

Project Reference: Land off Station Road, Market Bosworth

Report Title: Desk Study Report

Client: Richborough Estates

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Approval Status	Name & Position	Signature
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Revision Status	Date	Summary of Revisions	Revised By
Original	10.06.20	n/a	
A	12.11.24	Ammendment of development framework plan.	NB

EXECUTIVE SUMMARY

Instruction	In June 2020, PJS Geotechnical Engineers Limited were instructed by Richborough Estates to undertake a Desk Study Report for a proposed residential development at Land off Station Road, Market Bosworth.
Geotechnical Considerations	Intrusive works shall be required in order to identify ground conditions and provide foundation recommendations for the site. The site history would suggest that undisturbed ground conditions should be present across the majority of the site. The recorded geology would suggest that traditional shallow foundations techniques, such as strip or trenchfill foundations may be appropriate, subject to the loading of the proposed structures and verification of the ground conditions by intrusive investigation. Notwithstanding, a ground working is recorded within the eastern portion of the site. This feature should be targeted during site investigations however given the size and location of this feature the potential impact on the site is considered negligible. Furthermore, geological records indicate that the superficial deposits (Bosworth Clay Member) which are present in the western portion of the site have a moderate risk rating with regards to compressibility. Targeted assessment should be undertaken during site investigations, if any highly compressible soils are identified this may impact proposed foundations and present a potential abnormal build cost.
Mining Issues	The Coal Authorities Gazetteer for England and Wales indicates that the site is not in an area, which may be affected by coal mining activities.
Qualitative Contamination Risk Assessment	The risk of the site being considered contaminated with regard to human health is very low. A number of minor features which have the potential to act as a source of contamination are identified within the Site Conceptual Model. These features should be targeted during site investigations. The risk of the site being considered contaminated with regard to Controlled Waters is considered very low. Site investigations are recommended to confirm the potential risk to the identified receptors are at an acceptable level, and no remedial action is required.
Ground Gassing	Based on the desk study information obtained to date, the risk of ground gassing impacting the site would be considered very low. Nevertheless, a number of potential sources have been identified, and gas monitoring will be necessary in order to quantify the gassing regime of the site and assess the requirement for gas protection measures for the proposed development.
Radon	The site is not within a radon affected area as less than 1% of properties are above the action level. No radon protection measures are required.
UXO	A preliminary UXO report has been obtained as part of this study which indicates a low risk level. No further assessment is considered necessary.



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1.0 INTRODUCTION

1.1 BACKGROUND AND OBJECTIVES

In June 2020, PJS Geotechnical Engineers Limited (PJSG) were instructed by Richborough Estates (the Client) to undertake a Desk Study Report for a proposed residential development at Land off Station Road, Market Bosworth (the site).

The objectives of this assessment were to identify any geo-environmental issues that may potentially give rise to abnormal development costs.

1.2 PREVIOUS GROUND REPORTS

The table below provides the details of the previous ground related documents which have been made available to PJSG for review as part of this assessment:

Reference	Date
-	-

1.3 LIMITATIONS AND CONFIDENTIALITY

All comments and proposals contained in this report, including any conclusions, are based on information available to PJSG at the time of assessment. The conclusions drawn by PJSG could therefore differ if the information is found to be inaccurate or misleading. PJSG accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme.

PJSG has undertaken the work in accordance with our understanding of current best practice at the time of undertaking the report. Except as otherwise requested by the client, PJSG is not obliged to and disclaims any obligation to update the report for events taking place after: -

- The date on which this assessment was undertaken, and
- The date on which the final report is delivered.

PJSG makes no representation whatsoever concerning the legal significance of its findings or the legal matters referred to in the following report.

This report has been prepared for the sole use of the Client. No other third parties may rely upon or reproduce the contents of this report without the written permission of PJSG. If any unauthorised third party comes into possession of this report, they rely on it at their own risk and the authors do not owe them any Duty of Care or Skill.

2.0 SITE INFORMATION

2.1 INFORMATION SOURCES

A site walkover was undertaken by PJSG on 04 June 2020. Reference has also been made to satellite imagery available online.

