HINCKLEY & BOSWORTH BOROUGH COUNCIL

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HINCKLEY, LEICESTERSHIRE LE10 1BZ
TEL: (01455) 238141 (EXT:)

V.A.T. REGISTRATION No.
115 3665 82

Mr Colin Curson
Curson Bldg Contractors
The Barn
15 Fairhaven Road
Anstey, Leicester LE7 7TF

INVOICE **PB**	06319
INVOICE DATE	2/6/08.

07/01228/FUL.

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Application for approval of details reserved by condition.

Town and Country Planning Act 1990

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Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	COLIN
Last name:	CURSON
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	CURSON BUILDING CONTRACTORS THE BARN 15 FAIRHAVEN ROAD
Address 2:	ANSTEY LEICESTER TEL: 0116 234 0222
Address 3:	
Town:	
County:	
Country:	
Postcode:	LE7 7TF

2. Agent Name and Address

Title:	MR
First name:	COLIN
Last name:	CURSON
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	CURSON BUILDING CONTRACTORS THE BARN
Address 1:	15 FAIRHAVEN ROAD ANSTEY LEICESTER
Address 2:	TEL: 0116 234 0222
Address 3:	
Town:	
County:	
Country:	
Postcode:	LE7 7TF

3. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name:

Address 1: 100 HIGH ST

Address 2: EARL SHILTON

Address 3:

Town:

County: LEICESTERSHIRE

Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:
LAND ADJACENT TO 102 HIGH ST EARL SHILTON

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission) JULY / 07

Details of pre-application advice received?
1st Application refused.
Instructed to turn ridge through 90°

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

ERECTION OF 4 NO APARTMENTS (RESUBMISSION)
102 HIGH ST EARLSHILTON

Reference number: 07/01226/FUL Date of decision: 19 09 07 (Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

1.	↘	6.	↘ 11 ✓
2.	↘	7.	↘ 12 ✓
3.	↘	8.	↘
4.	↘	9.	↘
5.	↘	10.	↘

Has the development already started? ☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY): 7/4/08 (date must be pre-application submission)

Has the development been completed? ☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY): N/A (date must be pre-application submission)

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

SEE ATTACHED

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition? ☐ Yes ☒ No

If Yes, please indicate which part of the condition your application relates to:

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form: ☑

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 30/5/08 (date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
0116	2340922	

Country code:	Mobile number (optional):
	07977927334

Country code:	Fax number (optional):
0116	2340223

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

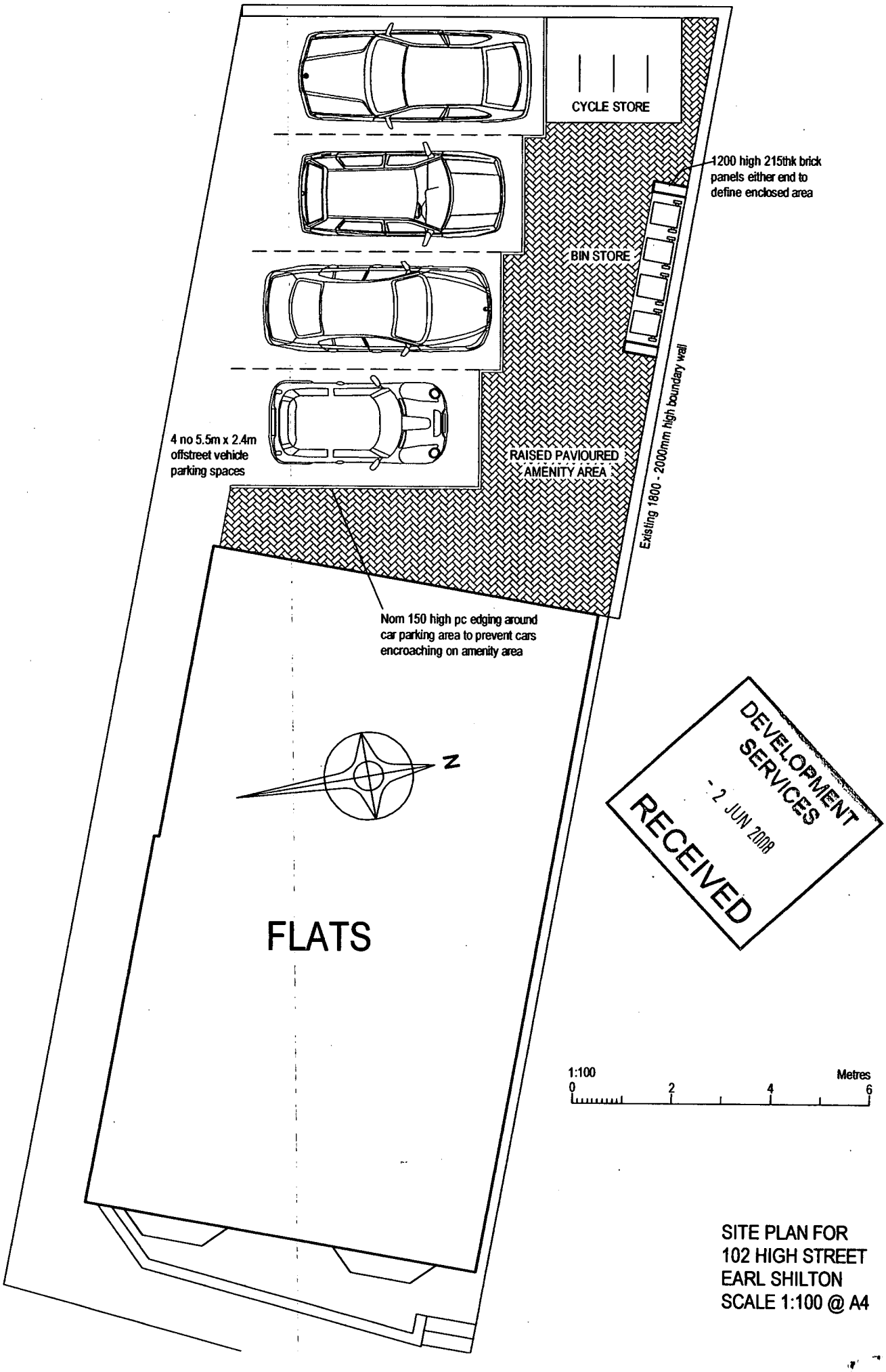
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



SITE PLAN FOR
102 HIGH STREET
EARL SHILTON
SCALE 1:100 @ A4

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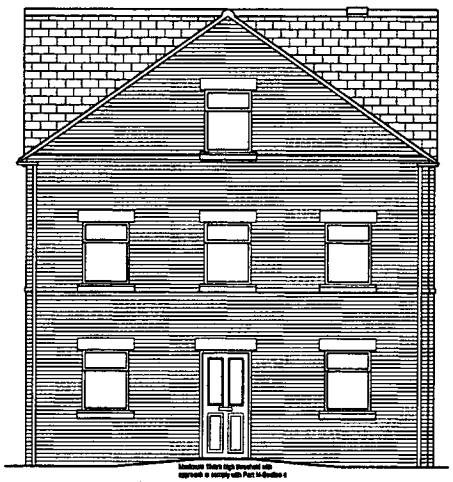
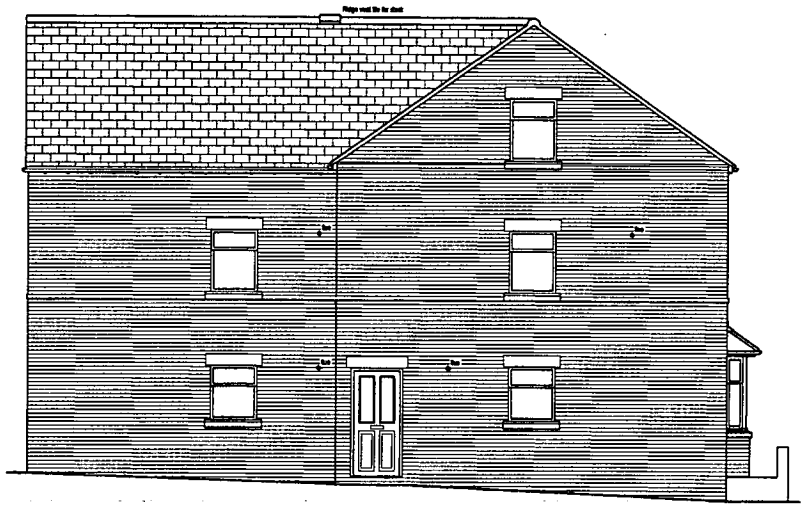
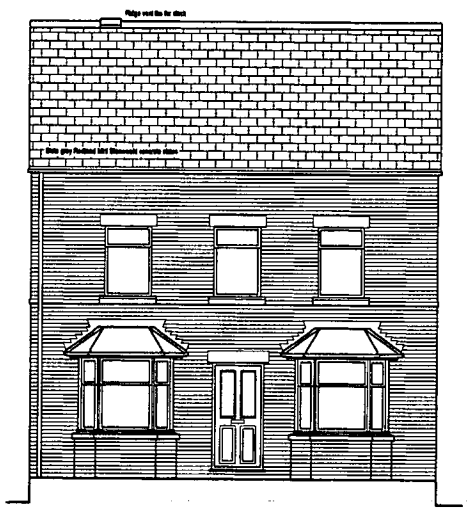


