



**Castledine
Environmental**

LAND CONTAMINATION SURVEYS

Phase 1 Land Contamination Risk Assessment

for

The Erection of Six Dwellings with Vehicular Access and Associated Parking

on the site of

**No.38 Hinckley Road, Burbage,
Hinckley, Leicestershire
LE10 2AQ**

Date: May 2026

Status:

Final Report

Reference:

4292D P1 Hemming – Hinckley, Leicestershire

Date:

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EXECUTIVE SUMMARY

The site and surrounding areas have seen a number of potentially contaminative historic and contemporary usages which, when taken into account with the sensitive residential end-usage proposed, are considered to warrant further investigation.

Based on the information contained in this report, it is the opinion of Castledine Environmental that the site represents an estimated **MODERATE** level of risk with respect to the proposed development.

It is recommended that this report is submitted to your relevant Planning Authority, for their agreement and to allow the further works to be carried out.

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1.0 QUALITY ASSURANCE

Castledine Environmental confirm that all reasonable efforts have been made to ensure that the information outlined within this report is accurate.

Castledine Environmental would further confirm that due care, attention and technical skill were used in the creation of this report.

2.0 LIMITATIONS

The conclusions and recommendations made in this report are limited to those based on the findings of the investigation. Where comments are made based on information obtained from third parties, Castledine Environmental assumes that all third-party information is true and correct. No independent action has been undertaken to validate the findings of third parties. The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at the time.

This survey has not included asbestos within existing structures, invasive plant species, geotechnical considerations or any elements unconnected with potential ground contamination at the site. If required, such surveys should be undertaken by suitably accredited organisations.

There may be other conditions prevailing at the site which have not been disclosed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted for conditions not revealed by the investigation.

3.0 INTRODUCTION AND SITE PROPOSALS

Castledine Environmental have been appointed by Mr. J. Hemmings to undertake a Phase 1 Desk study on a site at No.38 Hinckley Road, Burbage, Leicestershire LE10 2AQ.

The site development proposals consist of the demolition of the workshop structures on site (not including the beautician clinic and extant dwelling) and the erection of 6 No. dwellings, with associated landscaping, site access and parking works.

4.0 SCOPE

Castledine Environmental have prepared this report for the sole use and reliance of Mr. J. Hemmings and associated appointees for the purpose of ensuring compliance with:

- National Planning Policy Framework (NPPF) February 2025;
- Part C1 of the building regulations;
- Support of Planning Application No: 26/00080/FUL

This report may not be used or relied upon by any unauthorised third party, or for any other proposed use than that specified above, without the explicit written agreement of Castledine Environmental.

This report is to be regarded as a Preliminary Risk Assessment in accordance with the Environment Agency's Land Contamination Risk Management (LCRM – 2021), which replaces CLR11 "*Model Procedures for the Management of Land Contamination*", carried out in accordance with BS 10175:2011+A2:2017, "*Investigation of Potentially Contaminated Land - Code of Practice*" and relevant sections of BS5930:2015+A1:2020, "*Code of Practice for Ground Investigations*".

The objectives of the report are:-

- To assess historical activities at the site with respect to their potential impact on the site environment;

- To assess historical and current surrounding land use in relation to known or potential off-site contamination issues that may impact on the subject site;
- Review of geological, hydrogeological and hydrological conditions at the site, pertaining to land contamination issues;
- To characterise the environmental setting of the site, identify migration pathways and vulnerable receptors for contamination originating at the site, focusing on potential soil and groundwater liabilities; and
- To develop a preliminary conceptual site model (CSM).

This report has been produced in order to discharge any relevant planning conditions outlined by the Local Authority and Environment Agency; however, further requirements may be imposed after the findings of this report that may need to be addressed at a later date.

5.0 SITE DESCRIPTION

The site is located in Burbage, Leicestershire at National Grid Reference: 444219,292894 and is approximately 0.22ha in area.

The site is rectangular in shape and is orientated slightly north east to south west. The site is located in a predominantly urbanised, residential area and is directly bounded by neighbouring residential properties and their associated garden spaces to the north, east and south with Hinckley Road located directly west.

The site interior comprises a dilapidated workshop and adjoined vehicle repair workshop structure, a former now disused dwelling, a beautician clinic (appearing to remain in use) and hardstanding exterior areas.

Access to site is provided via two vehicle entrances on the western boundary of site, leading directly off Hinckley Road. The entrances provide access to the westernmost parking and yard area, whilst also allowing access to the northern and southern exterior areas of site, separately.

The beautician clinic structure is located in the south westernmost corner of site and was seen to be two-storey in height and constructed of brick, stone and tiled roofing – access to the interior of this structure was unavailable on the day of the walkover; however, the interior appeared to remain occupied by beautician related items (i.e. chairs, sinks).

The former dwelling on site is then located north of the clinic and forms the central western extent of site, with hardstanding parking located west of the structure. On the day of the walkover, access was unavailable; however, the rear garden area was accessed and from what was seen through the windows, the building was disused and unoccupied.

The exterior areas on site then comprise the northern and southern extents of site, being split by the centrally located workshop structure. The northernmost yard area was seen to be formed of hardstanding with limited areas of exposed soils also visible. In this area, a number of heaps of refuse, waste and debris were noted (see Photographs No.5-12 in Appendix D). The heaps appeared to comprise site scrape deposits, consisting of soils, vegetation, timbers and cuttings alongside vehicle wastes, domestic debris and further indiscernible debris. Of note was a number of fragments of what appeared to be potentially asbestos containing materials; and a barrel from which oil appeared to be leaking (with olfactory evidence of such also noted).

The southernmost exterior area was seen to be similar to that in the north, being comprised of a mixture of hardstanding and exposed soils and with numerous further heaps of wastes and debris noted. Such wastes included further site scrape deposits, such as soils and vegetation cuttings; however, alongside this was further PACM, vehicle debris, demolition debris (i.e. tiling and ceramics) and chemical and hydrocarbon containers (see Photographs No.26-32 in Appendix D).

The remaining areas on site comprise the centrally located, linear vehicle workshop and the adjoined former warehouse / workshop on the easternmost face of the vehicle workshop (forming an inverted 'L' in

shape). Access to such was provided via a hole in the walling from the northern section, or via the western face of the workshop, through the former vehicle accessway. The east-west orientated structure was seen to be constructed of brick, stone and PACM-roofing with concrete flooring noted through, with the interior being occupied by former vehicle workshop apparatus (i.e. vehicle lift, waste oil burner, associated tools, equipment and containers). The northern section of the east-west structure and the north-south orientated structure adjoined to the eastern face was seen to be similarly constructed and dilapidated, however was largely stripped of interior occupations, fittings and furnishings. Further fragmented PACM were noted throughout the building's interiors. Also of note was an adjoined former Nissen-hut (see Photographs No.17-18) that was also seen to be in a poor state of repair.

