 (1:10000)	No significant changes shown.	No significant changes shown.
2023 (1:10000)	The site is similar to that observed during the site reconnaissance.	The surrounding area is similar to that observed during the site reconnaissance.

5.3 Other historical Information

Reference to the planning record maintained by Hinckley & Bosworth Borough Council revealed that planning permission was granted in February 1985 for a change of use from existing warehouse general industrial use to light industrial use class III. No further details were available.

5.4 Potentially Contaminative Historical Uses



There are 31no. records of potentially contaminative historical industrial operations within 500m of the subject site (see Appendix B). From the records obtained, the following represent those that are considered to be of specific relevance to the site:

Table 3: Potentially Contaminative Historical Land Uses

Distance (m)	Direction	Activity	Date
On-site	On-site	Unspecified warehouse	1968
On-site	On-site	Unspecified depot	1973 - 1990
130m	East	Unspecified ground workings and quarry	1968 - 1990
210m	East	Railway sidings	1930
250m	South east	Unspecified Heap	1919

5.4.1 Historical Tank Database

There are no records relating to the presence of historical tanks within 500m of the subject site.

5.4.2 Historical Energy Features Database

There is 1no. record of current and historical electricity substations within 500m of the subject site. This is the substation serving Fern Crescent, 350m south east of the site.

5.4.3 Historical Petrol and Fuel Sites

There are no records of sites with historical petrol and fuel features within 500m.

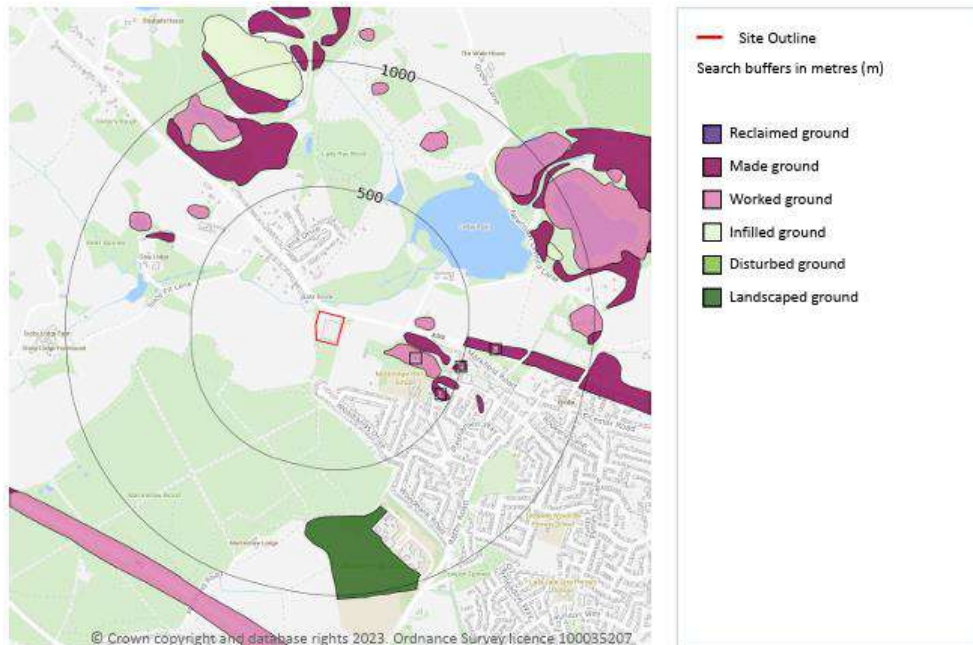
5.4.4 Historical Garage and Motor Vehicle Sites

There are no records of historical garage and motor vehicle sites within 500m of the subject site.

6.0 GEOLOGY

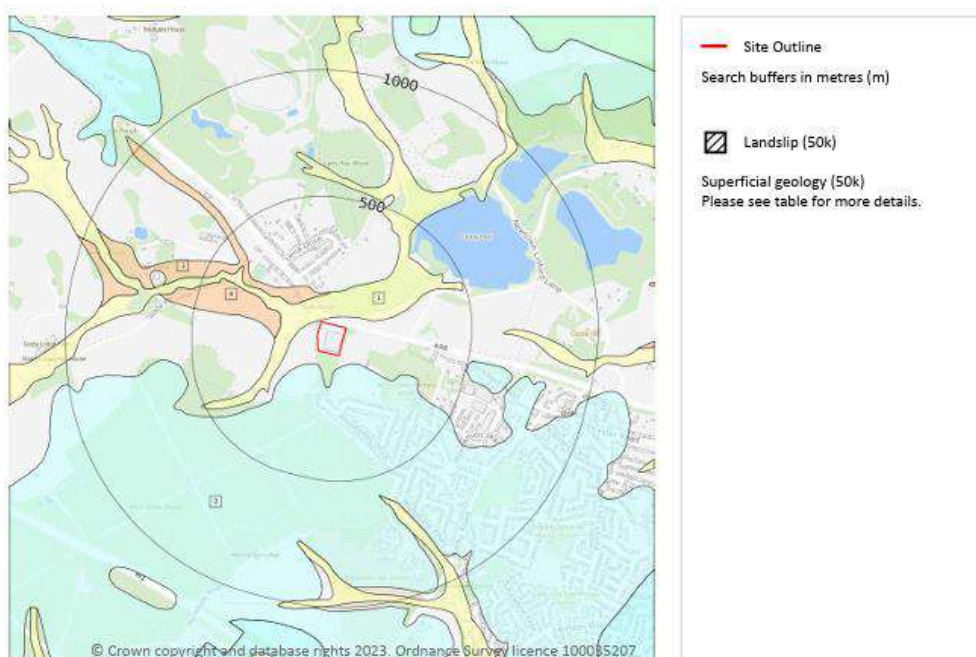
6.1 Artificial and Made Ground

There are no records of artificial and Made Ground within the immediate vicinity of the site. The closest relates to worked ground creating a void 190m south east of the site.



6.2 Superficial and Drift Geology

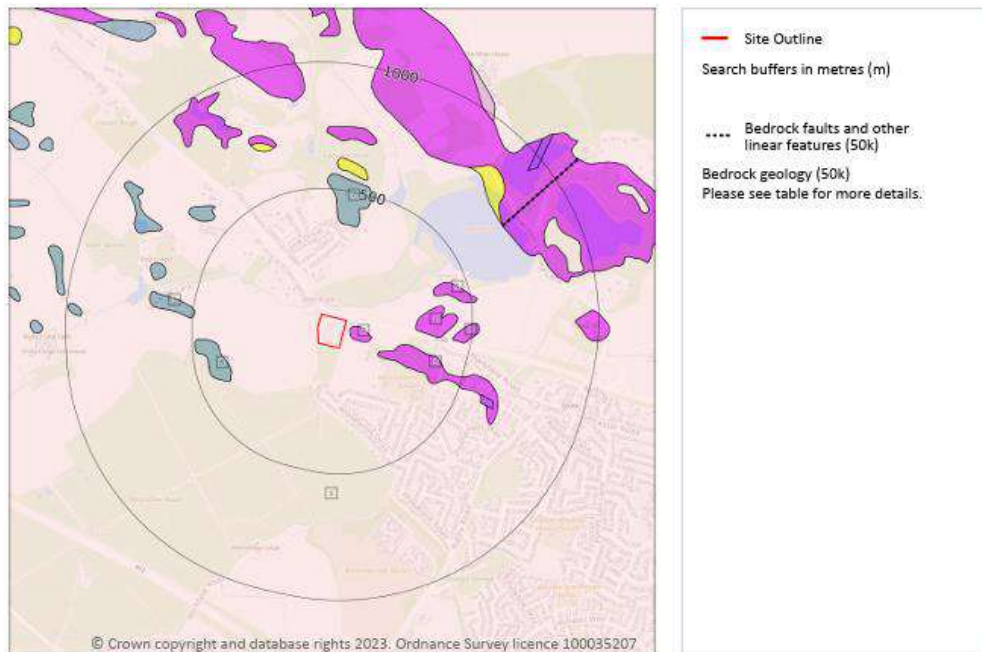
The British Geological Survey 1:50,000 Geological Map of Great Britain indicates the absence of superficial deposits beneath the site. However, the proximity of the Slate Brook to the north may mean that the alluvial deposits to the north of the site actually extend onto the north east corner. Glacial Diamicton of the Thrussington Member lies 50m to the south.



6.3 Solid Geology

The British Geological Survey 1:50,000 Geological Map of Great Britain shows that the solid geology beneath the site comprises mudstone of the Edwalton Member (part of the Sidmouth Mudstone Formation).

This formation is described as “*Mudstone and siltstone, red-brown and greenish grey, with beds of indurated, variably dolomitic siltstone and very fine-grained sandstone common in the lower half; finely disseminated gypsum common in upper half.*” It was formed at some stage during the Carnian Age - the lowermost stage of the Upper Triassic Series (or earliest age of the Late Triassic Epoch). It lasted from 237 to 227 million years ago.



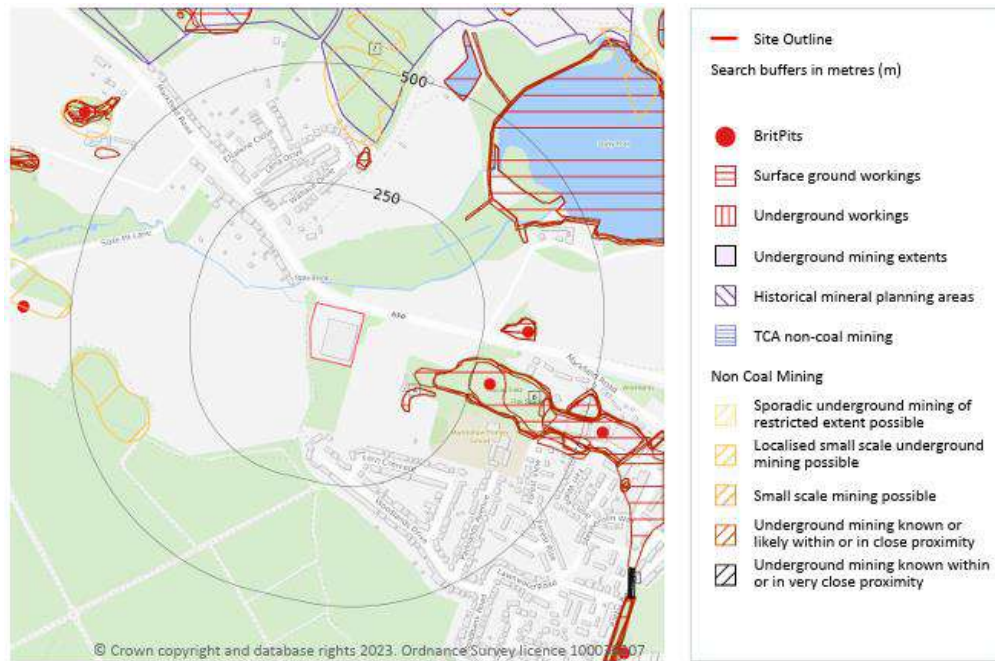
A BGS borehole record (BGS ID: 764433) progressed as part of the A46 Leicester Western Bypass, 1 kilometre east of the site revealed a shallow depth of made ground and superficial deposits overlying the mudstone (formerly referenced Keuper Marl). This was largely retrieved as a stiff red brown clay. Water was encountered at 9.40m below ground level and rose to 6.95m bgl.

6.4 Coal Mining

The site does not lie in an area that has historically been subject to coal mining activity.

6.5 Non-coal Mining

There is evidence of historical surface ground workings within 500m of the site, largely associated with the extraction of igneous and metamorphic rocks and minerals. The closest are associated with Old Groby Quarry, centred 290m east of the site which was quarried for its diorite intrusions. Other historical surface extractive mineral activity was located approximately 320m north east of the site (at the current location of Groby Pool).



6.6 Brine Affected Areas

There are no brine affected areas within the vicinity of the site.

6.7 Shrink Swell

The shrink swell hazard beneath the site has been rated by the BGS as very low, with superficial ground conditions predominantly of low plasticity.

6.8 Landslip/Slide

The on-site potential for landsliding (slope instability) is considered to be very low. Slope instability problems are not likely to occur.

6.9 Soluble Rocks

There is a negligible risk from soluble rocks at the site. Soluble rocks are not thought to be present within the ground. Dissolution features are unlikely to be present.

6.10 Compressible Ground

The compressible ground hazard for the site has been rated by the BGS as negligible. Compressible strata are not thought to occur.

6.11 Collapsible Rocks

The maximum collapsible rocks hazard for the site has been rated by the BGS as very low.

6.12 Running Sands

There is a negligible risk associated with running sand issues beneath the site. Running sand conditions are not thought to occur whatever the position of the water table and there are no identified constraints on the land's use due to running conditions.

6.13 Radon

The Indicative Atlas of Radon in England and Wales as prepared by both the Health Protection Agency and the British Geological Survey shows that the site is located in a radon area where between 1% to 3% of properties are above the Radon Action Level. No radon protection measures are therefore required.

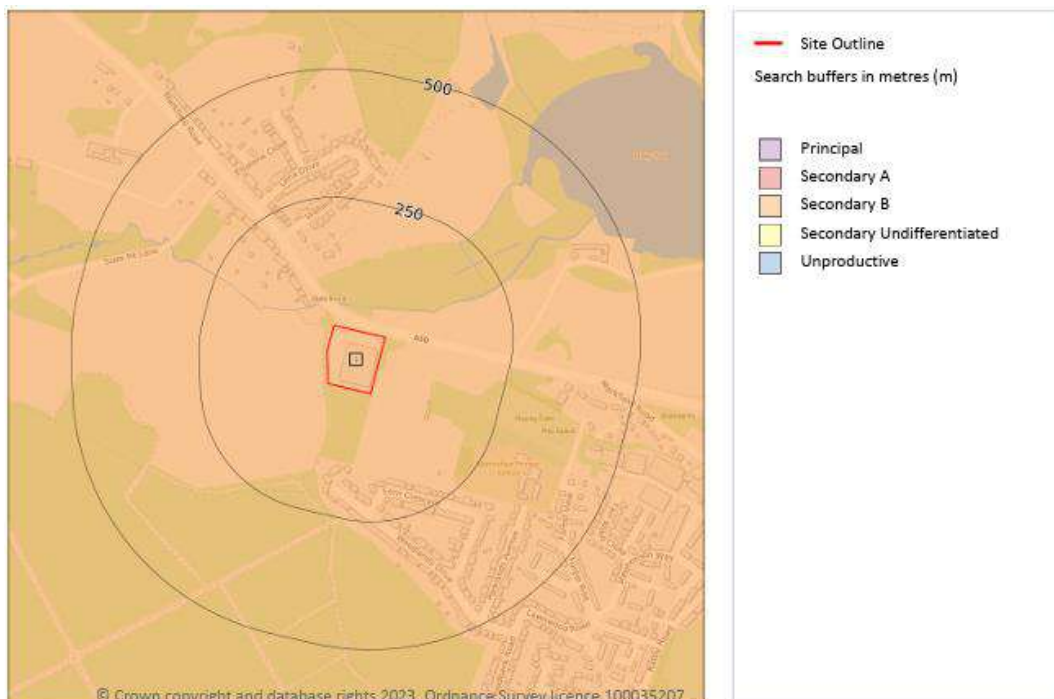
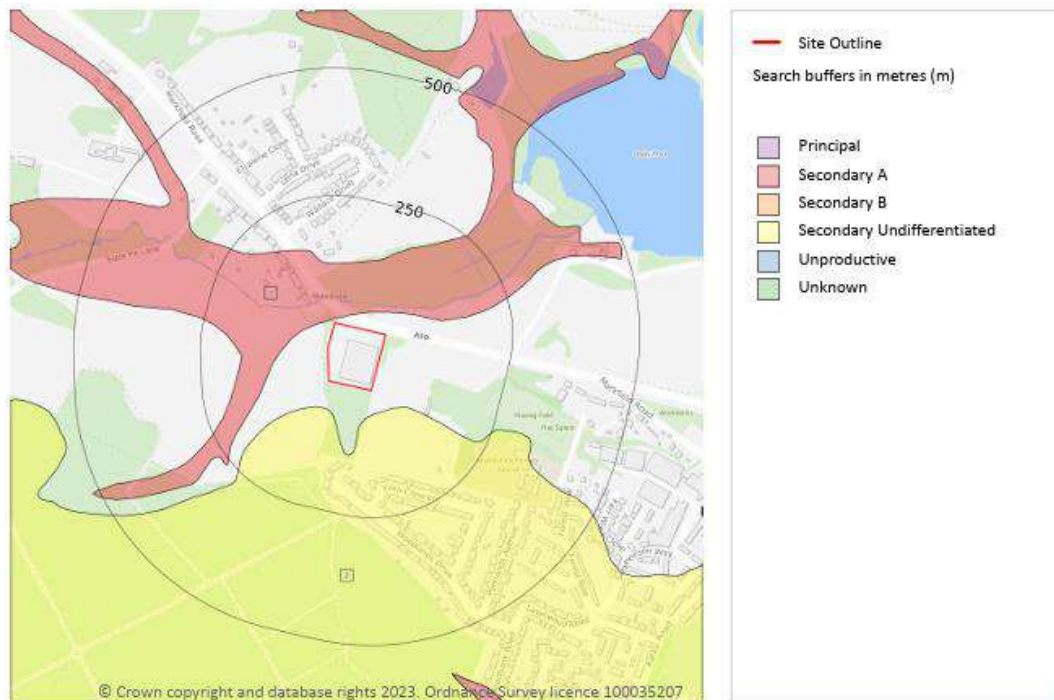
6.14 BGS Estimated Background Soil Chemistry

It is recorded by the BGS that on site there is the potential for the following natural contaminants to be present: arsenic 15mg/kg, lead 100mg/kg, cadmium 1.8mg/kg, chromium 60-90mg/kg, nickel 15-30 mg/kg.

7.0 HYDROGEOLOGY

7.1 Groundwater Vulnerability and Soil Classification

In the absence of drift deposits, there is no superficial aquifer beneath the site. The bedrock aquifer within the Edwalton Member is classified as Secondary B and is considered to be of medium vulnerability with flow through well-connected fissures. These aquifers are predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. They are generally the water-bearing parts of the former non-aquifers.



7.2 Groundwater Abstraction Licences

There is 1no. active licensed groundwater abstractions within 2,000m of the site. This is at Bradgate Landfill Site, 1020m north of the site and is used for dewatering operations. Other historical abstractions were exclusively agricultural in nature and over 1,000m from the site.

7.3 Licensed Discharges to Controlled Waters

There is 1no. licensed discharge to controlled waters within a 500m radius of the site. This is at Markfield Road Pumping Station 60m north west of the site for the discharge of stormwater sewer overflows to Slate Brook.

7.4 Pollutant Release to Surface Waters (Red List)

There are no records of any licenses issued to sites at or within 500m of the site for a pollutant release to a surface water (Red List).

7.5 Pollutant Release to a Public Sewer

There are no records of any pollutant releases to a public sewer within 500m of the site.

7.6 List 1 and List 2 Dangerous Substances

There are no records of any discharges of substances as identified on Lists 1 and 2 of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015 within 500m of the site.

7.7 Pollution Incidents

There has been a recorded historical pollution incident on the subject site itself. This occurred in 2003 and related to the deposition of general biodegradable materials. It resulted in a minor (category 3) impact to land and air and is unlikely to have resulted in a residual contamination issue at the subject site. Other pollution incidents relate to minor air impacts associated with odour, 270m north of the site.

7.8 Pollution Inventory Substances

There are no records of any pollution inventory (substances) including reporting on annual emission of certain regulated substances to air, controlled waters and land at or within 500m of the site.

7.9 Pollution Inventory Waste Transfers

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. There are no records of such transfers within 500m of the site.

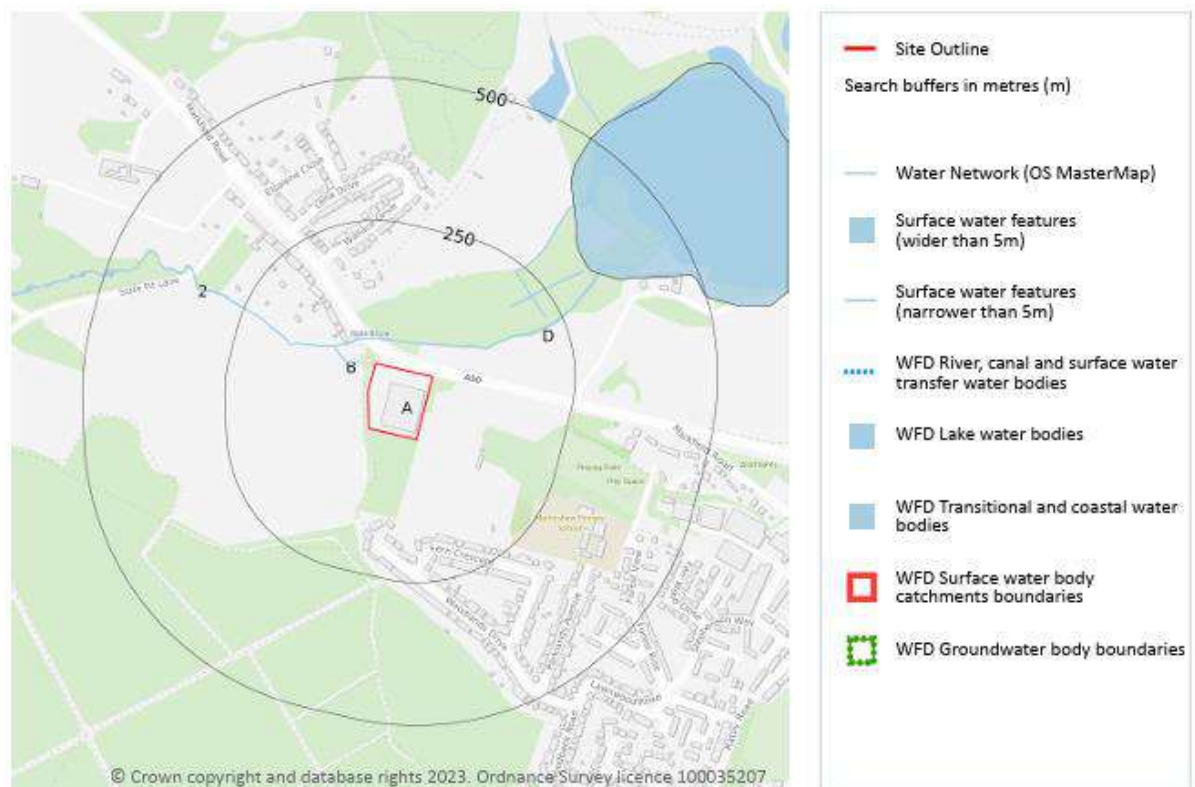
7.10 Pollution Inventory Radioactive Waste

There are no records of any pollution inventory (radioactive wastes) including reporting on annual releases of radioactive substances from a site within 500m of the site.

7.11 Source Protection Zones

The site is not located in a Groundwater Source Protection Zone.

8.0 HYDROLOGY



8.1 Surface Waters

The Slate Brook flows approximately 20m north of the site. A tributary of this brook is adjacent to the western boundary of the site, but at the time of the site reconnaissance this appeared seasonal in flow. This stream contained standing water at its northerly point (photograph 19) and the channel was dry approximately 30m further south (photograph 20).

8.2 Surface Water Abstraction Licenses

There are 4no. active licensed surface water abstractions within 2,000m of the site. The closest is 700m west of the site at Groby Lodge Farm, where abstractions are licensed for spray irrigation and general farming and domestic purposes.

8.3 Flooding

8.3.1 Risk of Flooding from Rivers and Seas (RoFRaS)

The subject site is not located in a flood risk area, albeit it does adjoin the flood zone associated with Slate Brook to the north.

8.3.2 Historical Flood Events

There are no records of historical flood events affecting the subject site or its vicinity.

8.3.3 River and Coastal Flooding (Flood Zones)

The Environment Agency Flood map (from rivers and the sea) shows that the majority of the subject site is located in Flood Zone 1. The very north west corner of the site just impinges on Flood Zone 2 associated with Slate Brook.

8.3.4 Surface Water Flooding

The highest risk associated with on-site surface water flooding (in the north west corner of the site), is reported to be 0.1m – 0.3m in the 1 in 100 year event.

8.3.5 Groundwater Flooding

There is reported to be a negligible risk of groundwater flooding across the site.

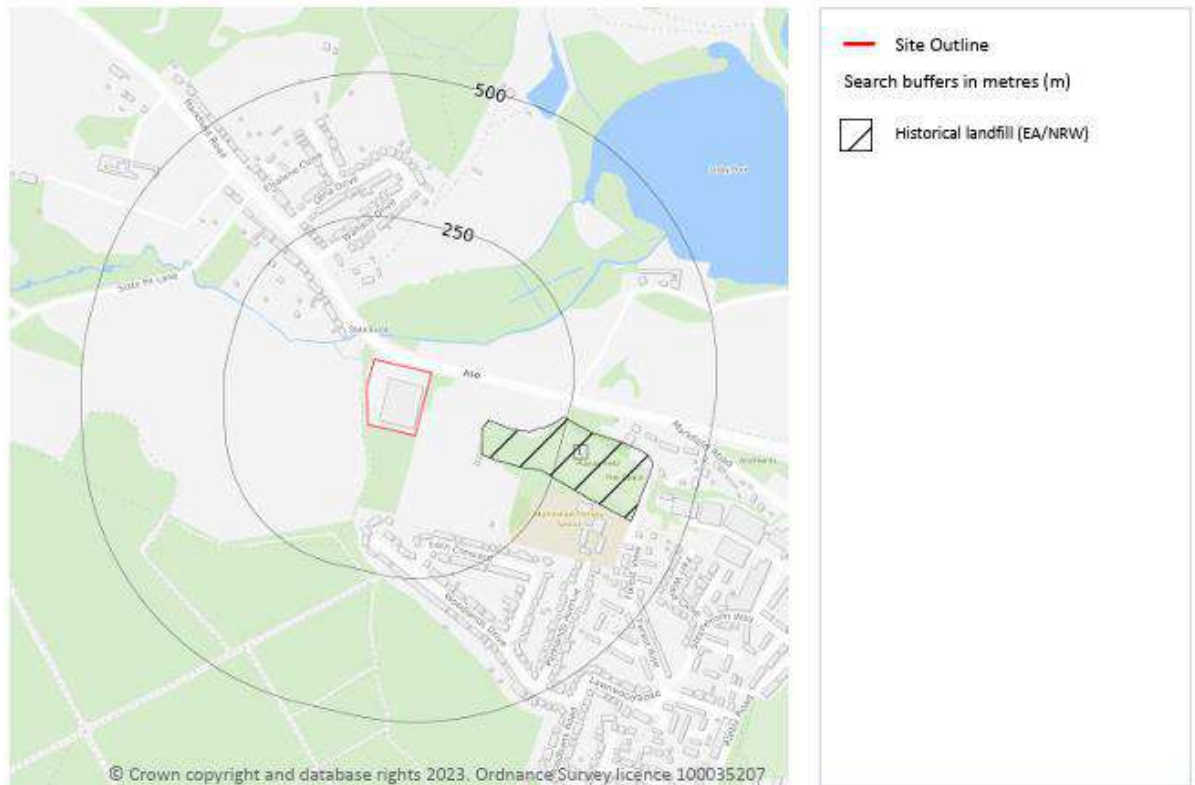
8.3.6 Flood Defences

The site is not located in an area that benefits from flood defences, owned, managed or inspected by the Environment Agency. There are no areas which are shown to benefit from flood storage within 250m of the site.

8.3.7 Flood Storage Areas

There are no records within 250m of the site of areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

9.0 WASTE



9.1 Landfill Sites

There are no records of any active or recent landfill sites subject to Environment Agency regulation within 500m of the site.

Historical records, however, indicate the presence of a former landfill site 110m east of the site. This was at the Recreation Ground, off Forest Rise in the area formerly worked as part of Groby Old Quarry. The operator and licence holder was Groby Parish Council, with waste types reported to include industrial and household. The dates of activity are not recorded and no further information relating to its operation has been obtained.

