



Land West of Shilton Road, Earl Shilton, Leicestershire

Mineral Resource Assessment Desk Study

On behalf of
Giles Stanley Ltd.

Project Ref: 3316103487 | Rev: - | Date: July 2026

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Document Control Sheet

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Project Ref: 3316103487

Report Title: Mineral Resource Assessment Desk Study

Doc Ref: R001

Date: July 2026

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For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
-	27/07/26	First issue	LT	OB	OB

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1 Introduction

1.1 Brief

- 1.1.1 Stantec UK Ltd has been commissioned by Giles Stanley Ltd (the Client) to prepare a Qualitative Mineral Resource Assessment (desktop study) for the proposed development of the site known as Land at West of Shilton Road, Earl Shilton, Leicestershire.
- 1.1.2 The site comprises agricultural land approximately 5.7 Ha in area that is being considered for residential development.

1.2 Background

- 1.2.1 The National Planning Policy Framework (NPPF) includes at Section 17, the UK Government's policy for sustainable use of minerals. Current UK Government guidance to planning authorities regarding safeguarding mineral resources is given on the UK.Gov website ([Minerals - GOV.UK \(www.gov.uk\)](https://www.gov.uk/minerals)). The Leicestershire Minerals and Waste Local Plan¹ adopted 25 September 2019, includes at Policy M11 the advice on safeguarding of mineral resources as follows:

Policy M11: Safeguarding of Mineral Resources

Sand and gravel, limestone, igneous rock, surface coal, fireclay, brickclay and gypsum resources within the Minerals Safeguarding Areas shown on the figures contained within the Mineral and Waste Safeguarding documents, will be protected from permanent sterilisation by other development.

Planning permission will be granted for development that is incompatible with safeguarding mineral within a Mineral Safeguarding Area if:

- (i) the applicant can demonstrate that the mineral concerned is no longer of any value or potential value; or
- (ii) the mineral can be extracted satisfactorily prior to the incompatible development taking place; or
- (iii) 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
- (iv) there is an overriding need for the incompatible development; or
- (v) the development comprises one of the types of development listed in Table 4.

Planning applications for non-mineral development within a Mineral Safeguarding Area should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it.

Planning permission for mineral extraction that is in advance of approved surface development will be granted where the reserves would otherwise be permanently sterilised provided that operations are only for a temporary period. Where planning permission is granted, conditions will be imposed to ensure that the site can be adequately restored to a satisfactory after-use should the main development be delayed or not implemented.

¹ Leicestershire Minerals and Waste Local Plan Up to 2031 Adopted 25th September 2019.

- 1.2.2 The site lies within a Sand and Gravel Mineral Safeguarding Area (MSA) which has been produced by the British Geological Survey (BGS) for the (Leicestershire) County Council².
- 1.2.3 The British Geological Survey provides guidance to planning practitioners on how to implement national policy with respect to the safeguarding and as appropriate prior extraction of minerals³.

1.3 Minerals Assessment Desk Study

- 1.3.1 This report comprises a first stage (qualitative) desktop study. The report describes the geology of the site and surrounding area and presents an initial assessment of the potential mineral resources and resultant potential sterilisation from development based on a review of:
- Geological data from the British Geological Survey (BGS) including mapping and other publications/ data sets in the public domain;
 - Local Minerals Plans prepared by Leicestershire County Council⁴;
 - A Groundsure report and historical mapping; and
 - Review (in July 2026) of public domain aerial imagery of the site and surrounding lands on the Google Earth, Bing Maps and BGS OpenGeoscience Borehole scans platforms.

² Provision of geological information and updating of Mineral Consultation Areas for Leicestershire County Council. Economic Minerals Programme Commissioned Report CR/05/034/N. Published 2005.

³ Mineral safeguarding in England: good practice advice. Minerals and Waste Programme Open Report OR/11/046. Published 2011.

⁴ Supporting document S2/2015 Mineral and Waste Safeguarding Hinckley & Bosworth Borough] – SUB5 Hinckley Safeguarding 2015.

2 Site Setting

2.1 General Location

- 2.1.1 The site comprises agricultural land on the northern outskirts of Earl Shilton and is centred at approximate Grid Reference SP 46620 98650 (446620E, 298650N). A map showing the site and its general location, setting and salient local features is presented as **Figure 1**.

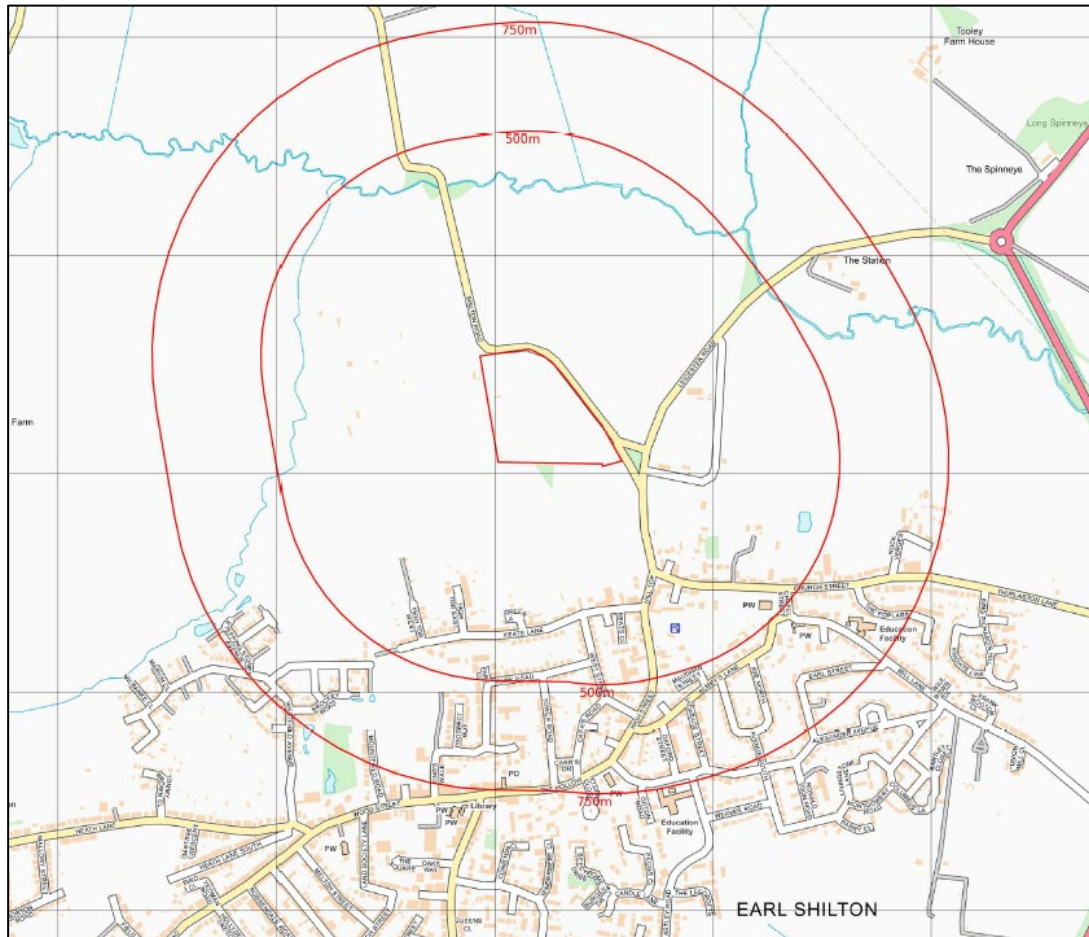


Figure 1 - Site Location Plan

2.2 Description

- 2.2.1 The site covers approximately 5.67 ha and is comprised of three pasture fields, currently used as horse paddocks, that are separated by hedgerows. A farm track, menage and a building housing stables are located on the western side of the site. The site is accessed from the north and east directly off Shilton Road and from the south via the farm track. The farm track is a public footpath and a second public footpath borders the south-eastern corner of the site. The site slopes gently downhill to the north-east with a fall of approximately 6m across the site.
- 2.2.2 The site is bordered by:
- Shilton Road with agricultural land beyond to the north and east;
 - Agricultural land and stable buildings beyond to the west;

- Agricultural land adjacent to the south; and
- Shilton Road with Leicester Road and a small number of commercial properties beyond to the south-east.

2.2.3 The agricultural land adjacent to the south of the site has recently received planning permission for development with residential properties (HBBC Planning Ref: 21/00135).

2.2.4 The historical map record indicates that the site has apparently been agricultural land since at least the mid-19th century.

2.3 Hydrological Setting

2.3.1 The site lies within the catchment of the eastward flowing Thurlaston Brook which lies approximately 375m to the north.

2.4 Ecology/ Geodiversity

2.4.1 The site does not lie within 1km of any Local or National Nature Reserves, Ramsar sites, Special Areas of Conservation, Sites of Special Scientific Interest (SSSI), Local Geological Sites or Geological SSSIs.

3 Geology

3.1 Published Geology

- 3.1.1 The BGS Digital geological map at 1:50,000 scale indicates that the site and surrounding area are underlain by solid strata of the Gunthorpe Member of the Mercia Mudstone Group. Superficial strata are not mapped on the site but various superficial strata comprising Alluvium, River Terrace Deposits and the Wigston Sand and Gravel Member are mapped near the site.
- 3.1.2 The BGS Onshore GeoIndex viewer (<https://mapapps2.bgs.ac.uk/geoindex/home.html>) does not contain any records of Faults, Mass Movements or Artificial Ground on or near the site.

3.2 Superficial Geology

- 3.2.1 **Figure 2** below shows the disposition of the superficial strata relative to the site boundary taken from the BGS Digital geological map at 1:50,000 scale.
- 3.2.2 Alluvium is mapped along the routes of the local watercourses, River Terrace Deposits are mapped on valley sides locally and glaciofluvial deposits of the Wigston Sand and Gravel Member are mapped on the higher ground to the south.

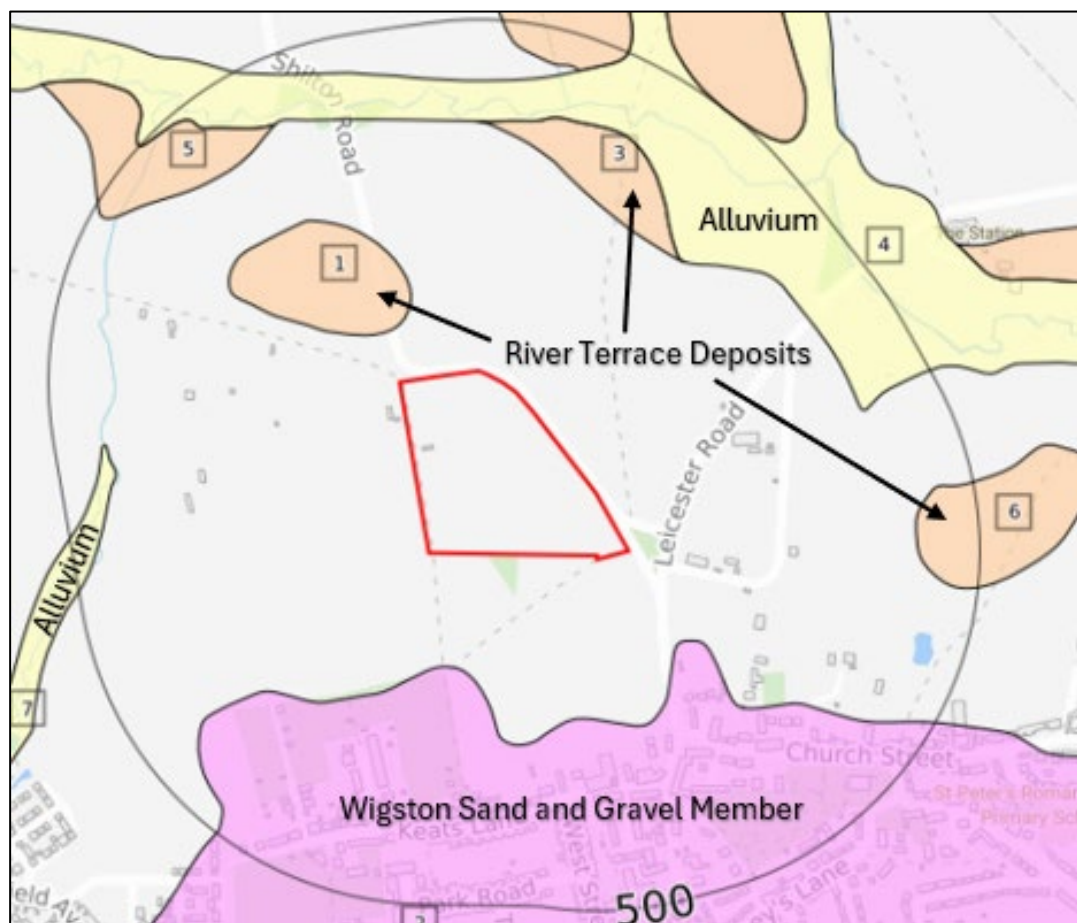


Figure 2 - Extract of Geological Map (Superficial Strata)

- 3.2.3 The table below summarises the descriptions of the superficial strata given in the BGS Lexicon of Named Rock Units:

Unit	BGS Description
Alluvium ⁵	Normally soft to firm consolidated, compressible silty clay, but can contain layers of silt, sand, peat and basal gravel.
River Terrace Deposits ⁶	Sand and gravel, locally with lenses of silt, clay or peat.
Wigston Sand and Gravel Member ⁷	Glaciofluvial sands and gravels with clasts generally dominated by lithologies such as Bunter pebbles and coal, suggesting derivation from the western ice that deposited the Thrussington Till Member.

3.3 Solid (bedrock) Geology

- 3.3.1 The Triassic aged Gunthorpe Member of the Mercia Mudstone Group is typically described by the BGS⁸ as “Mudstone, red-brown, with subordinate dolomitic siltstone and fine-grained sandstone, greenish grey, common gypsum veins and nodules”.

3.4 BGS Onshore Boreholes Database

- 3.4.1 The BGS GeoRecords Index indicates that there are no available historical borehole records within 250m of the site boundaries.

3.5 Hydrogeology

- 3.5.1 The Mercia Mudstone Group underlying the site is classified as a Secondary B Aquifer.

⁵ <https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=ALV>

⁶ <https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=RTD2>

⁷ <https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=WIGS>

⁸ <https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=GUN>

4 Mineral Resources

4.1 BGS Data

- 4.1.1 An extract of the BGS Mineral Resources Map⁹ covering the site and surrounding area is shown below as Figure 3.

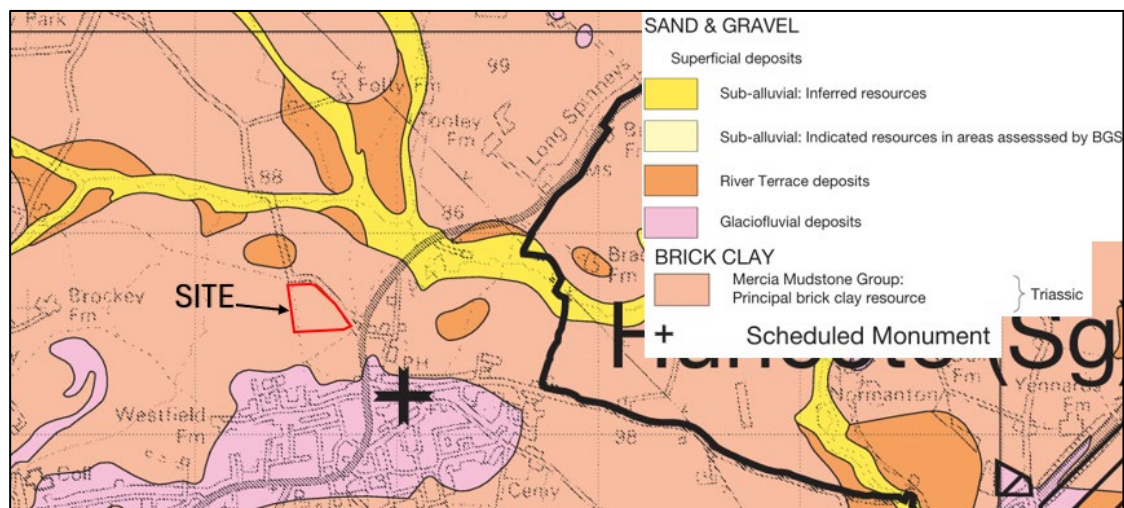


Figure 3 - Extract of BGS Minerals Resources Map

- 4.1.2 The BGS plan identifies the mapped outcrops of the Alluvium, River Terrace Deposits and Wigston Sand and Gravel Member (see Figure 2) as sand and gravel mineral resources. The map identifies the Mercia Mudstone strata as a brick clay mineral resource.
- 4.1.3 According to the Groundsure Report the distances of the mapped sand and gravel mineral resources from the site are as follows:
- River Terrace Deposits - 74m to the north (labelled [1] on Figure 2).
 - Glaciofluvial deposits (Wigston Sand and Gravel) - 149m to the south.
 - River Terrace Deposits - 282m to the north-east (labelled [3] on Figure 2).
 - Sub alluvial inferred resources (Alluvium) - 300m to the north-east (labelled [4] on Figure 2).
 - River Terrace Deposits - 400m to the east (labelled [6] on Figure 2).
- 4.1.4 Review of historical and geological maps has identified no evidence of past historical working of sand and gravel or brick clay on site or within 250m. The BGS BritPits database does not identify any currently active or closed surface or underground mineral workings within 250m of the site.

⁹ Leicestershire and Rutland (comprising City of Leicester, Leicestershire and Rutland) Mineral Resources Scale 1:100,000. Published 2002.

4.2 Sand and Gravel Resources

Potential Mineral (Sand and Gravel) Reserves

- 4.2.1 The Leicestershire Minerals and Waste Local Plan (MWLP) identifies that there are two types of sand and gravel deposit within the County, namely: (i) sub-alluvial and river terrace; and (ii) glaciofluvial. The sub-alluvial and river terrace deposits occur most notably in the valleys of the Rivers Trent, Soar and Wreake. Glaciofluvial deposits occur in a complex series of isolated deposits in areas to the south and west of Leicester. The full extent of this resource is unknown due to the extensive boulder clay and other drift deposits concealing potential resources. Glaciofluvial sand and gravel deposits tend to be more irregular in thickness and quality but can locally have more superior yields than sub-alluvial or river gravels. Whilst these deposits are worked, they can be of poor and mixed quality and the river deposits are generally worked in preference.
- 4.2.2 This presence of many outcrops of geological formations containing sands and gravels and the presence of glaciofluvial deposits that are concealed beneath boulder clay is reflected in the Hinckley and Bosworth Borough Council (NBBC) mineral safeguarding map, which has designated large areas of the borough as mineral safeguarding areas (MSA) for sand and gravel. An extract of the plan from the HBBC mineral safeguarding document¹⁰ showing the areas of the borough that are safeguarded for sand and gravel is presented as Figure 4 below.

