



LAND REAR OF KING WILLIAM, 1 THE HOLLOW, EARL
SHILTON

PHASE I & II GEO-ENVIRONMENTAL ASSESSMENT
FOR
OAT HILL HOMES,
47 KENILWORTH DRIVE,
OADBY,
LEICESTER,
LE2 5LT

Project Ref:
EAL.433.24

Date:
April 2025

Prepared for:
Oat Hill Homes Ltd,
47 Kenilworth Drive,
Oadby,
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LE2 5LT

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Date:	April 2025	
Version:	1.0	

Executive Summary

This presents the salient points of the report and should not be referred to in isolation. The conclusions and recommendations presented below are considered reasonable based on the findings of the site investigation. However, these cannot be guaranteed to gain regulatory approval and therefore copies of this report should be sent to the appropriate Regulatory Authorities and / or other organisations (as appropriate) by the Client for their comments and approval prior to undertaking any irrecoverable works associated with the subject site.

SUMMARY TABLE: PHASE I & II GEO-ENVIRONMENTAL ASSESSMENT	
SITE:	Land to the rear of King William, 1 The Hollow, Earl Shilton
CLIENT:	Oat Hill Homes Ltd
DATE:	April 2025
REFERENCE	EAL.433.24
DEVELOPMENT PROPOSAL:	The client proposes to redevelop the site with six private residential houses with gardens, parking and access road.
HUMAN HEALTH:	Remediation is required for all plots, in the form of the placement of a clean cap in rear gardens and landscaped areas. The cap should be 600mm in rear gardens and 300mm in landscape areas.
CONTROLLED WATERS:	No further assessment required
GAS RISK:	No further assessment required
RADON GAS:	No radon protection required
FOUNDATIONS:	Traditional foundations are not suitable due to Made Ground, soft cohesive and loose granular deposits, extending to 5m and beyond. A deeper ground investigation should be undertaken to inform pile design. Competent strata was not identified in this ground investigation.
CONCRETE:	DS-1 AC-1s

The executive summary given above is an overview of the key findings and conclusions of the report. There may be other information contained in the body of the report which puts into context the findings of the executive summary. No reliance should be placed on the executive summary until the whole report has been read in full.

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1.0 INTRODUCTION

1.1 PREAMBLE

Erda Associates Ltd. (Erda) has been appointed by Oat Hill Homes Ltd (hereafter referred to as 'the client') to undertake a Phase I & II Site Appraisal to provide a pre-development contamination and geotechnical assessment of the site known as *Land to the rear of King William, 1 The Hollow, Earl Shilton*. Site location and boundary plans are included in **Appendix A**.

The works reported within this document comprise the initial desktop study and intrusive ground investigation along with geotechnical testing and chemical analysis.

This document is intended to provide information that will assist decision making by identifying and recommending solutions to ground engineering and contamination issues.

A proposed site development plan is included in **Appendix A**.

1.2 PROJECT BRIEF

The brief for the Phase I & II Geo-Environmental Assessment incorporates:

- A review and assessment of the site history, with reference to potentially contaminative uses.
- A review of regulatory authority and environmental data relating to the site and its environs.
- A site inspection.
- An appraisal of potential environmental risks.
- Development of a Phase I Conceptual Model.
- Provide a strategy for, and to implement, a Phase II Environmental and Geotechnical Assessment.
- To determine any ground related geotechnical and contamination hazards that may affect the proposed development.
- Development of the Phase II Conceptual Model.
- To provide advice on further works required for the reduction of risks to the development and procedures likely to satisfy regulators.

Whilst every effort has been made to pre-empt the likely requirements of the Local Authority and the Environment Agency, they may have specific requirements that will need to be discussed and addressed at a later date.

1.3 DATA REFERENCES

- Environmental Search Data (Supplied by Emapsite Ltd).
- Historical Ordnance Survey (OS) Mapping (Supplied by Groundsure).
- British Geological Survey Online Geological Mapping.
- BSI (2020), BS 5930:2015+A1 2020 Code of practice for ground investigations.
- CIRIA (2007), C665 Assessing Risks Posed by Hazardous Ground Gases to Buildings.
- PHE-BGS (2011), Joint Indicative Atlas of Radon in Great Britain.
- EA (2020), LCRM: How to assess and manage the risks from land contamination.

1.4 LIMITATIONS

This report has been produced in accordance with industry best practice at the time of writing.

In the production of this report, Erda Associates Ltd., have relied upon information provided by third parties. Erda Associates Ltd cannot accept responsibility for the reliability and authenticity of this information. Erda Associates Ltd. will not be responsible for any opinions which it has expressed, or conclusions which it has drawn, in reliance upon information which is subsequently proven to be inaccurate.

All statements and opinions provided in this report have been reported in good faith and are based on the information gained during, and restrictions imposed by, site investigation techniques used at the time. Erda Associates Ltd cannot be held responsible for conditions not revealed by the investigation.

This report has been prepared for the sole use of the client and shall not be relied upon or transferred to third parties without the express written consent of Erda Associates Ltd. Unauthorised third parties rely upon the information contained within this report at their own risk.

1.5 PROPOSED DEVELOPMENT

The client proposes to redevelop the site with six private residential houses with gardens, parking and access road.

Site location plans are included in **Appendix A**, for reference.

2.0 PHASE I DESK STUDY AND SITE OBSERVATIONS

2.1 GEOGRAPHICAL SETTING

The site is situated 0.1km to the south east of Earl Shilton town centre and is roughly centred at national grid reference SP 46514 97713.

Site location and boundary plans are presented in **Appendix A**.

2.2 SITE INSPECTION/DESCRIPTION

The site is accessed from The Hollows to the north through a private parking area to the rear of the former King William public house.

The site an irregularly shaped plot of land of approximately 0.18ha in area.

A metal fence forms the entrance to the site in the north west corner. There is a gentle gradient present at site, from the north down to the south, with a difference in height of less than 5m.

The majority of the site is formed of a tarmacked surface, with small areas of former soft landscaping around the perimeter. The site boundary was generally indicated by fencing.

Stockpiles of waste material were present on site, which appeared to comprise building materials.

Some mature trees and hedges were noted around the site boundary, in particular a tall tree was noted along the western boundary.

There were no obvious signs of contamination and no potentially harmful materials were noted to being stored on site.

Significant Features identified during site inspection:

Generally disused, surfaced site with some stockpiles of construction materials and waste.

2.3 HISTORICAL REVIEW: SITE DEVELOPMENT

Ordnance Survey maps have been reviewed for the years 1888 - 2025. The OS maps are contained in **Appendix B**, for reference.

The summary below identifies the historical features identified on the historical mapping data considered likely to have the potential to affect the site. All distances are approximates.

Date	Identified On-site Hazard	Identified Off-site Hazard
1888	The site is shown as being largely undeveloped, forming land to the rear of a public house. Trees are shown as present on site. A small outhouse building is present in the north of the site.	The site is located off the main road in Earl Shilton. The land to the west, south and east are undeveloped, whilst immediately to the north is a public house. A gas works is present 120m to the south west.
1903	The trees are no longer present. Note, that due to a likely mapping error, the west of the site is formed of parts of the residential housing to the west.	A small pit is present 250m to the north west.
1916	There has been no significant change to the sites use.	A picture theatre is present immediately to the south west of the site. The gas works is no longer present.
1964	The outhouse building is no longer present.	A factory is present 130m to the west of the site and a council yard 120m to the south west.

		The northern part of the former theatre is now a Works
1969	The site is shown as a car park.	The works is now shown as a motor body works.
1979	There has been no significant change to the sites use.	Significant residential development has occurred in all directions.
1983	There has been no significant change to the sites use.	No significant change of use is noted.
1994	There has been no significant change to the sites use.	The factory building is no longer present – a supermarket and electrical substation is now present in its place. The motor body works is no longer present.
2003	There has been no significant change to the sites use.	No significant change of use is noted.
2025	There has been no significant change to the sites use.	No significant change of use is noted.

Significant Features identified on OS Maps:

On-site hazard: The site has been used as the car park to the public house to the north. An outhouse building was formerly present in the north. No significant risk recorded.

Off-site hazard: A former motor body works immediately to the south is the primary off-site hazard.

2.4 ANTICIPATED GEOLOGY

The BGS geological map for this area illustrates;

- Made ground is not recorded to be present on site or within 250m of the site.
- Superficial deposits of the Wolston Sand and Gravel are report on site
- A solid strata geology of the Edwalton Member Mudstone is recorded across the site.

Significant Features identified from geological data:

Wolston Sand and Gravel underlain by Edwalton Member Mudstone anticipated.

2.5 HYDROGEOLOGY & HYDROLOGY

2.5.1 Hydrogeology

The Wolston Sand and Gravel is classified by the Environment Agency as a Secondary A Aquifer. These are defined as 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.

The Edwalton Member Mudstone is classified as a Secondary B Aquifer, which 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. These are generally the water-bearing parts of the former non-aquifers

There is one licensed groundwater abstractions within 500m of the site; 452m north west related Westfield Farm.

The site is not recorded to be within source protection zone.

Significant Features identified from hydrogeological data:

Secondary A Aquifer (Wolston Sand and Gravel) – potential receptor.

2.5.2 Hydrology

There are no records within 250m of the site.

2.6 MINING

2.6.1 Coal

The site is not within a Mining Remediation Authority designated 'Development High Risk Area'.

Therefore, a coal mining risk assessment should be produced for the site to determine the risk to the end user.

2.6.2 Non-Coal Extraction

Just one record exists for possible non-coal extraction; a clay pit 247m to the north west

Significant Mining Risks:

Significant mining risk not identified.

2.7 POTENTIALLY CONTAMINATIVE LAND USES

Environmental search data supplied by Groundsure (**Appendix C**) states that:

- The sites former use as the garden/car park for a public house is considered.
- Former industrial land uses within 500m include; Barracks 21m to the east, an unspecified tank 88m south west, a council yard 108m south west, a gas works 125m south west, gasometer 161m south west, refuse 236m south, a clay pit 247m north west and a boot factory 323m south.
- Current industrial land uses within 500m include: electricity substations, vehicle repair centres and unspecified works/factories.
- There are thirteen records of historical tanks within 500m of the site, the nearest being 90m south west.
- There are no records of historical petrol stations
- A number of electricity substations are reported within 500m of the site, the nearest being 110m east.
- There are four historic garages within 500m of the site, the nearest being 314m south. It should be noted that a motor body works was recorded on OS maps, immediately to the south of the site.
- There are three active or historic waste sites within 500m of the site; 236m south (refuse), 311m north west (off Mountfield Road accepting inert, commercial and household waste) and 329m east (Weaver Close accepting inert, commercial and household waste).
- There are no hazardous substance or IPC consents located within 500m of the site.
- There are no recorded licensed pollutant releases recorded within 500m of the site.
- There are no licensed discharges to controlled waters recorded within 500m of the site.
- There are no reported recorded pollution incidents within 250m of the site.

Significant Features identified from Environmental Data:

Relatively limited industrial history, with a significant off-site source not identified.

2.8 RADON GAS ASSESSMENT

The site has been assessed in accordance with the guidelines in "Radon: guidance on protective measures for new buildings" (BRE 211 - BRE, 2015).

The site is not recorded to be within a Radon Affected Area as less than 1% of properties are above the action level. Therefore, radon protection measures will not be required for any proposed buildings.

Radon Gas Hazard:

No significant risk identified.

3.0 PHASE I CONCEPTUAL MODEL

3.1 SOURCE-PATHWAY-RECEPTOR

The conceptual model for the site considers the development proposal to redevelop the site through the construction of private residential houses with private gardens.

The site has previously been used as the garden/car park of the public house to the north. A significant industry has not been identified within vicinity of the site.

It is therefore recommended that as a precaution shallow soils are analysed for heavy metals, speciated polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons (TPH CWG) and asbestos fibres.

A potential ground gas generating source has not been identified on or off site.

Pathways for the end user of the site include direct contact (dermal) with potentially contaminated soil dust; ingestion and inhalation of potentially contaminated soil dust; ingestion of vegetables which have taken up the contamination and inhalation of potential ground gases, vapours and potential fibres.

The primary receptors for the site are construction workers and end users (residents) of the site.

The risk to the end user should be assessed through further investigation.

For the controlled waters environment, the primary receptor is the Secondary A Aquifer (Wolston Sand and Gravel) underlying the site.

The risk to controlled waters should be assessed if any significant contamination is identified within the shallow soils on site.

The primary pathway for controlled waters is the leaching and vertical migration of potential contaminants through the vadose zone to the saturated zone.

The development of the conceptual model is illustrated in Figure 3.1.

Figure 3.1: Phase I Conceptual Site Model

HUMAN HEALTH			
Source	Pathway	Receptor	Level of Risk/Recommended Action
Potentially contaminated shallow soils (Made Ground or Natural Strata) associated with previous site use and the neighbouring sites use	Indoor and outdoor inhalation of soil dust and fibres, the ingestion of, and dermal contact with, potentially contaminated soil and soil dust and fibres.	End users.	Low Risk – further assessment is recommended
		Construction Workers.	
Significant potential ground gas generating source has not been identified	Inhalation of ground gas (carbon dioxide and methane).	End Users.	Very low risk – to be reassessed following intrusive investigations
		Construction Workers.	
Potentially contaminated shallow soils (Made Ground or Natural Strata) associated with previous site use and the neighbouring sites use	Water pipes.	End users.	Low Risk – further assessment is recommended
CONTROLLED WATERS			
Potentially contaminated shallow soils (Made Ground or Natural Strata) associated with previous site use and the neighbouring sites use (petrol station and former colliery).	Leaching of contaminants and vertical migration to the groundwater.	Underlying Secondary A Aquifer (Wolston Sand and Gravel)	Low Risk – further assessment is recommended
	Leaching of contaminants and lateral migration to surface waters.	None identified	No receptor identified.

4.0 PHASE II GROUND INVESTIGATION

4.1 FIELDWORK

The Phase II intrusive investigation was undertaken on 24th March 2025 under the supervision of a suitably qualified engineer and in general accordance with the Code of Practice for Site Investigations BSI (2020), BS 5930:2015+A1 2020.

The Phase II investigation works incorporated the following:

- The advancing of five window sample boreholes to a maximum depth of 5.00mbgl,
- The analysis of six soil samples for a standard 'CLEA' screening suite and selected site specific determinands,
- The analysis of four soil samples for geotechnical design criteria - Plasticity Index (PI), moisture content, pH and water-soluble sulphate.

The exploratory hole location plan is contained within **Appendix A** along with all exploratory hole records contained in **Appendix D**.

4.2 RATIONALE

The Phase II investigation has been designed to facilitate an assessment of the general ground conditions across the site, including contaminant sources, pathways and receptors. The investigation has also been designed in consideration of the current site layout and access restrictions, the development proposal and health and safety issues.

4.3 LABORATORY ANALYSIS & TESTING

Selected soil samples were analysed at specialist environmental and geotechnical laboratories as detailed in the following sections.

4.3.1 Chemical Analysis

A total of six samples were sent for analysis at a UKAS/MCERTS accredited laboratory. The samples were screened for heavy metals, PAHs, TPH CWG, asbestos, water-soluble sulphate and pH.

The soil analysis results are contained within **Appendix E**.

Table 4.1 Chemical suite of analysis

Sample ID	Depth (mbgl)	Strata	Suite
WS01	0.3	Made Ground	CLEA & TPH CWG
WS02	0.4	Made Ground	CLEA & TPH CWG
WS03	0.1	Made Ground	CLEA
WS04	0.25	Made Ground	CLEA
WS05	0.2	Made Ground	CLEA & TPH CWG
WS05	0.5	Made Ground	CLEA

4.3.2 Geotechnical Testing

four samples of the natural strata were sent to a UKAS accredited laboratory and subjected to Plasticity Index (PI) testing. The geotechnical test results are contained in **Appendix E**.

Table 4.2 Geotechnical analysis

Sample ID	Depth (mbgl)	Strata	Suite
WS01	1.2	Wolston Sand and Gravel	Plasticity Index, Moisture Content, pH & water-soluble sulphate
WS02	1.5		
WS04	1.2		
WS05	1.8		

5.0 GROUND CONDITIONS

The intrusive investigation has generally revealed that beneath a hard surface of tarmac, Made Ground was present, underlain by variable superficial deposits.

5.1 TARMAC

In all locations, a thin layer of tarmac was present at surface with a mean thickness of 0.05m.

5.2 MADE GROUND

Beneath tarmac in all locations, a layer of subbase gravels was present, typically between 0.15m and 0.45m in thickness. This was comprised of a sandy gravel, with gravels of concrete, brick and igneous rock.

In WS04 a sandy gravel with gravel of ash and concrete was noted to 0.3m.

In WS05 a crushed brick layer was present to 0.4m.

The base of Made Ground varied between 0.3m and 1.0m.

Note that due to poor sample recovery in WS03 the base of the Made Ground was not confirmed.

5.3 SUPERFICIAL STRATA

Present beneath Made Ground, superficial deposits were present.

These were generally initially encountered as a soft sandy slightly gravelly clay, with angular to rounded mixed lithology gravels including coal fragments, or a soft sandy clay, which extended to depths between 1.5m and 4.1m.

Granular deposits were noted at varying depths at the base of the cohesive strata, including loose slightly clayey sands, loose gravelly sands and loose sands.

These deposits as a whole are thought to represent the Wolston Sand and Gravel. The varied nature of this deposit is typical of fluvial deposits and it is anticipated that there will be significant lateral and horizontal variation across the site.

Generally, SPT 'n' values were very low to low within this material indicating a low density, however at 5.0m in WS01, WS02 and WS03 there was a general increase in density.

The boreholes terminated at 5.0m at each location within this deposit, which was therefore not bottomed out.

5.4 SOLID STRATA

Solid strata deposits were not encountered.

5.5 GROUNDWATER

Groundwater was recorded at 2.0m, 2.05m 1.2m and 1.4m in WS01, WS02, WS03 and WS04 respectively, but not recorded in WS05.

6.0 GEOTECHNICAL TESTING

6.1 LABORATORY TESTING

A summary of the laboratory findings is shown below.

Determinand	Wolston Sand and Gravel
Moisture Content %	11.4 to 26.4
Liquid Limit %	Non plastic to 32
Plastic Limit %	Non plastic to 19
Plasticity Index %	Non plastic to 13
% passing 0.425mm %	Non plastic to 100
Modified Plasticity Index %	Non plastic to 15.2

The analysis of plasticity indices has indicated that the Wolston Sand and Gravels samples which were analysed exhibit are both plastic and non-plastic properties.

Using the NHBC correction factor, the soils as a whole are classified as having a 'low' volume change potential.

6.2 FOUNDATION DESIGN

Due to the presence of Made Ground underlain by soft cohesive and loose granular deposits extending to at least 5.0m the use of traditional foundations is not considered suitable.

Therefore, an alternative foundation solution should be considered.

The use of piles/mini piles, terminating within a competent strata beneath is recommended. Please note, that this ground investigation did not identify potentially suitable strata and therefore a deeper ground investigation should be undertaken.

Should piles be adopted, a specialist piling contractor should be consulted to assist with foundation design.

6.3 BURIED CONCRETE

Based on the recorded water-soluble sulphate concentrations and pH values it is considered appropriate to adopt a Basic Design Sulphate Class of DS-1, together with an Aggressive Chemical Environment Concrete (ACEC) of AC-1s.

6.4 EXCAVATION & GROUNDWATER CONDITIONS

Excavation of the materials encountered during the ground investigation should be achieved using conventional hydraulic excavation techniques.

It is likely that the Made Ground and superficial deposits will be unstable in the short term and may require temporary shoring. There may also be a requirement for dewatering in trenches.

7.0 CONTAMINATION ASSESSMENT

Tier 1 Assessment Criteria for human health with regard to contamination within soils have been produced with reference to values published in LQM/CIEH S4UL and DEFRA's C4SLs. The Tier 1 Assessment Criteria are contained in **Appendix F**.

The laboratory analysis results were assessed against the assessment criteria for a residential with produce end use (considered to be the most relevant and stringent scenario). A SOM of 1% has been adopted for the PAH analysis.

7.1 HUMAN HEALTH

An assessment of the analysis results for CLEA contaminants contained in **Appendix E**, revealed that the majority of contaminants do not exceed respective thresholds, however at two locations, exceedances were recorded, as detailed below.

Table 7.1 CLEA summary

Sample Location	Depth (mbgl)	Strata	Contaminant	Observed concentration (mg/kg)	Threshold concentration (mg/kg)
WS03	0.1	Made Ground	Benzo(a)pyrene	11	2.2
			Benzo(b)fluoranthene	12	2.6
			Dibenzo(a,h)anthracene	1.3	0.24
WS04	0.25	Made Ground	Lead	300	200

Within Made Ground, at two locations, elevated PAHs or Lead were recorded. The exceedances at WS04 may relate to the presence of ash.

Remedial measures are recommended across the site.

7.1.1 Hydrocarbon Contamination

Hydrocarbons were not detected at concentrations above relevant GAC thresholds.

There was also no indication, visual or olfactory, of hydrocarbon impacted soils.

7.1.2 Asbestos

Asbestos fibres were not recorded.

7.2 CONTROLLED WATERS

Whilst elevated concentrations of contaminants with regards to human health were recorded within Made Ground, these were relatively low and are not thought to pose a significant risk to controlled waters.

No further assessment is required.

8.0 PHASE II CONCEPTUAL SITE MODEL

8.1 SOURCE-PATHWAY-RECEPTOR

The conceptual model for the site considers the development proposal to redevelop the site through the construction of private residential houses with private gardens.

The site has previously been used as the garden/car park of the public house to the north. A significant industry has not been identified within vicinity of the site.

Elevated concentrations of Lead and PAHs have been recorded.

A potential ground gas generating source has not been identified on or off site and organic or putrescible materials were not recorded during the site investigation.

Pathways for the end user of the site include direct contact (dermal) with potentially contaminated soil dust; ingestion and inhalation of potentially contaminated soil dust; ingestion of vegetables which have taken up the contamination and inhalation of potential fibres.

The primary receptors for the site are construction workers and end users (residents) of the site.

Remedial measures will be required to protect the end user.

For the controlled waters environment, the primary receptor is the Secondary A Aquifer (Wolston Sand and Gravel) underlying the site.

Significantly elevated contaminants were not recorded and therefore the risk to controlled waters is not thought to be significant.

The primary pathway for controlled waters is the leaching and vertical migration of potential contaminants through the vadose zone to the saturated zone.

The development of the conceptual model is illustrated in Figure 8.1.

Figure 8.1: Phase II Conceptual Site Model

HUMAN HEALTH			
Source	Pathway	Receptor	Level of Risk/Recommended Action
Elevated Lead and PAHs within Made Ground	Indoor and outdoor inhalation of soil dust and fibres, the ingestion of, and dermal contact with, potentially contaminated soil and soil dust and fibres.	End users.	Moderate Risk – Remedial measures are required
		Construction Workers.	
A source has not been identified	Inhalation of ground gas (carbon dioxide and methane).	End Users.	Very low risk – No further assessment required
		Construction Workers.	
Elevated Lead and PAHs within Made Ground	Water pipes.	End users.	Very low risk – no further assessment required
CONTROLLED WATERS			
Elevated Lead and PAHs within Made Ground	Leaching of contaminants and vertical migration to the groundwater.	Underlying Secondary A Aquifer (Wolston Sand and Gravel)	Very low risk – no further assessment required
	Leaching of contaminants and lateral migration to surface waters.	None identified	No receptor identified.

9.0 RISK MANAGEMENT & REMEDIATION

Previous sections have quantified the risk posed to identified receptors, which in some instances, require remediation to protect or reduce levels of risk.

The following section details measures and recommendations for dealing with risks associated with soil, ground gas and groundwater contamination in respect to the development proposal to develop the site through the construction of private residential properties.

9.1 REMEDIATION TO PROTECT END USERS

All plots where Made Ground is present require capping with a clean material. A minimum of 600mm capping material will be required in the proposed private gardens and a minimum of 300mm capping material will be required in front gardens proposed soft landscaping areas. Capping will not be required in areas of proposed hardstanding (e.g., driveways or building footprints).

Importation of clean soil (topsoil/subsoil) will be required for the formation of the capping layer. The testing requirements for imported soils are shown in Table 9.1 below.

Table 9.1 – Testing requirement for imported soils

Type	Number of Samples	Testing Schedule
Greenfield Source	Minimum of 3 or 1 per 150m ³ (whichever is greater)	Heavy Metals, PAH and asbestos
Brownfield Source	Minimum of 3 or 1 per 50m ³ (whichever is greater)	Heavy Metals, PAH, TPH CWG and asbestos

Topsoil and sub soil should not be imported to site unless it has been approved in writing by the Local Planning Authority.

Following placement of the capping layer, capping inspections will also be required in order to demonstrate to the Local Planning Authority that the above recommendations have been satisfactorily carried out.

There may be a requirement to install ground gas protection measures, however this will be determined at a later time.

9.2 REMEDIATION TO PROTECT CONTROLLED WATERS

Remediation is not considered necessary

9.3 REMEDIATION TO PROTECT CONSTRUCTION WORKERS

Significant risk to construction workers is not anticipated. However, basic PPE for all workers (overalls, gloves and dust masks if required) and wash facilities/personal hygiene should be provided as a precautionary measure.

9.4 WASTE MANAGEMENT

Generally, it is thought unlikely that the Made Ground or natural strata may be classified as hazardous waste and therefore may not attract a higher rate of landfill tax.

However, a full waste assessment, in accordance with EA WM3 should be undertaken for any waste materials which may involve additional testing including WAC testing.

10.0 RECOMMENDATIONS

Recommendations for further assessment of the site include:

- Traditional foundations are not suitable due to Made Ground, soft cohesive and loose granular deposits, extending to 5m and beyond. A deeper ground investigation should be undertaken to inform pile design. Competent strata was not identified in this ground investigation.
- Remediation is required for all plots, in the form of the placement of a clean cap in rear gardens and landscaped areas. The cap should be 600mm in rear gardens and 300mm in landscape areas.
- Should any signs of contamination be evident during redevelopment of the site, a qualified environmental specialist should be consulted to assess the risk posed to end users and the environment.