9.2 Waste Sites

There are no records of current or historical licensed waste sites (Local Authority records and Environment Agency registered) within 500m of the site.

There are no licensed waste exemptions for the storage, treatment, use or disposal of waste within 500m of the site.

10.0 DESIGNATED ENVIRONMENTALLY SENSITIVE SITES



10.1 Sites of Special Scientific Interest (SSSI)

There are 2no. designated SSSI within a 2,000m radius of the site. Groby Pool and Woods is 50m north of the site and extends to approximately 29 hectares. Designated in 1983, it comprises a complex of habitats and includes fine examples of alder wood, dry and wet grassland, marsh, reed swamp and open water. Sheet Hedges Wood is 1,250m north east of the site and supports two areas of woodland and a meadow within a 30 hectares site.

The subject site is located within a SSSI Impact Risk Zone, whereby all planning applications require consultation to be held with Natural England.

10.2 Other Designated Sites

There are reportedly no other nationally designated sites within 2,000m of the subject site.

10.3 Locally Designated Sites

There are reportedly no Local Nature Reserves or other locally designated sites of biodiversity interest within 2,000m of the subject site. Multiple expanses of designated ancient woodland are present, with the closest being Martinshaw Wood, 170m south of the site.

10.4 Cultural Designations

There are no buildings or other properties/areas with sensitive environmental, visual and/or cultural designations within the vicinity of the subject site.

11.0 CONCEPTUAL SITE MODEL

The model assessment has been made on the understanding that the site is redeveloped for light industrial purposes. Those potential pathways which may give rise to unacceptable contaminative risk under this scheme have been brought forward and form part of the Model as discussed below.

Table 4: Conceptual Site Model

Consideration of Potential Contaminants:	
On-Site Contaminants	- The site has supported potentially contaminative industrial activity since the middle part of the twentieth century. - Potential contaminants that may have entered the subsurface through leaks, spillages etc associated with the storage and use of fuels, lubricants, solvents, acids, alkalis etc.
Off-Site Contaminants	Limited information associated with a former landfill site 110m east of the site. in the area formerly worked as part of Groby Old Quarry.
Consideration of Potential Receptors:	
Controlled Waters	- The underlying secondary B aquifer. - Slate Brook flows approximately 20m north of the site.
Human Health	- Construction workers primarily those involved in groundworks excavation. - Neighbouring workers subject to disturbed vapours and dusts arising from on-site development.
Other	Existing and new underground service infrastructure.
Potential contaminant pathways and pollutant linkages:	
On-Site Contaminants	- Risk of contaminant mobilisation during construction to pollute controlled waters of Slate Brook. - Residual contaminants mobilised by the demolition and groundworks phase may present a risk to workers, both on-site and in its immediate vicinity.
Off-Site Contaminants	Potential on-site migration of ground gas and contaminated groundwater from fill and also worked ground immediately adjacent to the east.
Other Considerations	
Asbestos	Risks associated with the potential residual presence of asbestos-containing materials are being managed as part of the redevelopment.

12.0 PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT

12.1 Introduction

The current contaminated land regime is explained in Part IIA of the Environmental Protection Act 1990 and was introduced on the 1st April 2000 in England. Also, this assessment has been completed taking into account the advice and guidance contained in the NPPF and particularly paragraphs 109 (fourth and fifth bullet points) and the new LCRM regulations which is the latest guidelines issued by Government Environment Agency Published on 08/10/2020. In general, the purpose of these aspects of the legislation is to achieve the identification of contaminated land and the remediation of contaminated land to ensure the such land poses no significant risk to human health and/or the environment.

Contaminated Land is defined as:

‘any land which appears to the local authority in whose area it is situated, to be in such a condition, by reason or substances in, on, or under the land, that: significant harm is being caused or there is a significant possibility of such harm being caused; or pollution of controlled water is being or is likely to be caused.’

For land to be classified as contaminated land a significant pollutant linkage must be identified.

Statutory Definitions	
Contaminant Source (Hazard)	A substance which is in, on or under the land and which has the potential to cause harm or cause pollution of controlled waters
Receptor (Target)	A living organism or group of organisms, an ecological system or property, controlled waters which are or could be polluted by a contaminant
Pathway (Route)	One or more routes or means which either allows the contaminant to cause significant harm to that receptor, or that there is a significant possibility of such harm being caused to the receptor, or that pollution of controlled waters is being or likely to be caused.

A Preliminary Environmental Risk Assessment involves assessing the likely probability and consequence of a Pollutant Linkage and determining a consequent level of risk.

The term ‘risk’ is widely used in different contexts and situation but a prescriptive definition is provided by the Guidelines for Environmental Risk Assessment and Management (DEFRA et al, 2000):

Risk is a combination of the probability, or frequency, of occurrence of a defined hazard and the magnitude of the consequence of the occurrence’.

A hazard is defined as *‘a property or situation that in particular circumstance could lead to harm’.*

The risk category for a particular scenario can be assessed in terms of the consequences and probability of an occurrence which can be defined as follows (Ref: CIRIA C552):

Classification of a Consequence

Classification	Definition
Severe	1 – short term (acute) risk to human health likely to result in significant harm 2 – short term risk to controlled waters 3 – catastrophic damage to buildings / structures 4 – short term risk to an ecosystem or organism within the particular ecosystem.
Medium	1 – chronic damage to human health (long term risk) 2 – pollution of a sensitive water resource 3 – a significant change in an ecosystem or organism within the ecosystem
Mild	1 – pollution of non-sensitive water resources 2 – significant damage to buildings / structures
Minor	1 – harm (not necessarily significant) which may result in financial loss; 2 – non permanent health effects to humans (easily prevented by PPE for example) 3 – easily repairable effects of structural (building damage).

Classification of a Probability

Classification	Definition
High Likelihood	1 – there is a complete pollution linkage and an event appears very likely to occur in the short term and is inevitable in the long term 2 – evidence of harm to the receptor
Likely	1 – there is a complete pollution linkage which means that it is probable that an event will occur 2 – the event is not inevitable but possible in the short term and likely in the long term
Low Likelihood	1 – there is a complete pollution linkage and circumstance are possible under which an event could occur 2 – it is not certain that an event will occur in the long term, and it is less likely to occur in the short term
Unlikely	1 – there is a complete pollution linkage but circumstance are such that is improbable that an event would occur even in the long term.

The consequences of a risk and the probability of an event taking place can be assessed and the likely risk category can be determined as follows:

		Consequence			
Probability		Severe	Medium	Mild	Minor
	High	Very High	High	Medium	Medium / Low
	Likely	High	Medium	Medium / Low	Low
	Low	Medium	Medium / Low	Low	Very Low
	Unlikely	Medium / Low	Low	Very Low	Very Low

High Risk – there is a high probability that severe harm could risk a receptor, or there is evidence that a receptor is being harmed. The risk is realised is likely to result in liability and/or significant harm, and urgent investigation or remediation will be required.

Medium Risk - it is probable that harm will arise to a receptor. However it is relatively unlikely that such harm would be severe, or if harm does occur then the harm is likely to be relatively

mild. Investigation will be required to determine the liability, and some remedial works may be required in the long term.

Low Risk – it is possible that harm may arise to a receptor, but it is likely that the harm would be mild.

Very Low Risk – There is a very low risk of harm to the receptor. In the event of harm being realised the harm is not likely to be severe.

12.2 Potential Sources

The current and historical use of the site has been carefully assessed. Potential risks have been determined and assessed as part of this study.

The risk of contaminant source material arising from the previous use of the subject site as a depot and for light industrial purposes exists. The residual presence of potentially contaminative materials in the subsurface cannot be discounted.

No significant off-site contamination sources with the potential to impact the subject site have been identified.

12.3 Potential Pathways

Exposure pathways link any contamination to the receptor. All or any of the following potential pathways may apply:

Future Site Workers, including Construction Workers

<i>Oral Pathway (W-O)</i>	Indoor /outdoor ingestion of dust Indoor/outdoor ingestion of soil Indoor/outdoor ingestion of Flora/Fauna Ingestion of tainted mains water
<i>Inhalation Pathway (W-I)</i>	Indoor/outdoor inhalation of fugitive dust Indoor/outdoor inhalation of soil vapour
<i>Dermal Pathway (W-D)</i>	Indoor/Outdoor exposure to soil through dermal contact

Future Site Users, Occasional Visitors and Neighbouring Residents including Children

<i>Oral Pathway (O-O)</i>	Indoor ingestion of dust (post construction) Outdoor ingestion of soil (post construction) Indoor/outdoor ingestion of Flora/Fauna
<i>Inhalation Pathway (O-I)</i>	Outdoor inhalation of fugitive dust Indoor inhalation of fugitive dust (post construction) Outdoor inhalation of soil vapour Indoor inhalation of soil vapour (post construction)
<i>Dermal Pathway (O-D)</i>	Outdoor exposure to soil through dermal contact Indoor exposure to soil dust through dermal contact

Flora (potential new on-site or off-site flora affected by potential contamination on the site, or migrating onto or from the site).

<i>Plant Uptake (Fl-PU)</i>	General uptake of contaminants by plants growing in the vicinity of, or on, the site
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Fauna (on-site or off-site affected by potential contamination on the site, or migrating from the site)

<i>Oral Pathway (Fa-OP)</i>	Consumption of contaminated flora located on site
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Water Resources

Surface Water Mobilisation (SWM) Surface water run-off from site, migrating off site
Also infiltration into the site from off-site.

Groundwater Mobilisation (Leaching Potential) (GWM) Percolation and mobilisation of contaminants within the soil
into waters held locally within pore space beneath the site.

12.4 Potential Receptors

The following potential receptors have been identified and considered in the risk assessment:

Human Receptors (H): Site workers (W)

Water Resources (SW, GW): Nearby Slate Brook and underlying secondary aquifer.

Site Infrastructure (SI): Existing and future foundations and drainage services

Buildings and Services (BS): Site and neighbouring buildings

Flora and Fauna (FL, FA) Future, on- and off-site fauna and flora

Archaeological (A): Designations in vicinity of the site

Cultural (C): Designations in vicinity of the site

Under the proposals, the site is to be developed for residential purposes. The Critical Human Receptor for this site will be a **site operative at the site**.

12.5 Qualitative Risk Assessment

A qualitative risk assessment has been undertaken to provide an initial assessment of the potential risks caused by contaminant sources identified during this assessment to construction workers, future users of the site, building structures and the aquatic environment. **The assessment has been made on the understanding that the site is to be redeveloped for light industrial purposes.**

Table 5: Risk Assessment

Hazard Identification			Hazard Assessment		Risk Estimation			Risk Evaluation
Sources	Location	Potential Contaminants	Pathway	Receptor	Magnitude of Consequence	Probability Occurrence	Risk Appraisal	Rationale
Current use of the site Light industrial activities	On site	Organic and inorganic contaminants	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM, GWM	H, SW, GW, SI, FL, FA	Medium	Low	Medium/Low	- No obvious current sources of significant environmental concern apparent during site reconnaissance. - Good housekeeping practices observed within the units. - Poor condition external hardstanding and evidence of current and former bulk storage of fuels, including on-site interceptor in north west corner. - Further assessment required for human health purposes.
Historical use of the site Depot	On-site	Organic and inorganic contaminants associated with maintenance activities	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP, SWM, GWM	H, SW, GW, SI, FL, FA	Severe	Low	Medium	- Long-term (circa 50 years) use as food depot and depot. - Potential contaminants associated with the storage and use of fuels, lubricants, solvents, acids alkalis etc. - Potential entry of organic and inorganic contaminants into the subsurface. - Further assessment required for human health assessment and impact on nearby controlled waters (Slate Brook).
Historical use of surrounding land Former quarry and potential land fill	130m East	Ground gas and contaminated groundwater	W-I, O-I, SWM, GWM	H, SW, GW, SI,	Medium	Low	Medium/Low	- Low permeability superficial geology Edwalton member mudstone. - Hydraulic gradient towards the north rather than west to the subject site - No reported issues. - No evidence of contamination issues. - Further reassurance assessment required to assess ground gas and groundwater regimes beneath the subject site.

13.0 CONCLUSIONS AND RECOMMENDATIONS

13.1 Conclusions

A Phase I Land Contamination Assessment has been completed of an existing industrial site at Unit 2, Midland Distribution Centre, Markfield Road, Groby, Leicestershire, LE6 0FS. Following review of geo-environmental data for the site and a site reconnaissance, a full Preliminary Risk Assessment has been undertaken to assess potentially contaminative sources and applicable pollutant pathways which may give rise to adverse impact to the environment and to future users of the site.

The subject site forms a complex of light industrial units utilised for the maintenance and servicing of HGVs and the servicing of welding equipment. The site is currently occupied by Keltruck Ltd and Westermans International Ltd. No obvious current sources of significant environmental concern were apparent during the site reconnaissance. However the bulk storage of fuels and chemicals, the long-term parking of heavy goods vehicles together with ageing infrastructure and poorly sealed surfacing creates the potential (through spillage, leakage etc) for infiltration of potentially contaminative materials into the subsurface.

The historical evidence indicates that the subject site supported open undeveloped agricultural until the middle part of the twentieth century, at which time a warehouse was constructed on it. The site was used as a food depot and then a depot prior to the mid 1980's when its permitted use was changed to light industrial. Based on this, the subject site has a circa seventy year history of industrial use.

Historical activities in the site's vicinity have largely been of an agricultural nature. However, Groby Old Quarry extended to approximately 110m of the site to the east. There is some evidence that this area was subsequently filled with industrial and household waste materials under licence by Groby Parish Council. The potential on-site migration of mobile contaminants (ground gas and groundwater) cannot therefore be discounted.

Potential areas of concern identified during this assessment are therefore:

- PAC 1: Potential subsurface contamination from previous industrial use of the site involving storage and use of organic/inorganic substances - fuels, lubricants, solvents, acids, alkalis etc;
- PAC 2: Former above ground storage of hydrocarbons in north central area;
- PAC 3: Potential on-site ground gas and groundwater migration from nearby filled former quarry.

The underlying bedrock geology comprises strata of the Edwalton member - mudstone, classified as a secondary B aquifer. The Slate Brook flows approximately 20m north of the site. Alluvial deposits may extend onto the north eastern corner of the site and perched groundwater sitting at the base of any Made Ground and above the mudstone may be present. As such, the site setting is considered to be of moderate environmental sensitivity.

Potentially contaminative activities are associated with the former use of the site and its immediate surroundings. The conceptual model of the site demonstrates that potential pollutant linkages exist and represent a risk predominantly to controlled waters.

13.2 Recommendations

- Further intrusive geo-environmental investigation of the site is considered necessary to investigate the superficial soil, groundwater and ground gas environments beneath the site. This will enable human health risks to be quantified and the risks associated with contaminant mobilisation to nearby controlled water receptors. The collation of site-specific geotechnical information to further inform the design process is also warranted.
- Based on the results of this investigation, further generic or detailed risk assessment will be required.
- Should pollutant linkages be confirmed as unacceptable, then a remediation strategy will be formulated and subsequent remedial actions validated.

The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

FIGURES



FIGURE 1
SITE LOCATION PLAN - SMALL SCALE

UNIT 2, MIDLAND DISTRIBUTION CENTRE
MARKFIELD ROAD
GROBY
LEICESTERSHIRE
LE6 0FS

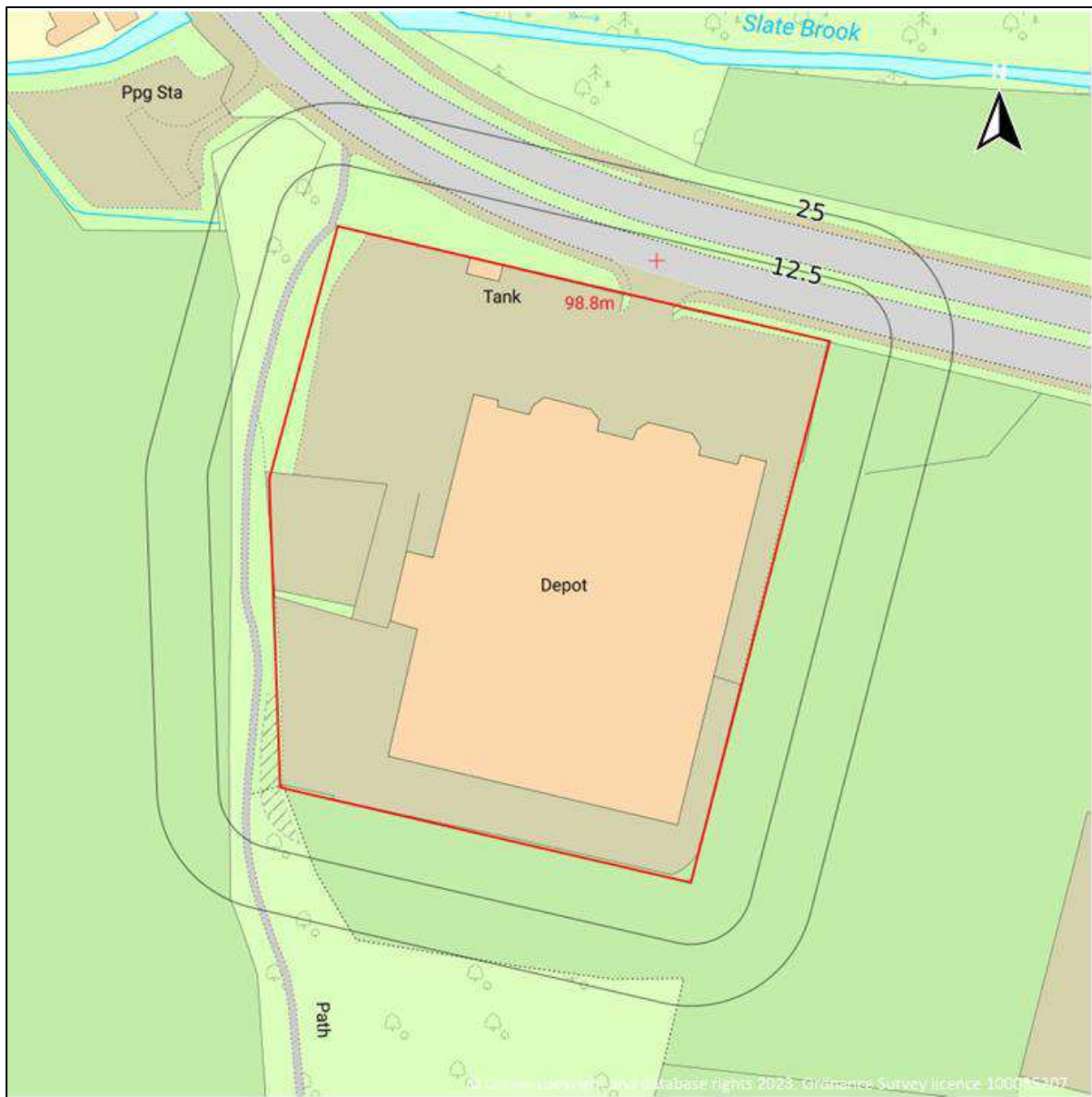


FIGURE 2
SITE PLAN - LARGE SCALE

UNIT 2, MIDLAND DISTRIBUTION CENTRE
MARKFIELD ROAD
GROBY
LEICESTERSHIRE
LE6 0FS



FIGURE 3
SITE AERIAL PHOTOGRAPH

UNIT 2, MIDLAND DISTRIBUTION CENTRE
MARKFIELD ROAD
GROBY
LEICESTERSHIRE
LE6 0FS



UNIT 2, MIDLAND DISTRIBUTION CENTRE
MARKFIELD ROAD
GROBY
LEICESTERSHIRE
LE6 0FS

APPENDICES

APPENDIX A

SITE PHOTOGRAPHS



Photograph 1: View of site from access of A50, Markfield Road



Photograph 2: View of Quinto Cranes Ltd unit from access



Photograph 3: View along eastern side of site, looking south



Photograph 4: View of site from south east corner



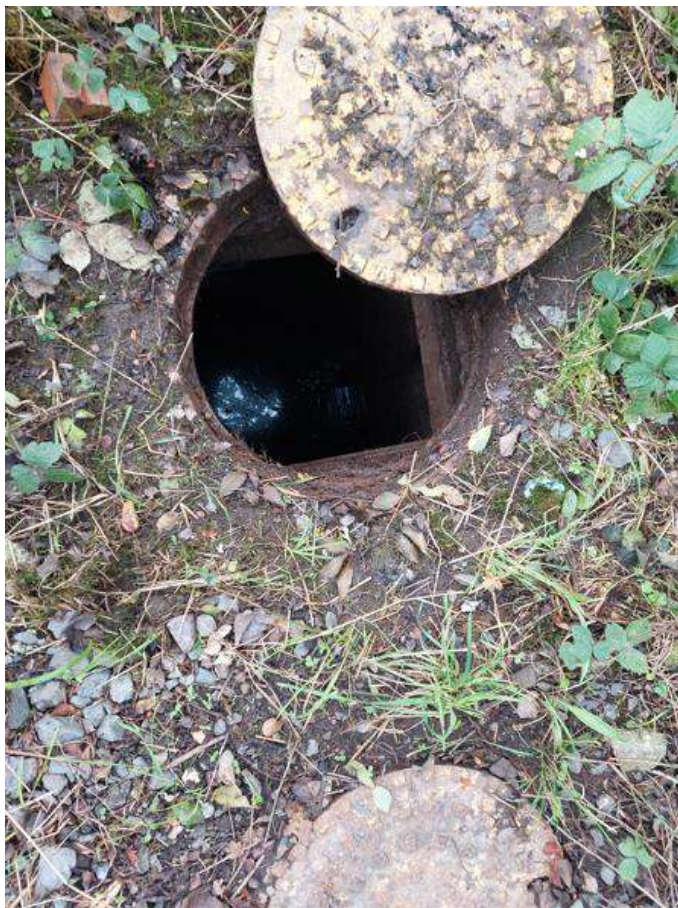
Photograph 5: Colour-coded drains and cracked hardstanding at site entrance



Photograph 6: Former bulk fuel storage location in north east corner



Photograph 7: Existing petrol interceptor in north east corner of site



Photograph 8: View showing intact nature of interceptor chamber



Photograph 9: View of internal area of Keltruck Ltd unit



Photograph 10: Good housekeeping practices associated with storage displayed inside the Keltruck Ltd unit



Photograph 11: Westermans International Ltd unit from western site boundary



Photograph 12: vehicle and waste storage along south western site boundary



Photograph 13: Bulk fuel above ground storage tank filling point on western side of Quinto Cranes Ltd unit



Photograph 14: Roof-located bulk fuel above ground storage tank and vehicle parking on western side of site



Photograph 15: Fuel filling point on eastern side of Keltruck Ltd unit



Photograph 16:
Potential asbestos-
containing cement
sheeting along
western elevation



Photograph 17: View looking east from site boundary



Photograph 18: Entrance to public footpath adjacent to north west corner



Photograph 19: Standing water in ditch beyond north western site boundary



Photograph 20: Dry stream bed further up western site boundary

APPENDIX B

DATA REPORT

KELTRUCK LTD, UNIT 2, MIDLAND DISTRIBUTION CENTRE, MARKFIELD ROAD, GROBY, GROBY, LE6 0FS

Order Details

Date: 10/10/2023
Your ref: CLR6613
Our Ref: GS-YYB-8KM-O94-1ZG

Site Details

Location: 451570 307812
Area: 1.11 ha
Authority: [Hinckley and Bosworth Borough Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	2	0	7	22	-
17	1.2	Historical tanks	0	0	0	0	-
17 >	1.3 >	Historical energy features >	0	0	0	1	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	4	0	9	28	-
21	2.2	Historical tanks	0	0	0	0	-
21 >	2.3 >	Historical energy features >	0	0	0	2	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
25	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	2	0	1	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-



27	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.13 >	<u>Licensed Discharges to controlled waters</u> >	0	0	2	0	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
30	4.17	List 2 Dangerous Substances	0	0	0	0	-
30 >	4.18 >	<u>Pollution Incidents (EA/NRW)</u> >	1	0	0	2	-
31	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
34 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
35 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	0	7
39 >	5.7 >	<u>Surface water abstractions</u> >	0	0	0	0	7
41	5.8	Potable abstractions	0	0	0	0	0
41	5.9	Source Protection Zones	0	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
42 >	6.1 >	<u>Water Network (OS MasterMap)</u> >	0	3	7	-	-



43 >	6.2 >	Surface water features >	0	2	2	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
44 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
46 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
47	7.2	Historical Flood Events	0	0	0	-	-
47	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
49 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
50 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
52 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
53 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	1	0	0	1
54	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
54	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
54	10.4	Special Protection Areas (SPA)	0	0	0	0	0
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
55	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
55 >	10.7 >	Designated Ancient Woodland >	0	0	1	2	8
56	10.8	Biosphere Reserves	0	0	0	0	0
56	10.9	Forest Parks	0	0	0	0	0
56	10.10	Marine Conservation Zones	0	0	0	0	0
56	10.11	Green Belt	0	0	0	0	0
56	10.12	Proposed Ramsar sites	0	0	0	0	0

57	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
57	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
57	10.15	Nitrate Sensitive Areas	0	0	0	0	0
57 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	0	2
59 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
60 >	10.18 >	SSSI Units >	0	1	1	3	6
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65	11.4	Listed Buildings	0	0	0	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68 >	12.3 >	Tree Felling Licences >	0	0	1	-	-
68 >	12.4 >	Environmental Stewardship Schemes >	0	1	0	-	-
69	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	0	3	11	-	-
71 >	13.2 >	Habitat Networks >	1	0	1	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
72	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	14.1 >	10k Availability >	Identified (within 500m)				
74 >	14.2 >	Artificial and made ground (10k) >	0	0	2	4	-
76 >	14.3 >	Superficial geology (10k) >	0	2	2	1	-

77	14.4	Landslip (10k)	0	0	0	0	-
78 >	14.5 >	Bedrock geology (10k) >	1	1	1	6	-
79	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	15.1 >	50k Availability >	Identified (within 500m)				
81 >	15.2 >	Artificial and made ground (50k) >	0	0	1	0	-
82	15.3	Artificial ground permeability (50k)	0	0	-	-	-
83 >	15.4 >	Superficial geology (50k) >	0	2	2	0	-
84 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
84	15.6	Landslip (50k)	0	0	0	0	-
84	15.7	Landslip permeability (50k)	None (within 50m)				
85 >	15.8 >	Bedrock geology (50k) >	1	1	1	6	-
86 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
86	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
87	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
88 >	17.1 >	Shrink swell clays >	Low (within 50m)				
90 >	17.2 >	Running sands >	Low (within 50m)				
92 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
94 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
95 >	17.5 >	Landslides >	Very low (within 50m)				
97 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	18.1 >	BritPits >	0	0	0	2	-
100 >	18.2 >	Surface ground workings >	0	0	8	-	-
101 >	18.3 >	Underground workings >	0	0	0	0	3
101	18.4	Underground mining extents	0	0	0	0	-
101 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-



102 >	18.6 >	Non-coal mining >	0	0	0	3	8
103	18.7	JPB mining areas	None (within 0m)				
103	18.8	The Coal Authority non-coal mining	0	0	0	0	-
104	18.9	Researched mining	0	0	0	0	-
104	18.10	Mining record office plans	0	0	0	0	-
104	18.11	BGS mine plans	0	0	0	0	-
104	18.12	Coal mining	None (within 0m)				
104	18.13	Brine areas	None (within 0m)				
105	18.14	Gypsum areas	None (within 0m)				
105	18.15	Tin mining	None (within 0m)				
105	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
106	19.1	Natural cavities	0	0	0	0	-
106	19.2	Mining cavities	0	0	0	0	0
106	19.3	Reported recent incidents	0	0	0	0	-
106	19.4	Historical incidents	0	0	0	0	-
107	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
108 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
110 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	3	-	-	-
110 >	21.2 >	BGS Estimated Urban Soil Chemistry >	4	5	-	-	-
111	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
112	22.1	Underground railways (London)	0	0	0	-	-
112	22.2	Underground railways (Non-London)	0	0	0	-	-
113	22.3	Railway tunnels	0	0	0	-	-
113 >	22.4 >	Historical railway and tunnel features >	0	0	1	-	-
113	22.5	Royal Mail tunnels	0	0	0	-	-