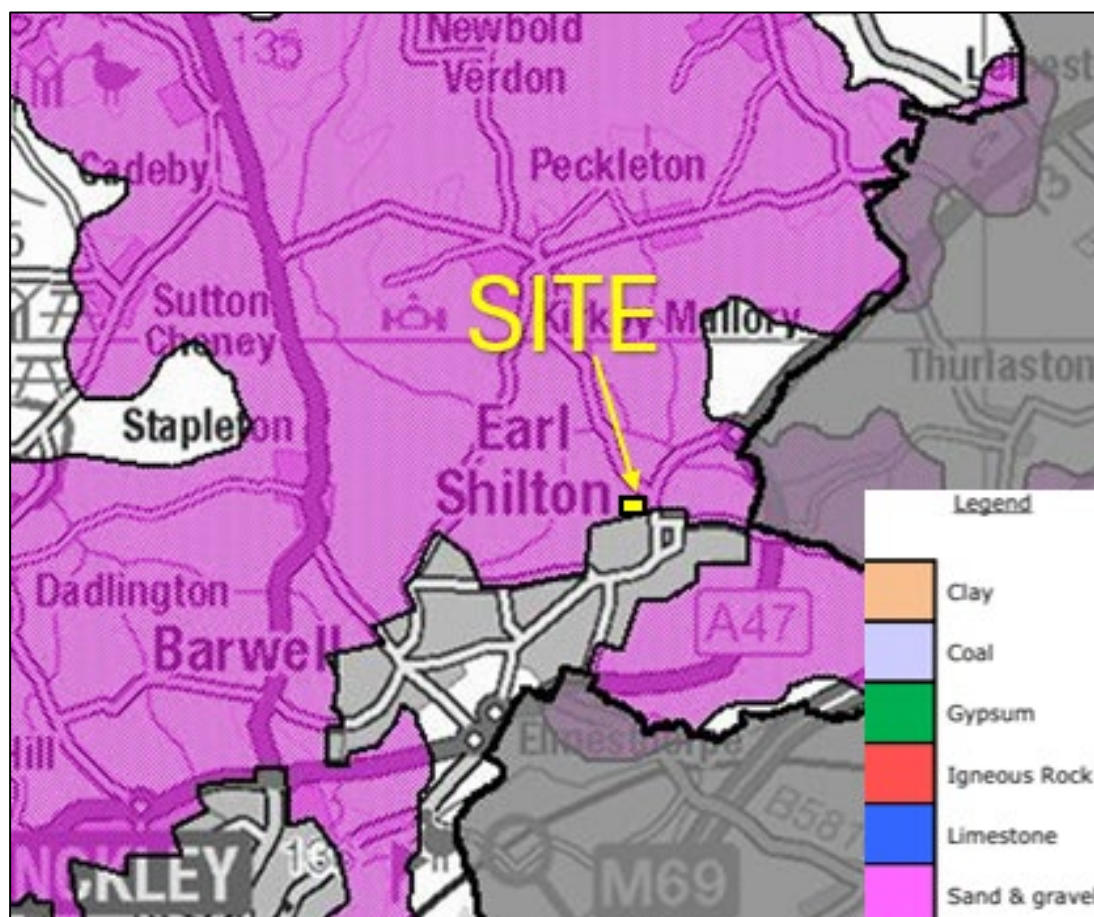


Figure 4 - HBBC Mineral Safeguarding Areas (Extract of HBBC Mineral Safeguarding Plan)

¹⁰ Supporting document S2/2015 Mineral and Waste Safeguarding Hinckley & Bosworth Borough] – SUB5 Hinckley Safeguarding 2015.

- 4.2.3 The available evidence indicates that that there is not a sand and gravel mineral resource beneath the site, but there are surface sand and gravel mineral resources present in the vicinity of the site.

4.3 Brick Clay Resources

- 4.3.1 Hinckley and Bosworth Borough Council (see Figure 4) do not safeguard brick clay in the vicinity of the site.

5 Discussion and Conclusions

5.1 Discussion

- 5.1.1 Geological mapping indicates that potential sand and gravel mineral resources do not underlie the site but are present near the site.
- 5.1.2 It is typical for a 100m buffer zone around new quarries to be imposed to protect sensitive land uses from disturbance by the quarrying activities. The mapped outcrop of River Terrace Deposits 74m to the north of the site is the only potential sand and gravel mineral bearing formation present within 100m of the site and is therefore the only mineral resource that could potentially be sterilised by the proposed development of the site.
- 5.1.3 There are a number of constraints that are likely to make this particular River Terrace Deposit unviable to extract. These are:
- Shilton Road runs through the eastern side of the deposit which will require a no quarrying buffer zone of 50m around it, that will prevent some of the deposit from being extracted.
 - River Terrace Deposits often include upper strata of clay overburden over the sand and gravel mineral, which will reduce the amount of mineral that could be extracted and increase the cost of extraction.
 - The small size of the resource, with maximum mapped extents approximately 200m north to south and 175m east to west (allowing for 50m buffer to the road), is expected to make setting up mineral processing facilities at that site uneconomical. This would require the mineral to be trucked off site to another quarry site for processing which would increase costs.

5.2 Conclusions

- 5.2.1 The MSA for sand and gravel deposits identified in the Minerals and Waste Local Plan covers the entire site and surrounding area. With regards to *Policy M11: Safeguarding of mineral resources*, the study has identified that whilst the proposed development will sterilise a small part of a relatively small off site mineral resource deposit, the sand and gravel mineral in that deposit is unlikely to be of potential economic viability. This is because of its limited extent once planning constraint buffers are taken into account, the engineering constraints that stripping of the overburden present and the expectation that the mineral would need to be taken off site for processing.

Appendix A Historical OS Mapping



Contact us with any questions at:
info@groundsurre.com
 01273 257 755



Site details:	Land West of Shilton Road, Earl Shilton, Leicestershire
Client ref:	3316103487
Report ref:	HYD-BSP-OHO-CNU-K87
Grid ref:	446604.46, 298637.41
Production date:	22 July 2026

Map name:	County Series
Map date:	1903-1904
Scale:	1:10,560
Printed at:	1:10,560



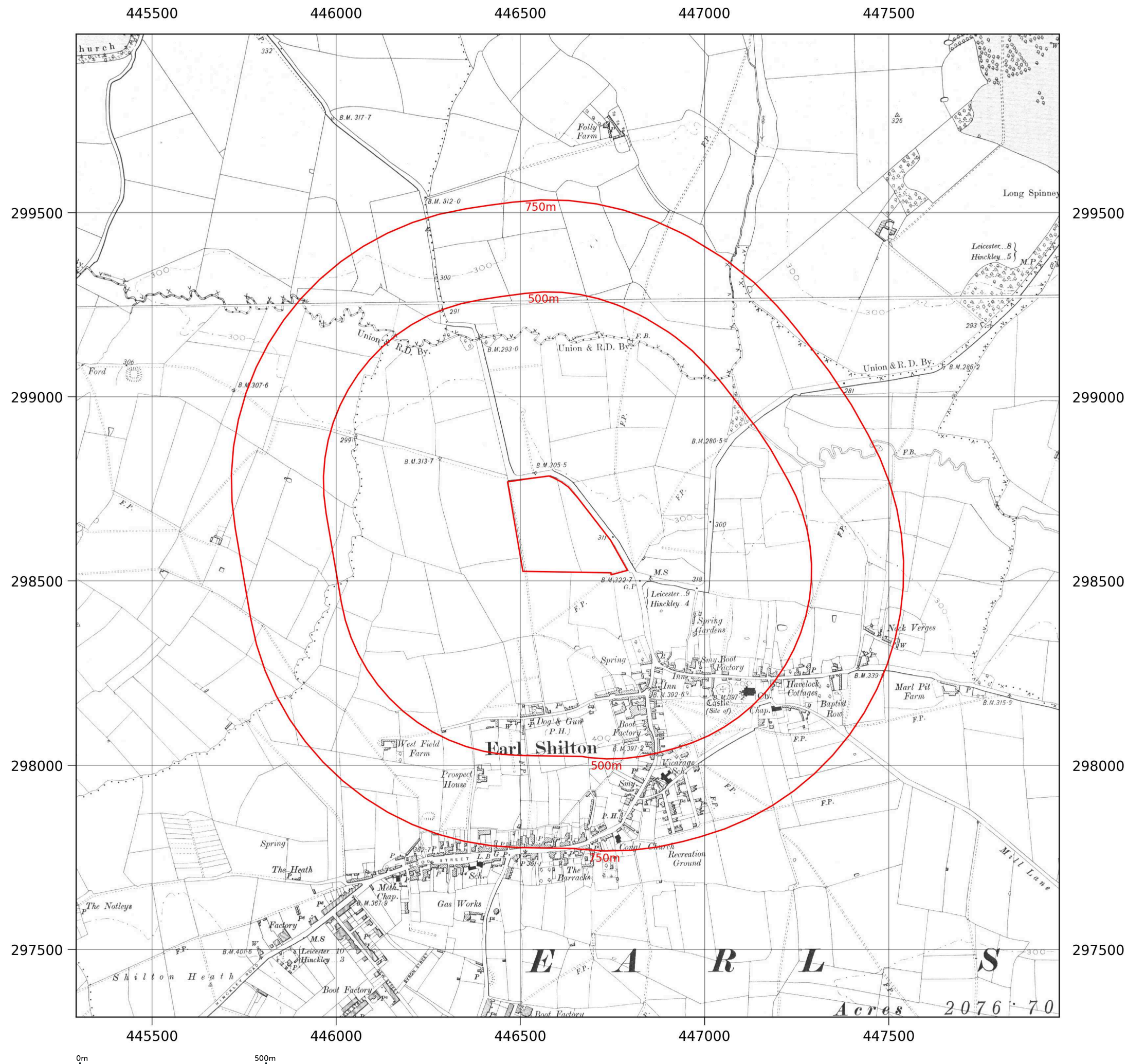
Date: 1903
 Surveyed: 1885
 Revised: 1903

Date: 1904
Surveyed: 1886
Revised: 1904

Contact us with any questions at:

info@groundsure.com

01273 257 755





Map name:	County Series
Map date:	1914
Scale:	1:10,560
Printed at:	1:10,560

Contact us with any questions at:
info@groundsurre.com
 01273 257 755

Site details: Land West of Shilton Road, Earl Shilton, Leicestershire
Client ref: 3316103487
Report ref: HYD-BSP-OHO-CNU-K87
Grid ref: 446604.46, 298637.41
Production date: 22 July 2026

Map name: County Series
Map date: 1938
Scale: 1:10,560
Printed at: 1:10,560



Date: 1938
Surveyed: 1886
Revised: 1938

Contact us with any questions at:
info@groundsure.com
01273 257 755



Site details: Land West of Shilton Road, Earl Shilton, Leicestershire
Client ref: 3316103487
Report ref: HYD-BSP-OHO-CNU-K87
Grid ref: 446604.46, 298637.41
Production date: 22 July 2026

Map name: Provisional
Map date: 1950
Scale: 1:10,560
Printed at: 1:10,560



Date: 1950
Surveyed: 1950
Revised: 1950

Contact us with any questions at:
info@groundsure.com
01273 257 755





Site details:	Land West of Shilton Road, Earl Shilton, Leicestershire
Client ref:	3316103487
Report ref:	HYD-BSP-OHO-CNU-K87
Grid ref:	446604.46, 298637.41
Production date:	22 July 2026

Map name:	Provisional
Map date:	1968
Scale:	1:10,560
Printed at:	1:10,560



Date: 1968
Surveyed: 1968
Revised: 1968

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 01273 257 755

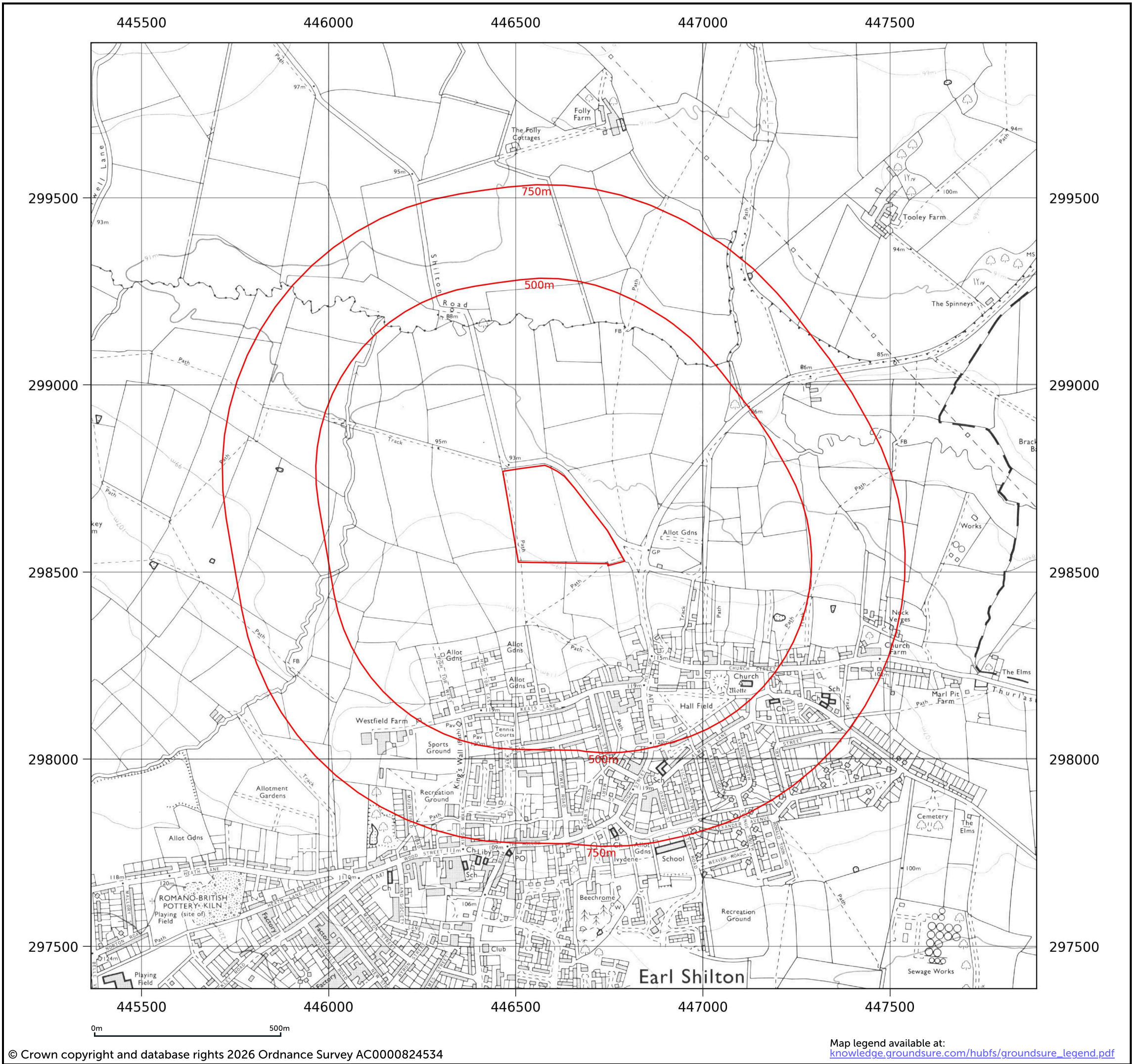
Site details:	Land West of Shilton Road, Earl Shilton, Leicestershire
Client ref:	3316103487
Report ref:	HYD-BSP-OHO-CNU-K87
Grid ref:	446604.46, 298637.41
Production date:	22 July 2026

Map name:	National Grid
Map date:	1980
Scale:	1:10,000
Printed at:	1:10,000



Date: 1980
Surveyed: 1972
Revised: 1980
Copyright: 1980
Levelled: 1965

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info@groundsure.com
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Site details:

Land West of Shilton Road,
Earl Shilton, Leicestershire

Client ref:

3316103487

Report ref:

HYD-BSP-OHO-CNU-K87

Grid ref:

446604.46, 298637.41

Production date:

22 July 2026

Map name:

National Grid

Map date:

2001

Scale:

1:10,000

Printed at:

1:10,000

Date: 2001

Contact us with any questions at:
info@groundsure.com
01273 257 755



Site details:

Land West of Shilton Road,
Earl Shilton, Leicestershire

Client ref:

3316103487

Report ref:

HYD-BSP-OHO-CNU-K87

Grid ref:

446604.46, 298637.41

Production date:

22 July 2026

Map name:

National Grid

Map date:

2010

Scale:

1:10,000

Printed at:

1:10,000

N

E

S

W

Date: 2010

Contact us with any questions at:
info@groundsure.com
01273 257 755



Site details:

Land West of Shilton Road,
Earl Shilton, Leicestershire

Client ref:

3316103487

Report ref:

HYD-BSP-OHO-CNU-K87

Grid ref:

446604.46, 298637.41

Production date:

22 July 2026

Map name:

National Grid

Map date:

2015

Scale:

1:10,000

Printed at:

1:10,000

Date: 2015

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Site details:

Land West of Shilton Road,
Earl Shilton, Leicestershire

Client ref:

3316103487

Report ref:

HYD-BSP-OHO-CNU-K87

Grid ref:

446604.46, 298637.41

Production date:

22 July 2026

Map name:

National Grid

Map date:

2025

Scale:

1:10,000

Printed at:

1:10,000

N

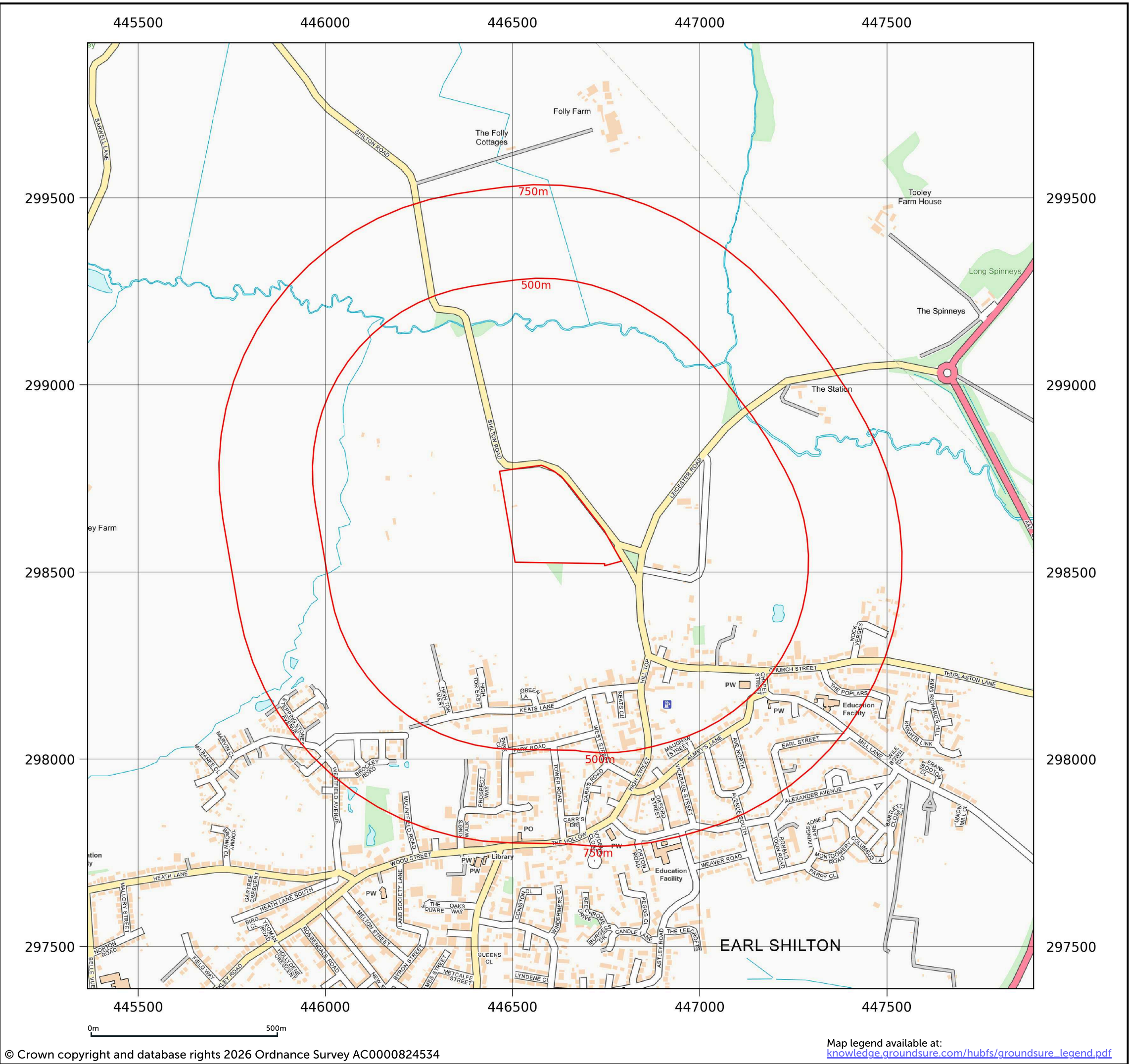
W

E

S

Date: 2025

Contact us with any questions at:
info@groundsure.com
01273 257 755



Appendix B Groundsure Report

Land West of Shilton Road, Earl Shilton, Leicestershire

Order Details

Date: 22/07/2026
Your ref: 3316103487
Our Ref: HYD-UVK-Y34-NR4-3R7

Site Details

Location: 446604 298637
Area: 5.69 ha
Authority: [Hinckley and Bosworth Borough Council](#)
↗

Site plan**Quick Links**

Summary of findings [p. 2 >](#)
OS MasterMap site plan [p.14 >](#)
Aerial image [p. 9 >](#)

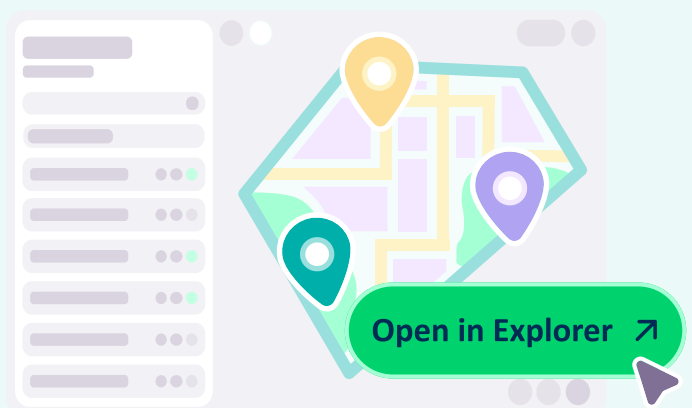
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	3	6	-
16 >	1.2 >	Historical tanks >	0	0	1	4	-
17 >	1.3 >	Historical energy features >	0	0	0	7	-
17	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	0	0	3	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	3	7	-
20 >	2.2 >	Historical tanks >	0	0	1	4	-
20 >	2.3 >	Historical energy features >	0	0	0	9	-
21	2.4	Historical petrol stations	0	0	0	0	-
21 >	2.5 >	Historical garages >	0	0	0	3	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
23	3.5	Historical waste sites	0	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	1	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
25	4.1	Recent industrial land uses	0	0	0	-	-
25	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
26	4.3	Current or recent petrol stations	0	0	0	0	-
26	4.4	Sites determined as Contaminated Land	0	0	0	0	-
26	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-



26	4.6	Regulated explosive sites	0	0	0	0	-
26	4.7	Hazardous substance storage/usage	0	0	0	0	-
27	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
27	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
27 >	4.10 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
27	4.11	Radioactive Substance Authorisations	0	0	0	0	-
28 >	4.12 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	1	-
28	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
28	4.14	Pollutant release to public sewer	0	0	0	0	-
28	4.15	List 1 Dangerous Substances	0	0	0	0	-
29	4.16	List 2 Dangerous Substances	0	0	0	0	-
29 >	4.17 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
29	4.18	Pollution inventory substances	0	0	0	0	-
29	4.19	Pollution inventory waste transfers	0	0	0	0	-
30	4.20	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
31 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
33 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
35 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	1	3
38	5.7	Surface water abstractions	0	0	0	0	0
39	5.8	Potable abstractions	0	0	0	0	0
39	5.9	Source Protection Zones	0	0	0	0	-
39	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
40	6.1	Water Network (OS NGD)	0	0	0	-	-
40	6.2	Surface water features	0	0	0	-	-



[41 >](#) [6.3 >](#) [WFD Surface water body catchments >](#) 1 - - - -

[41 >](#) [6.4 >](#) [WFD Surface water bodies >](#) 0 0 0 - -

[42 >](#) [6.5 >](#) [WFD Groundwater bodies >](#) 1 - - - -

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
43	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
43	7.2	Historical Flood Events	0	0	0	-	-
43	7.3	Flood Defences	0	0	0	-	-
44	7.4	Flood Storage Areas	0	0	0	-	-
45	7.5	Flood Zone 2	None (within 50m)				
45	7.6	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding					
46	8.1	Surface water flooding	Negligible (within 50m)				

Page	Section	Groundwater flooding >					
47 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
48	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
49	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
49	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
49	10.4	Special Protection Areas (SPA)	0	0	0	0	0
49	10.5	National Nature Reserves (NNR)	0	0	0	0	0
50	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
50 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	3
50	10.8	Biosphere Reserves	0	0	0	0	0
51	10.9	Forest Parks	0	0	0	0	0
51	10.10	Marine Conservation Zones	0	0	0	0	0
51	10.11	Green Belt	0	0	0	0	0
51	10.12	Proposed Ramsar sites	0	0	0	0	0
51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
52	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0



52	10.15	Nitrate Sensitive Areas	0	0	0	0	0
52 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
53 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
54	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
55	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
55	11.3	National Parks	0	0	0	-	-
55	11.4	Listed Buildings	0	0	0	-	-
56	11.5	Conservation Areas	0	0	0	-	-
56	11.6	Scheduled Ancient Monuments	0	0	0	-	-
56	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
58	12.2	Open Access Land	0	0	0	-	-
58	12.3	Tree Felling Licences	0	0	0	-	-
58	12.4	Environmental Stewardship Schemes	0	0	0	-	-
58	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
59	13.1	Priority Habitat Inventory	0	0	0	-	-
59	13.2	Habitat Networks	0	0	0	-	-
59	13.3	Open Mosaic Habitat	0	0	0	-	-
59	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	14.1 >	10k Availability >	Identified (within 500m)				
61	14.2	Artificial and made ground (10k)	0	0	0	0	-
62 >	14.3 >	Superficial geology (10k) >	0	0	2	7	-
63	14.4	Landslip (10k)	0	0	0	0	-
64 >	14.5 >	Bedrock geology (10k) >	1	0	0	2	-



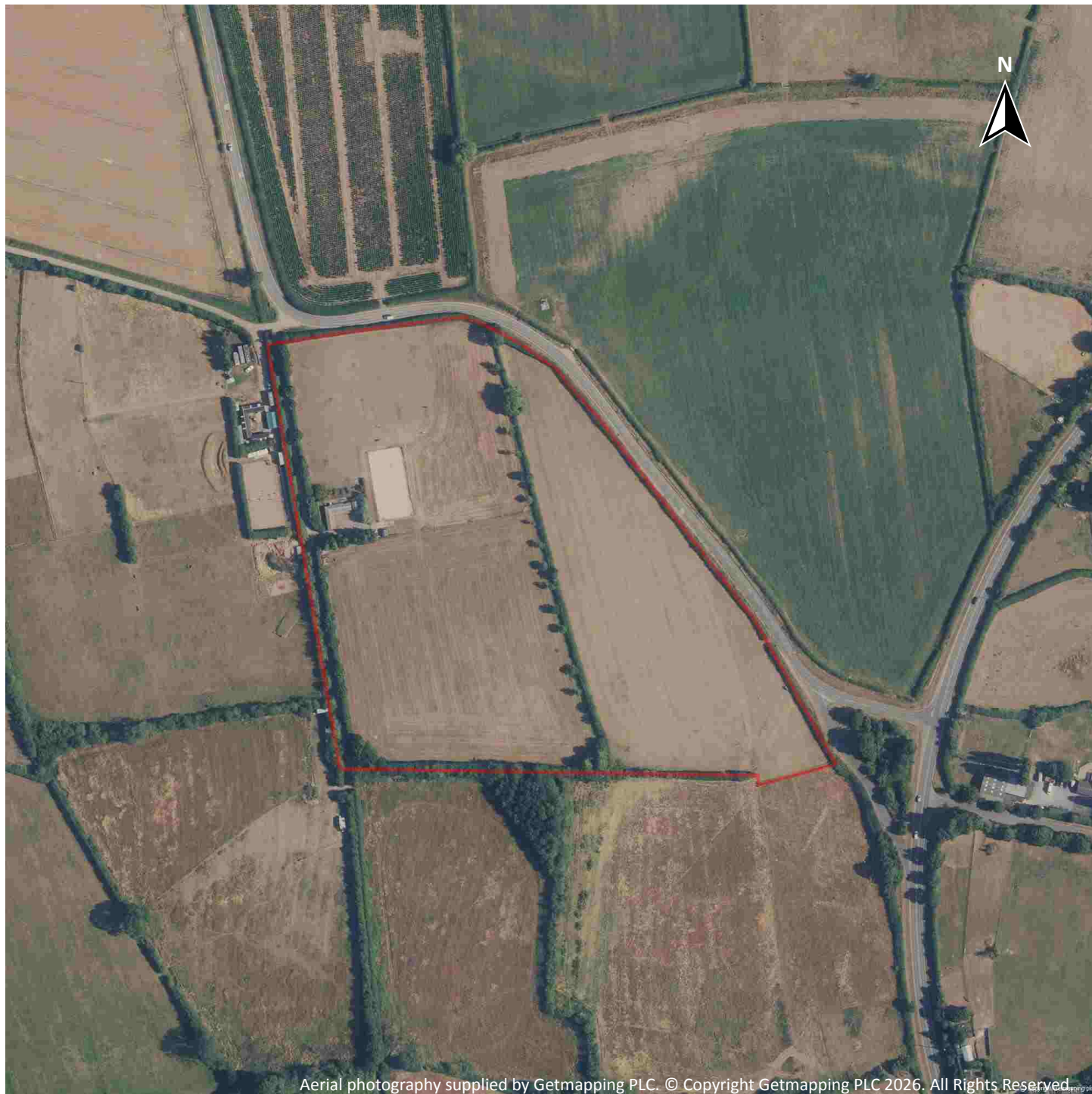
65	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
66 >	15.1 >	50k Availability >	Identified (within 500m)				
67	15.2	Artificial and made ground (50k)	0	0	0	0	-
67	15.3	Artificial ground permeability (50k)	0	0	-	-	-
68 >	15.4 >	Superficial geology (50k) >	0	0	2	7	-
69	15.5	Superficial permeability (50k)	None (within 50m)				
69	15.6	Landslip (50k)	0	0	0	0	-
69	15.7	Landslip permeability (50k)	None (within 50m)				
70 >	15.8 >	Bedrock geology (50k) >	1	0	0	2	-
71 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
71	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
72	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
73 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
74 >	17.2 >	Running sands >	Negligible (within 50m)				
75 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
76 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
77 >	17.5 >	Landslides >	Very low (within 50m)				
78 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
80	18.1	BritPits	0	0	0	0	-
81 >	18.2 >	Surface ground workings >	0	0	2	-	-
81	18.3	Underground workings	0	0	0	0	0
81	18.4	Underground mining extents	0	0	0	0	-
81	18.5	Historical Mineral Planning Areas	0	0	0	0	-
82	18.6	Non-coal mining	0	0	0	0	0
82	18.7	JPB mining areas	None (within 0m)				



82	18.8	The Coal Authority non-coal mining	0	0	0	0	-
82	18.9	Researched mining	0	0	0	0	-
83	18.10	Mining record office plans	0	0	0	0	-
83	18.11	BGS mine plans	0	0	0	0	-
83	18.12	Coal mining	None (within 0m)				
83	18.13	Brine areas	None (within 0m)				
83	18.14	Gypsum areas	None (within 0m)				
84	18.15	Tin mining	None (within 0m)				
84	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
85	19.1	Natural cavities	0	0	0	0	-
85	19.2	Mining cavities	0	0	0	0	0
85	19.3	Reported recent incidents	0	0	0	0	-
85	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
87 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
89 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	2	-	-	-
89	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
89	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
90	22.1	Underground railways (London)	0	0	0	-	-
90	22.2	Underground railways (Non-London)	0	0	0	-	-
90	22.3	Railway tunnels	0	0	0	-	-
90	22.4	Historical railway and tunnel features	0	0	0	-	-
90	22.5	Royal Mail tunnels	0	0	0	-	-
91	22.6	Historical railways	0	0	0	-	-
91	22.7	Railways	0	0	0	-	-
91	22.8	Crossrail 2	0	0	0	0	-