11.0 CONCLUSIONS

The Phase I & II geo environmental assessment has illustrated that the proposed development does pose a risk to end users of the site, however assuming the above recommendations are followed, the site can be made safe for the proposed development.

Appendix A

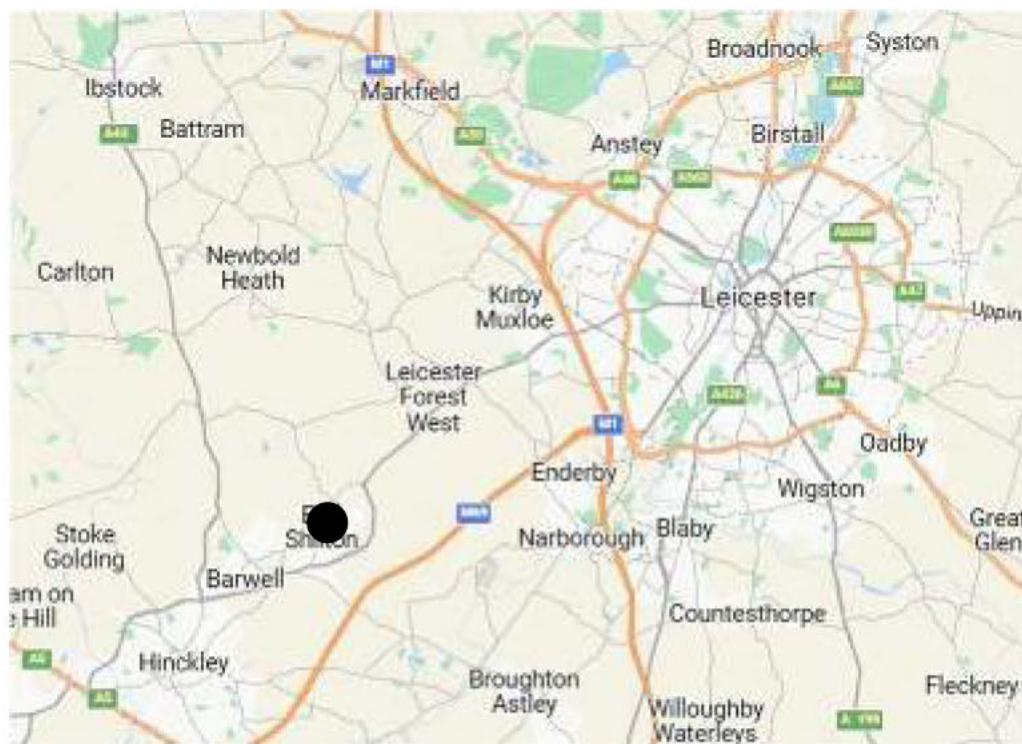




KEY:

● Approximate Site Location

DO NOT SCALE



TITLE:

Site Location Plan

PROJECT:

The Hallow, Earl Shilton

PROJECT No:

EAL.433.24

DATE:

03/2025

SCALE:

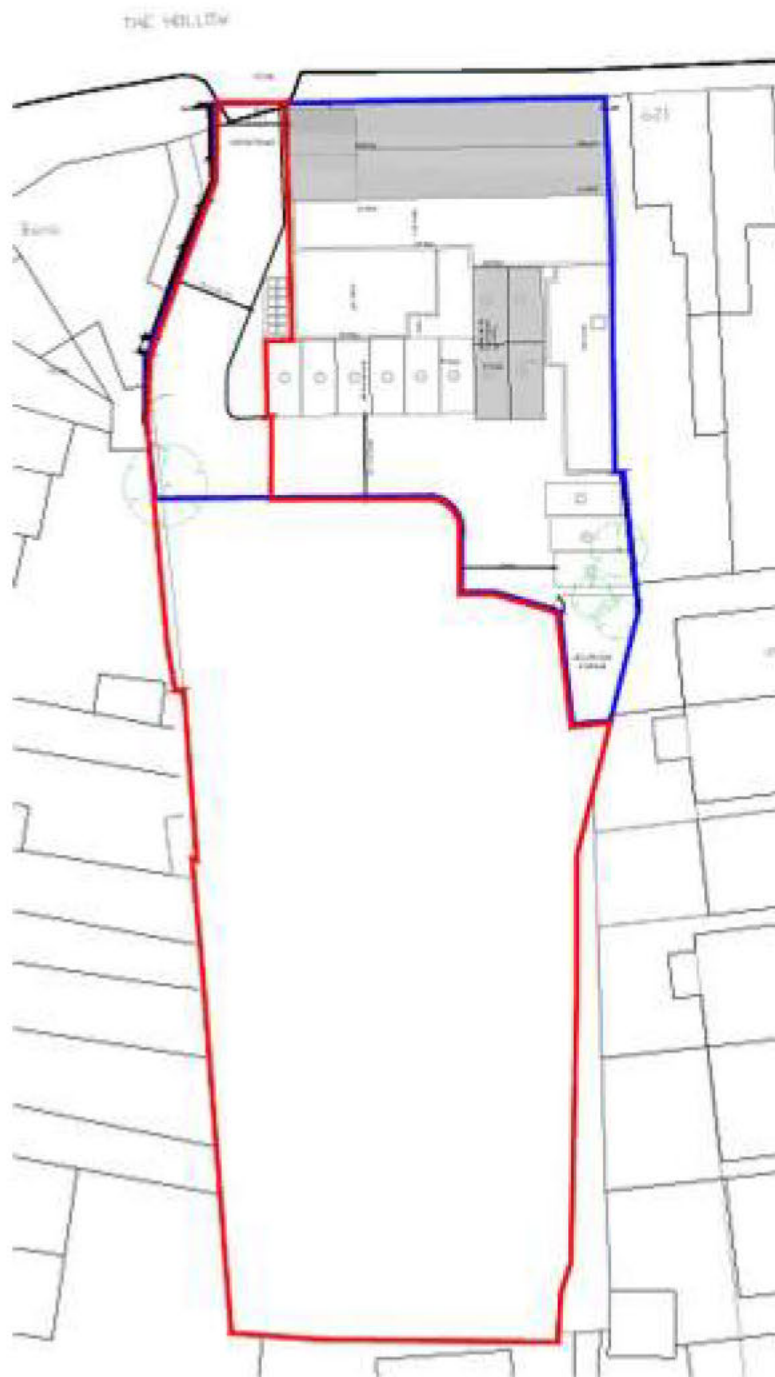
NTS

DRAWN:

VE

DWG No:

Figure 1



KEY:



Site Boundary

DO NOT SCALE



TITLE:

Site Layout

PROJECT:

The Hallow, Earl Shilton

PROJECT No:

EAL.433.24

DATE:

03/2025

SCALE:

NTS

DRAWN:

VE

DWG No:

Figure 2



KEY:

DO NOT SCALE



TITLE:

Development Proposal

PROJECT:

The Hallow, Earl Shilton

PROJECT No:

EAL.433.24

DATE:

03/2025

SCALE:

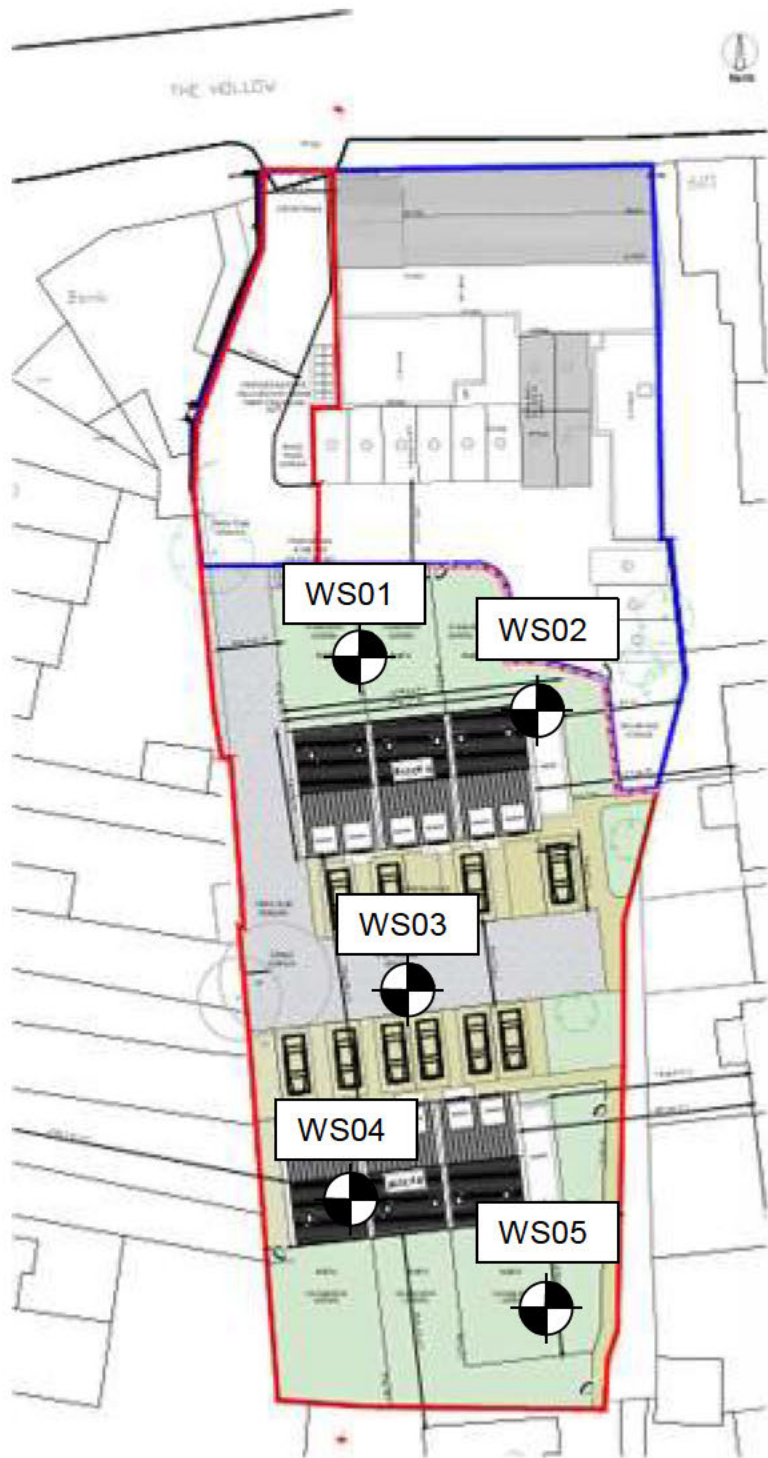
NTS

DRAWN:

VE

DWG No:

Figure 3



KEY:



WS Borehole

DO NOT SCALE



TITLE:

Exploratory Hole Location Plan

PROJECT:

The Hallow, Earl Shilton

PROJECT No:

EAL.433.24

DATE:

03/2025

SCALE:

NTS

DRAWN:

VE

DWG No:

Figure 4

Appendix B



Site Details:

The Hollows, Earl Shilton

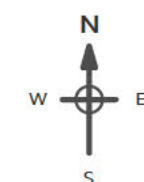
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Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1903
Revised 1903
Edition N/A
Copyright N/A
Levelled N/A



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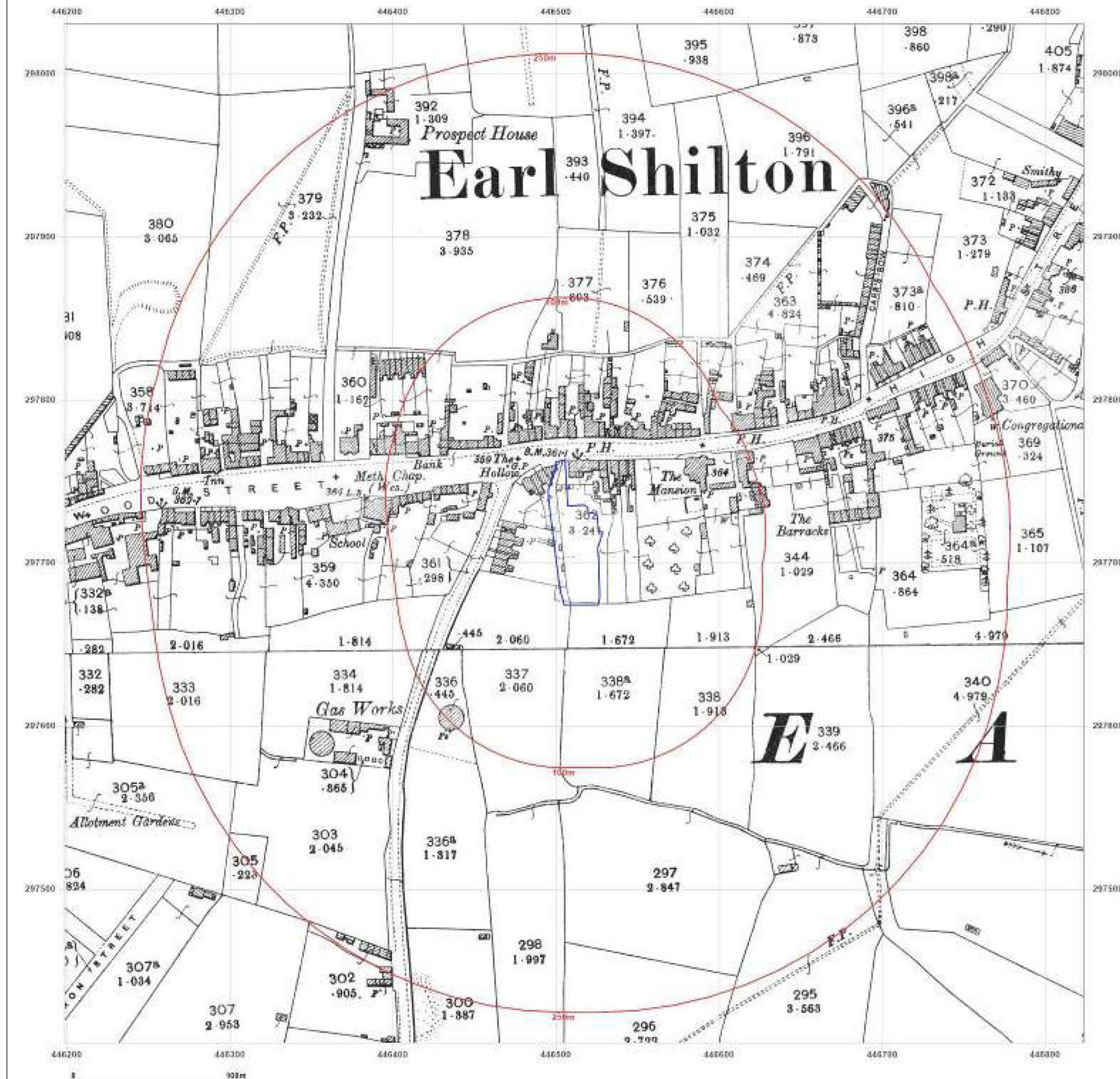


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Production date: 25 April 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

The Hollows, Earl Shilton

Client Ref: EMS_1018734_1271309
Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: National Grid

Map date: 1964

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1962
Edition N/A
Copyright 1964
Levelled 1945

Surveyed 1962
Revised 1962
Edition N/A
Copyright 1964
Levelled 1945



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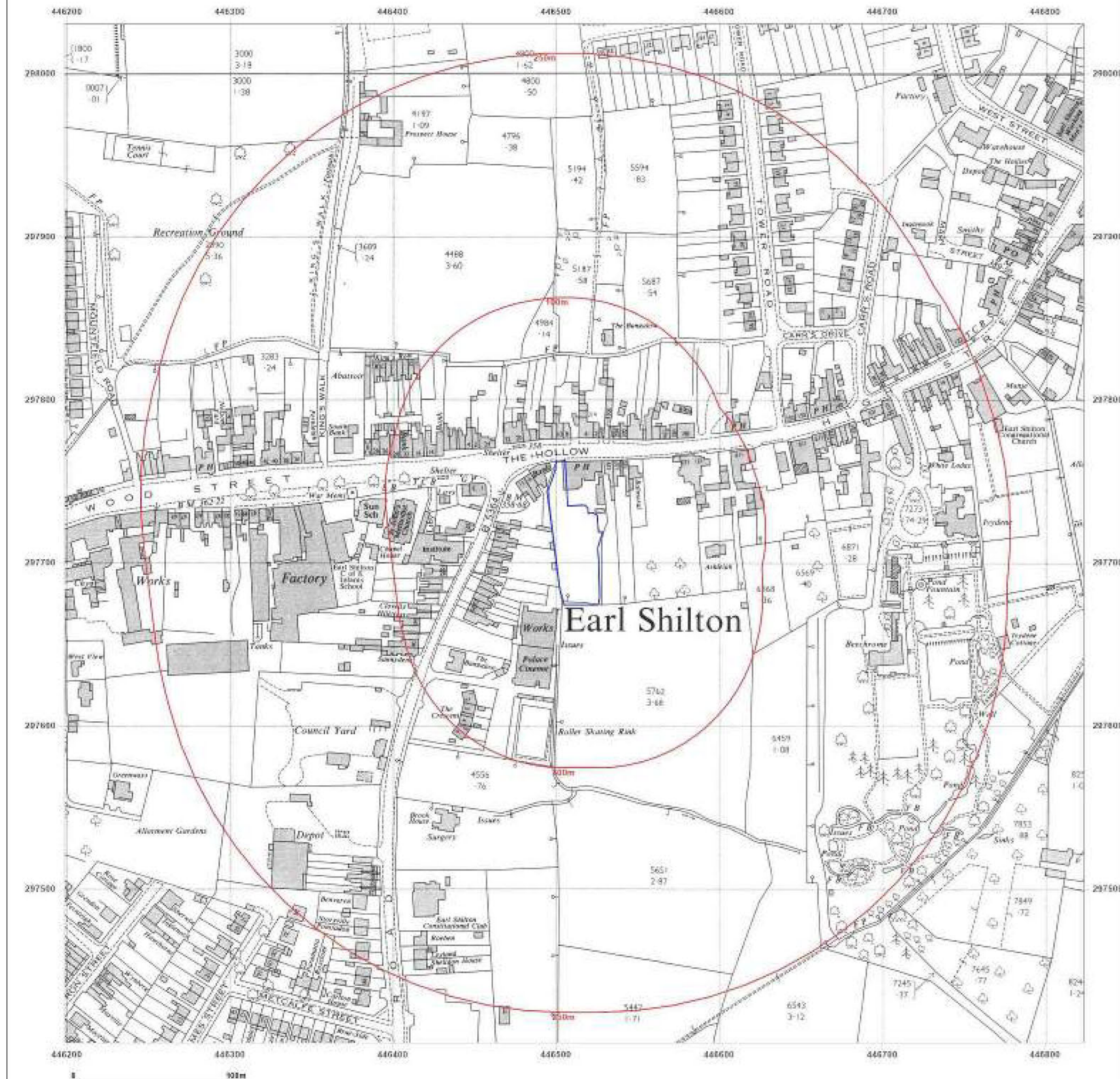


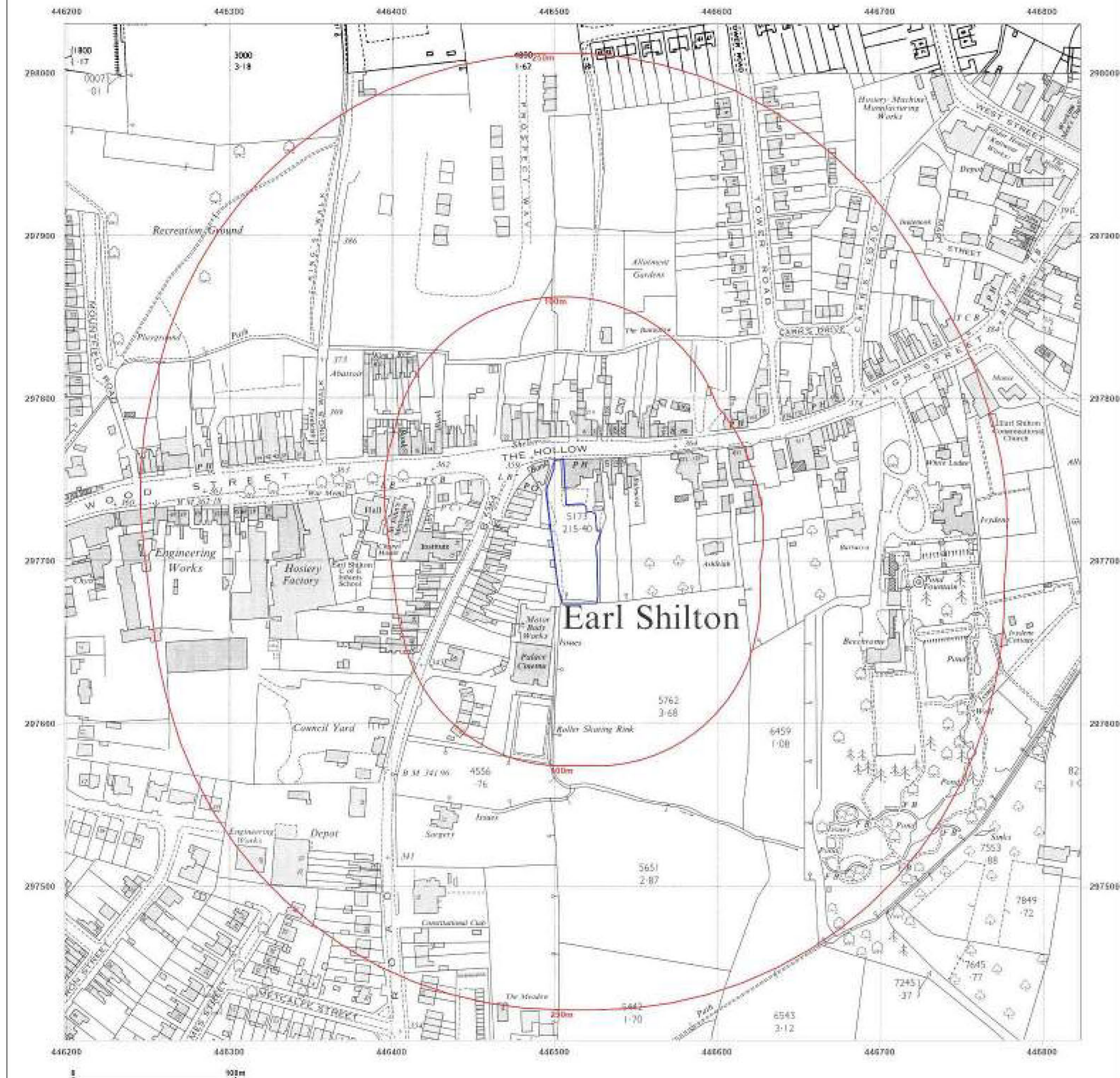
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Production date: 25 April 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





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Site Details:

The Hollows, Earl Shilton

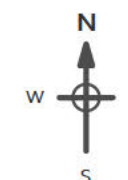
Client Ref: EMS_1018734_1271309
Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name:	National Grid
-----------	---------------

Map date: 1964-1969

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1969
Levelled 1964



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Production date: 25 April 2025

Map legend available at:
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Site Details:

The Hollows, Earl Shilton

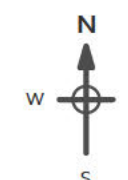
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Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: National Grid

Map date: 1978-1983

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1978
 Revised 1978
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1982
 Revised 1982
 Edition N/A
 Copyright 1983
 Levelled 1964



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Site Details:

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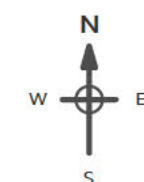
Client Ref: EMS_1018734_1271309
Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: National Grid

Map date: 1985-1988

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1984
 Revised 1984
 Edition N/A
 Copyright 1985
 Levelled 1964

Surveyed 1988
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled N/A



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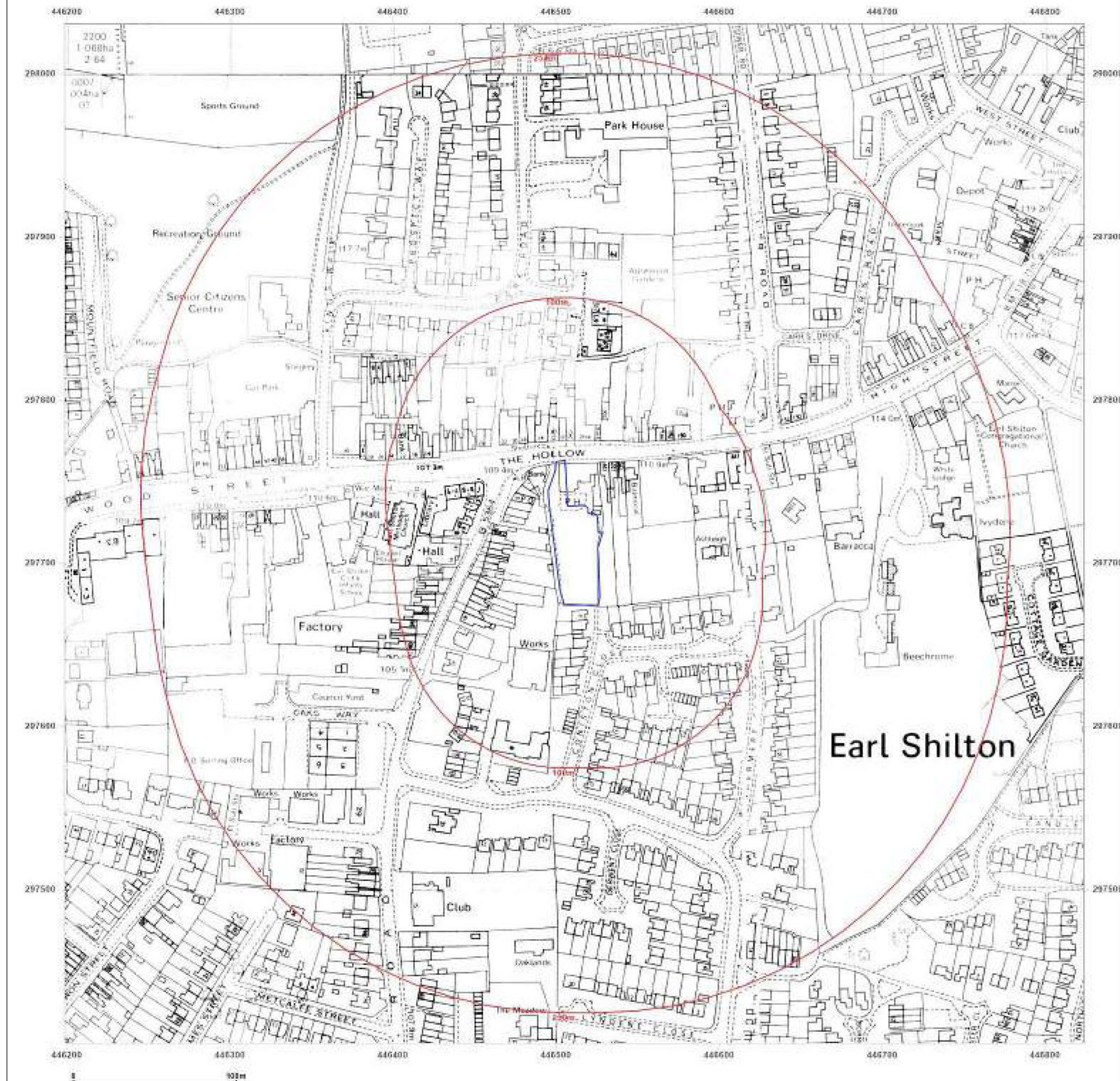