113	22.6	Historical railways	0	0	0	-	-
114	22.7	Railways	0	0	0	-	-
114	22.8	Crossrail 1	0	0	0	0	-
114	22.9	Crossrail 2	0	0	0	0	-
114	22.10	HS2	0	0	0	0	-



Recent aerial photograph



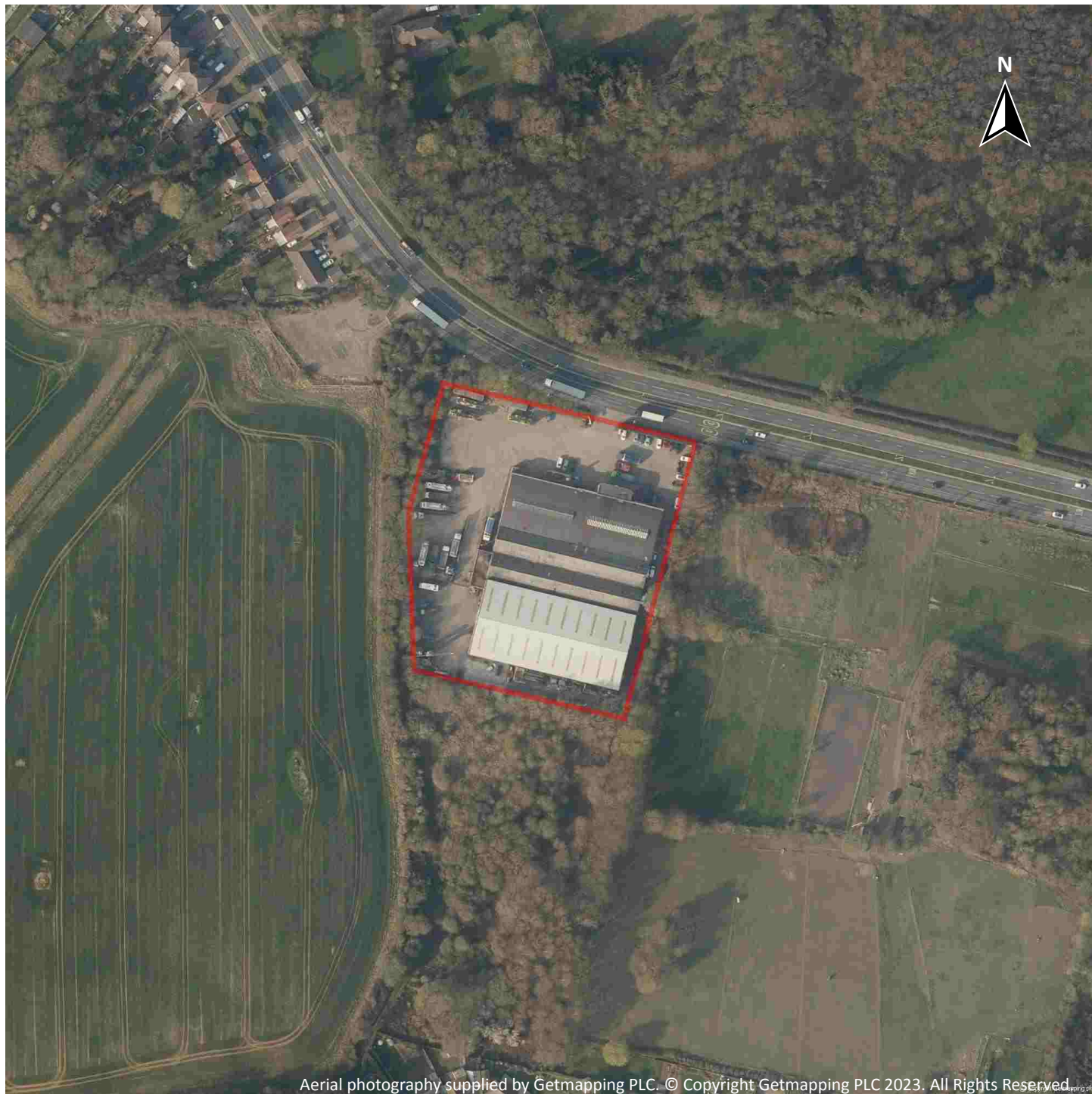
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved

Capture Date: 11/07/2022

Site Area: 1.11ha



Recent site history - 2019 aerial photograph



Capture Date: 29/03/2019

Site Area: 1.11ha



Recent site history - 2013 aerial photograph



Capture Date: 18/07/2013

Site Area: 1.11ha



Recent site history - 2011 aerial photograph

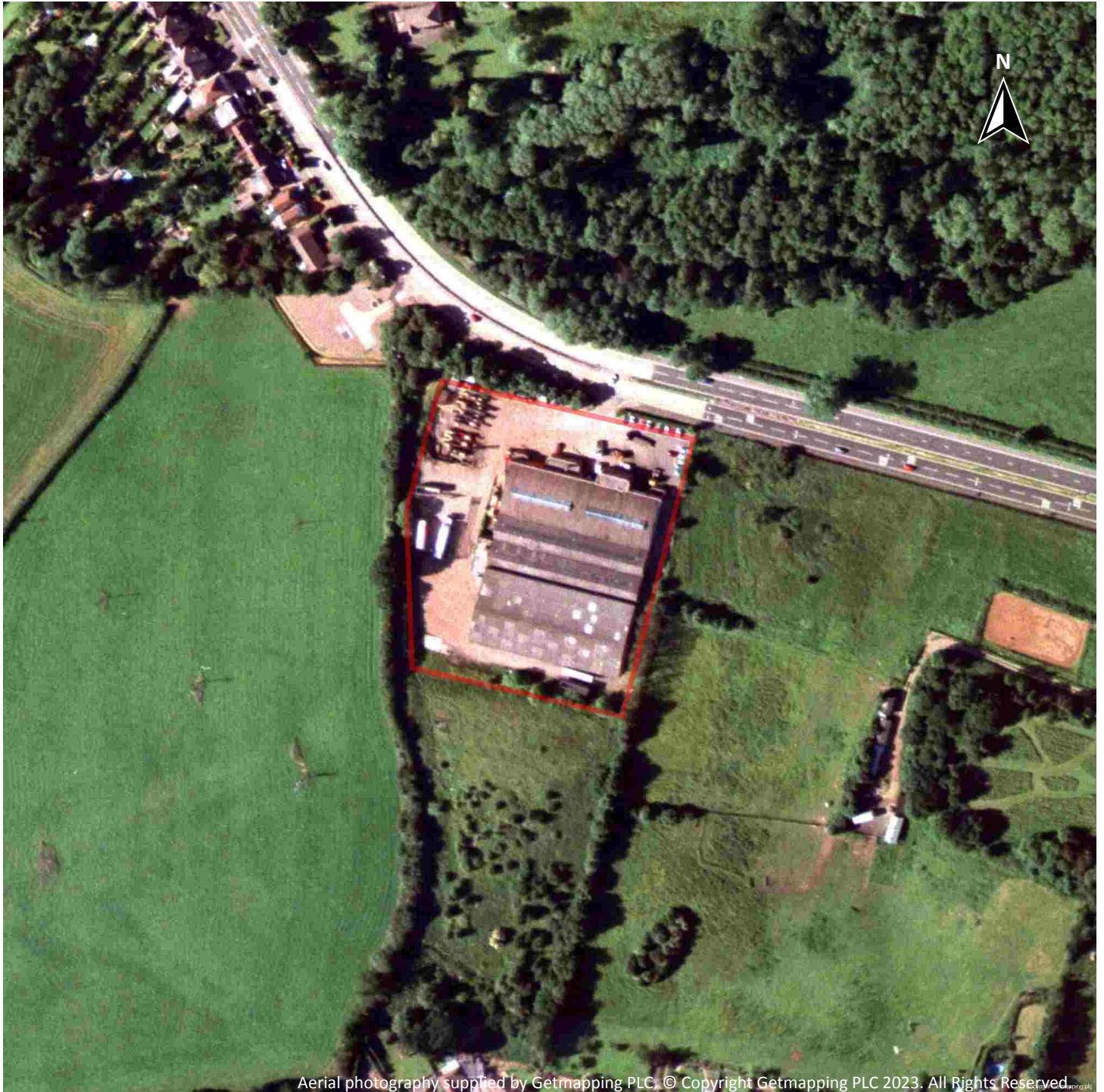


Capture Date: 09/10/2011

Site Area: 1.11ha



Recent site history - 1999 aerial photograph

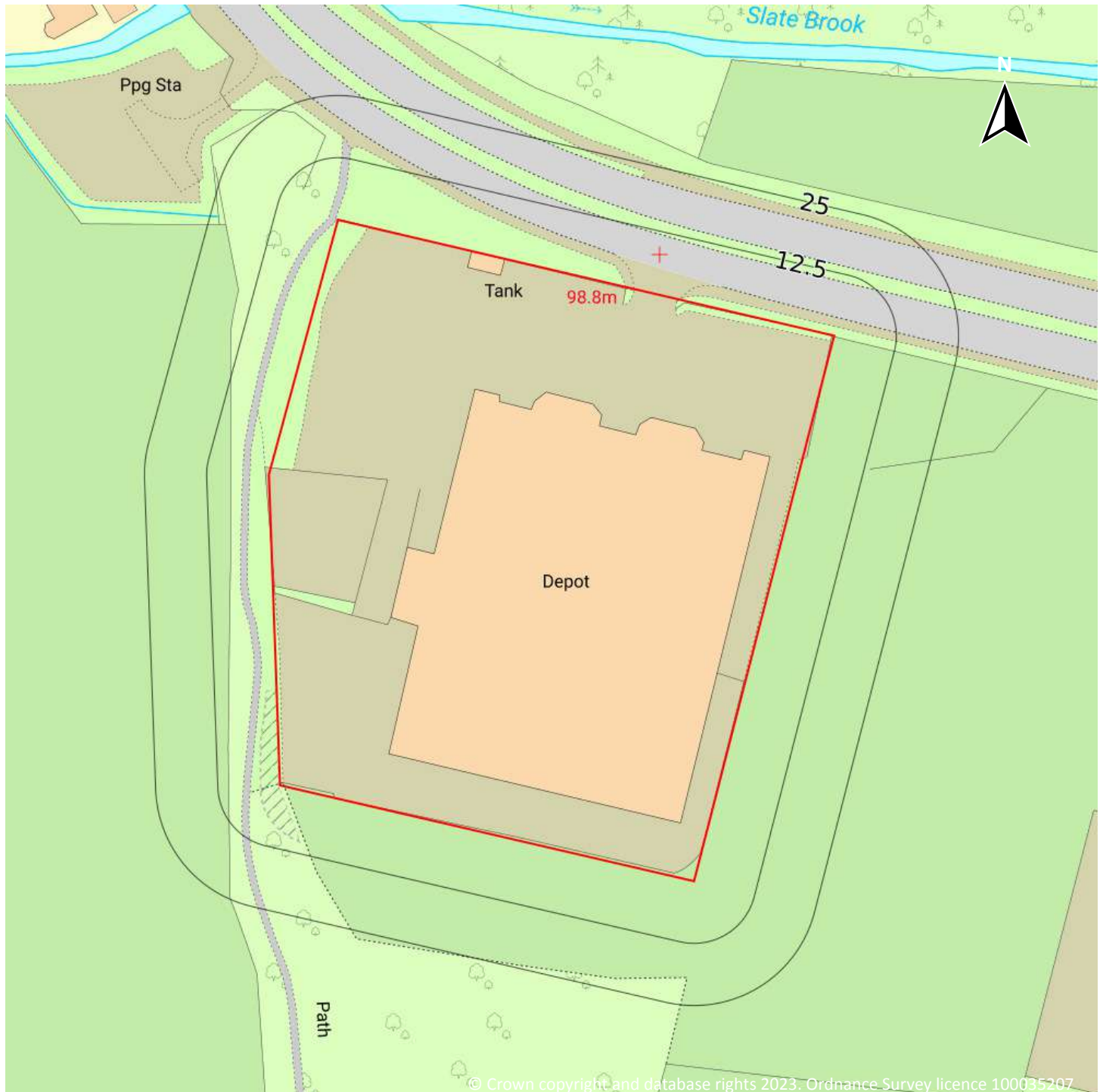


Capture Date: 11/07/1999

Site Area: 1.11ha



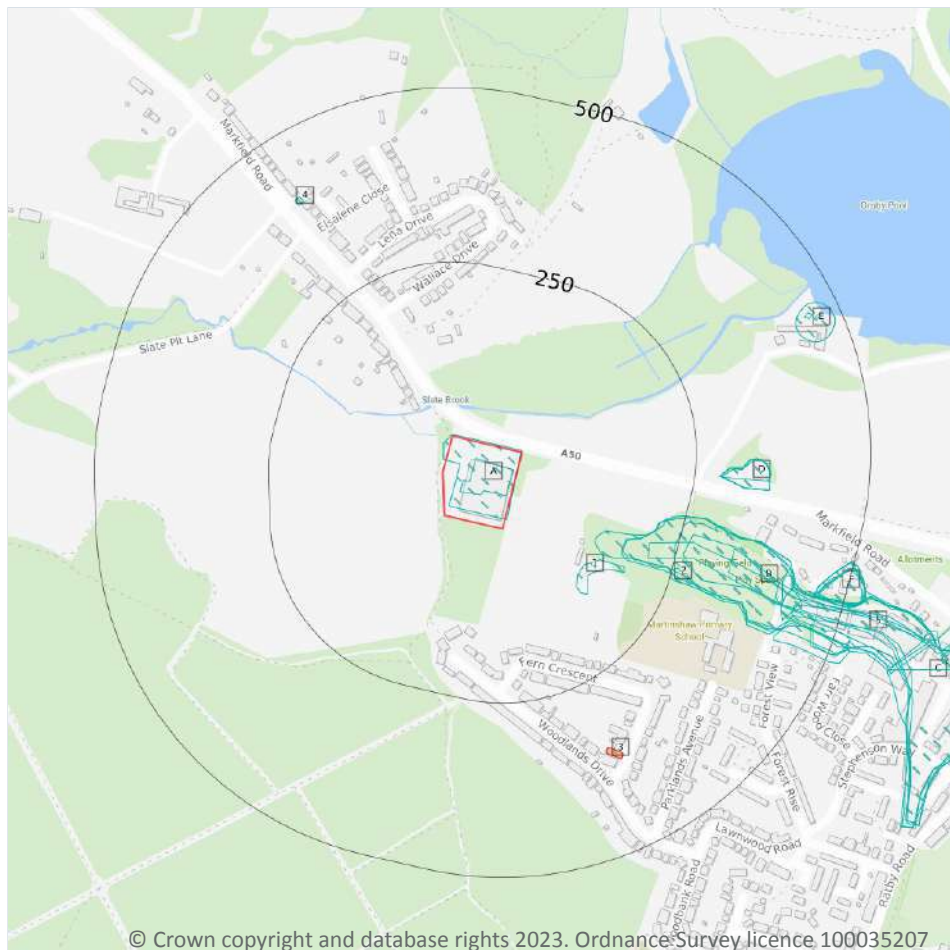
OS MasterMap site plan



Site Area: 1.11ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

31

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Warehouse	1968	1572431



ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Depot	1973 - 1990	1700231
1	127m SE	Unspecified Ground Workings	1973 - 1990	1733587
B	132m SE	Unspecified Disused Quarry	1968	1712177
B	174m SE	Unspecified Old Quarry	1930	1716939
B	176m E	Unspecified Quarry	1964	1694117
C	210m E	Railway Sidings	1930	1683301
B	246m E	Unspecified Old Quarry	1901 - 1919	1626604
2	249m SE	Unspecified Heap	1919	1570616
C	260m E	Railway Sidings	1919	1627886
D	287m E	Unspecified Quarry	1901	1647496
D	287m E	Unspecified Old Quarry	1885	1601314
D	287m E	Unspecified Quarry	1930	1709811
D	289m E	Unspecified Quarry	1964 - 1990	1739988
C	329m E	Railway Sidings	1901	1749666
4	398m NW	Pump House	1990	1613272
B	403m E	Unspecified Heap	1885	1570617
B	408m E	Unspecified Disused Quarry	1973	1635384
5	415m SE	Unspecified Quarry	1885	1715530
B	419m SE	Unspecified Heap	1919	1692684
E	432m NE	Boat House	1919	1658004
C	433m E	Railway Sidings	1885	1649201
E	449m NE	Boat House	1964	1737883
F	456m E	Unspecified Heap	1990	1691300
F	456m E	Unspecified Heap	1964	1703049
F	456m E	Unspecified Heap	1973	1708764
E	461m NE	Boat House	1930	1651989
F	462m E	Unspecified Heap	1930	1657041
F	462m E	Unspecified Heap	1885 - 1901	1689358



ID	Location	Land use	Dates present	Group ID
F	463m E	Unspecified Heap	1919	1708336
B	464m SE	Unspecified Heap	1973	1617442

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

1

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
3	348m SE	Electricity Substation	1968 - 1994	161857

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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



This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

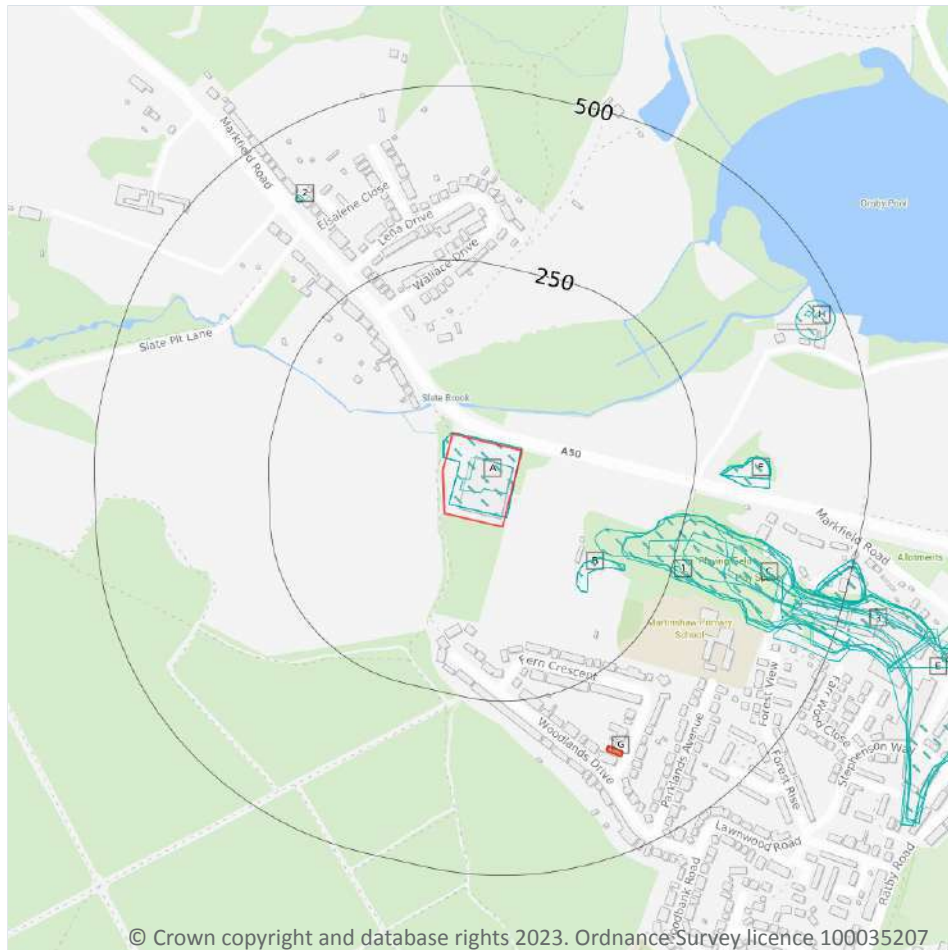
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

41

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

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Depot	1990	1700231
A	On site	Unspecified Depot	1973	1700231
A	On site	Unspecified Warehouse	1968	1572431

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Depot	1983	1700231
B	127m SE	Unspecified Ground Workings	1990	1733587
B	127m SE	Unspecified Ground Workings	1973	1733587
B	127m SE	Unspecified Ground Workings	1983	1733587
C	132m SE	Unspecified Disused Quarry	1968	1712177
C	174m SE	Unspecified Old Quarry	1930	1716939
D	176m E	Unspecified Quarry	1964	1694117
E	210m E	Railway Sidings	1930	1683301
C	246m E	Unspecified Old Quarry	1919	1626604
1	249m SE	Unspecified Heap	1919	1570616
E	260m E	Railway Sidings	1919	1627886
F	287m E	Unspecified Quarry	1930	1709811
F	287m E	Unspecified Quarry	1901	1647496
F	287m E	Unspecified Old Quarry	1885	1601314
F	289m E	Unspecified Quarry	1990	1739988
F	289m E	Unspecified Quarry	1973	1739988
F	289m E	Unspecified Quarry	1968	1739988
F	289m E	Unspecified Quarry	1983	1739988
F	289m E	Unspecified Quarry	1964	1739988
D	296m E	Unspecified Old Quarry	1901	1626604
E	329m E	Railway Sidings	1901	1749666
2	398m NW	Pump House	1990	1613272
C	403m E	Unspecified Heap	1885	1570617
C	408m E	Unspecified Disused Quarry	1973	1635384
3	415m SE	Unspecified Quarry	1885	1715530
D	419m SE	Unspecified Heap	1919	1692684
H	432m NE	Boat House	1919	1658004
E	433m E	Railway Sidings	1885	1649201



ID	Location	Land Use	Date	Group ID
H	449m NE	Boat House	1964	1737883
D	456m E	Unspecified Heap	1990	1691300
D	456m E	Unspecified Heap	1973	1708764
D	456m E	Unspecified Heap	1964	1703049
H	461m NE	Boat House	1930	1651989
D	462m E	Unspecified Heap	1930	1657041
D	462m E	Unspecified Heap	1901	1689358
D	462m E	Unspecified Heap	1885	1689358
D	463m E	Unspecified Heap	1919	1708336
D	464m SE	Unspecified Heap	1973	1617442

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

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

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	2
----------------------------	----------

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

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
G	348m SE	Electricity Substation	1994	161857
G	350m SE	Electricity Substation	1968	161857

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

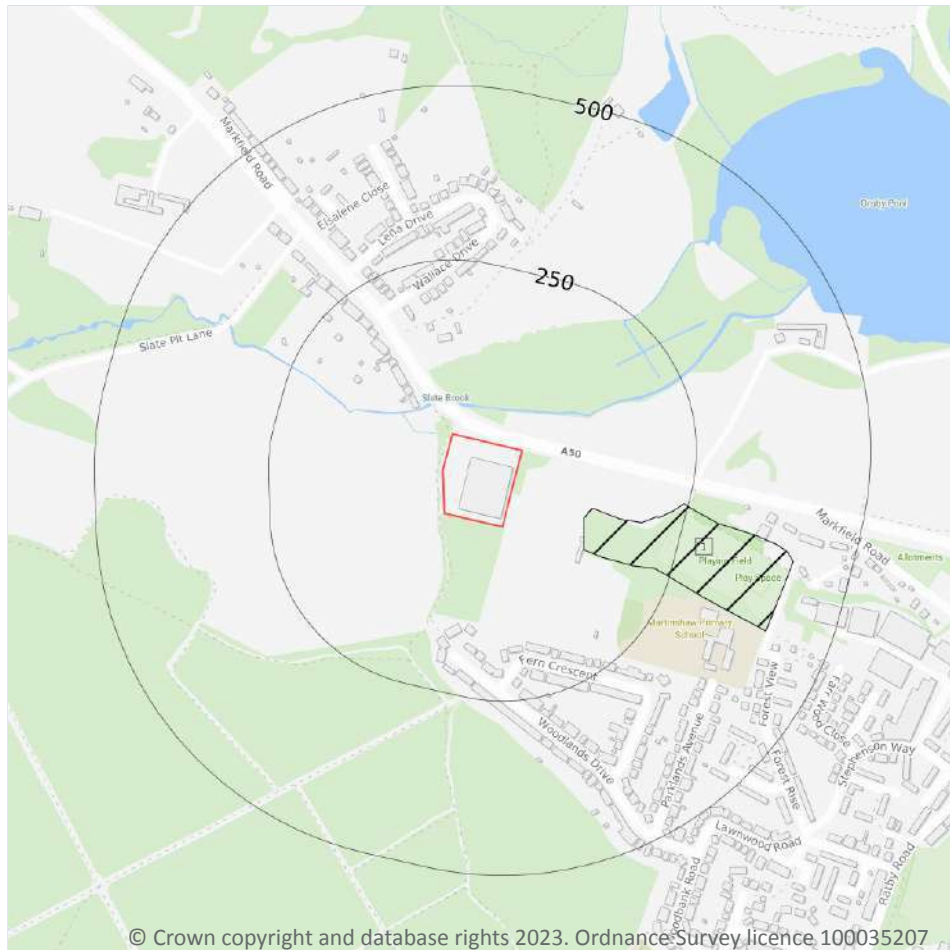
0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Details		
1	109m E	Site Address: Recreation Ground, Groby off Forest Rise, Marksfield Road, Markfield, Leicestershire Licence Holder Address: Parish Offices, Groby, Leicestershire	Waste Licence: - Site Reference: 359 Waste Type: Industrial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: Groby Parish Council Licence Holder: Groby Parish Council First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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



3.7 Waste exemptions

Records within 500m

0

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

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Company	Address	Activity	Category
A	On site	Keltruck Ltd	Unit 2 Midland Distribution Centre, Markfield Road, Groby, Leicestershire, LE6 0FS	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	On site	Westerman's International	Unit 4 Midland Distribution Centre, Markfield Road, Groby, Leicestershire, LE6 0FS	Tools Including Machine Shops	Industrial Products



ID	Location	Company	Address	Activity	Category
B	51m NW	Pumping Station	Leicestershire, LE6	Water Pumping Stations	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

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

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

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

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

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

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

This data is sourced from the Health and Safety Executive.