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved

Capture Date: 16/07/2022

Site Area: 5.69ha



Recent site history - 2020 aerial photograph

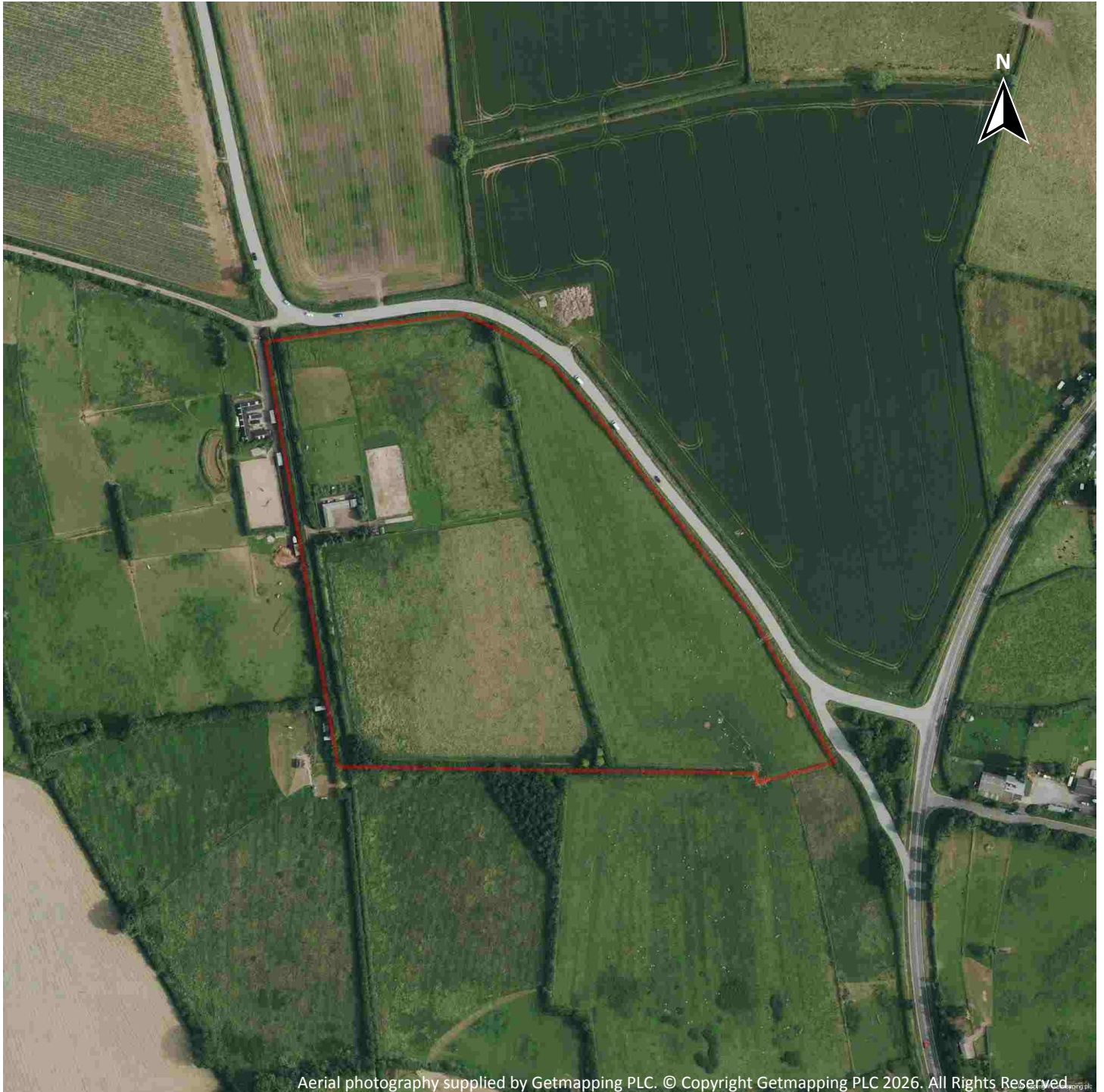


Capture Date: 16/04/2020

Site Area: 5.69ha



Recent site history - 2016 aerial photograph



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Capture Date: 06/07/2016

Site Area: 5.69ha



Recent site history - 2008 aerial photograph



Capture Date: 20/09/2008

Site Area: 5.69ha



Recent site history - 1999 aerial photograph

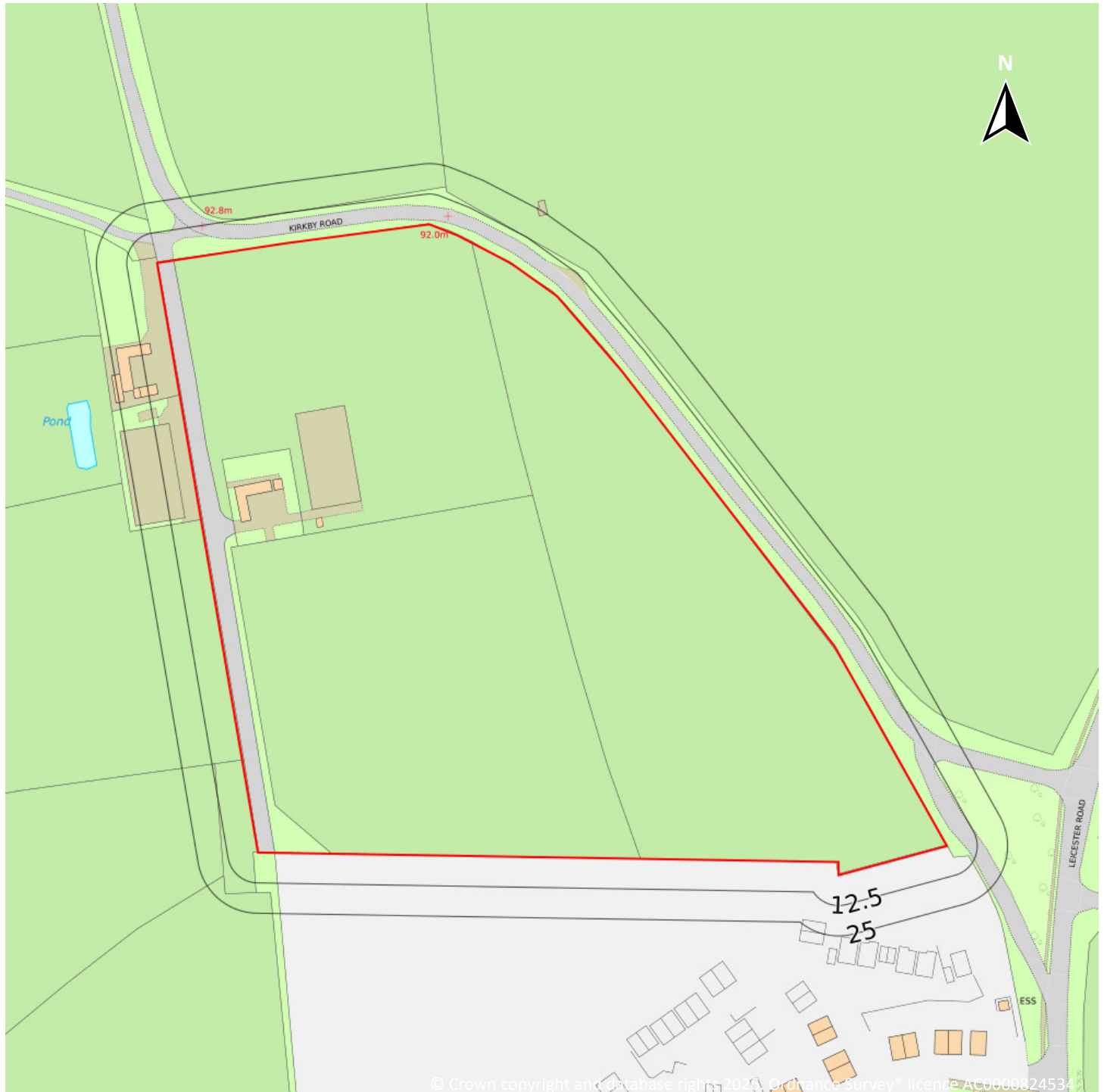


Capture Date: 04/10/1999

Site Area: 5.69ha

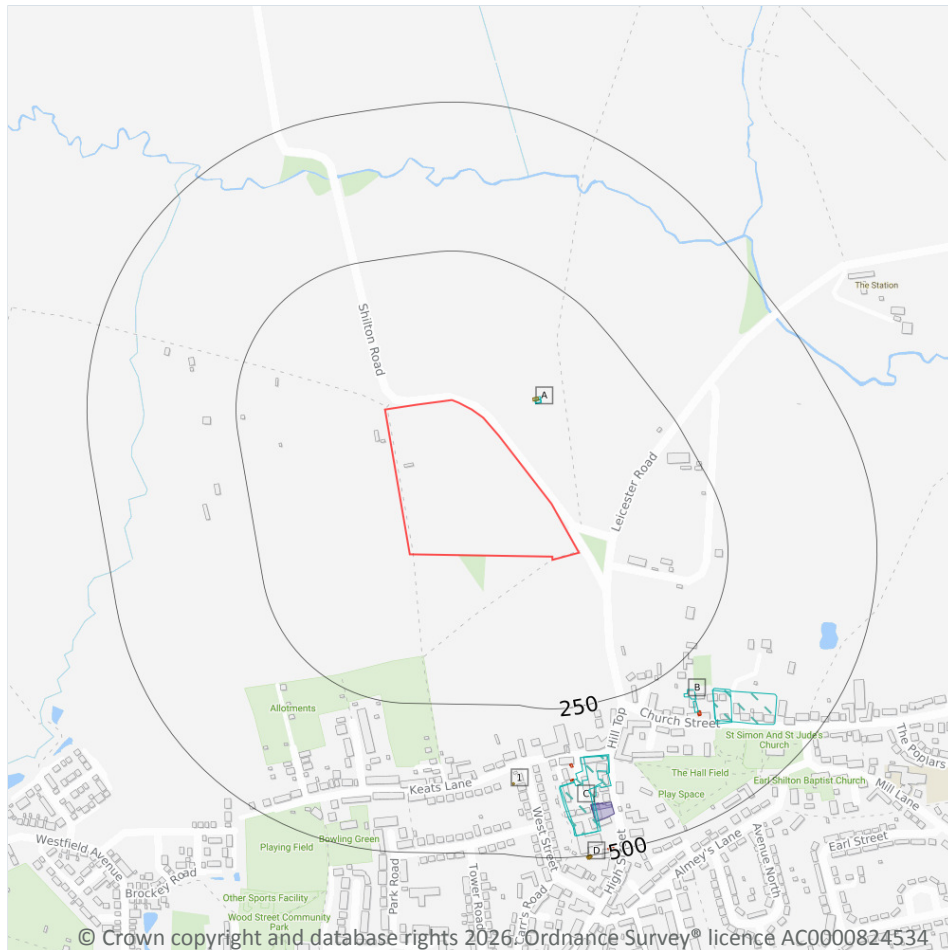


OS MasterMap site plan



Site Area: 5.69ha

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

9

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	82m NE	Unspecified Tank	1938	1855773



ID	Location	Land use	Dates present	Group ID
A	82m NE	Unspecified Tank	1950	1861049
A	85m NE	Unspecified Tank	1914	1820693
B	293m SE	Smithy	1904	1793714
B	315m SE	Smithy	1914 - 1938	1822067
B	321m SE	Boot Factory	1904	1792468
B	322m SE	Smithy	1950	1793713
C	335m S	Hosiery Manufactory	1914	1803227
C	335m S	Boot Factory	1904	1792467

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

5

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	82m NE	Unspecified Tank	1916	297052
1	379m S	Unspecified Tank	1916	297053
D	499m S	Unspecified Tank	1991	311028
D	499m S	Unspecified Tank	1994	314249
D	499m S	Unspecified Tank	1985	310285

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m

7

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
B	332m SE	Electricity Substation	1994	190591
B	332m SE	Electricity Substation	1985 - 1991	193286
C	343m S	Electricity Substation	1985	188074
C	369m S	Electricity Substation	1991	188073
C	370m S	Electricity Substation	1994	188075
D	492m S	Electricity Substation	1985 - 1991	204222
D	493m S	Electricity Substation	1994	195094

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

3

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-



grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
C	415m S	Garage	1978	65112
C	416m S	Garage	1964	64018
C	417m S	Garage	1985	62120

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

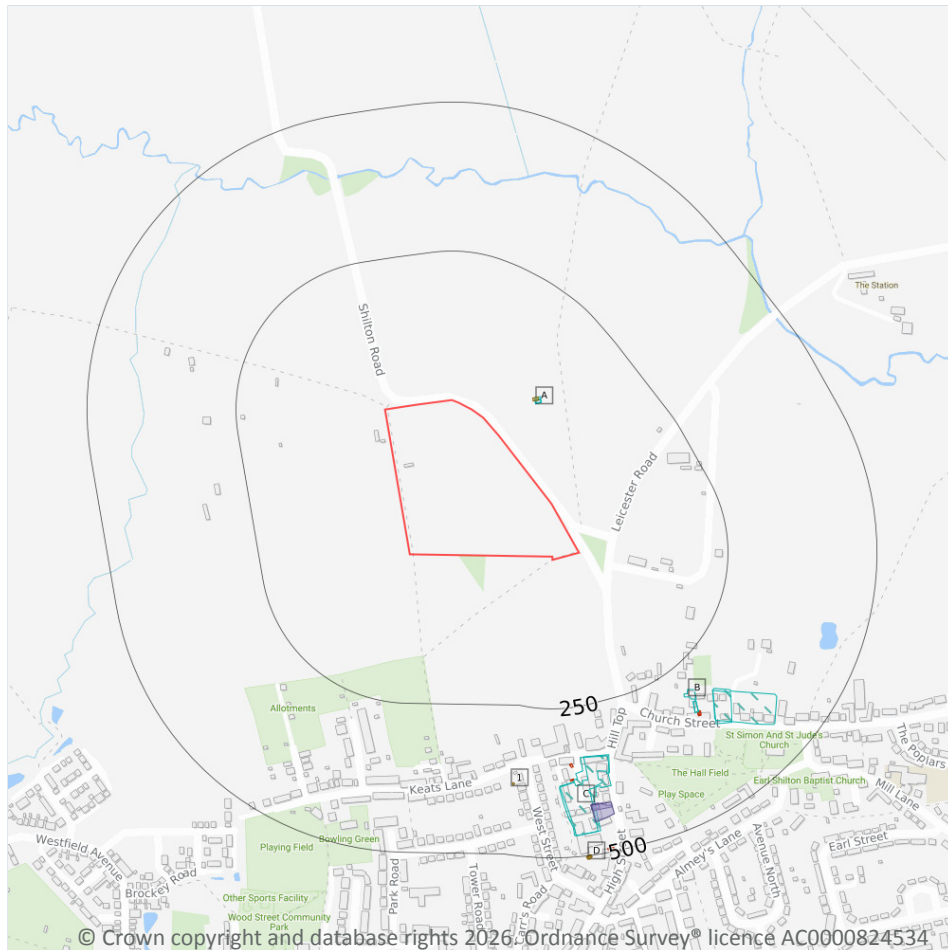
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

10

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
A	82m NE	Unspecified Tank	1938	1855773
A	82m NE	Unspecified Tank	1950	1861049
A	85m NE	Unspecified Tank	1914	1820693



ID	Location	Land Use	Date	Group ID
B	293m SE	Smithy	1904	1793714
B	315m SE	Smithy	1938	1822067
B	315m SE	Smithy	1914	1822067
B	321m SE	Boot Factory	1904	1792468
B	322m SE	Smithy	1950	1793713
C	335m S	Hosiery Manufactory	1914	1803227
C	335m S	Boot Factory	1904	1792467

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

5

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
A	82m NE	Unspecified Tank	1916	297052
1	379m S	Unspecified Tank	1916	297053
D	499m S	Unspecified Tank	1991	311028
D	499m S	Unspecified Tank	1994	314249
D	499m S	Unspecified Tank	1985	310285

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

9

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)



ID	Location	Land Use	Date	Group ID
B	332m SE	Electricity Substation	1994	190591
B	332m SE	Electricity Substation	1991	193286
B	333m SE	Electricity Substation	1985	193286
C	343m S	Electricity Substation	1985	188074
C	369m S	Electricity Substation	1991	188073
C	370m S	Electricity Substation	1994	188075
D	492m S	Electricity Substation	1991	204222
D	493m S	Electricity Substation	1994	195094
D	493m S	Electricity Substation	1985	204222

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m

3

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

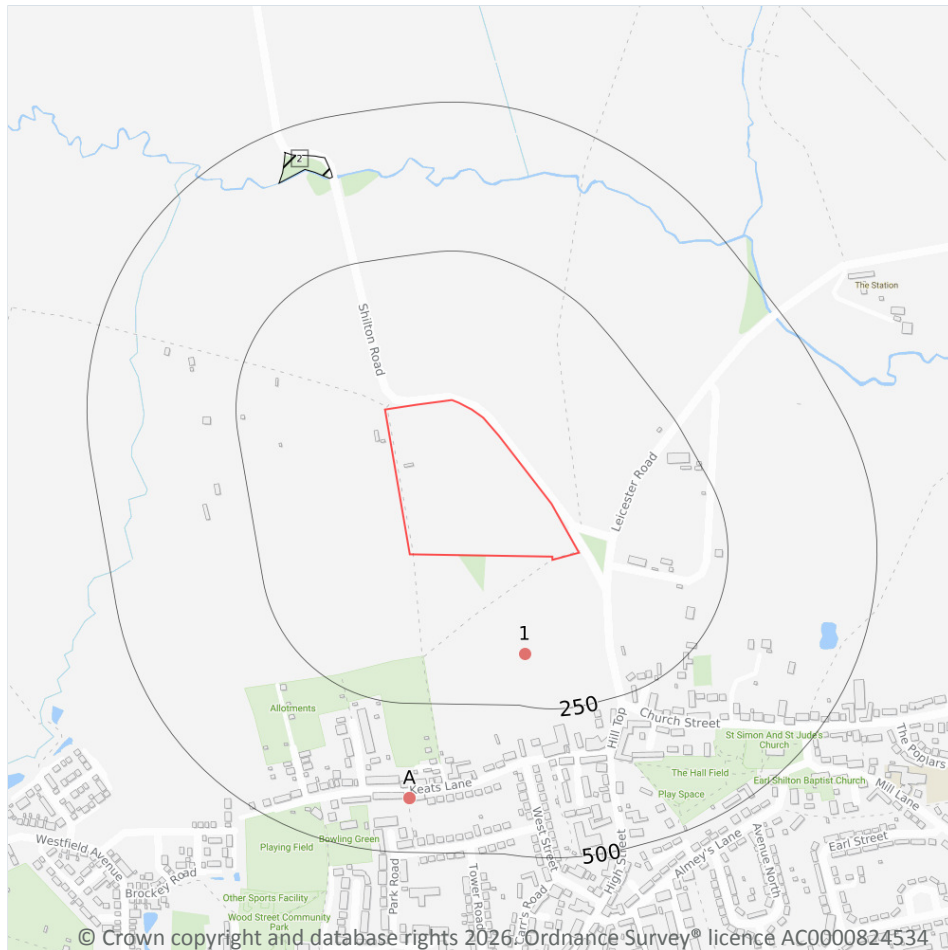
Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
C	415m S	Garage	1978	65112
C	416m S	Garage	1964	64018
C	417m S	Garage	1985	62120

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey®/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on [page 22 >](#)

ID	Location	Details		
2	399m N	Site Address: Land off Shilton Lane, Kirkby Mallory, Leicestershire Licence Holder Address: -	Waste Licence: - Site Reference: GDO 272 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m

0

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

This data is sourced from Ordnance Survey®/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

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

3.7 Waste exemptions

Records within 500m

5

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

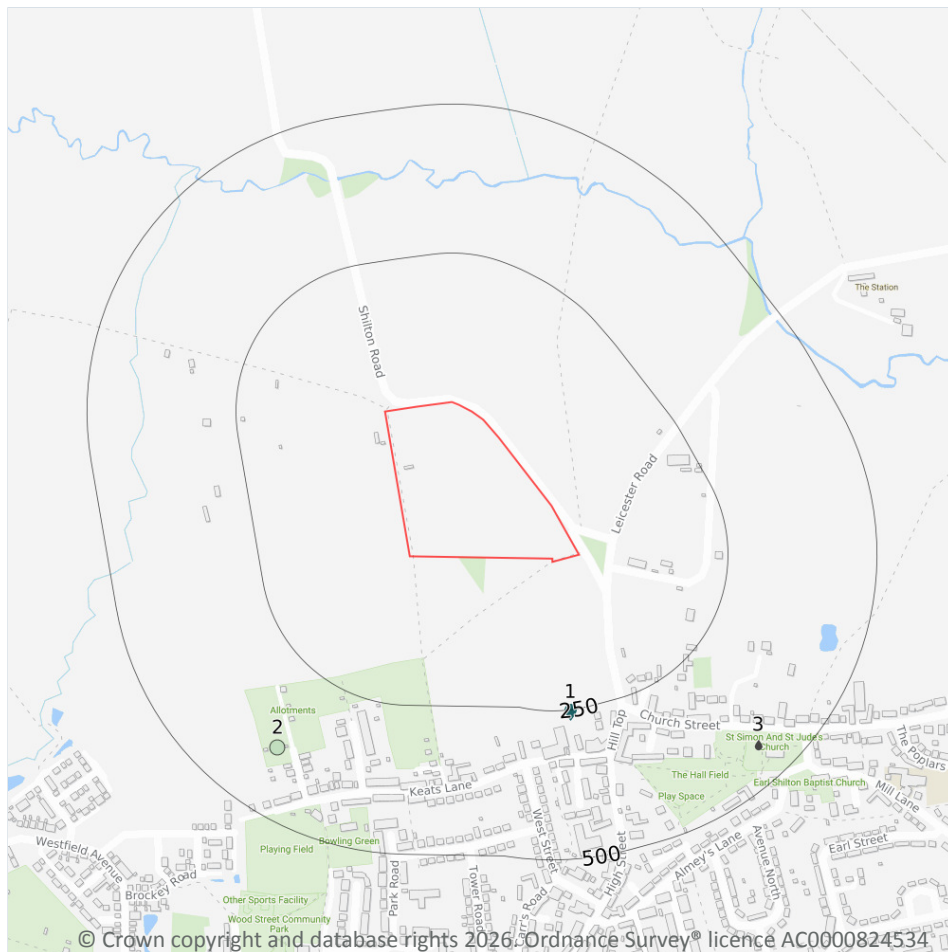
Features are displayed on the Waste and landfill map on [page 22 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	164m S	-	WEX458377	Using waste exemption	Not on a farm	Use of waste in construction
A	409m S	Westfield Farm Keats Lane Leicester Le9 7ds	EPR/NH0874 WM/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
A	409m S	Westfield Farm Keats Lane Leicester Le9 7ds	EPR/NH0874 WM/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
A	409m S	Westfield Farm Keats Lane Leicester Le9 7ds	EPR/NH0874 WM/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
A	409m S	Westfield Farm Keats Lane Leicester Le9 7ds	EPR/NH0874 WM/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey®.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.