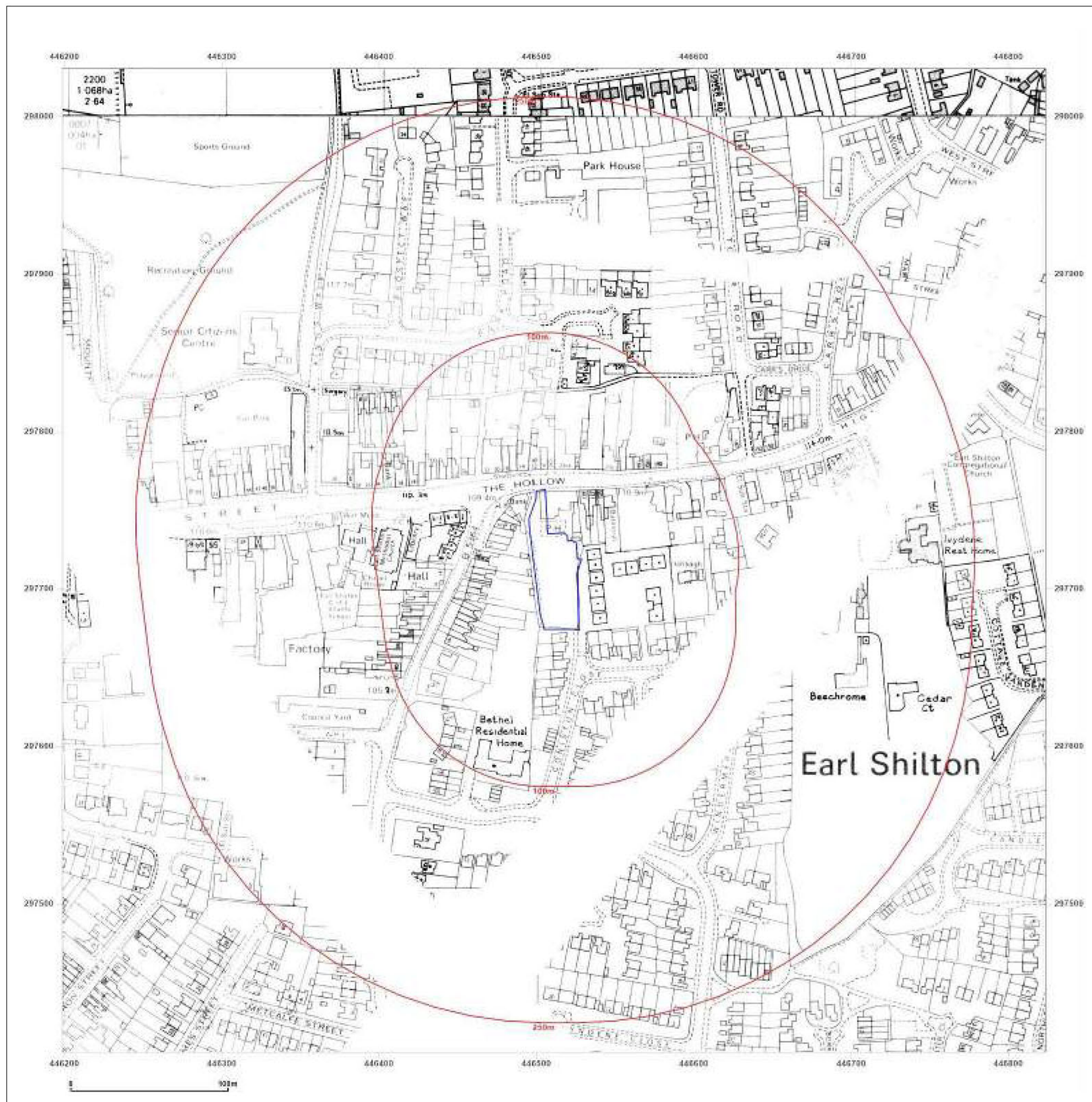
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Production date: 25 April 2025

Map legend available at:
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Site Details:

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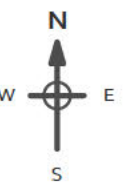
Client Ref: EMS_1018734_1271309
Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: National Grid

Map date: 1989-1991

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1963
Revised 1984
Edition N/A
Copyright 1991
Levelled 1963

Surveyed 1964
Revised 1989
Edition N/A
Copyright 1989
Levelled 1964



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Production date: 25 April 2025

Map legend available at:
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Site Details:

The Hollows, Earl Shilton

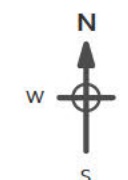
Client Ref: EMS_1018734_1271309
Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



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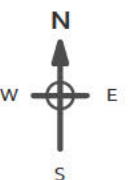
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Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: National Grid

Map date: 1989-1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1964
Revised 1989
Edition N/A
Copyright 1989
Levelled 1964



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Site Details:

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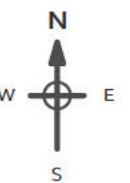
Client Ref: EMS_1018734_1271309
Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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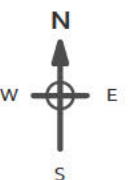
Client Ref: EMS_1018734_1271309
Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: County Series

Map date: 1886

Scale: 1:10,560

Printed at: 1:10,560



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



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Site Details:

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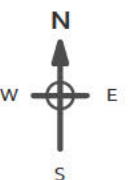
Client Ref: EMS_1018734_1271309
Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: Provisional

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A



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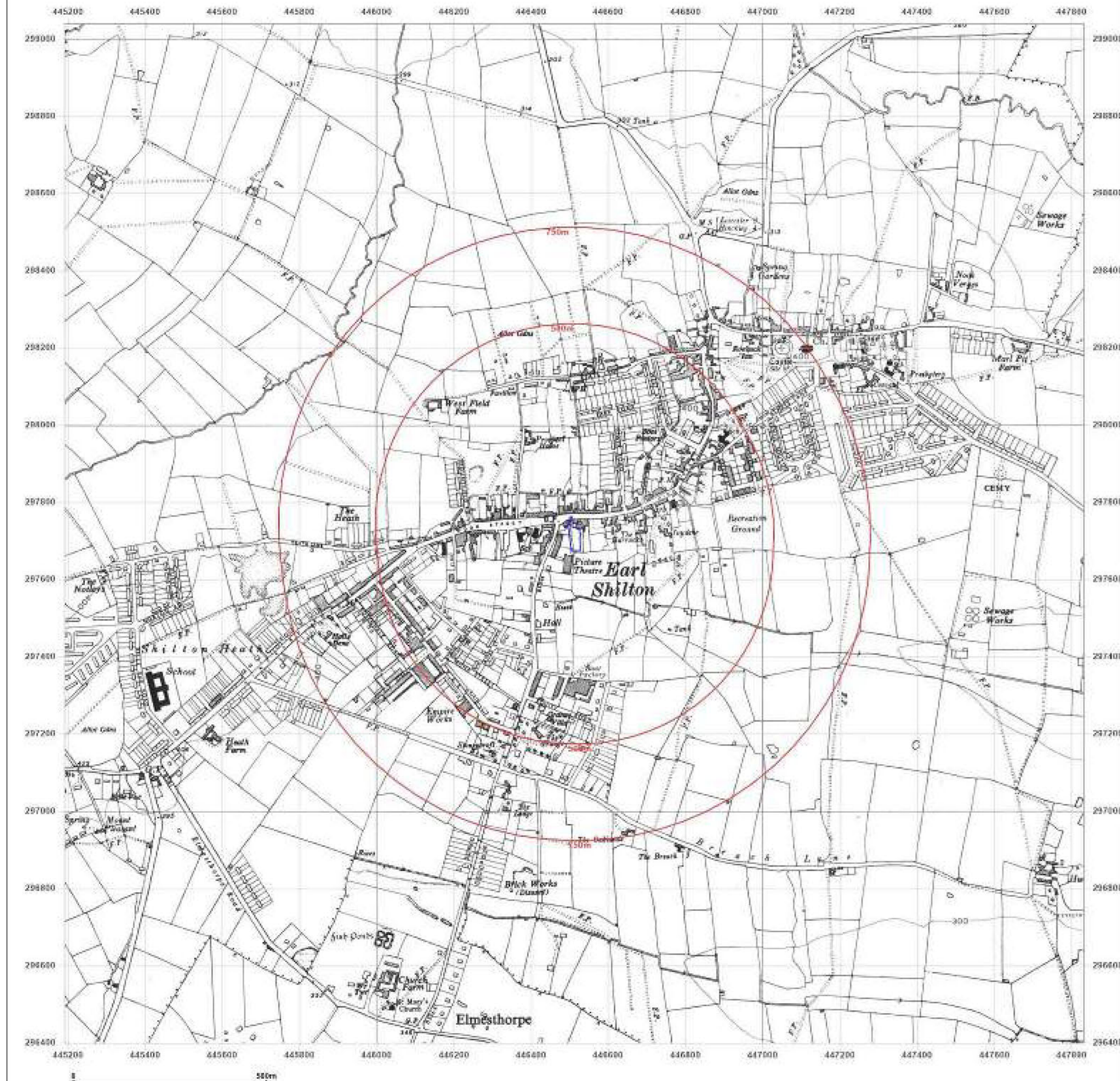


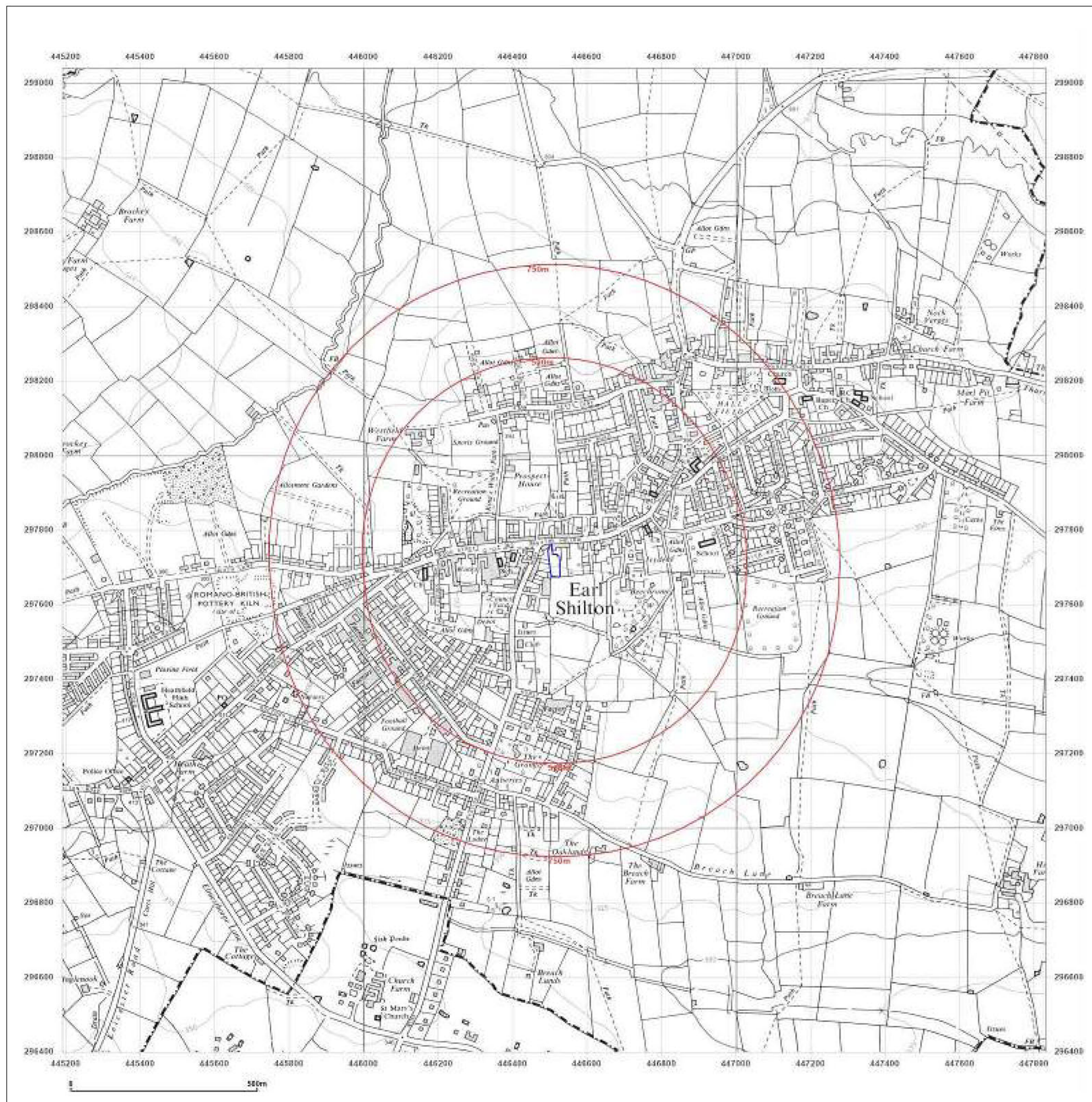
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Production date: 25 April 2025

Map legend available at:
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Site Details:

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Client Ref: EMS_1018734_1271309
Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
Edition N/A
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Site Details:

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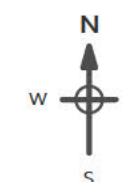
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Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



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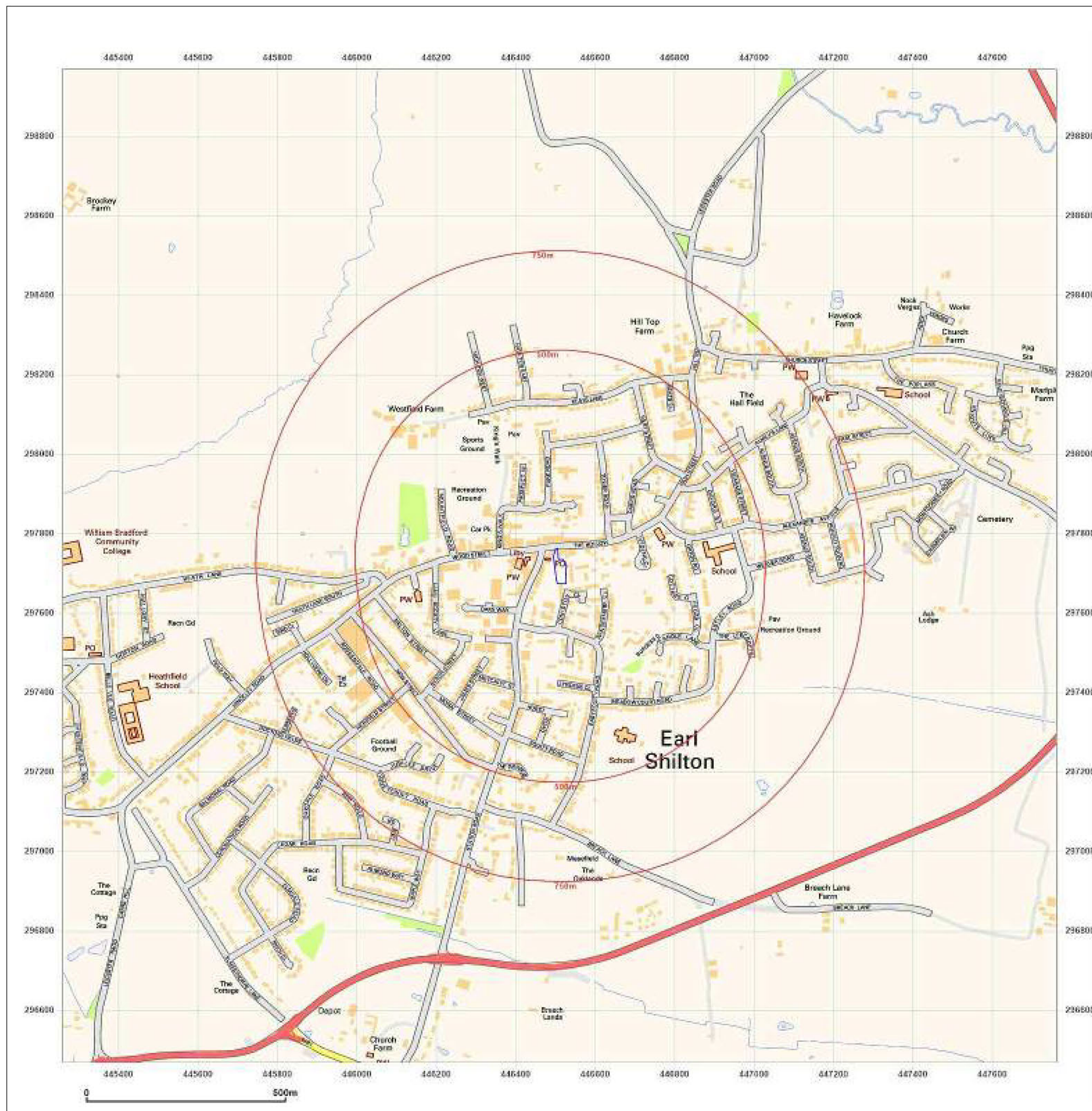


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Production date: 25 April 2025

Map legend available at:
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Site Details:

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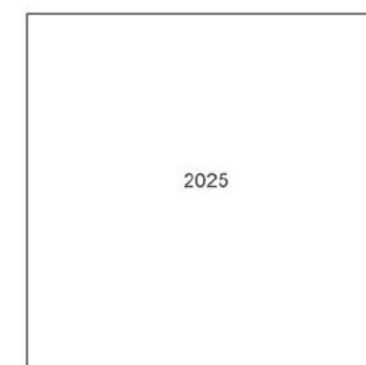
Client Ref: EMS_1018734_1271309
Report Ref: EMS-1018734_1287710
Grid Ref: 446511, 297718

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



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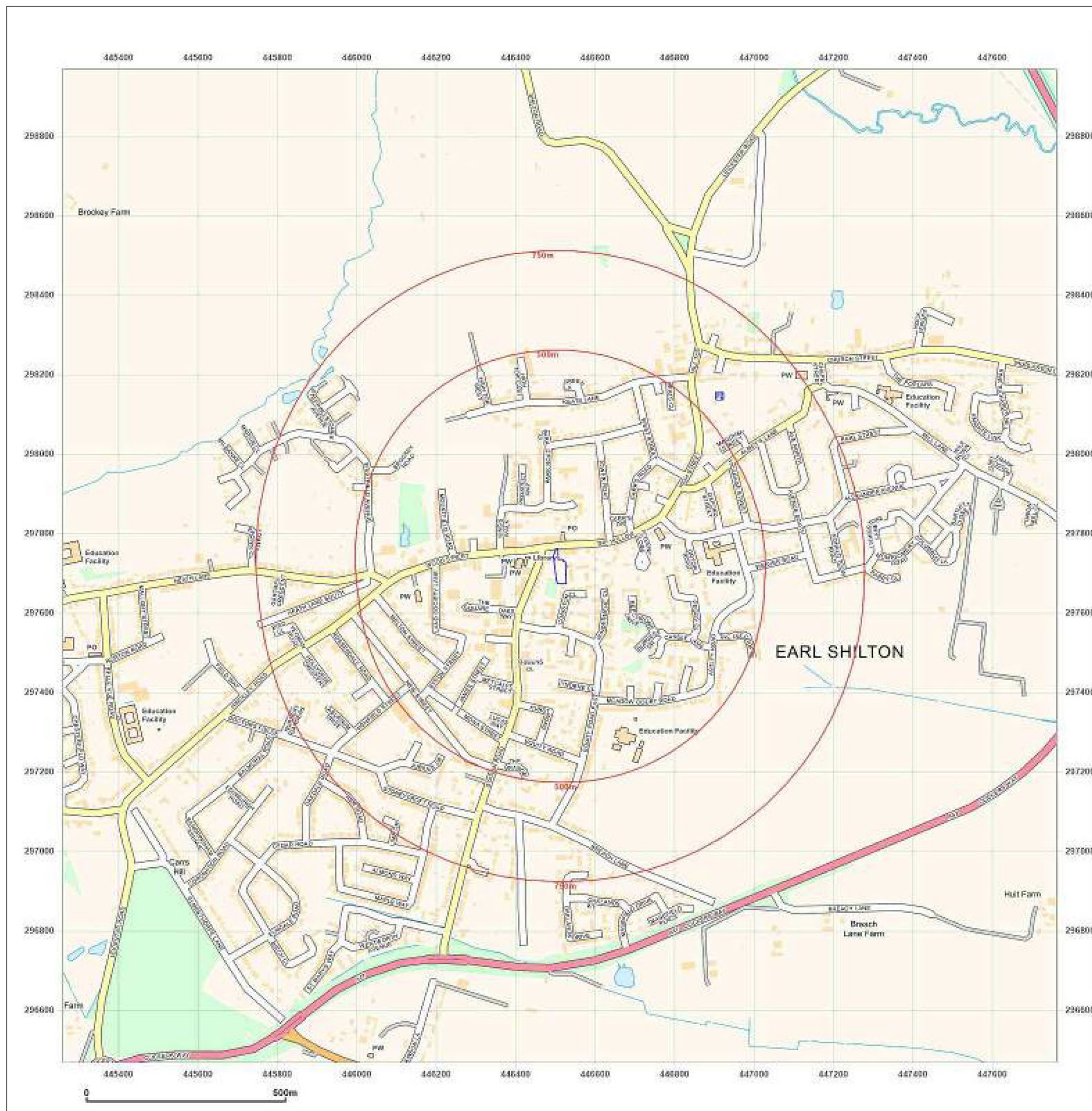


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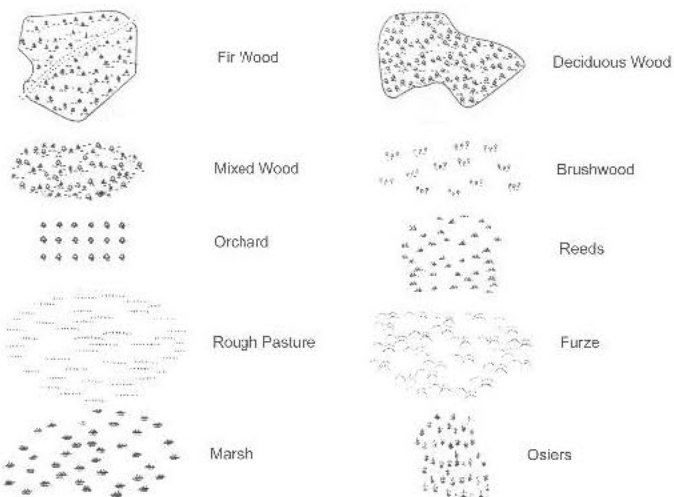
Production date: 25 April 2025

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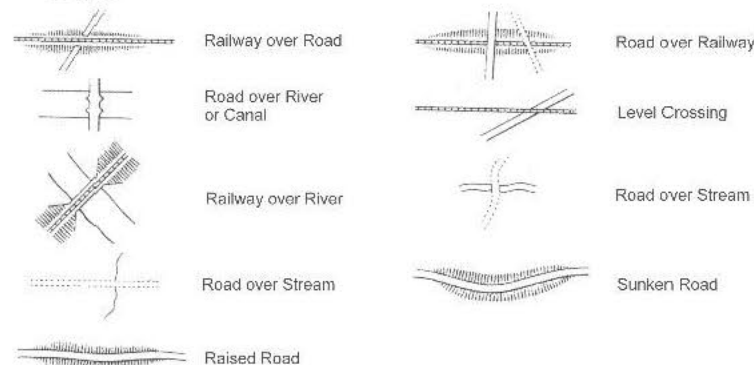


County Series 1:10,560 scale

VEGETATION



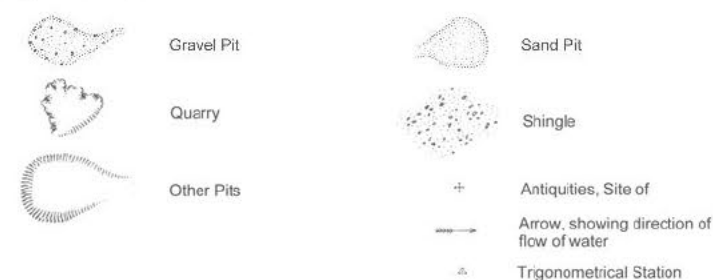
ROADS



RAILWAYS



GENERAL FEATURES



BOUNDARIES



National Grid 1:10,000 scale

HEIGHTS (METRES)

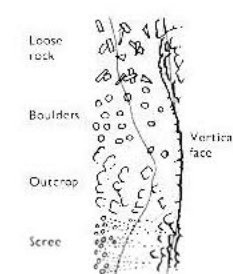
Values are given in metres above mean sea level at Newlyn.