The remaining areas on site comprise thin walkways in the north and eastern extents of site, between structures and site boundaries. Such areas were seen to have been cleared of debris and refuse, however such debris was seen to be heaped along and inside site boundaries and comprised further wastes (i.e. PACM, plastics, metals and vehicle wastes).

Potential sources of contamination noted on the walkover include the former industrial / vehicle workshop usage of the site; PACM roofing, cladding and fragments noted on site; numerous heaps of wastes, debris and refuse noted across site; and areas where hydrocarbon release had clearly taken place. Topographically, the majority of site is level; however, the western extent ramps slightly to the level of the adjacent roadside.

Photos of the site are present in Appendix D.

5.1 SOILS AND GEOLOGY

British Geological Survey materials © NERC 2026 obtained from <http://www.bgs.ac.uk/data/mapViewers/home.html> under the [Open Government Licence](#).

5.1.1 SUPERFICIAL DEPOSITS

Both BGS geological mapping and the Groundsure report record superficial geological deposits of the Oadby Member on site, comprising a clay, brown to grey, occasionally silty clay, with chalk and flint fragments.

5.1.2 BEDROCK DEPOSITS

Both BGS geological mapping and the Groundsure report records bedrock geology of the Mercia Mudstone Group underlying site, comprising a dominantly red, less commonly green-grey mudstone with subordinate siltstones, thin beds of gypsum/anhydrite and thin sandstones also present.

5.1.3 ARTIFICIAL GROUND

BGS geological mapping records worked ground described as ‘voids’ located 386m and 490m north of site.

5.1.4 BOREHOLES

BGS historical borehole SP49SW83 (dated circa.1987) located directly north of site recorded ground conditions to a depth of 5.00mbgl. The ground conditions comprised 0.20m depth of bituminous fill; followed by a sandy, gravelly Clay with brick fragments to a depth of 1.00m; underlain by a slightly gravelly, silty Clay with weathered coal fragments to a depth of 2.00m; followed by a brown silty Clay with occasional gravels and coal fragments to a final, confirmed depth of 8.00mbgl.

5.1.5 COAL MINING

The site is not located in a coal mining reporting area and the local geology is not considered appropriate for such extraction. As such the risk from coal mining activities is considered to be negligible.

5.1.6 NON-COAL MINING

The Groundsure report records no non-coal mining operations, activities or features located within 500m of site.

5.1.7 SURFACE WORKINGS

ID	Distance (m)	Direction	Land Usage	Year of Mapping
1	79	NW	Unspecified pit	1886
2	230	NW	Unspecified pit	1968
A	234	SE	Ponds	1886
A	237	SE	Ponds	1901
A	237	SE	Pond	1938
A	238	SE	Pond	1950
A	238	SE	Pond	1977
A	238	SE	Pond	1983
A	238	SE	Pond	1968
A	244	SE	Ponds	1923

5.1.8 RADON

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are necessary as described in publication BR211:2015 by the Building Research Establishment.

6.0 REGULATORY AUTHORITY AND OTHER ENVIRONMENTAL DATA

An environmental search listing historical and environmental factors likely to affect the property has been reviewed.

The most pertinent information is summarised in the following sections.

A copy is presented in Appendix A.

Additional geological and hydrological data was obtained from the British Geological Survey.

6.1 HYDROLOGICAL**6.1.1 AQUIFER****6.1.1.1 SUPERFICIAL DEPOSIT AQUIFER**

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary (Undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general, these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	90	SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
3	186	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.1.1.2 SUPERFICIAL DEPOSITS PERMEABILITY

The Groundsure report records the site as being within an area where the maximum permeability of superficial deposits is recorded as ‘moderate’ and the minimum permeability as ‘low’ and facilitated by mixed flow mechanisms.

This is 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).

6.1.1.3 BEDROCK GEOLOGY AQUIFER

ID	Distance (m)	Direction	Designation	Description
1	0	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

6.1.1.4 BEDROCK PERMEABILITY

The Groundsure report records the site as being within an area where the maximum permeability of bedrock geology is recorded as 'low' and the minimum permeability as 'low' and facilitated by fracture flow mechanisms.

6.1.2 ABSTRACTIONS AND PRIVATE WATER SUPPLIES

The Groundsure report records no active abstraction sites located within 1000m of site.

6.1.3 SOURCE PROTECTION ZONE

Site is not in a source protection zone (SPZ).

6.1.4 GROUNDWATER VULNERABILITY AND SOIL LEACHING POTENTIAL

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.

ID	Location	Summary	Soil / Surface	Superficial Geology	Bedrock Geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

6.1.5 SURFACE WATER

The Groundsure report records no hydrological features located within 250m of site.

6.1.6 DISCHARGE CONSENTS

The Groundsure report records an active discharge consent held 331m north east of site which relates to sewer storm sewage overflow discharges (on behalf of the local water company) direct into a tributary of Soar Brook, effective circa 2018 onwards.

6.2 PERMITTED PROCESSES

None recorded within 500m of site.

6.3 POLLUTION INCIDENTS

The Groundsure report records no pollution incidents located within 250m of site and no significant impact incidents located within 500m of site.

6.4 RADIOACTIVE SUBSTANCES REGISTRATIONS

None recorded within 500m of site.

6.5 WASTE**6.5.1 LICENSED WASTE MANAGEMENT FACILITIES (LOCATIONS)**

None recorded within 500m of site.

6.5.2 LANDFILL SITES

The Groundsure report records a licenced, historical landfill formerly located 494m north of site that accepted industrial waste types from circa.1989 to an unknown date.

6.6 HAZARDOUS SUBSTANCES

None recorded within 500m of site.

6.7 ECOLOGICAL RECEPTORS

The Groundsure report records the site as being located within the River Soar surface waters Nitrate Vulnerable Zone (NVZ) with additional NVZ records located 84m south west, 94m west, 105m south west and 381m south of site. No further sensitive land usages are recorded within 1000m of site.

6.8 AERIAL PHOTOGRAPHY

Aerial photography shows the following:

6.8.1 GOOGLE EARTH

17 No. images are held in the historic imagery dataset, as follows:

Date	Description
December 1999	The site is shown as occupied by the present-day workshop structures, adjoined to each other and forming an inverted 'L' shape with the dwelling located in the west and the remaining structure in the SW extent of site. The site at this time appears to remain in use, evidenced by numerous vehicles parked on site in exterior areas. The surrounding areas remain largely consistent with that seen in the present-day, i.e. comprising residential dwellings in all directions; however, that to the east is at this time shown as a factory unit with what appears to be PACM roofing.

