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GEO ENVIRONMENTAL



Land off Bosworth Lane, Newbold Verdon
Minerals Assessment
May 2025

Report Ref: 28945-GEO-0402 Rev B

Land off Bosworth Lane, Newbold Verdon

Minerals Assessment

May 2025

REPORT REF: 28945-GEO-0402 Rev B

CLIENT: J S Bloor

ENGINEER: MEC Consulting Group Ltd
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REGISTRATION OF AMENDMENTS

Date	Rev	Comment	Prepared By	Checked By	Approved By
February 2025	-	First issue	Jimesh Mistry MSci MSc FGS Geo-Environmental Engineer	Christopher Wall MSc BSc (Hons) AMIEEnvSc Associate Geo-Environmental	Tim Rose BA (Hons) MCIHT MTPS Regional Director
April 2025	A	Updated following completion of trial pitting and revised framework plan	Jimesh Mistry MSci MSc FGS Geo-Environmental Engineer	Christopher Wall MSc BSc (Hons) AMIEEnvSc Associate Geo-Environmental	Tim Rose BA (Hons) MCIHT MTPS Regional Director
May 2025	B	Revised framework plan	Jimesh Mistry MSci MSc FGS Geo-Environmental Engineer	Christopher Wall MSc BSc (Hons) AMIEEnvSc Associate Geo-Environmental	David Torrance BSc (Hons) CGeol FGS Director

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1.0 INTRODUCTION

- 1.1 MEC Consulting Group Ltd (MEC) has been commissioned by J S Bloor (hereafter referred to as ‘the Client’) to undertake a Minerals Assessment in support of a proposed development on the land off Bosworth Lane, Newbold Verdon (hereafter referred to as ‘the Site’). A site location plan is provided in **Appendix A**.

Development Proposals

- 1.2 The development proposals comprise:

Erection of up to 200 dwellings, a community health and well-being hub (Use Class E(e)) or community shop (Use Class E(a)) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated works

- 1.3 An indicative framework plan is provided in **Appendix B**.

Existing Relevant Site Information

- 1.4 The following document has been referenced in the production of this Minerals Assessment:

- ‘Newbold Verdon 3, Bosworth Lane, Leicestershire – Phase I Desk Study Report,’ reference: D44061, written by GeoDyne Limited and dated August 2024; and
- ‘Soil Infiltration Rate Calculations ref. 28945-CALC-0401, dated April 2025.

Objectives

- 1.5 The objectives of this assessment are as follows:
- To consider the development proposal against national and local minerals policies;
 - To determine the degree to which the proposed development would sterilise mineral reserves of local or national importance; and
 - To assess whether the proposed development could sterilise mineral reserves in the surrounding area.
- 1.6 This report has been prepared to satisfy Policy M11 within Leicestershire Minerals and Waste Local Plan, adopted in September 2019.

Disclaimer

- 1.7 MEC has completed this report for the benefit of the Client and any relevant statutory authority which may require reference in relation to approvals for the proposed development. Other third parties should not use or rely upon the contents of this report unless explicit written approval has been gained from MEC.
- 1.8 MEC does not accept responsibility or liability for:
- a) The consequence of this documentation being used for any purpose or project other than that for which it was commissioned;
 - b) The issue of this document to any third party with whom approval for use has not been agreed.

- 1.9 This report should be read in its entirety including all associated drawings and appendices. MEC cannot be held responsible for any misinterpretations arising from the use of extracts of this report that are taken out of context.
- 1.10 The findings and opinions conveyed are based on information obtained from a variety of sources as detailed within this report and which MEC believes are reliable. All reasonable care and skill have been applied in examining the information obtained, nevertheless MEC cannot and does not guarantee the authenticity or reliability of the information it has relied upon from external sources.
- 1.11 Should additional information become available which may affect the opinions expressed in this report, MEC reserves the right to review this information and, if warranted, to modify the opinions presented accordingly.

2.0 SITE SETTING

Site Description

- 2.1 The site comprises an open agricultural field, located in the north-west of Newbold Verdon, and covering an area of approximately 8.4ha. Access is via a track in the south from an adjacent field, or alternatively from a public footpath gate in the north-west off Bosworth Road. Topographically, the site is relatively level.
- 2.2 Site boundaries are formed by a combination of mature and semi-mature trees and hedgerows. Telegraph poles are in the north of site, connected by overhead electricity transmission cables.
- 2.3 The surrounding area to the north-west, west, south-west and south comprises undeveloped open land. Residential dwellings are located to the north-east and east and a primary school with an associated playing field is located to the south-east.

Published Information

- 2.4 British Geological survey (BGS) mapping indicates that the north-west of the site is underlain by superficial deposits of the Oadby Member, with the south-east underlain by glaciofluvial sand and gravel deposits. The superficial deposits are underlain by bedrock strata of the Gunthorpe Member comprising mudstone, with the Edwalton Member mapped on the north-eastern boundary.
- 2.5 A historical BGS borehole, located 90m to the north-east (ref: SK40SW/4), recorded superficial glaciofluvial deposits to 9.15m bgl, underlain by the Edwalton Member mudstone.
- 2.6 The superficial Oadby Member, glaciofluvial deposits and Edwalton Member bedrock are classified as Secondary Aquifers.
- 2.7 The nearest surface water feature is a pond 120m south-west. OS mapping also records a pond beyond the southern boundary; however, the walkover undertaken as part of the previous desk study indicates that this comprised an overgrown surface depression with not ditches flowing into the area.