Surface heights determined by ground survey are shown in black figures. Air survey heights are shown in red figures.

Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

Contours are at 5 metres vertical interval.

ROCK FEATURES



CONVERSION SCALE

Metres - Feet



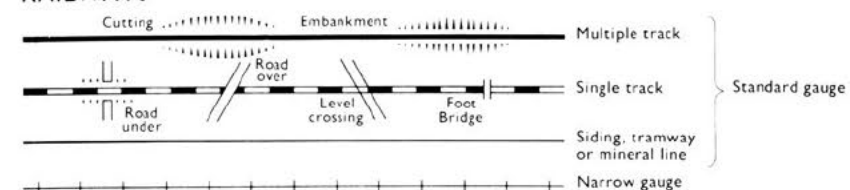
ABBREVIATIONS

BP,BS	Boundary Post or Stone	PO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sta	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fn	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP,MS	Mile Post or Stone	TH	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police Station	Y	Youth hostel

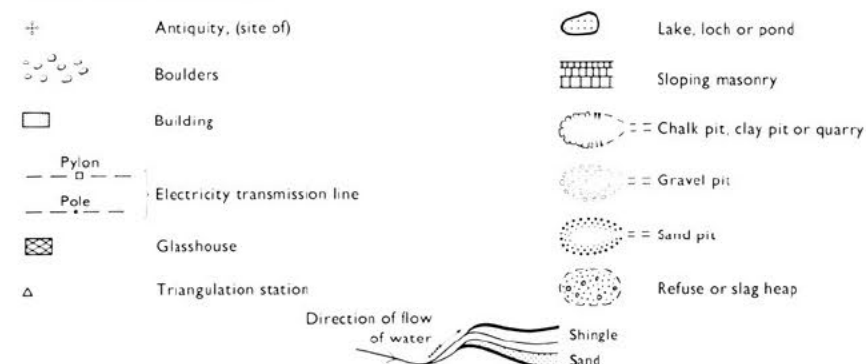
ROADS



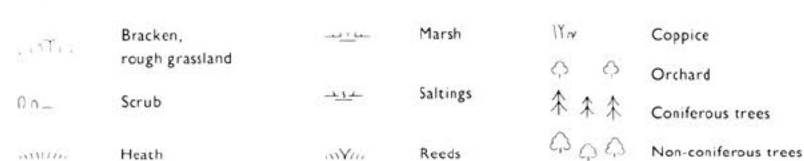
RAILWAYS



GENERAL FEATURES



VEGETATION



In some areas bracken () and rough grassland () are shown separately.



Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

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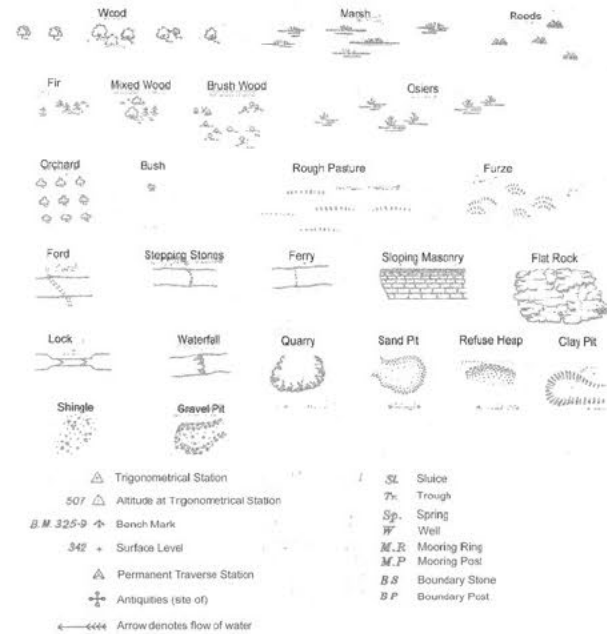
Technical Helpline

Tel 08444159000

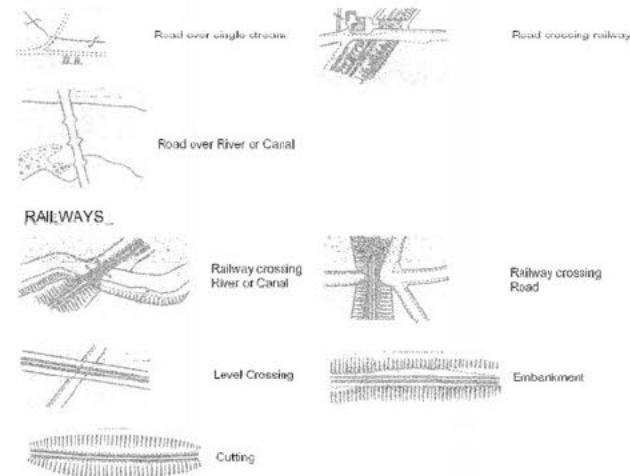
groundsurreinsight@groundsurre.com
www.groundsure.com

County Series 1:2,500 scale

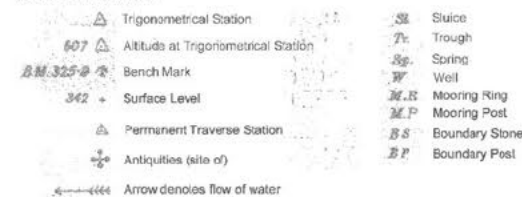
GENERAL FEATURES



ROADS

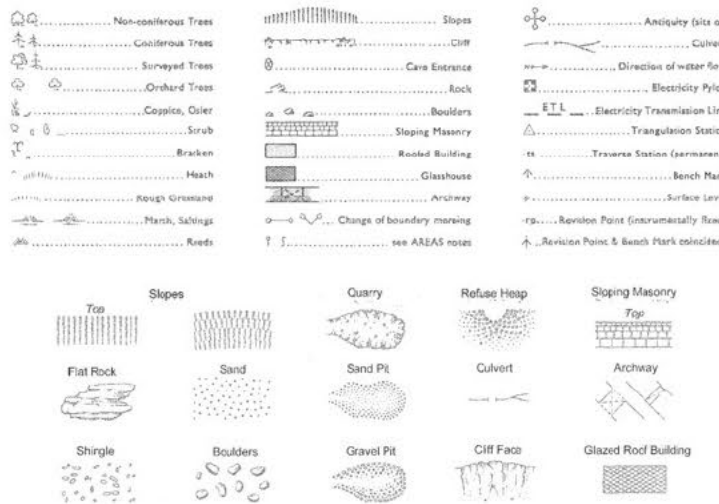


ABBREVIATIONS

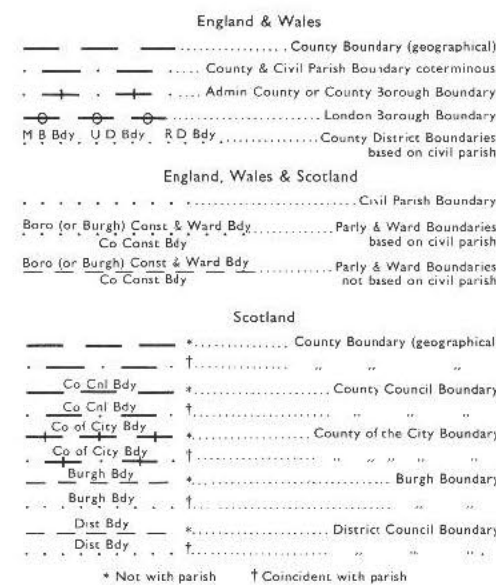


National Grid 1:2,500 / 1:1,250 scale

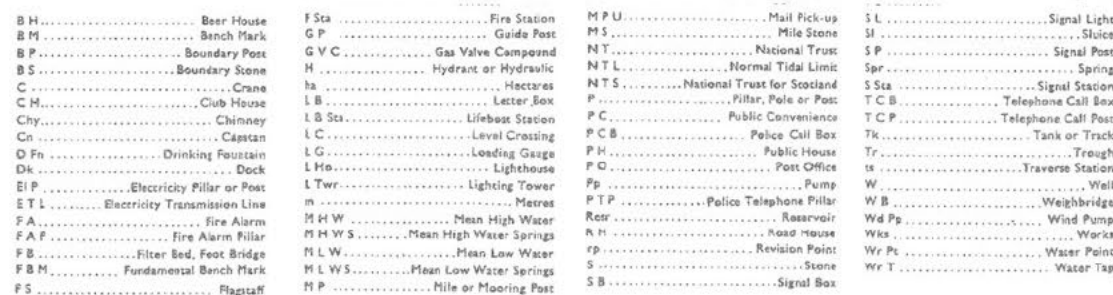
GENERAL FEATURES



BOUNDARIES



ABBREVIATIONS



Historical Map Pack Legend

County Series

1:1,250 scale



County Series & National Grid

1:2,500 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

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Technical Helpline:

Tel 08444159000

groundsureinsight@groundsure.com
www.groundsure.com

Appendix C



The Hollows, Earl Shilton

Order Details

Date: 25/04/2025
Your ref: EMS_1018734_1271309
Our Ref: EMS-1018734_1287711

Site Details

Location: 446511 297711
Area: 0.18 ha
Authority: [Hinckley and Bosworth Borough Council](#)
↗



[Summary of findings](#)

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

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

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 >	0	1	17	18	-
17 >	1.2 >	Historical tanks >	0	0	5	8	-
18 >	1.3 >	Historical energy features >	0	0	11	16	-
19	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	0	17	-
20	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
21 >	2.1 >	Historical industrial land uses >	0	1	22	25	-
23 >	2.2 >	Historical tanks >	0	0	6	9	-
24 >	2.3 >	Historical energy features >	0	0	14	25	-
26	2.4	Historical petrol stations	0	0	0	0	-
26 >	2.5 >	Historical garages >	0	0	0	24	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
28	3.1	Active or recent landfill	0	0	0	0	-
28	3.2	Historical landfill (BGS records)	0	0	0	0	-
29	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
29 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	2	-
29 >	3.5 >	Historical waste sites >	0	0	1	0	-
30	3.6	Licensed waste sites	0	0	0	0	-
30 >	3.7 >	Waste exemptions >	0	2	3	12	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	4.1 >	Recent industrial land uses >	0	0	14	-	-
33 >	4.2 >	Current or recent petrol stations >	0	0	0	2	-
34	4.3	Electricity cables	0	0	0	0	-
34	4.4	Gas pipelines	0	0	0	0	-
34	4.5	Sites determined as Contaminated Land	0	0	0	0	-



34	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
35	4.7	Regulated explosive sites	0	0	0	0	-
35	4.8	Hazardous substance storage/usage	0	0	0	0	-
35	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
35	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
35 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
36	4.12	Radioactive Substance Authorisations	0	0	0	0	-
36	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
36	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
36	4.15	Pollutant release to public sewer	0	0	0	0	-
37	4.16	List 1 Dangerous Substances	0	0	0	0	-
37	4.17	List 2 Dangerous Substances	0	0	0	0	-
37 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
37	4.19	Pollution inventory substances	0	0	0	0	-
38	4.20	Pollution inventory waste transfers	0	0	0	0	-
38	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
39 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
41 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
43 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
44	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
44	5.5	Groundwater vulnerability- local information	None (within 0m)				
45 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	1	2
46	5.7	Surface water abstractions	0	0	0	0	0
47	5.8	Potable abstractions	0	0	0	0	0
47	5.9	Source Protection Zones	0	0	0	0	-
47	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
48	6.1	Water Network (OS MasterMap)	0	0	0	-	-



48	6.2	Surface water features	0	0	0	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
50 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
54	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
55 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
56	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
57	10.7	Designated Ancient Woodland	0	0	0	0	0
57	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	Green Belt	0	0	0	0	0
58	10.12	Proposed Ramsar sites	0	0	0	0	0



58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	2
60 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
61	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
62	11.1	World Heritage Sites	0	0	0	-	-
63	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
63	11.3	National Parks	0	0	0	-	-
63 >	11.4 >	Listed Buildings >	0	0	2	-	-
64	11.5	Conservation Areas	0	0	0	-	-
64	11.6	Scheduled Ancient Monuments	0	0	0	-	-
64	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
66	12.2	Open Access Land	0	0	0	-	-
66	12.3	Tree Felling Licences	0	0	0	-	-
66	12.4	Environmental Stewardship Schemes	0	0	0	-	-
66	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
67	13.1	Priority Habitat Inventory	0	0	0	-	-
67	13.2	Habitat Networks	0	0	0	-	-
67	13.3	Open Mosaic Habitat	0	0	0	-	-
67	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
68 >	14.1 >	10k Availability >	Identified (within 500m)				
69 >	14.2 >	Artificial and made ground (10k) >	0	0	0	1	-
70 >	14.3 >	Superficial geology (10k) >	1	0	1	2	-



71	14.4	Landslip (10k)	0	0	0	0	-
72 >	14.5 >	Bedrock geology (10k) >	1	0	2	0	-
73	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
74 >	15.1 >	50k Availability >	Identified (within 500m)				
75 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
76	15.3	Artificial ground permeability (50k)	0	0	-	-	-
77 >	15.4 >	Superficial geology (50k) >	1	0	1	2	-
78 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
78	15.6	Landslip (50k)	0	0	0	0	-
78	15.7	Landslip permeability (50k)	None (within 50m)				
79 >	15.8 >	Bedrock geology (50k) >	1	0	2	0	-
80 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
80	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
81 >	16.1 >	BGS Boreholes >	0	0	29	-	-
Page	Section	Natural ground subsidence >					
83 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
84 >	17.2 >	Running sands >	Very low (within 50m)				
86 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
87 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
88 >	17.5 >	Landslides >	Very low (within 50m)				
89 >	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
91	18.1	BritPits	0	0	0	0	-
92 >	18.2 >	Surface ground workings >	0	0	5	-	-
92	18.3	Underground workings	0	0	0	0	0
92	18.4	Underground mining extents	0	0	0	0	-
92	18.5	Historical Mineral Planning Areas	0	0	0	0	-



93	18.6	Non-coal mining	0	0	0	0	0
93	18.7	JPB mining areas	None (within 0m)				
93	18.8	The Coal Authority non-coal mining	0	0	0	0	-
93	18.9	Researched mining	0	0	0	0	-
94	18.10	Mining record office plans	0	0	0	0	-
94	18.11	BGS mine plans	0	0	0	0	-
94	18.12	Coal mining	None (within 0m)				
94	18.13	Brine areas	None (within 0m)				
94	18.14	Gypsum areas	None (within 0m)				
95	18.15	Tin mining	None (within 0m)				
95	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
96	19.1	Natural cavities	0	0	0	0	-
96	19.2	Mining cavities	0	0	0	0	0
96	19.3	Reported recent incidents	0	0	0	0	-
96	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
98 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	1	-	-	-
100	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	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
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
101	22.3	Railway tunnels	0	0	0	-	-
101	22.4	Historical railway and tunnel features	0	0	0	-	-
101	22.5	Royal Mail tunnels	0	0	0	-	-
102	22.6	Historical railways	0	0	0	-	-



102	22.7	Railways	0	0	0	-	-
102	22.8	Crossrail 2	0	0	0	0	-
102	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 16/07/2022

Site Area: 0.18ha



Recent site history - 2020 aerial photograph



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Capture Date: 16/04/2020

Site Area: 0.18ha



Recent site history - 2011 aerial photograph



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Capture Date: 09/10/2011

Site Area: 0.18ha



Recent site history - 2008 aerial photograph



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Capture Date: 20/09/2008

Site Area: 0.18ha



Recent site history - 1999 aerial photograph

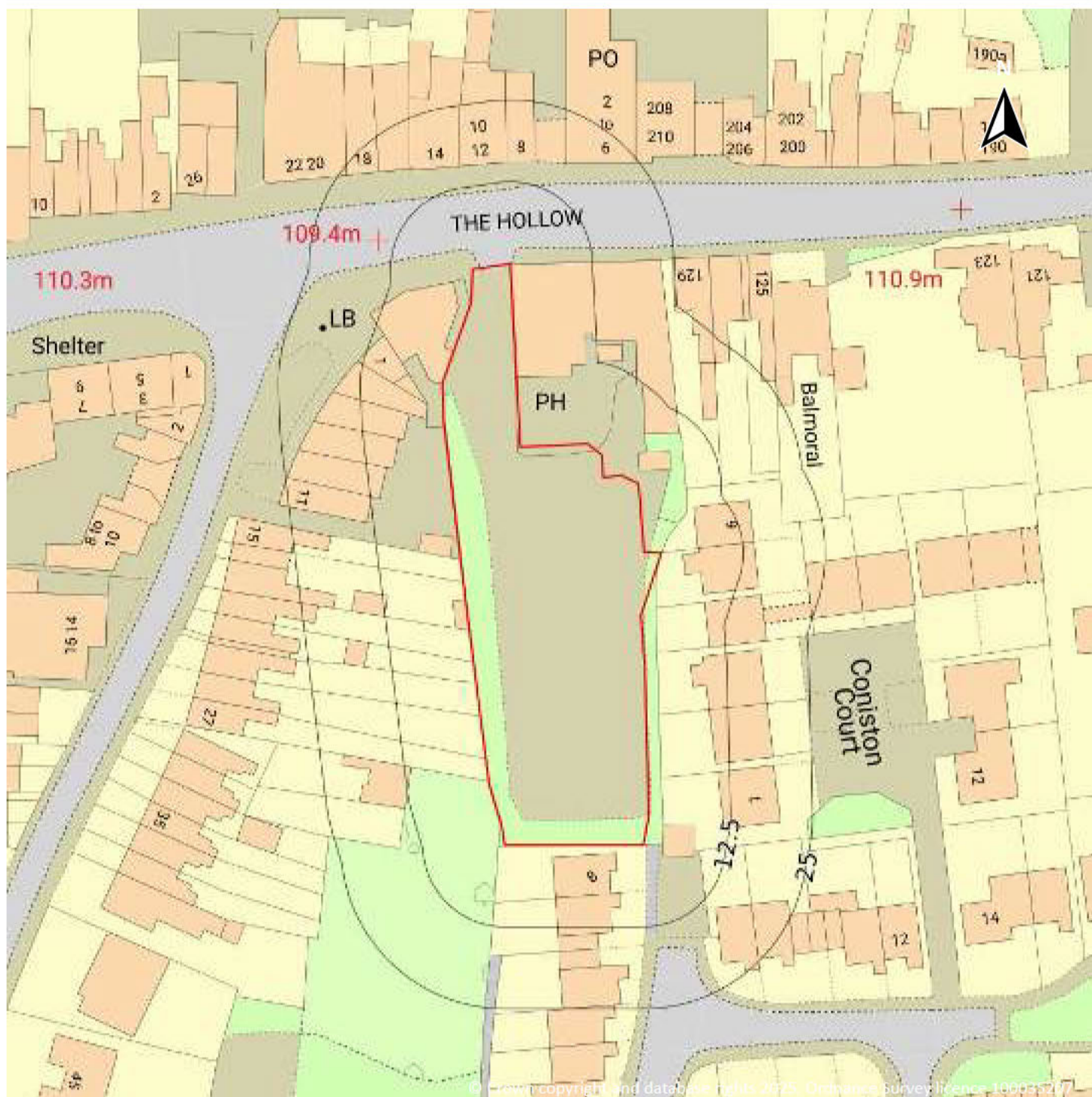


Capture Date: 04/10/1999

Site Area: 0.18ha



OS MasterMap site plan



Site Area: 0.18ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

36

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
1	21m E	Barracks	1950	1868621



ID	Location	Land use	Dates present	Group ID
A	74m E	Barracks	1886	1857225
B	88m SW	Unspecified Tank	1904 - 1914	1810377
C	108m SW	Council Yard	1968	1795527
C	125m SW	Unspecified Commercial/Industrial	1938	1790675
C	125m SW	Gas Works	1914	1822811
C	127m SW	Gas Works	1886 - 1904	1821313
A	128m E	Barracks	1914 - 1938	1843211
D	135m W	Unspecified Works	1968	1794783
E	159m SW	Unspecified Depot	1968	1789947
C	159m SW	Unspecified Tank	1886	1849404
C	161m SW	Unspecified Tank	1938	1815186
C	161m SW	Gasometer	1904 - 1914	1820728
C	165m SW	Gasometer	1886	1878922
2	236m S	Refuse	1904	1787377
G	247m NW	Clay Pit	1914	1793402
G	247m NW	Unspecified Pit	1938 - 1950	1819387
G	249m NW	Unspecified Pit	1904	1870177
I	292m S	Unspecified Factory	1968 - 1980	1850012
K	300m S	Unspecified Ground Workings	1886	1785758
J	304m SE	Unspecified Tank	1914 - 1938	1860336
J	305m SE	Unspecified Tank	1950	1867214
K	306m SW	Unspecified Kiln	1886	1799865
L	310m NE	Boot Factory	1950	1792470
L	312m NE	Boat Factory	1914	1788275
K	321m SW	Unspecified Kiln	1886	1799866
I	323m S	Boot Factory	1904	1859949
I	327m S	Boot Factory	1914 - 1938	1873751
I	328m S	Boot Factory	1950	1851140



ID	Location	Land use	Dates present	Group ID
3	333m E	Unspecified Ground Workings	1886	1785759
M	345m NE	Smithy	1904	1793712
O	403m NE	Boot Factory	1904	1792467
O	404m NE	Hosiery Manufactory	1914	1803227
Q	467m SW	Unspecified Works	1914 - 1950	1861286
6	477m SW	Unspecified Factory	1968 - 1980	1846174
7	499m SW	Unspecified Depot	1968 - 1980	1855433

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

13

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'.

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

ID	Location	Land use	Dates present	Group ID
B	90m SW	Unspecified Tank	1903	297045
C	119m SW	Gas Works	1888 - 1903	308201
C	151m SW	Gasometers	1888	295575
C	164m SW	Gasometer	1903	295745
D	184m W	Tanks	1964	293633
J	300m SE	Unspecified Tank	1916	297042
N	392m NE	Unspecified Tank	1994	314249
N	394m NE	Unspecified Tank	1985	310285
N	395m NE	Unspecified Tank	1991	311028
5	415m N	Unspecified Tank	1916	297053
R	489m NW	Tanks	1991 - 1994	301987



ID	Location	Land use	Dates present	Group ID
R	489m NW	Tanks	1985	303725
Q	491m SW	Unspecified Tank	1916	297046

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

27

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
A	110m E	Electricity Substation	1988 - 1989	193180
A	114m E	Electricity Substation	1983	200048
A	115m E	Electricity Substation	1997	195876
C	119m SW	Gas Works	1888 - 1903	194640
C	151m SW	Gasometers	1888	188769
C	164m SW	Gasometer	1903	188962
D	186m W	Electricity Substation	1997	188069
F	242m N	Electricity Substation	1994	197677
F	242m N	Electricity Substation	1991	195776
F	243m N	Electricity Substation	1985	200591
E	248m SW	Electricity Substation	1997	190701
E	251m SW	Electricity Substation	1983	190103
E	252m SW	Electricity Substation	1988 - 1989	192810
H	290m W	Electricity Substation	1997	201404
H	293m W	Electricity Substation	1988 - 1989	196382
H	298m W	Electricity Substation	1983	188071



ID	Location	Land use	Dates present	Group ID
I	302m S	Electricity Substation	1997	199325
I	303m S	Electricity Substation	1983 - 1989	201165
4	381m SE	Electricity Substation	1979	188072
N	428m NE	Electricity Substation	1994	195094
N	430m NE	Electricity Substation	1985 - 1991	204222
P	467m SW	Electricity Substation	1988 - 1989	195792
P	468m SW	Electricity Substation	1983	200765
O	469m NE	Electricity Substation	1994	188075
P	471m SW	Electricity Substation	1997	197925
O	472m NE	Electricity Substation	1991	188073
O	489m NE	Electricity Substation	1985	188074

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

17

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'.

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



ID	Location	Land use	Dates present	Group ID
K	314m S	Garage	1997	61958
K	316m S	Garage	1988 - 1989	63052
K	316m S	Garage	1979	67151
K	318m S	Garage	1983	66156
K	318m S	Garage	1964 - 1969	66705
M	360m NE	Garage	1997	62108
M	364m NE	Garage	1979	62803
M	364m NE	Garage	1988 - 1989	65950
M	370m NE	Garage	1969	62292
M	370m NE	Garage	1983	65661
O	444m NE	Garage	1985	62120
O	453m NE	Garage	1964	64018
O	454m NE	Garage	1978	65112
P	459m SW	Garage	1988 - 1989	65831
P	459m SW	Garage and Vehicle Testing Station	1969 - 1979	66582
P	461m SW	Garage	1964	61736
P	461m SW	Garage	1983	66954

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 tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

48

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 21](#) >

ID	Location	Land Use	Date	Group ID
1	21m E	Barracks	1950	1868621
A	74m E	Barracks	1886	1857225
B	88m SW	Unspecified Tank	1914	1810377



ID	Location	Land Use	Date	Group ID
B	92m SW	Unspecified Tank	1904	1810377
C	108m SW	Council Yard	1968	1795527
C	125m SW	Unspecified Commercial/Industrial	1938	1790675
C	125m SW	Gas Works	1914	1822811
C	127m SW	Gas Works	1886	1821313
C	128m SW	Gas Works	1904	1821313
A	128m E	Barracks	1938	1843211
A	128m E	Barracks	1914	1843211
D	135m W	Unspecified Works	1968	1794783
E	159m SW	Unspecified Depot	1968	1789947
C	159m SW	Unspecified Tank	1886	1849404
C	161m SW	Unspecified Tank	1938	1815186
C	161m SW	Gasometer	1914	1820728
C	164m SW	Gasometer	1904	1820728
C	165m SW	Gasometer	1886	1878922
2	236m S	Refuse	1904	1787377
G	247m NW	Clay Pit	1914	1793402
G	247m NW	Unspecified Pit	1938	1819387
G	249m NW	Unspecified Pit	1950	1819387
G	249m NW	Unspecified Pit	1904	1870177
I	292m S	Unspecified Factory	1980	1850012
K	300m S	Unspecified Ground Workings	1886	1785758
J	304m SE	Unspecified Tank	1938	1860336
J	304m SE	Unspecified Tank	1914	1860336
J	305m SE	Unspecified Tank	1950	1867214
K	306m SW	Unspecified Kiln	1886	1799865
L	310m NE	Boot Factory	1950	1792470
L	312m NE	Boat Factory	1914	1788275



ID	Location	Land Use	Date	Group ID
K	321m SW	Unspecified Kiln	1886	1799866
I	323m S	Boot Factory	1904	1859949
I	327m S	Boot Factory	1938	1873751
I	327m S	Boot Factory	1914	1873751
I	328m S	Boot Factory	1950	1851140
I	328m S	Unspecified Factory	1968	1850012
3	333m E	Unspecified Ground Workings	1886	1785759
M	345m NE	Smithy	1904	1793712
O	403m NE	Boot Factory	1904	1792467
O	404m NE	Hosiery Manufactory	1914	1803227
Q	467m SW	Unspecified Works	1938	1861286
Q	467m SW	Unspecified Works	1914	1861286
Q	469m SW	Unspecified Works	1950	1861286
R	477m SW	Unspecified Factory	1980	1846174
R	478m SW	Unspecified Factory	1968	1846174
T	499m SW	Unspecified Depot	1968	1855433
T	499m SW	Unspecified Depot	1980	1855433

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

15

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'.