4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

2

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

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Address	Details	
B	59m NW	MARKFIELD ROAD PUMPING STATION, GROBY, LEICESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/56/40158/O Permit Version: 1 Receiving Water: SLATE BROOK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 30/06/1995 Effective Date: 30/06/1995 Revocation Date: -
B	59m NW	MARKFIELD ROAD PUMPING STATION, GROBY, LEICESTER	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: T/56/40158/O Permit Version: 1 Receiving Water: SLATE BROOK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 30/06/1995 Effective Date: 30/06/1995 Revocation Date: -

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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



4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

3

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

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Details	
1	On site	Incident Date: 30/10/2003 Incident Identification: 199128 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
C	269m N	Incident Date: 25/09/2001 Incident Identification: 32963 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

ID	Location	Details	
C	269m N	Incident Date: 17/08/2001 Incident Identification: 25044 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

4.19 Pollution inventory substances

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

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

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

4.20 Pollution inventory waste transfers

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

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

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

4.21 Pollution inventory radioactive waste

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

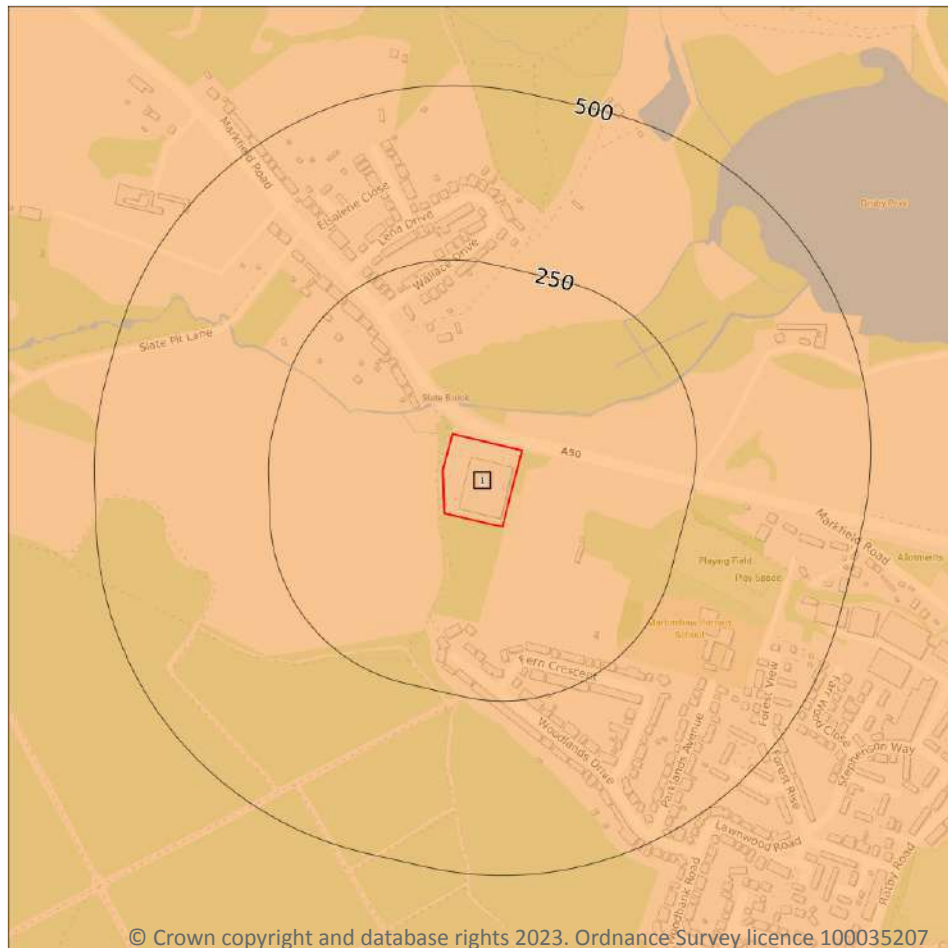
The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

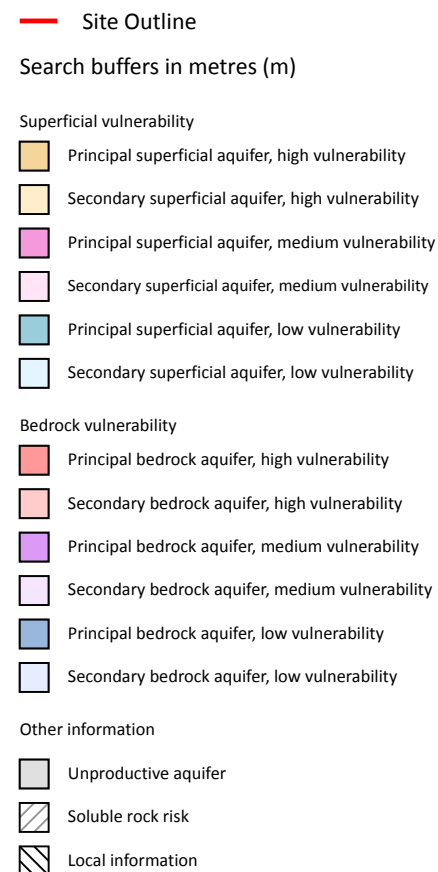
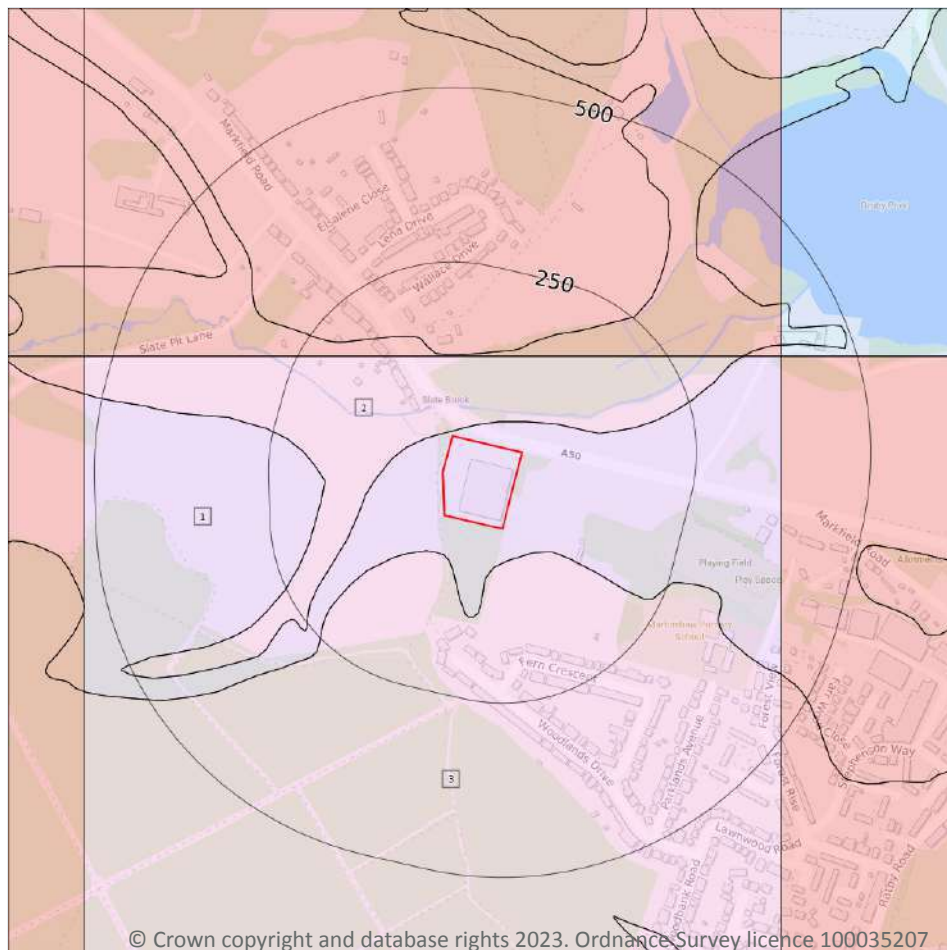
Features are displayed on the Bedrock aquifer map on [page 34](#) >

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

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

3

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

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

Features are displayed on the Groundwater vulnerability map on [page 35](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures
2	7m NW	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures
3	46m SE	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

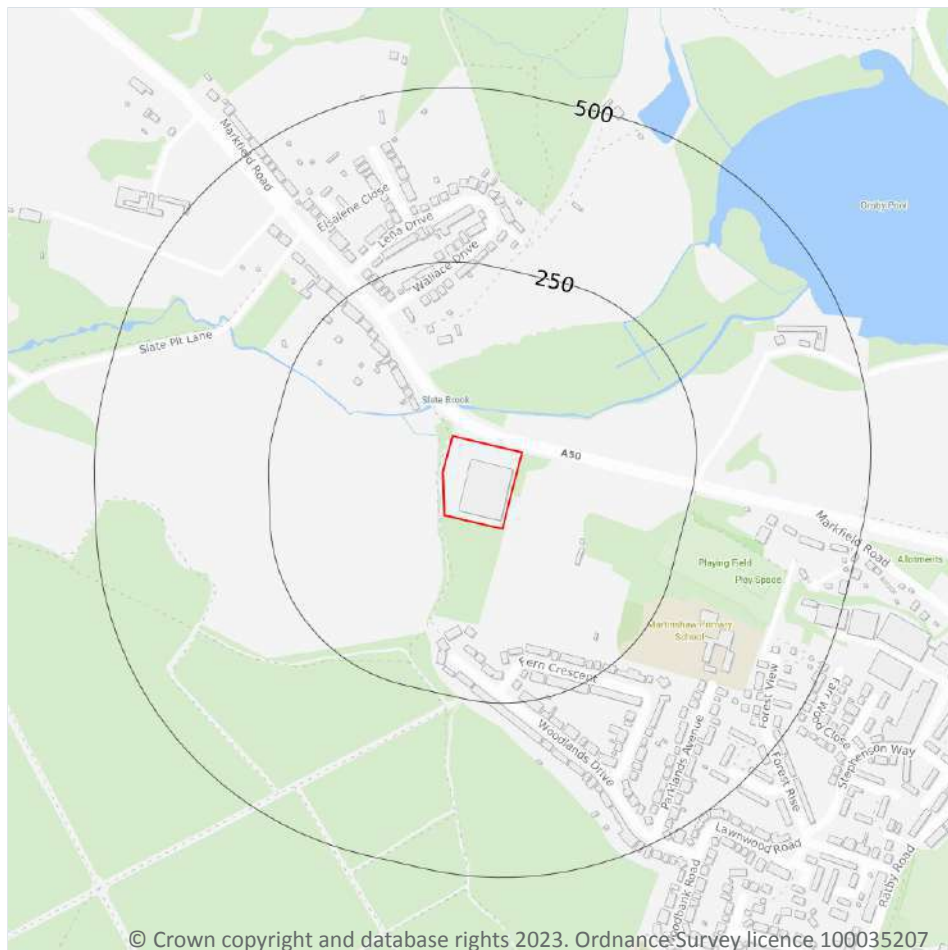
0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

7

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 37](#) >

ID	Location	Details	
-	1021m N	Status: Active Licence No: MD/028/0056/004 Details: Dewatering Direct Source: Groundwater Midlands Region Point: BRADGATE LANDFILL SITE Data Type: Point Name: FCC Environment (UK) Limited Easting: 451234 Northing: 308863	Annual Volume (m ³): 11459 Max Daily Volume (m ³): 79 Original Application No: NPS/NA/001566 Original Start Date: 05/10/2022 Expiry Date: 31/03/2037 Issue No: 1 Version Start Date: 05/10/2022 Version End Date: -
-	1318m W	Status: Historical Licence No: 03/28/56/0019/G Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: GROBY LODGE FARM - WELL (3) Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 450200 Northing: 307700	Annual Volume (m ³): 6264.39 Max Daily Volume (m ³): 19.093 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/09/1995 Version End Date: -
-	1318m W	Status: Historical Licence No: 03/28/56/0019/G Details: Spray Irrigation - Direct Direct Source: Groundwater Midlands Region Point: GROBY LODGE FARM - WELL (3) Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 450200 Northing: 307700	Annual Volume (m ³): 6264.39 Max Daily Volume (m ³): 19.093 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/09/1995 Version End Date: -
-	1515m W	Status: Historical Licence No: 03/28/56/0019/G Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: GROBY LODGE FARM - WELL (2) Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 450000 Northing: 307800	Annual Volume (m ³): 6264.39 Max Daily Volume (m ³): 19.093 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/09/1995 Version End Date: -
-	1515m W	Status: Historical Licence No: 03/28/56/0019/G Details: Spray Irrigation - Direct Direct Source: Groundwater Midlands Region Point: GRODBY LODGE FARM - WELL (2) Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 450000 Northing: 307800	Annual Volume (m ³): 6264.39 Max Daily Volume (m ³): 19.093 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/09/1995 Version End Date: -



ID	Location	Details	
-	1753m W	Status: Historical Licence No: 03/28/56/0019/G Details: Spray Irrigation - Direct Direct Source: Groundwater Midlands Region Point: GROBY LODGE FARM - WELL (1) Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 449800 Northing: 308200	Annual Volume (m ³): 6264.39 Max Daily Volume (m ³): 19.093 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/09/1995 Version End Date: -
-	1753m W	Status: Historical Licence No: 03/28/56/0019/G Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: GROBY LODGE FARM - WELL (1) Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 449800 Northing: 308200	Annual Volume (m ³): 6264.39 Max Daily Volume (m ³): 19.093 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/09/1995 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

7

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 37 >](#)

ID	Location	Details	
-	717m W	Status: Active Licence No: 03/28/56/0019/S Details: Spray Irrigation - Direct Direct Source: Surface Water Midlands Region Point: GROBY LODGE FARM - LAKE ON WATERCOURSE Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 450800 Northing: 307900	Annual Volume (m ³): 9355.67 Max Daily Volume (m ³): 64.55 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -



ID	Location	Details	
-	717m W	Status: Active Licence No: 03/28/56/0019/S Details: General Farming & Domestic Direct Source: Surface Water Midlands Region Point: GROBY LODGE FARM - LAKE ON WATERCOURSE Data Type: Point Name: GROBY LODGE ESTATE LIMITED Easting: 450800 Northing: 307900	Annual Volume (m ³): 9355.67 Max Daily Volume (m ³): 64.55 Original Application No: - Original Start Date: 13/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	1178m E	Status: Active Licence No: 03/28/56/0034 Details: Spray Irrigation - Storage Direct Source: Surface Water Midlands Region Point: LAND AT GROBY - TRIB ROTHLEY BROOK Data Type: Point Name: POPAT Easting: 452800 Northing: 307740	Annual Volume (m ³): 11365 Max Daily Volume (m ³): - Original Application No: NPS/WR/014812 Original Start Date: 17/07/2002 Expiry Date: - Issue No: 103 Version Start Date: 14/11/2013 Version End Date: -
-	1178m E	Status: Active Licence No: 03/28/56/0034 Details: General Farming & Domestic Direct Source: Surface Water Midlands Region Point: LAND AT GROBY - TRIB ROTHLEY BROOK Data Type: Point Name: POPAT Easting: 452800 Northing: 307740	Annual Volume (m ³): 11365 Max Daily Volume (m ³): - Original Application No: NPS/WR/014812 Original Start Date: 17/07/2002 Expiry Date: - Issue No: 103 Version Start Date: 14/11/2013 Version End Date: -
-	1178m E	Status: Historical Licence No: 03/28/56/0026 Details: Spray Irrigation - Storage Direct Source: Surface Water Midlands Region Point: LAND AT GROBY - TRIB ROTHLEY BROOK Data Type: Point Name: GROBY FARMS Easting: 452800 Northing: 307740	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/10/1978 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
-	1178m E	Status: Historical Licence No: 03/28/56/0026 Details: General Farming & Domestic Direct Source: Surface Water Midlands Region Point: LAND AT GROBY - TRIB ROTHLEY BROOK Data Type: Point Name: GROBY FARMS Easting: 452800 Northing: 307740	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/10/1978 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -



ID	Location	Details	
-	1301m NE	Status: Active Licence No: 03/28/56/0017 Details: Process Water Direct Source: Surface Water Midlands Region Point: GROBY QUARRY - GROBY POOL OVERFLOW Data Type: Point Name: HANSON QUARRY PRODUCTS EUROPE LTD Easting: 452700 Northing: 308600	Annual Volume (m ³): 22730 Max Daily Volume (m ³): 113.65 Original Application No: - Original Start Date: 24/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 25/03/2014 Version End Date: -

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

5.8 Potable abstractions

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

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

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

5.9 Source Protection Zones

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

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

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

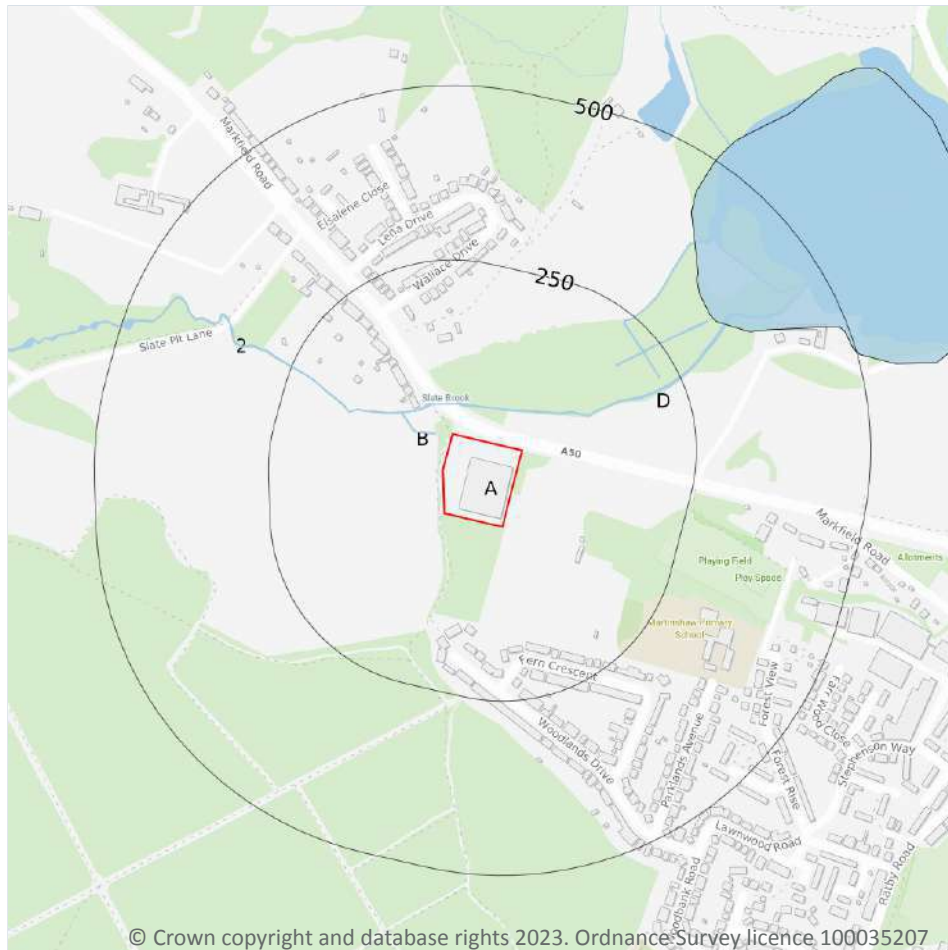
5.10 Source Protection Zones (confined aquifer)

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

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

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

6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

10

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
B	23m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	43m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Slate Brook
D	44m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Slate Brook
B	52m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Slate Brook
2	79m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Slate Brook
D	181m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	222m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	223m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	224m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	224m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

4

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

Features are displayed on the Hydrology map on [page 42 >](#)

This data is sourced from the Ordnance Survey.



6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Rothley Brook Catchment (trib of Soar)	GB104028046730	Soar River	Soar

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2312m SE	River	Rothley Brook Catchment (trib of Soar)	GB104028046730 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site

1

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



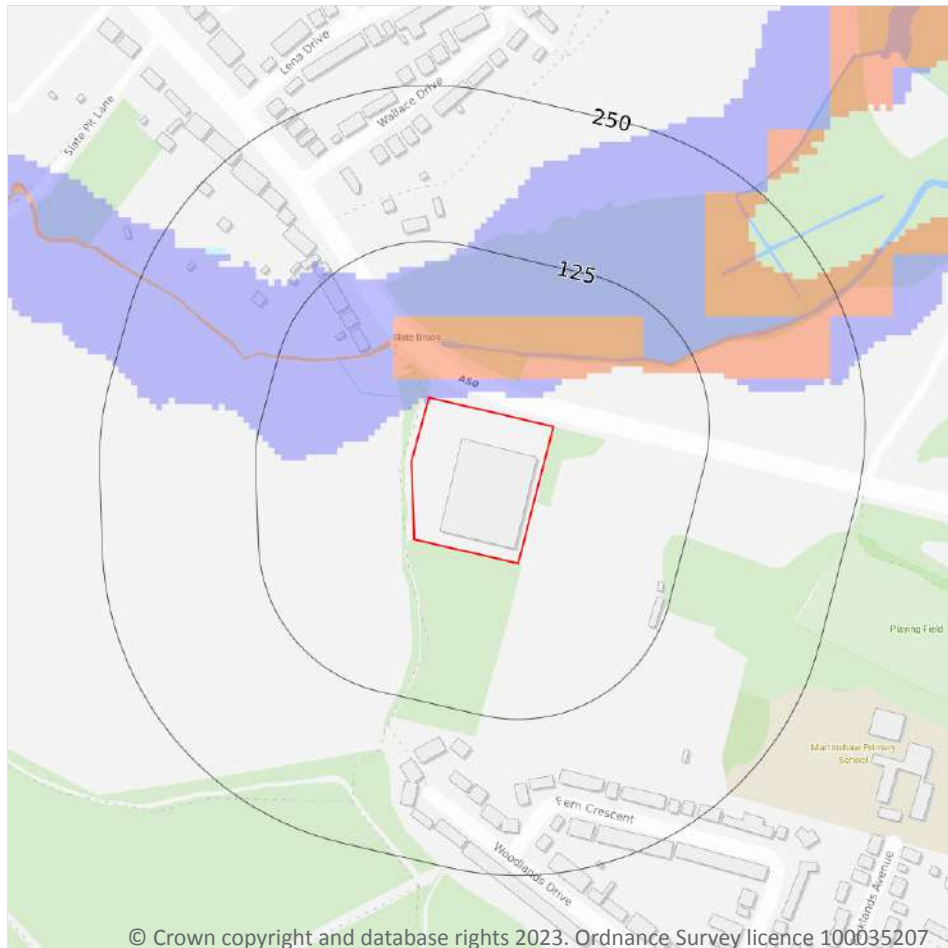
Features are displayed on the Hydrology map on [page 42](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Soar - Secondary Combined	GB40402G990600 ↗	Good	Good	Good	2019

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



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
 - High
 - Medium
 - Low
 - Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

2

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

Features are displayed on the River and coastal flooding map on [page 46 >](#)



Distance	Flood risk category
On site	Medium
0 - 50m	High

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

7.2 Historical Flood Events

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

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

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

7.3 Flood Defences

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

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

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

7.4 Areas Benefiting from Flood Defences

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

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

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

7.5 Flood Storage Areas

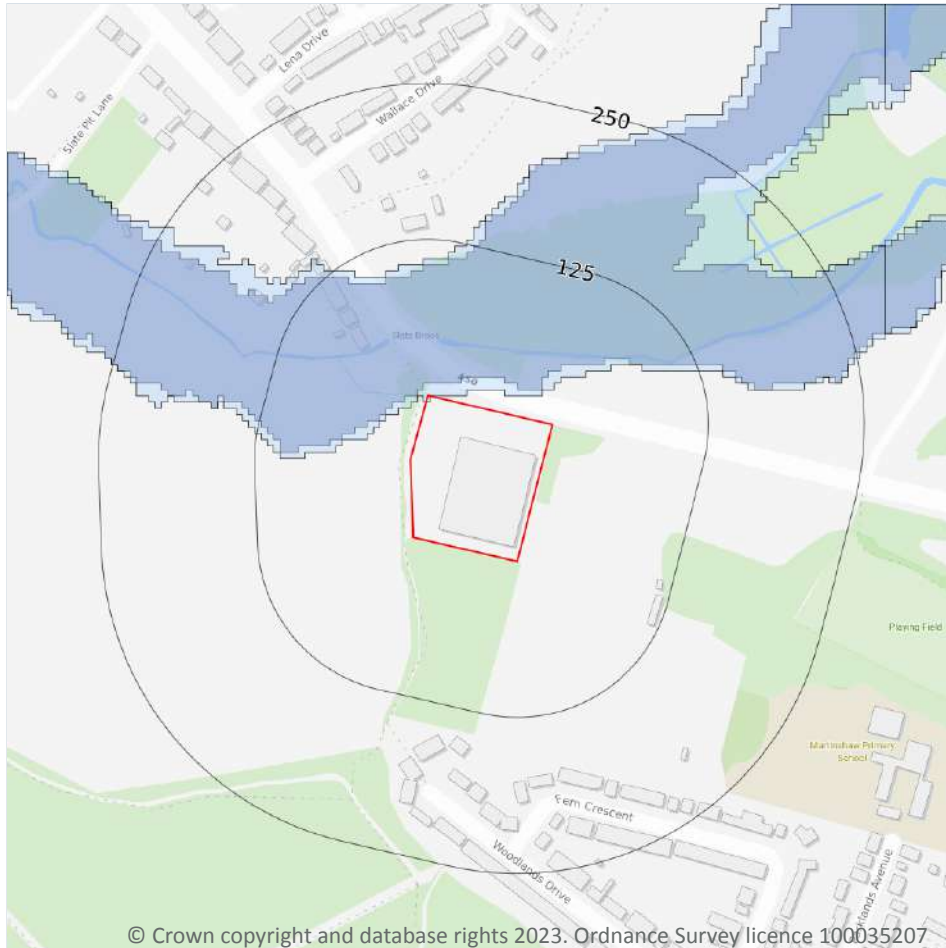
Records within 250m	0
---------------------	---

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

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 46 >](#)

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m

1

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

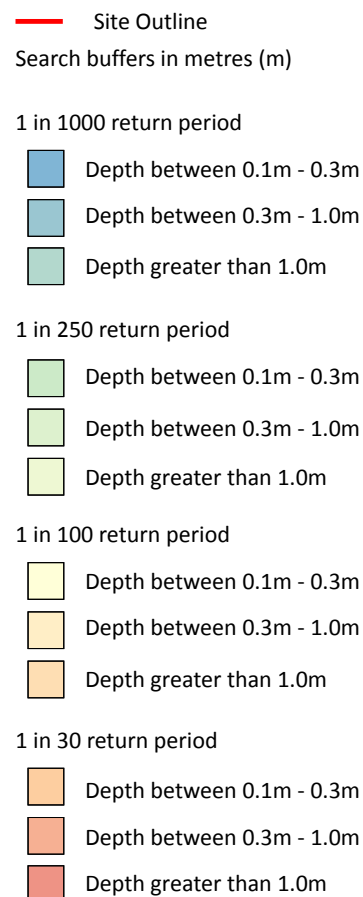
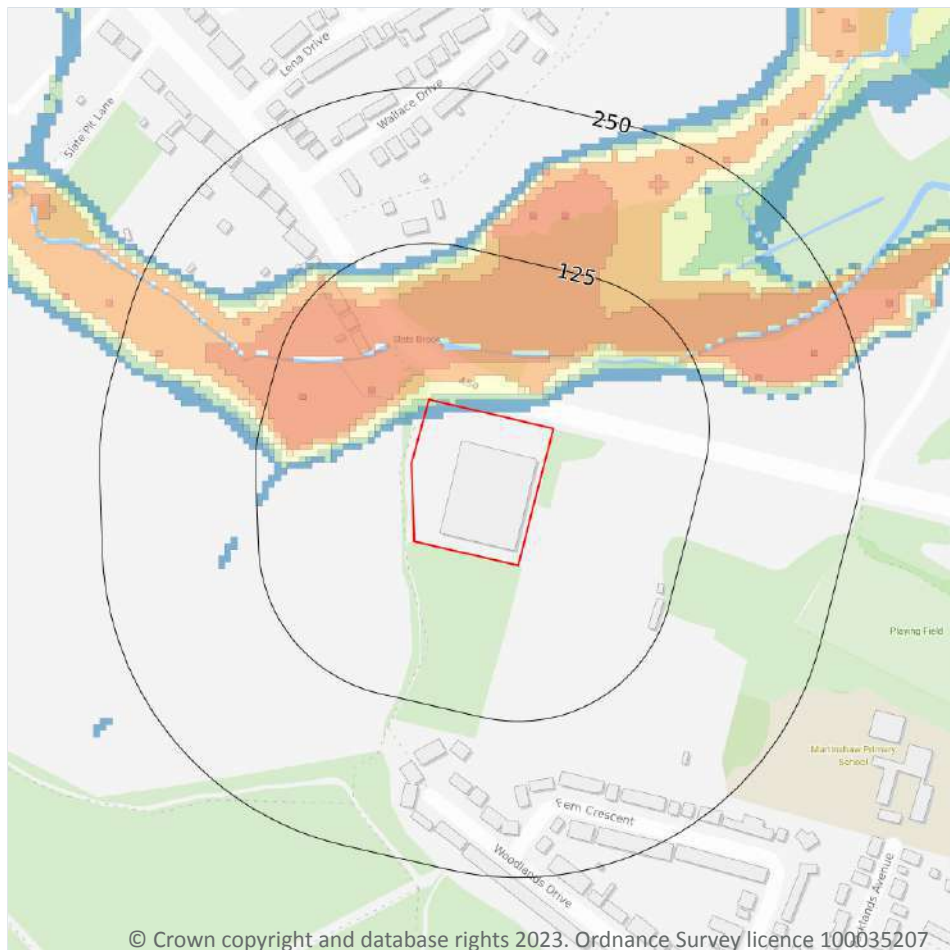
Features are displayed on the River and coastal flooding map on [page 46](#) >