Date	Description
July 2006	No major or discernible change on site beyond vehicle movements. Surrounding areas see little site relevant change.
September 2008	The number of vehicles on site has reduced. The area directly east of site has seen the demolition of the factory unit and is now under residential development.
December 2010	The northern exterior area on site now appears slightly overgrown, the southern extent appears to remain occupied by vehicles. The residential development east of site is now finished.
September 2011	No major or discernible change on site nor site relevant change to the surrounding areas.
April 2015	No major or discernible change on site nor site relevant change to the surrounding areas.
April 2016	No major or discernible change on site nor site relevant change to the surrounding areas.
April 2018	No major or discernible change on site nor site relevant change to the surrounding areas.
April 2020	No major or discernible change on site nor site relevant change to the surrounding areas.
February 2021	No major or discernible change on site nor site relevant change to the surrounding areas.
March 2021	No major or discernible change on site nor site relevant change to the surrounding areas.
June 2021	The site now appears under some form of renovation or demolition with numerous indiscernible heaps located in the southern extent and the northern extent of site having been scraped clear of overgrowth. A former builders' yard and workshop directly west of site, on the far side of the adjacent roadside, has been demolished and is now under residential development.
February 2022	No major or discernible change on site nor site relevant change to the surrounding areas.
May 2022	Site appears overgrown and disused at this time, evidenced by overgrowth and levels of dilapidation and lack of vehicle storage on site. Surrounding areas see little site relevant change.
May 2023	Level of overgrowth on site increases. Surrounding areas see little site relevant change.
November 2024	No major or discernible change on site nor site relevant change to the surrounding areas.

Date	Description
July 2025	No major or discernible change on site nor site relevant change to the surrounding areas.

6.8.2 GOOGLE STREET VIEW

Google Street View imagery is dated circa.2009 to 2024 with the site viewed from Hinckley Road and facing east. Imagery dated circa.2009 shows the site as being occupied by numerous vehicles and appearing to remain in use as a vehicle workshop. Imagery then dated between circa.2009 to 2014 shows the site as remaining occupied by numerous vehicles under various states of repair or sale, before imagery dated circa.2016 appears to show the site as disused, with no vehicles stored on site. Imagery dated from circa.2016 to 2024 then shows little to no major change on site beyond the movement of domestic vehicles associated with the onsite dwelling and increases in the level of overgrowth and dilapidation, evidencing disuse.

6.9 HISTORIC MAPPING

The following historic maps have been reviewed as part of this assessment:

Map	Onsite	Offsite
OS County Series: 1886, 1:10,560	Imagery is indistinct; however, the site appears occupied by unknown usage structures that do not wholly resemble dwellings.	The surrounding areas appear to comprise terraced dwellings and gardens to the north with an unspecified pit located approx.80m north of site; open field east; further terraced dwellings with orchard beyond to the south; and the roadside with field beyond to the west. Notable features beyond this include a nursery approx.168m north a pond approx.250m SE of site (remains persistent until present-day).

Map	Onsite	Offsite
OS County Series: 1888-1889, 1:2,500	Higher resolution imagery confirms an industrial unit located in the central extent of site (darker colouration) and numerous outbuildings arrayed inside the south of site with a dwelling located in the west, as in the present-day.	A graveyard is marked approx.110m south of site. Marshland is marked around the unspecified pit approx.80m north of site.
OS County Series: 1903, 1:2,500	A small pond or pit is located in the SE extent of site.	The unspecified pit and marshy area north of site has been removed and partially replaced with terraced housing.
OS County Series: 1901-1904, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1902-1904, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1923, 1:10,560	Some outbuildings on site may have been demolished however it is unclear on mapping of this scale.	New housing erected north, west and SW of site including approx.150m NW of site. Allotment gardens now located directly north of site.
OS County Series: 1924-1925, 1:2,500	Higher resolution imagery confirms the majority of outbuildings on site have been demolished and removed, leaving only the dwelling in the west and outbuildings in the SW. The possible pond in the SE corner of site has been infilled and removed.	A former allotment approx.90m NW of site has been redeveloped into housing. A new, small pond is located approx.50m south of site, in the adj. orchard.
OS County Series: 1925, 1:10,560	Mapping on site is truncated and missing.	Mapping to the east, north and west of site is truncated and missing; however, there appears no site relevant change to the surrounding areas south of site.
OS County Series: 1938, 1:2,500 & 1:10,560	No major or discernible change on site.	Orchard south of site redeveloped into factory, pond removed. Allotment north of site redeveloped into housing.
Provisional: 1950-1955, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.

Map	Onsite	Offsite
National Grid: 1958-1961, 1:1,250	The site is now shown as occupied by structures matches those in size, orientation and configuration as that seen in the present-day. The site is now marked as a garage. Two glasshouses are located directly north and NE of site the dwelling in the west of site.	Allotment gardens now bound the east of site. An unspecified factory is now located directly south and east of site. An unspecified works (demolished circa.2021) is now present directly west of site. A further works is located approx.65m SW of site. Former allotment and nursery approx.198m north now redeveloped into a factory. Pond formerly located approx.120m SW of site infilled and removed.
National Grid: 1961-1964, 1:2,500	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1968, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1967-1972, 1:1,250	No major or discernible change on site.	An engineering works is now located approx.20m NE of site, atop former allotment ground. The factory south of site is now marked as hosiery and a tank, chimney and substation are marked in the area. A series of glasshouses are now located approx.150m north of site.
National Grid: 1975-1979, 1:1,250	No major or discernible change on site.	Surrounding areas see residential infill to the SW.
National Grid: 1977-1979, 1:10,000	No major or discernible change on site.	Factory south of site extended eastwards.
National Grid: 1978-1980, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1983, 1:10,000	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1988, 1:2,500	Two glasshouses in the north of site demolished and removed.	Surrounding areas see further residential infill. A builders' yard is now located approx.55m SW of site.
National Grid: 1987-1989, 1:1,250	No major or discernible change on site.	Former engineering works east of site enlarged and now marked as 'works'.
National Grid: 1990-1993, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 2001, 1:10,000	No major or discernible change on site.	The unspecified factory, tank and chimney south of site have been demolished and replaced with the present-day housing area.

Map	Onsite	Offsite
Landline: 2003, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 2010, 1:10,000	No major or discernible change on site.	The former engineering works and works east of site has been demolished and replaced with housing.
National Grid: 2015, 1:10,000	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 2025, 1:10,000	No major or discernible change on site.	Surrounding areas see little site relevant change.

6.10 CURRENT LAND USE DATA

ID	Distance (m)	Direction	Company	Activity	Category
A	9	SE	Wirefires	Garden goods	Consumer products
A	44	SE	Electricity substation	Electrical features	Infrastructure and facilities
A	74	SE	Steve Towers	Distribution and haulage	Transport, storage and delivery
1	90	E	Kreativ Design Ltd	Signs	Industrial products
2	237	SE	Simon Bennett Cars	Second-hand vehicles	Motoring

6.11 PETROL AND FUEL SITES

The Groundsure report records an obsolete MURCO filling station formerly located 491m north east of site.

6.12 HISTORICAL PETROL AND FUEL SITE DATABASE

None recorded within 500m of site.