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
B	90m SW	Unspecified Tank	1903	297045
C	119m SW	Gas Works	1888	308201
C	126m SW	Gas Works	1903	308201



ID	Location	Land Use	Date	Group ID
C	151m SW	Gasometers	1888	295575
C	164m SW	Gasometer	1903	295745
D	184m W	Tanks	1964	293633
J	300m SE	Unspecified Tank	1916	297042
N	392m NE	Unspecified Tank	1994	314249
N	394m NE	Unspecified Tank	1985	310285
N	395m NE	Unspecified Tank	1991	311028
S	415m N	Unspecified Tank	1916	297053
S	489m NW	Tanks	1991	301987
S	489m NW	Tanks	1994	301987
S	489m NW	Tanks	1985	303725
Q	491m SW	Unspecified Tank	1916	297046

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

39

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 21](#) >

ID	Location	Land Use	Date	Group ID
A	110m E	Electricity Substation	1988	193180
A	110m E	Electricity Substation	1989	193180
A	110m E	Electricity Substation	1989	193180
A	114m E	Electricity Substation	1983	200048
A	115m E	Electricity Substation	1997	195876
C	119m SW	Gas Works	1888	194640
C	126m SW	Gas Works	1903	194640
C	151m SW	Gasometers	1888	188769



ID	Location	Land Use	Date	Group ID
C	164m SW	Gasometer	1903	188962
D	186m W	Electricity Substation	1997	188069
F	242m N	Electricity Substation	1994	197677
F	242m N	Electricity Substation	1991	195776
F	243m N	Electricity Substation	1985	200591
E	248m SW	Electricity Substation	1997	190701
E	251m SW	Electricity Substation	1983	190103
E	252m SW	Electricity Substation	1988	192810
E	252m SW	Electricity Substation	1989	192810
E	252m SW	Electricity Substation	1989	192810
H	290m W	Electricity Substation	1997	201404
H	293m W	Electricity Substation	1988	196382
H	293m W	Electricity Substation	1989	196382
H	293m W	Electricity Substation	1989	196382
H	298m W	Electricity Substation	1983	188071
I	302m S	Electricity Substation	1997	199325
I	303m S	Electricity Substation	1983	201165
I	304m S	Electricity Substation	1988	201165
I	304m S	Electricity Substation	1989	201165
4	381m SE	Electricity Substation	1979	188072
N	428m NE	Electricity Substation	1994	195094
N	430m NE	Electricity Substation	1985	204222
N	430m NE	Electricity Substation	1991	204222
P	467m SW	Electricity Substation	1988	195792
P	467m SW	Electricity Substation	1989	195792
P	467m SW	Electricity Substation	1989	195792
P	468m SW	Electricity Substation	1983	200765
O	469m NE	Electricity Substation	1994	188075



ID	Location	Land Use	Date	Group ID
P	471m SW	Electricity Substation	1997	197925
O	472m NE	Electricity Substation	1991	188073
O	489m NE	Electricity Substation	1985	188074

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

24

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'.

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
K	314m S	Garage	1997	61958
K	316m S	Garage	1988	63052
K	316m S	Garage	1989	63052
K	316m S	Garage	1979	67151
K	318m S	Garage	1964	66705
K	318m S	Garage	1983	66156
K	318m S	Garage	1969	66705
M	360m NE	Garage	1997	62108
M	364m NE	Garage	1988	65950
M	364m NE	Garage	1989	65950



ID	Location	Land Use	Date	Group ID
M	364m NE	Garage	1989	65950
M	364m NE	Garage	1979	62803
M	370m NE	Garage	1983	65661
M	370m NE	Garage	1969	62292
O	444m NE	Garage	1985	62120
O	453m NE	Garage	1964	64018
O	454m NE	Garage	1978	65112
P	459m SW	Garage	1988	65831
P	459m SW	Garage	1989	65831
P	459m SW	Garage	1989	65831
P	459m SW	Garage and Vehicle Testing Station	1979	66582
P	461m SW	Garage	1964	61736
P	461m SW	Garage	1983	66954
P	461m SW	Garage and Vehicle Testing Station	1969	66582

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical waste sites
- Waste exemptions

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

2

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 28 >](#)

ID	Location	Details		
4	311m NW	Site Address: Off Mountfield Road, Off Mountfield Road, Earl Shilton, Hinckley and Bosworth Leicestershire Licence Holder Address: -	Waste Licence: - Site Reference: GDO 44, 225, 263 Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: 31/12/1960
5	329m E	Site Address: Weaver Close, Earl Shilton, Weavers Close, Earl Shilton, Hinckley, Leicestershire Licence Holder Address: -	Waste Licence: - Site Reference: GDO 243 Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 28 >](#)



ID	Location	Address	Further Details	Date
2	236m S	Site Address: N/A	Type of Site: Refuse Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1904

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	17
----------------------------	-----------

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.

Features are displayed on the Waste and landfill map on [page 28 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	22m N	14, The Hollow, Earl Shilton, Leicester, Le9 7na	WEX405473	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	22m N	14, The Hollow, Earl Shilton, Leicester, Le9 7na	WEX277633	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	171m W	40-42, Wood Street, Earl Shilton, Leicester, Le9 7nd	WEX331729	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	171m W	40-42, Wood Street, Earl Shilton, Leicester, Le9 7nd	WEX199300	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
1	173m SW	Sisson & Allen Electricla Contractors 62 Station Road Earl Shilton Le9 7ga	EPR/RF0930JU /A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
3	268m NW	Npa - Playground 34m From Age Concern Residential Home, Kings Walk Barwell Le9 7nl	EPR/YF0939W R/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
C	354m N	Westfield Farm Keats Lane Leicester Le9 7ds	EPR/NH0874 WM/A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction
C	354m N	Westfield Farm Keats Lane Leicester Le9 7ds	EPR/NH0874 WM/A001	Disposing of waste exemption	Both agricultural and non- agricultural waste	Burning waste in the open
C	354m N	Westfield Farm Keats Lane Leicester Le9 7ds	EPR/NH0874 WM/A001	Using waste exemption	Both agricultural and non- agricultural waste	Spreading waste on agricultural land to confer benefit
C	354m N	Westfield Farm Keats Lane Leicester Le9 7ds	EPR/NH0874 WM/A001	Disposing of waste exemption	Both agricultural and non- agricultural waste	Deposit of waste from dredging of inland waters
6	422m W	-	WEX377314	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	463m NW	Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds	WEX246879	Storing waste exemption	On a farm	Storage of waste in a secure place
D	463m NW	Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds	WEX246879	Using waste exemption	On a farm	Use of waste in construction
D	463m NW	Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds	WEX246879	Using waste exemption	On a farm	Use of waste for a specified purpose
D	463m NW	Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds	WEX246879	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
D	463m NW	Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds	WEX246879	Storing waste exemption	On a farm	Storage of waste in secure containers
D	463m NW	Westfield Farm, Keats Lane, Earl Shilton, Leicester, Le9 7ds	WEX246879	Disposing of waste exemption	On a farm	Burning waste in the open

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
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

14

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 32](#) >

ID	Location	Company	Address	Activity	Category
1	114m NE	Electricity Sub Station	Leicestershire, LE9	Electrical Features	Infrastructure and Facilities
2	133m NE	A J S Motors	Tower Auto Centre, Tower Road, Earl Shilton, Leicestershire, LE9 7EG	Vehicle Parts and Accessories	Motoring
A	170m SW	Industrial Estate	Leicestershire, LE9	Business Parks and Industrial Estates	Industrial Features



ID	Location	Company	Address	Activity	Category
A	178m SW	Detail Precision Engineering Ltd	Oaks Industrial Estate 6, Oaks Way, Earl Shilton, Leicestershire, LE9 7GX	Precision Engineers	Engineering Services
A	185m SW	Meadway Engineering Ltd	62a, Station Road, Earl Shilton, Leicestershire, LE9 7GA	Precision Engineers	Engineering Services
B	186m W	Electricity Sub Station	Leicestershire, LE9	Electrical Features	Infrastructure and Facilities
B	188m W	The Motorist Centre	49-51, Wood Street, Earl Shilton, Leicestershire, LE9 7NE	Vehicle Parts and Accessories	Motoring
A	194m SW	Works	Leicestershire, LE9	Unspecified Works Or Factories	Industrial Features
3	216m NW	Jem Engineering	9, Prospect Way, Earl Shilton, Leicestershire, LE9 7EA	Moulds, Dies and Castings	Industrial Products
A	222m SW	Factory	Leicestershire, LE9	Unspecified Works Or Factories	Industrial Features
A	222m SW	Works	Leicestershire, LE9	Unspecified Works Or Factories	Industrial Features
A	231m SW	West End Woodworking	70, Station Road, Earl Shilton, Leicestershire, LE9 7GA	Office and Shop Equipment	Industrial Products
4	248m N	Electricity Sub Station	Leicestershire, LE9	Electrical Features	Infrastructure and Facilities
5	249m W	B S Labels Ltd	73, Wood Street, Earl Shilton, Leicestershire, LE9 7NE	Stationery, Stamps, Tags and Labels	Industrial Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

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

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 32 >](#)

ID	Location	Company	Address	LPG	Status
C	334m S	MURCO	106, Station Road, Earl Shilton, Leicester, Leicestershire, LE9 7GB	Not Applicable	Obsolete



ID	Location	Company	Address	LPG	Status
6	381m NE	OBSOLETE	High Street, Almeys Lane, Earl Shilton, Hinckley, Leicestershire, LE9 7DG	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
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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
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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

1

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.

Features are displayed on the Current industrial land use map on [page 32](#) >

ID	Location	Address	Details	
C	328m SW	S&Y Motors, Station Road, Earl Shilton, LE9 7GB	Process: Unloading of Petrol into Storage at Service Stations Status: Mothballed Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

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	0
---------------------	---

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

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
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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

1

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 32 >](#)

ID	Location	Details	
7	492m NW	Incident Date: 20/05/2008 Incident Identification: 588787 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

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.

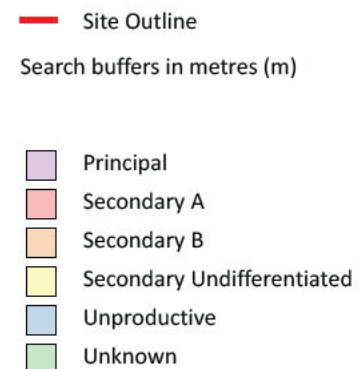
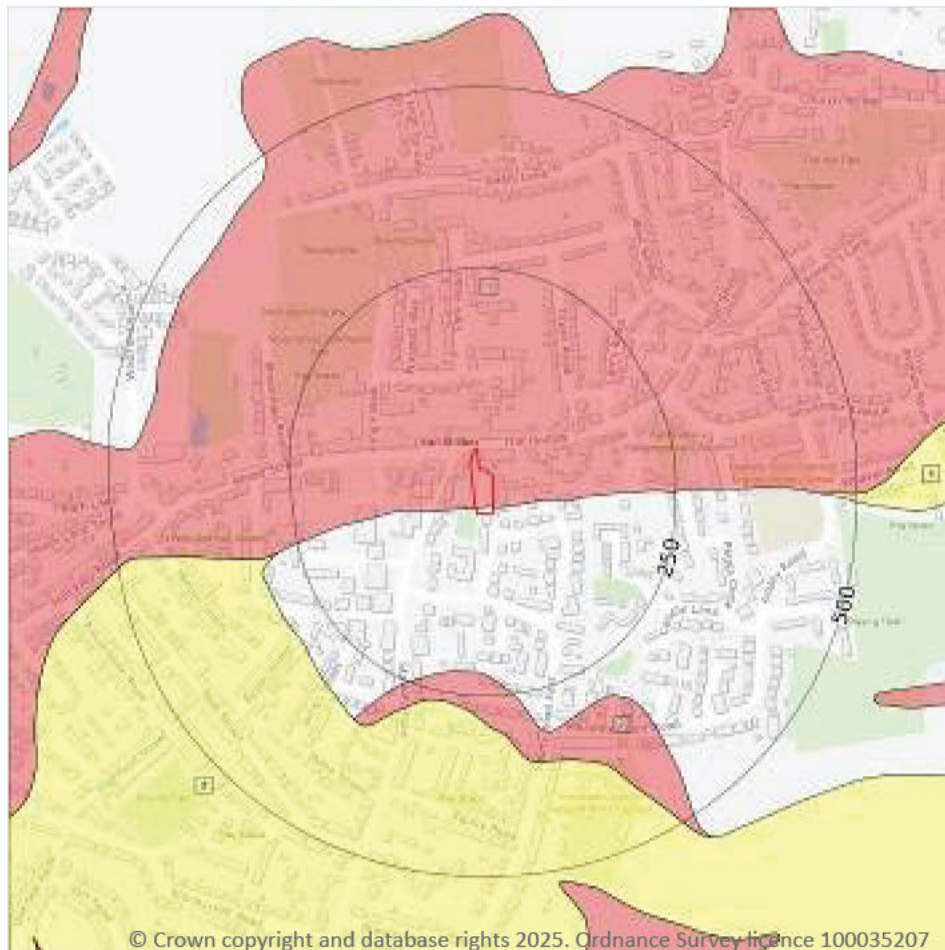
4.21 Pollution inventory radioactive waste

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.

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 39](#) >

ID	Location	Designation	Description
1	On site	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
2	219m S	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

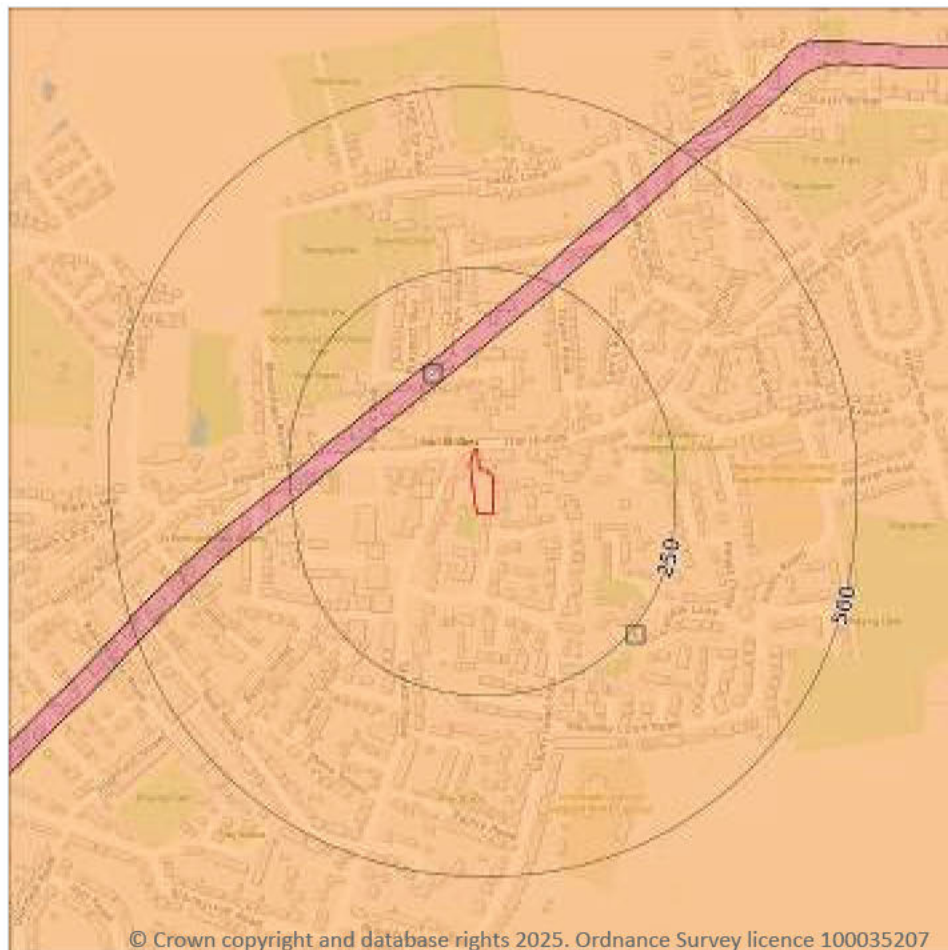


ID	Location	Designation	Description
3	263m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	450m E	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

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

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 41](#) >

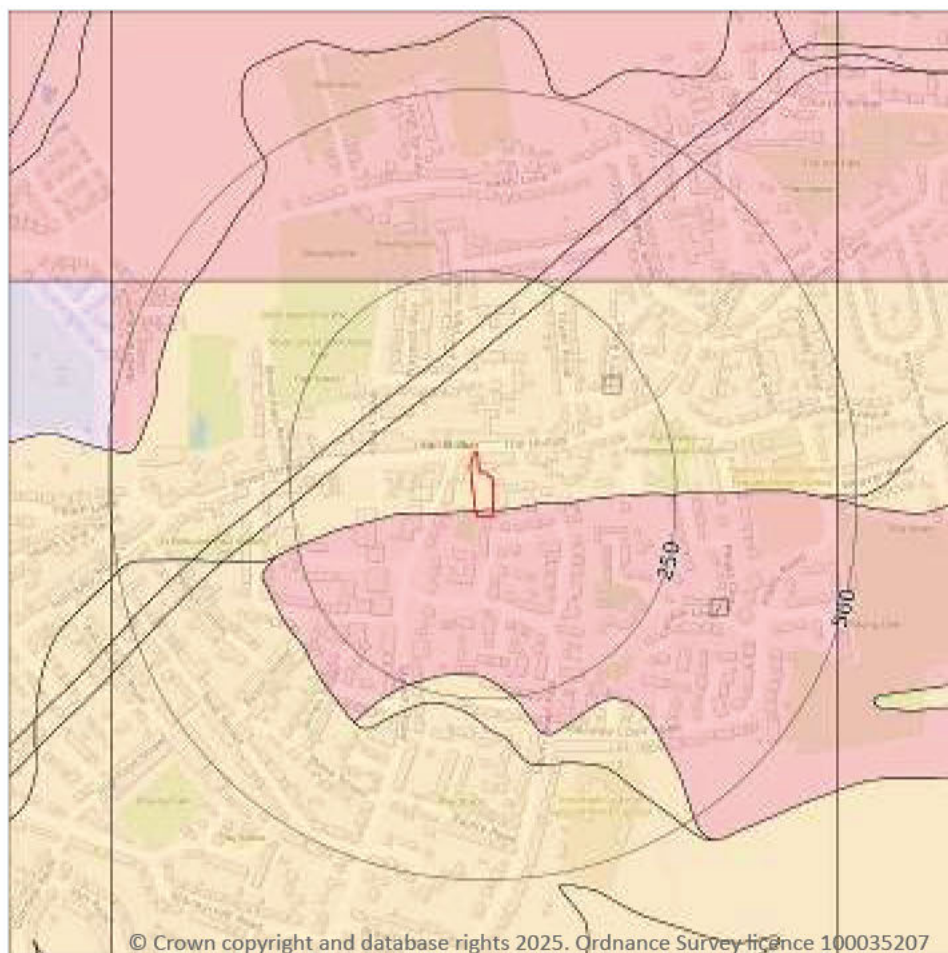
ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	102m NW	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



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

2

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 43](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: High	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: High	Vulnerability: High 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

3

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 45 >](#)

ID	Location	Details	
1	452m NW	Status: Historical Licence No: 03/28/50/0092 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: WESTFIELD FARM - SPRING Data Type: Point Name: BOWLEY Easting: 446200 Northing: 298100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 30/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
2	527m NE	Status: Historical Licence No: 03/28/50/0042 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: HILL TOP FARM Data Type: Point Name: SERCOMBE Easting: 446800 Northing: 298200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
3	597m W	Status: Historical Licence No: 03/28/50/0095 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: MARUNE Data Type: Point Name: JACKSON Easting: 445900 Northing: 297700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 07/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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.

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

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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.



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 48](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Thurlaston Brook Catchment (trib of Soar)	GB104028046940	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 48](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	656m SE	River	Thurlaston Brook Catchment (trib of Soar)	GB104028046940 ↗	Poor	Fail	Poor	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 48](#) >

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

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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).

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

7.6 Flood Zone 2

Records within 50m	0
--------------------	---

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.

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

7.7 Flood Zone 3

Records within 50m	0
--------------------	---

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.

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

Negligible

Highest risk within 50m

Negligible

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.

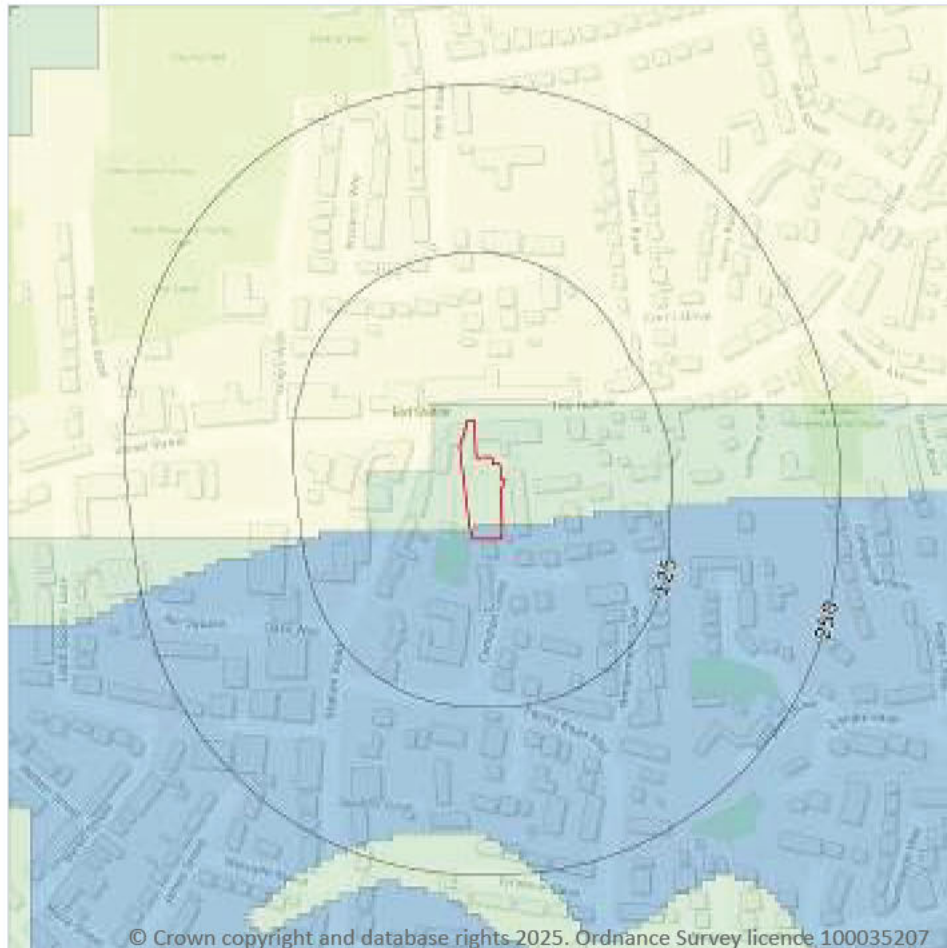
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental 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

Low

Highest risk within 50m

Moderate

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 55 >](#)

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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.

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

0

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.

