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Our Ref: GRM/P8079/L.02a

Date: 1st December 2023

FAO Peter Sutton
Sutton Land Development
The Chapel
21 Leicester Road
Mountsorrel
Leicestershire
LE12 7AJ

By Email Only

Dear Peter,

RE: Upton Steel, Stanton Lane, Stanton under Bardon

Further to correspondence between Sutton Land Development and the local planning officers, GRM have been instructed to prepare a scoping document for additional ground investigation works in support of a planning application to develop Phase 1 of the site for a factory extension. A site location plan is included in Appendix A. The development phasing plan is included in Appendix B.

This report should be read in conjunction with previously issued reports:

- Phase I Desk Study (report reference: GRM/P8079/DS.1 dated August 2017)
- Phase II Site Appraisal (report reference: GRM/P8079/F.1 dated September 2017)
- Additional Investigation (report reference: GRM/P8079/Ph3 dated August 2018)

Previous Findings

The desk study identified a group of buildings and structures in the south eastern corner of the site on the historical maps (1903) and a former quarry immediately west of the site boundary. By 1991 the buildings are no longer recorded on site. The desk study concluded that there was a low risk for contamination based on the former buildings and quarry.

The intrusive investigation completed in 2017 completed a total of 15no exploratory holes across the site, however the south eastern corner (the area of the former buildings) was not accessible due to dense vegetation and fencing. No significant sources of contamination were identified during the intrusive works, however as the south eastern corner was inaccessible at the time of the works, additional investigation was recommended.



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Recommended Works

In order to fully assess the contamination potential of the site it was recommended that additional investigation is completed in the south eastern area of the site.

Once the fence and vegetation have been cleared and access possible, the investigation should comprise of one day of window sampling below the position of the historic buildings to determine whether any made ground material is present.

Shallow environmental samples should also be taken and assessed to inform on the risk to the local environment and human health. If no source of contamination is identified (<1m of made ground), the risk to the development from ground gas will be considered to be negligible. If a significant amount of made ground is present, gas monitoring standpipes should be installed and monitored for a minimum of 4 weeks.

The works, including any gas monitoring (if required) should be undertaken completed by the end of February 2024.

We trust this is suitable for your current requirements, should you require any further information or would like any clarification of the points raised please do not hesitate to contact us.

Yours sincerely,
for GRM Development Solutions Ltd

Russell Hurcombe *MGeoSci FGS MIMMM*
Senior Engineering Geologist

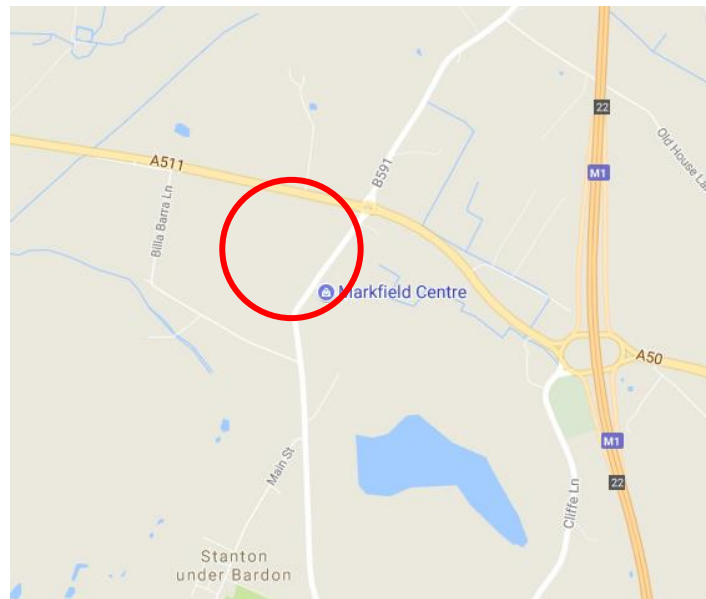
Richard Upton *BSc CEnv*
Director



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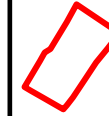
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DO NOT SCALE



NOTES:



Approximate Site Boundary



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CLIENT:

Sutton Land Development

PROJECT:

Stanton Lane, Stanton under Bardon

TITLE:

Site Location Plan

SCALE@SIZE :

NTS

ISSUE:

FINAL

DESIGN/DRAWN :

RDH

DATE:

August 2017

PROJECT No:

P8079

DRAWING No:

Figure 1

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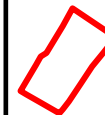
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NOTES:



Approximate Site Boundary



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Figure 1

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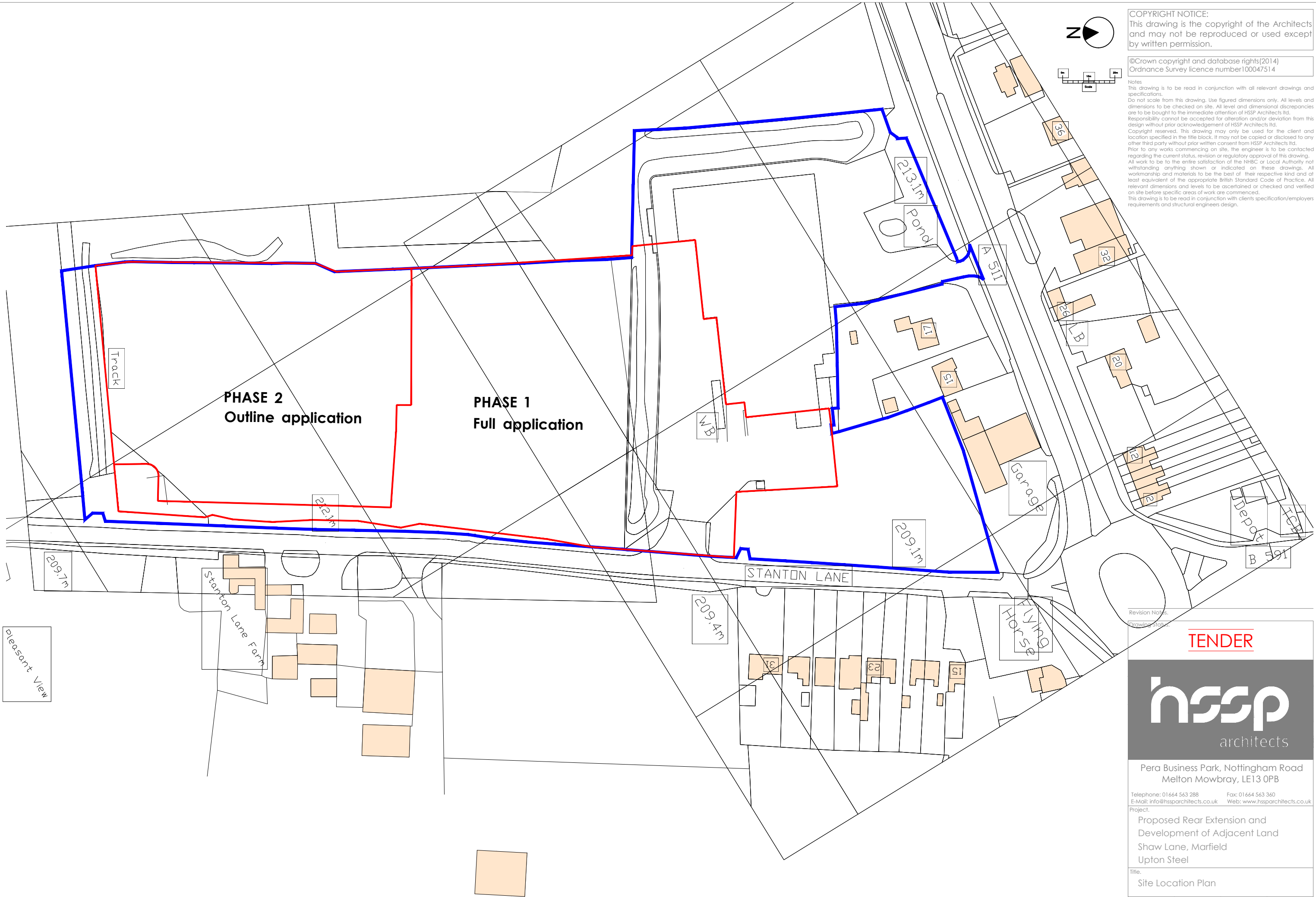
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Revision Notes.
Drawing status.

TENDER

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Project.
Proposed Rear Extension and
Development of Adjacent Land
Shaw Lane, Marfield
Upton Steel

Title. Site Location Plan			
Scale. 1:1250	Drawn. SM	Checked. -	Date. Oct 2017
Drawing No. 7627-04-001			Revision. -

HSSP A3