6.13 POTENTIAL CONTAMINATIVE LAND USES IDENTIFIED ON MAPPING

ID	Distance (m)	Direction	Use	Date
A	0	On site	Unspecified factory	1968
A	0	On site	Unspecified factory	1977-1983

ID	Distance (m)	Direction	Use	Date
1	2	NE	Unspecified works	1977-1983
2	79	NW	Unspecified pit	1886
3	168	N	Nursery	1886
4	230	NW	Unspecified pit	1968
D	280	S	Unspecified pit	1968
C	280	NE	Unspecified tank	1923-1938
F	329	N	Unspecified works	1977-1983
5	331	SW	Nursery	1901
G	337	SW	Nurseries	1968
G	344	SW	Nurseries	1938-1950
H	363	S	Nursery	1886-1901
F	371	N	Unspecified pit	1886-1901
H	372	S	Nursery	1923
F	373	N	Unspecified ground workings	1923
F	374	N	Unspecified pit	1938
F	374	N	Unspecified ground workings	1950
F	378	N	Unspecified factory	1968
G	444	SWW	Nurseries	1923
G	447	W	Nursery	9101
J	482	N	Sand pit	1923-1938
J	484	N	Sand pit	1950
K	490	SE	Unspecified pit	1886-1901
K	500	SE	Unspecified ground workings	1923

6.14 HISTORICAL TANK DATABASE

ID	Distance (m)	Direction	Use	Date
A	34	SE	Unspecified tank	1972-1988
C	279	NE	Unspecified tank	1924
E	317	E	Unspecified tank	1938
E	317	E	Unspecified tank	1904-1918
H	407	ES	Unspecified tank	1925

6.15 HISTORICAL ENERGY FACILITIES

ID	Distance (m)	Direction	Use	Date
A	43	SE	Electricity substation	1996-1997
A	57	SE	Electricity substation	1972-1993
D	324	S	Electricity substation	1972-1997
6	385	NE	Electricity substation	1971-1993
I	449	W	Electricity substation	1989-990
I	456	W	Electricity substation	1970-1978

ID	Distance (m)	Direction	Use	Date
7	460	N	Electricity substation	1971-1993

6.16 HISTORICAL GARAGE DATABASE

ID	Distance (m)	Direction	Use	Date
B	0	On site	Garage	1980-1988
B	0	On site	Garage	1993
B	0	On site	Garage	1972
B	0	On site	Garage	1988
B	0	On site	Garage	1958
B	0	On site	Garage	1964
B	0	On site	Garage	1996-1997
F	373	N	Garage	1971-1979

7.0 PRELIMINARY CONCEPTUAL SITE MODEL

The risk posed by any contaminants in soil or groundwater will depend on the nature of the hazard, the probability of exposure, the pathway by which exposure occurs, and the likely effects on the receptors. A contaminant is defined as a substance in, on or under land (or within groundwaters) that has the potential to cause harm, while a risk is considered to exist if such a substance is present in sufficient concentration to cause harm and a pathway exists for a receptor to be exposed to the substance. The following sections discuss all the identified potential on and off-site sources, pathways and receptors in the context of the proposed development and plausible pollutant linkages which may represent a risk to identified receptors from the data gained from the desk study. At this stage the assessment is qualitative and aimed to determine all pollutant linkages, irrespective of significance or allowing for uncertainty.

Source	A contaminant or pollutant that is in, on or under land that has the potential for cause harm or pollution to a receptor.
Pathway	The physical route by which a receptor is or could be affected by a contaminant or pollutant.
Receptor	Something or someone that could be adversely affected by a contaminant, i.e. people, controlled waters, ecological systems, buildings, crops, livestock.

By considering each of the three elements above, an assessment of actual and potential hazards to receptors can be carried out, taking into account the significance and degree of risk of each. The three elements above can exist separately; however, they only create a risk where they are linked together, thus creating a contaminant linkage. During the Preliminary Risk Assessment Stage, the linkages are referred to as 'Potential Contaminant Linkages', until they are confirmed via intrusive sampling, thus becoming 'Relevant Contaminant Linkages'. A tabled, diagrammatic or matrix of pollutant linkages is considered to be a Conceptual Site Model (CSM), the source-pathway-receptor linkages are reviewed and displayed, apportioning a risk-rating and mitigation suggestion after each summary.

Three impact potentials exist for any given site, these are:

- The site impacting upon itself;
- The site impacting on its surroundings; and
- The surroundings impacting on the site.

All three impacts need to be considered in a risk assessment.

7.1 SOURCES

The following potential sources of contamination have been identified:

Potential Sources and Associated Contaminants Identified	
Source (On Site)	Potential Contaminants of Concern
Site occupation by unknown usage structures and outbuildings, appears to involve industrial unit (circa.1886, demolished circa.1924/25)	Asbestos, heavy metals, metalloids, PAHs, TPH
Possible infilled pond on site (SE extent, infilled circa.1924/25)	Asbestos, heavy metals, metalloids, PAHs, TPH, Ground gases (CO ₂ , CH ₄ , CO)
Erection & usage of site with light-industrial units / unspecified factory, subsequently marked as garage (circa.1958/61 to present-day)	Asbestos, heavy metals, metalloids, PAHs, TPH
Two glasshouses on site (northern extent, present circa.1958/61 & demolished by circa.1988)	Agrichemicals (i.e. SVOC), asbestos, PAHs, TPH
PACM cladding, roofing & fragments across the site (noted on site walkover)	Asbestos
Numerous areas of made ground, heaps of refuse, debris & wastes (noted on site walkover, including oil barrel)	Asbestos, heavy metals, metalloids, PAHs, TPH, phenol, Ground gases (CO ₂ , CH ₄ , CO)
Limited potential for underground storage tanks (USTs) and break-down of hydrocarbons below site (noted on walkover)	Hazardous vapours, TPH, Ground gases (CO ₂ , CH ₄ , CO)
Storage of numerous vehicles in various states of repair (noted on satellite & Google imagery)	Heavy metals, metalloids, TPH
Source (Off Site)	Potential Contaminants of Concern
Graveyard (approx.110m south of and downslope from site)	Ground gases (CO ₂ , CH ₄ , CO)
Nearby BGS historical borehole displaying approximately 1.00m depth of bituminous, coal tar fill (approx.40m north)	Ground gases (CO ₂ , CH ₄ , CO), phenol
Adjacent orchard, redeveloped into unspecified factory & hosiery factory with tank, substation, chimney (directly south, circa.1886, redeveloped by circa.1938, wholly demolished by circa.2010)	Agrichemicals (i.e. SVOC), asbestos, heavy metals, metalloids, PAHs, TPH
Infilled pond (directly south, in orchard, infilled circa.1938)	Ground gases (CO ₂ , CH ₄ , CO)
Allotment gardens, nursery (approx.168m north, circa.1886-1950s)	Agrichemicals (i.e. SVOC)
Allotment gardens (directly east, circa.1958/61 – 1967/72)	Agrichemicals (i.e. SVOC)
Erection, usage & demolition of engineering works (directly east, circa.1967/72-2010)	Asbestos, heavy metals, metalloids, PAHs, TPH
Historical landfill accepting industrial waste types (approx.494m north, circa.1989 until an unknown date)	Ground gases (CO ₂ , CH ₄ , CO)

7.2 PATHWAYS

A pathway is defined as a mechanism or route by which a contaminant comes into contact with, or otherwise affects a receptor. Pathways by which the identified receptors may be impacted upon in the context of the proposed development are identified as follows:

- Ingestion (direct and indirect via crop uptake);

- Dermal contact;
- Inhalation;
- Plant uptake;
- Direct contact by buried structures (i.e. pipe degradation and leaching, pH & Sulphate attack on concrete); and
- Leaching of soluble contamination into groundwater.