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
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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

3

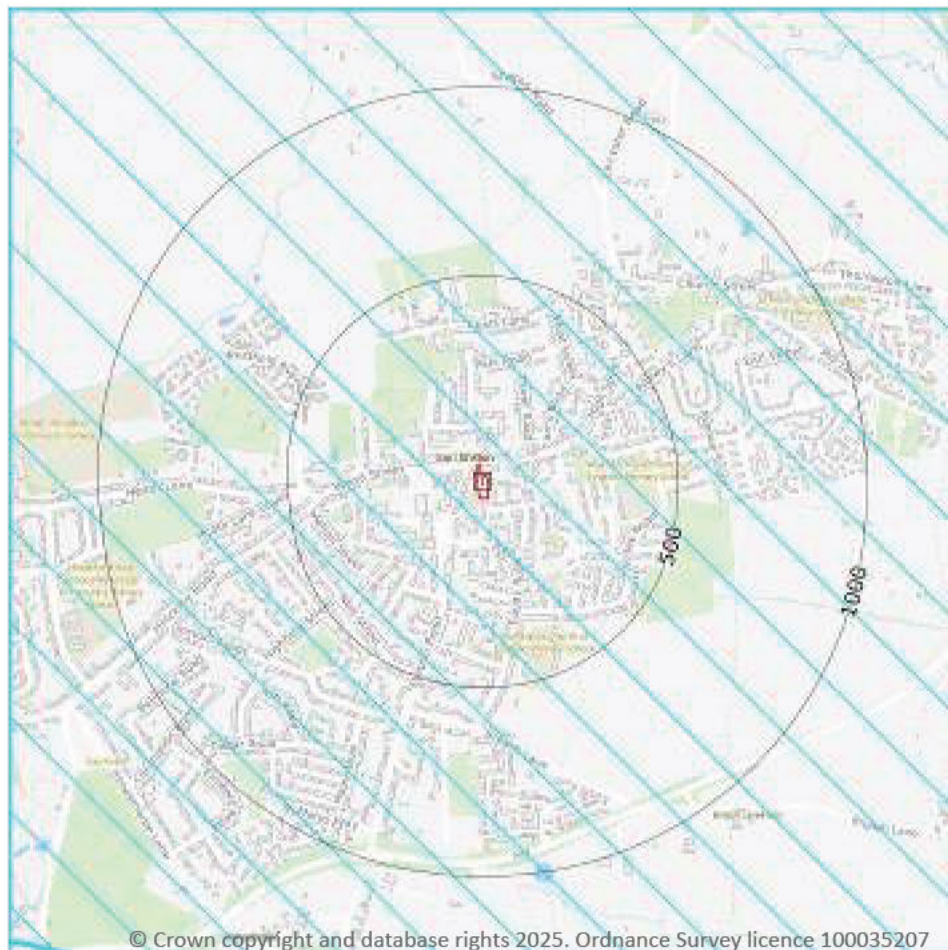
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	SOAR R NVZ	Surface Water	309	Existing
1669m W	River Trent (source to confluence with Derwent)	Surface Water	308	Existing
1692m 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

1

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 60](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

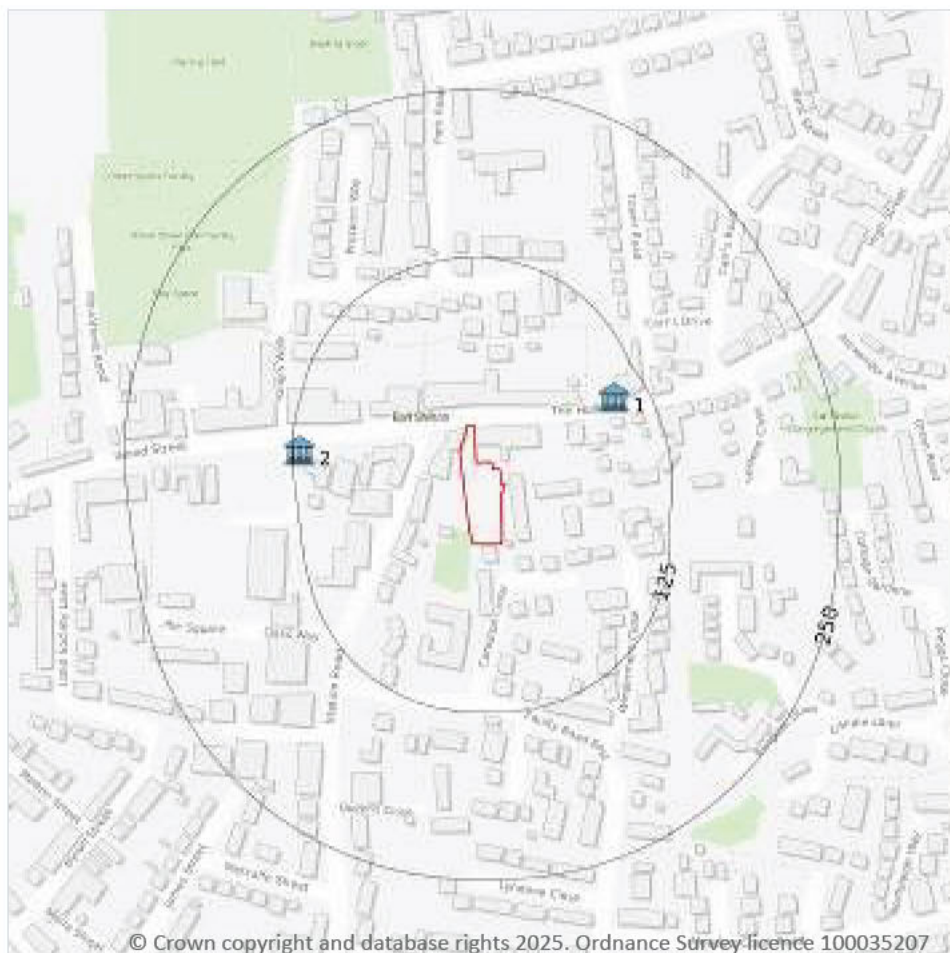
0

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.

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

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

2

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.

Features are displayed on the Visual and cultural designations map on [page 62](#) >

ID	Location	Name	Grade	Reference Number	Listed date
1	101m NE	The Red Lion Public House	II	1074232	10/08/1989
2	119m W	War Memorial	II	1180304	10/08/1989

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

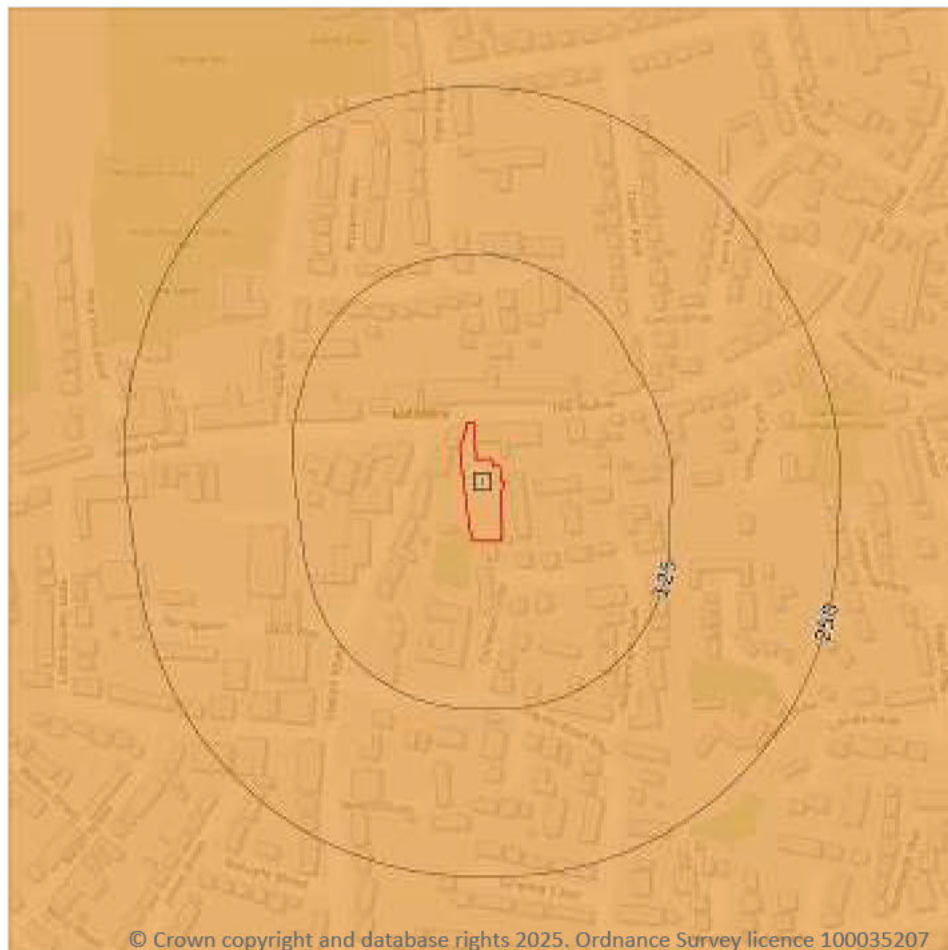
Records within 250m

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 65](#) >

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

0

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.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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.

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

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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.

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

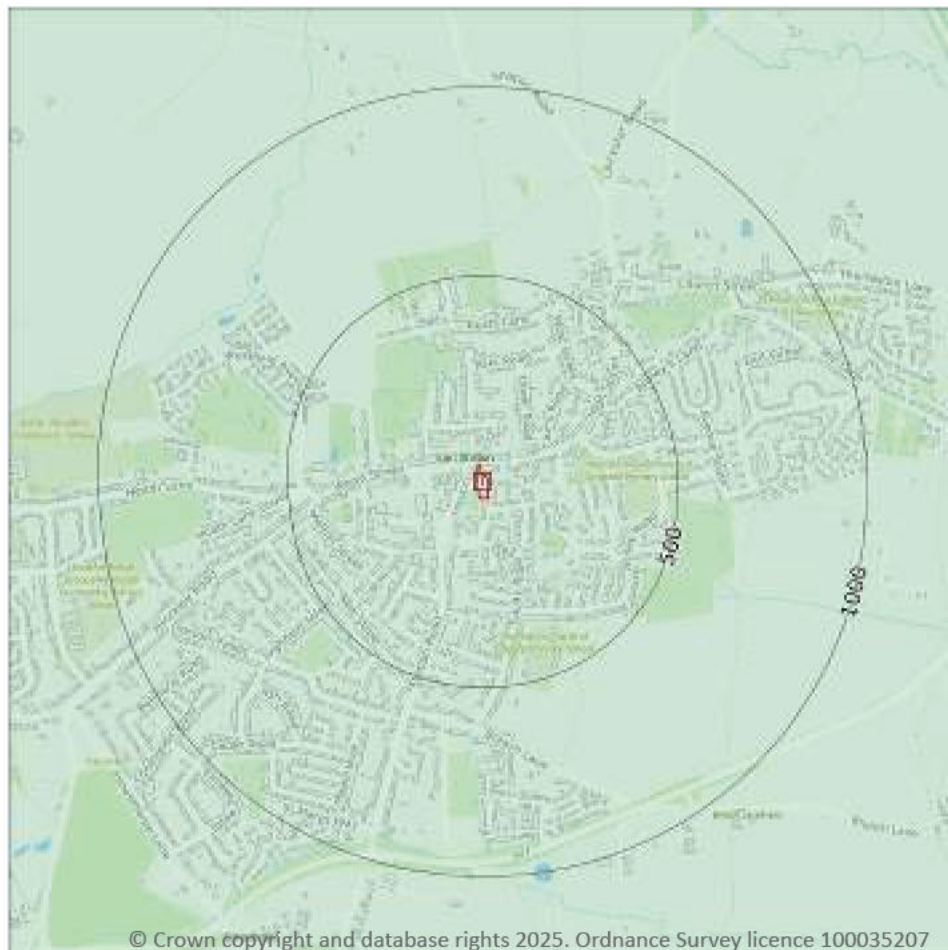
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable 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 68](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SP49NE

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

1

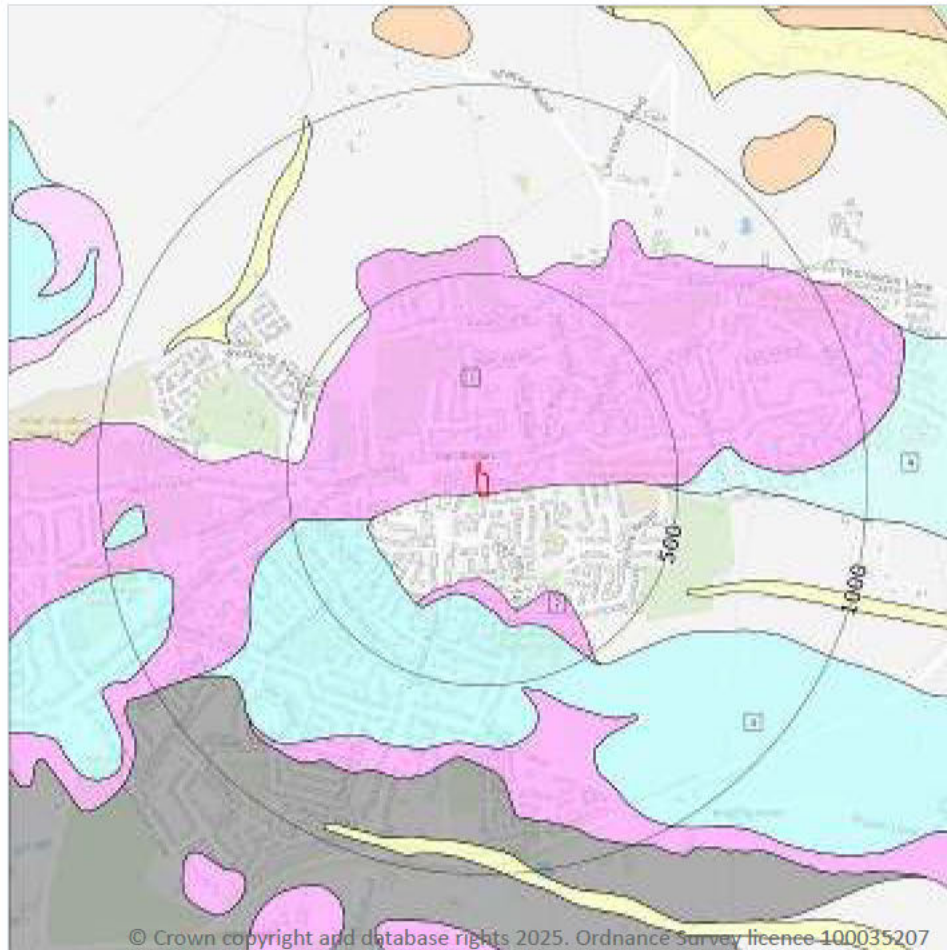
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 69](#) >

ID	Location	LEX Code	Description	Rock description
1	315m W	WGR-VOID	Worked Ground (Undivided)	Void

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

4

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 70](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	WOSG-XSV	Wolston Sand And Gravel - Sand And Gravel	Sand And Gravel
2	218m S	WOSG-XSV	Wolston Sand And Gravel - Sand And Gravel	Sand And Gravel
3	263m S	ODT-DMTN	Oadby Member - Diamicton	Diamicton
4	450m E	THT-DMTN	Thrussington Member - Diamicton	Diamicton



This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

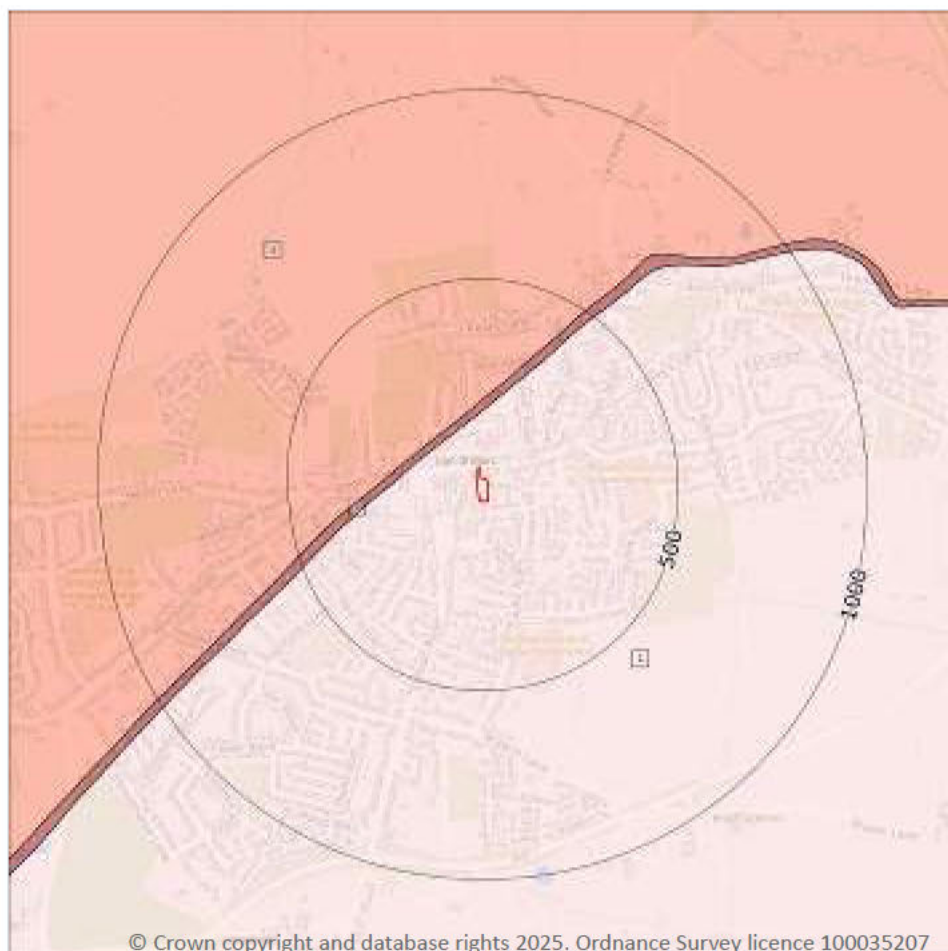
0

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

3

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 72 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	EDW-MDST	Edwalton Member - Mudstone	Carnian Age
2	112m NW	COT-SDST	Cotgrave Sandstone Member - Sandstone	Carnian Age
3	132m NW	GUN-MDST	Gunthorpe Member - Mudstone	Ladinian Age - Anisian Age

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 74](#) >

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 75 >](#)

ID	Location	LEX Code	Description	Rock description
1	316m W	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

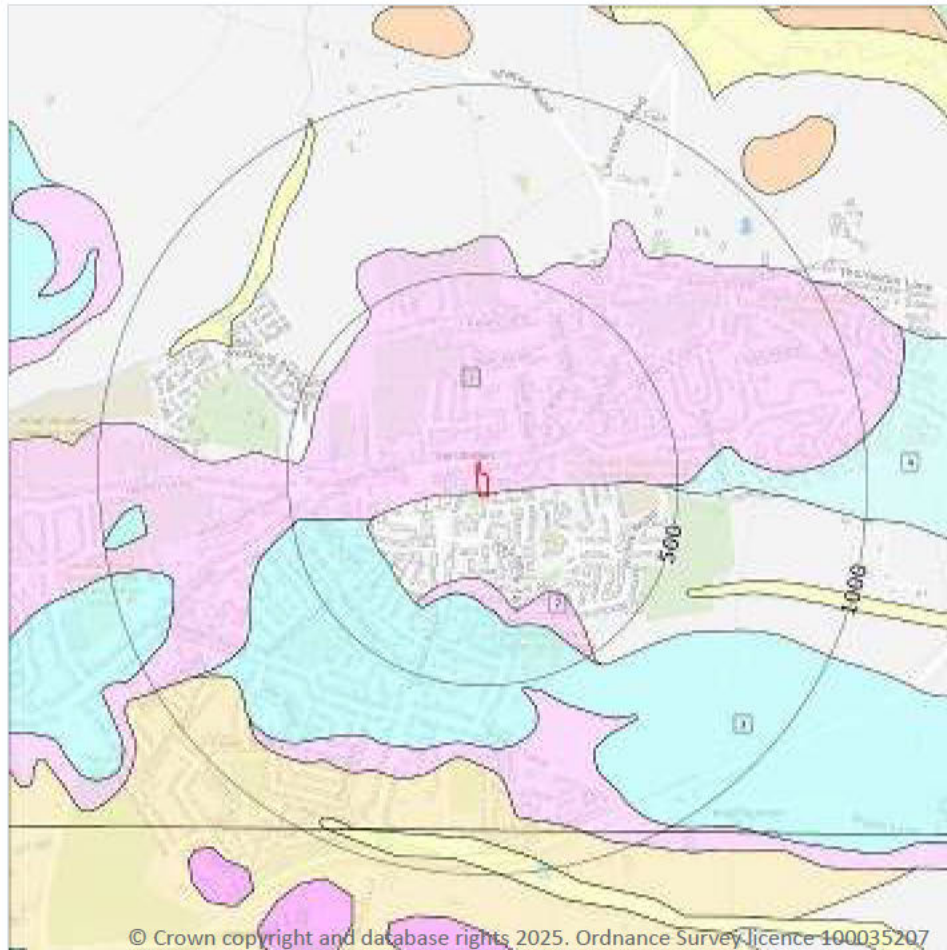
0

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 77](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	WIGS-XSV	WIGSTON MEMBER	SAND AND GRAVEL
2	219m S	WIGS-XSV	WIGSTON MEMBER	SAND AND GRAVEL
3	263m S	ODT-DMTN	OADBY MEMBER	DIAMICTON
4	450m E	THT-DMTN	THRUSINGTON MEMBER	DIAMICTON



This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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
On site	Intergranular	Very High	High

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

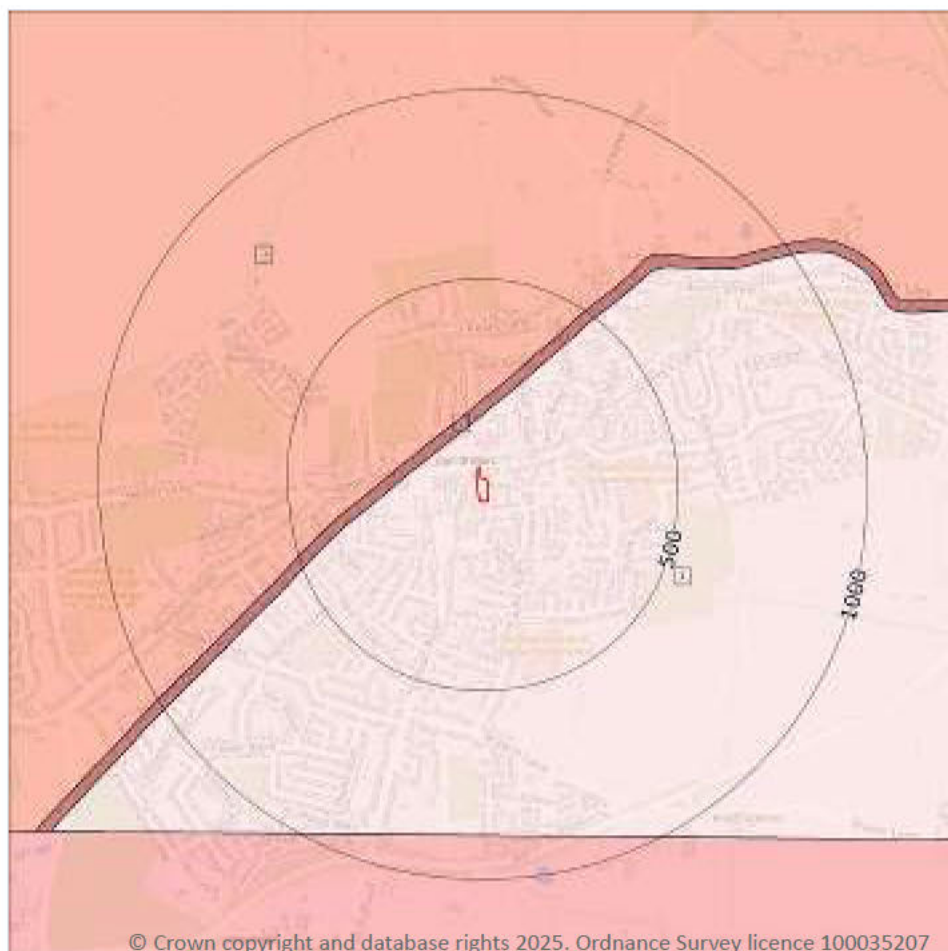
0

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

3

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 79](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	EDW-MDST	EDWALTON MEMBER - MUDSTONE	CARNIAN
2	102m NW	COT-SDST	COTGRAVE SANDSTONE MEMBER - SANDSTONE	CARNIAN
3	133m NW	GUN-MDST	GUNTHORPE MEMBER - MUDSTONE	ANISIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

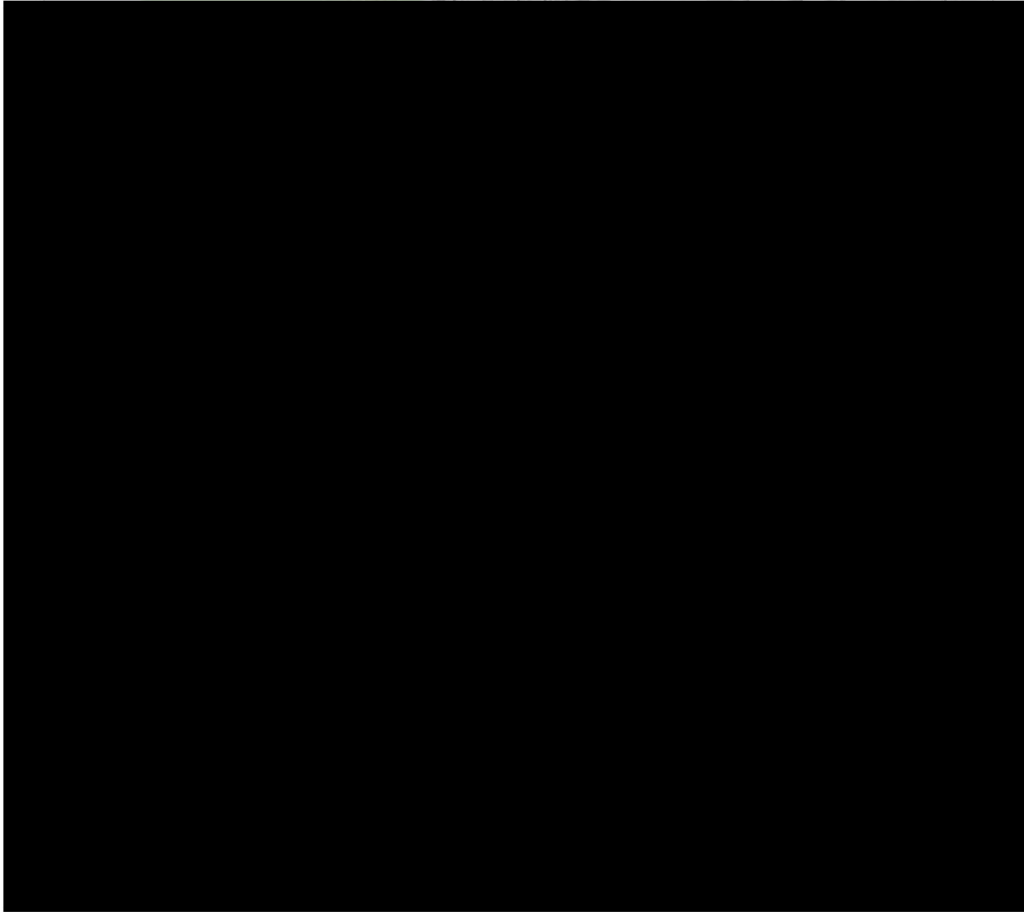
0

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.