2.2 SITE LOCATION & DESCRIPTION

A Site Location Plan (PJSG20-21-D01) is provided within the Drawings Section of this Report.

Location	Land off Station Road, Market Bosworth.
National Grid Reference	439605E, 303226N.
Approximate site Area	4.2 Ha.
Current Land Use	Agricultural grazing land. Cattle were present on site at the time of the walkover.
Notable site Features	The site is divided centrally by an access track on a north to south trend, leading to a golf course to the north. A significant number of mature trees and hedgerows are present around the site boundaries, and sporadically throughout the site. It should be noted that direct access to the site was not possible during the site walkover, and all features are based on observations made from Station Road.
Topography	General fall from east to west, with some localised undulations.
Underground Structures & Services	Overhead cables are present on Station Road, which appear to cease at the top of the access road off Station Road.
Retaining Structures	None recorded.
Potential Sources of Ground Contamination	None recorded.
Site Boundaries	The site is bounded by mature trees and hedgerows in all directions.
Adjacent Land Use	North – Golf Course East – Woodland / Residential South – Residential / Light Commercial West – Residential
Invasive Plant Species	Assessment of invasive plant species is beyond the scope of this report.

2.3 PROPOSED SITE

It is understood that residential development is proposed for the site with private gardens and public landscaped areas. A development framework plan is provided within the Drawings Section of this report.

2.4 UNEXPLODED ORDNANCE

Regional Unexploded Bomb Risk maps obtained from Zetica indicates that the site has a low risk in regard to UXO.

Given that the historical maps do not show any obvious signs of wartime activity within the site locality, the risk of encountering UXO is therefore considered low. No further risk assessment is considered necessary.

3.0 SITE HISTORY

3.1 INFORMATION SOURCES

Historical Ordnance Survey Maps presented in the GroundSure MapInsight Report (2020) have been reviewed in order to obtain information on the historical use and development of the site. The GroundSure MapInsight report is presented in Appendix A. A summary of the historical mapping relating to the site is presented below.

3.2 REVIEW OF SITE HISTORY

Period	Key Features On-site	Key Features Off-site
Pre 1900	The site was shown to comprise a number of agricultural fields separated by field boundaries. A pond is present in the western portion of the site. A possible small-scale ground working is shown in the eastern portion of the site. Two small unidentified features (possible small buildings) are shown in the northeast and western portion of the site respectively.	Generally agricultural land use with residential settlement to the east. A Gas Works is present approximately 150m west of the site. Market Bosworth Train Station is present some 150m southwest of the site. The trainline runs north-south approximately 150m west of the site. A brickworks is present some 200m southwest of the site. A Canal is present approximately 250m west of the site.
1900 - 1950	No significant change.	No significant change.
1950 - 2000	The small unidentified feature in the western portion of the site is no longer shown. An electric substation is shown in the southwest portion of the site. An unidentified feature (possible small building) is shown in the northeast portion of the site from 1969 to 1985 when it was no longer present.	The Gas Works and Brickworks are no longer recorded. By 1990 the former Gas Works is listed as a Timber Treatment Factory and the Brickworks appears to be in residential land use. Minor commercial development to the west and southwest of the site. Significant residential development to the south and east of the site.
Post 2000	A track is present transecting the site from Station Road from south-north to provide access to the Golf Course (unlisted) to the north of the site.	The former Gas Works / Timber Factory is now in residential land use. A number of lake-like features have been formed to the north of the site. Although not listed on the mapping this is likely to be associated with the Golf Course which is present in this area.

3.3 SUMMARY OF SITE HISTORY

The land use of the site has generally remained agricultural since the start of historical records to the present day, with no significant potentially contaminative features noted.

A small-scale ground working was indicated on early records in the eastern portion of the site. No evidence of this feature was noted during the site walkover.



A pond was shown to be present in the western portion of the site from the start of historical records until the present day. It was not possible to confirm the presence of the pond during the site walkover due to access limitations.

A number of small unidentified features (possible buildings) and an electrical substation were noted at varying dates across the site, located towards the site boundaries at varying locations.

The land surrounding the site has a mixed land use history including agricultural, residential and commercial.