WEST FACING REAR ELEVATION



SOUTH FACING SIDE ELEVATION



EAST FACING FRONT ELEVATION

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No	Revision	Date

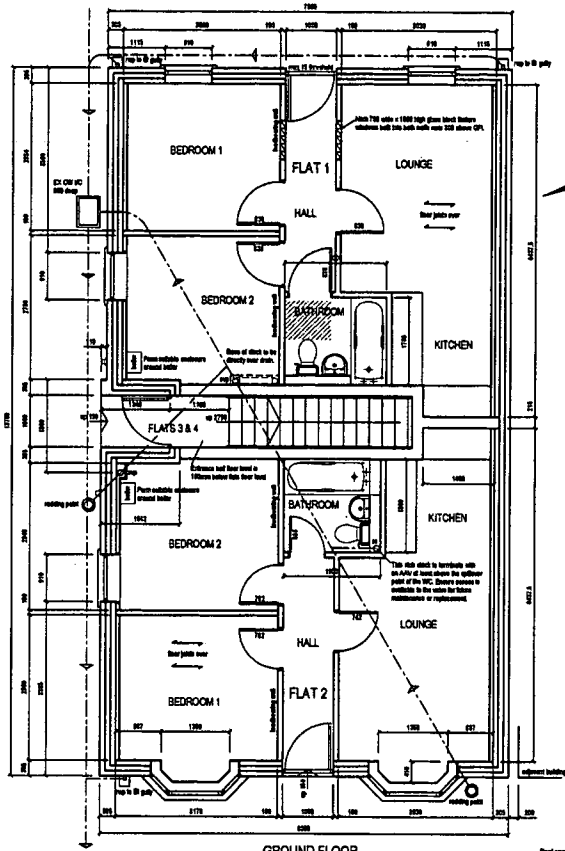
Amatco Design Services
Building Plans Service
23 Highway Road
Thurmaston
Leicester LE4 8FR
Tel: 0116 [illegible]
Fax: 0116 [illegible]
partner LABC

Client
CURSON BUILDING CONTRACTORS
15 FAIRHAVEN ROAD
ANSTEY
LEICESTER

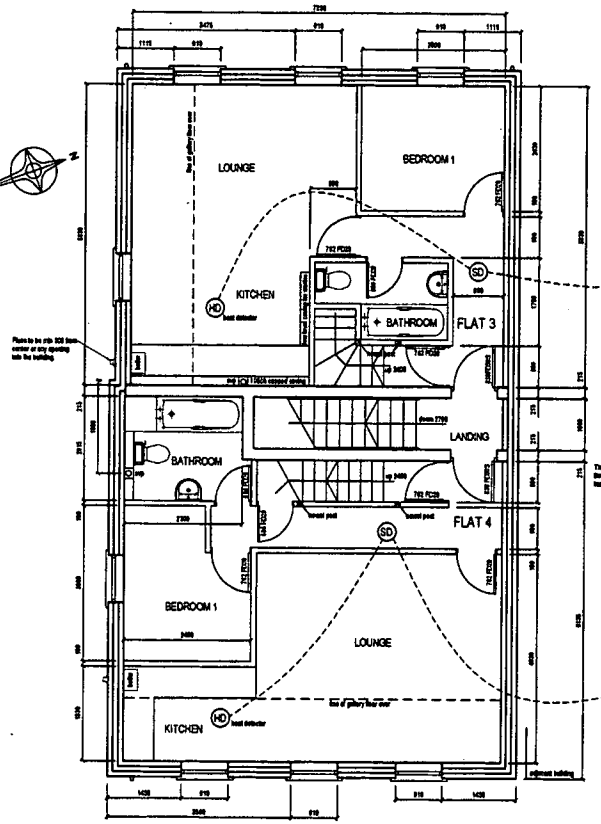
Project
FOUR FLATS AT
102 HIGH STREET
EARL SHILTON

Drawing Title
ELEVATIONS

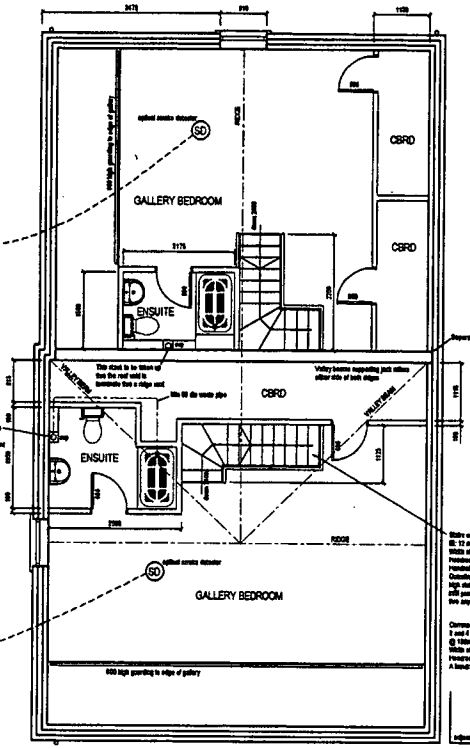
Date 18.05.2008	Scale 1:50 @ A1
Drawn A Maitland	Drawing No. A1/2001



GROUND FLOOR



FIRST FLOOR



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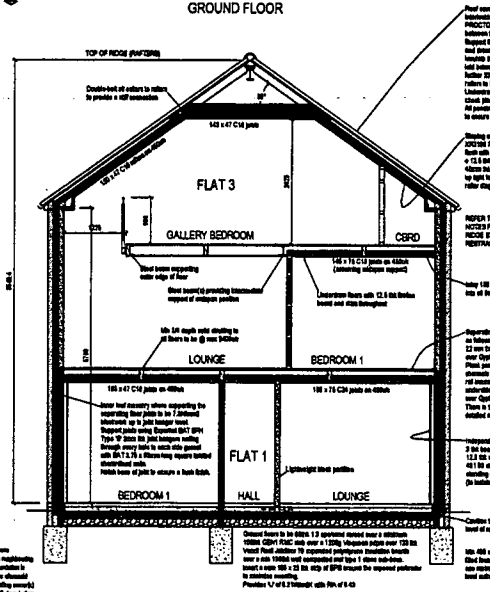
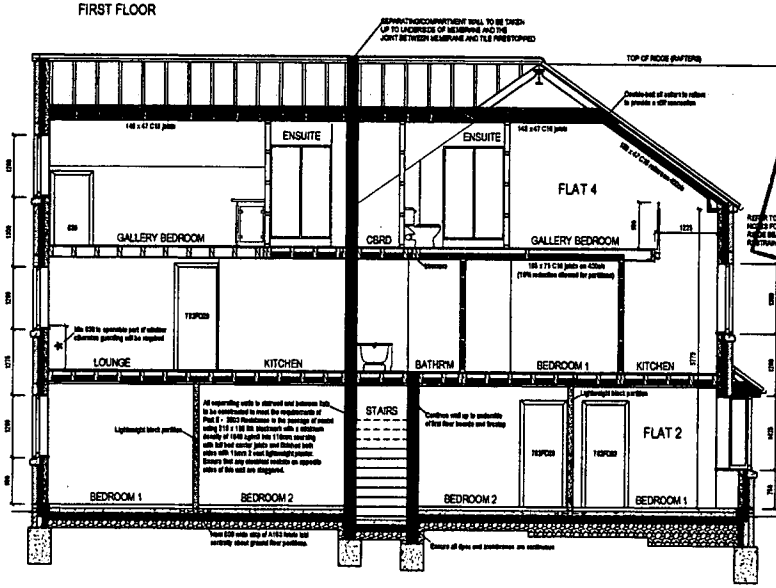


SECTION THRO FLATS 1 AND 3



SECTION THRO FLATS 1 AND 3

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ALL WORK to comply with common Building Regulations and Statutory Authority Regulations.
Work carried out on any utility is to be in accordance with the Contracting Authority Regulations.
All materials and workmanship are to be in accordance with current British Standards and Codes of Practice.

EXTERNAL CAVITY WALLS
To be 102 bk bedmortar ref n a 4nd side dpc to BS 743 over n min 2 course bkw or 65mm 'H' way bond cpbkwork/mortar with Weber or Ancorad sandy bedn width 2.0 and 1.2Wmm. 1.6mmdpc/Alkor Duo damp Membrane (DMDpc/m 'L' lower leaf of a 4 bk cavity dpc, with a 175mm bk 2 coat lightweight plaster finish to give a minimum 'U' of 0.30W/m2.K.
Cross of brickwork with insulated sandy mortar mix.
Brickwork to comply with BS 5628 Part 3: 2001.
Min 5.10 metre above dpc and 1.5 bonds.
Use stainless steel 'Z' connecting ties, to BS 1243, at max 450 x 750mm and max 300mm around openings.
Anchor easy walls to existing using Bayonet WB300L or similar, with starter plates.
Structural roof and floor timbers are to be protected in the walls at min 200mm using 50 x 50bk min galvanised steel straps.
Use insulated Cavity, or similar Solids installed in accordance with the manufacturer's recommendations.