[Redacted]



[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

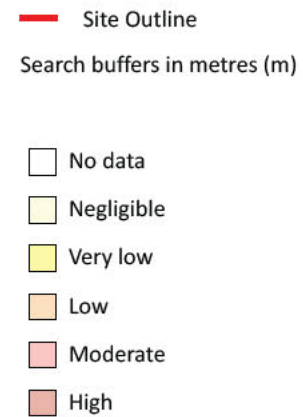
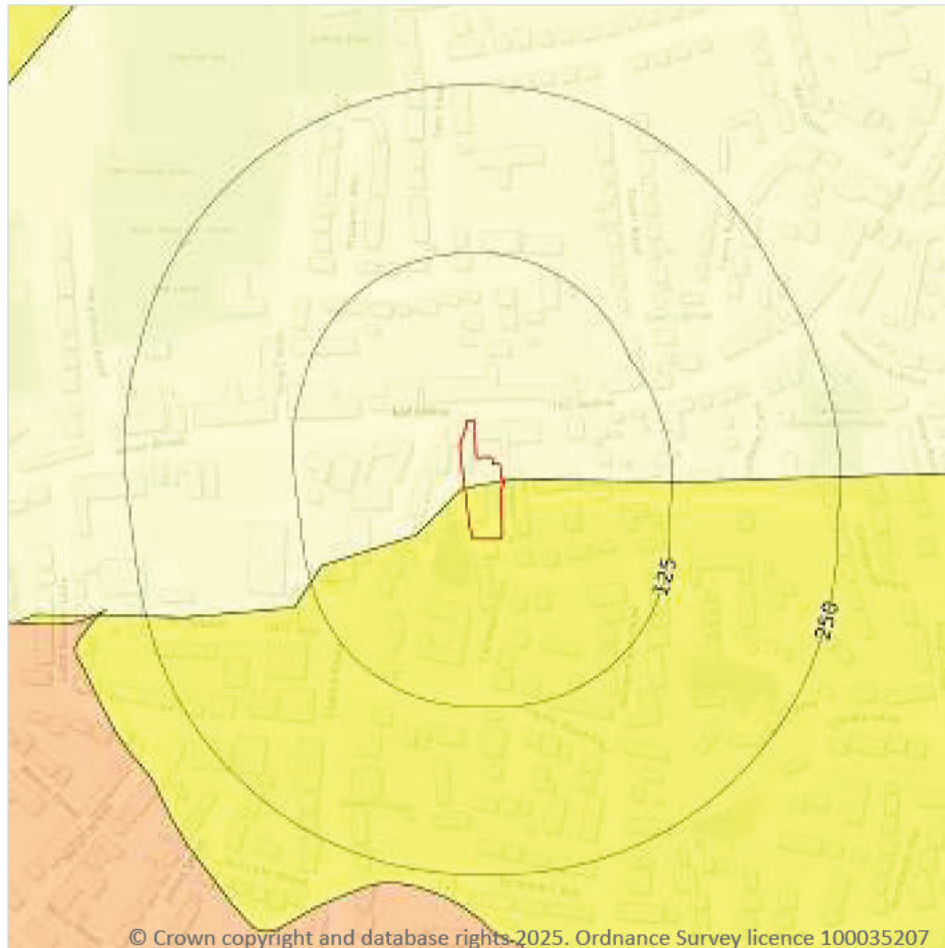
[Redacted]

	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
	[Redacted]	[Redacted]	[Redacted]			[Redacted]
	[Redacted]	[Redacted]	[Redacted]			[Redacted]
	[Redacted]	[Redacted]	[Redacted]			[Redacted] /A

[illegible]

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

2

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).

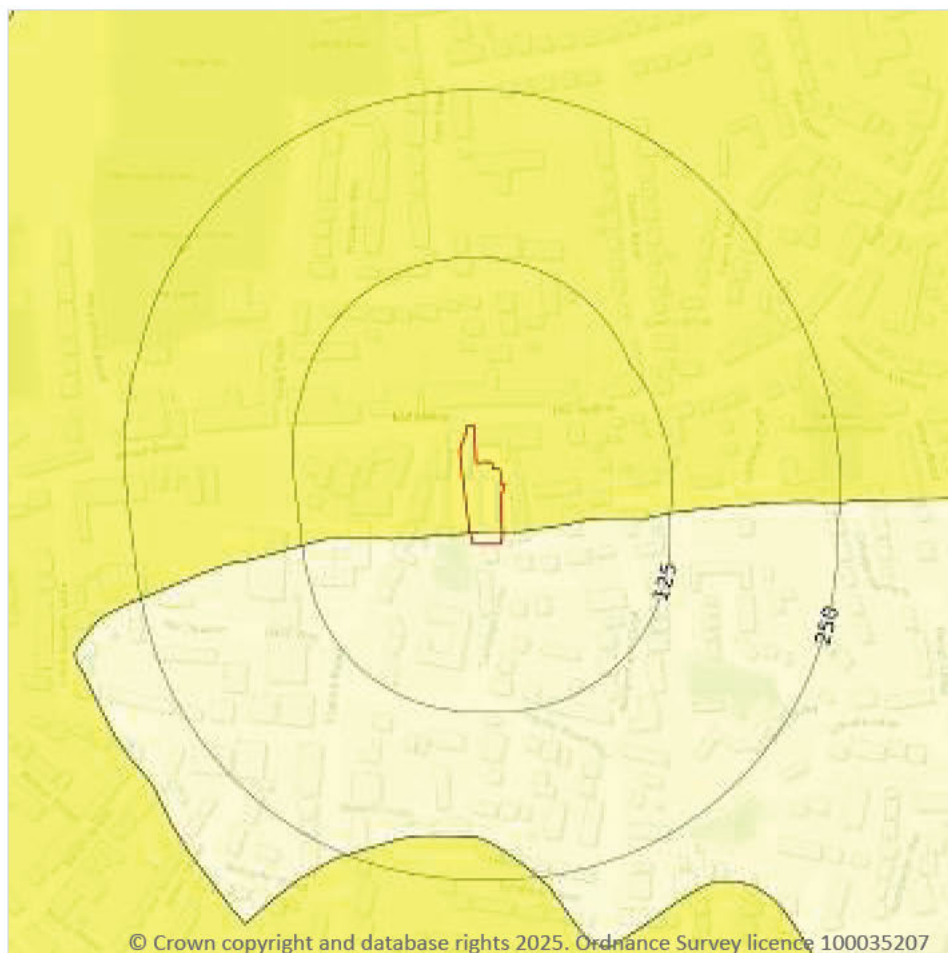
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 83](#) >

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low 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

2

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 84](#) >

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.

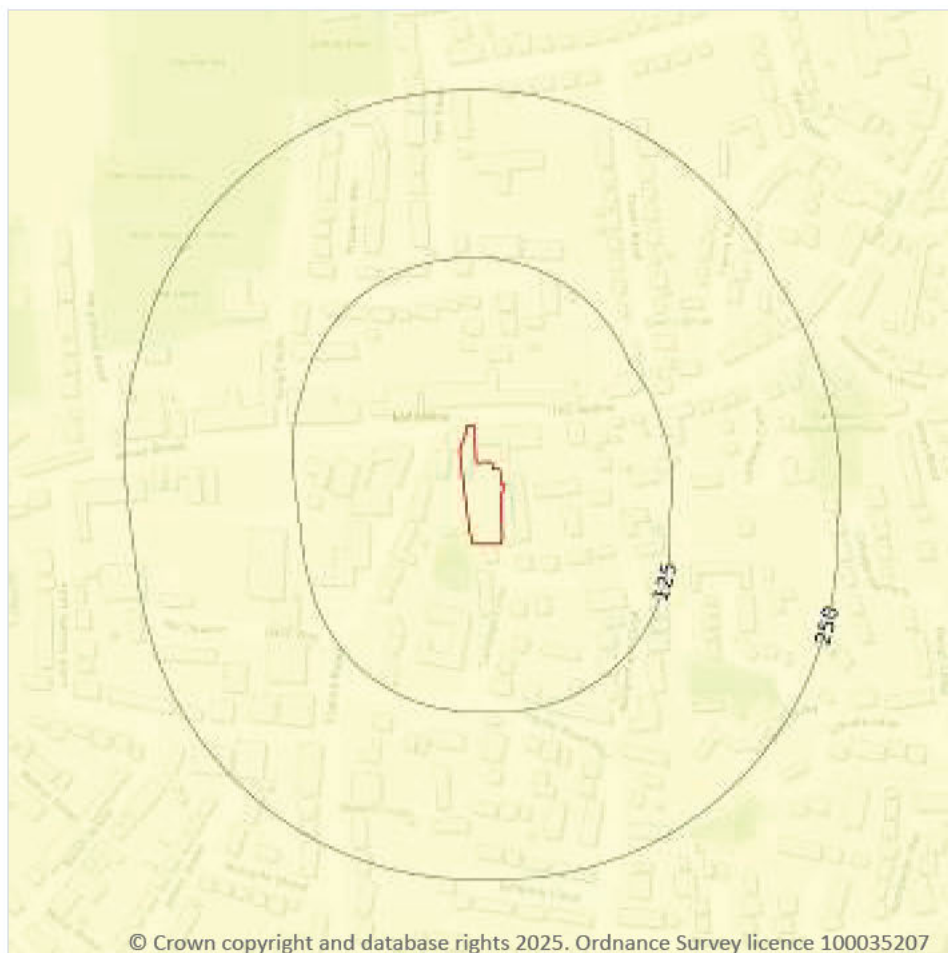


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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.

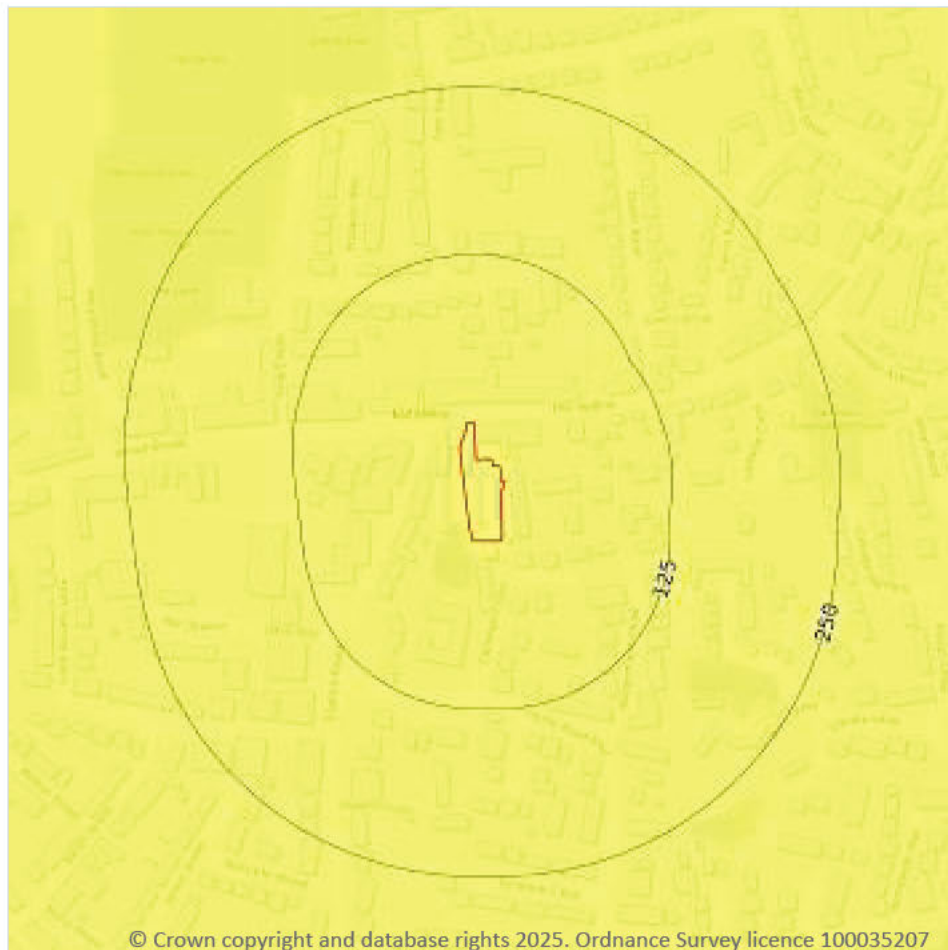
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 86](#) >

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

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

1

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.

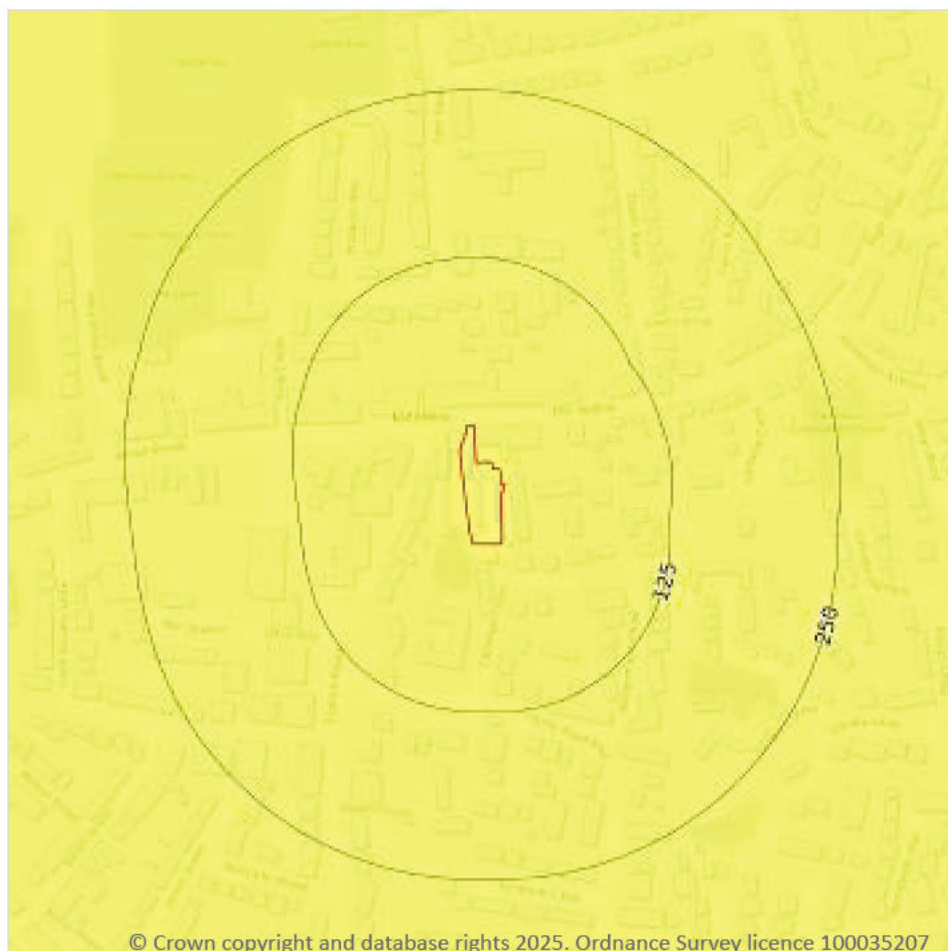
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 87 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely 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

1

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.

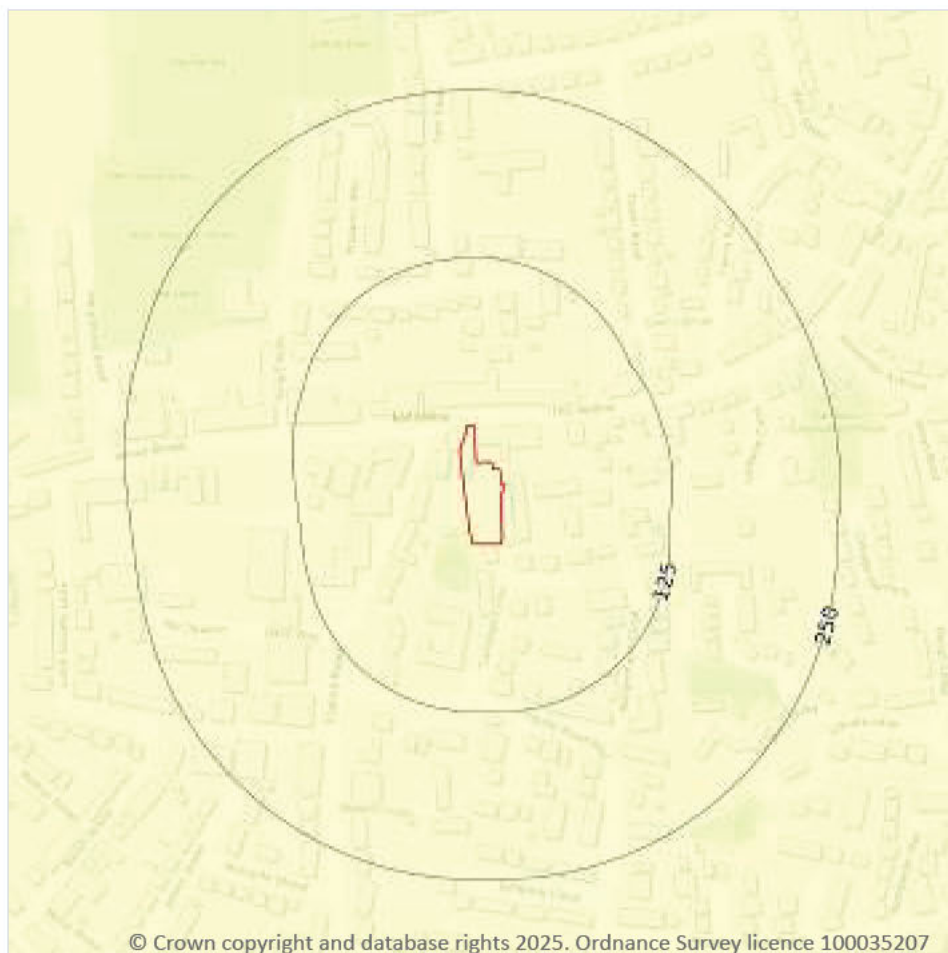
Features are displayed on the Natural ground subsidence - Landslides map on [page 88](#) >

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.

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 89](#) >

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

0

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.

This data is sourced from the British Geological Survey.



18.2 Surface ground workings

Records within 250m**5**

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 91](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	236m S	Refuse	1904	1:10560
A	247m NW	Clay Pit	1914	1:10560
A	247m NW	Unspecified Pit	1938	1:10560
A	249m NW	Unspecified Pit	1950	1:10560
A	249m NW	Unspecified Pit	1904	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m**0**

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

This 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**0**

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.



This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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).

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
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
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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.

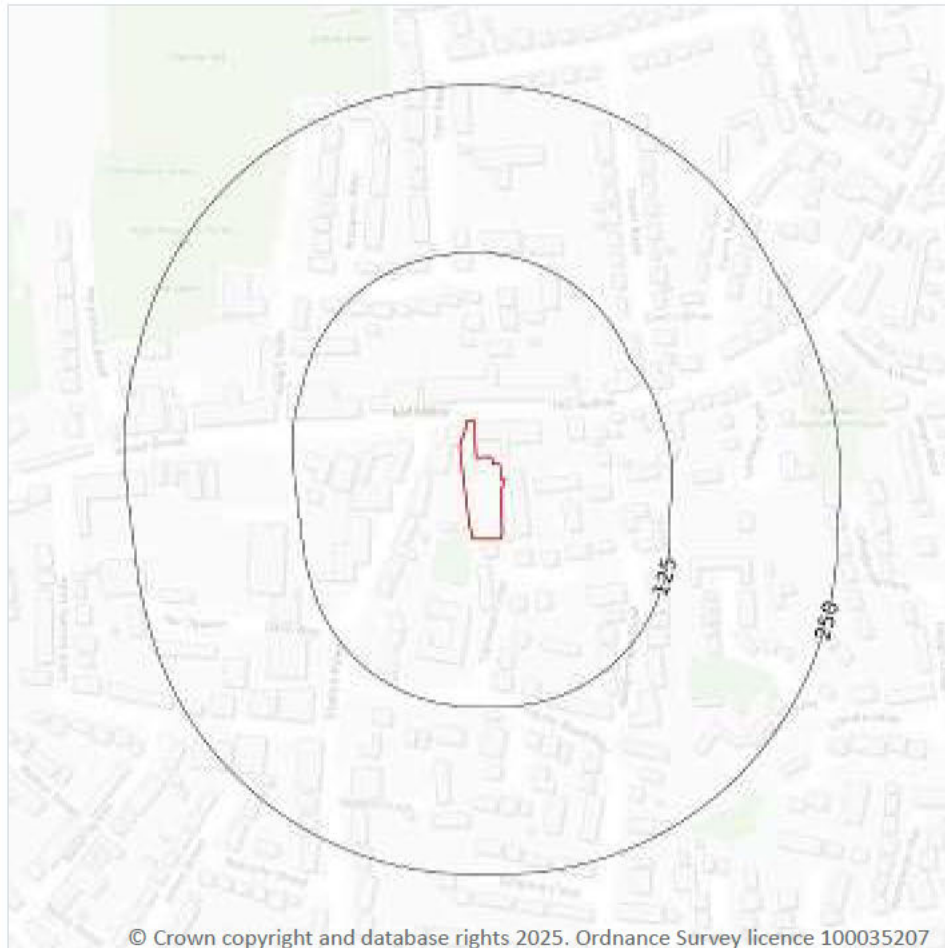
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



— Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site

1

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 98](#) >

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

4

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	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 mg/kg
5m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 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

0

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).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

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	0
---------------------	---

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.

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 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.

22.9 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> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



Appendix D





Dynamic (Windowless) Sampler

WS01

Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name The Hollows, Earl Shilton	Project No. EAL.433.24		Start Date 24.04.2025	End Date

Client Oat Hill Homes Ltd	Consultant Erda Associates Ltd	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests		Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref			Legend	Description
		0.30	ES		(0.05) 0.05 (0.15) 0.20		Tarmac
							MADE GROUND: Dark grey sandy gravel. Gravel is fine to coarse, angular to subangular concrete.
					(0.60)		MADE GROUND: Brown clayey sandy gravel. Gravel is fine to coarse, angular to subangular brick, concrete and igneous rock.
		1.00	SPT(C)		0.80		Soft dark brown sandy slightly gravelly CLAY. Gravel is fine to coarse, angular to subrounded mixed lithologies including coal fragments.
		1.20	D		(0.70)		
					1.50		Loose brown orange slightly clayey SAND.
		2.00	SPT(C)		(1.10)		Groundwater (2.00m)
					2.60		Soft brown brown mottled orange very sandy CLAY.
		3.00	SPT(C)		(0.40)		No recovery
					3.50		Loose to medium dense reddish brown slightly gravelly SAND.
		4.00	SPT(C)		(1.50)		
		5.00	SPT(C)		5.00		End of Borehole at 5.00m

Remarks	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS	Logger DW
	Checked By: DW Approved By: DW	



Dynamic (Windowless) Sampler

WS02

Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name The Hollows, Earl Shilton	Project No. EAL 433.24		Start Date 24.04.2025	End Date

Client Oat Hill Homes Ltd	Consultant Erda Associates Ltd	Contractor
------------------------------	-----------------------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests		Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref			Legend	Description
		0.40	ES		(0.05) 0.05		Tarmac
					(0.45)		MADE GROUND: Dark grey sandy gravel. Gravel is fine to coarse, angular to subangular concrete and brick.
		1.00	SPT(C)		0.50		MADE GROUND: Brown clayey sandy gravel. Gravel is fine to coarse, angular to subangular brick and concrete.
					(0.50)		
		1.50	D		1.00		Soft dark brown sandy slightly gravelly CLAY. Gravel is fine to coarse, angular to subrounded mixed lithologies including coal fragments.
					(0.80)		
		2.00	SPT(C)		1.80		Loose brown orange slightly clayey SAND.
					(1.10)		Groundwater (2.05m)
		3.00	SPT(C)		2.90		Loose reddish brown slightly gravelly SAND.
					(2.10)		
		5.00	SPT(C)		5.00		End of Borehole at 5.00m

Remarks	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS	Logger DW
	Checked By: DW Approved By: DW	



Dynamic (Windowless) Sampler

WS04

Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name The Hollows, Earl Shilton	Project No. EAL.433.24		Start Date 24.04.2025	End Date

Client
Oat Hill Homes LtdConsultant
Erda Associates Ltd

Contractor

Inst/ Backfill	Water Levels	Samples and Tests		Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref			Legend	Description
		0.25	ES		(0.05) 0.05 (0.15) 0.20 (0.10) 0.30		Tarmac
							MADE GROUND: Grey slightly sandy gravel. Gravel is fine to coarse, angular to subangular concrete and tarmac.
							MADE GROUND: Dark brown sandy gravel. Gravel is fine to coarse, angular to subangular ash and concrete.
					(0.50)		Soft dark brown sandy slightly gravelly CLAY. Gravel is fine to coarse, angular to subrounded mixed lithologies including coal fragments.
		1.00	SPT(C)	N=6 (1,1/2,2,1,1)	0.80		Soft brownish orange very sandy CLAY.
		1.20	D				
							Groundwater (1.40m)
		2.00	SPT(C)	N=2 (1,1/1,0,0,1)	(3.30)		
		3.00	SPT(C)	N=8 (1,1/2,3,2,1)			
		4.00	SPT(C)	N=3 (1,0/1,0,1,1)	4.10		
		5.00	SPT(C)	N=1 (1,0/0,1,0,0)	(0.90) 5.00		Loose reddish brown SAND.
						End of Borehole at 5.00m	

Remarks

Method, Plant, Stability, Dimensions
0.00 - 5.00m WLSLogger
DW

Checked By: DW Approved By: DW



Dynamic (Windowless) Sampler

WS05

Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name The Hollows, Earl Shilton	Project No. EAL.433.24		Start Date 24.04.2025	End Date

Client Oat Hill Homes Ltd	Consultant Erda Associates Ltd	Contractor
------------------------------	-----------------------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests		Level (m)	Depth (m)	Strata	
		Depth (m)	Type/ Ref			Legend	Description
		0.20	ES		(0.05) 0.05 0.20		Tarmac
					(0.15) 0.20		MADE GROUND: Grey slightly sandy gravel. Gravel is fine to coarse, angular to subangular igneous rock.
					(0.20) 0.40		MADE GROUND: Crushed brick
		0.50	ES		(0.30) 0.70		Soft dark brown sandy slightly gravelly CLAY. Gravel is fine to coarse, angular to subrounded mixed lithologies including coal fragments.
							Soft brownish orange very sandy CLAY.
		1.00	SPT(C)				
		1.80	D		(2.20)		
		2.00	SPT(C)				Very soft (2.00m)
		3.00	SPT(C)		2.90		Loose reddish brown SAND.
		4.00	SPT(C)		(2.10)		
		5.00	SPT(C)		5.00		End of Borehole at 5.00m

Remarks	Method, Plant, Stability, Dimensions 0.00 - 5.00m WLS	Logger DW
	Checked By: DW Approved By: DW	

Appendix E





Erda Associates Ltd
102 Scalpcliffe Road
DE15 9AB

7 - 11 Harding Street
Leicester
LE1 4DH

Analytical Test Report: P25/00167/ERD - 25-60890

Your Project Reference:	The Hollows, Earl Shilton EAL.433.24		
Your Order Number:	EAL.433.24	Samples Received / Instructed:	26/03/2025 / 26/03/2025
Report Issue Number:	1	Sample Tested:	26/03 to 04/04/2025
Samples Analysed:	9 sample(s)	Report issued:	04/04/2025

Signed

James Gane
Analytical Services Manager
CTS

Notes:

General

Please refer to Methodologies page for details pertaining to the analytical methods undertaken.