Location	Type
6m NW	Zone 3 - (Fluvial Models)

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 100 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

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

Features are displayed on the Surface water flooding map on [page 50](#) >

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

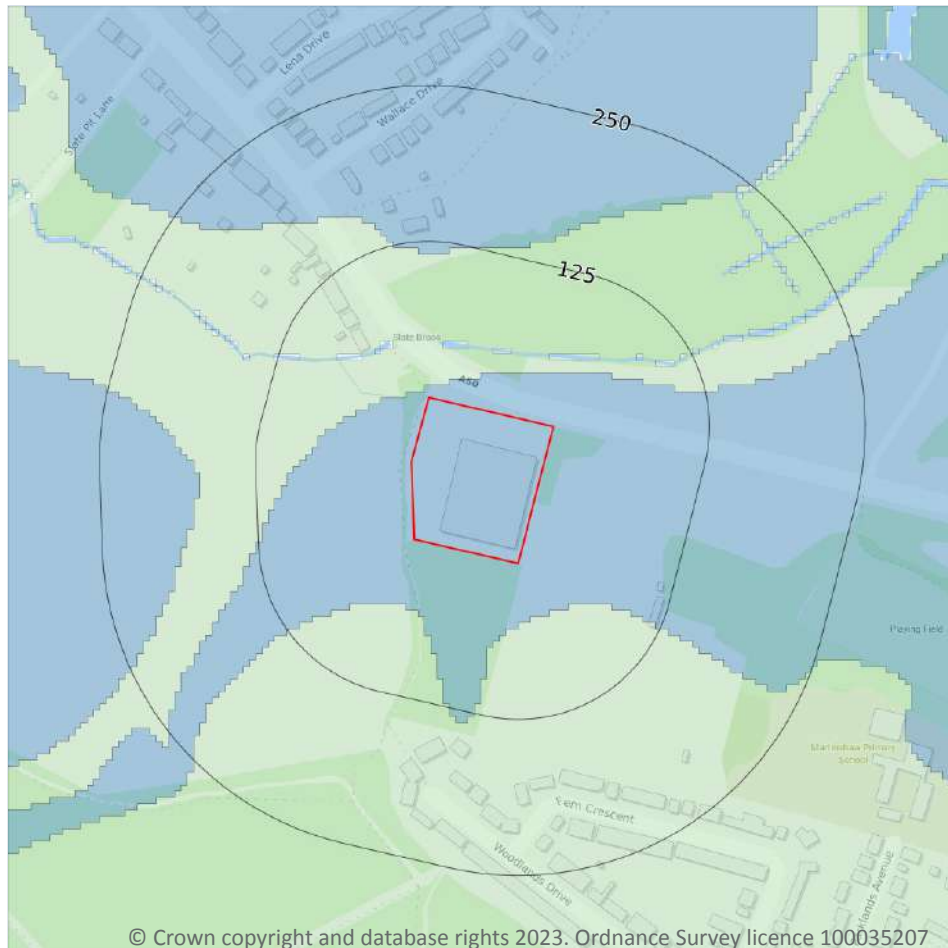
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

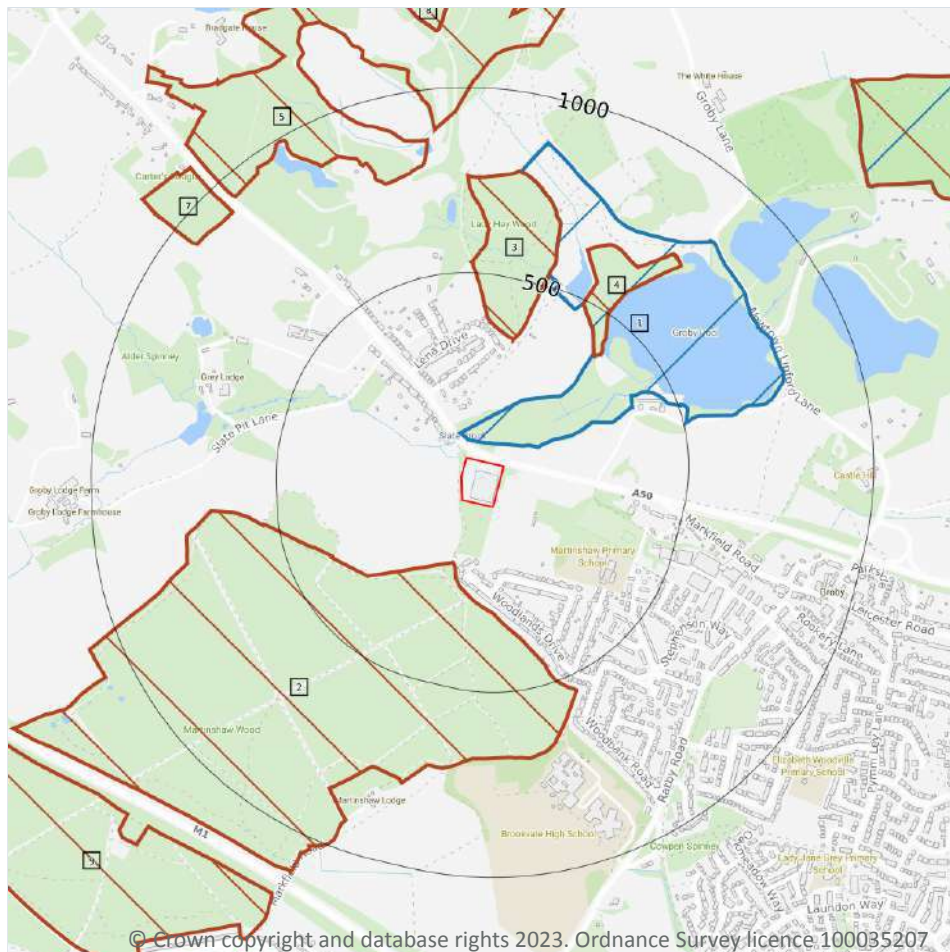
Low

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

Features are displayed on the Groundwater flooding map on [page 52 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- ▨ Sites of Special Scientific Interest (SSSI)
- ▨ Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

2

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

Features are displayed on the Environmental designations map on [page 53](#) >

ID	Location	Name	Data source
1	49m N	Groby Pool and Woods	Natural England



ID	Location	Name	Data source
A	1243m NE	Sheet Hedges Wood	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

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

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

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

10.3 Special Areas of Conservation (SAC)

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

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

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

10.4 Special Protection Areas (SPA)

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

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

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

10.5 National Nature Reserves (NNR)

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

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

11

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

Features are displayed on the Environmental designations map on [page 53 >](#)

ID	Location	Name	Woodland Type
2	170m S	Martinshaw Wood	Ancient Replanted Woodland
3	339m N	Lady Hay Wood	Ancient & Semi-Natural Woodland
4	386m NE	Groby Pool Wood	Ancient & Semi-Natural Woodland
5	771m N	Lawn/old Woods	Ancient Replanted Woodland
6	890m N	Lawn/old Woods	Ancient & Semi-Natural Woodland
7	916m NW	Lawn/old Woods	Ancient & Semi-Natural Woodland
8	1157m N	Lawn/old Woods	Ancient Replanted Woodland
9	1178m SW	Unknown	Ancient Replanted Woodland
A	1243m NE	Sheet Hedges Wood	Ancient & Semi-Natural Woodland
-	1306m N	Lawn/old Woods	Ancient Replanted Woodland
-	1531m N	Lawn/old Woods	Ancient Replanted Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

4

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

Location	Name	Type	NVZ ID	Status
On site	SOAR R NVZ	Surface Water	309	Existing

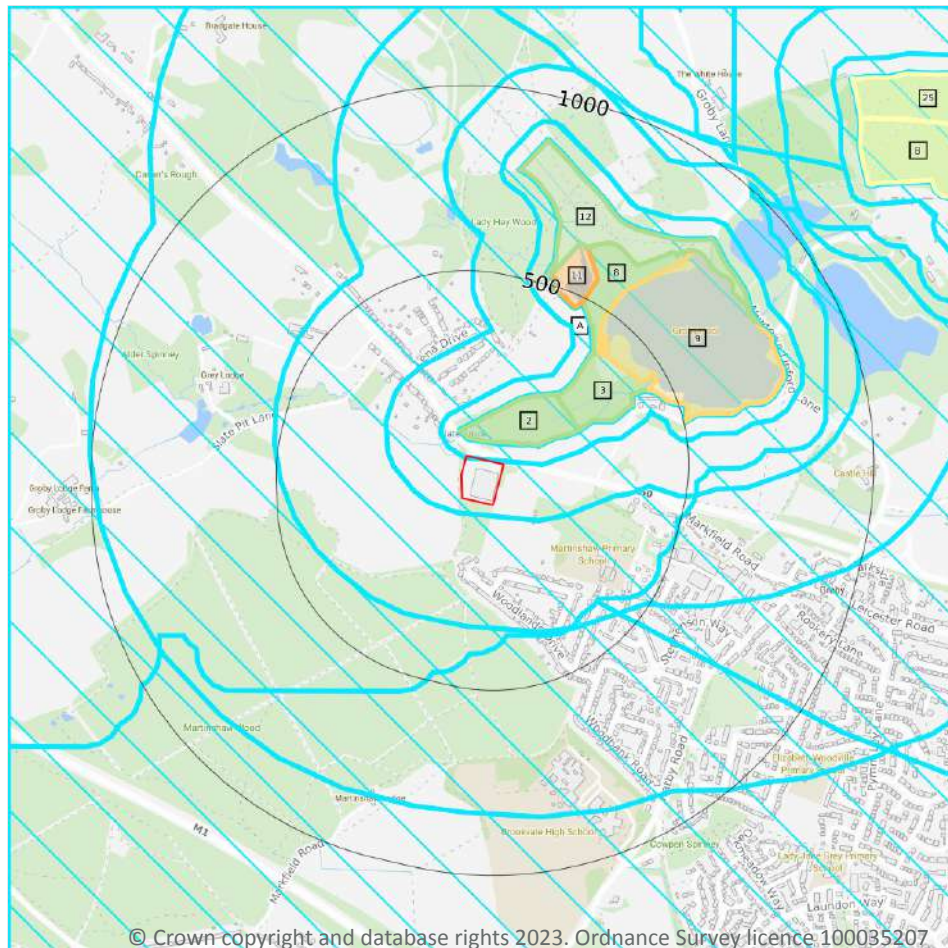


Location	Name	Type	NVZ ID	Status
On site	Groby Pool Eutrophic lake NVZ	Eutrophic Water	102	Existing
1341m N	Cropston & Swithland Reservoirs Eutrophic lake NVZ	Eutrophic Water	144	Existing
1770m S	SOAR R NVZ	Surface Water	309	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

2

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

Features are displayed on the SSSI Impact Zones and Units map on [page 59](#) >

ID	Location	Type of developments requiring consultation
A	On site	All applications - ALL PLANNING APPLICATIONS - EXCEPT HOUSEHOLDER APPLICATIONS.



ID	Location	Type of developments requiring consultation
A	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha Residential - Residential development of 50 units or more. Rural residential - Any residential development of 10 or more houses outside existing settlements/urban areas. Air pollution - Any development that could cause AIR POLLUTION or DUST either in its construction or operation (incl: industrial/commercial processes, livestock & poultry units, slurry lagoons & digestate stores, manure stores). Combustion - All general combustion processes. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Mechanical and biological waste treatment, inert landfill, non-hazardous landfill, hazardous landfill, household civic amenity recycling facilities construction, demolition and excavation waste, other waste management Composting - Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	11
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on [page 59](#) >

ID:	2
Location:	49m N
SSSI name:	Groby Pool and Woods
Unit name:	Slate Wood West
Broad habitat:	Broadleaved, Mixed And Yew Woodland - Lowland
Condition:	Favourable
Reportable features:	



Feature name	Feature condition	Date of assessment
Wet woodland	Favourable	06/02/2015

ID: 3
 Location: 222m NE
 SSSI name: Groby Pool and Woods
 Unit name: Slate Wood East
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland fens, including basin, flood-plain, open water transition and valley fens	Favourable	06/02/2015
Wet woodland	Favourable	06/02/2015

ID: 8
 Location: 384m NE
 SSSI name: Groby Pool and Woods
 Unit name: Groby Wood
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland fens, including basin, flood-plain, open water transition and valley fens	Favourable	06/02/2015
Wet woodland	Favourable	06/02/2015

ID: 9
 Location: 395m NE
 SSSI name: Groby Pool and Woods
 Unit name: Groby Pool
 Broad habitat: Standing Open Water And Canals
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Eutrophic lakes	Unfavourable - No change	30/09/2009



ID: 11
 Location: 467m NE
 SSSI name: Groby Pool and Woods
 Unit name: Groby Tail Pool
 Broad habitat: Standing Open Water And Canals
 Condition: Unfavourable - Declining
 Reportable features:

Feature name	Feature condition	Date of assessment
Eutrophic lakes	Unfavourable - Declining	30/09/2009

ID: 12
 Location: 522m N
 SSSI name: Groby Pool and Woods
 Unit name: Groby Grassland
 Broad habitat: Neutral Grassland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland fens, including basin, flood-plain, open water transition and valley fens	Favourable	06/02/2015
Lowland neutral grassland (MG5)	Favourable	06/02/2015

ID: B
 Location: 1243m NE
 SSSI name: Sheet Hedges Wood
 Unit name: Woodland
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - Recovering	08/05/2013

ID: 25
 Location: 1342m NE
 SSSI name: Sheet Hedges Wood
 Unit name: Woodland
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland

Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - Declining	08/05/2013

ID: 26
 Location: 1375m NE
 SSSI name: Sheet Hedges Wood
 Unit name: Woodland
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Wet woodland	Unfavourable - Recovering	08/05/2013

ID: -
 Location: 1424m NE
 SSSI name: Sheet Hedges Wood
 Unit name: Woodland
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Favourable	08/05/2013
Wet woodland	Favourable	08/05/2013

ID: -
 Location: 1577m NE
 SSSI name: Sheet Hedges Wood
 Unit name: Woodland
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - Declining
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - Declining	08/05/2013

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

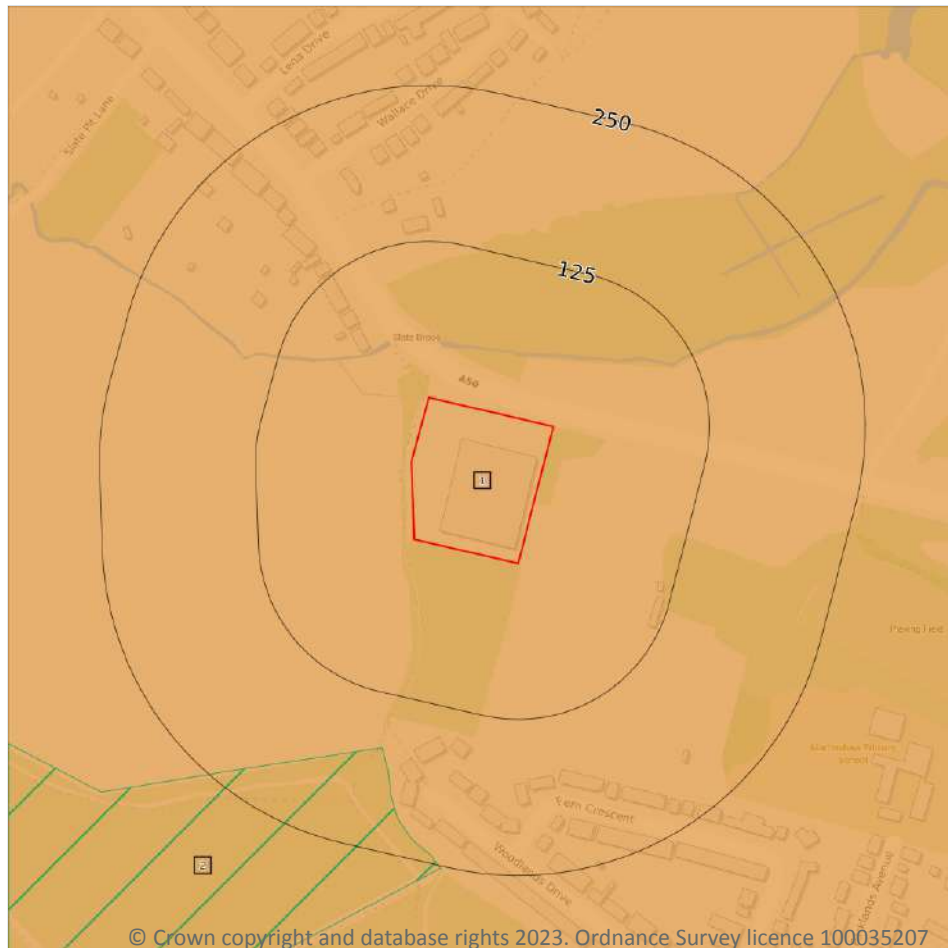
Records within 250m

0

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 67](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 67](#) >

ID	Location	Description	Reference	Application date
2	169m S	Selective Fell/Thin (Unconditional)	014/145/99-00	09/03/2000

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

1

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

Location	Reference	Scheme	Start Date	End date
8m W	AG00519933	Entry Level Stewardship	01/11/2013	31/10/2018

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

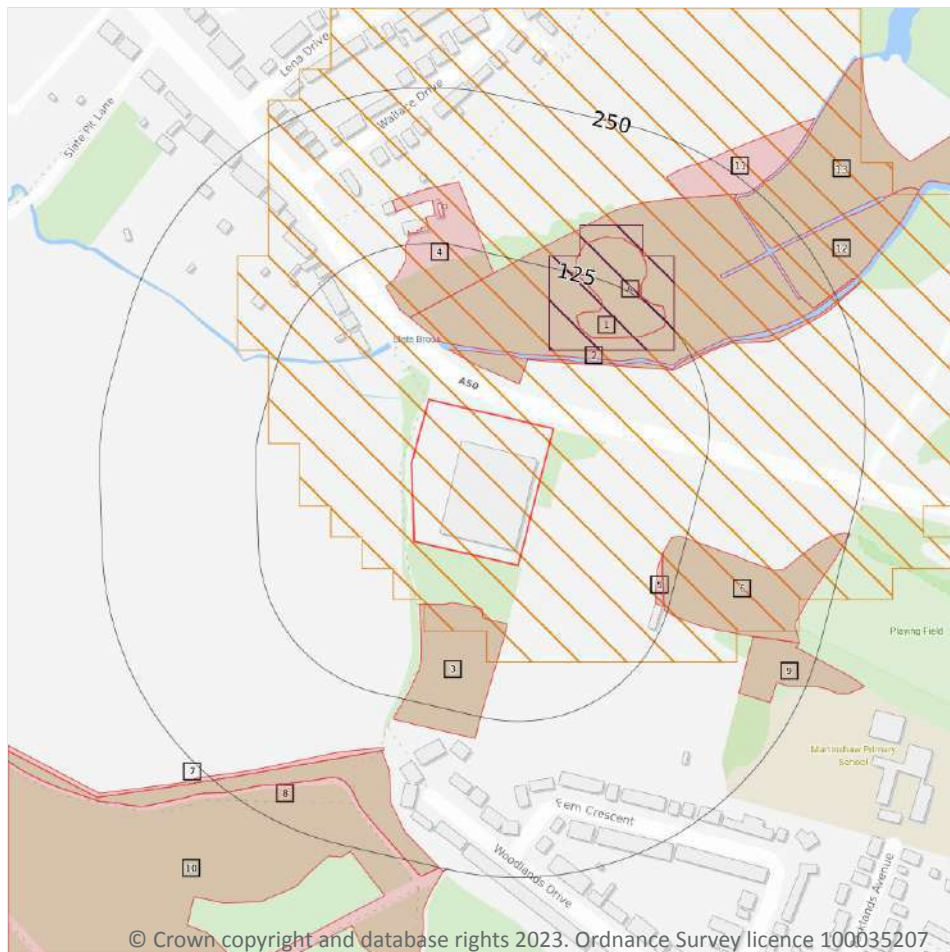
0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

14

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

Features are displayed on the Habitat designations map on [page 70](#) >

ID	Location	Main Habitat	Other habitats
2	29m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	40m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	47m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%, ENSIS L1)



ID	Location	Main Habitat	Other habitats
4	67m N	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
A	79m NE	Lowland fens	Main habitat: LFENS (INV > 50%); DWOOD (INV > 50%, ENSIS L1)
5	109m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	110m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	167m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	169m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	197m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	199m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	212m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	223m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%, ENSIS L1); Additional: LFENS (ENSIS L2)
13	226m NE	Deciduous woodland	Main habitat: LFENS (INV > 50%); RBEDS (INV > 50%); DWOOD (INV > 50%, ENSIS L1)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

2

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

Features are displayed on the Habitat designations map on [page 70 >](#)

ID	Location	Type	Habitat
1	On site	Network Enhancement Zone 1	Not specified
A	61m NE	Primary Habitat	Lowland fens

This data is sourced from Natural England.



13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 73](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SK50NW

This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m

6

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 74](#) >

ID	Location	LEX Code	Description	Rock description
A	188m SE	WGR-VOID	Worked Ground (Undivided)	Void
A	248m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	282m E	WGR-VOID	Worked Ground (Undivided)	Void
1	408m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

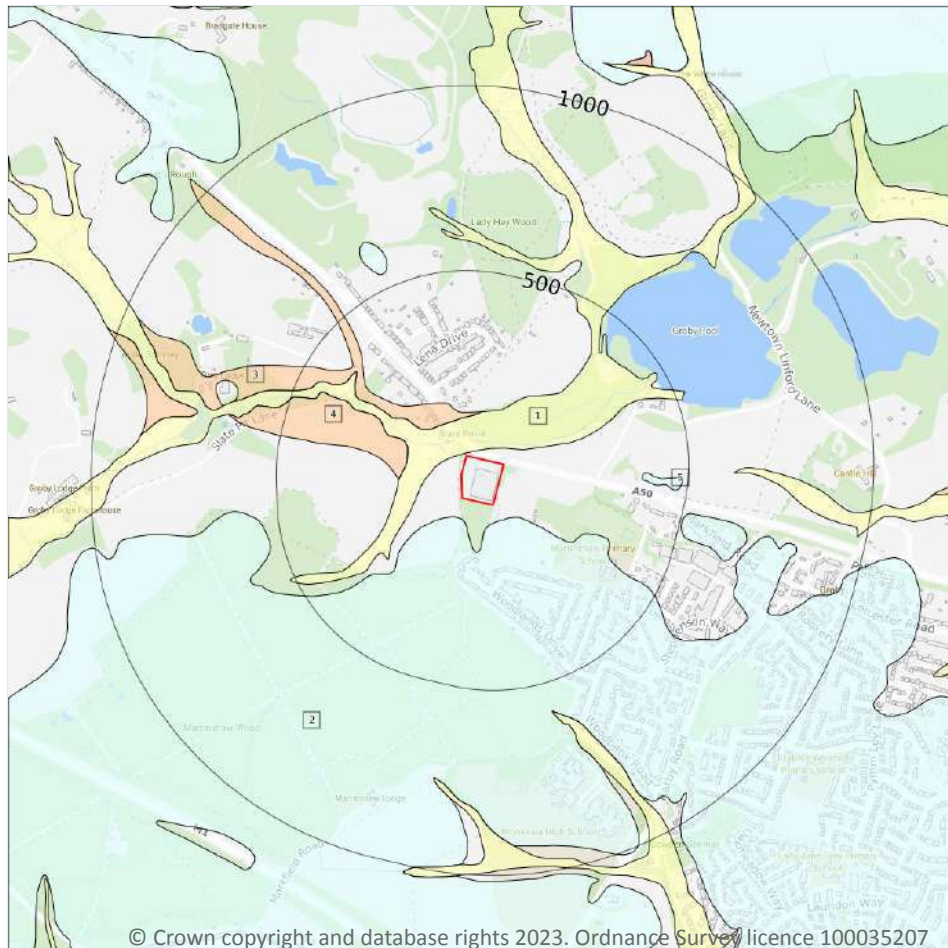


ID	Location	LEX Code	Description	Rock description
2	470m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	489m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

5

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock description
1	8m NW	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	46m SE	TILL-DMTN	Till - Diamicton	Diamicton
3	101m NW	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
4	151m W	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
5	375m E	TILL-DMTN	Till - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

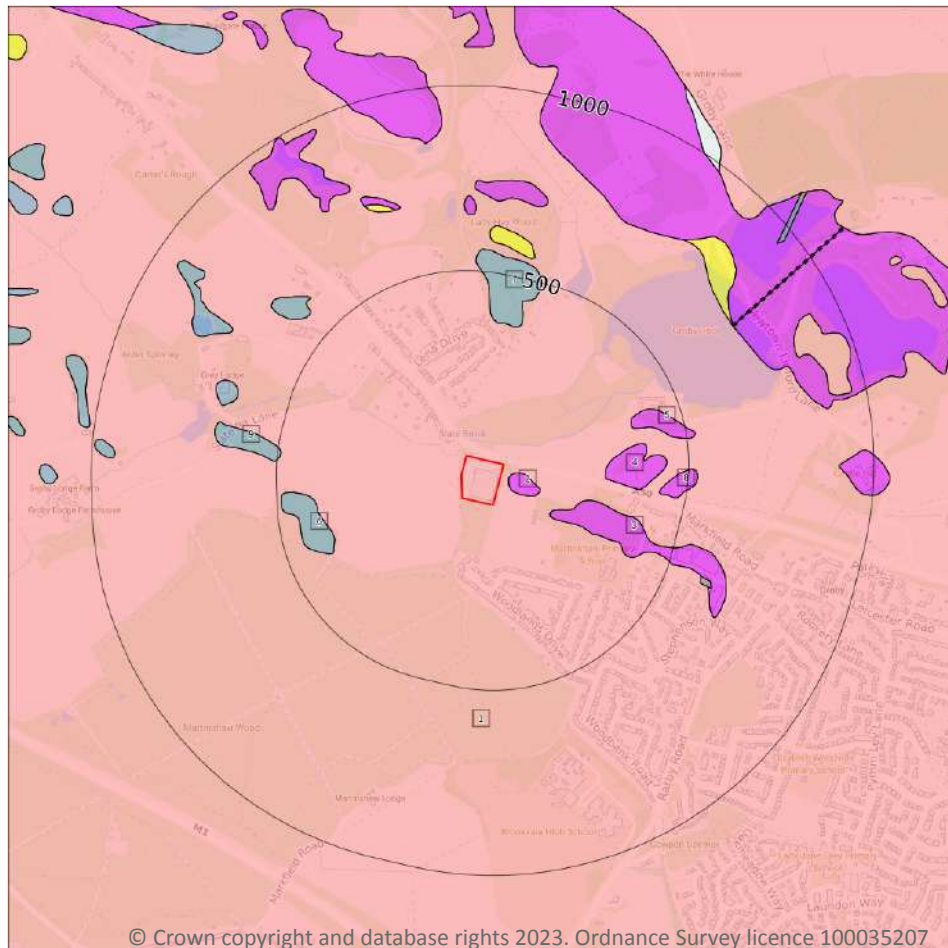
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

9

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 78 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	MMG-MDST	Mercia Mudstone Group - Mudstone	Rhaetian Age - Early Triassic Epoch
2	23m E	SCHD-DI	South Charnwood Diorites - Diorite	Ediacaran Period
3	155m SE	SCHD-DI	South Charnwood Diorites - Diorite	Ediacaran Period

ID	Location	LEX Code	Description	Rock age
4	276m E	SCHD-DI	South Charnwood Diorites - Diorite	Ediacaran Period
5	361m E	SCHD-DI	South Charnwood Diorites - Diorite	Ediacaran Period
6	361m W	SWSL-MDST	Swithland Formation - Mudstone	Comley Epoch
7	368m N	SWSL-MDST	Swithland Formation - Mudstone	Comley Epoch
8	427m E	SCHD-DI	South Charnwood Diorites - Diorite	Ediacaran Period
9	491m W	SWSL-MDST	Swithland Formation - Mudstone	Comley Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

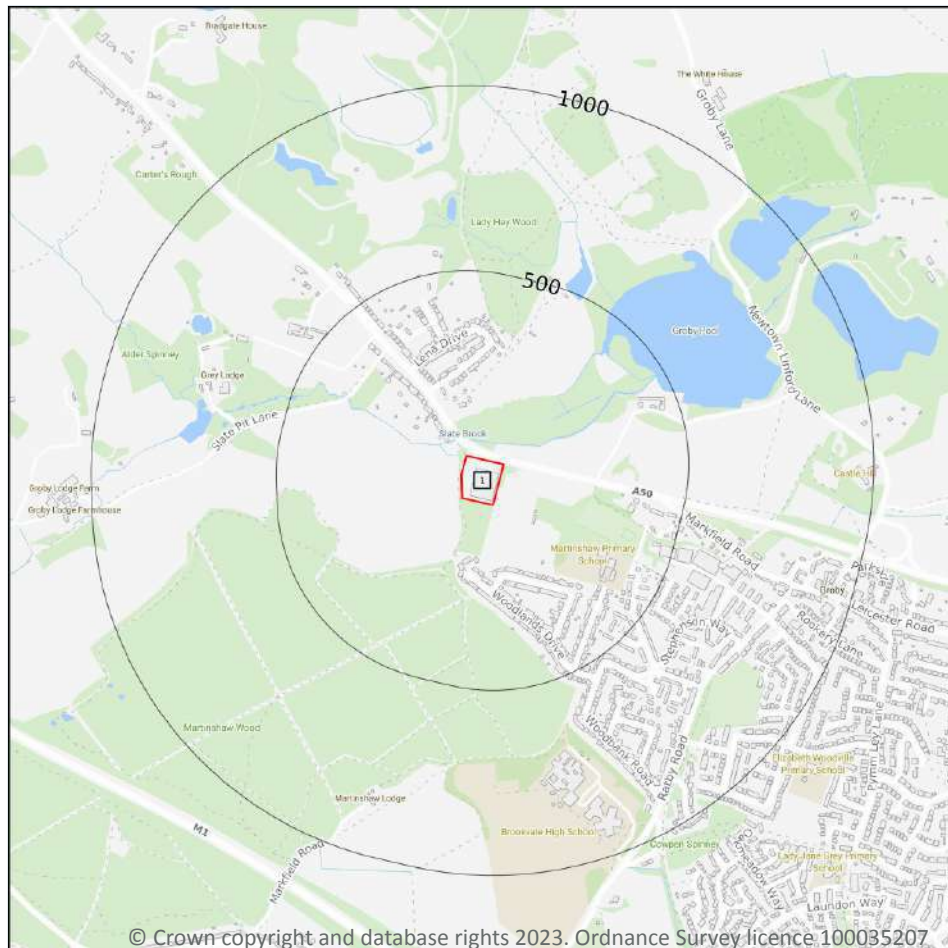
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 80](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW155_coalville_v4

This data is sourced from the British Geological Survey.