GROUND FLOOR INTERNAL LOADBEARING WALLS
To be 100 bk dense (7N/Dsqm, 1 blockwork thickness with 13 thk 2 coat plaster

GROUND FLOOR MASONRY PARTITIONS
To be 100 bk lightweight (2N/Dsqm 1 blockwork, rebed off the sub-floor and finished with 13 thk 2 coat plaster

TIMBER PARTITIONS
To be min. 75 x 38 studs on max 600mm with head and sole plates and noggings at max 600 centred c/c fixed both sides with 12.5 thk Gyproc SoundBloc and skim and voids filled with 75DS mineral fibre wall batts.
Use moisture resistant (MR) boards in internal faces of bathrooms and ensuites.

EXTERNAL GLAZING
To Part N/A 4900 with safety glass e to BS 6206: 1981.
Frames to be uPVC, overlapping the cavity n min 20mm, with 4 16 6 double glazed sealed units of 4bk/ctbk/4 low-E n 0.65 soft coating, to have a max 'U' value of 1.8W/m2.K.
All openings are to be weathertemplated and dowels rusted with a minimum head of weathe.

ROOM VENTILATION
To Part F-2000 and be as follows:
Bedrooms to have purge ventilation openings of bond 5 % of room floor area and a min 6000mm² free air transfer background ventilation.
Kitchens to have purge ventilation openings at bond 5 % of room floor area, a mid 3300mm² free air transfer and background ventilation and mechanical extraction at the rate rate of 30 litres/sec if near the cooker or 60 litres/sec if elsewhere.
Bathrooms and ensuites to have mechanical extraction at the rate rate of 15 litres/sec with 15 minute overrun or lightswitch.
Internal doors are to be undercut a minimum of 7.5mm.
Where any floor finishes is ensure good transfer of air throughout the dwelling (ie: 15mm for standard 762 mm sheet).

BELOW GROUND DRAINAGE
Main drains to be PVC pipes, to BS 4660-1972, with flexible joints, laid to min 1:80 falls, or as indicated, and n min 100bk granular bedding and surround complying with BS 882.
Drains are to be protected where they cross the foundations to meet the requirements of Part H1/2013-Section 2.

RAINWATER DISPOSAL
To Part H3-2013
The plot has insufficient space for soakaways that would be 5 metres from any footpath or adjacent building.
Rainwater is to discharge to the existing combined sewer through trade effluent gullies.

SANITARY PIPEWORK
To Part H1-2013-Section 1 and BS EN 12056:2000.

SMOKE DETECTION
To Part P1-2006
Mains operated with standby power supply, interconnected, optical smoke and heat detectors complying with BS 5446-1:2000 or BS 5446-2:2003 respectively should be located over every indicated to an easily reachable position, n min 300 from any wall or light fitting and n more 7.5 m from bedroom doors.

ENERGY EFFICIENT LIGHTING
To Part L1B-2010-Section 1
Reasonable provision for energy efficient lighting is to be provided to all rooms.

ELECTRICAL SAFETY
To Part P-2006-Section 1
A competent person must be used for the design, installation, inspection and testing of all electrical work in the dwelling including outbuildings, panels or on land where the power supply is from a source located within or attached to the dwelling.
An appropriate BS 7671 Electrical Installation Certificate is required to be issued to the Local Authority prior to occupation.

SMOKE HOODS TO FLATS 2 AND 4
To Part B-Para B
Flats are to comply with BS 476-22:1987.
Provide hoods to entrances of flats 2 and 4 be to FD30S with smoke seal and intumescent strips to both jambs and head and have self closers over doors wide fitted.
Internal doors to flats 2 and 4 to be FD30.

STEELWORK
All beams are to be encased with a layer of 12.5 thk fire-boke board and strips to provide a min 30 minutes protected

SPACE AND WATER HEATING
The systems to be self-contained by a Corgi registered installer, but personally to be standard fully pumped systems with and separated thermostatically controlled to the flats.
Radiators to be low water content convector style with TRVs.
The wall mounted boilers to be Worcester Bosch Greenstar HE Plus wall mounted condensing gas fired boilers (rating to suit) with a minimum SEDBUK rating of 90.3%.

Party Wall Act 1996
Under the terms of the Party Wall Act, where excavations are dug within 3 metres of a neighbouring building and the foundation level of the excavations is deeper, at bottom, the foundation level of the adjacent building, there is a duty to notify the building owner(s) and obtain their written consent at least 30 days before commencement of any excavations.
The Party Wall Act can be viewed at www.communities.gov.uk/publications/planningandbuilding/partywall

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Amatco Design Services
Building Plans Service
23 Highway Road
Thurmaston
Leicester LE4 8FR
LABC

Client
CURSON BUILDING CONTRACTORS
15 FAIRHAVEN ROAD
ANSTEY
LEICESTER

Project
FOUR FLATS AT
102 HIGH STREET
EARL SHILTON

Drawing Title
FLOOR PLANS AND SECTIONS

Date 18.05.2008 | Scale 1:50 @ A1
Drawn A Mathias | Drawing No A1/2008

PHASE I ENVIRONMENTAL ASSESSMENT

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102 HIGH ST, EARL SHILTON

CURSON BUILDING CONTRACTORS



IVY HOUSE ENVIRONMENTAL

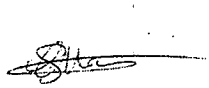
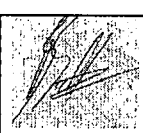
PHASE I ENVIRONMENTAL ASSESSMENT

100 HIGH ST, EARL SHILTON

CURSON BUILDING CONTRACTORS

APRIL 2008

Ivy House Environmental
44 Oakleys Road
Long Eaton
NG10 1FH
T: 07717 155102/07930 399259

	
G S Mann BSc (Hons) MSc *Director*	R P Sutton BSc (Hons) MSc MRICS *Director*

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2.0 **DESK STUDY AND SITE OBSERVATIONS 2**

3.0 CONCEPTUAL MODEL PRIOR TO INTRUSIVE INVESTIGATION 5

4.0 CONCLUSIONS & RECOMMENDATIONS 7

APPENDICES

Appendix A Site Location Plan
Appendix B Site Layout & Development Plan
Appendix C Historical OS Maps
Appendix D Environmental Data Summary

1.0 INTRODUCTION

1.1 PREAMBLE

This Phase 1 Environmental Assessment has been produced for Curson Building Contractors in response to conditions attached to planning application 07/01228/FUL, issued by Hinckley and Bosworth Borough Council. Planning permission has been sought by the client to develop the site with one two and half storey residential block, consisting of four two bedroom apartments with associated infrastructure and car parking areas.

1.2 SITE LOCATION

The site is located at 102 High Street, in Earl Shilton town centre. The National Grid Reference (NGR) for the approximate centre of the site is SP 468 980. The site location is illustrated in Appendix A; the development proposal and site layout are illustrated in Appendix B.

1.3 PROJECT BRIEF

The brief for the Phase 1 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.
- To provide a strategy for a Phase II Environmental and Geotechnical Assessment
- To provide recommendation to mitigate against environmental risks.

1.4 DATA REFERENCES

- Environmental Search Data (Supplied by Groundsure Ltd).
- Historical Ordnance Survey (OS) Mapping (Supplied by Groundsure Ltd).
- British Geological Survey Geological Maps (Sheet 155,Coalville)
- BRE guide BR211 (2007), Radon: Guidance on protective measures for new buildings introduced on 12th November 2007.
- HPA Radon Atlas, October 2007.
- CLR8: Potential Contaminants for the Assessment of Land (EA/DEFRA. March 2002)

2.0 DESK STUDY AND SITE OBSERVATIONS

2.1.1 HISTORICAL REVIEW: SITE DEVELOPMENT

Ordnance Survey maps have been reviewed for the years 1888 - 2007. The historical development of the site and the locality are detailed below; the OS maps are contained in Appendix C.

1888 – The site is illustrated as straddling two fields, bisected by the boundary line, the eastern section of the site is within a field which is bordered to the east by High Street, the western section is within a larger field which extends to the west and north.

A public house is illustrated approximately 50m south of the site; a pump is shown approximately 50m north of the site. The site is located in the centre of Earl Shilton, which extends to the north east and south west along the High Street.

1903 – There are no significant changes to the site. A *Smithy* is shown approximately 50m north of the site; residential development is expanding throughout the locality.

1914 – There are no significant changes to the site. A *Boot Factory* is shown approximately 100m to the north.

1950 – A structure is illustrated on the eastern section of the site.

1962 – The structure on site is shown as a Post Office. A *Smithy* is located on land immediately west of the site. The site of the former Smithy to the north is now occupied by a *Warehouse*, a *Depot* and *The Hollies (assumed residential)*.

1968 – There are no significant changes to the site. Residential development continues to expand throughout the locality.

1979 – No structure is shown on site. The Smithy to the west is also no longer present. A *Smithy* is now shown on land to the north of the site.

1984 – The site is now occupied by number 102 High Street. A *Depot* and a *Works* are illustrated on land to the north of the site. A *Factory* is illustrated approximately 100m east of the site.

2002 – There is no change to the site illustrated.

2007 – No structure is illustrated on site.