Samples will be retained for 14 days after issue of this report with the exception of the asbestos test portion which is held for 6 months unless otherwise requested.

Moisture Content was determined in accordance with CTS method statement MS - CL - Sample Prep, oven dried at <30°C.

Moisture Content is reported as a percentage of the dry mass of soil, this calculation is in accordance with BS1377, Part 2, 1990, Clause 3.2

Stone Content was determined in accordance with CTS method statement MS - CL - Sample Prep and refers to the percentage of stones retained on a 10mm BS test sieve.

Where specification limits are included these are for guidance only. Where a measured value has been highlighted this is not implying acceptance or failure and certainty of measurement values have not been taken into account.

Uncertainty of measurement values are available on request.

Samples were supplied by customer, results apply to the samples as received.

Asbestos

Please note: Where further analysis is required samples identified as containing asbestos are screened and tested on an as received basis. No correction is made for moisture content and other than the asbestos test(s) these results are not covered by our accreditation

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation

Deviating Samples

On receipt samples are compared against our sample holding and handling protocols, where any deviations have been noted these are reported on our deviating sample page (if present)

Accreditation Key

This report shall not be reproduced except in full

UKAS = UKAS Accreditation, MCERTS = MCERTS Accreditation, u = Unaccredited, subUKAS - Subcontracted to a laboratory UKAS accredited for this test, subMCERTS - Subcontracted to a laboratory MCERTS accredited for this test

MCERTS Accreditation only covers the SAND, CLAY and LOAM matrices

UKAS accreditation on waters only covers the Ground water and Surface water matrices

Date of Issue: 12.03.25

Issued by: J. Gane

Issue No: 4

Rev No: 26



4161



P25/00167/ERD - 25-60890

Project Reference - The Hollows, Earl Shilton

EAL.433.24

Analytical Test Results - Solid

Lab Reference			476151	476152	476153	476154	476155	476156
Client Sample ID			-	-	-	-	-	-
Client Sample Location			WS01	WS02	WS03	WS04	WS05	WS05
Client Sample Type			-	-	-	-	-	-
Client Sample Number			-	-	-	-	-	-
Depth - Top (m)			0.30	0.40	0.10	0.25	0.20	0.50
Depth - Bottom (m)			0.30	0.40	0.10	0.25	0.20	0.50
Date of Sampling			24/03/2025	24/03/2025	24/03/2025	24/03/2025	24/03/2025	24/03/2025
Time of Sampling			-	-	-	-	-	-
Sample Matrix			Sand	Sand	Sand	Sand	Sand	Clay
Determinant	Units	Accreditation						
Arsenic	(mg/kg)	MCERTS	11	< 10	< 10	< 10	13	17
Cadmium	(mg/kg)	MCERTS	0.9	0.8	1.3	44	1.7	1.1
Chromium (Total)	(mg/kg)	UKAS	17	< 1.0	< 1.0	14	17	9.7
Copper	(mg/kg)	MCERTS	28	28	37	90	71	59
Lead	(mg/kg)	MCERTS	140	19	45	300	79	150
Mercury	(mg/kg)	UKAS	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5
Nickel	(mg/kg)	MCERTS	24	13	18	22	24	26
Selenium	(mg/kg)	u	< 8.0	< 8.0	< 8.0	8.4	< 8.0	< 8.0
Vanadium	(mg/kg)	UKAS	75	70	87	58	58	36
Zinc	(mg/kg)	MCERTS	330	44	86	500	140	86
Chromium (Hexavalent)	(mg/kg)	u	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Sulphate (Acid Soluble)	(%)	u	0.08	0.02	0.02	0.05	0.14	0.03
pH	pH Units	MCERTS	10.8	9.0	9.1	8.8	8.8	8.1
Sulphate (Water soluble as SO ₄)	(mg/l)	u	18	55	32	75	120	31
Acenaphthene	(mg/kg)	MCERTS	< 0.20	< 0.02	0.61	< 0.02	< 0.20	< 0.02
Acenaphthylene	(mg/kg)	UKAS	< 0.20	< 0.02	0.99	0.05	< 0.20	< 0.02
Anthracene	(mg/kg)	UKAS	< 0.20	< 0.02	4.1	0.11	< 0.20	< 0.02
Benzo (a) anthracene	(mg/kg)	MCERTS	0.65	0.03	7.0	0.31	0.21	< 0.02
Benzo (a) pyrene	(mg/kg)	MCERTS	1.2	0.03	11	0.44	0.27	< 0.02
Benzo (b) fluoranthene	(mg/kg)	MCERTS	1.6	0.03	12	0.63	0.36	< 0.02
Benzo (g, h, i) perylene	(mg/kg)	MCERTS	1.3	0.03	7.8	0.44	0.29	< 0.02
Benzo (k) fluoranthene	(mg/kg)	MCERTS	0.57	< 0.02	4.1	0.20	< 0.20	< 0.02
Chrysene	(mg/kg)	MCERTS	0.93	0.02	7.7	0.37	0.24	< 0.02
Dibenzo (a,h) anthracene	(mg/kg)	MCERTS	< 0.20	< 0.02	1.3	0.10	< 0.20	< 0.02
Fluoranthene	(mg/kg)	MCERTS	1.3	0.06	20	0.48	0.39	< 0.02
Fluorene	(mg/kg)	MCERTS	< 0.20	< 0.02	0.47	< 0.02	< 0.20	< 0.02
Indeno (1, 2, 3,-cd) pyrene	(mg/kg)	MCERTS	0.90	< 0.02	6.5	0.33	< 0.20	< 0.02
Naphthalene	(mg/kg)	MCERTS	< 0.20	< 0.02	< 0.20	< 0.02	< 0.20	< 0.02
Phenanthrene	(mg/kg)	MCERTS	0.50	0.02	8.2	0.14	< 0.20	< 0.02
Pyrene	(mg/kg)	MCERTS	1.1	0.06	20	0.44	0.39	< 0.02
Total PAH (Sum of USEPA 16)	(mg/kg)	UKAS	11	0.45	110	4.1	4.0	< 0.32
SOM (via TOC)	(%)	UKAS	< 0.9	< 0.9	6.4	6.2	3.3	5.3
Asbestos	-	UKAS	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected



P25/00167/ERD - 25-60890

Project Reference - The Hollows, Earl Shilton

EAL.433.24

Analytical Test Results - Chemical Analysis

Lab Reference			476157	476158	476159
Client Sample ID			-	-	-
Client Sample Location			WS01	WS02	WS04
Client Sample Type			-	-	-
Client Sample Number			-	-	-
Depth - Top (m)			1.20	1.50	1.20
Depth - Bottom (m)			1.20	1.50	1.20
Date of Sampling			24/03/2025	24/03/2025	24/03/2025
Time of Sampling			-	-	-
Sample Matrix			Sand	Sand	Clay
Determinant	Units	Accreditation			
Water soluble sulphate (as SO ₄)	(mg/l)	u	11	69	43
pH Value	pH Units	MCERTS	8.3	7.7	7.9



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P25/00167/ERD - 25-60890

Project Reference - The Hollows, Earl Shilton

EAL.433.24

Analytical Test Results - VPH / EPH

Lab Reference			476151	476152	476155
Client Sample ID			-	-	-
Client Sample Location			WS01	WS02	WS05
Client Sample Type			-	-	-
Client Sample Number			-	-	-
Depth - Top (m)			0.30	0.40	0.20
Depth - Bottom (m)			0.30	0.40	0.20
Date of Sampling			24/03/2025	24/03/2025	24/03/2025
Time of Sampling			-	-	-
Sample Matrix			Sand	Sand	Sand
Determinant	Units	Accreditation			
Benzene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01
Toluene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01
Ethylbenzene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01
m&p Xylene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02
o-Xylene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01
MTBE	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01
Aliphatic >C ₅ to C ₆ [HS_MS_1D_AL]	(mg/kg)	MCERTS	< 0.06	< 0.06	0.24
Aliphatic >C ₆ to C ₈ [HS_MS_1D_AL]	(mg/kg)	MCERTS	< 0.06	< 0.06	0.07
Aliphatic >C ₈ to C ₁₀ [HS_MS_1D_AL]	(mg/kg)	MCERTS	< 0.06	< 0.06	< 0.06
Aliphatic >C ₁₀ to C ₁₂ [EH_2D_AL]	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0
Aliphatic >C ₁₂ to C ₁₆ [EH_2D_AL]	(mg/kg)	MCERTS	< 1.0	< 1.0	1.3
Aliphatic >C ₁₆ to C ₂₁ [EH_2D_AL]	(mg/kg)	MCERTS	1.3	< 1.0	2.8
Aliphatic >C ₂₁ to C ₃₅ [EH_2D_AL]	(mg/kg)	MCERTS	< 2.0	2.7	14
Aliphatic >C ₃₅ to C ₄₄ [EH_2D_AL]	(mg/kg)	u	< 5.0	< 5.0	8.4
Aromatic >C ₅ to C ₇ [HS_MS_1D_AR]	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01
Aromatic >C ₇ to C ₈ [HS_MS_1D_AR]	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01
Aromatic >C ₈ to C ₁₀ [HS_MS_1D_AR]	(mg/kg)	MCERTS	< 0.06	< 0.06	< 0.06
Aromatic >C ₁₀ to C ₁₂ [EH_2D_AR]	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0
Aromatic >C ₁₂ to C ₁₆ [EH_2D_AR]	(mg/kg)	MCERTS	< 1.0	< 1.0	< 1.0
Aromatic >C ₁₆ to C ₂₁ [EH_2D_AR]	(mg/kg)	MCERTS	3.4	1.7	6.7
Aromatic >C ₂₁ to C ₃₅ [EH_2D_AR]	(mg/kg)	MCERTS	28	< 2.0	44
Aromatic >C ₃₅ to C ₄₄ [EH_2D_AR]	(mg/kg)	u	< 5.0	< 5.0	28
Total >C ₅ to C ₃₅ [EH_2D+HS_1D_Total]	(mg/kg)	MCERTS	32	< 10	69



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P25/00167/ERD - 25-60890

Project Reference - The Hollows, Earl Shilton EAL.433.24

Sample Descriptions

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Description	Moisture Content (%)	Stone Content (%)	Passing 2mm test sieve (%)
476151	-	WS01	-	-	Made Ground- mottled orange brown gravelly silty sand with frequent brick fragments concrete	12	< 0.1	100
476152	-	WS02	-	-	Made Ground- brown gravelly silty sand with frequent concrete	3.4	< 0.1	60
476153	-	WS03	-	-	Made Ground- mottled grey brown gravelly silty sand with frequent concrete slag	2.2	27	100
476154	-	WS04	-	-	Made Ground- mottled grey brown gravelly silty sand with frequent concrete slag	9.1	5.1	59
476155	-	WS05	-	-	Made Ground- light brown gravelly silty sand with frequent slag fibres ceramic	3.7	22	100
476156	-	WS05	-	-	Greyish brown slightly gravelly silty clay	26	2.2	100
476157	-	WS01	-	-	Light greyish brown gravelly silty sand	-	-	89
476158	-	WS02	-	-	Light greyish brown gravelly silty sand	-	-	100
476159	-	WS04	-	-	Light brown slightly gravelly slightly sandy silty clay	-	-	100



P25/00167/ERD - 25-60890

Project Reference - The Hollows, Earl Shilton EAL.433.24

7 - 11 Harding Street
Leicester
LE1 4DH

Sample Comments

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Comments
476151	-	WS01	-	-	PAHAR - 1/10 dark colour extract VPH/BTEX - Sample taken from container with headspace.
476152	-	WS02	-	-	VPH/BTEX - Sample taken from container with headspace.
476153	-	WS03	-	-	PAHAR - 1/10 dark colour extract
476154	-	WS04	-	-	
476155	-	WS05	-	-	PAHAR - 1/10 dark colour extract VPH/BTEX - Sample taken from container with headspace.
476156	-	WS05	-	-	
476157	-	WS01	-	-	
476158	-	WS02	-	-	
476159	-	WS04	-	-	



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P25/00167/ERD - 25-60890

Project Reference - The Hollows, Earl Shilton EAL.433.24

Analysis Methodologies

Test Code	Test Name / Reference	Sample condition for analysis	Sample Preparation	Test Details
ANIONSS	MS - CL - Anions by Aquakem (2:1Extract)	Oven dried	Passing 2mm test sieve	Determination of Anions (inc Sulphate, chloride etc.) in soils by Aquakem. Analysis is based on a 2:1 water to soil extraction ratio
SKALARHCS	MS - CL - Hexavalent Chromium by Skalar	As received	Passing 10mm test sieve	Determination of hexavalent chromium in soil using Skalar segmented flow analyser
ICPMETS	MS - CL - ICP Metals	Air dried	Passing 10mm test sieve	Determination of metals in soils via ICP
PHS	MS - CL - pH in Soils	As received	Passing 10mm test sieve	Determination of pH in soils using a pH probe (using a 1:3 soil to water extraction)
PAHASRDS	MS - CL - PAH (As Received)	As received	Passing 10mm test sieve	Determination of Polyaromatic hydrocarbons in soil via GC-MS
ASSO4S	MS - CL - Acid Soluble Sulphate	Oven Dried	Passing 2mm test sieve	Determination of total sulphate in soils by acid extraction followed by ICP analysis
TOCS	MS - CL - TOC Eltra	Air Dried	Passing 10mm test sieve	Determination of Total Organic Carbon in soils
GCXGCS	MS - CL - TPH & EPH by GCXGC	As received	Passing 10mm test sieve	Determination of TPH and EPH in soils via GCxGC-FID
CWGS	Calculation from VPH-S and EPH-S	As received	Passing 10mm test sieve	Determination of TPH CWG (Volatile Petroleum Hydrocarbons and Extractable Petroleum Hydrocarbons) in soils via Headspace-GC-MS and GC-GC-FID respectively
VPHS	MS - CL - VPH	As received	Passing 10mm test sieve	Determination of VPH in soils via Headspace-GC-MS
ASB	MS - AS - Asbestos	-	-	Fibre identification is in accordance with in house documented methods which are based on the procedure documented in the HSE Document HSG 248 "Asbestos: The analysts guide for sampling, analysis and clearance procedures"
SAMPLEPREP	MS - CL - Sample Preparation	-	-	Preparation of samples (including determination of moisture content) to allow for subsequent analysis



P25/00167/ERD - 25-60890

Project Reference - The Hollows, Earl Shilton EAL.433.24

HWOL TPH Acronym Index

7 - 11 Harding Street
Leicester
LE1 4DH

Acronym	Description
HS	Headspace Analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics and Aromatics
AL	Aliphatics Only
AR	Aromatics Only
2D	GC-GC - Double Coil Gas Chromatography
#1	EH_Total but with humics mathmatically subtracted
#2	EH_Total but with fatty acids mathmatically subtracted
_	Operator - underscore to separate acronyms (except for +)
+	Operator to indicate cumlative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry



LABORATORY REPORT



Contract Number: PSL25/2295

Report Date: 03 April 2025
Client's Reference: EAL.433.24
Client Name: Erda Associates Ltd
102 Scalpcliffe Road
Burton Upon Trent
DE15 9AB

For the attention of: Dan Wade

Contract Title: The Hollows, Earl Shilton

Date Received: 26/03/2025
Date Commenced: 26/03/2025
Date Completed: 03/04/2025

Notes: Opinions and Interpretations are outside the UKAS Accreditation

A copy of the Laboratory Schedule of accredited tests as issued by UKAS is attached to this report. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced other than in full, without the prior written approval of the laboratory.

Checked and Approved Signatories:

A Watkins
(Managing Director)

R Berriman
(Associate Director)

S Royle
(Laboratory Manager)

L Knight
(Assistant Laboratory Manager)


D Nicholson
(Senior Technician)

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Page 1 of

SUMMARY OF LABORATORY SOIL DESCRIPTIONS

[illegible]

4043



The Hollows, Early Shilton

Contract No:

PSL25/2295

Client Ref:

EAL.433.24

SUMMARY OF SOIL CLASSIFICATION TESTS

BS 1377 - Part 2 : 2022 in accordance with BS EN ISO 17892 (as below)

[illegible]

Water Content - BS 1377 - Part 2 : 2022 : Clause 4 in accordance with BS EN ISO 17892 - 1 : 2014 + A1 : 2022

Linear Shrinkage - BS 1377 - Part 2 : 2022 : Clause 7

Particle Density (Gas Jar method) - BS 1377 - Part 2 : 2022 : Clause 9

Liquid, Plastic Limit & Plasticity Index - BS 1377 - Part 2 : 2022 : Clause 5 & 6 in accordance with BS EN ISO 17892 - 12 : 2018 + A2 : 2022

SYMBOLS : NP = Non Plastic



The Hollows, Early Shilton

Contract No:

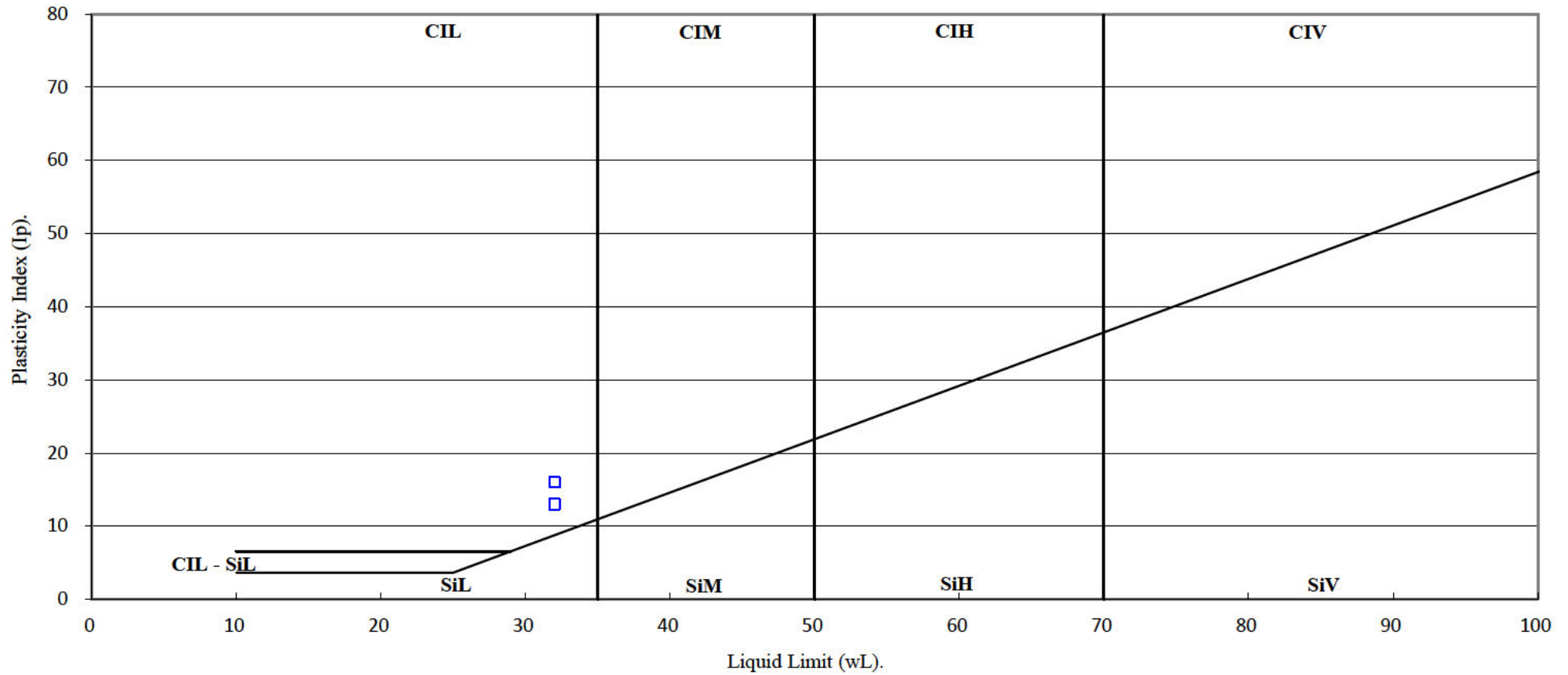
PSL25/2295

Client Ref:

EAL.433.24

PLASTICITY CHART

BS EN ISO 14688-2:2017 Clause 4.4



The Hollows, Early Shilton

Contract No:

PSL25/2295

Client Ref:

EAL.433.24

Appendix F



Tier 1 Assessment Criteria

	Residential With Produce (mg/kg) -			
Determinand	1% SOM			Source
Arsenic	37.00			LQM S4UL
Boron	290.00			LQM S4UL
Cadmium	22.00			C4SL
Chromium III	910.00			LQM S4UL
Chromium VI	6.00			LQM S4UL
Lead	200.00			C4SL
Mercury, elemental	1.20			LQM S4UL
Mercury, inorganic	40.00			LQM S4UL
Mercury, methyl	11.00			LQM S4UL
Selenium	250.00			LQM S4UL
Nickel	180.00			LQM S4UL
Copper	2400.00			LQM S4UL
Vanadium	410.00			LQM S4UL
Zinc	3700.00			LQM S4UL
Total Cyanide	34.00			In House*
Polycyclic Aromatic Hydrocarbons				
	SOM 1%	SOM 2.5%	SOM 6%	
Benzo(a)pyrene	2.20	2.70	3.00	LQM S4UL
Dibenz(ah)anthracene	0.24	0.28	0.30	LQM S4UL
Acenaphthene	210.00	510.00	1100.00	LQM S4UL
Acenaphthylene	170.00	420.00	920.00	LQM S4UL
Anthracene	2400.00	5400.00	11000.00	LQM S4UL
Benzo(a)anthracene	7.20	11.00	13.00	LQM S4UL
Benzo(b)fluoranthene	2.60	3.30	3.70	LQM S4UL
Benzo(ghi)perylene	320.00	340.00	350.00	LQM S4UL
Benzo(k)fluoranthene	77.00	93.00	100.00	LQM S4UL
Chrysene	15.00	22.00	27.00	LQM S4UL
Fluoranthene	280.00	560.00	890.00	LQM S4UL
Fluorene	170.00	400.00	860.00	LQM S4UL
Indeno(123cd)pyrene	27.00	36.00	41.00	LQM S4UL
Phenanthrene	95.00	220.00	440.00	LQM S4UL
Pyrene	620.00	1200.00	2000.00	LQM S4UL
Naphthalene	2.30	5.60	13.00	LQM S4UL

Note:

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* Values calculated using CLEA v1.071

Tier 1 Assessment Criteria

Determinand	Residential With Produce			Source
	1% SOM	2.5% SOM	6% SOM	
Benzene	0.087	0.17	0.37	LQM S4UL
Ethylbenzene	47.00	110.00	260.00	LQM S4UL
Phenol	280.00	550.00	1100.00	LQM S4UL
Toulene	130.00	290.00	660.00	LQM S4UL
Xylene, o-	60.00	140.00	330.00	LQM S4UL
Xylene, m-	59.00	140.00	320.00	LQM S4UL
Xylene, p-	56.00	130.00	310.00	LQM S4UL
Aliphatic C5-C6	42	78	160	LQM S4UL
Aliphatic C6-C8	100	230	530	LQM S4UL
Aliphatic C8-C10	27	65	150	LQM S4UL
Aliphatic C10-C12	130 (48) ^{vap}	330 (118) ^{vap}	760 (283) ^{vap}	LQM S4UL
Aliphatic C12-C16	1100 (24) ^{sol}	2400 (59) ^{sol}	4300 (142) ^{sol}	LQM S4UL
Aliphatic C16-C35	65000 (8.48) ^{sol}	92000 (21) ^{sol}	110000	LQM S4UL
Aliphatic C35-C44	65000 (8.48) ^{sol}	92000 (21) ^{sol}	110000	LQM S4UL
Aromatic C5-C7	70	140	300	LQM S4UL
Aromatic C7-C8	130	290	660	LQM S4UL
Aromatic C8-C10	34	83	190	LQM S4UL
Aromatic C10-C12	74	180	380	LQM S4UL
Aromatic C12-C16	140	330	660	LQM S4UL
Aromatic C16-C21	260	540	930	LQM S4UL
Aromatic C21-C35	1100	1500	1700	LQM S4UL
Aromatic C35-C44	1100	1500	1700	LQM S4UL
Combined Aliphatic and Aromatic C44-C70	1600	1800	1900	LQM S4UL

Note:

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^{vap} - S4UL presented exceed the vapour saturation limit, which is presented in brackets.

^{sol} - S4UL presented exceeds the solubility saturation limit, which is presented in brackets.