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



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 81](#) >

ID	Location	LEX Code	Description	Rock description
1	188m SE	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

4

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 83](#) >

ID	Location	LEX Code	Description	Rock description
1	7m NW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	46m SE	THT-DMTN	THRUSSINGTON MEMBER	DIAMICTON
3	101m NW	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL
4	151m W	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL



This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

2

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

Location	Flow type	Maximum permeability	Minimum permeability
7m NW	Intergranular	High	Very Low
46m SE	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

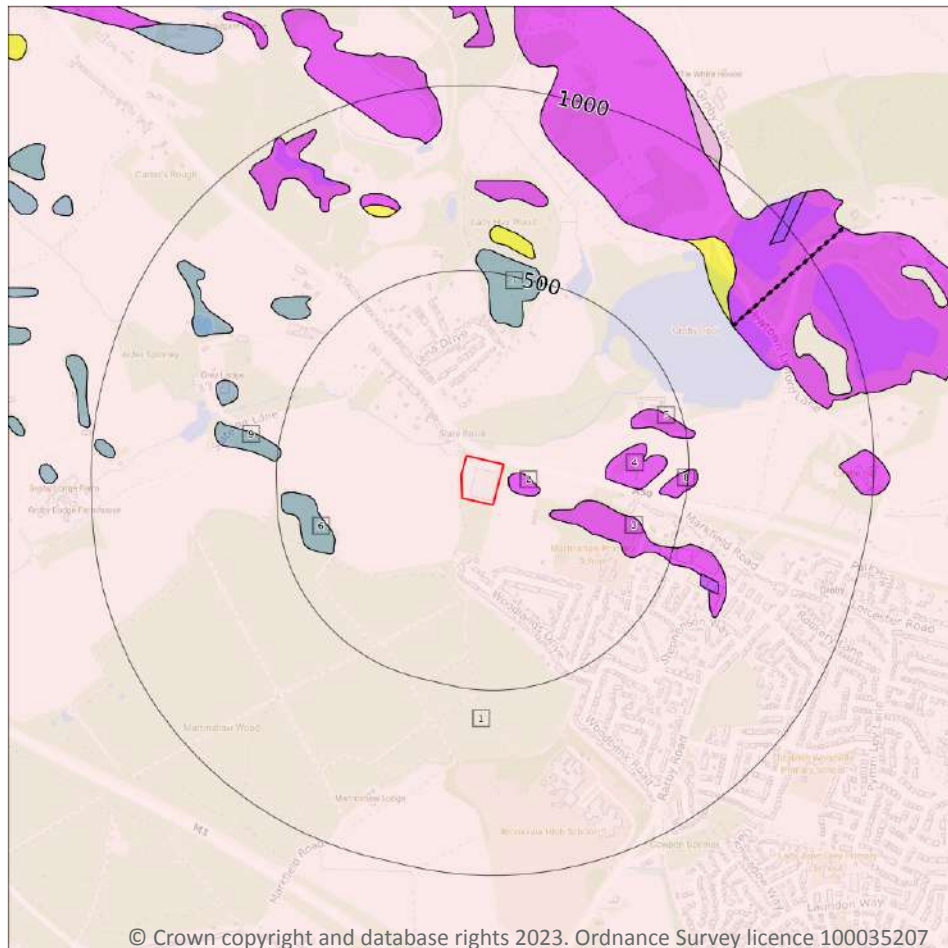
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

9

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 85 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	EDW-MDST	EDWALTON MEMBER - MUDSTONE	CARNIAN
2	23m E	SCHD-DI	SOUTH CHARNWOOD DIORITES - DIORITE	-
3	154m SE	SCHD-DI	SOUTH CHARNWOOD DIORITES - DIORITE	-
4	276m E	SCHD-DI	SOUTH CHARNWOOD DIORITES - DIORITE	-

ID	Location	LEX Code	Description	Rock age
5	361m E	SCHD-DI	SOUTH CHARNWOOD DIORITES - DIORITE	-
6	361m W	SWSL-MDST	SWITHLAND FORMATION - MUDSTONE	-
7	368m N	SWSL-MDST	SWITHLAND FORMATION - MUDSTONE	-
8	427m E	SCHD-DI	SOUTH CHARNWOOD DIORITES - DIORITE	-
9	491m W	SWSL-MDST	SWITHLAND FORMATION - MUDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Low
23m E	Fracture	Low	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

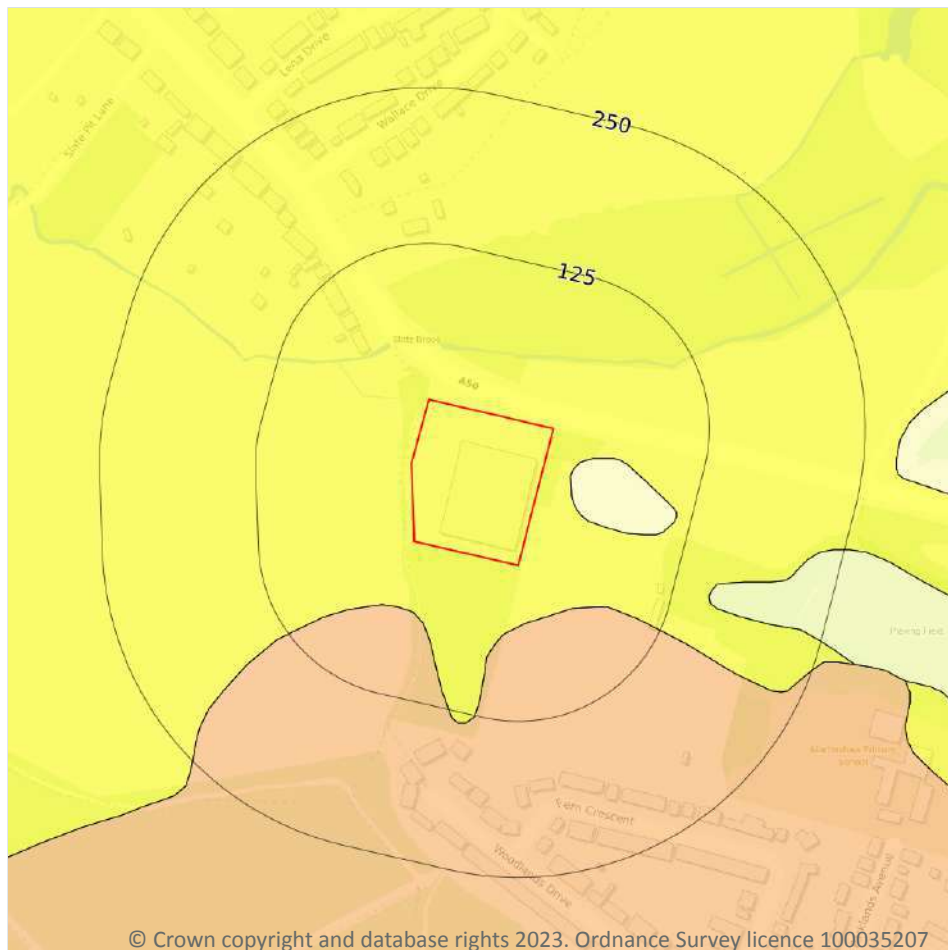
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

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17.1 Shrink swell clays

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 88](#) >

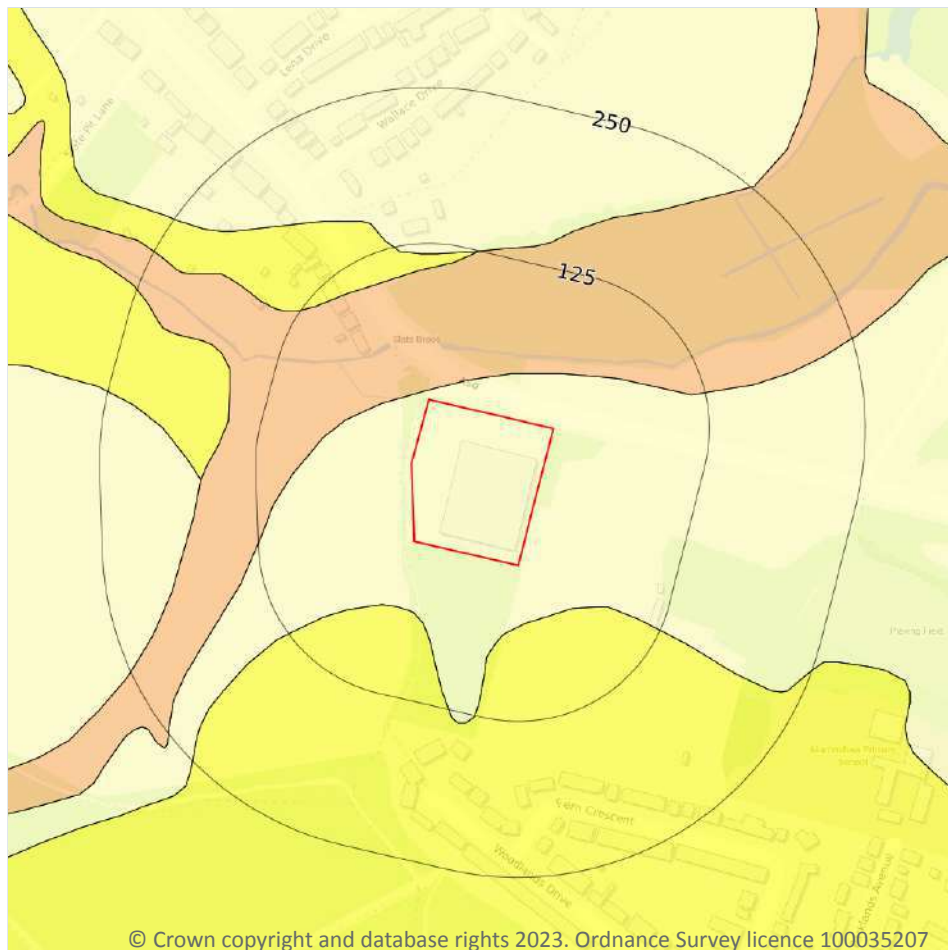
Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.
23m E	Negligible	Ground conditions predominantly non-plastic.
46m SE	Low	Ground conditions predominantly medium plasticity.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 90](#) >

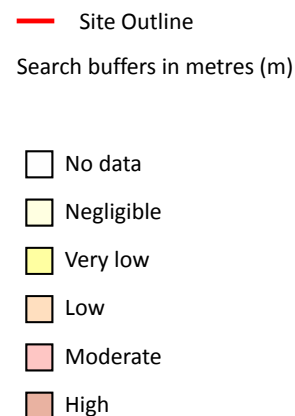
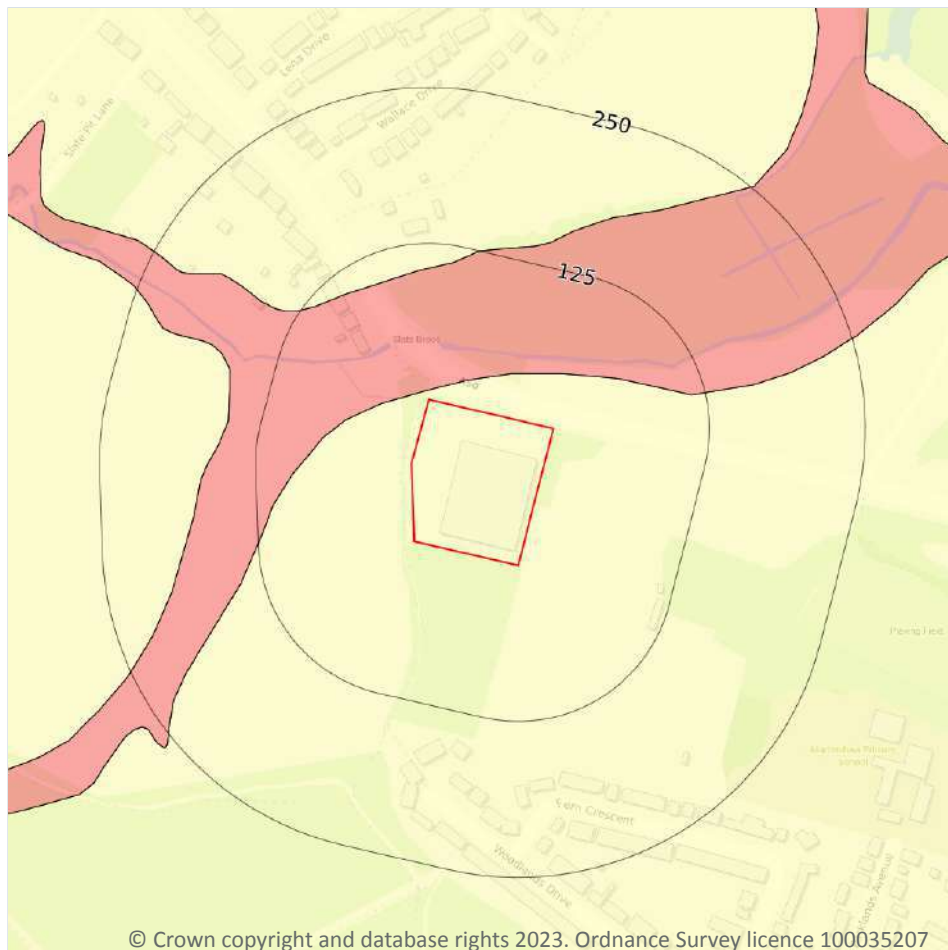
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
7m NW	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.
46m SE	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

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

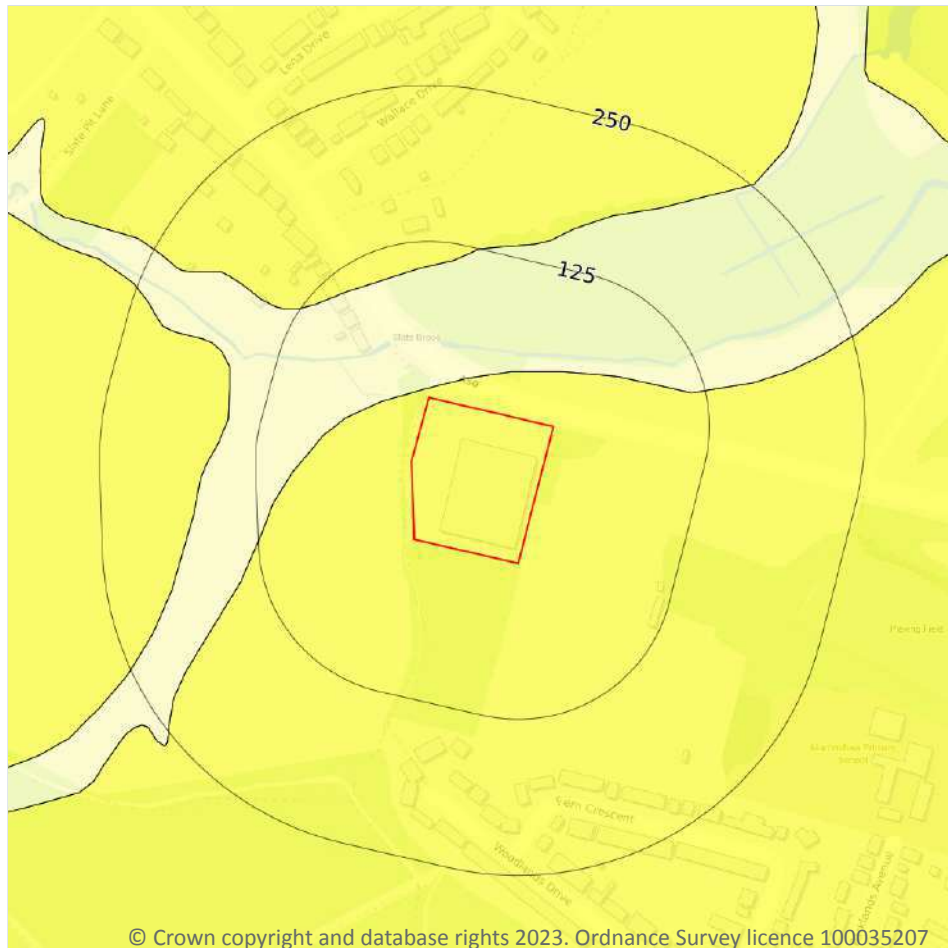
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 92 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
7m NW	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 94 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
7m NW	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 95 >](#)

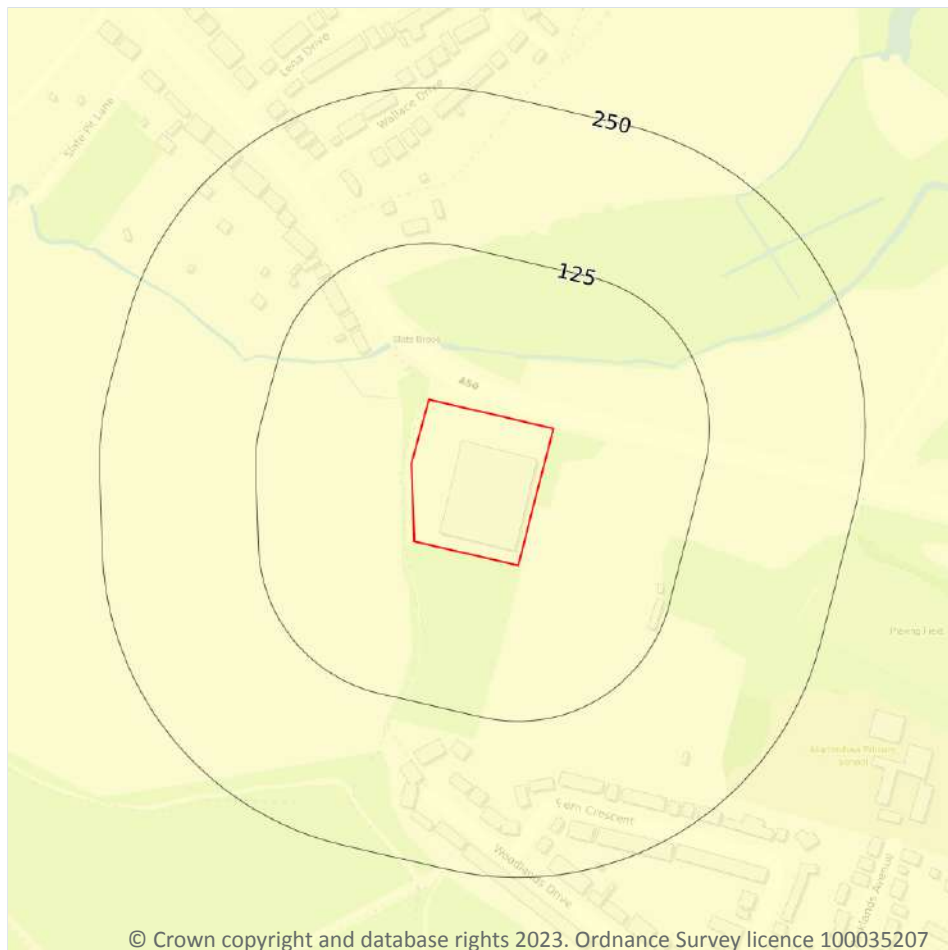
Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

Location	Hazard rating	Details
23m E	Negligible	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 97](#)

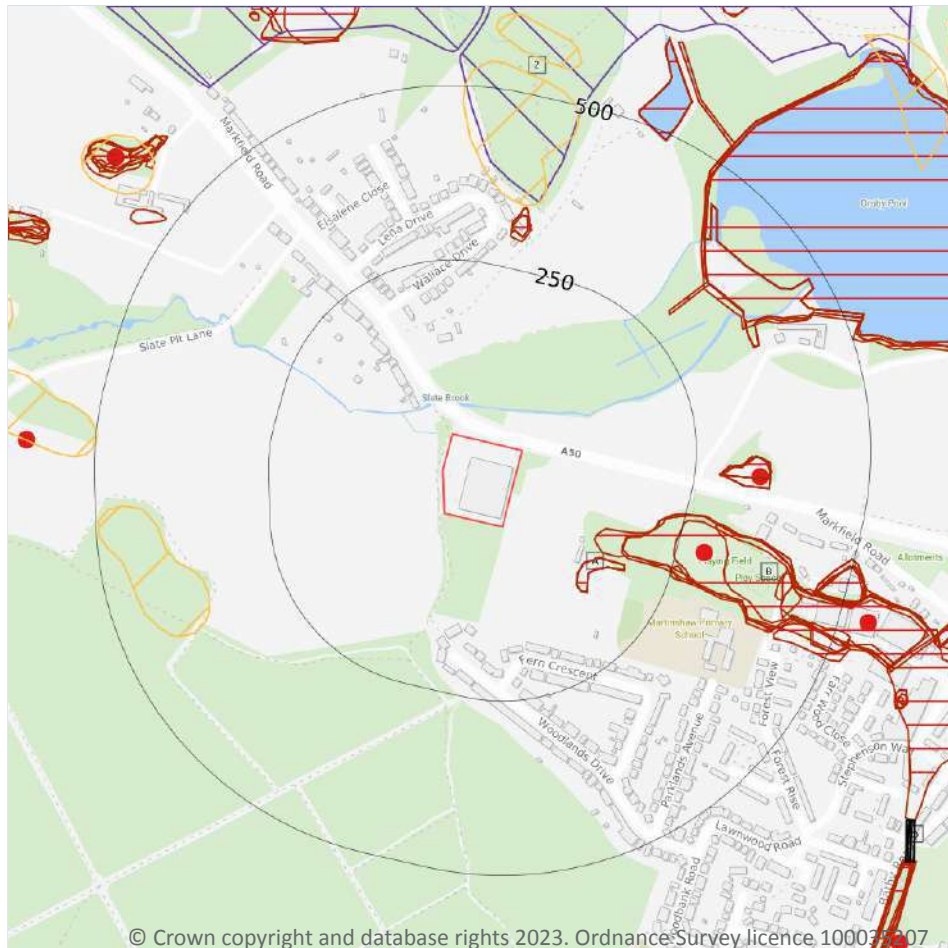
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

2

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

Features are displayed on the Mining and ground workings map on [page 99 >](#)

ID	Location	Details	Description
D	290m E	Name: Groby Old Address: Groby, LEICESTER, Leicestershire Commodity: Igneous & Metamorphic Rock Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
E	343m E	Name: Groby Address: Groby, LEICESTER, Leicestershire Commodity: Igneous & Metamorphic Rock Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

8

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

Features are displayed on the Mining and ground workings map on [page 99 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	127m SE	Unspecified Ground Workings	1990	1:10000
A	127m SE	Unspecified Ground Workings	1973	1:10000
A	127m SE	Unspecified Ground Workings	1983	1:10000
B	132m SE	Unspecified Disused Quarry	1968	1:10560
B	174m SE	Unspecified Old Quarry	1930	1:10560
C	176m E	Unspecified Quarry	1964	1:10560
B	246m E	Unspecified Old Quarry	1919	1:10560
D	249m SE	Unspecified Heap	1919	1:10560

This data is sourced from Ordnance Survey/Groundsure.



18.3 Underground workings

Records within 1000m

3

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

Features are displayed on the Mining and ground workings map on [page 99 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
Q	716m SE	Tunnel	1930	1:10560
Q	719m SE	Tunnel	1901	1:10560
Q	721m SE	Tunnel	1885	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

1

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

Features are displayed on the Mining and ground workings map on [page 99 >](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
2	352m N	Whitegate	Igneous rock	Surface mineral working	Refused	2/48

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

11

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

Features are displayed on the Mining and ground workings map on [page 99 >](#)

ID	Location	Name	Commodity	Class	Likelihood
1	343m N	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
3	357m SW	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
J	499m W	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
5	548m N	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
L	563m NW	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	653m N	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
7	653m W	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.