Mineral Safeguarding

- 2.8 The site is located in Leicestershire County Council's (LCC) Mineral Safeguarding Area associated with sand and gravel deposits within the glaciofluvial material.

3.0 MINERALS POLICY CONTEXT

Minerals Local Plan

- 3.1 The current minerals extraction plan is the 'Leicestershire Minerals and Waste Local Plan', which was adopted in September 2019.

Objectives

- 3.2 The objectives of the Leicestershire Minerals and Waste Local Plan are detailed as follows:
- To make sufficient provision of minerals in the County of Leicestershire to meet national and local requirements;
 - To make sufficient provision of waste facilities in the County of Leicestershire with capacity equal to the waste generated within the County of Leicestershire;
 - To provide mineral sites and waste management facilities in the most sustainable locations so that movement other than by road is maximised, untreated waste transportation is minimised, the development of previously developed land is encouraged and the needs of local communities and industry are met;
 - To co-ordinate and work with all relevant organisations, in particular Leicester City Council and Leicestershire Local Authorities, to ensure that the Local Plan addresses planning issues that cross administrative boundaries;
 - To attain the maximum possible reuse, recycling, composting, and recovery of value from waste within the County of Leicestershire and thereby minimising the disposal of waste;
 - To safeguard mineral resources, mineral sites and associated infrastructure, and waste management facilities from inappropriate development;
 - To reduce the impact of minerals and waste developments upon climate change;
 - To protect people and local communities, and the natural, built, and historic environment (particularly the River Mease Special Area of Conservation) from unacceptable effects of minerals and waste developments;
 - To ensure that land with a temporary use is subsequently restored, managed, and maintained to an after-use of high quality at the earliest opportunity which respects the local area's character, provides a net gain in biodiversity, and allows greater public access whilst affording opportunities for recreational, economic and community gain in mitigation or compensation for the effects of development where possible; and
 - To complement and support wider strategies including the Leicester and Leicestershire Economic Growth Plan, green infrastructure projects and strategies such as the National Forest and Charnwood Forest Regional Park.

Leicestershire Minerals Assessment Context

- 3.3 This Minerals Assessment has been prepared as per the requirements set out in Policy M11 'Safeguarding of Mineral Resources'. Policy M11 states that planning permission for non-mineral development will be granted within a Mineral Safeguarding Area when:

- the applicant can demonstrate that the mineral concerned is no longer of any value or potential value; or
- the mineral can be extracted satisfactorily prior to the incompatible development taking place; or
- the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or
- there is an overriding need for the incompatible development; or
- the development comprises one of the types of development listed in Table 4 within the Leicestershire Minerals and Waste Local Plan.

National Planning Policy Framework (NPPF)

- 3.4 The setting of minerals resources within the NPPF is set out in Chapter 17 'Facilitating the sustainable use of minerals'.
- 3.5 Paragraph 222 states that 'it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy, and goods that the country needs'. This is set out through the definition of Mineral Safeguarding Areas and Mineral Consultation Areas to confirm that known locations of locally and nationally important mineral resources are not sterilised by non-mineral development. The NPPF also states that policies should be set out to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place (Paragraph 223d).

Leicestershire Local Aggregate Assessment

- 3.6 The NPPF requires mineral planning authorities to prepare Local Aggregate Assessments (LAAs) to plan the supply of aggregates in the area. The LAA has been based on a forecast of demand for aggregates from rolling average sales data over the last 10 years and supply options based on allocated mineral sites. The most recent LAA was prepared by Leicestershire County Council for 2015-2031 based on data from 2005-2014.
- 3.7 The required provision of sand and gravel has been calculated for the period 2015-2031 by Leicestershire County Council and is presented in the table below, which has been extracted from Leicestershire Minerals and Waste Local Plan 2019.

Calculation		Million Tonnes
A	Annual Requirement	1.12
B	Total Requirement 2015-2031 (B = A x 17 years)	19.04
Reserves		
C	Total permitted reserves at 31/12/2014	8.09
D	Additional reserves permitted in 2015	1.42
Shortfall		
E(B-C+D)	Shortfall 2014 – 2031	9.53

4.0 GROUND CONDITIONS

- 4.1 A full intrusive investigation has not been completed at the site to date; however, soil infiltration rate testing was completed in February and March 2025. The soil infiltration rate testing targeted the proposed infiltration basin along the south-western boundary. Additional trial pits were excavated to determine the depth to groundwater and investigate the distribution of the glaciofluvial deposits. The exploratory hole location plan and logs are included in **Appendices C** and **D** respectively.
- 4.2 Based on the recorded geological mapping, it is anticipated that around 50% of the site area is underlain by the sand and gravel resource.