4.0 GEO-ENVIRONMENTAL REVIEW

4.1 INFORMATION SOURCES

Information regarding the geo-environmental status of the site has been obtained via a GroundSure Enviro+GeoInsight Report (2020), a copy of which is included in Appendix B. Only the information considered pertinent to the site has been included in this report.

4.2 HISTORICAL INDUSTRIAL LAND USE

Records of potentially contaminative past land uses within 100m of the site are recorded below:

Distance (m)	Direction	Details	Date
0	On-site	Unspecified Ground Workings	1885
21	S	Unspecified Depot	1990
40	W	Unspecified Works	1966 – 1990
77-141	W	Railway Sidings	1885 – 1966

4.3 HISTORICAL TANKS & ENERGY FEATURES

Records of tank features within 100m of the site are recorded below:

Distance (m)	Direction	Details	Date
0	On-site	Electricity Substation	1969 - 1985

4.4 HISTORICAL PETROL STATIONS, GARAGES & MILITARY LAND

Records of tank features within 100m of the site are recorded below:

Distance (m)	Direction	Details	Date
78	W	Garage	1985

4.5 LANDFILL AND WASTE SITES

Records of landfill and other waste sites within 500m of the site are recorded below:

Distance (m)	Direction	Details
63	S	Licensed Waste Site – ELV Facility (2004)
432	W	Waste Exemptions – Bosworth Marina (2013)
470	W	Licensed Waste Site – Bosworth Marina (2013)

4.6 CURRENT INDUSTRIAL LAND USE

Records of potentially contaminative current land uses within 500m of the site are recorded below:

Distance (m)	Direction	Details
0	On-site	Electricity Substation
31	S	Electricity Substation
48 - 197	Various	Mixed Light Commercial Industry
169	W	Garage
218	W	Licensed Pollutant Release (Timber Manufacture)
219	W	Tank
241 - 487	N, SE	Pollution Incident (2)
261 - 369	W, SW	Licensed Discharge to Controlled Waters (2)
262 - 410	W, SW	List of Dangerous Substances (Metals) (3)
486	S	High Pressure Gas Main

4.7 HYDROGEOLOGY

Hydrogeology records in the vicinity of the site are recorded below:

Description	On-site	Surrounding Area (250m)
Superficial Aquifer	Secondary A (Glaciofluvial Deposits) Secondary Undifferentiated (Bosworth Clay Member)	-
Bedrock Aquifer	Secondary B	-
Groundwater Vulnerability	Low to Medium	
Groundwater Abstraction Licences	None recorded	None recorded
Surface Water Abstraction Licences	None recorded	None recorded
Potable Water Abstraction Licences	None recorded	None recorded
Source Protection Zone	None recorded	None recorded
Surface Water Feature	None recorded	Inland River (80m – North)

Definitions of the Aquifer terms are defined in the EnviroInsight Report.

4.8 FLOODING

Assessment of flooding risk is outside the scope of this assessment.

4.9 DESIGNATED ENVIRONMENTALLY SENSITIVE SITES

Records of Designated Environmentally Sensitive sites within 250m of the site are recorded below:

Distance (m)	Direction	Details
-	-	-

5.0 GEOLOGICAL REVIEW

5.1 INFORMATION SOURCES

Information regarding the geological status of the site has been obtained via a GroundSure Enviro+GeoInsight Report (2020), a copy of which is included in Appendix B. Only the information considered pertinent to the site has been included in this report.

5.2 GEOLOGY

Geological records within the vicinity of the site are recorded below:

Description	On-site	Surrounding Area
Artificial & Made Ground	None recorded	None recorded
Superficial Geology	Bosworth Clay Member (Clay & Silt) are recorded in western portion of the site. Glaciofluvial Deposits (Sand & Gravel) are recorded in the eastern portion of the site.	-
Bedrock	Gunthorpe Member (Mudstone)	-
Landslips	None recorded	None recorded
Linear Features	None recorded	None recorded
Radon	No Radon Protection Measures required	-
Permeability	Made Ground – n/a Superficial – Very High to Very Low Bedrock – Low	