2.1.2 SUMMARY

The site was originally agricultural land located close to the centre of the town of Earl Shilton. Due to the site's location, no heavy industry has been located on or close to the site, although Smithy is identified adjacent to the site on the 1962 map. The site has, in the main, been surrounded by residential and commercial development and has itself been developed with a number of structures, including a post office. The 2007 map illustrates that the building on site has recently been demolished. The Client has stated that the site was formerly a shoe shop constructed from wood and had recently burnt down. The Site is clear from structures and is raised by approximately 0.5m from the pavement along High Street.

2.2 DEVELOPMENT PROPOSAL

The site is to be developed with one two and a half storey apartment block, containing four two bedroom apartments. The development proposal illustrates that the rear of the site is to be laid with hardstanding for car and cycle parking, a bin store and amenity space.

2.3 SITE DESCRIPTION

The Site is generally rectangular in shape and is located at the junction of High Street and Marys Street. The site is raised by approximately 0.5m from the pavement along High Street. The Site is presently soft surfaced and comprises loose hardcore. Residential housing is located to the north, east and west of the Site.

2.4 ANTICIPATED GEOLOGY

The BGS geological map for this area (Sheet 155 Coalville) illustrates superficial strata of the Wolston Sand and Gravel, underlain by solid strata of the Mercia Mudstone Formation.

2.5 HYDROGEOLOGY and HYDROLOGY

2.5.1 Hydrogeology

The Wolston Sand and Gravel is classified by the Environment Agency as a Minor Aquifer of high leaching potential, important for local supplies and supplying base flow to rivers.

There are no licensed groundwater abstractions within 250m of the site; the site is not located within a groundwater Source Protection Zone (SPZ); no information on groundwater levels is available for the site.

2.5.2 Hydrology

There are no main hydrological features located within 500m of the site.

Environment Agency data suggests that the site does not lie within an indicative fluvial floodplain.

2.6 COAL FIELDS

The site is not located within a coal mining area, therefore a coal mining report is not required.

2.7 MINERAL RESOURCES

No mineral resource workings are located within 500m of the site.

2.8 POTENTIALLY CONTAMINATIVE LAND USES

Environmental search data supplied by Groundsure Ltd (Appendix D) states that:

- One historic landfill is shown to be located within 250 metres of the site.
- There are no waste treatment facilities located within 250m of the site.
- There are no discharge consents within 250m of the site.
- There are no hazardous substance or IPC consents located within 250m of the site.
- There is one fuel site located within 250m of the site.

We have been informed by the Client that the Site was until recently used as shoe shop and had suffered from a fire. It is understood from the phase 1 assessment that the site has not been subject to any other industrial use. Therefore, should chemical analysis of soil samples be required, it is recommended that a general screening suite containing pertinent 'CLEA' determinands (e.g. Heavy metals, PAHs) is used.

2.9 ASBESTOS

No visual or olfactory evidence of asbestos containing materials were noted at the site or on neighbouring sites.

2.10 ACCESS

Access to the site will be from the existing access off Marys Street.

2.11 RADON GAS ASSESSMENT

The site has been assessed following the guidelines in "Radon: guidance on protective measures for new dwellings" (BRE 211 1999).

The site is not within an area recorded to require basic or full Radon precautions, as shown by a statistical analysis of Radon in houses by the National Radiological Protection Board (Annex A BRE211).

Figure 3.1: Conceptual Site Model

END USERS			
SOURCE	**PATHWAY**	**RECEPTOR**	**SOLUTION**
Potentially contaminated made ground. Contaminants of concern include Heavy Metals, PAHs.	No Viable Pathways	Construction Workers	Basic PPE for all workers (overalls, gloves, dust mask if required) and wash facilities/personal hygiene
		End Users (residents)	Hardstanding car parking and amenity space to rear
Potentially contaminated made ground. Contaminants of concern include Heavy Metals, PAHs.	Inhalation of soil vapours and ground gas (Carbon Dioxide, Methane).	Construction Workers	Basic PPE for all workers (overalls, gloves, dust/vapour mask if required) and wash facilities/personal hygiene.
		End Users (residents)	Gas Protection Measures (beam and block floors).
Potentially contaminated made ground and natural strata	Leaching into water supply pipes and direct contact with buried concrete	Water Supply/End Users/Buried Concrete	Aluminium sheathed or steel water pipes. Appropriate grades of concrete.
ENVIRONMENT			
Potentially contaminated made ground. Contaminants of concern include Heavy Metals, PAHs	Leaching and vertical migration through the vadose zone to the saturated zone	Minor Aquifer (Wolston Sand and Gravel/Alluvial deposits)	Hotspot removal. If Mudstone strata present, risk negligible.

4.0 PRELIMINARY GEOTECHNICAL ASSESSMENT

The BGS maps shows that the site is underlain by Wolston Sand and Gravels which tend to generally comprise granular soils. However, the map also shows that Alluvium Deposits have been recorded approximately 6m to the north of the site. Alluvium Deposits tend to be variable but generally comprise cohesive soils. On this basis, further investigation involving excavation of trial pits is recommended to determine the presence of the granular strata. If a mixture of cohesive and granular strata is encountered within the foundation excavations then additional deepening, to the same strata will be required in order to reduce the risk of differential settlement.

Trees (conifers) have been recorded to the south of the site. Therefore if cohesive strata (Alluvium Deposits) are encountered at the site then additional deepening in accordance with NHBC Standards 4.2 will be required. In addition, a suspended floor slab over a void will also be required.

On this basis, intrusive investigation involving the excavation of trial pits is recommended to determine the presence of Wolston Sand and Gravel deposits, which would reduce the potential requirement for deepening of foundations.

5.0 CONCLUSIONS & RECOMMENDATIONS

Recommendations for further assessment of the site include:

- Further investigation involving excavation of trial pits to determine presence of Wolston Sand and Gravels. Sulphate and pH testing to determine concrete classification.

The Phase 1 Assessment and the recommendations contained within has illustrated that the site does not pose a significant risk to identified receptors and is suitable for the proposed residential development.

3.0 CONCEPTUAL MODEL PRIOR TO INTRUSIVE INVESTIGATION

3.1 SOURCE-PATHWAY-RECEPTOR

The conceptual model for the site considers the development proposal for residential without gardens use and the preceding information.

The site's former commercial use (Post office/Shoe Shop) is considered in respect to potential contaminative sources.

There is one landfill site within 250m of the site. The neighbouring factories and historical Smithy's are not considered to pose a contaminant risk to end users of the site.

Potential contaminants of concern for the end user include Heavy Metals, Polycyclic Aromatic Hydrocarbons (PAHs) resulting from the historical fire. There is no evidence of a transformer on or nearby the site, therefore PCB's are not considered as part of this assessment.

Considering the development proposal and the hardstanding area to the rear of the site, pathways for the end user of the site include inhalation of soil vapours and ground gas.

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

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

Contaminants of concern for the environment include Heavy Metals, Polycyclic Aromatic Hydrocarbons (PAHs).

The primary pathway for the environment is the leaching and vertical migration of contaminants through the vadose zone to the saturated zone. However, should any Phase II investigation illustrate that the site is directly underlain by Mercia Mudstone strata (non aquifer) then the risk to controlled waters will be considered negligible.

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



GroundSure

Site Details:

100, HIGH STREET, EARL SHILTON, LEICESTER, LE9 7DG

Client Ref: IV.03.08.100 High St
Report Ref: HMD-163-63801
Grid Ref: 446783, 297895

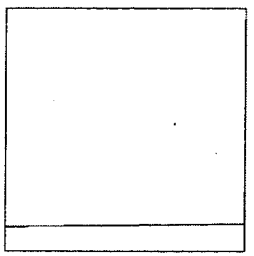
Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1903
Revised 1903
Edition NA
Copyright NA
Levelled NA