4.3 Current or recent petrol stations

Records within 500m**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Sites determined as Contaminated Land

Records within 500m**0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.5 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.6 Regulated explosive sites

Records within 500m**0**

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.7 Hazardous substance storage/usage

Records within 500m**0**

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.8 Historical licensed industrial activities (IPC)

Records within 500m**0**

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.9 Licensed industrial activities (Part A(1))

Records within 500m**0**

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.10 Licensed pollutant release (Part A(2)/B)

Records within 500m**1**

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 25 >](#)

ID	Location	Address	Details	
1	254m S	High St Serv Station, High St, Leicester, LE9 7DG	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.11 Radioactive Substance Authorisations

Records within 500m**0**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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



4.12 Licensed Discharges to controlled waters

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 25 >](#)

ID	Location	Address	Details	
3	438m SE	PARISH CHURCH OF ST.SIMON & ST.JUDE, ALMEYS LANE, EARL SHILTON, LEICESTERSHIRE, LE9 7AL	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRAB3492RE Permit Version: 1 Receiving Water: GROUNDWATER VIA INFILTRATION	Status: NEW ISSUED UNDER EPR 2010 Issue date: 27/02/2014 Effective Date: 27/02/2014 Revocation Date: -

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

4.13 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.14 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.15 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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



4.16 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 Pollution Incidents (EA/NRW)

Records within 500m

1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 25 >](#)

ID	Location	Details	
2	390m SW	Incident Date: 20/05/2008 Incident Identification: 588787 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

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

4.18 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.19 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.20 Pollution inventory radioactive waste

Records within 500m

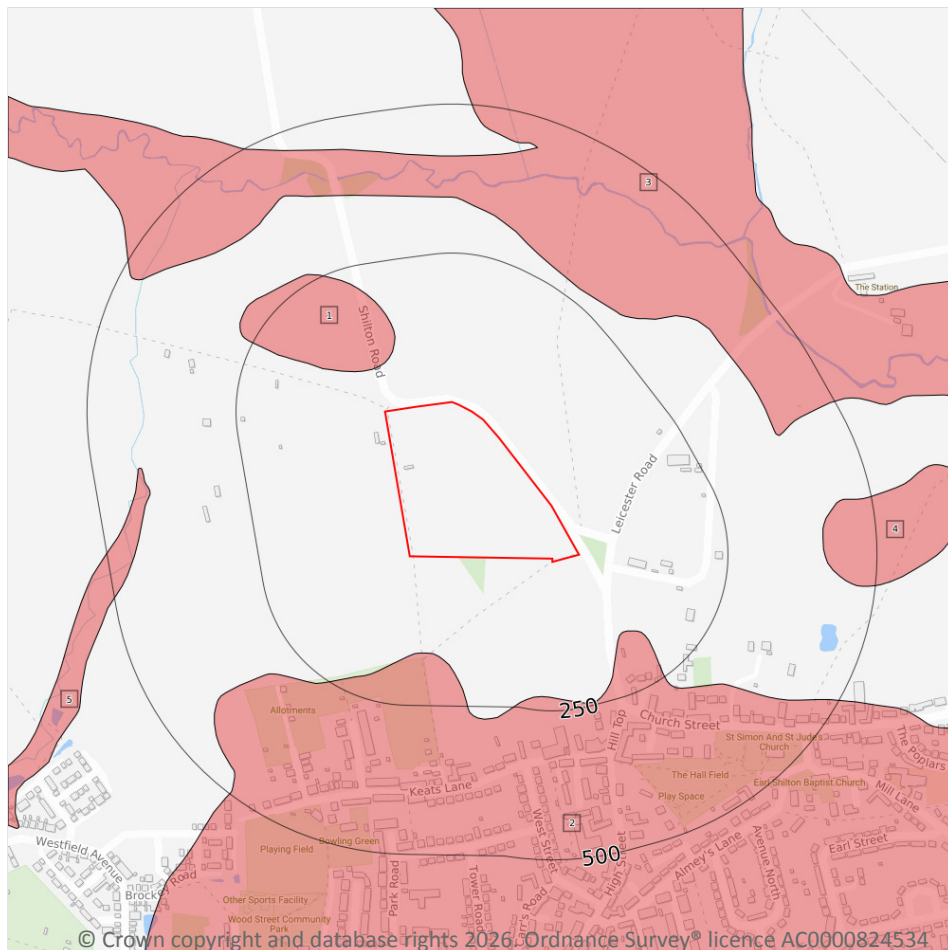
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

5

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 31](#) >

ID	Location	Designation	Description
1	74m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	149m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

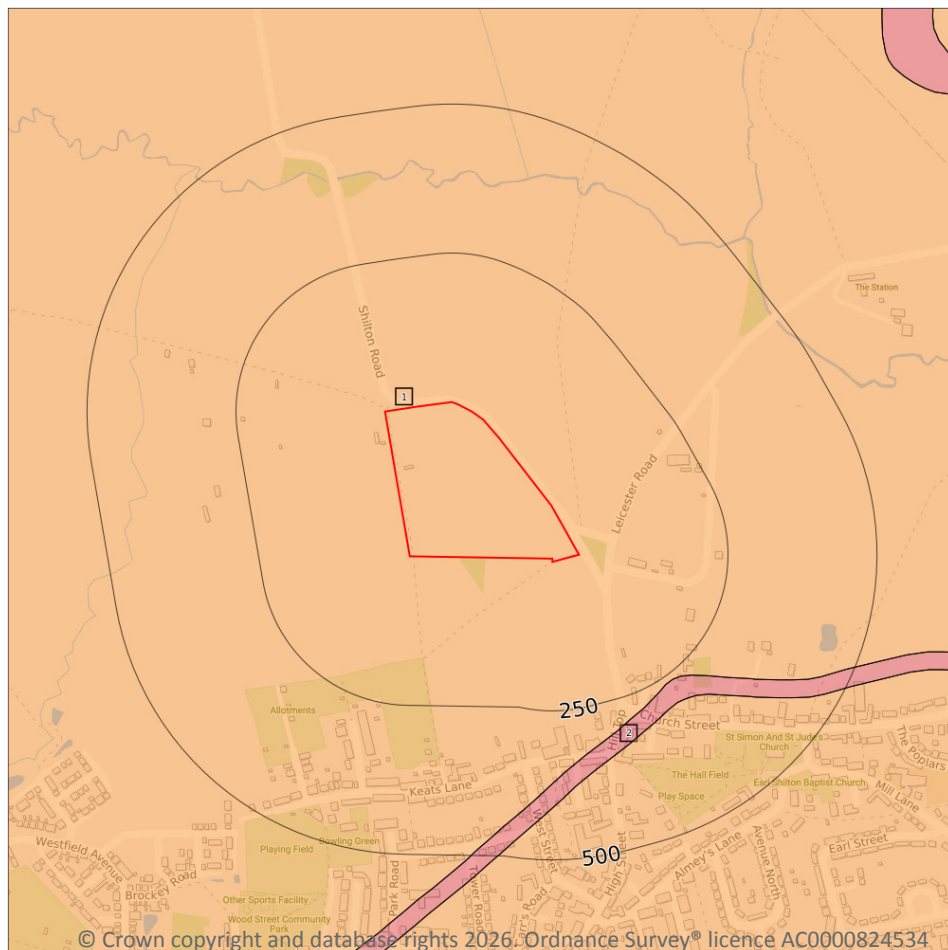


ID	Location	Designation	Description
3	273m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	410m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	411m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 33](#) >

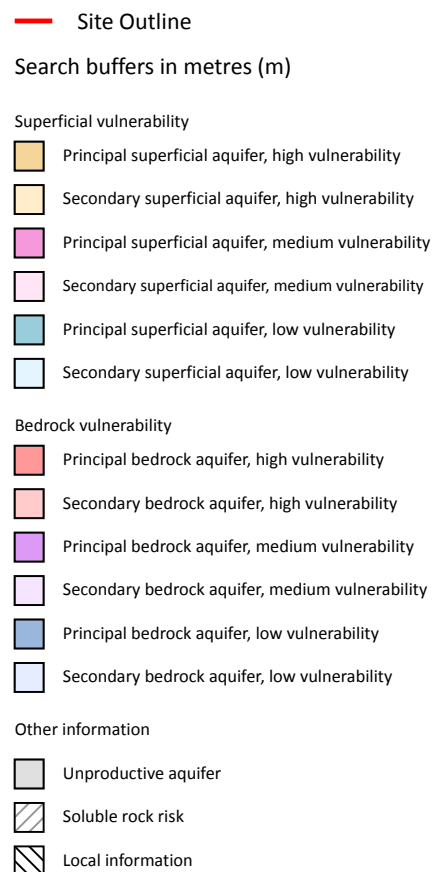
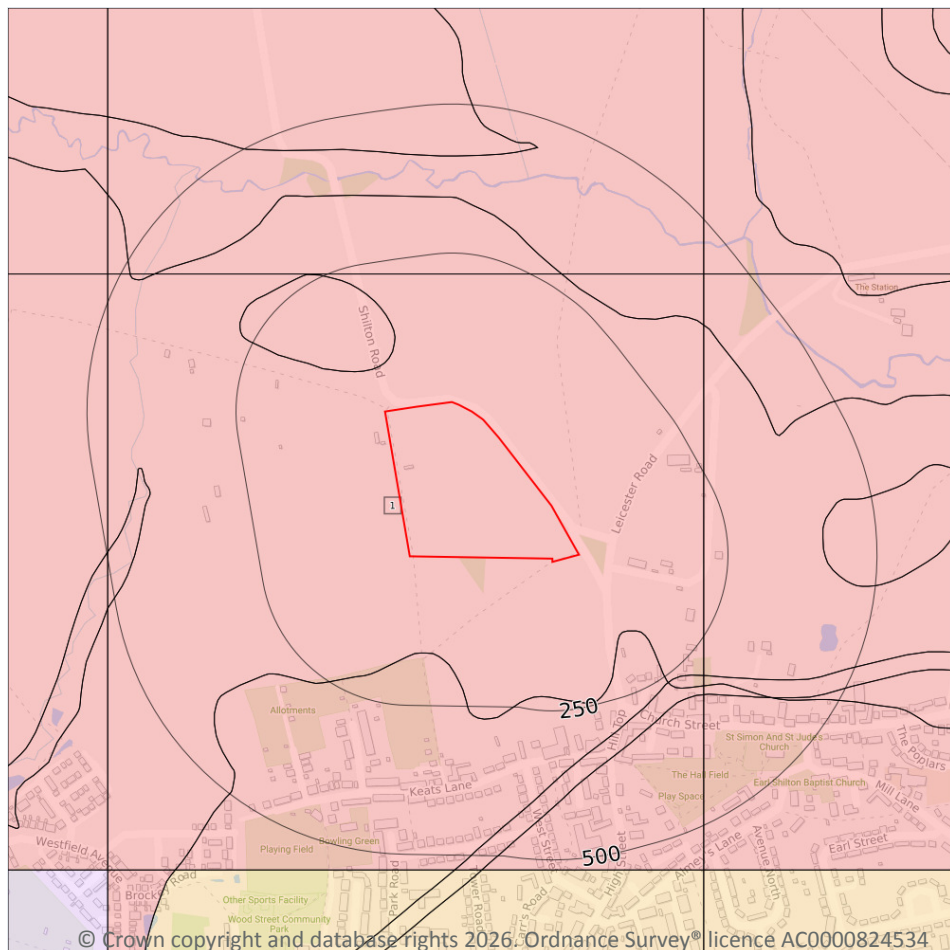
ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	262m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 35](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

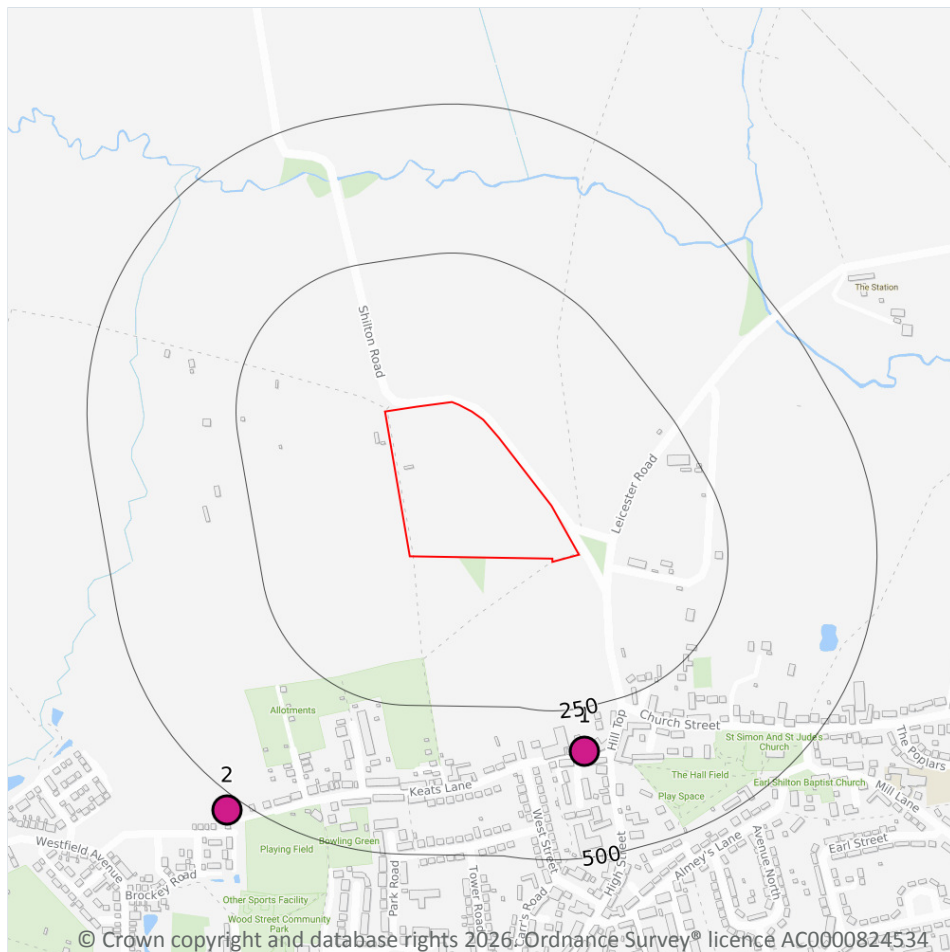
5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

4

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 37](#) >

ID	Location	Details	
1	322m S	Status: Historical Licence No: 03/28/50/0042 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: HILL TOP FARM Data Type: Point Name: SERCOMBE Easting: 446800 Northing: 298200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
2	525m SW	Status: Historical Licence No: 03/28/50/0092 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: WESTFIELD FARM - SPRING Data Type: Point Name: BOWLEY Easting: 446200 Northing: 298100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 30/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
-	1025m SW	Status: Historical Licence No: 03/28/50/0095 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: MARUNE Data Type: Point Name: JACKSON Easting: 445900 Northing: 297700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 07/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
-	1942m N	Status: Historical Licence No: 03/28/50/0083 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: POTTS MARSTON HALL Data Type: Point Name: HOLT Easting: 446900 Northing: 300700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 24/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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



5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

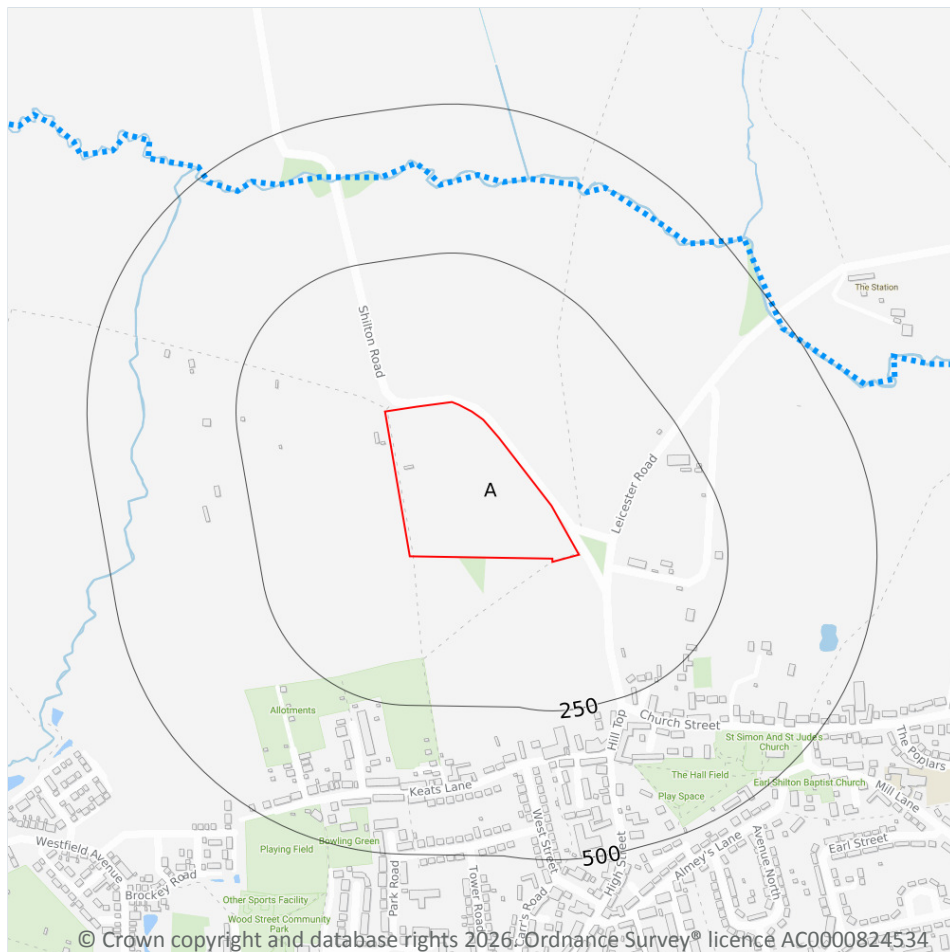
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS NGD)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ... WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS NGD)

Records within 250m

0

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

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS NGD Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.