7.3 RECEPTORS

Receptors are defined as people, living organisms, ecological systems, controlled waters, atmosphere, structures and utilities that could be adversely affected by contaminant(s).

- Human Health;
 - Current users of the site;
 - Future users of the site;
 - Users of neighbouring sites;
 - Construction workers;
 - Services personnel working in trenches;
- Buried concrete, which may be affected by high concentrations of sulphate and/or low pH, in the soils and groundwater underlying the site;
- Construction Materials;
- Buried water pipes;
- Controlled Waters;
- Ecological Receptors; and
- Flora and fauna using the proposed development.

The site proposals are understood to be **residential**, as such the likely receptors are site workers during site development, end-users of the site following redevelopment (i.e. residents / tenants, children, visitors, service personnel), controlled waters (i.e. aquifers, watercourses), adjacent receptors (neighbours, flora and fauna, ecological receptors) and building fabric and buried utilities.

8.0 CONCEPTUAL SITE MODEL

The Conceptual Site Model (CSM) is a hypothesis of the nature and sources of contamination, potential receptors that may be the recipient of contamination arising from those sources and any pathways that may exist. It creates a plausible source-pathway-receptor pollutant linkage (hazard), set within the context of the ground and proposed end use of the site.

Based on the preliminary CSM for the site, an environmental risk assessment has been undertaken. A simple matrix can provide a consistent basis for decision making. It should be used with caution, recognising the over-simplification that it will normally represent. The probability and consequences are defined according to parameters relevant to the situation; the boundaries of risk acceptability (and tolerability, where relevant) indicated on the matrix provided below, can be tailored to the factors influencing the significance of the risk. Individual situations are mapped onto the matrix to provide a ready and consistent indication of their acceptability or tolerability.

TABLE 1. RISK CLASSIFICATION MATRIX

		Consequence			
		Severe (Sv)	Medium (Md)	Mild (Mi)	Minor (Mr)
Probability	High (Hi)	Very high risk	High risk	Moderate Risk	Moderate/Low Risk
	Likely (Li)	High risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low Likelihood (Lw)	Moderate Risk	Moderate/Low Risk	Low Risk	Very Low Risk
	Unlikely (Ul)	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

Source: CIRIA Report C552, Contaminated Land Risk Assessment. A Guide to Good Practice, 2001

These attributes are evaluated qualitatively against individual hazard assessments to determine the likelihood of a given hazard occurring. The risk evaluations for each plausible pollutant linkage are given in the last three columns of Table 1.

TABLE 2. CLASSIFICATION OF RISK

Very high risk (Vh)	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High risk (Hi)	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short-term and are likely over the longer term.
Moderate risk (Md)	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer-term.
Low risk (Lw)	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk (VI)	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Source: CIRIA Report C552, Contaminated Land Risk Assessment. A Guide to Good Practice, 2001

TABLE 3. SUMMARY OF SIGNIFICANT POLLUTION LINKAGES

Source	Receptor	Pathway	Probability of Linkage	Conseq.of Linkage	Risk	Justification
Soil contaminants: - Site occupation by unknown usage structures and outbuildings, appears to involve industrial unit; - Erection & usage of site with light-industrial units / unspecified factory, subsequently marked as garage; - Two glasshouses on site; - PACM cladding, roofing & fragments across the site; - Numerous areas of made ground, heaps of refuse, debris & wastes; - Limited potential for underground storage tanks (USTs); - Storage of numerous vehicles in various states of repair; - Nearby BGS historical borehole displaying approximately 1.00m depth of bituminous, coal tar fill; - Adjacent orchard, redeveloped into unspecified factory & hosiery factory with tank, substation, chimney; - Erection, usage & demolition of engineering works; - Adjacent allotment gardens & nurseries.	Site workers (<i>during site works, excavations, eating and drinking</i>)	Ingestion, direct contact, inhalation of dust and dry arisings	Li	Md	M	Numerous potential sources of contamination (i.e. asbestos) have been identified which are considered potentially significant risks to site workers.
	End users (<i>residents / tenants, children, visitors, service personnel</i>)	Crop uptake, ingestion, direct contact, inhalation of dust and dry arisings	Li	Md	M	Prior potentially contaminative onsite usages and nearby potential contaminant sources pose credible risks to sensitive end-users via soft-landscaping.
	Flora, fauna (<i>on and offsite</i>) & offsite receptors	Migration, crop uptake, dusts	Lw	Md	M/L	Site is located in a predominantly urban, residential area and adjacent to gardened areas, should significant contamination exist on site, there exists the potential for offsite impact.
	Controlled waters (<i>Secondary Undifferentiated & B Aquifers</i>)	Vertical and lateral migration (<i>superficial deposits likely permeable, bedrock predominantly low</i>)	UI	Md	L	Site is not located in an SPZ, nearby to active abstraction sites. Local geological conditions likely to inhibit significant impact.
	Services (<i>new potable supply piping</i>)	Direct contact (<i>pipe degradation and leaching</i>)	Li	Md	M	PAH contamination is likely to be present on site when considering the potential sources identified, any new potable piping will be at credible risk of impact.
Ground gas: - Possible infilled pond on site; - Numerous areas of made ground, heaps of refuse, debris & wastes; - Limited potential for underground storage tanks (USTs) and break-down of hydrocarbons below site; - Graveyard (approx.110m south of and downslope from site); - Infilled pond (directly south, downslope, infilled circa.1938) - Historical landfill accepting industrial waste types (approx.494m north, circa.1989 until an unknown date)	Site workers & excavations, end users & building envelope (<i>ingress and build-up</i>)	Vertical and lateral migration (<i>superficial deposits likely permeable, bedrock predominantly low</i>)	UI	Sv	M/L	Potential sources of ground gas generation have been identified on and in direct proximity to site, which increases the level of risk as intervening geology will not inhibit any potential migration.
Vapours: - Site occupation by unknown usage structures and outbuildings, appears to involve industrial unit; - Erection & usage of site with light-industrial units / unspecified factory, subsequently marked as garage; - Numerous areas of made ground, heaps of refuse, debris & wastes; - Limited potential for underground storage tanks (USTs); - Storage of numerous vehicles in various states of repair; - Nearby BGS historical borehole displaying approximately 1.00m depth of bituminous, coal tar fill; - Adjacent orchard, redeveloped into unspecified factory & hosiery factory with tank, substation, chimney; - Erection, usage & demolition of engineering works.	Site workers & excavations, end users & building envelope (<i>ingress and build-up</i>)	Vertical and lateral migration (<i>superficial deposits likely permeable, bedrock predominantly low</i>)	Lw	Md	M/L	A number of potentially significant sources of hazardous vapours have been identified on and adjacent to site which may present impact to building envelope and end-users.
Radon:	End users & building envelope	Vertical and lateral migration	UI	Md	L	Site is not located in a Radon Affected Area.