Soil Profile

- 4.3 The ground conditions were generally recorded to comprise Topsoil overlying superficial glaciofluvial deposits in the south-east and east of site, with glacial strata of the Oadby Member overlying the glaciofluvial deposits in the centre-north and west. The bedrock strata of the Gunthorpe Member were not encountered during the investigation.
- 4.4 The glaciofluvial deposits comprised brown, clayey, slightly silty, very sandy, slightly cobbly, gravel. Gravel and cobbles typically comprised quartzite, chert, and sandstone.
- 4.5 In the centre-north and western areas, (SA01, TP03-TP04), cohesive soils of the Oadby Member were recorded to depths of the order of 1.00m bgl, comprising reddish brown, sandy, slightly gravelly, slightly cobbly, silty clay. The gravel and cobbles typically comprised quartzite and sandstone. It is likely that the thickness of the Oadby Member increases towards the north and north-west.
- 4.6 Groundwater was not encountered during the investigation.

Soil Infiltration Rate Testing Results

- 4.7 Limited infiltration was recorded in SA03 and SA04, likely due to the high fractions of cohesive material within the granular matrix. Soil infiltration rates in SA01, SA02, SA05 and SA06 were recorded between 2.32×10^{-6} m/s and 6.92×10^{-5} m/s.

5.0 MINERAL EXTRACTION CONSTRAINTS AND VIABILITY

Economic Constraints

- 5.1 A full ground investigation is beyond the scope of this minerals assessment; however, trial pitting has been undertaken to map the approximate extent of the glaciofluvial deposits.
- 5.2 The results of the investigation have confirmed that the glaciofluvial deposits are predominantly granular with clay and silt fractions, which would require sorting to extract the mineral resource. The predominance of the Oadby Member deposits in the north-west are likely to result in this area being less economical for mineral extraction.
- 5.3 Based on the above, it is considered that there is a mineral resource beneath the site, excluding areas in the north-west, that would be viable for extraction.

Local/Environmental Constraints

- 5.4 The Leicestershire Minerals Plan does not provide a specific minimum buffer zone between any proposed mineral extraction and existing residential properties; however, the plan refers to a need to consider adequate separation distance between workings and existing properties. These distances should be effective but consider the following:
- The nature of the mineral activity;
 - The need to avoid undue sterilisation of mineral resources;
 - Location and topography;
 - The characteristics of the various environmental effects likely to arise; and
 - The various amelioration measures that can be applied.
- 5.5 Residential properties are located to the north-east along White Park Avenue, Moat Close and Old Farm Lane, and to the east along Dragon Lane. Given the relatively level nature of the topography, it is likely that the visual and environmental impacts of any proposed mineral extraction would be significant on these receptors.
- 5.6 In determining an appropriate separation distance between the residential properties and proposed mineral workings, reference has been made to the Essex Minerals Local Plan, where a minimum buffer zone of 100m is adopted between the walls of an existing residential property and the extraction face of mineral workings. Given that one of the primary mineral resources extracted in Essex is aggregate from sand and gravel, it is considered appropriate to adopt the same 100m buffer zone for this site and it is understood that this principle has been accepted elsewhere in Leicestershire.
- 5.7 A minerals constraint plan is included in **Appendix E** indicating that an area covering approximately 3.7ha in the north-east and east of the site sits within this 100m buffer zone and would therefore not be suitable for mineral extraction. Given the presence of glacial till deposits in the north-west, further restricting mineral

viability, an area of approximately 2.4ha lies outside of this buffer zone. Given the limited area of the resource, this is unlikely to be economically viable for extraction.

- 5.8 Within the Essex Minerals Local Plan, mineral safeguarding is not required where the area of mineral resource, following consideration of the existing residential properties, is less than 5ha, and it is therefore appropriate to adopt similar criteria for this site.
- 5.9 The following local/environmental constraints are identified:
- The site is located in an area that is not serviced by transport links other than Bosworth Lane and the environmental impact of transportation will be high;
 - The environmental impact of any extraction works would require the provision of some form of barrier or screens between the extraction area and adjacent residential properties. Such facilities would need to be constructed within the development site thus further reducing the available resource and would also likely be unacceptable from an amenity and visual viewpoint; and
 - The extraction of sand and gravel would result in a reduction in site levels below that of the surrounding area. This would generate a significant requirement to import material, with associated additional environmental impact, to return site levels to a suitable development platform, negating any sustainability gains from the prior extraction of the material.
- 5.10 Paragraph 3.95 of the Leicestershire Minerals and Waste Local Plan acknowledges that mineral resources other than surface mined coal, do not lend themselves to prior extraction in built-up areas in advance of non-mineral development because of the nature of extraction. It also indicates that the proposed Mineral Safeguarding Areas consequently exclude mineral deposits other than surface coal within settlements with a population in excess of 1000 and a minimum surface area of 20 hectares. This would be applicable to Newbold Verdon.
- 5.11 It is therefore considered that the full or partial extraction of the mineral resource would result in significant environmental impacts on the surrounding residential areas.