ID	Location	Name	Commodity	Class	Likelihood
8	700m NE	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
9	709m NW	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	922m NE	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	940m W	Not available	Vein Mineral	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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



18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site

0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

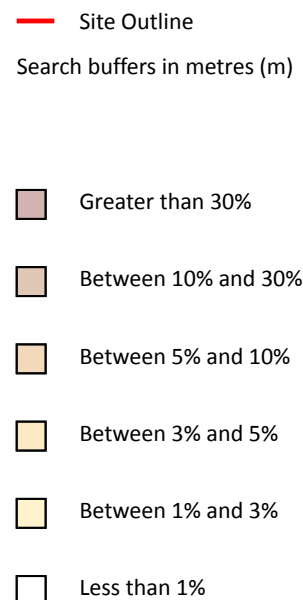
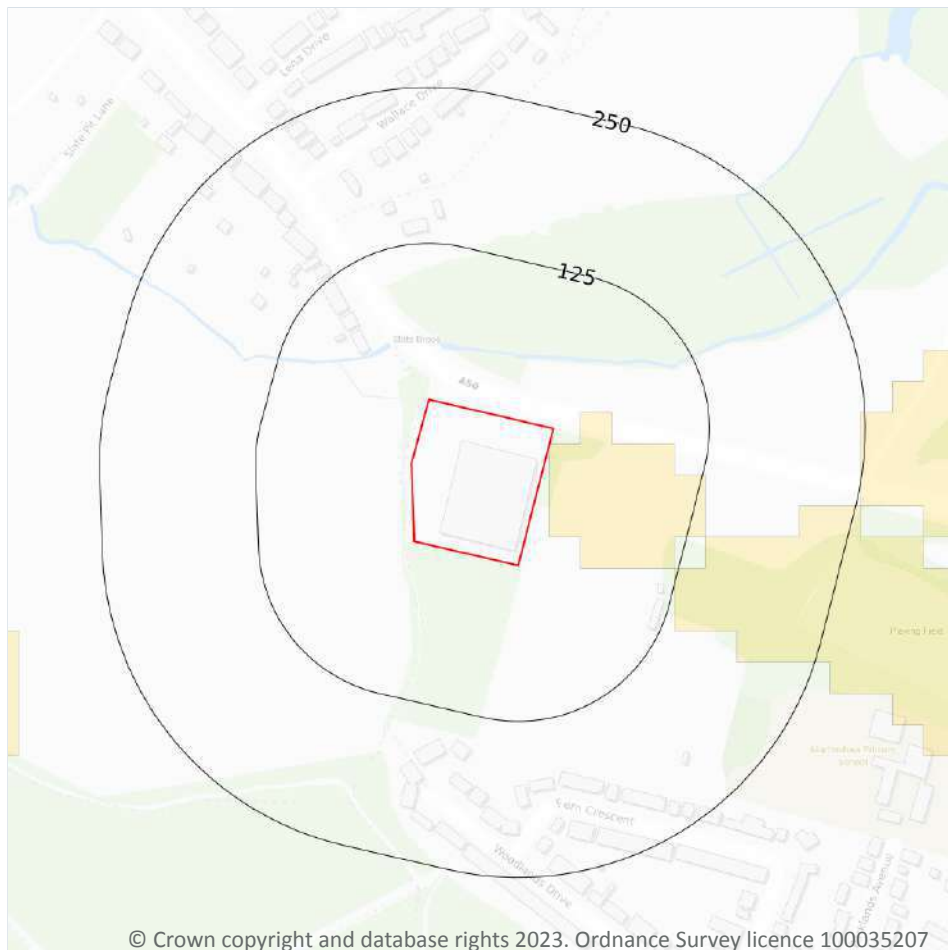
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

2

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

Features are displayed on the Radon map on [page 108 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



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

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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

5

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
14m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
15m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
20m NW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

9

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	10	1.8	386	265	1.4	69	196	25	30
On site	11	1.9	393	270	1.2	70	178	26	32
On site	9	1.6	326	224	1.5	68	180	22	26
On site	9	1.6	635	436	1.7	69	321	23	43



Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
15m NW	9	1.6	586	403	1.5	69	293	24	41
15m W	8	1.4	158	109	0.6	68	56	21	11
16m W	7	1.2	156	107	0.6	68	58	20	11
31m NE	11	1.9	337	232	0.9	71	110	25	33
32m NW	8	1.4	158	109	0.6	68	54	22	11

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

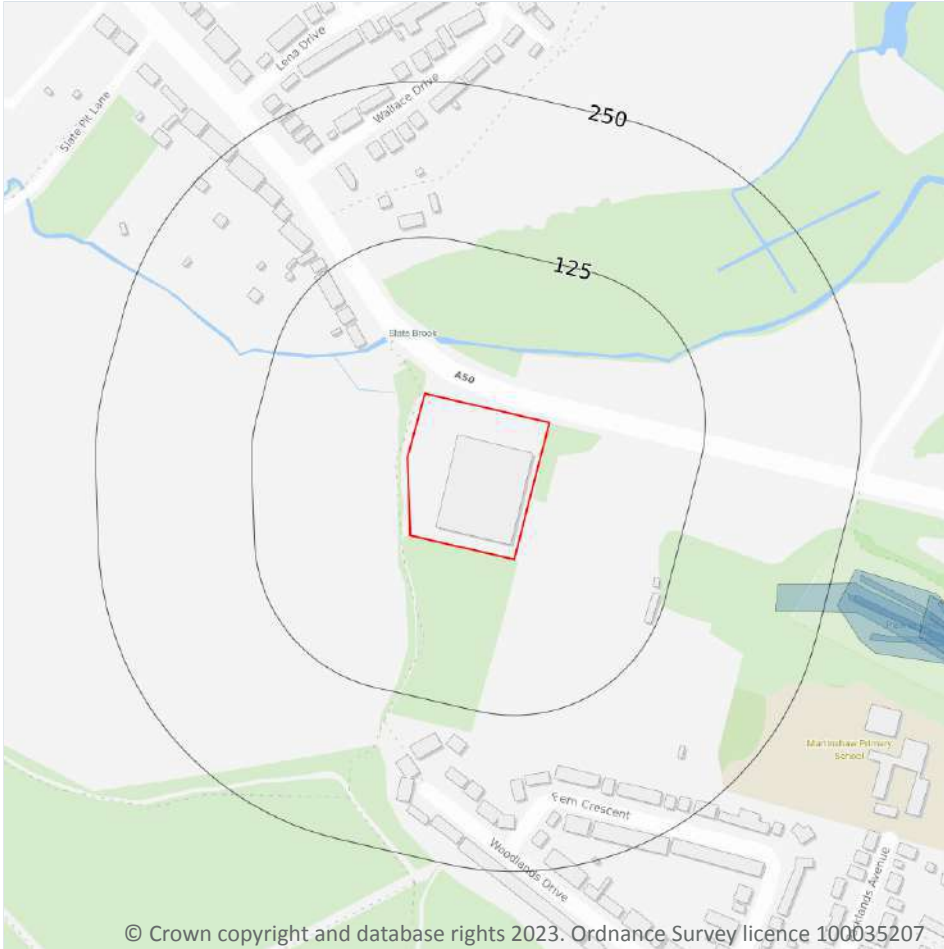
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

1

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

Features are displayed on the Railway infrastructure and projects map on [page 112 >](#)

Location	Land Use	Year of mapping	Mapping scale
210m E	Railway Sidings	1930	10560

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.

Data providers

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

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APPENDIX C

HISTORICAL MAPPING

Site Details:

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Client Ref: CLR6613
Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: County Series

Map date: 1883-1885

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1883
Revised 1883
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Levelled N/A

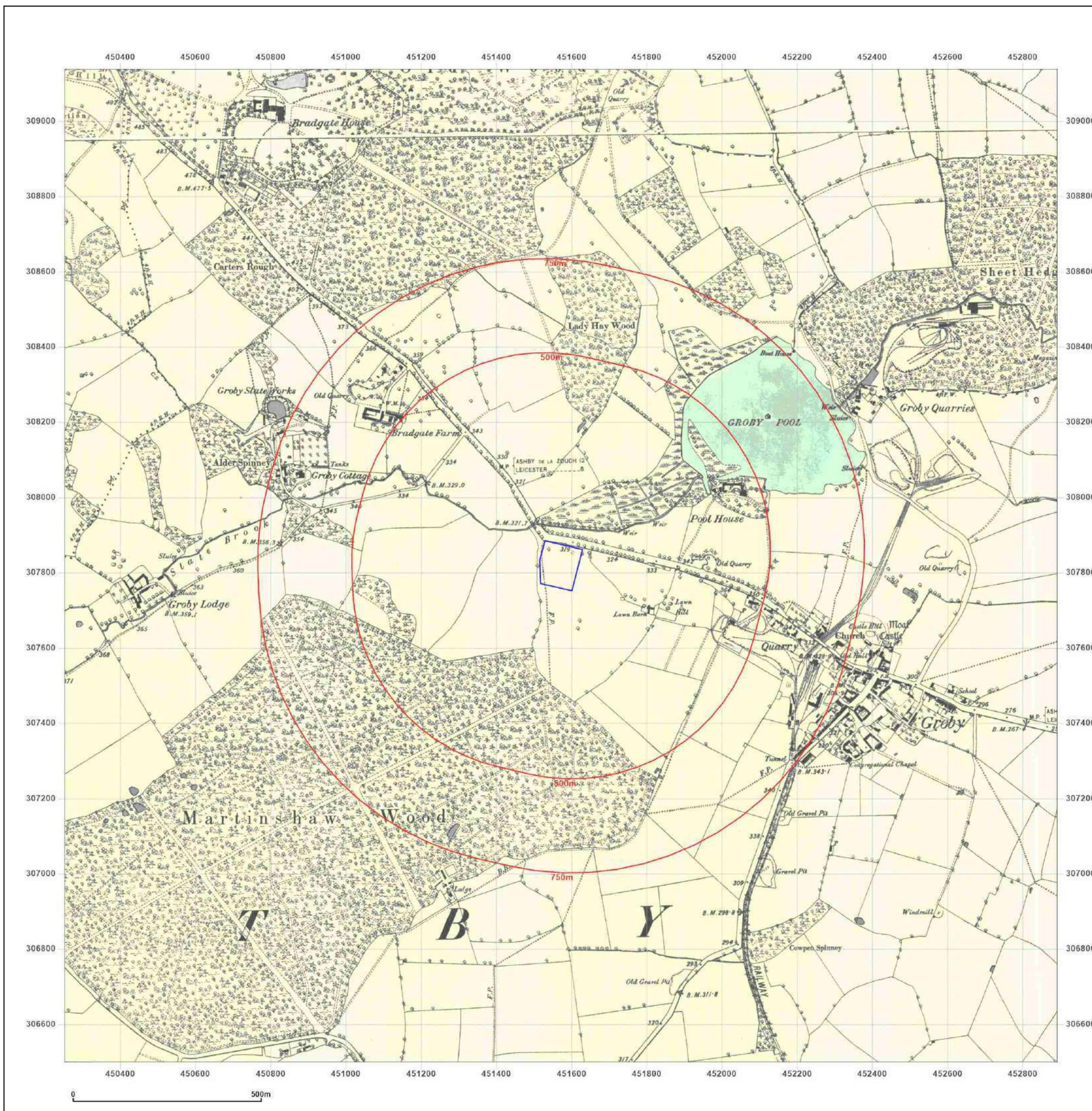


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Client Ref: CLR6613
Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: County Series

Map date: 1886

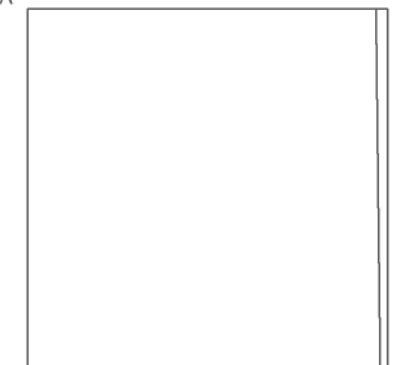
Scale: 1:2,500

Printed at: 1:2,500



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Revised 1886
Edition N/A
Copyright N/A
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Surveyed 1886
Revised 1886
Edition N/A
Copyright N/A
Levelled N/A

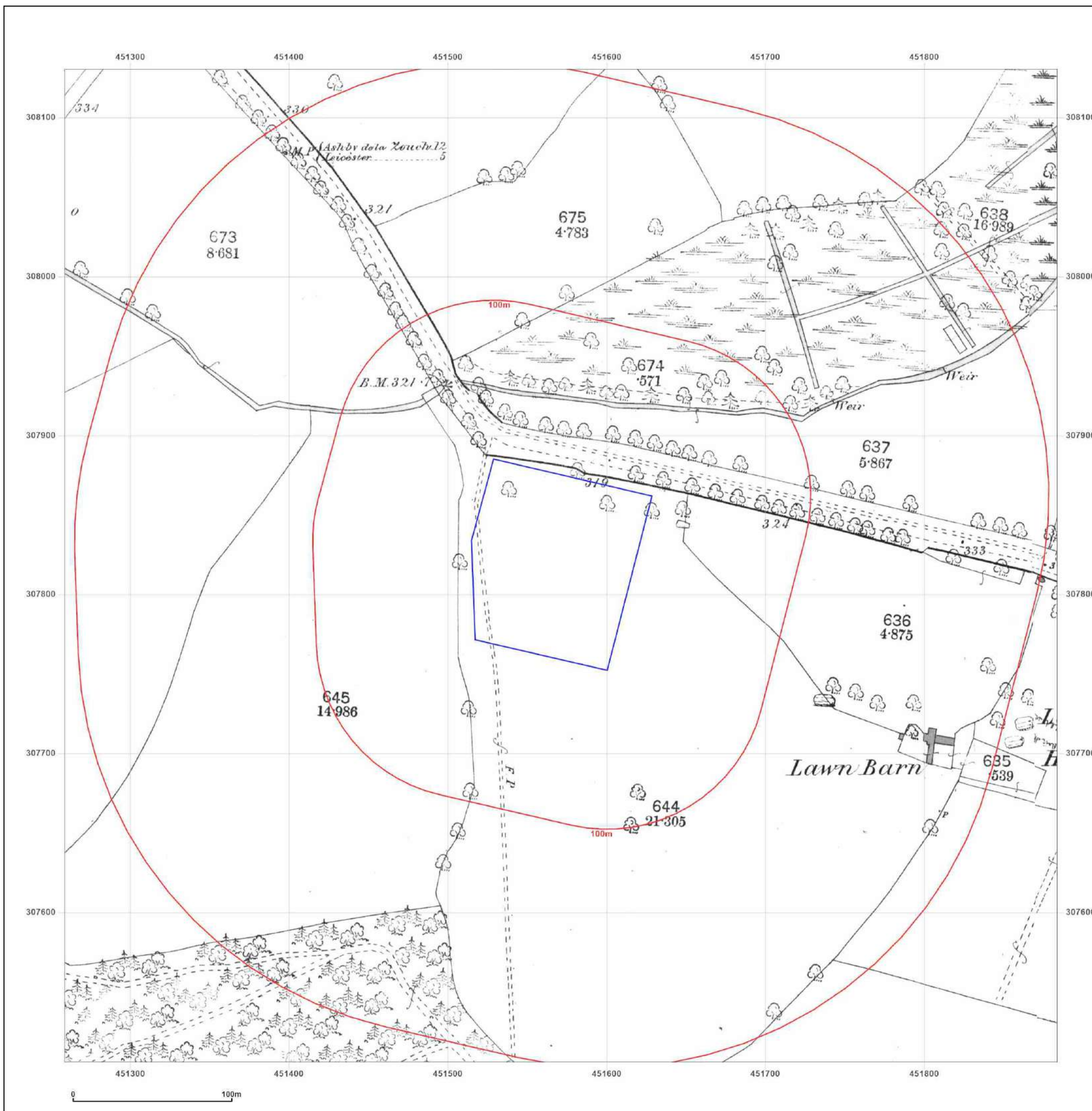


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Client Ref: CLR6613
Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: County Series

Map date: 1903

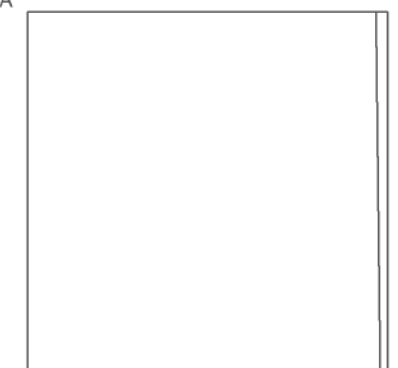
Scale: 1:2,500

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Edition N/A
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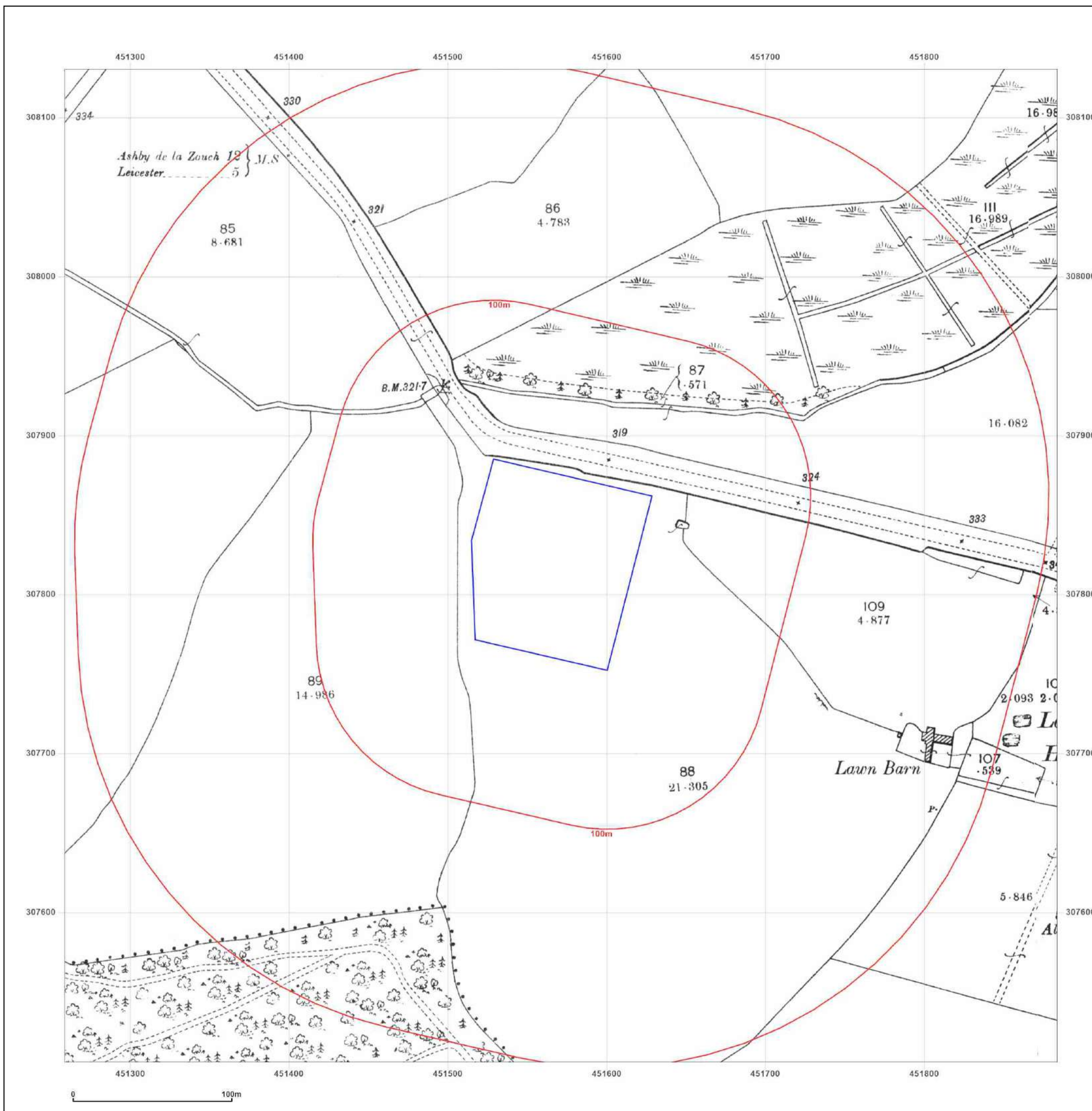


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Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: County Series

Map date: 1915-1916

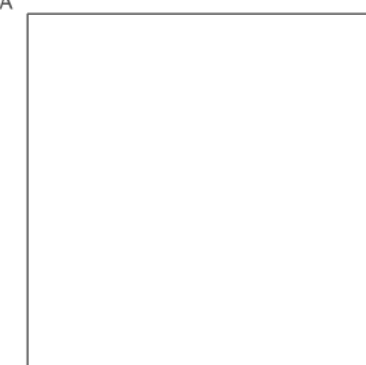
Scale: 1:2,500

Printed at: 1:2,500



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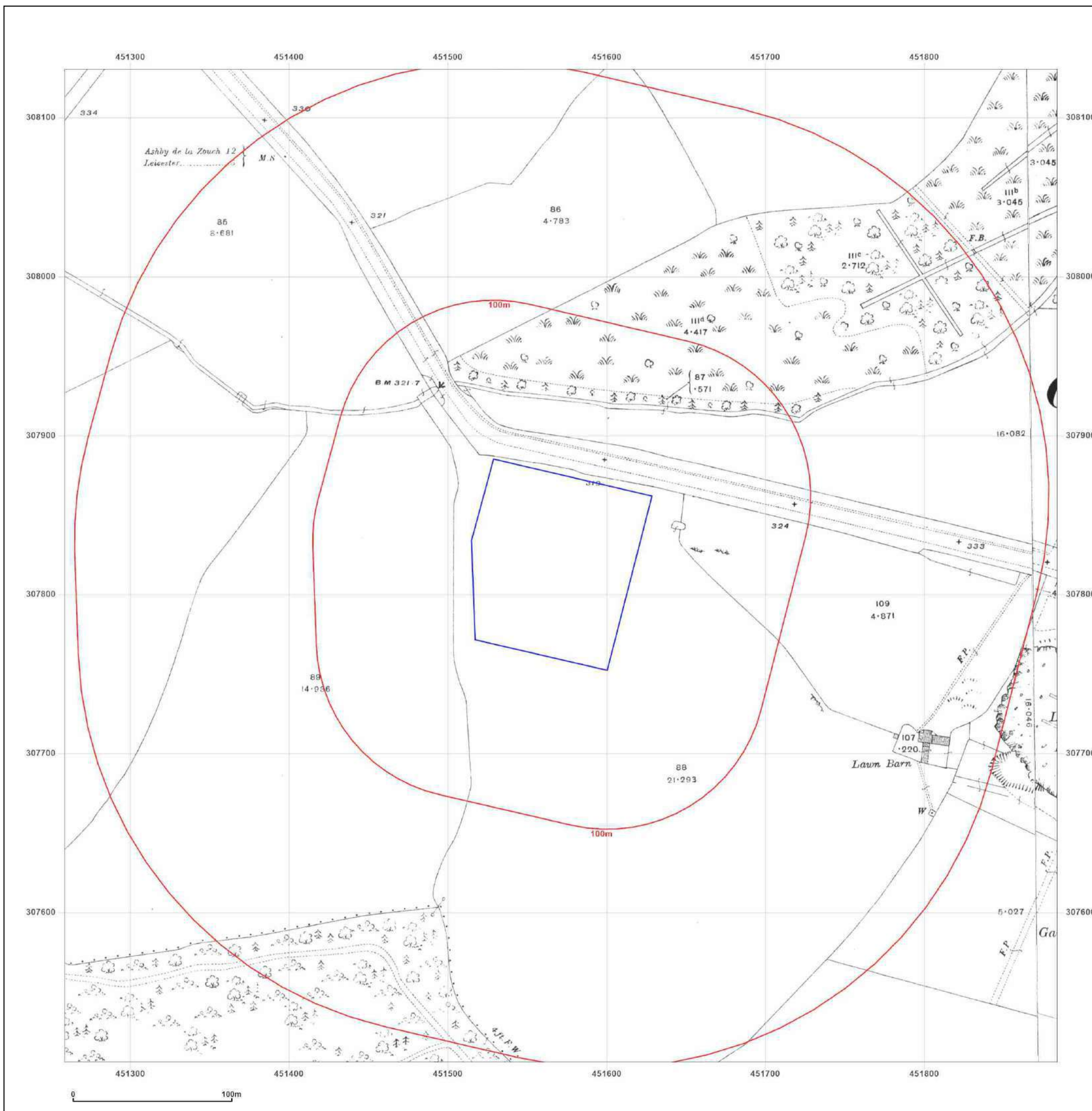


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Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: County Series

Map date: 1930

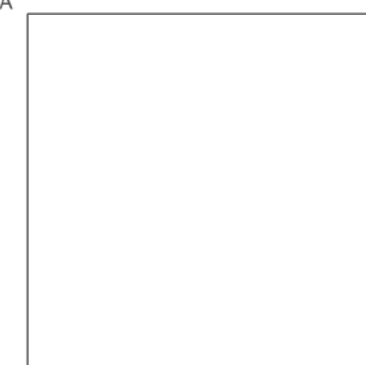
Scale: 1:2,500

Printed at: 1:2,500



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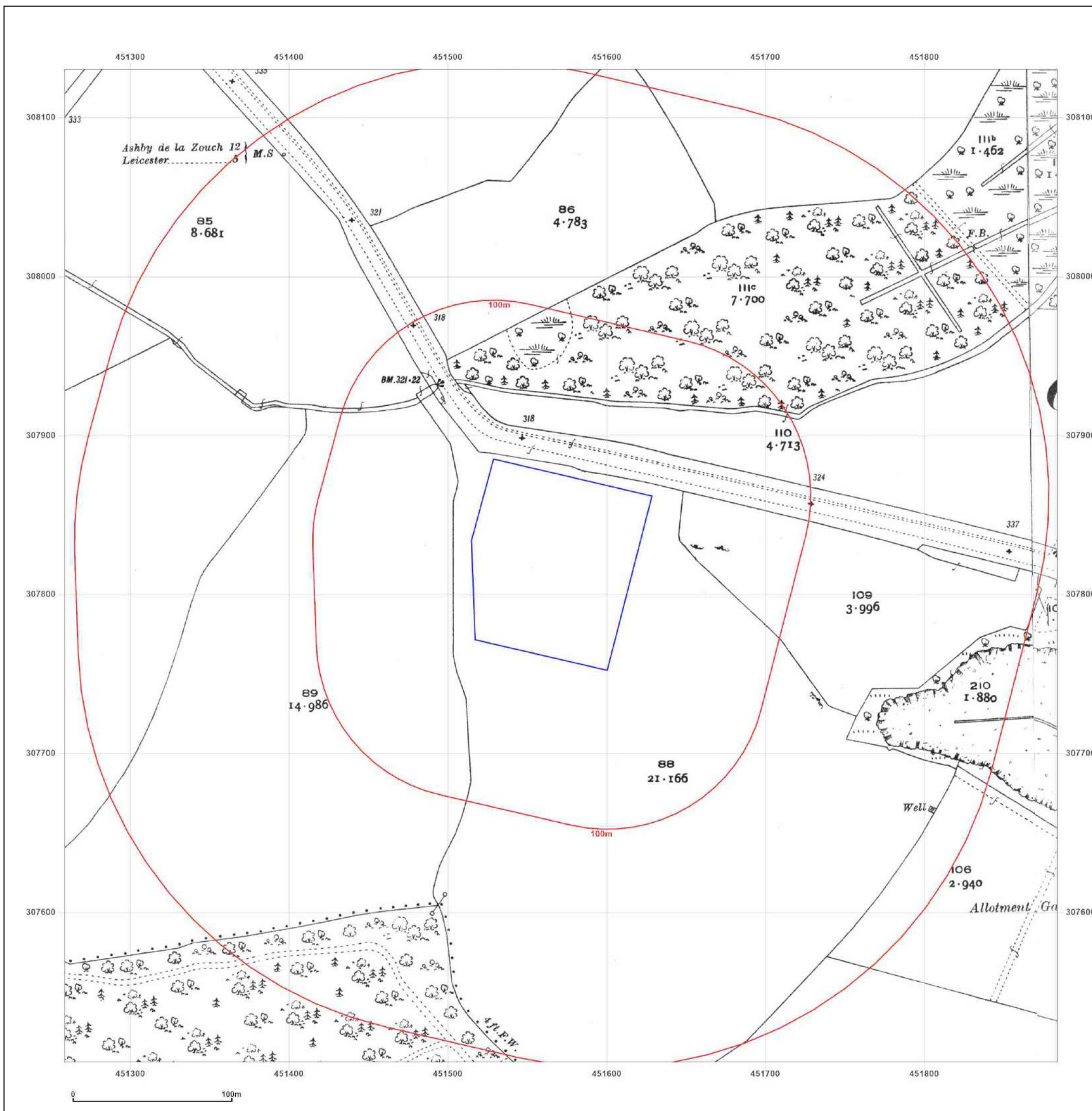


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Client Ref: CLR6613
Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