5.3 BOREHOLE RECORDS

Records of boreholes within 100m of the site boundary are recorded below:

Distance (m)	Direction	Generalised Ground Conditions
-	-	-

5.4 NATURAL GROUND SUBSIDENCE

Records of natural ground subsidence risks for the site are recorded below:

Hazard	Hazard Rating	Comments
Shrink-swell Clays	Low to Negligible	-
Running Sand	Very Low to Negligible	-
Compressible Deposits	Moderate to Negligible	Moderate risk rating associated with the Bosworth Clay Member are recorded in western portion of the site. Compressibility and even settlement hazards are probably present.
Collapsible Deposits	Very Low	-
Landslides	Very Low	-
Ground Dissolution of Soluble Rocks	Negligible	-

5.5 MINING, GROUND WORKINGS & NATURAL CAVITIES

Records of Ground Workings & Mining within 250m of the site are recorded below:

Description	On-site	Surrounding Area (250m)
Natural Cavities	None recorded	None recorded
British Pits (BritPits)	None recorded	None recorded
Surface Ground Workings	Unspecified Ground Workings in the eastern tip of the site.	Pond - 106m (south) Brick Yard - 182m (west) Canal - 240m (west)
Underground Workings	None recorded	None recorded
Historical Mineral Planning Areas	None recorded	None recorded
Non-Coal Mining	None recorded	None recorded
Mining Cavities	None recorded	None recorded
Johnson Poole and Bloomer Mining Areas	None recorded	None recorded
Coal Mining	None recorded	None recorded
Brine Areas	None recorded	None recorded
Gypsum Areas	None recorded	None recorded
Tin Mining	None recorded	None recorded

Clay Mining	None recorded	None recorded
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Definitions of the 'Potential Risk' terms are defined in the Enviro+GeoInsight Report.

5.6 RAILWAYS AND TUNNELS

Records of railways and tunnels within 250m of the site boundary are recorded below:

Distance (m)	Direction	Details	Date
77 - 224	West	Railway Sidings	1885 - 1969
140 - 204	West	Battlefield Line Railway	-

6.0 PRELIMINARY CONCEPTUAL SITE MODEL

The information presented within Section 2.0 to 5.0 of this report has been used to compile a Preliminary Conceptual Site Model.

6.1 POTENTIAL SOURCES OF CONTAMINATION

The following potential sources of contamination are considered relevant at this stage prior to Phase 2 Site Investigation Works:

Potential Sources	Site Specific Comment
Contaminated Soils (On – site)	No significant potentially contaminative uses have been identified on the site by the walkover or desk-based assessment. Notwithstanding, records have identified that an unspecified ground working was present in the eastern portion of the site. Any localised made ground deposits associated with the ground working may have the potential to act as a source of contamination. Based on the scale of this feature and location (outside of the proposed developable area) is risk of this feature impacting the site is considered very low. Historical records have indicated that a number of small structures were present across the site. No evidence of these features were noted during the PJSG site walkover, however the ground may have been disturbed locally in this area. The risk of these features impacting the site is considered very low. A pond and electrical substation were noted on site records in the western portion of the site. It was not possible to confirm the presence of these features during the site walkover. The risk of these features impacting the site is considered very low at this stage. The site is generally considered to be at a low risk of soil contamination, however for confirmatory purposes it would be prudent to undertake chemical testing across the site for commonly occurring contaminants. Site investigation works should be targeted towards the potential soil contamination sources identified above.
Contaminated Soils (Off – site)	No tangible potentially contaminative uses have been identified surrounding the site by the walkover or desk-based assessment. A number of past and present commercial activities are listed within the local vicinity of the site, however the risk of these activities impacting the site is negligible.
Ground Gas	No significant potential sources of ground gas have been identified on the site or in the surrounding area. However, any made ground associated with the infilled ground working in the eastern portion of the site may have the potential to act a source of ground gas. With reference to CIRIA C665 ‘Assessing risks posed by hazardous ground gasses to buildings’ it is considered that the generation potential of the source/s is Very Low. Based on the proposed development the sensitivity of development is considered High (Residential). A minimum of 6 gas monitoring visits is recommended over a 3-month period to establish the gassing regime of the site. Monitoring locations should be targeted towards the potential ground gas sources identified above.