Constraints on Mineral Development – Adjacent Sites

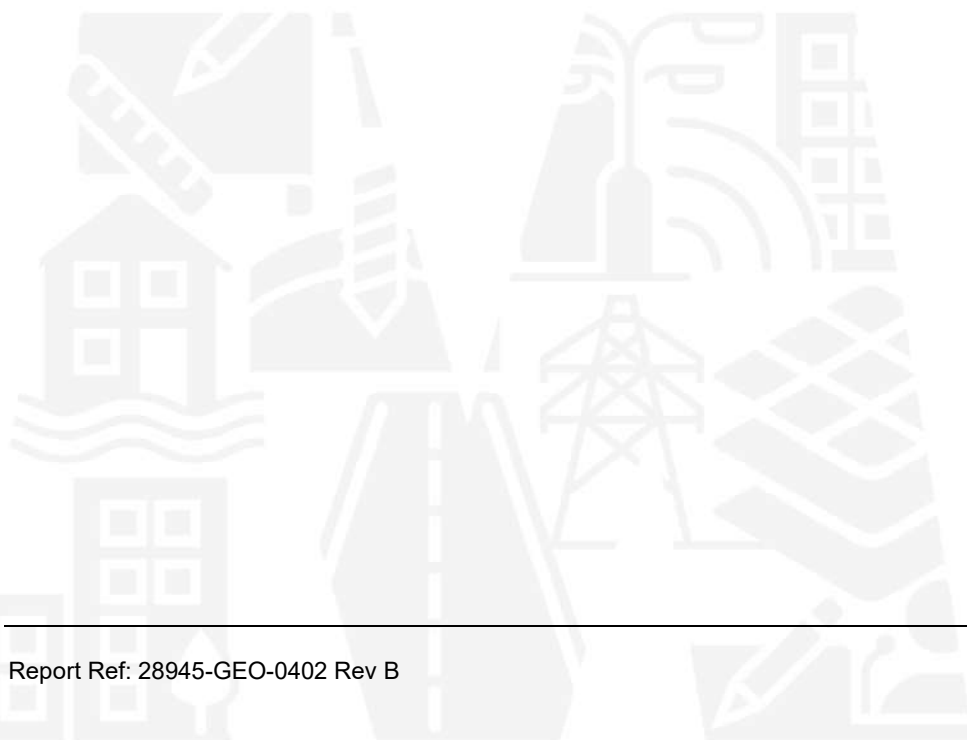
- 5.12 The siting of a residential development on the site could be viewed as potentially sterilising mineral extraction from adjacent sites, notably areas to south-west. It should be noted however that the mapped extent of the glaciofluvial deposits does not extend significantly further south-west, and the presence of existing agricultural infrastructure would likely be a limiting factor in mineral extraction.
- 5.13 It is therefore considered that the siting of the residential development would not result in the unnecessary sterilisation of mineral resources in adjacent areas.

Mineral Extraction Opportunities

- 5.14 Although the full extraction of the mineral resource will not be viable due to the presence of the existing residential properties, consideration could be given to the incidental recovery of the mineral resource as part of the ongoing development process, primarily from proposed excavations for landscaping, footings, or the creation of the drainage basins. This material should ideally be re-used within the proposed development,

thus minimising the potential environmental impact through import or export of material to support the construction process.

- 5.15 If an excess of mineral is generated by the project, consideration should be given to the appropriate sorting of this material to provide a viable option for sale as a resource.



6.0 CONCLUSION

- 6.1 The site is located within a Mineral Safeguarding Area relating to sand and gravel within the superficial glaciofluvial deposits.
- 6.2 Any proposal to extract the minerals, either in full or as a proportion, would result in unacceptable environmental impacts on the residential properties in the surrounding area. Adopting a minimum buffer zone of 100m between any extraction and existing residential properties results in area of approximately 3.7ha being unsuitable for mineral extraction. Given the presence of cohesive deposits of the Oadby Member in the north-west, the remaining mineral resource covers an approximate area of 2.4ha and would there likely be uneconomical to extract. Environmental impacts would be exacerbated given the absence of transport networks other than roads.
- 6.3 The siting of the proposed residential development would not lead to additional sterilisation of mineral resource on adjacent sites given that the glaciofluvial deposits are not mapped to the north, north-west, and are anticipated to be in limited thickness to the south-west. Additionally, the presence of agricultural infrastructure to the south-west would limit mineral extraction.
- 6.4 Opportunities are available for the mineral resource to be extracted as part of the development process, primarily from foundation, drainage, and landscaping excavations. These deposits should preferentially be used within the site area or sold as a resource.
- 6.5 Based on the above assessment, it is considered that the site meets the criteria set out in Policy M11 for non-mineral development to be acceptable in a Mineral Safeguarding Area. Since the sand and gravel is not likely to be subject to commercial extraction, based on both the limited economic viability and potential environmental impact of such operations, either now or in the future, the proposed development is compatible with the safeguarding policy in the Leicestershire Minerals and Waste Local Plan.