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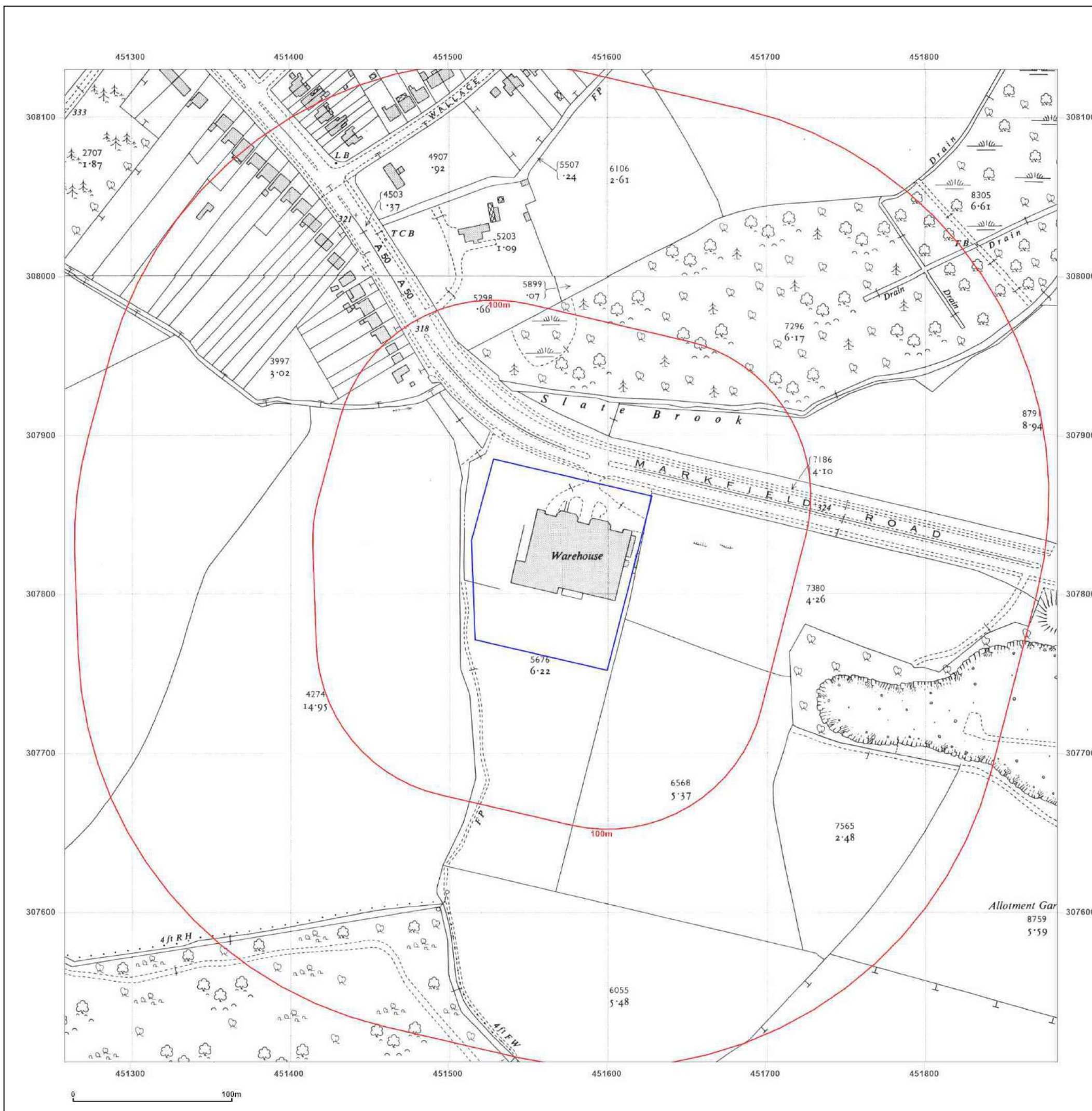


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Client Ref: CLR6613
Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: National Grid

Map date: 1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
Revised 1968
Edition N/A
Copyright 1969
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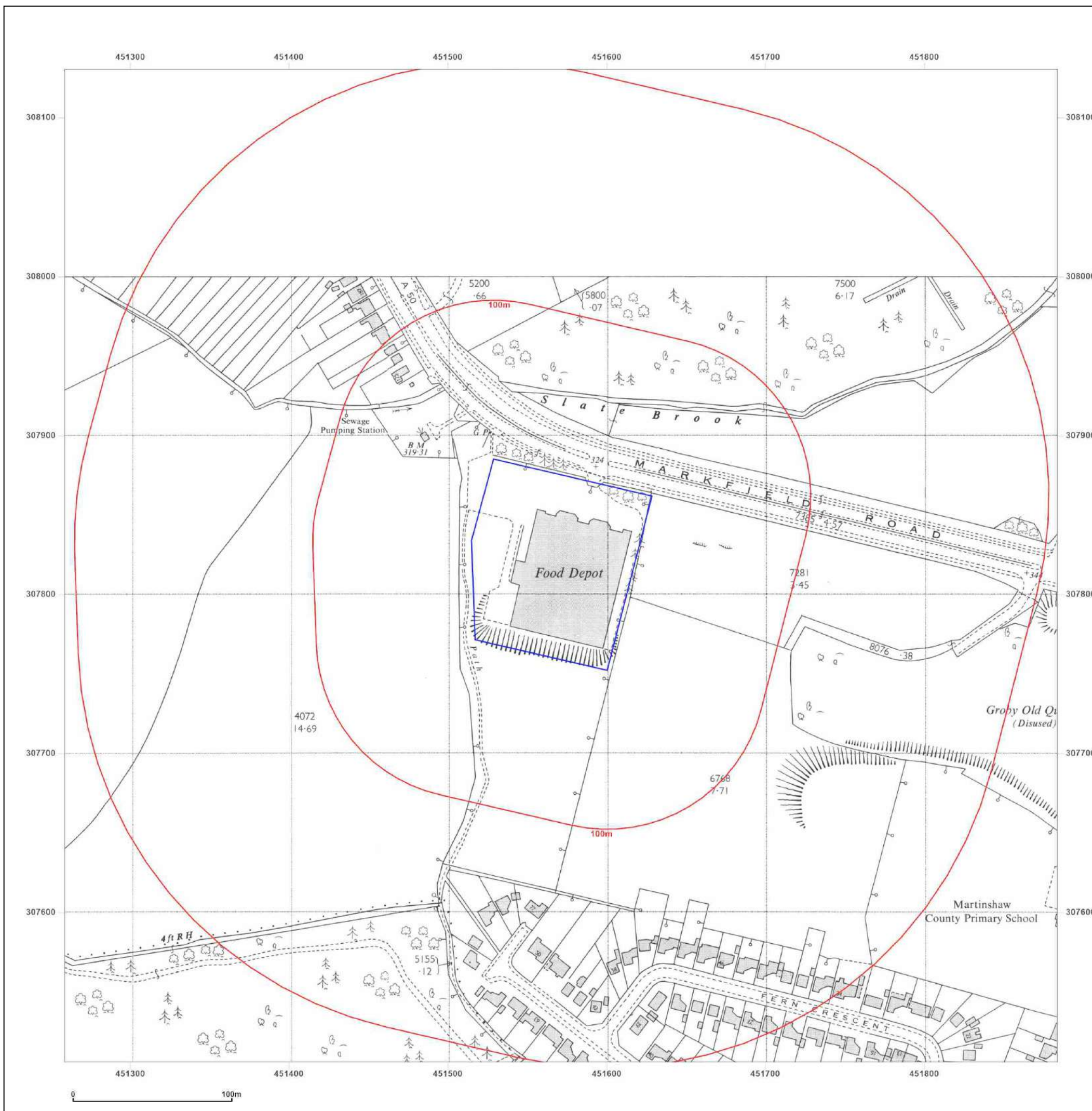


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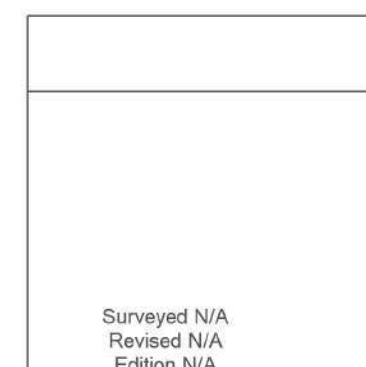
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Map Name: National Grid

Map date: 1969

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Printed at: 1:2,500



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

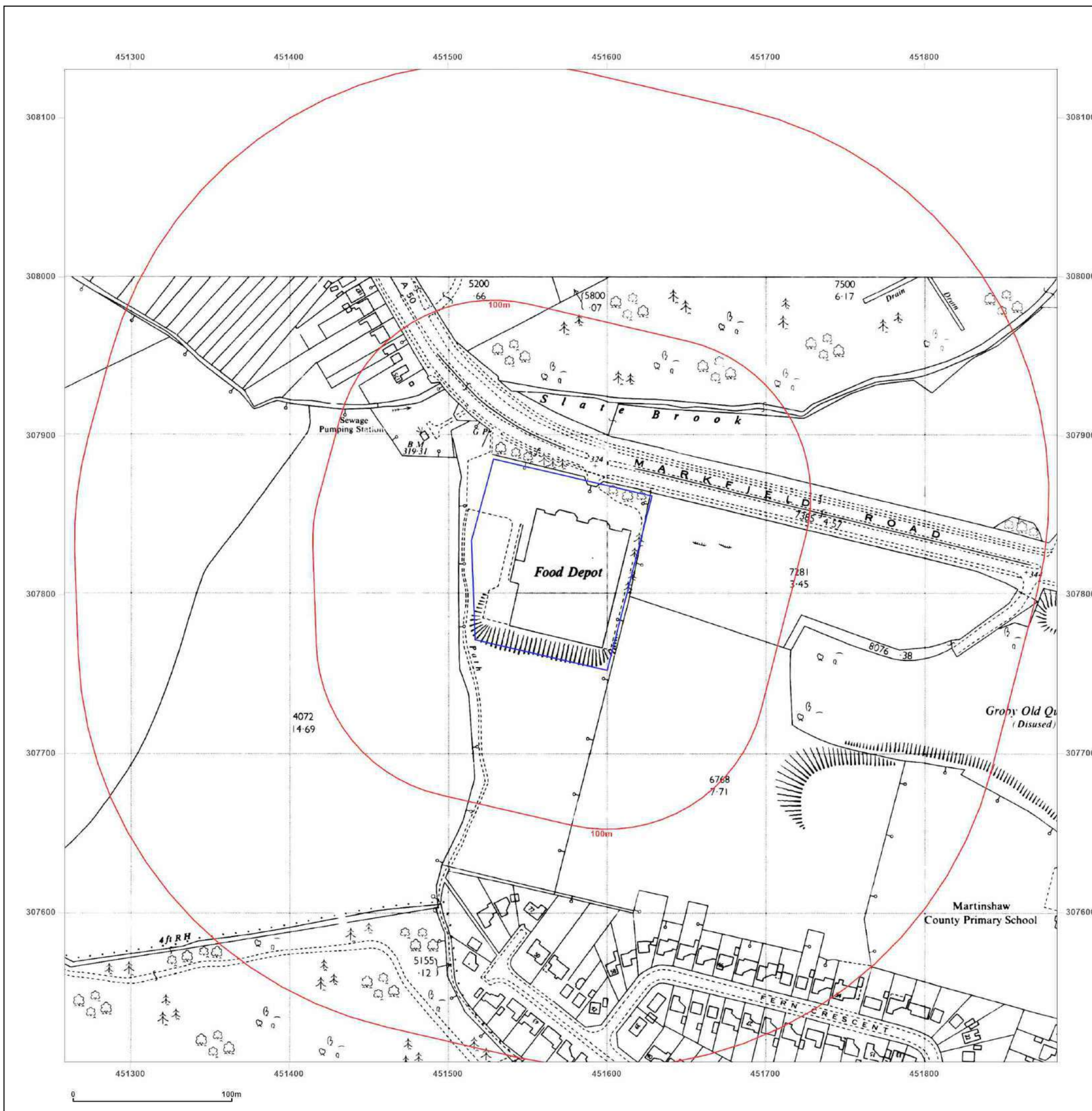


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Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: National Grid

Map date: 1974-1975

Scale: 1:2,500

Printed at: 1:2,500



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Levelled 1964

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

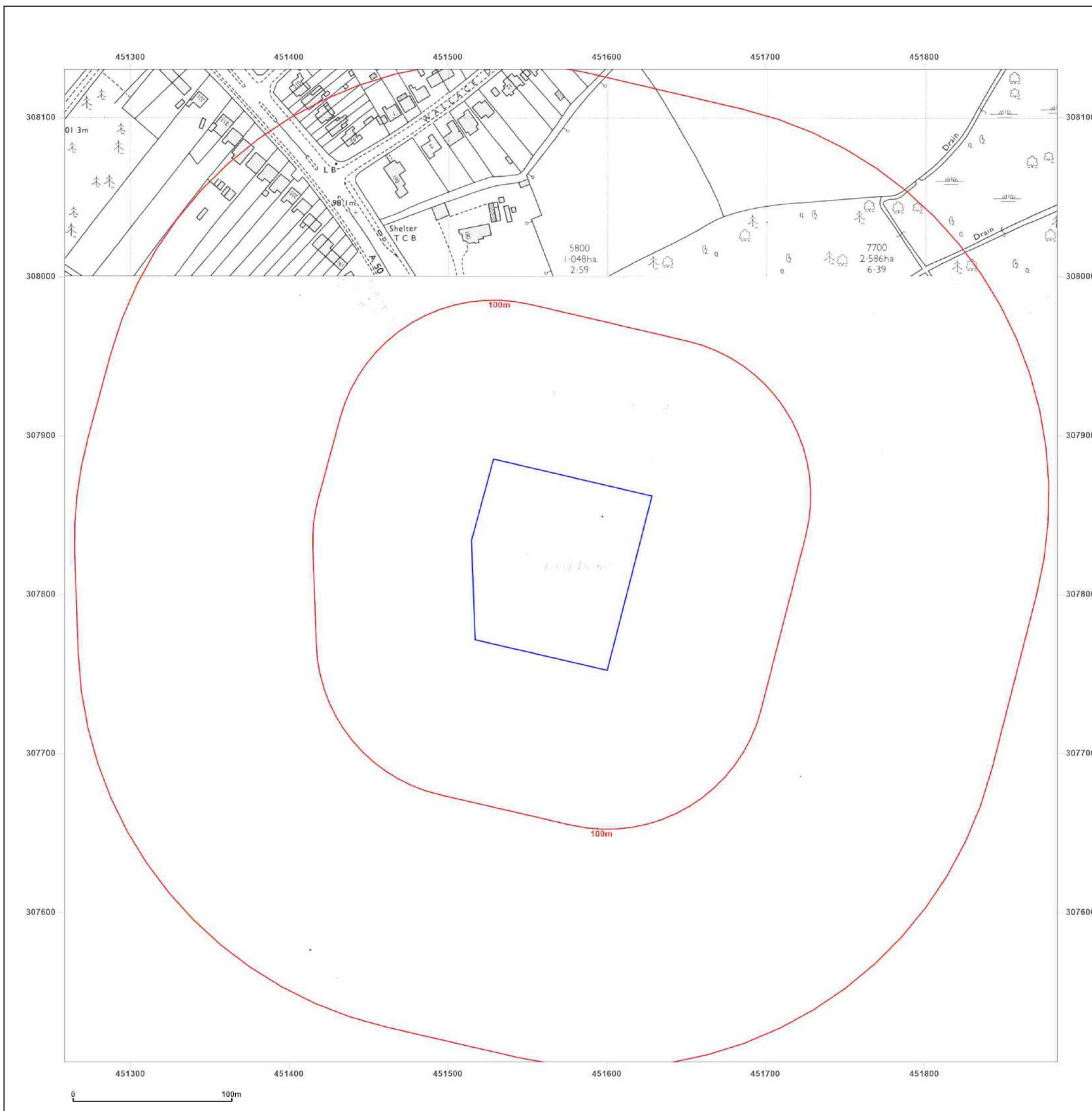


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Client Ref: CLR6613
Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: National Grid

Map date: 1978

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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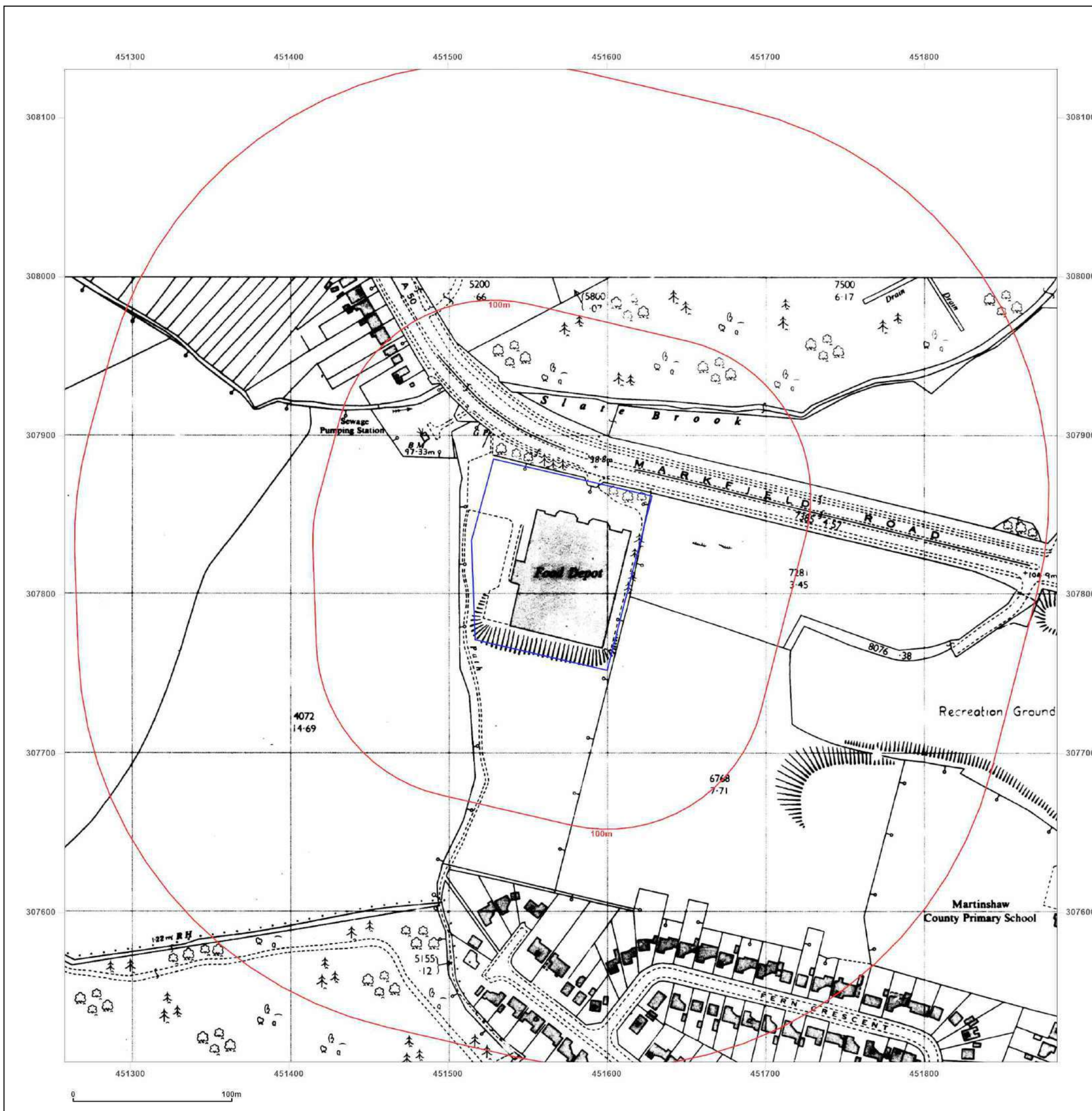


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Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Client Ref: CLR6613
Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003

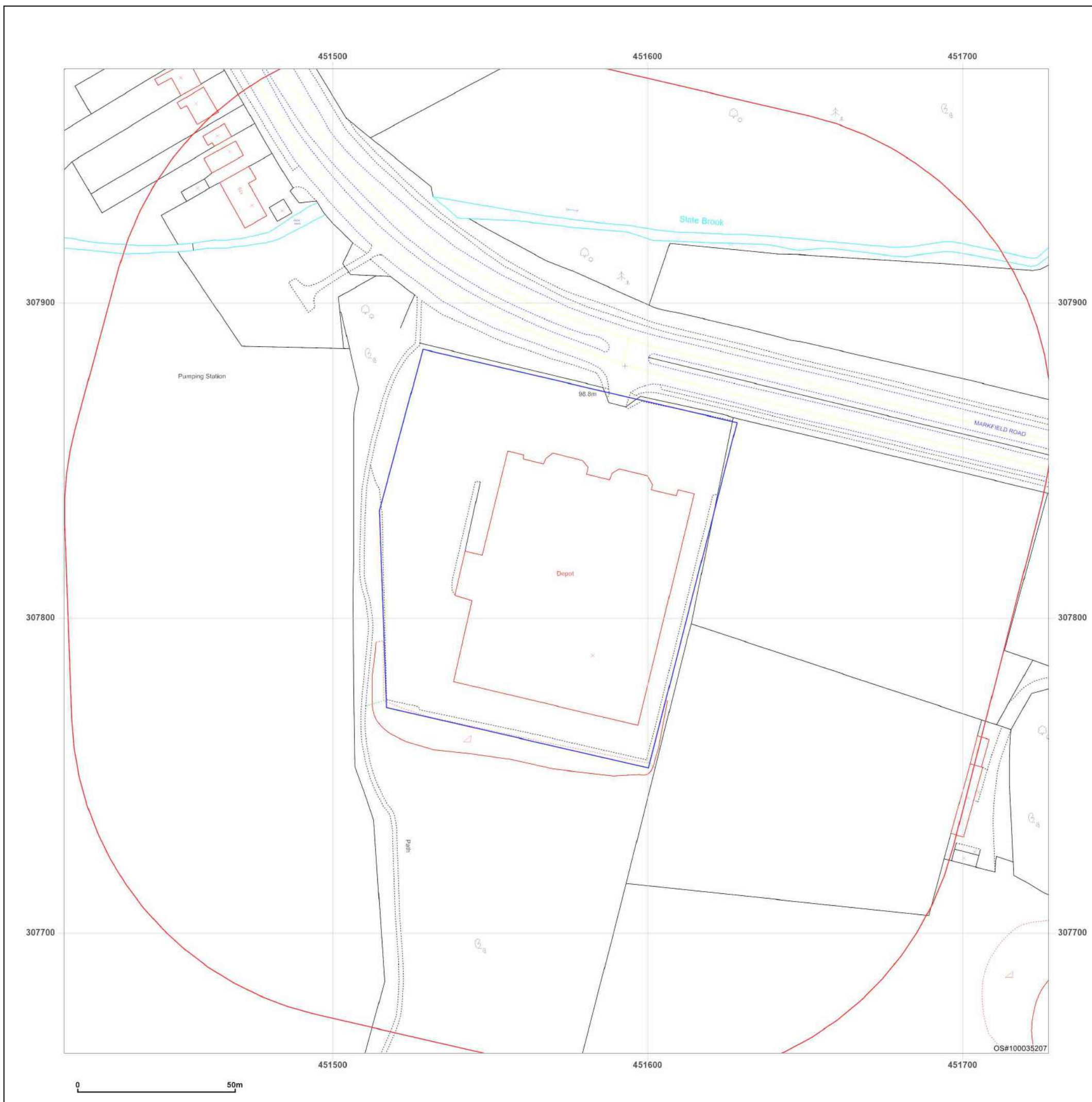


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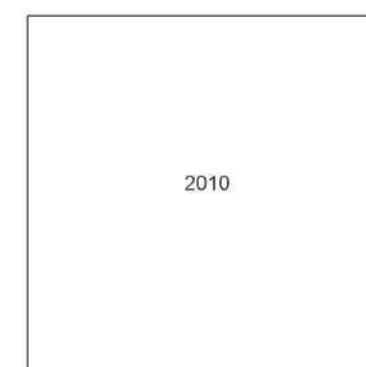
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Map Name: National Grid

Map date: 2010

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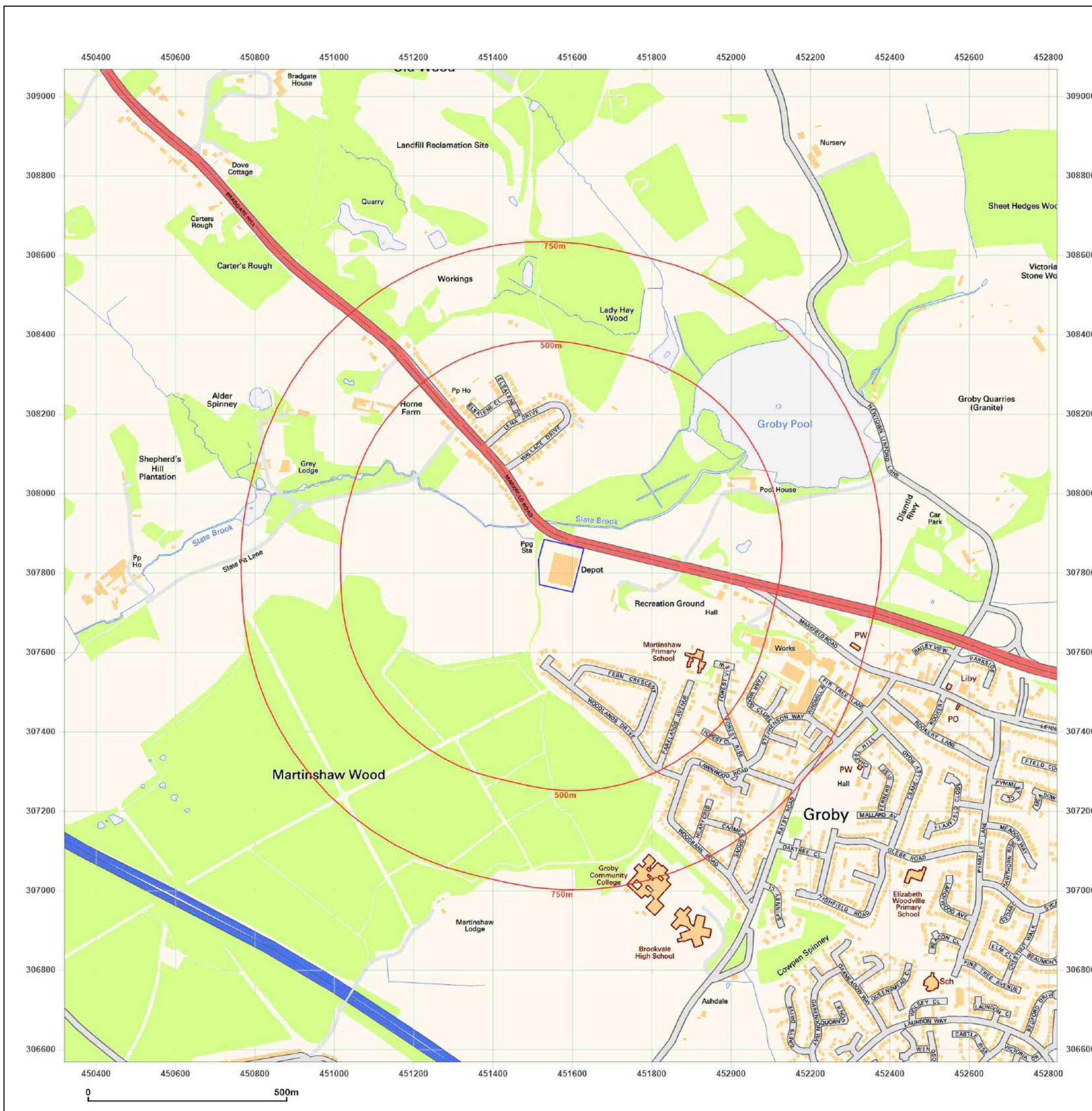


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Site Details:

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MIDLAND DISTRIBUTION
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GROBY, GROBY, LE6 0FS

Client Ref: CLR6613
Report Ref: GS-TU1-YSR-XPR-BCS
Grid Ref: 451571, 307818

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



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