

EnviroSmart



Phase 1 Contaminated Land Assessment

Site address

15-19 New Buildings
Hinckley
LE10 1HN

Date issued

March 2023

Report status

Final

Grid Reference

442910 , 294087

Site Area

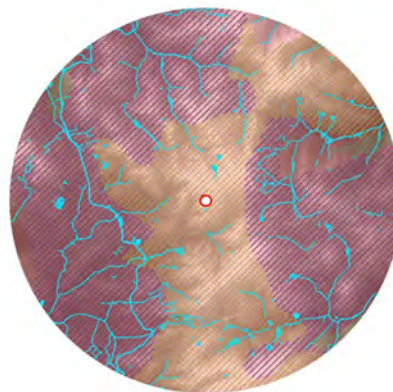
0.07 ha

Report prepared for

Ruut Builders

Report reference

78870R1



Risk – Low/Moderate

Given the close proximity of former industrial land uses (including a former hosiery factory c. 5m north) there is a modest potential for both inorganic and organic contaminants to have migrated onto the Site. However, the impacts of any resulting contamination will be constrained by the limited amounts of communal soft standing proposed for the Site.

It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities and associated ground works (which would include a thorough inspection of any exposed sub surface soils/Made Ground) will likely be sufficient.

Report author

Rebecca Conway
Consultant

Report check & review

Andy Singleton
Associate

GeoSmart Information Ltd
Suite 9-11, 1st Floor
Old Bank Buildings
Bellstone, Shrewsbury
SY1 1HU
+44(0)1743 298 100
info@geosmartinfo.co.uk
www.geosmartinfo.co.uk

Executive Summary



The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contaminated land hazards which may be present at the study site. GeoSmart are providing consultancy and professional opinion based upon our collation, interpretation and assessment of information contained within an Envirocheck report, and other sources where expressly stated (i.e. site visits, photographs, and anecdotal evidence). It is acknowledged that the risk assessment findings are based on documentary sources of information alone.

Site analysis

1. Probability/likelihood of a contaminant hazard at the Site	High likelihood	
	Likely	
	Low likelihood	
	Unlikely	
2. Potential severity/consequence of any impacts	Severe	
	Medium	
	Mild	
	Minor	
3. Overall land quality risks posed by the Site	Very high	
	High	
	Moderate	
	Moderate/low	
	Low	
	Very low	

Summary of existing and proposed development

The Site is currently used in a commercial capacity. Currently the ground floor level of the buildings comprise a public house and commercial / retail unit. The upper levels comprise an (uninhabited) apartment and office space. Development proposals comprise a *"change of use and the construction of a first floor rear extension and a second floor with roof extension providing six, one-bedroomed apartments"*. As such, the ground floor will remain in commercial use, with residential use on the first and second floors.

Environmental Setting

The underlying superficial geology consists of the Dunsmore Gravel unit which is classified as a Secondary (A) Aquifer; the bedrock geology consists of the Mercia Mudstone Group which is classified as a Secondary (B) Aquifer.

The nearest water feature is the Argents Mead Moat, located c. 175 m south of the Site boundary.

There are no environmentally sensitive land uses within 500 m of the Site.

Site History

The Site was developed prior to 1887. Off-Site land uses include a variety of historical factories / works (including multiple hosiery manufacturers), residential land, vehicle repair garages and a burial ground/cemetery.

Radon

The Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m³).

Coal Mining

The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues.

Summary of Conceptual Site Model (CSM)

Source of Contamination

Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils. Potential for asbestos containing materials within the subsurface soils associated with the existing buildings on Site (constructed pre-1980s).

Receptors

Human Health and Controlled Water (groundwater within the underlying superficial Secondary (A) Aquifer and bedrock Secondary (B) Aquifer).

Human Health (pathway)

Dermal contact, ingestion & inhalation of soils & soil dust and the consumption of home grown produce. Liberation of sub surface ACMs and inhalation of asbestos fibres.

Controlled Waters (pathway)

Dissolution into pore water/shallow groundwater and subsequent migration.

Preliminary Risk Assessment

Overall, the preliminary risk classification of the Site in relation to the proposed redevelopment is considered to be Low/Moderate.

Recommendations / Next Steps

No immediate action but observe a watching brief

It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities and associated ground works (which would include a thorough inspection of any exposed sub surface soils/Made Ground) would likely be sufficient.

1. Introduction



1.1 Background

The study site (from herein known as 'the Site') is situated at 15-19 New Buildings in Hinckley, LE10 1HN. A location plan of the Site is shown in Section 1.5. A proposed development plan is shown in Section 1.6.

GeoSmart was commissioned by Ruut Builders in March 2023 to undertake a Phase 1 Land Quality Assessment for the Site. The report has been requested in order to support a proposed planning application for the Site.

The proposed development is for the "Change of Use of offices to residential and the construction of a first floor rear extension and a second floor with roof extension providing six, one-bedroomed apartments". It is understood that post-development, the ground floor will remain in commercial use, with residential use on the first and second floors.