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APPENDICES



APPENDIX A

SITE LOCATION PLAN

Project: Land of Bosworth Lane, Newbold Verdon
File Ref: 28945
O.S. Grid Ref: 444162, 304116
Postcode: LE9 9NG





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APPENDICES



APPENDIX B

★ Key Landmark Buildings

✳ Indicative Play Spaces

PS Pumping Station

Community Health and Well-being Hub or Community Shop

●●● Potential School Pedestrian / Cycle Access





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APPENDICES



APPENDIX C



- GENERAL NOTES**
- DO NOT SCALE THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALIST DESIGN DRAWINGS AND DETAILS.
 - ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
 - THIS DRAWING IS FOR STRATEGY PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

- KEY**
- TP01 TRIAL PIT LOCATION
 - SA01 SOIL INFILTRATION TEST PIT LOCATION
 - SITE BOUNDARY

B	AMENDED RED LINE	AB	AB	A	25.04.25
A	ADDITIONAL SOIL INFILTRATION RATE TESTING LOCATIONS	JM	CW	DT	24.03.25
REV:	AMENDMENTS:	JM	CW	DT	20.02.25
		DRN:	CHK:	APP:	DATE:

PROJECT: LAND OFF BOSWORTH LANE
NEWBOLD VERDON

DRAWING TITLE: EXPLORATORY HOLE
LOCATION PLAN

CLIENT: J S BLOOR

DRAWING NUMBER: 28945_04_140_01

REVISION: B	SHEET SIZE: A1	SCALE: 1:1000
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STATUS: FOR INFORMATION / APPROVAL

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APPENDICES



APPENDIX D



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Exploratory
Hole ID:

SA01

Sheet 1 of 1

Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	20/02/2025	End Date:	20/02/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	JM	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly sandy, silty clay TOPSOIL with gravel sized fragments of quartzite and sandstone.		0.30	132.80				
Reddish brown, sandy, slightly gravelly, slightly cobbly, silty CLAY. Gravels comprise subangular to subrounded, fine to coarse quartzite and sandstone. Cobbles comprise subrounded quartzite and sandstone. OADBY MEMBER.		1.10	132.00				
Brown, clayey, slightly silty, very sandy, slightly cobbly, subangular to subrounded, fine to coarse GRAVEL comprising quartzite, chert, sandstone, and rare coal. Cobbles comprise subrounded quartzite and sandstone. GLACIOFLUVIAL DEPOSITS		2.00	131.10				
End of Trial Pit							

Remarks: Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator. Descriptions based on visual inspection by a Geo-environmental engineer. Groundwater was not encountered. Visual or olfactory evidence of contamination was not observed. Soil infiltration rate testing completed at location. Co-ordinates and elevations estimated from the topographical survey. Stability: Stable	Dimensions: Length: 1.80m Depth: 2.00m Width: 0.60m	Key: B - Bulk Sample D - Disturbed Sample ES - Environmental Sample W - Water Sample PID - PID Reading HSV - Hand Shear Vane Reading
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Exploratory
Hole ID:

SA02

Sheet 1 of 1

Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	20/02/2025	End Date:	20/02/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	JM	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly sandy, silty clay TOPSOIL with gravel sized fragments of quartzite and sandstone.		0.30	132.14				
Brown, clayey, slightly silty, very sandy, slightly cobbly, subangular to subrounded, fine to coarse GRAVEL comprising quartzite, chert, sandstone, and rare coal. Cobbles comprise subrounded quartzite and sandstone. GLACIOFLUVIAL DEPOSITS		2.00	130.44				
End of Trial Pit							

Remarks: Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator. Descriptions based on visual inspection by a Geo-environmental engineer. Groundwater was not encountered. Visual or olfactory evidence of contamination was not observed. Soil infiltration rate testing completed at location. Co-ordinates and elevations estimated from the topographical survey. Stability: Stable	Dimensions: Length: 1.80m Width: 0.60m Depth: 2.00m	Key: B - Bulk Sample D - Disturbed Sample ES - Environmental Sample W - Water Sample PID - PID Reading HSV - Hand Shear Vane Reading
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Exploratory
Hole ID:

SA03

Sheet 1 of 1

Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	20/02/2025	End Date:	20/02/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	JM	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly sandy, silty clay TOPSOIL with gravel sized fragments of quartzite and sandstone.		0.30	132.25				
Brown, clayey, slightly silty, very sandy, slightly cobbly, subangular to subrounded, fine to coarse GRAVEL comprising quartzite, chert, sandstone, and rare coal. Cobbles comprise subrounded quartzite and sandstone. GLACIOFLUVIAL DEPOSITS		2.00	130.55				
End of Trial Pit							

Remarks: Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator. Descriptions based on visual inspection by a Geo-environmental engineer. Groundwater was not encountered. Visual or olfactory evidence of contamination was not observed. Soil infiltration rate testing completed at location. Co-ordinates and elevations estimated from the topographical survey. Stability: Stable	Dimensions: Length: 1.80m Depth: 2.00m Width: 0.60m	Key: B - Bulk Sample D - Disturbed Sample ES - Environmental Sample W - Water Sample PID - PID Reading HSV - Hand Shear Vane Reading
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Exploratory
Hole ID:

SA04

Sheet 1 of 1

Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	20/02/2025	End Date:	20/02/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	JM	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly sandy, silty clay TOPSOIL with gravel sized fragments of quartzite and sandstone.		0.30	132.20				
Brown, clayey, slightly silty, very sandy, slightly cobbly, subangular to subrounded, fine to coarse GRAVEL comprising quartzite, chert, sandstone, and rare coal. Cobbles comprise subrounded quartzite and sandstone. GLACIOFLUVIAL DEPOSITS		2.00	130.50				
End of Trial Pit							

Remarks: Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator. Descriptions based on visual inspection by a Geo-environmental engineer. Groundwater was not encountered. Visual or olfactory evidence of contamination was not observed. Soil infiltration rate testing completed at location. Co-ordinates and elevations estimated from the topographical survey. Stability: Stable	Dimensions: Length: 1.80m Depth: 2.00m Width: 0.60m	Key: B - Bulk Sample D - Disturbed Sample ES - Environmental Sample W - Water Sample PID - PID Reading HSV - Hand Shear Vane Reading
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Exploratory
Hole ID:

SA05
Sheet 1 of 1

Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	17/03/2025	End Date:	17/03/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	DW	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly clayey silty sand TOPSOIL with gravel sized fragments of quartzite.		0.40	133.06				
Reddish brown, slightly clayey, silty, very gravelly fine to medium SAND. Gravels comprise angular to subrounded, fined to coarse, quartzite, flint, and siltstone. GLACIOFLUVIAL DEPOSITS		2.00	131.46				
End of Trial Pit							

Remarks: Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator. Descriptions based on visual inspection by a Geo-environmental engineer. Groundwater was not encountered. Visual or olfactory evidence of contamination was not observed. Co-ordinates and elevations estimated from the topographical survey.	Dimensions: Width: 0.60m Length: 2.00m Depth: 2.00m	Key: B - Bulk Sample D - Disturbed Sample ES - Environmental Sample W - Water Sample PID - PID Reading HSV - Hand Shear Vane Reading
Stability: Stable		



Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	17/03/2025	End Date:	17/03/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	DW	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly clayey silty sand TOPSOIL with gravel sized fragments of quartzite.		0.35	132.09				
Orangish brown becoming reddish brown, slightly clayey, silty, very gravelly fine to medium SAND. Gravels comprise angular to subrounded, fined to coarse, quartzite, flint, and siltstone. GLACIOFLUVIAL DEPOSITS		2.00	130.44				
End of Trial Pit							

Remarks: Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator. Descriptions based on visual inspection by a Geo-environmental engineer. Groundwater was not encountered. Visual or olfactory evidence of contamination was not observed. Co-ordinates and elevations estimated from the topographical survey.	Dimensions: Width: 0.60m Length: 2.00m Depth: 2.00m	Key: B - Bulk Sample D - Disturbed Sample ES - Environmental Sample W - Water Sample PID - PID Reading HSV - Hand Shear Vane Reading
Stability: Stable.		



Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	20/02/2025	End Date:	20/02/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	JM	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly sandy, silty clay TOPSOIL with gravel sized fragments of quartzite and sandstone.		0.30	132.40				
Reddish brown, sandy, slightly gravelly, slightly cobbly, silty CLAY. Gravels comprise subangular to subrounded, fine to coarse quartzite, chert, and sandstone. Cobbles comprise subrounded quartzite and sandstone. OADBY MEMBER.		0.80	131.90				
Brown, clayey, slightly silty, very sandy, slightly cobbly, subangular to subrounded, fine to coarse GRAVEL comprising quartzite, chert, sandstone, and rare coal. Cobbles comprise subrounded quartzite and sandstone. GLACIOFLUVIAL DEPOSITS		1.80	130.90				
Brown, clayey, slightly silty, gravelly, slightly cobbly SAND. Gravels comprise subangular to subrounded, fine to coarse quartzite, chert, and sandstone. GLACIOFLUVIAL DEPOSITS		2.60	130.10				
Brown, clayey, slightly silty, very sandy, slightly cobbly, subangular to subrounded, fine to coarse GRAVEL comprising quartzite, chert and sandstone, and rare coal. Cobbles comprise subrounded quartzite and sandstone. GLACIOFLUVIAL DEPOSITS		3.20	129.50				
End of Trial Pit							

Remarks: Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator. Descriptions based on visual inspection by a Geo-environmental engineer. Groundwater was not encountered. Visual or olfactory evidence of contamination was not observed. Co-ordinates and elevations estimated from the topographical survey.	Dimensions: Width: 0.60m Length: 2.50m Depth: 3.20m	Key: B - Bulk Sample D - Disturbed Sample ES - Environmental Sample W - Water Sample PID - PID Reading HSV - Hand Shear Vane Reading
Stability: Stable.		