KEY: Probability of pollutant linkage Hi = Highly likely, Li = Likely, Lw = Low Likelihood, UI = Unlikely
Consequence Sv = Severe, Md = Medium, Mi = Mild, Mr = Minor,
Overall Risk VH = Very High, H = High, M = Moderate, M/L = Moderate/Low, L = Low, VL = Very Low

9.0 ENVIRONMENTAL RISK ASSESSMENT

Based on the information contained in this report, it is the opinion of Castledine Environmental that the site represents an estimated **MODERATE** level of risk with respect to the proposed development. This is summarised below.

9.1 RESIDENTS / END-USERS

Relatively extensive areas of exposed soils and soft-landscaping are proposed within the final site design and the prior usages of the site, surrounding areas and state of the site at present are considered potentially significant sources of soil contamination. Should onsite soils be significantly impacted, or remain accessible or are utilised in the final site design, there exists credible pathways for contamination to impact end-users.

The risks to end-users of the site are estimated to be moderate.

9.2 SITE WORKERS

The potential for the inhalation of asbestos fibres, direct contact with contaminated made ground, heaps and refuse or the build-up of vapours / ground gases in excavations are considered credible risks to site workers. The provision for standard PPE and adherence to relevant HSE guidance may not be sufficient to mitigate the risks and a site-specific risk assessment should be carried out

The risks to site-workers are estimated to be moderate.

9.3 CONTROLLED WATERS

The site is not located within a Source Protection Zone nor within 1000m of any active abstraction sites. The aquifer is not considered to be vulnerable, with local geological conditions likely to be predominantly impermeable. Whilst potential contamination on site may be mobile, it will likely be contained to the site.

The risks to controlled waters are estimated to be low.

9.4 FLORA AND FAUNA & OFFSITE RECEPTORS

The site is located in a predominantly urban, residential area and therefore risks to flora and fauna are considered relatively low; however, due to the site's location in such an area (including domestic garden areas bounding the site – where flora or fauna may be impacted), the potential for offsite impact (i.e. via run-off, dust generation or contaminant mobilisation) should be considered.

The risks to flora and fauna and offsite receptors are estimated to be moderate to low.

9.5 GROUND GASES

A number of potential sources of ground gas generation have been identified including more distal sources such as infilled ponds or a historical landfill record, along with more proximate sources such as infilled ponds or onsite sources such as a further possible infilled pond, or the breakdown of hydrocarbons beneath site. Whilst local geological conditions are likely impermeable and thus will inhibit impact from more distal offsite features, the proximity of onsite and nearby sources means sources present a credible risk to site structures.

The risks to site structures from ground gas ingress and impact are estimated to be moderate to low.

9.6 HAZARDOUS VAPOURS

The former light industrialised usage of the site and immediate surrounding areas, coupled with the subsequent garage, vehicle repair and vehicle storage usage of the site (and limited potential for unknown underground storage tanks) and noted hydrocarbon containers and release are considered potential sources of hazardous vapours.

The risks to site structures from hazardous vapour impact are estimated to be moderate to low.

9.7 POTABLE WATER SUPPLY PIPING

Due to the potential for both PAH and liquid hydrocarbon contamination (associated with past and recent usages coupled with noted wastes, made ground deposits, heaps and vehicle storage) on site, there exists the potential for new potable water piping to be impacted by residual site soils. Hydrocarbon degradation and leaching can impact potable supply piping and thus impact potable supplies. There is an estimated moderate risk to end-users via impacted water supplies.

10.0 WASTE ACCEPTANCE CRITERIA (WAC)

Due to the noted waste, refuse and debris heaps noted on site, coupled with the potential for generation of waste materials from site works, excavations or remediation, any wastes generated should be tested, to ascertain the suitability of the material for disposal at an accredited waste facility. This may include specific WAC testing, or environmental testing for assessment against WM3 guidance.

Any waste generated during site works will need to be disposed of at a suitable and accredited landfill and in accordance with current waste regulations. Results of any environmental testing should be given to relevant waste/landfill site so they can be reviewed by a qualified waste assessor.

11.0 RECOMMENDATIONS

At this stage, based on the desk study information collected, it is considered that allowance be made for the following:

- Provision of an Intrusive Phase 2 Site Investigation comprising trial pit formation across the site and targeted windowless sampler boreholes;
- Environmental sampling comprising both site-wide generic sampling and targeted sampling (i.e. all heaps & wastes, made ground, areas of proposed soft-landscaping) inline with Section 7.0 of this report.
- Assessment of ground conditions on site (i.e. made ground, natural or reworked natural deposits, their nature, extent and depth)

- Installation of at least 2 No. ground gas monitoring installations and a subsequent and suitable regime of ground gas monitoring;
- Provision for investigation and/or removal of any USTs – if identified;
- Provision of a Phase 3 Remediation Strategy and Verification Plan, inline with the findings of the above investigation.
- Specific risk assessment for groundworkers on the site.
- Early consultation with statutory water providers to determine their requirements for water supply pipes.

Please contact Castledine Environmental for more information, or to request quotes for the above.

12.0 REFERENCES**12.1 LEGISLATION AND REGULATIONS****12.1.1 ACTS**

- [1] Environmental Protection Act 1990, Part IIA: inserted by Environment Act 1995, Section 57. See Environment Act 1995 for text of Part IIA.

12.1.2 PLANNING REGULATIONS

- [2] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 SI1999/No.293
- [3] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2000 SI2000/No.2867
- [4] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2017 SI2017/No.571

12.1.3 CONTAMINATED LAND REGULATIONS

- [5] The Contaminated Land (England) Regulations 2000. SI2000/No.227
- [6] The Contaminated Land (England) (Amendment) Regulations 2001 SI2001/No.663
- [7] The Contaminated Land (England) Regulations 2006 SI2006/No.1380

12.2 STATUTORY GUIDANCE

- [8] Department of Environment, Food and Rural Affairs. 2012. *Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance*. Department of Environment, Food and Rural Affairs
- [9] Communities and local Government, 2024: National Planning Policy Framework.