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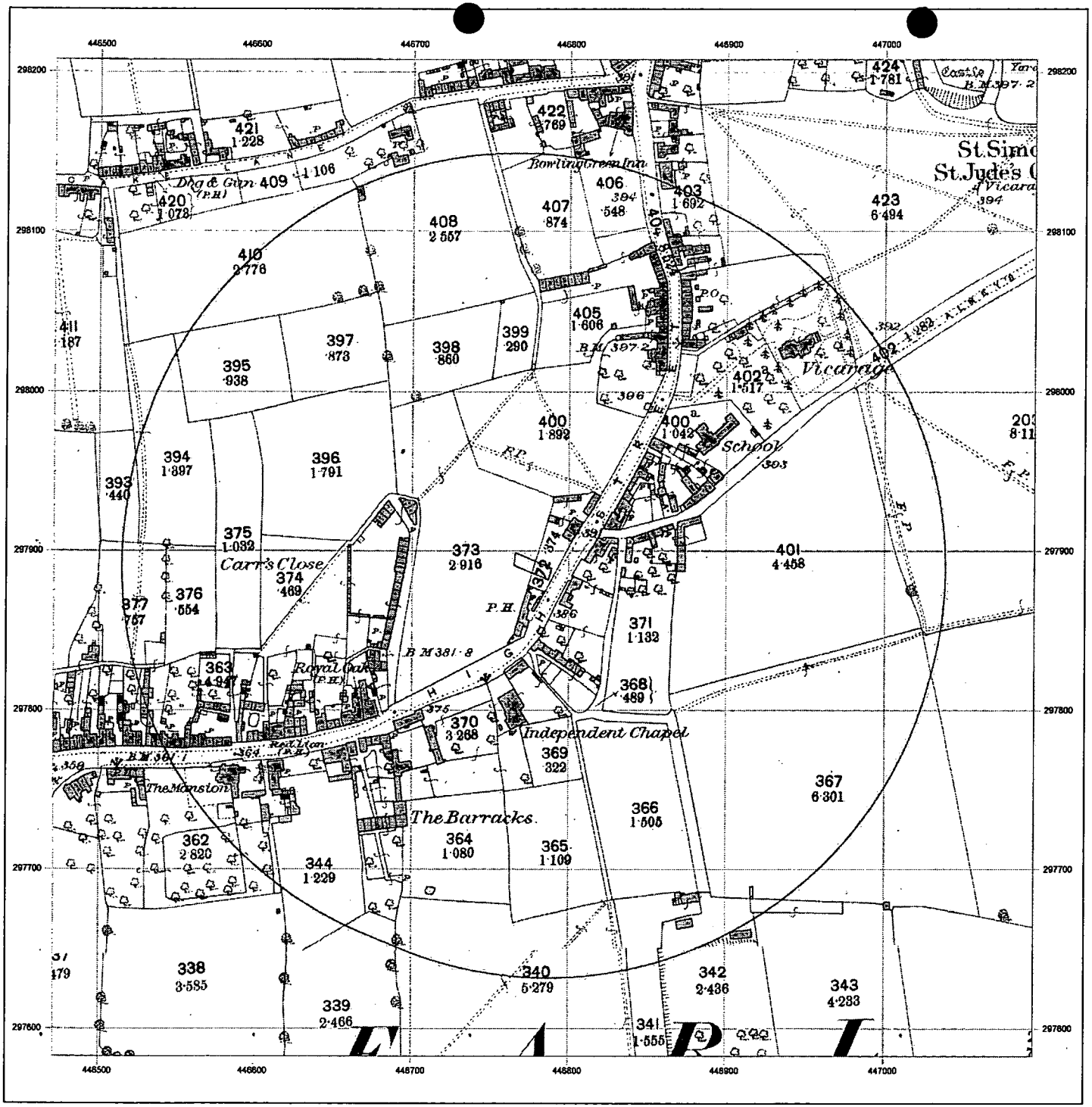
Production date:11 March 2008



GroundSure

Site Details:

100, HIGH STREET, EARL SHILTON, LEICESTER, LE9 7DG

Client Ref: IV.03.08.100 High St
Report Ref: HMD-163-63801
Grid Ref: 446783, 297895

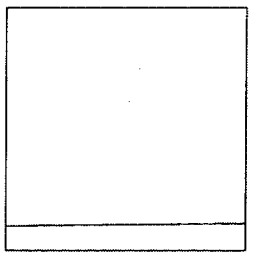
Map Name: County Series

Map date: 1888

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1888
Revised 1888
Edition NA
Copyright NA
Levelled NA



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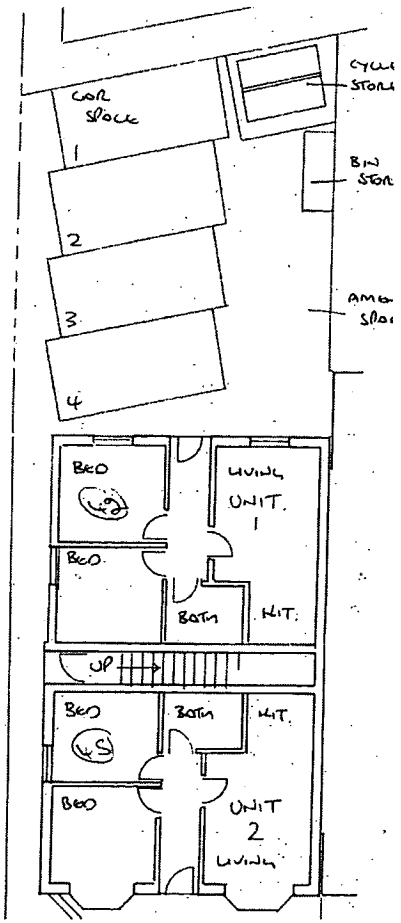
APPENDIX C



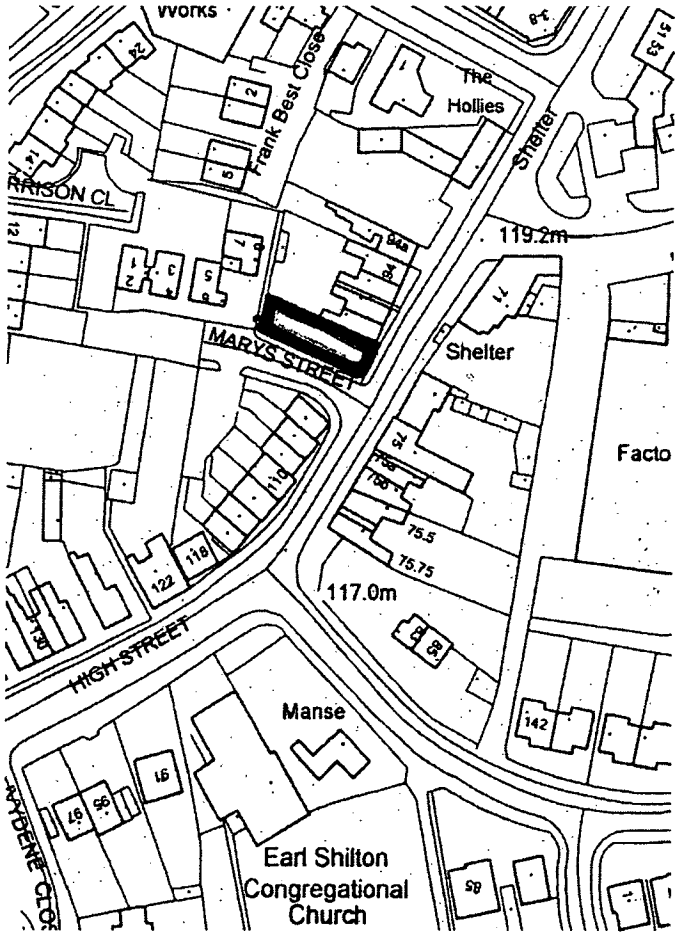


KEY:

DO NOT SCALE

IVY HOUSE ENVIRONMENTAL

TITLE:	Development Proposal
PROJECT:	Site at 102 High St, Earl Shilton
PROJECT No:	IV.04.08
DATE:	28.03.08
SCALE:	NTS
DRAWN:	RPS
DWG No:	Figure 3



KEY:

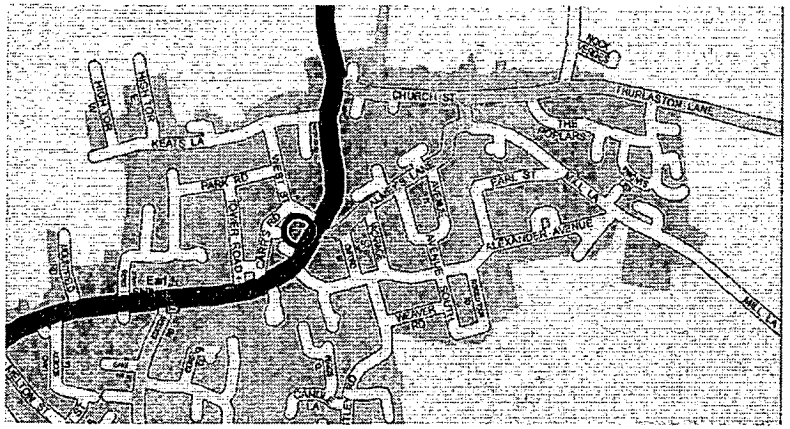
DO NOT SCALE

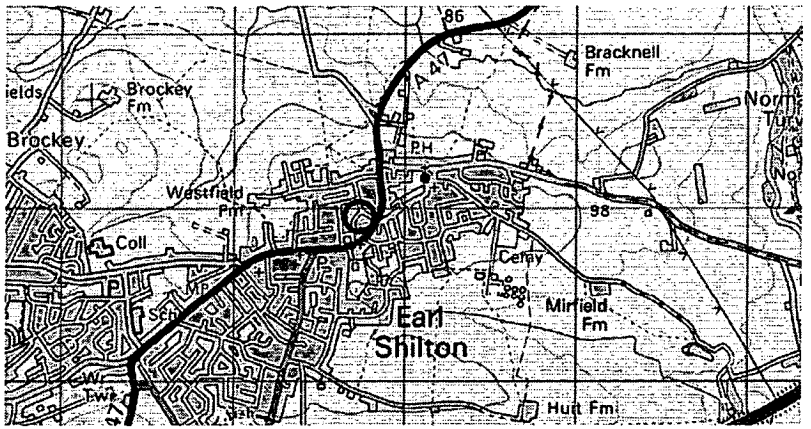
IVY HOUSE ENVIRONMENTAL

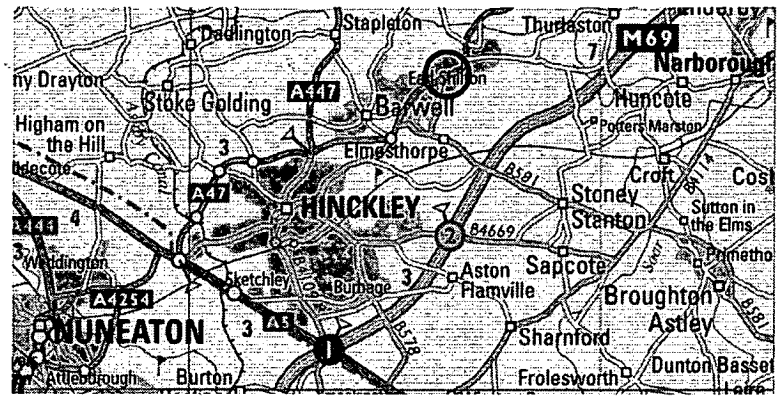
TITLE:	Site Layout
PROJECT:	Site at 102 High St, Earl Shilton
PROJECT No:	IV.04.08
DATE:	28.03.08
SCALE:	NTS
DRAWN:	RPS
DWG No:	Figure 2