6.2 POTENTIAL RECEPTORS

The following receptors are considered relevant based on the proposed end-use:

Receptor		Present	Comment
Human Health	Future Site Occupants (End User)	Y	A female child (aged 1-6) will be regarded as the critical receptor.
	Adjacent Site Users	Y	-
	Construction Workers	Y	A female adult will be regarded as the critical receptor.
Controlled Waters	Aquifers(s)	Y	Secondary Aquifer
	Potable Water Supplies	N	None recorded
	Surface Water Features	Y	Inland River (off-site – 80m North)
Other	Underground Structures	Y	-
	Flora and fauna	Y	-

6.3 POTENTIAL PATHWAYS

The following pathways are considered relevant based on the identified receptors:

Human Health	Dermal contact. Direct ingestion of soil. Inhalation and ingestion of soil dust. Inhalation of gases. Ingestion of contaminated water via plastic pipes. Consumption of home grown produce.
Controlled Waters	Downward infiltration through soils and bedrock. Newly created preferential pathways associated with the redevelopment of the site e.g. deep boreholes/piles/sewers.
Other	Root uptake. Chemical attack of infrastructure.

6.4 POTENTIAL POLLUTANT LINKAGES

Based on the information above, the following potential pollutant linkages are considered applicable to the site. The risk classification has been qualitatively derived in accordance with CLR 11 Model Procedures for the Management of Land Contamination.

Receptor	Pathway	Source	Probability	Consequence	Risk	Action
Future Site Occupants (End User)	Ingestion of soil, dermal contact, inhalation of dust, ingestion of home grown produce, ingestion via plastic pipes into drinking water	Contaminated Soils	Low likelihood	Medium	Moderate / Low	Site Investigation works to determine if source is present
	Migration of asphyxiant and explosive gasses	Ground Gases	Low likelihood	Severe	Moderate	Gas Monitoring to determine if source is present
Adjacent Site Users	Inhalation of soil dust	Contaminated Soils	Low likelihood	Medium	Moderate / Low	Site Investigation works to determine if source is present
Construction Workers	Ingestion of soil, Dermal contact; Inhalation of dust.	Contaminated Soils	Low likelihood	Medium	Moderate / Low	Site Investigation works to determine if source is present
	Migration of asphyxiant and explosive gasses	Ground Gases	Low likelihood	Severe	Moderate	Gas Monitoring to determine if source is present
Aquifer(s)	Leaching to groundwater	Contaminated Soils	Unlikely	Mild	Very Low	Site Investigation works to determine if source is present
Underground Structures	Leaching of sulphate and corrosive contaminants	Contaminated Soils	Low likelihood	Mild	Low	Site Investigation works to determine if source is present
Flora & Fauna	Uptake of available phytotoxic contaminants	Contaminated Soils	Low likelihood	Mild	Low	Site Investigation works to determine if source is present

7.0 CONCLUSIONS

7.1 GEOTECHNICAL CONSIDERATIONS

Intrusive works shall be required in order to identify ground conditions and provide foundation recommendations for the site. The site history would suggest that undisturbed ground conditions should be present across the majority of the site.

Generally, the recorded geology would suggest that traditional shallow foundations techniques, such as strip or trenchfill foundations may be appropriate, subject to the loading of the proposed structures and verification of the ground conditions by intrusive investigation.

Notwithstanding, a ground working is recorded within the eastern portion of the site. This feature should be targeted during site investigations however given the size and location of this feature the potential impact on the site is considered negligible.

Furthermore, geological records indicate that the superficial deposits (Bosworth Clay Member) which are present in the western portion of the site have a moderate risk rating with regards to compressibility. Targeted assessment should be undertaken during site investigations, and if any highly compressible soils are identified this may impact proposed foundations and present a potential abnormal build cost.

Geotechnical testing should be undertaken to determine the volume change potential of all cohesive strata across the site to assist in foundation design.

A tree survey shall be required which extends beyond the site boundaries for use in foundation design.