This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 40](#) >

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

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

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 40](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	365m N	River	Thurlaston Brook Catchment (trib of Soar)	GB104028046940 ↗	No longer applicable	Does not require assessment	Poor	2022

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



6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 40](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Soar - Secondary Combined	GB40402G990600 ↗	Good	Good	Good	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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

7.2 Historical Flood Events

Records within 250m**0**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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



7.4 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

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



River and coastal flooding - Flood Zones

7.5 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

7.6 Flood Zone 3

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

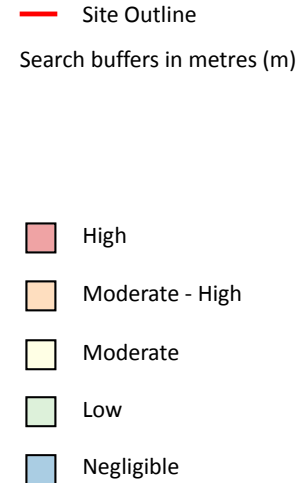
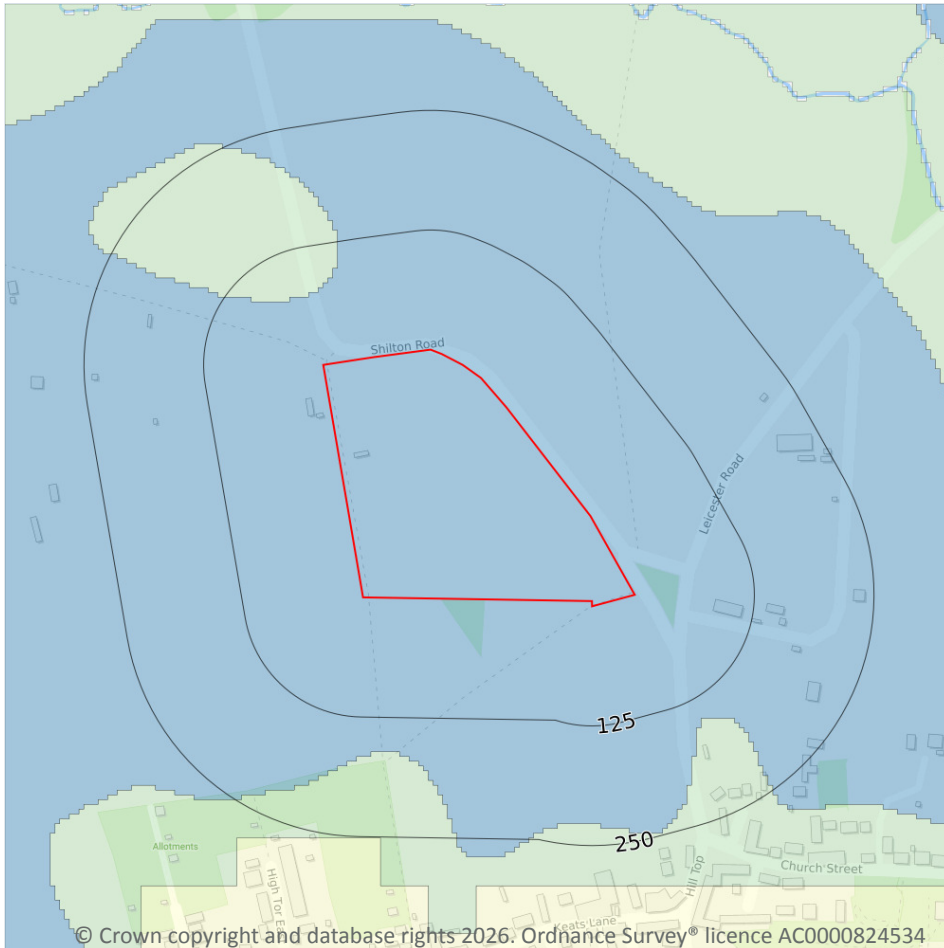
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

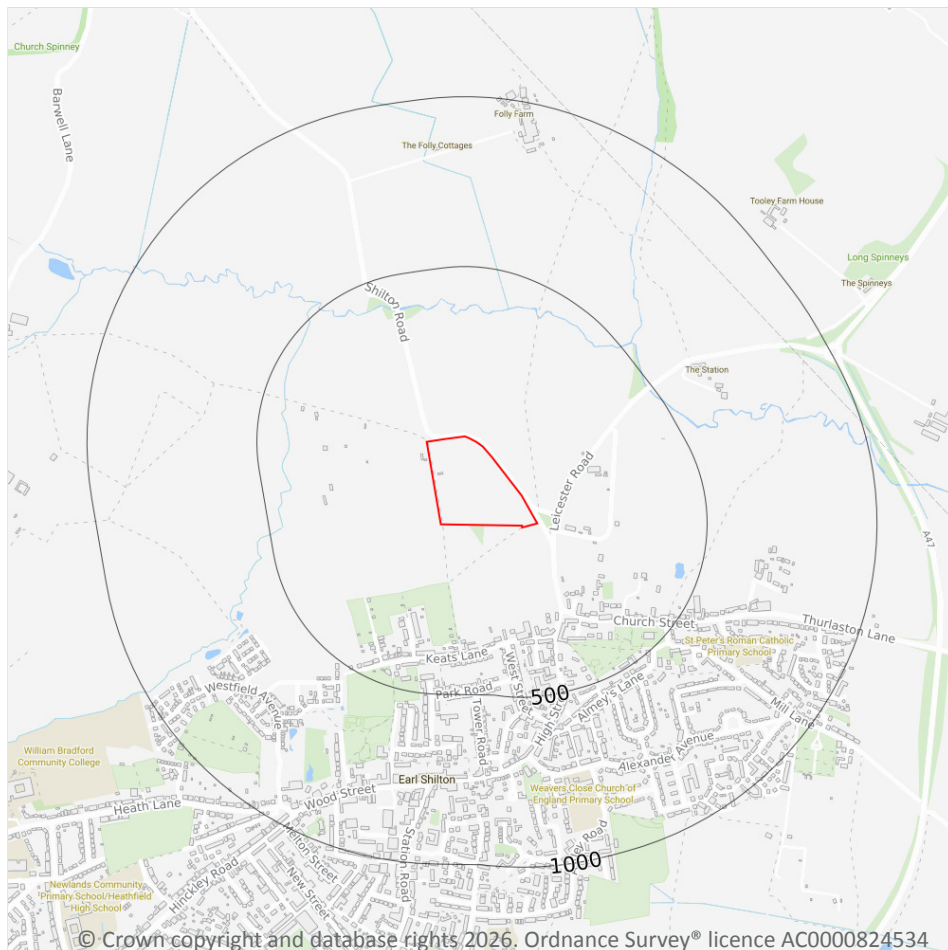
Negligible

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 47](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m**0**

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m**3**

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 48 >](#)

ID	Location	Name	Woodland Type
-	1895m NW	Unknown	Ancient & Semi-Natural Woodland
-	1997m NW	Kirby Wood	Ancient & Semi-Natural Woodland
-	1998m NW	Unknown	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m**0**

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.9 Forest Parks

Records within 2000m	0
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These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0
----------------------	---

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0
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Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0
----------------------	---

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0
----------------------	---

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

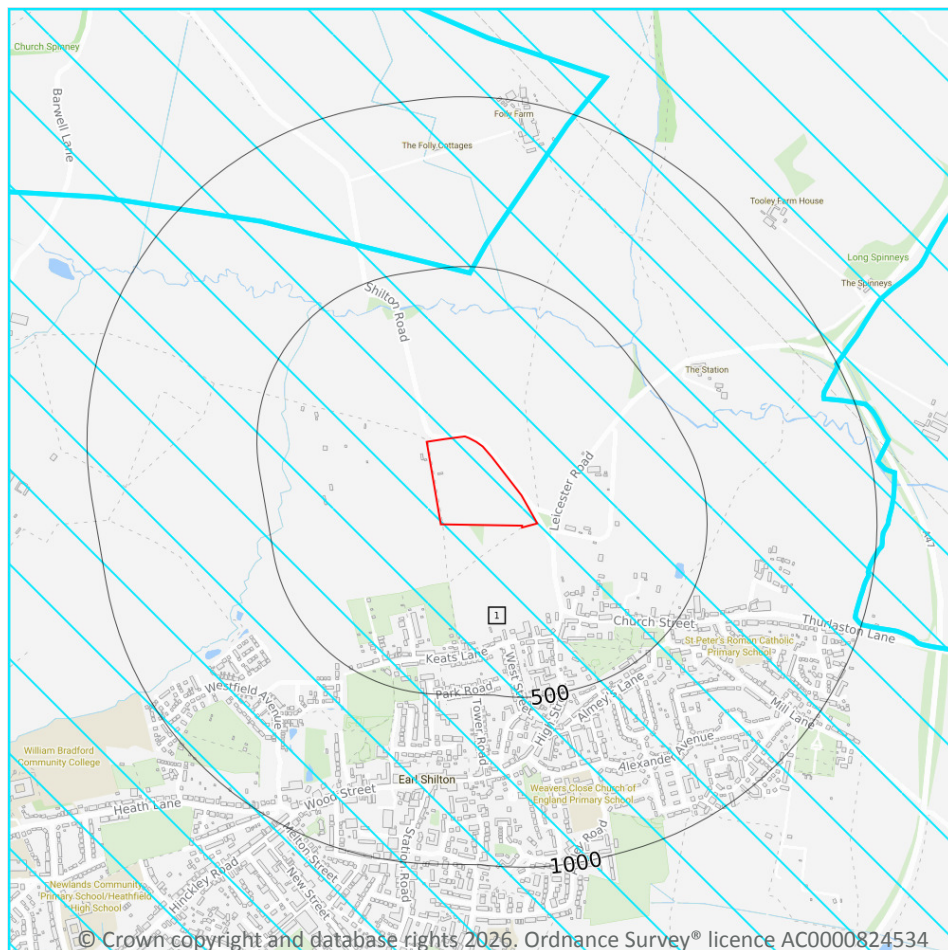
2

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

Location	Name	Type	NVZ ID	Status
On site	SOAR R NVZ	Surface Water	309	Existing
1960m W	River Trent (source to confluence with Derwent)	Surface Water	308	Existing

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

SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 53](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500050&notes=&location=446993,299154%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

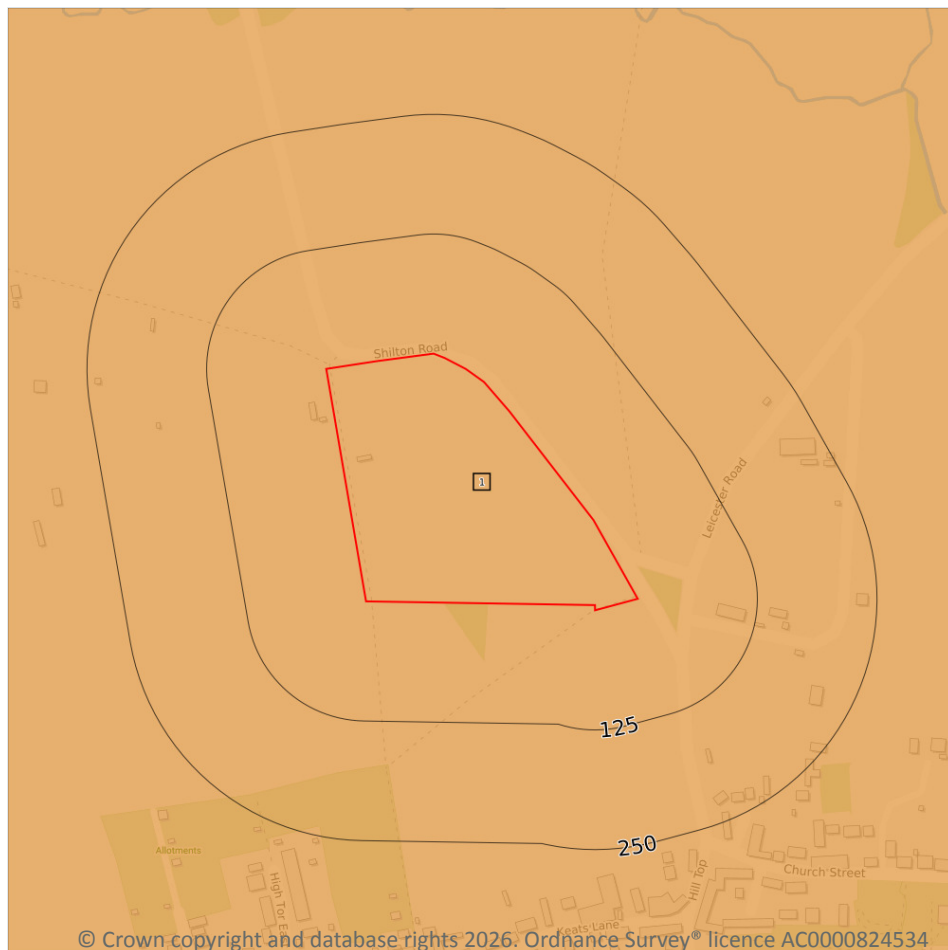
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 57](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

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

12.3 Tree Felling Licences

Records within 250m**0**

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**0**

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 60](#) >

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

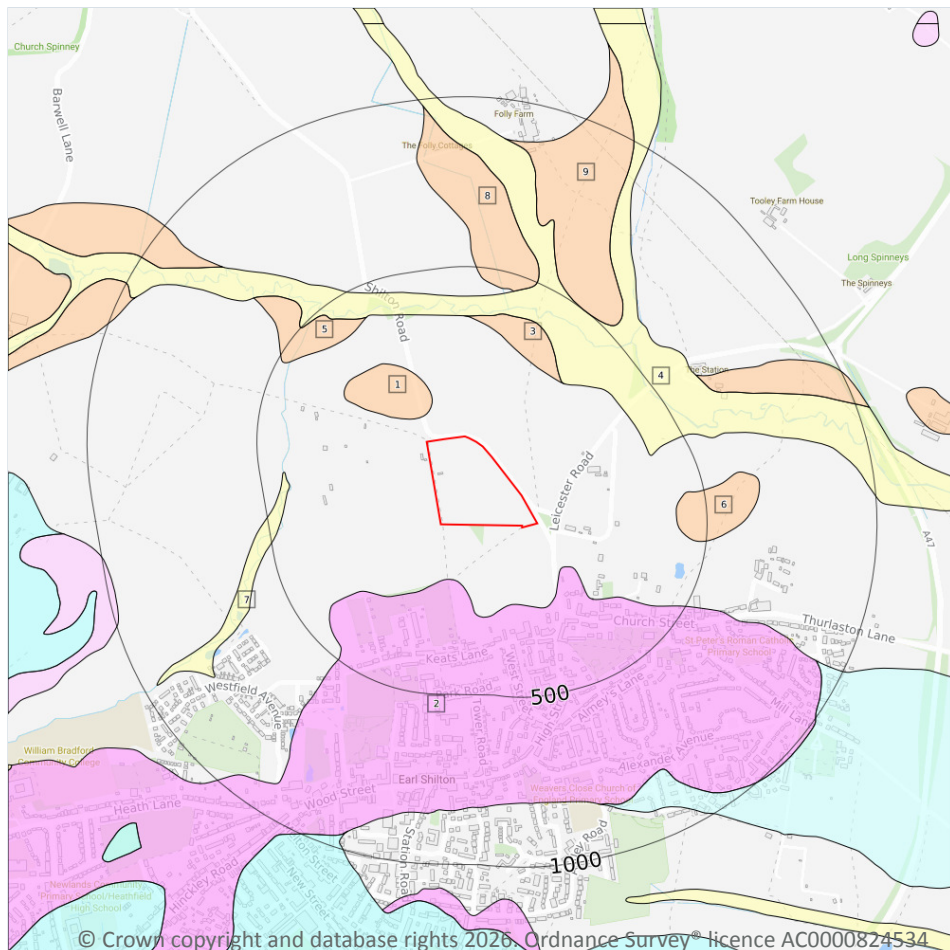
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

9

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 62](#) >

ID	Location	LEX Code	Description	Rock description
1	74m N	RTD2-XSV	River Terrace Deposits, 2-Sand And Gravel	Sand and gravel
2	149m SE	WOSG-XSV	Wolston Sand And Gravel-Sand And Gravel	Sand and gravel
3	282m NE	RTD1-XSV	River Terrace Deposits, 1-Sand And Gravel	Sand and gravel
4	300m NE	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel



ID	Location	LEX Code	Description	Rock description
5	386m NW	RTD1-XSV	River Terrace Deposits, 1-Sand And Gravel	Sand and gravel
6	410m E	RTD2-XSV	River Terrace Deposits, 2-Sand And Gravel	Sand and gravel
7	420m W	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
8	449m N	RTD1-XSV	River Terrace Deposits, 1-Sand And Gravel	Sand and gravel
9	500m NE	RTD1-XSV	River Terrace Deposits, 1-Sand And Gravel	Sand and gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