APPENDIX B









KEY:

Approximate Site Location

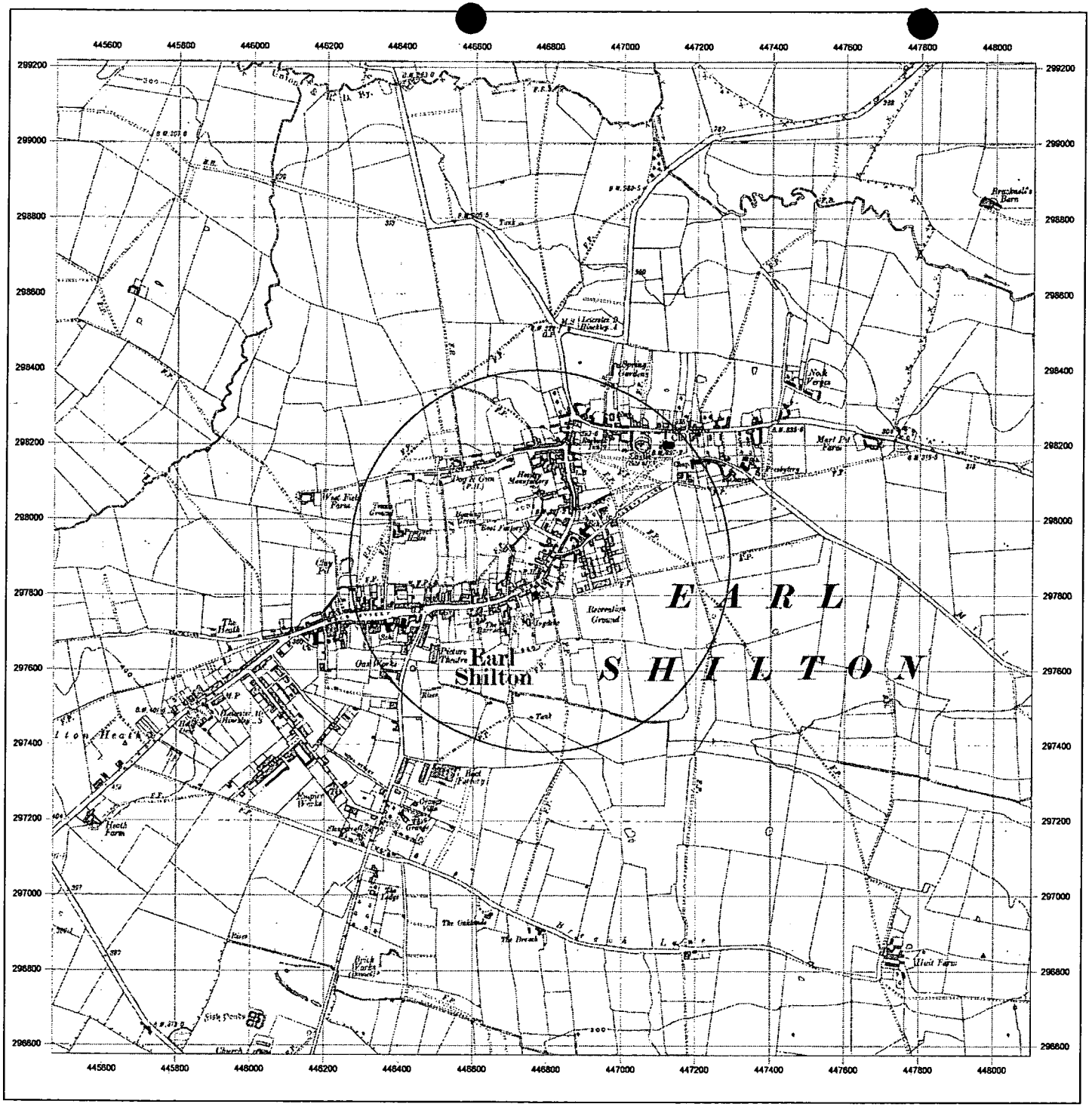
DO NOT SCALE

IVY HOUSE ENVIRONMENTAL

TITLE:	Site Location
PROJECT:	Site at 102 High St, Earl Shilton
PROJECT No:	IV.04.08
DATE:	28.03.08
SCALE:	NTS
DRAWN:	RPS
DWG No:	Figure 1

APPENDIX A





GroundSure

Site Details:

100, HIGH STREET, EARL SHILTON, LEICESTER, LE9 7DG

Client Ref: IV.03.08.100 High St
Report Ref: HMD-163-63801
Grid Ref: 446783, 297895

Map Name: County Series

Map date: 1914

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1886
Revised 1914
Edition NA
Copyright NA
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Client Ref: IV.03.08.100 High St
Report Ref: HMD-163-63801
Grid Ref: 446783, 297895

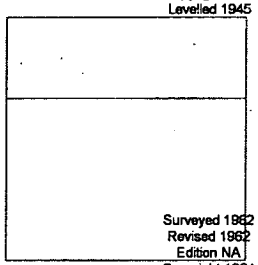
Map Name: National Grid

Map date: 1962

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1962
Revised 1962
Edition NA
Copyright 1964
Levelled 1945



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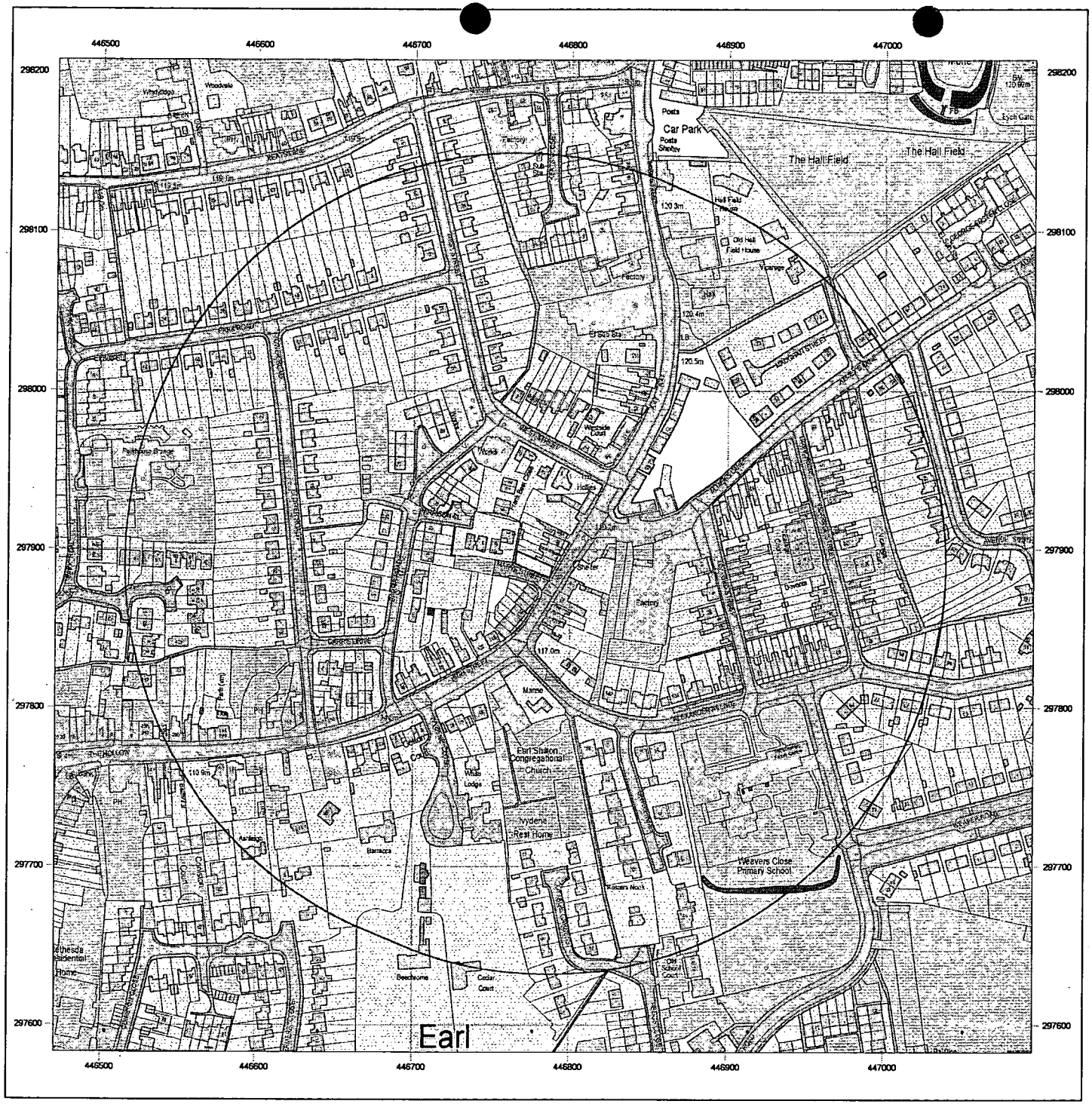