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Exploratory
Hole ID:

TP02

Sheet 1 of 1

Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	20/02/2025	End Date:	20/02/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	JM	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly sandy, silty clay TOPSOIL with gravel sized fragments of quartzite and sandstone.		0.30	132.30				
Brown, clayey, slightly silty, very sandy, slightly cobbly, subangular to subrounded, fine to coarse GRAVEL comprising quartzite, chert, sandstone, and rare coal. Cobbles comprise subrounded quartzite and sandstone. GLACIOFLUVIAL DEPOSITS							
End of Trial Pit		3.40	129.20				

Remarks: Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator. Descriptions based on visual inspection by a Geo-environmental engineer. Groundwater was not encountered. Visual or olfactory evidence of contamination was not observed. Co-ordinates and elevations estimated from the topographical survey.	Dimensions: Width: 0.60m Length: 2.50m Depth: 3.40m	Key: B - Bulk Sample D - Disturbed Sample ES - Environmental Sample W - Water Sample PID - PID Reading HSV - Hand Shear Vane Reading
Stability: Stable		



Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	20/02/2025	End Date:	20/02/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	JM	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly sandy, silty clay TOPSOIL with gravel sized fragments of quartzite and sandstone.		0.30	133.40				
Reddish brown, sandy, slightly gravelly, slightly cobbly, silty CLAY. Gravels comprise subangular to subrounded, fine to coarse quartzite and sandstone. Cobbles comprise subrounded quartzite and sandstone. OADBY MEMBER.		1.05	132.65				
Brown, clayey, slightly silty, very sandy, slightly cobbly, subangular to subrounded, fine to coarse GRAVEL comprising quartzite, chert, sandstone, and rare coal. Cobbles comprise subrounded quartzite and sandstone. GLACIOFLUVIAL DEPOSITS		3.20	130.50				
End of Trial Pit							

Remarks: Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator. Descriptions based on visual inspection by a Geo-environmental engineer. Groundwater was not encountered. Visual or olfactory evidence of contamination was not observed. Co-ordinates and elevations estimated from the topographical survey.	Dimensions: Width: 0.60m Length: 2.50m Depth: 3.20m	Key: B - Bulk Sample D - Disturbed Sample ES - Environmental Sample W - Water Sample PID - PID Reading HSV - Hand Shear Vane Reading
Stability: Stable		



Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	20/02/2025	End Date:	20/02/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	JM	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly sandy, silty clay TOPSOIL with gravel sized fragments of quartzite and sandstone.		0.30	134.10				
Reddish brown, sandy, slightly gravelly, slightly cobbly, silty CLAY. Gravels comprise subangular to subrounded, fine to coarse quartzite and sandstone. Cobbles comprise subrounded quartzite and sandstone. OADBY MEMBER.		0.90	133.50				
Brown, clayey, slightly silty, very sandy, slightly cobbly, subangular to subrounded, fine to coarse GRAVEL comprising quartzite, chert, sandstone, and rare coal. Cobbles comprise subrounded quartzite and sandstone. GLACIOFLUVIAL DEPOSITS							
End of Trial Pit		3.00	131.40				

Remarks: Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator. Descriptions based on visual inspection by a Geo-environmental engineer. Groundwater was not encountered. Visual or olfactory evidence of contamination was not observed. Co-ordinates and elevations estimated from the topographical survey.	Dimensions: Width: 0.60m Length: 2.50m Depth: 3.00m	Key: B - Bulk Sample D - Disturbed Sample ES - Environmental Sample W - Water Sample PID - PID Reading HSV - Hand Shear Vane Reading
Stability: Stable		



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Exploratory
Hole ID:

TP05

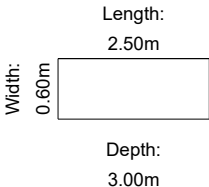
Sheet 1 of 1

Project:	Land off Bosworth Lane	Project No.	28945	Start Date:	20/02/2025	End Date:	20/02/2025	Plant Used:	JCB 3CX
Location:	Newbold Verdon	Logged By:	JM	Easting and Northing Co-ordinates:		Elevation (m AOD):			
Client:	J S Bloor	Approved By:	DT						

Strata Description	Legend	Depth (m)	Level (m AOD)	Samples		Tests	Groundwater (m)
				Type	Depth		
Crop over dark brown, slightly sandy, silty clay TOPSOIL with gravel sized fragments of quartzite and sandstone.		0.30	132.90				
Brown, clayey, slightly silty, very sandy, slightly cobbly, subangular to subrounded, fine to coarse GRAVEL comprising quartzite, chert, sandstone, and rare coal. Cobbles comprise subrounded quartzite and sandstone. GLACIOFLUVIAL DEPOSITS							
End of Trial Pit		3.00	130.20				

Remarks:
Exploratory hole location scanned with Cable Avoidance Tool and Signal Generator.
Descriptions based on visual inspection by a Geo-environmental engineer.
Groundwater was not encountered.
Visual or olfactory evidence of contamination was not observed.