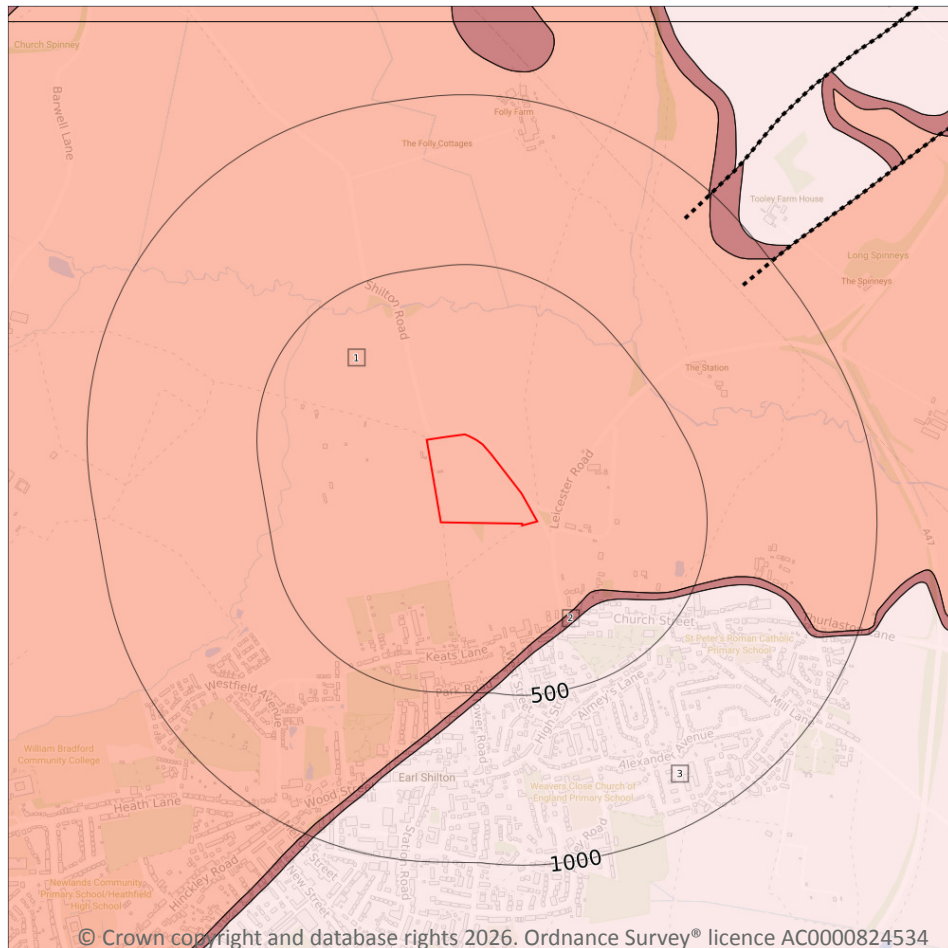
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

..... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

3

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 64](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	GUN-MDST	Gunthorpe Member-Mudstone	Anisian
2	261m SE	COT-SDST	Cotgrave Sandstone Member-Sandstone	Carnian
3	298m SE	EDW-MDST	Edwalton Member-Mudstone	Carnian

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

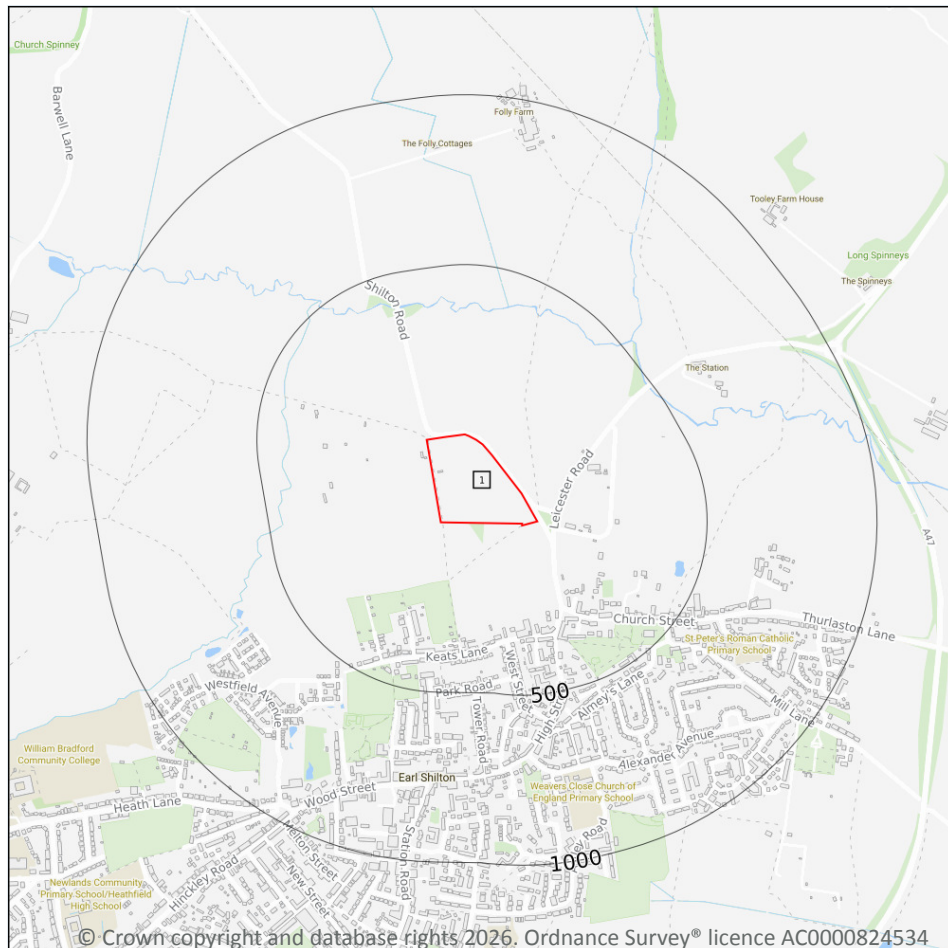
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 66](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW155_coalville_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

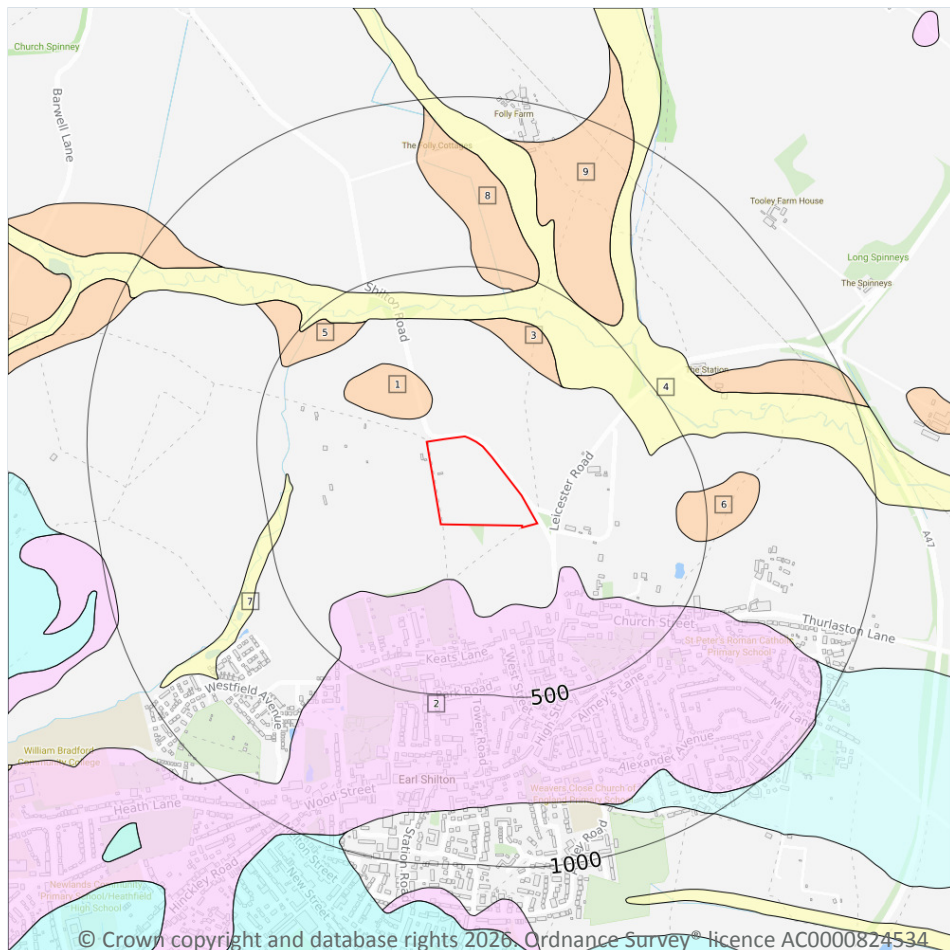
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

9

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 68](#) >

ID	Location	LEX Code	Description	Rock description
1	74m N	RTD2-XSV	River Terrace Deposits, 2	Sand and gravel
2	149m SE	WIGS-XSV	Wigston Sand and Gravel Member	Sand and gravel
3	273m NE	RTD1-XSV	River Terrace Deposits, 1	Sand and gravel
4	292m NE	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel



ID	Location	LEX Code	Description	Rock description
5	377m NW	RTD1-XSV	River Terrace Deposits, 1	Sand and gravel
6	410m E	RTD2-XSV	River Terrace Deposits, 2	Sand and gravel
7	411m W	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
8	449m N	RTD1-XSV	River Terrace Deposits, 1	Sand and gravel
9	500m NE	RTD1-XSV	River Terrace Deposits, 1	Sand and gravel

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

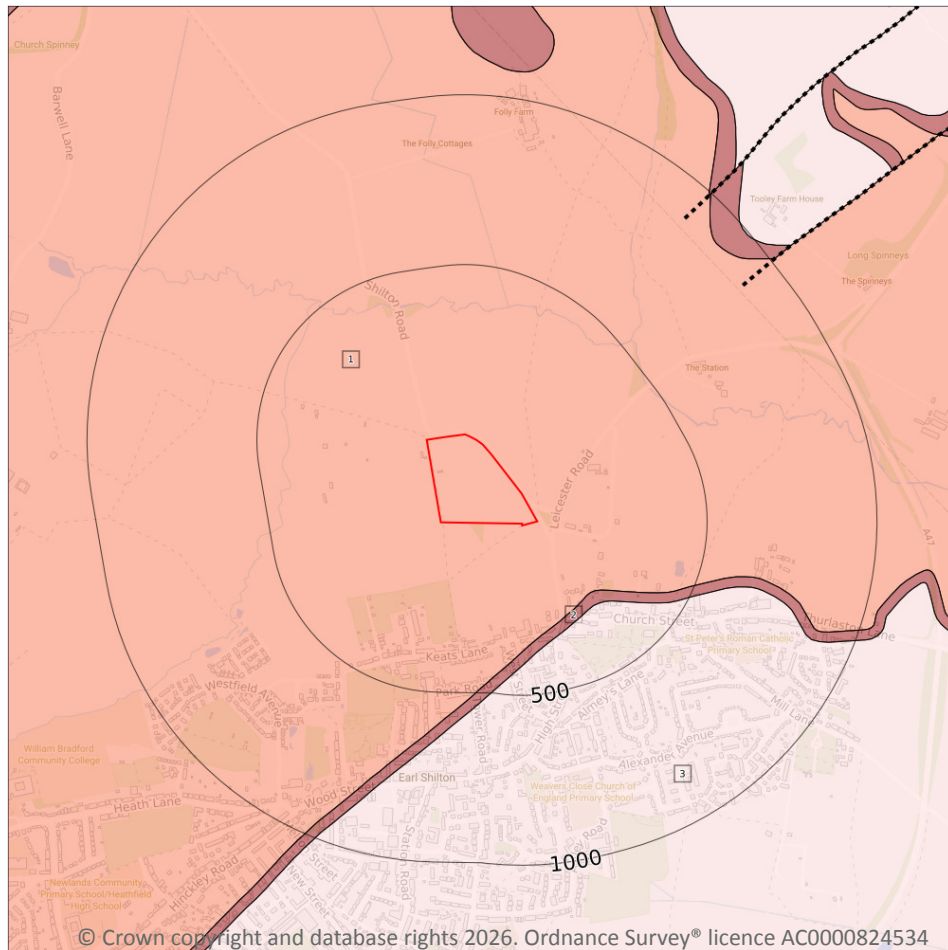
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

3

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 70 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	GUN-MDST	Gunthorpe Member-Mudstone	Anisian
2	262m SE	COT-SDST	Cotgrave Sandstone Member-Sandstone	Carnian
3	298m SE	EDW-MDST	Edwalton Member-Mudstone	Carnian

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

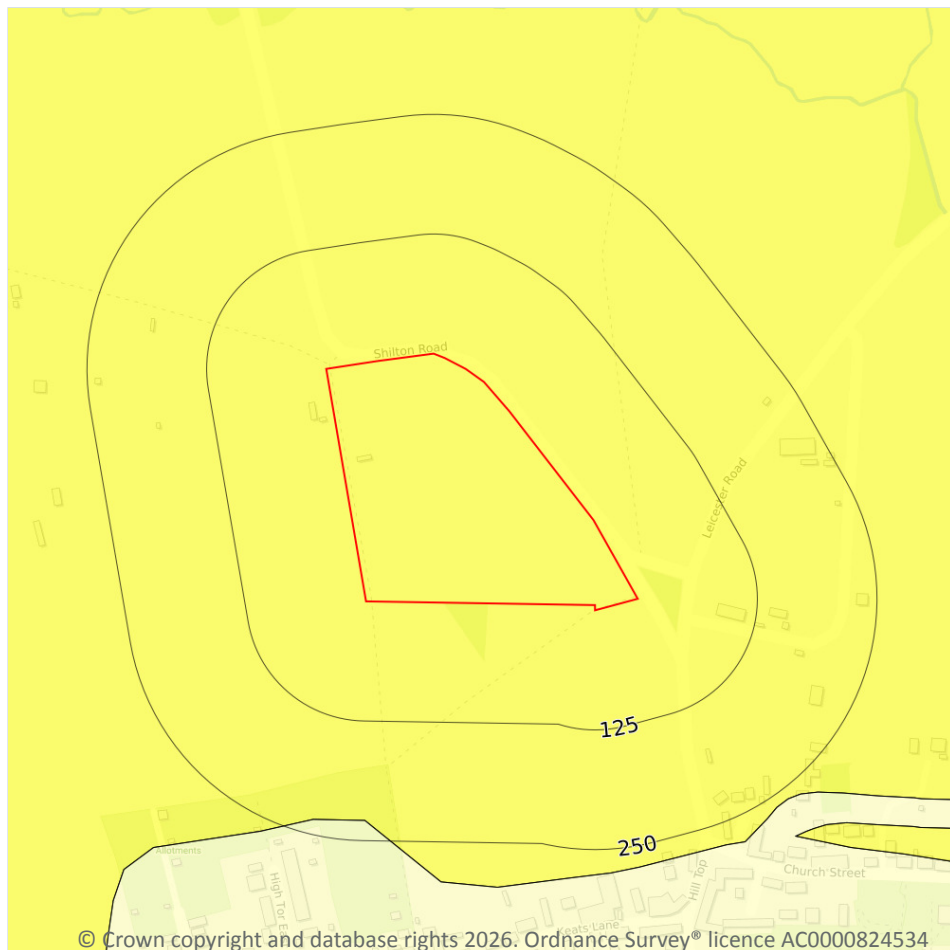
0

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

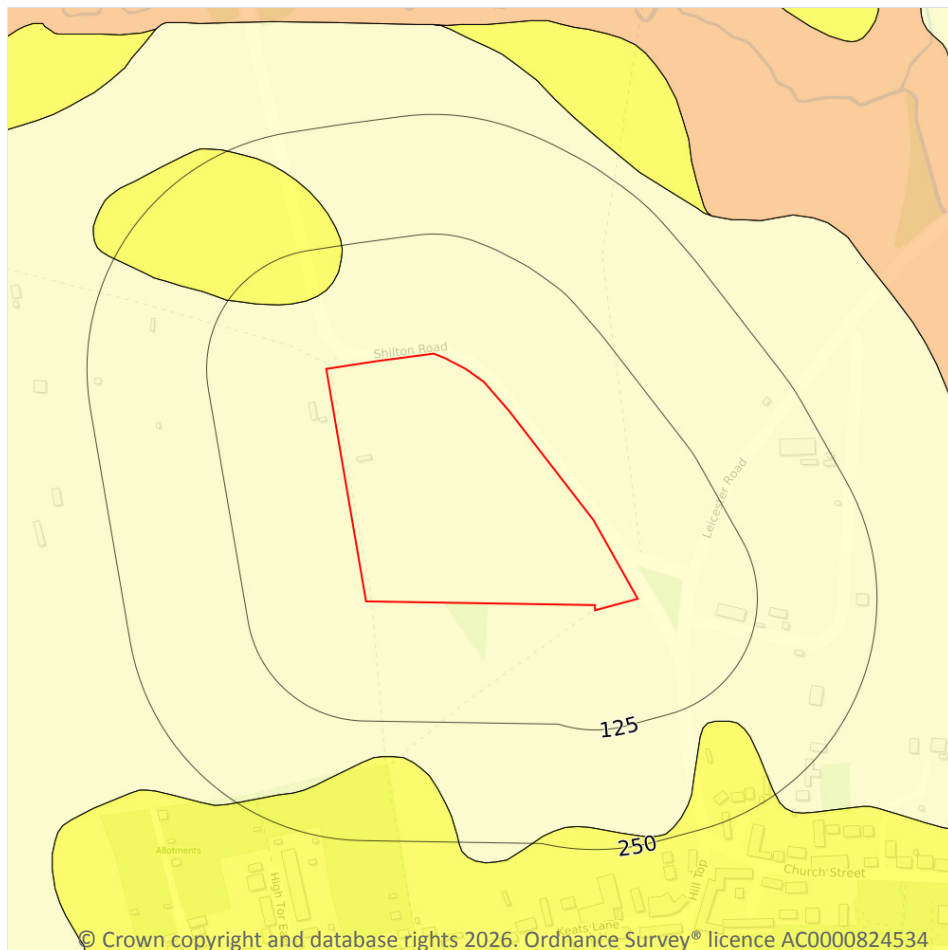
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 73 >](#)