7.2 MINING ISSUES

The Coal Authorities Gazetteer for England and Wales indicates that the site is not in an area, which may be affected by coal mining activities.

7.3 QUALITATIVE CONTAMINATION RISK ASSESSMENT

The risk of the site being considered contaminated with regard to human health is very low. The sensitivity of the proposed use with regard to contamination is considered high based on the proposed residential end use.

A number of features which have the potential to act as a source of contamination are identified within the Site Conceptual Model. These features should be targeted during site investigations.

The risk of the site being considered contaminated with regard to Controlled Waters is considered very low. The site is classified as Secondary Aquifer associated with the underlying geology.

Site investigations are recommended to confirm the potential risk to the identified receptors are at an acceptable level, and no remedial action is required.

7.4 GROUND GASSING

Based on the desk study information obtained to date, the risk of ground gassing impacting the site would be considered very low.

Nevertheless, a number of potential sources have been identified, and gas monitoring will be necessary in order to quantify the gassing regime of the site and assess the requirement for gas protection measures for the proposed development.

With reference to CIRIA C665, it is considered that the generation potential of the source/s is very low. Based on the proposed development the sensitivity of development is considered high.

A minimum of 6 gas monitoring visits is recommended over a 3-month period to establish the gassing regime of the site. Monitoring locations should be targeted towards the potential ground gas sources identified, and to provide a general coverage of the site.

7.5 RADON

The site is not within a radon affected area as less than 1% of properties are above the action level. No radon protection measures are required.

7.6 UXO

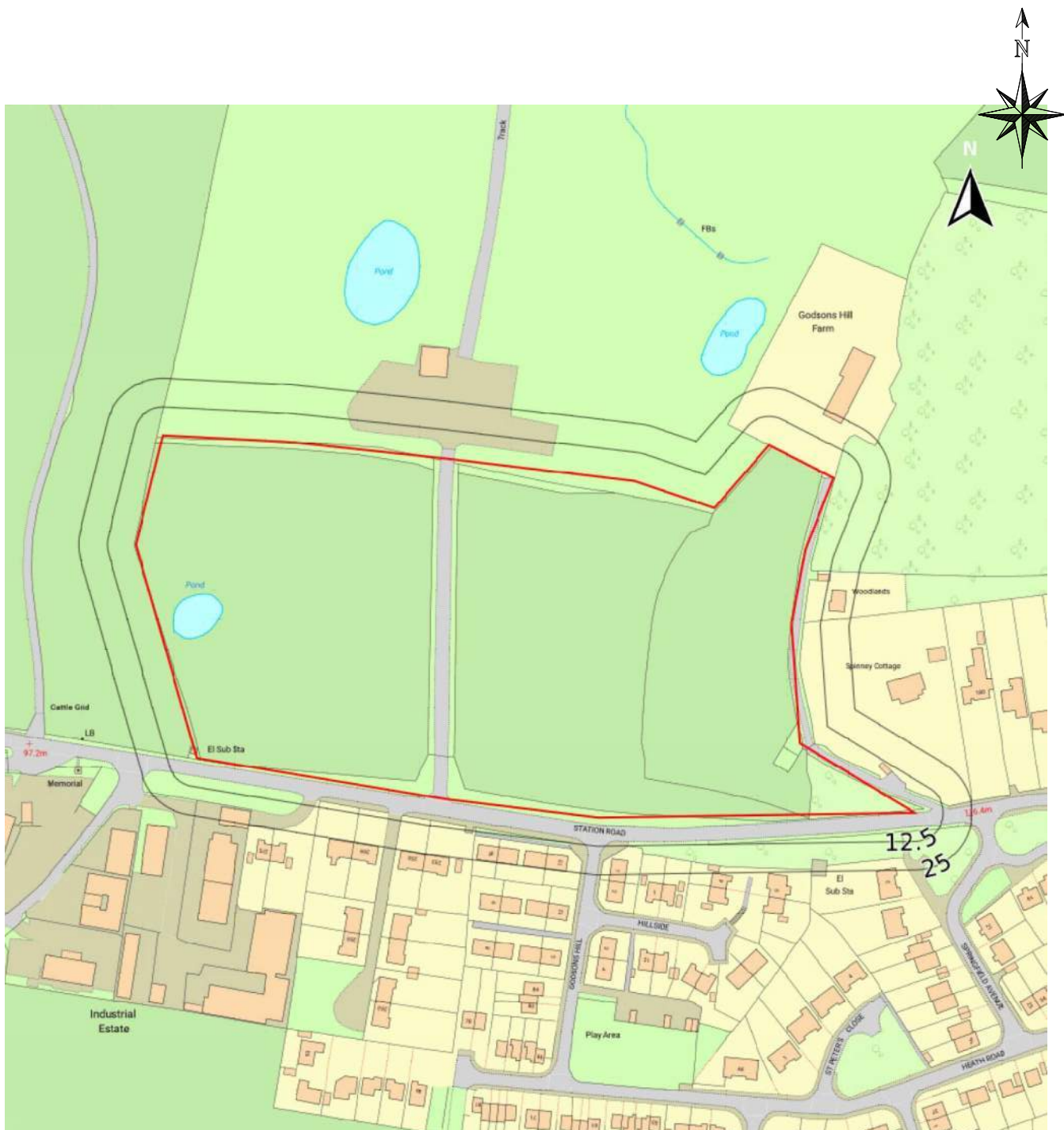
A preliminary UXO report has been obtained as part of this study which indicates a low risk level. No further assessment is considered necessary.