Dimensions:



Key:

- B - Bulk Sample
- D - Disturbed Sample
- ES - Environmental Sample
- W - Water Sample
- PID - PID Reading
- HSV - Hand Shear Vane Reading

Stability: Stable

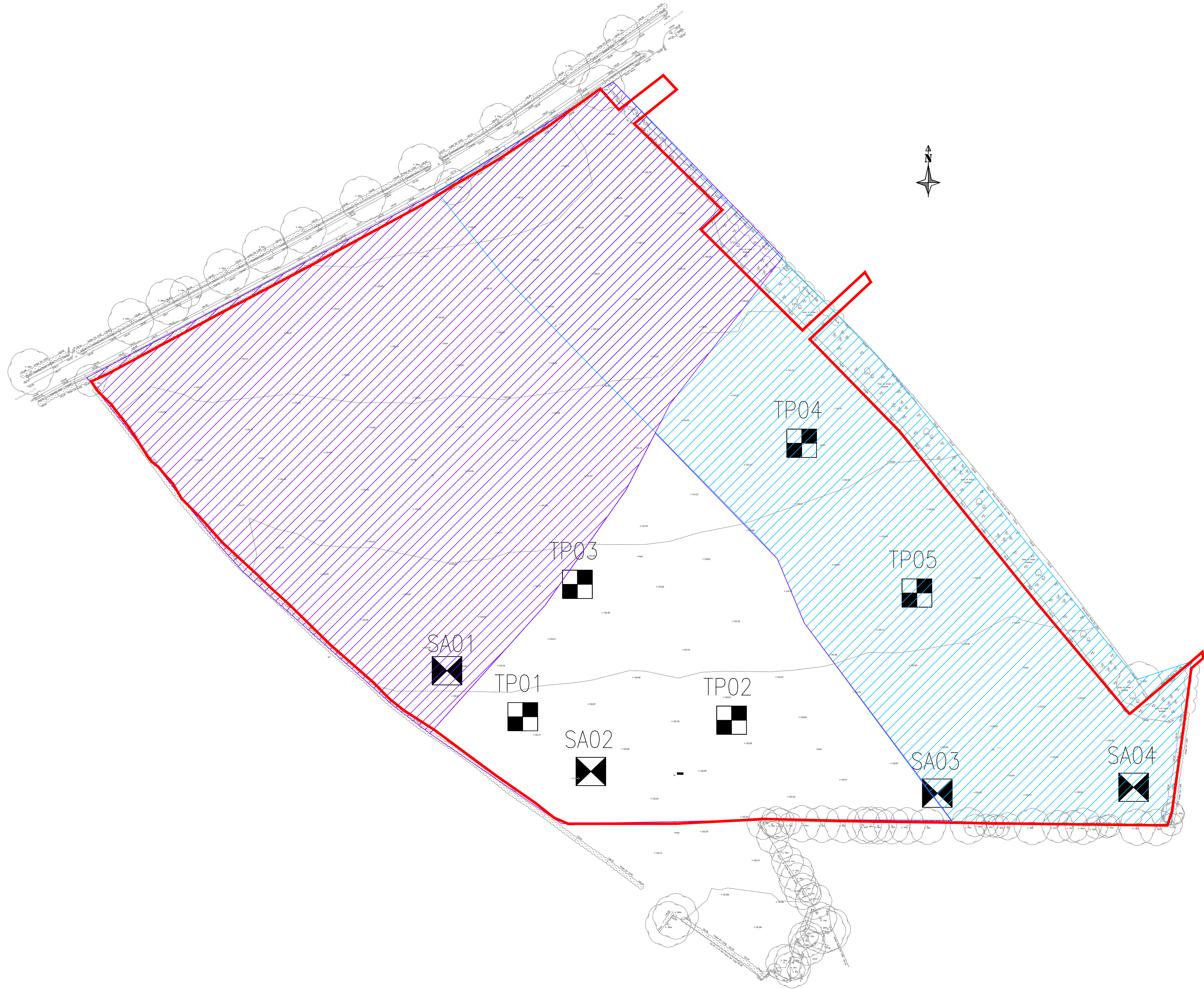


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APPENDICES



APPENDIX E



- GENERAL NOTES**
- DO NOT SCALE THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALIST DESIGN DRAWINGS AND DETAILS.
 - ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
 - THIS DRAWING IS FOR STRATEGY PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- KEY**
- TP01 TRIAL PIT LOCATION
 - SA01 SOIL INFILTRATION TEST PIT LOCATION
 - SITE BOUNDARY
 - AREA WITHIN 100M OF EXISTING RESIDENTIAL PROPERTIES
 - MAPPED EXTENT OF GLACIAL TILL DEPOSITS

REV:	FIRST ISSUE	JM	CW	AB	10.03.25
REV:	AMENDMENTS:	DRN:	CHK:	APP:	DATE:
PROJECT: LAND OFF BOSWORTH LANE NEWBOLD VERDON					
DRAWING TITLE: MINERAL CONSTRAINTS PLAN					
CLIENT: J S BLOOR					
DRAWING NUMBER: 28945_04_140_01					
REVISION: -	SHEET SIZE: A1	SCALE: 1:1000			
STATUS: FOR INFORMATION / APPROVAL					
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