The EnviroSmart report has been undertaken by firstly compiling information concerning the Site and the surrounding area, including current and historical land uses, geological records and registered pollution incidents. The information which is gathered is then used to construct a 'conceptual site model', including an understanding of likely contaminant sources, pathways and receptors. Finally, a preliminary assessment of risks posed to identified receptors (i.e., people, buildings or the natural environment) from the anticipated land quality at the Site is performed. The risk assessment methodology is consistent with CIRIA C552 (2001); see Section 3.4 for details.

1.2 Purpose of this report

The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contamination hazards which may be present at the Site.

1.3 Report contents

This report is divided into two sections, as described below:

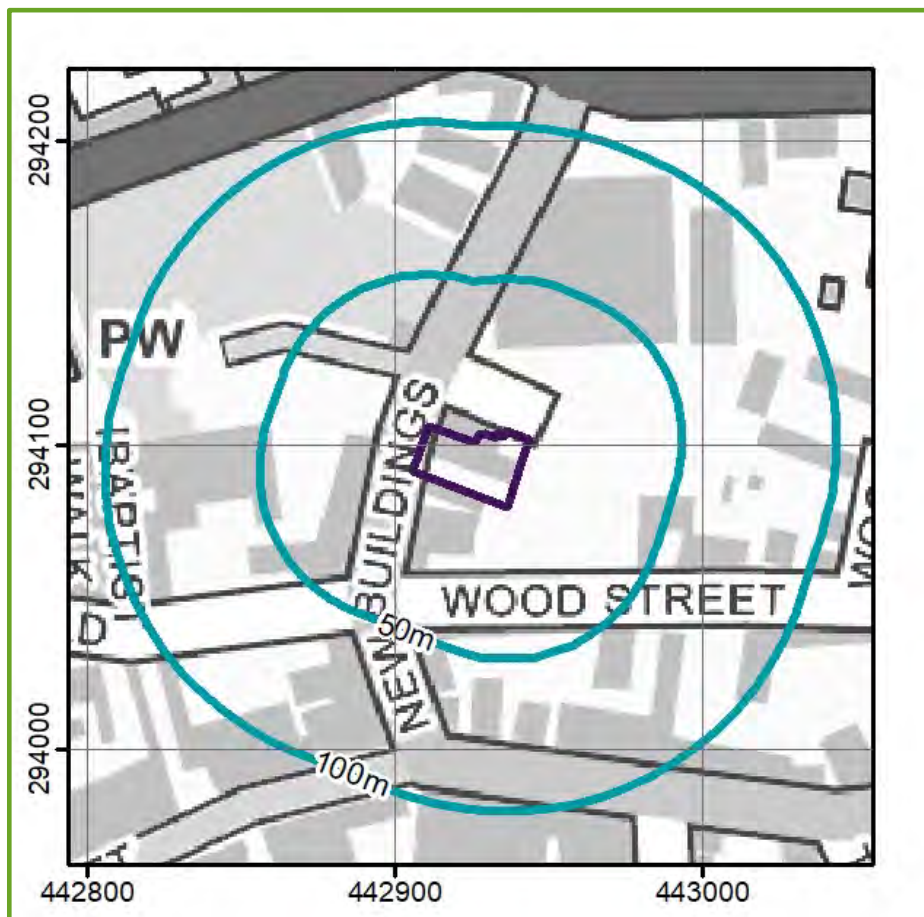
Section	Content	Purpose
Section 2: LAND QUALITY ASSESSMENT	A summary of the site history and environmental setting, the findings of the preliminary risk assessment and associated recommendations	To present a clear and concise overview of the land quality issues facing the Site, including recommendations of how to manage any land contamination which may be present
Section 3: SUPPORTING INFORMATION	A collection of site specific information on which the land quality assessment is based	To provide detailed information in support of the risk assessment; this section also represents a source of reference data for use in any subsequent site works/assessments

1.4 Report limitations

It is noted that the findings presented in this report are largely based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions we can offer no guarantee as to its validity.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

1.5 Site location plan



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1.6 Proposed Site development plan



2. Land quality assessment



2.1 Site details

Site name:	15-19 New Buildings	Current land cover:	Majority hardstanding/building cover (90%) with modest soft standing (10%)
Current use:	Commercial / retail development		
Proposed use:	Commercial use on ground floor with residential flats above	Site area:	0.07 ha