GroundSure

Site Details:

100, HIGH STREET, EARL SHILTON, LEICESTER, LE9 7DG

Client Ref: IV.03.08.100 High St
Report Ref: HMD-163-63801
Grid Ref: 446783, 297895

Map Name: MasterMap

Map date: 2007

Scale: 1:2,500

Printed at: 1:2,500

2007

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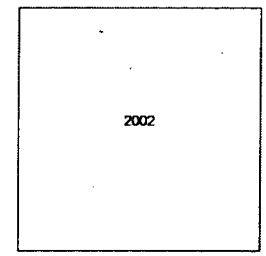
Client Ref: IV.03.08.100 High St
Report Ref: HMD-163-63801
Grid Ref: 446783, 297895

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



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GroundSure

Site Details:

100, HIGH STREET, EARL
SHILTON, LEICESTER, LE9
7DG

Client Ref: IV.03.08.100 High St
Report Ref: HMD-163-63801
Grid Ref: 446783, 297895

Map Name: National Grid

Map date: **1982-1984**

Scale: 1:2,500

Printed at: 1:2,500

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Site Details:

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Client Ref: IV.03.08.100 High St
Report Ref: HMD-163-63801
Grid Ref: 446783, 297895

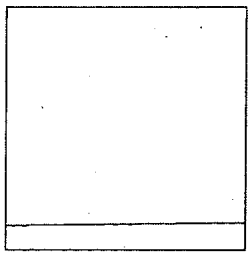
Map Name: County Series

Map date: 1916

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1916
Revised 1916
Edition NA
Copyright NA
Levelled NA



Surveyed 1916
Revised 1916
Edition NA
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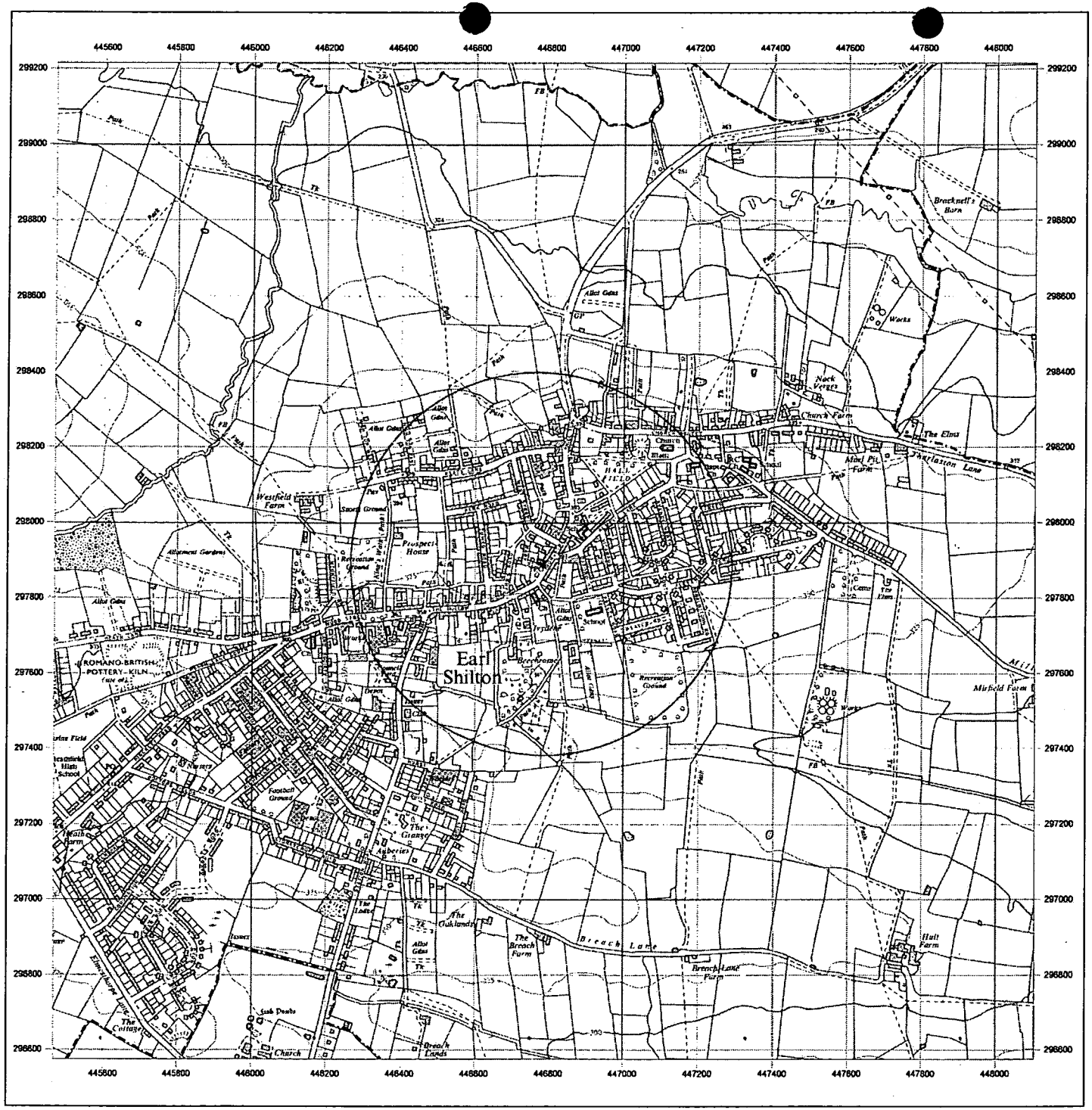

GroundSure

Site Details:

100, HIGH STREET, EARL
SHILTON, LEICESTER, LE9
7DG

Client Ref: IV.03.08.100 High St
Report Ref: HMD-163-63801
Grid Ref: 446783, 297895

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1968
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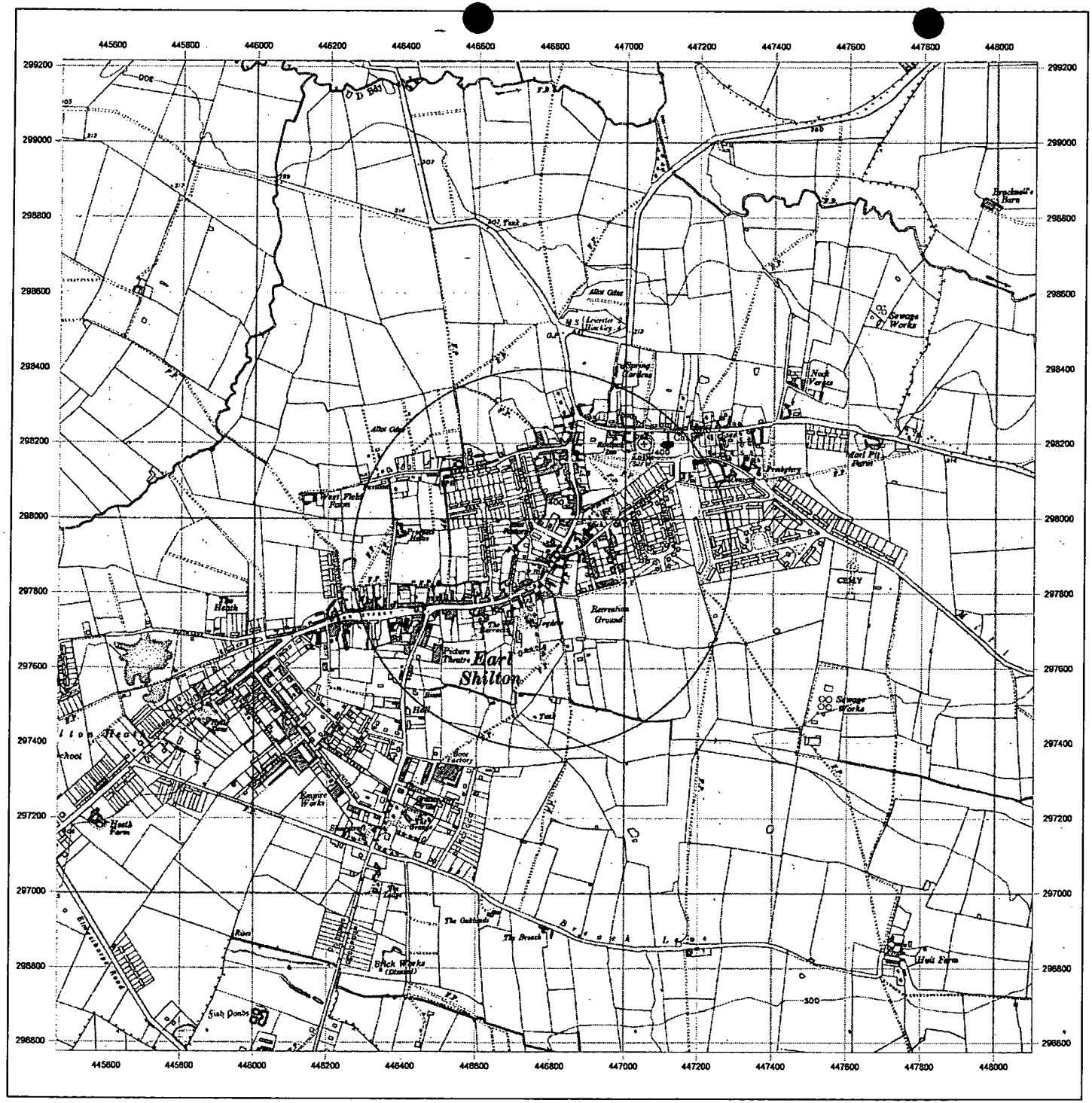
Production date:11 March 2008