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

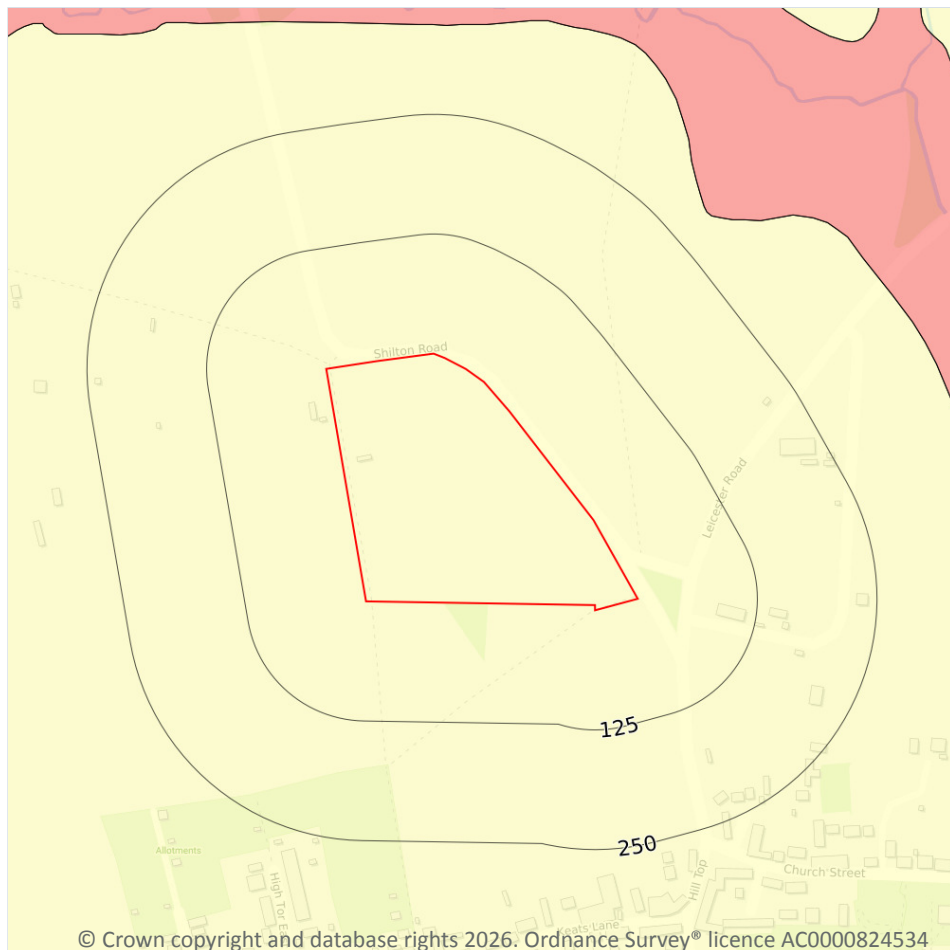
Features are displayed on the Natural ground subsidence - Running sands map on [page 74 >](#)

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

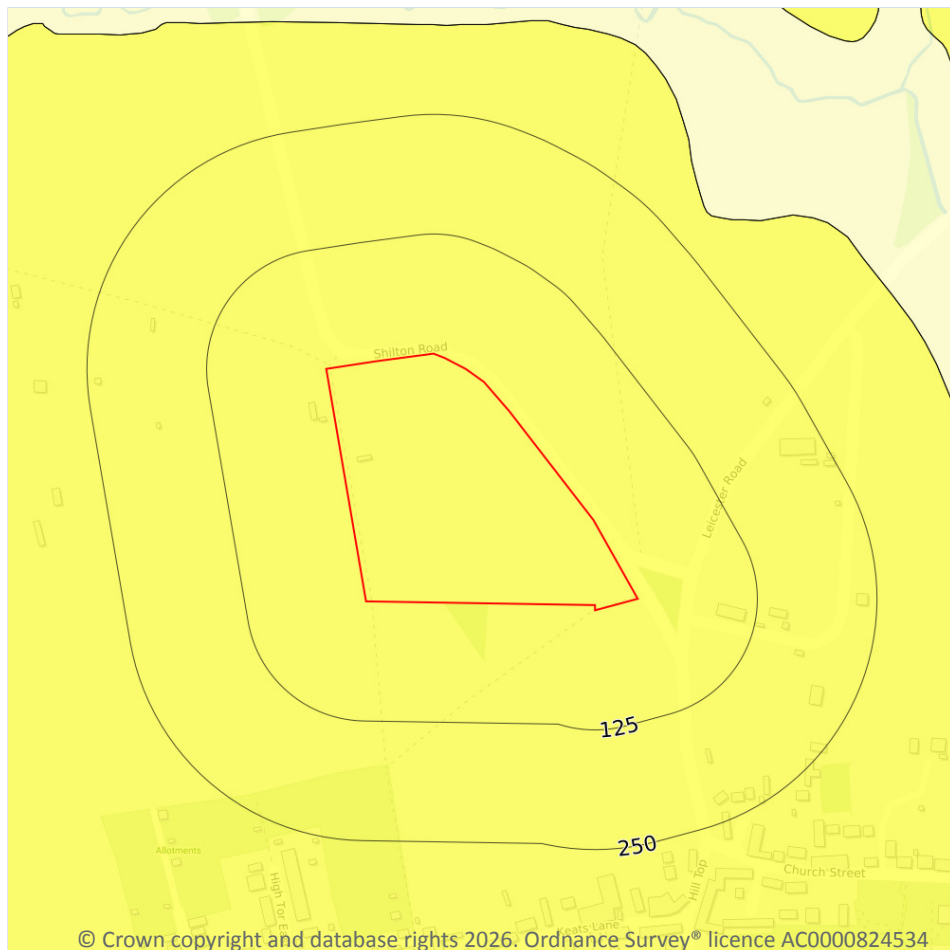
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 75 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

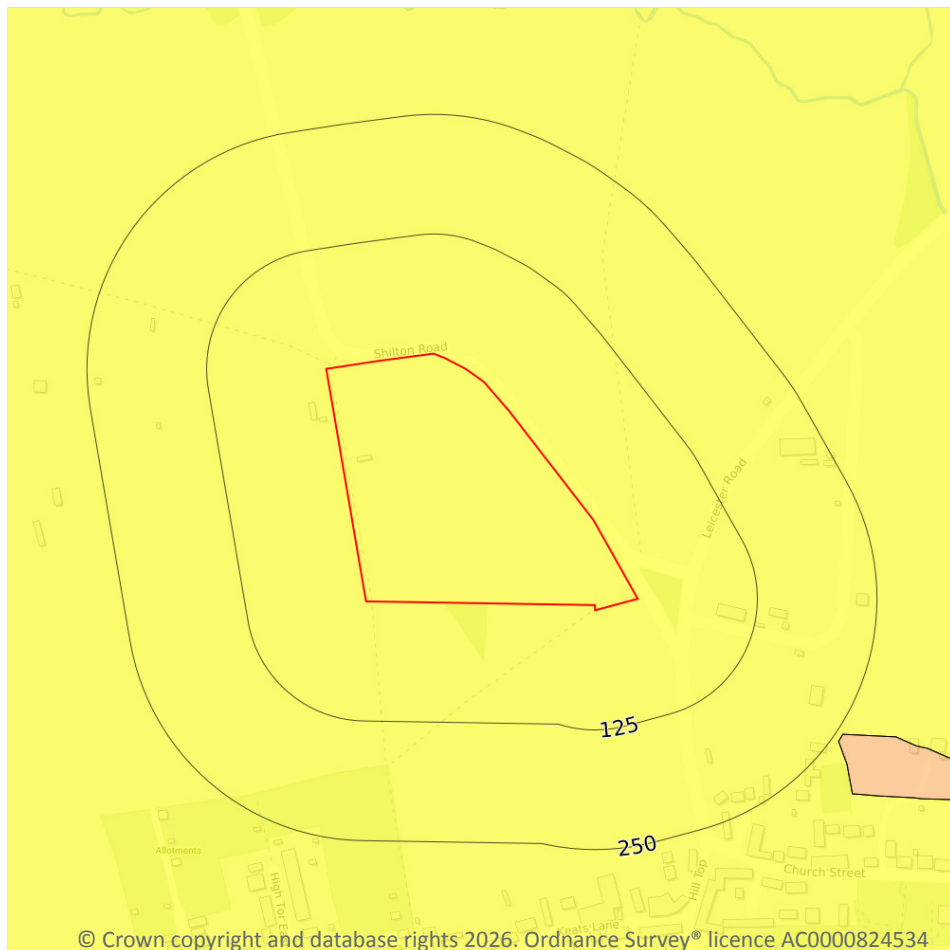
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 76 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

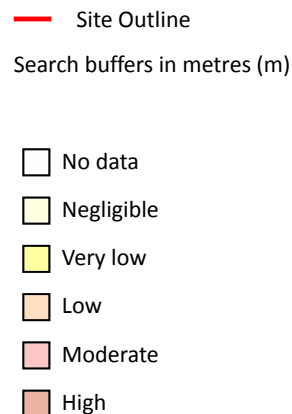
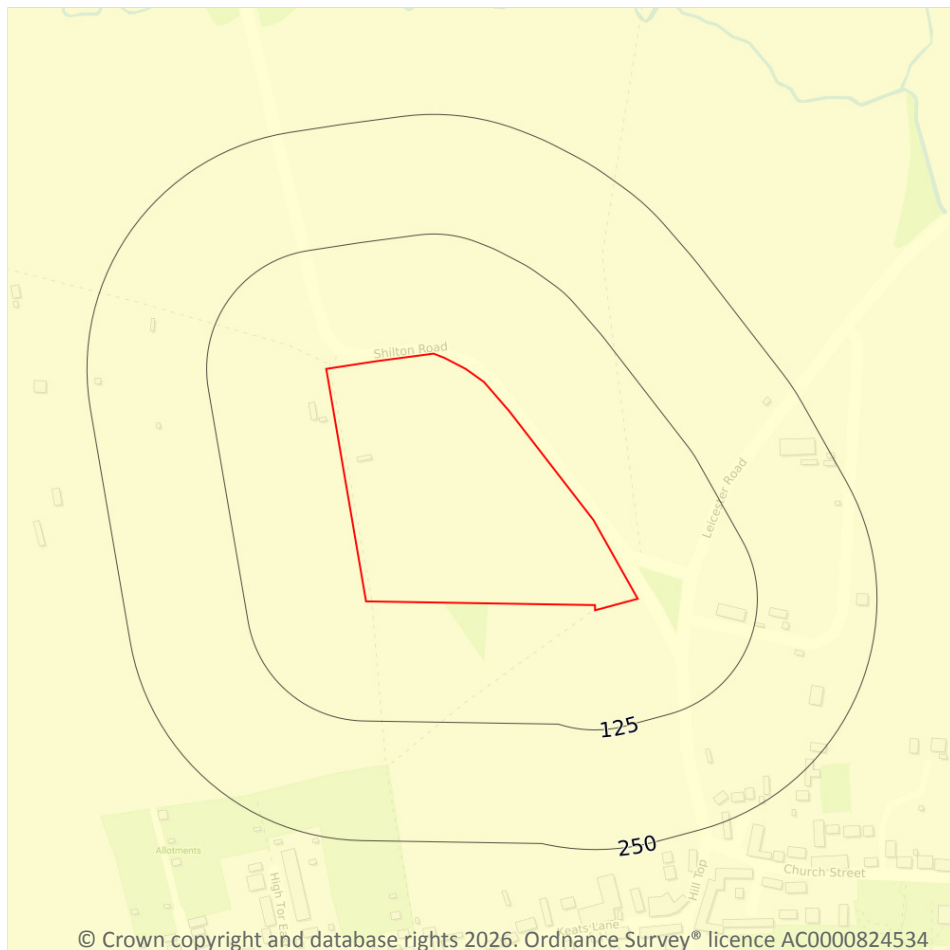
Features are displayed on the Natural ground subsidence - Landslides map on [page 77 >](#)

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 78](#)

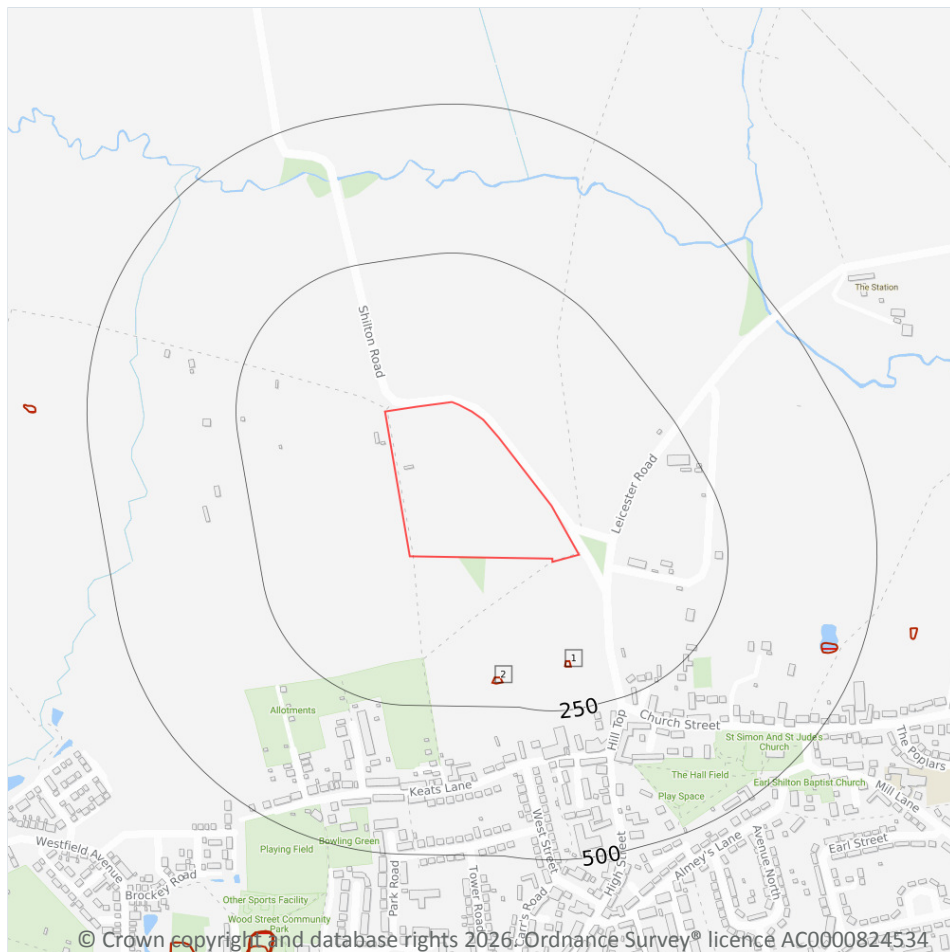
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

2

Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 80](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	168m S	Pond	1904	1:10560
2	201m S	Pond	1904	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

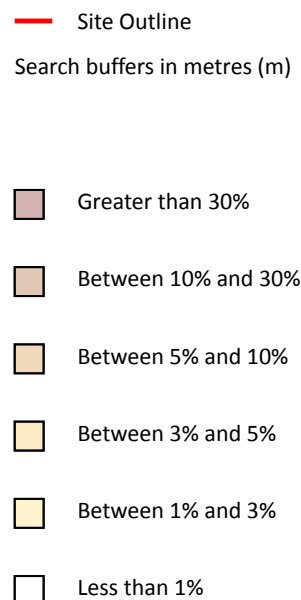
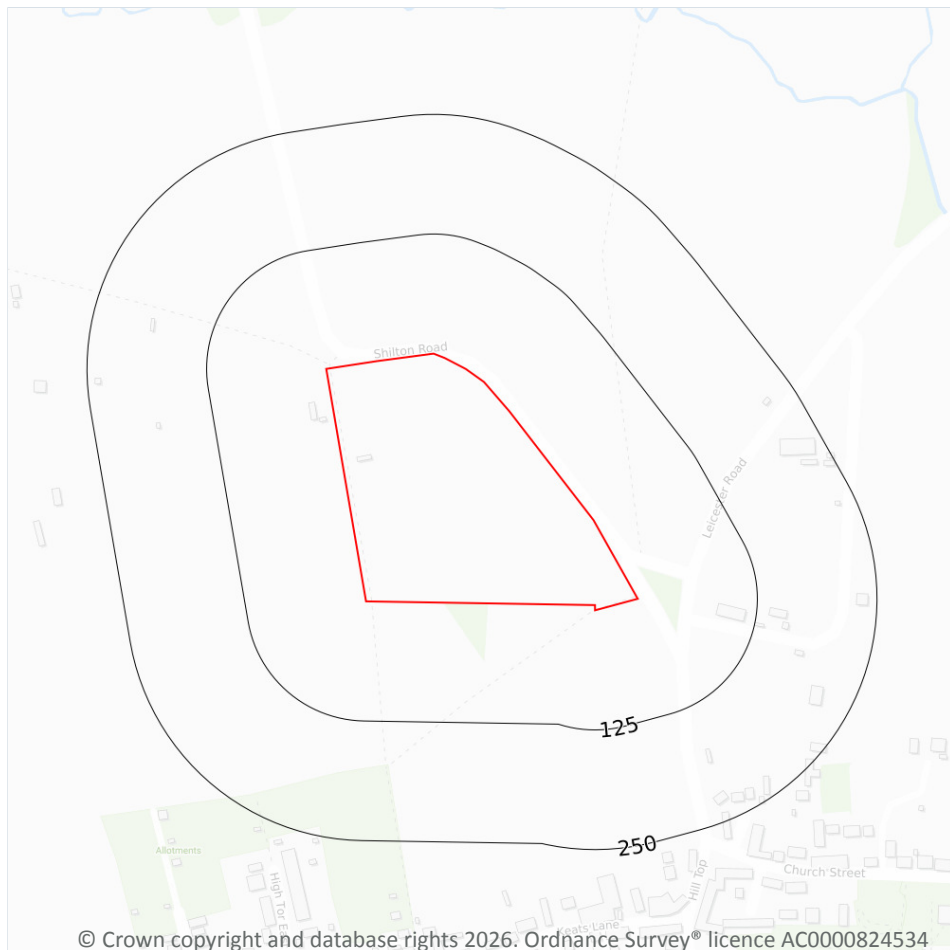
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 87](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
17m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
27m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m**0**

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.