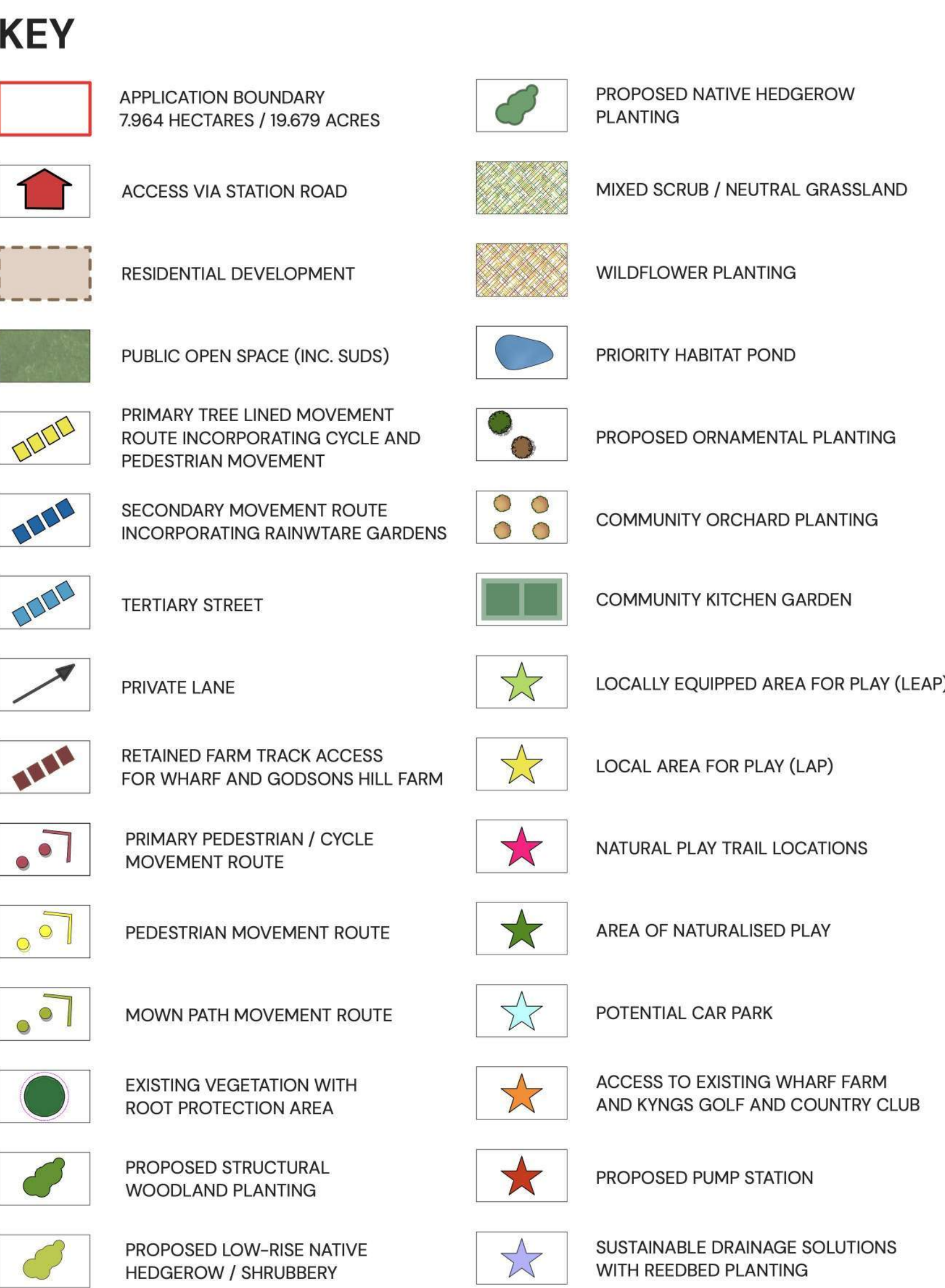


DRAWINGS

PJSG20-21-D01 – SITE LOCATION PLAN

P24-1644_DE_003_01I DEVELOPMENT FRAMEWORK PLAN





1. PRIMARY ACCESS POINT VIA STATION ROAD;
2. PROPOSED PRIMARY KEY MOVEMENT ROUTE PROVIDING CYCLE AND PEDESTRIAN MOVEMENT THROUGHOUT THE DEVELOPMENT;
3. SECONDARY MOVEMENT ROUTES CREATING CONNECTED STREETS;
4. TERTIARY STREETS SERVING SMALL CLUSTERS OF DEVELOPMENT;
5. MAXIMISE OUTWARD FACING DEVELOPMENT FOR NATURAL SURVEILLANCE;
6. FULLY CIRCULATORY CYCLE / PEDESTRIAN ROUTES PROVIDING ACCESS TO ALL AREAS OF PUBLIC OPEN SPACE;
7. MAXIMUM RETENTION OF EXISTING VEGETATION;
8. PROPOSED TREE AND HEDGEROW PLANTING TO STRENGTHEN EXISTING VEGETATION;
9. AREA OF BIO-DIVERSITY ENHANCEMENTS INCORPORATING NATIVE HEDGEROW PLANTING, PRIORITY HABITAT PONDS, TREE PLANTING AND WILDFLOWER/NEUTRAL GRASSLAND PLANTING WITH LIMITED PUBLIC ACCESS;
10. RELOCATION OF PRIORITY HABITAT PONDS FOR THE GREAT CRESTED NEWT POPULATION;
11. KITCHEN GARDEN AND ORCHARD COMMUNITY SPACES;
12. AREAS OF EQUIPPED PLAY AND RECREATION FOR ALL AGES AT BOSWORTH COMMON, ASH GREEN AND BIRCH GREEN;
13. VIEWING CORRIDORS WITH LONG DISTANCE VIEWS TO WIDER COUNTRYSIDE; AND
14. VILLAGE GREEN PROVIDING SPACE TO MEET AND RELAX.

- Rev I: Amendment to play area (08/03/24 MC)
- Rev II: Updates to landscaping. Added fence track to Godsons Hill Farm (09/30/24 EA)
- Rev Q: Updates to existing and proposed planting (04/30/24 MC)
- Rev R: Updated design principles. Updated northern block. General P05 and developable area updates. (02/30/24)
- Rev S: Updated redlines, changes to P05 and Developable area. (01/30/24 EA)
- Rev D: Updated to reflect BNG recommendations
- Rev C: Updates to layout following client and consultants comments. (09/08/2024 MC)
- Rev B: Road alignments updated to run along existing track. (07/08/2024 PL)
- Rev A: Drainage system changes, and block changes to increase developable area (03/08/2024 EA)
- Final Issue: (06/07/2024 MC)