GroundSure

Site Details:

100, HIGH STREET, EARL SHILTON, LEICESTER, LE9 7DG

Client Ref: IV.03.08.100 High St
Report Ref: HMD-163-63801
Grid Ref: 446783, 297895

Map Name: Provisional

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560

Surveyed 1950
Revised 1950
Edition NA
Copyright NA
Levelled NA

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Production date:11 March 2008

APPENDIX D



GroundSure

Ivy House Environmental Ltd
44 Oakleys Road, Long Eaton,
Nottingham, NG10 1FH

GroundSure Reference:	HMD-163-63802
Your Reference:	IV.03.08.100 High St
Report Date:	Mar 10, 2008
Report Delivery Method:	**xml**
Client Email:	rps@ivyhousenv.co.uk

GroundSure Environmental Data Report

Address: **100, HIGH STREET, EARL SHILTON, LEICESTER, LE9 7DG**

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the **GroundSure Environmental Data Report** as requested.

If you need any further assistance, please do not hesitate to contact our maps and data helpline on 01273 819700 or email maps&data@groundsure.com quoting the above GroundSure reference number.

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
GroundSure Environmental Data Report

GroundSure

GroundSure Environmental Data Report

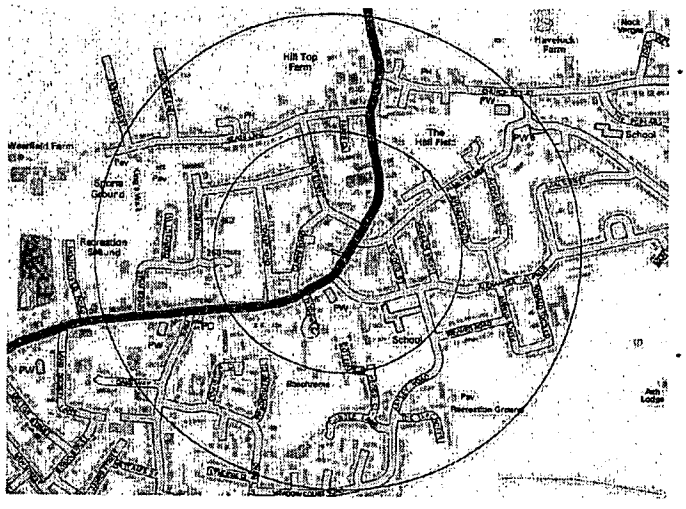
Address: 100, HIGH STREET, EARL SHILTON, LEICESTER, LE9 7DG

Date: Mar 10, 2008

GroundSure Reference: HMD-163-63802

Your Reference: IV.03.08.100 High St

Client: Ivy House Environmental Ltd



Brought to you by GroundSure

Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: 100, HIGH STREET, EARL SHILTON, LEICESTER, LE9 7DG
Grid Reference: 446783,297895

Overview of Findings

For further details on each dataset, please refer to each individual section in the main Report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within [X] m of the study site boundary					
1. Authorisations, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Industrial Sites Holding Licenses and/or Authorisations						
Records of IPC Authorisations	0	0	0	0	0	-
Records of IPPC Authorisations	0	0	0	0	0	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of LAPPC (LAPC) Authorisations	0	0	0	1	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	0	0	-	-
1.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
1.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
1.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-

2. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	0	0
Landfill Data - Operational Landfill Sites	0	0	0	0	0	0
Environment Agency Historic Landfill Sites	0	0	1	0	1	5
Landfill Data - Non-Operational Landfill Sites	0	0	0	0	0	0
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
2.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency (REGIS) Waste Sites	0	0	0	0	0	0

3. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Current Industrial Sites Data	0	1	18	23	-	-
3.2 Records of Petrol and Fuel Sites	0	0	1	0	-	-
3.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

4. Geology

	Description
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	None
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	

Source: Scale: 1:50,000 BGS Sheet 155

* This includes an automatically generated 50m buffer zone around the site.

5. Hydrogeology and Hydrology

	on-site	0-50	51-250	251-500	501-1000	1001-2000*
5.1 Environment Agency Groundwater Vulnerability and Soil Classification						
Minor Aquifer (within 200m)	Yes	No	No	-	-	-
Major Aquifer (within 200m)	No	No	No	-	-	-
Soil Classification (within 200m)	Yes	No	No	-	-	-
5.2 Groundwater Abstraction Licences (within 2000m of the study site).	0	0	0	3	7	0
5.3 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
5.4 Source Protection Zones						
Source Protection Zones within 500m of the study site.	0	0	0	0	-	-
5.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
5.6 River Quality						
Is there any Environment Agency information on river quality within 500m of the study site?	No	No	No	No	-	-
5.7 Main Rivers						
Main Rivers within 500m of the study site.	0	0	0	0	-	-

6. Flooding

6.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	No
6.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	No
6.3 Are there any Areas benefiting from Flood Defences within 250m of the study site?	No
6.4 Are there any Areas used for Flood Storage within 250m of the study site?	No
6.5 What is the maximum BGS groundwater flooding susceptibility within 50m of the study site?	Not Applicable
6.6 What is the BGS confidence rating for the groundwater flooding susceptibility areas?	Moderate

7. Ecological Designated Sites

	on-site	0-50	51-250	251-500	501-1000	1001-1500
7.1 Records of Sites of Special Scientific Interest (SSSI):	0	0	0	0	0	-
7.2 Records of National Nature Reserves (NNR) :	0	0	0	0	0	-
7.3 Records of Local Nature Reserves (LNR):	0	0	0	0	0	-
7.4 Records of Special Areas of Conservation (SAC):	0	0	0	0	0	-
7.5 Records of Special Protection Areas (SPA):	0	0	0	0	0	-
7.6 Records of Ramsar sites:	0	0	0	0	0	-
7.7 Records of World Heritage Sites:	0	0	0	0	0	-

8. Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?	Very Low

9. Mining

9.1 Are there any coal mining areas within 75m of the study site?	No
9.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Negligible

CURSON
BUILDING CONTRACTORS

Hinckley and Bosworth Council
Planning Department
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

30 May 2008



Our Ref: CC/AJ/MCSO/L

REQUEST FOR WITHDRAWAL OF CONDITION 9

Dear Sirs

Ref: New Flats 102 High Street, Earl Shilton
Planning Ref: 03/00309/FUL

Please find attached drawings, all A4 showing Levels, Drainage Scheme and Overall Heights. Car Parking, Cycle Store and Recreation Area.

The construction materials are as follows:
Bricks outer walls - Kimboulton Red Multi sample supplied.
Window and door headers to be Blue brick soldiers.
Windows below sill to be Blue brick header course.

Roof tiles – Redland Mini Stonewold as used on new properties opposite.

Car Park Area – Tarmacadom

Recreational Area, Bin Store, Cycle Store – Block Paving 150mm above Car Park Area.

Regarding Condition 9, I find this very excessive considering the way I have been treated over the Planning Applications for this site.

Planning permission had been granted to construct offices on the site when I purchased the land. The design of the offices was totally out of character with the surrounding buildings but Planning permission was approved.

I made an application to construct 4 flats on the site, which was the same footprint and ridge direction showing a gable fronting High Street (the same as the offices). This application was turned down although it was far better design than the offices. All of the flats on this application had their own private access.

OFFICE: THE BARN 15 FAIRHAVEN ROAD ANSTEY LEICESTER LE7 7TF
TELEPHONE: 0116 234 0222 FAX: 0116 234 0223
WEB: www.cursonbuildingcontractors.co.uk E-MAIL: office@cursonbuildingcontractors.co.uk
PARTNERS: C. CURSON & P. CURSON V.A.T REGD. NO. 339 5554 27

NHBC

Hinckley and Bosworth Council
Planning Department

30 May 2008

I submitted revised plans turning round the ridge, which were eventually passed. But, this revised scheme has reduced sales prices due to the 1st floor flats having a shared access. Also the roof configuration is more costly to construct. In all I have lost approximately £5,000 on each 1st floor flats and increased build costs of £3,450 for the new roof configuration. There was also costs involved due to the delay regarding the 2nd application

On this basis I am requesting that the fees for open space contribution be withdrawn.

Yours faithfully



COLIN CURSON
Partner

Enc

A4 Drawings
Brick sample
Phase 1 Environmental Assessment
Hinckley and Bosworth Application for approval of details reserved by condition. (3 copies)