12.3 BRITISH STANDARDS

- [10] BS 5930:2015+A1:2020 Code of practice for site investigations
- [11] BS 10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of practice
- [12] BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings
- [13] BS 8576:2013 Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)
- [14] Bs 10176:2020 Taking Soil Sample for Determination of Volatile Organic Compounds (VOCs)

12.4 NON-STATUTORY TECHNICAL GUIDANCE**12.4.1 ENVIRONMENT AGENCY**

- [15] Land Contamination Risk Management (LCRM) 2020, updated 2023

12.4.2 CIRIA PUBLICATIONS

- [16] Wilson, S., Oliver, S., Mallett, H., Hutchings, H., and Card, G.. 2007, *C 665 Assessing risks posed by hazardous ground gases to buildings* London: Construction Industry Research and Information Association
- [17] Mallett, H., Cox, L., Wilson, S. and Corban, M... 2014, *C 735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases* London: Construction Industry Research and Information Association

12.4.3 CL:AIRE

- [18] Card G, Wilson S, Mortimer S. 2012. *A Pragmatic Approach to Ground Gas Risk Assessment. CL:AIRE Research Bulletin RB17.* CL:AIRE, London, UK. ISSN 2047- 6450 (Online)

13.0 APPENDICES

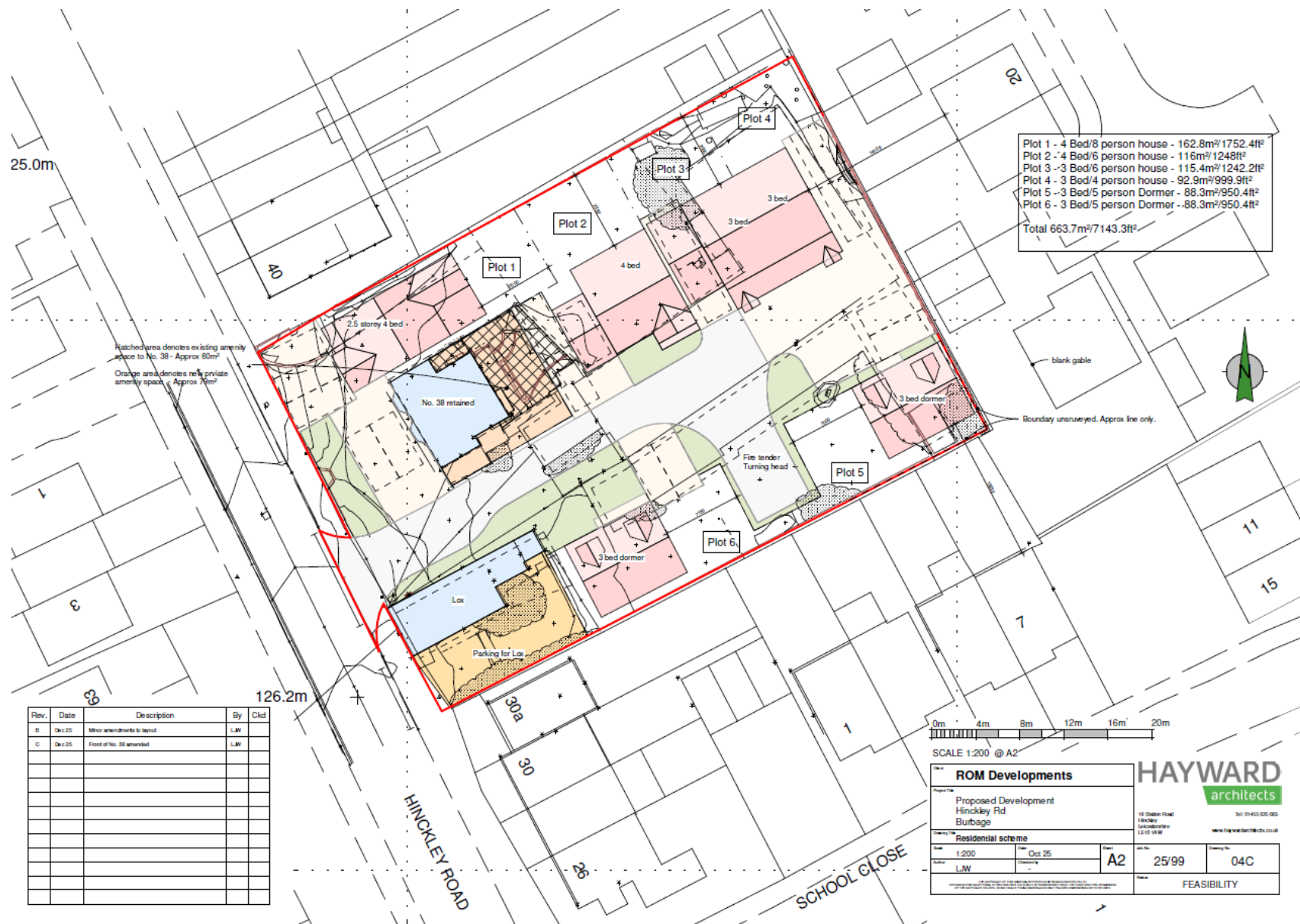
APPENDIX A ENVIRONMENTAL SEARCH

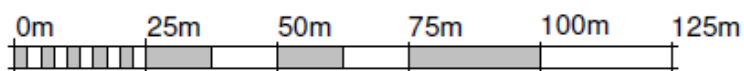
Separate Groundsure Report

APPENDIX B HISTORICAL MAPPING

Separate Map Packs (2 No. files)

PROPOSED AND CURRENT SITE PLANS





SCALE 1:1250 @ A4

ROM Developments				HAYWARD	
Project		Scale	Sheet	Job No.	
Proposed Development Hinckley Rd Burbage		1:1250	A4	25/99	
Drawing		Date	Author	Checked by	Drawing No.
Location Plan		Jan 26	LJW	-	09
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				Drawing Status	
				FEASIBILITY	

architects

19 Station Road
Hinckley
Leicestershire
LE10 1AW

Tel: 01455 635 665
www.haywardarchitects.co.uk

FEASIBILITY

Castledine Environmental



Site plan of the proposed development showing six plots (Plot 1 to Plot 6) and a central building footprint. The plan includes dimensions, bearings, and a scale bar. A text box indicates the built footprint area is approximately 588.17m². The plan also shows existing infrastructure like roads and a railway line.

Proposed Built Footprint

ROM Developments

Proposed Development - Henley Rd Burbridge

Built Footprint Comparison

Area	Date	Value
2000	25	
LAW	25	

A1

PLANNING

25/99 10

HAYSTACK architects

10 Clarendon Road, Newbury, Berkshire RG14 5AB
Tel: 01344 343000 Fax: 01344 343001
www.haystackarchitects.com

APPENDIX D

SITE PHOTOS AND LOCATIONS



Site Walkover Photos

Photo No.1: Facing east from Hinckley Road (B578) showing the frontage (western) extent of site and yard area



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.2: Facing slightly SE from the same location





Site Walkover Photos

Photo No.3: Facing east from the NW corner of site showing the northern extent of site



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.4: Facing slightly SW from onsite showing the gated site access to the northern extent of site





Site Walkover Photos

Photo No.5: Facing east from the NW extent of site showing centrally located dilapidated building & heaps



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.6: Facing south showing heaps in northern yard





Site Walkover Photos

Photo No.7: Close-up of numerous heaps in northern yard



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.8: Showing the northern face of the centrally located building and scattered wastes, refuse & debris





Site Walkover Photos

Photo No.9: Leaking oil barrel with strong olfactory evidence of hydrocarbons noted in northern yard area



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.10: Further photograph of waste heaps in the northern yard area on site (various wastes, woods etc)





Site Walkover Photos

Photo No.11: Facing slightly NE showing the far NE corner of site and further waste heaps and debris



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.12: Facing south in the far east of site showing the rear of the structures and the eastern boundary (left of photo)





Site Walkover Photos

Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.13: Continuation of the rear area in the east of site

Photo No.14: Continuation of the rear area in the east of site





Site Walkover Photos

Photo No.15: Facing south in the far eastern-most structure



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.16: Facing west from the far NE extent of eastern-most structure on site (back towards northern yard area)





Site Walkover Photos

Photo No.17: Dilapidated former Nissen-hut adjoined to onsite structures



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.18: Dilapidated former Nissen-hut adjoined to onsite structures





Site Walkover Photos

Photo No.19: Facing north in the far east of site, east again of the dilapidated Nissen Hut (eastern boundary to right)



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.20: Facing north from the far SW corner of site showing the former dwelling located in the central west extent of site





Site Walkover Photos

Photo No.21: Example shot of the interior of the disused dwelling, taken from outside the structure



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.22: Example shot of the interior of the disused dwelling, taken from outside the structure





Site Walkover Photos

Photo No.23: Facing south in the rear, small gardened area of the dwelling showing adjoined workshop units



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.24: Facing east from the SW extent of site showing the forecourt to workshops forming southern and eastern extents





Site Walkover Photos

Photo No.25: Facing SW from rear of the beauty clinic showing the secondary site access and forecourt area



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.26: Facing east showing the remaining southern exterior area on site (workshop to left) & further heaps





Site Walkover Photos

Photo No.27: Close-up of heaps in the southern extent of site with visible, fragmented PACM piping (bottom of photo)



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.28: Facing north showing the southern face of the dilapidated, centrally located workshop structures





Site Walkover Photos

Photo No.29: Facing east towards the SE corner of site



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.30: Further heaps of refuse and waste noted in southern exterior area on site (ceramics, tiling, tyres, containers)





Site Walkover Photos

Photo No.31: Chemical & hydrocarbon containers noted on and inside the southern boundary of site



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.32: Further chemical & hydrocarbon containers noted on and inside the southern boundary of site





Site Walkover Photos

Photo No.33: Facing slightly SW from the far SE corner of site



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.34: Example shot of the interior of the former vehicle workshop forming the central extent of site





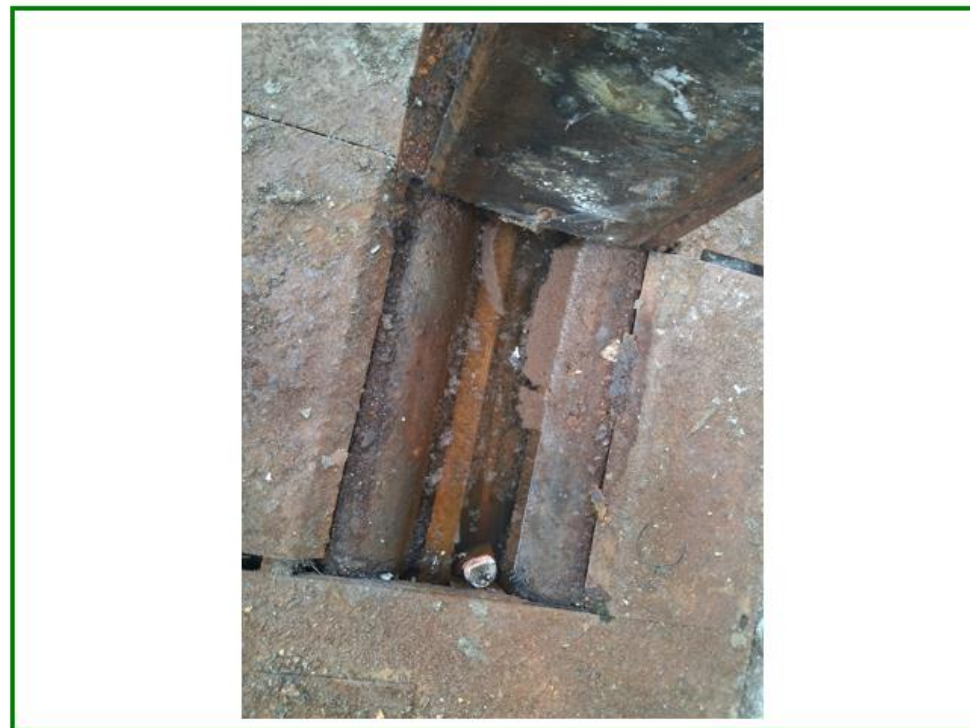
Site Walkover Photos

Photo No.35: Example shot of concrete flooring throughout the workshop with some staining noted, further debris



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.36: Vehicle rolling-road apparatus noted underfoot in workshop seen to be retaining iridescent water





Site Walkover Photos

Photo No.37: Further shot of interior of the vehicle workshop



Address: No.38 Hinckley Rd, Burbage, Leicestershire
Client: Mr. J. Hemmings

Photo No.38: Waste oil burner, barrel and equipment storage noted in the former vehicle workshop



APPENDIX E**WATCHING BRIEF**

It remains possible that previously unexpected soil conditions may be encountered during the construction process. Examples may include oily pockets within the soil, potential for asbestos containing materials, black ashy materials, soils exhibiting strong odours, brightly coloured materials, and former demolition materials.

Should previously undiscovered contamination be encountered during the demolition/construction of the new buildings the following course of action should be adhered to:

1. The ground workers should report any suspected contamination immediately to the Client's site supervisor. The supervisor should contact the Client or their appointed agent who will in turn contact Castledine Environmental to request an engineer to visit the site to assess the extent of the 'contamination'.
2. Castledine Environmental shall make records of their inspection, and pass details of these to the Local Authority.
3. Where the conditions revealed differ from those previously anticipated, the Castledine Environmental shall take samples as deemed appropriate to be dispatched for appropriate chemical testing.
4. Depending on the results of the testing either:
 - a. no further work will be required;
 - b. a further detailed risk assessment will be required; and/or
 - c. Localised specific remedial measures will be necessary.
Appraisal criteria will vary depending on the nature of the assessment.
5. The results of any such testing will be sent to the Local Authority Pollution Control Section, Local Authority development control section, and the appointed building inspector. If remediation is required, the LA/Building inspector will be informed of the date and time of the proposed works.

6. Remediation will be undertaken in accordance with a method statement submitted for approval. The works shall be supervised where necessary by Castledine Environmental who shall provide a Verification Report for the Local Authorities.
7. A copy of the discovery strategy should be lodged on site and provisions made to ensure that all workers are made aware of their responsibility to observe, report and act on any potentially suspicious or contaminated materials they may encounter.

APPENDIX F

DISCOVERY STRATEGY