2.2 Conceptual understanding (potential sources of contamination)

 Site history <i>(historical land use taken within 250m radius of the Site boundary)</i>	Date	Description of land use		POTENTIAL SOURCES OF CONTAMINATION	Source description	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
		On-Site	Off-Site				
	1887	The Site is developed. Buildings are located in the west of the Site.	Surrounding area largely developed. Hosiery Manufacturers located c. 20m east and c. 80m north east. Chapels located c. 100m north west and c. 235m west. Chapel and school c. 160m north west. Castle and associated buildings c. 160m south. Moat mapped c. 170m south.		The land use history suggests that there is the potential for contamination to have occurred <u>on-Site</u> relating to the following: Commercial units/offices Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings. Storage of fuels and/or miscellaneous chemicals; miscellaneous small scale fuel and chemical spills. Made Ground associated with former development/demolition activities. Public house Miscellaneous small scale fuel or chemical spills associated with ad hoc commercial activities. Potential for localised/historical deposition of domestic/commercial wastes. Made Ground associated with former development/demolition activities. Continued overleaf.		
	1889	No discernible change on-Site. The Site buildings include four adjoining structures (possible residential use).	Further Hosiery Manufacturers located c. 60m south and c. 250m west.				
	1903	No discernible change on-Site.	Former hosiery manufacturer located c. 20m east now mapped as a Shoe Manufacturer.				
	1904	No discernible change on-Site.	Former hosiery Manufacturer no longer labelled c. 60m south.				

2.2 Conceptual understanding (potential sources of contamination)

 Site history <i>(historical land use taken within 250m radius of the Site boundary)</i>	Date	Description of land use		POTENTIAL SOURCES OF CONTAMINATION	Source description	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
		On-Site	Off-Site				
	1924	Small outbuildings developed in the south-east of the Site.	Hosiery Manufacturers constructed directly to the north of the Site, c. 100m north west and also c. 215m to the south.		Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings. Note, it is understood that there has not been any bulk storage of chemicals within the Site boundary over the last 20 years.		
	1925	No discernible change on-Site.	Burial ground mapped c. 110m south east. Hosiery Manufacturers no longer mapped c. 215m south and c. 250m west.		Residential Miscellaneous small scale fuel or chemical spills relating to domestic land-uses.(i.e., fuels used for garden machinery, herbicides, paints/creosote, detergents, etc.) Potential for localised/historical deposition of residential waste materials (ash, litter, packaging, etc.). Made Ground/demolition waste materials associated with former development/demolition activities.		
	1938-1950	No discernible change on-Site.	Fire station constructed c. 225m north east.		Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings. Potential for atmospheric deposition of generic air borne contaminants including lead (historically derived from engine exhaust emissions).		
	1955	No discernible change on-Site.	Fire station no longer mapped c. 225m north.		The land use history suggests that there is the potential for contamination to have occurred <u>off-Site</u> relating to the following: Continued overleaf.		
	1960-1961	The minor outbuildings are no longer evident in the south-east of the Site. A rectangular building(s) is present in the east of the Site.	Miscellaneous factories mapped c. 5m north, c. 60m north east, c. 90m east, c. 45m south east, c. 70m west, c. 20m north west and c. 85m north west. Works mapped c. 80m north east, c. 90m south west, 105m south, 140m south west and c. 200m south west . Garage mapped c. 105m south east. Fire station mapped c. 110m north east. Warehouse mapped c. 150m south east. Dairy mapped c. 200m south.				
	1961	No discernible change on-Site.	No discernible change off-Site.				

2.2 Conceptual understanding (potential sources of contamination)

 Site history (historical land use taken within 250m radius of the Site boundary)	Date	Description of land use	
		On-Site	Off-Site
	1966-1969	No discernible change on-Site.	Factories located c. 5m north, 45m south east, 70m west and 85m north west referred to as Hosiery Factories. Public house mapped c. 20m south. Engineering works mapped c. 25m east and c. 70m north west. Joinery works mapped c. 60m south east and c. 90m south west.
	1967-1968	No discernible change on-Site.	Burial ground no longer mapped c. 110m south east.
	1977	No discernible change on-Site.	Offices mapped c. 140m north. Buildings demolished c. 230m south west.
	1980-1984	No discernible change on-Site.	Buildings redeveloped c. 230m south west.
	1968-1987	No discernible change on-Site.	Offices no longer mapped c. 140m north. Car park mapped c.150m south east. Shopping centre mapped c. 200m south west. Reservoir mapped c. 250m north east.
	1986-1992	The southern-most building appears to have been demolished (along the western Site boundary).	No discernible change off-Site
	1993	No discernible change on-Site.	Factory and associated buildings redeveloped into larger facility c. 30m north. Building development c. 180m east.
	1995	No discernible change on-Site.	No discernible change off-Site.
1999 aerial image	No discernible change on-Site.	Car park located c. 5m east. Reservoir infilled c. 250m north east	
POTENTIAL SOURCES OF CONTAMINATION			Source description
			Industrial development (factories/warehouses) Potential for bulk storage of fuels and/or miscellaneous chemicals. Note: given the local land use history there is potential for former underground storage tanks or pipelines containing chemical and fuel residues to be present. Miscellaneous fuel and chemical spills (i.e., fuels used for heating & powering machinery/vehicles, oils and lubricants, paints/thinners, degreasers, etc.). Potential for localised deposition of boiler ash/coke and other industrial combustion wastes and by-products. Made Ground associated with former development/demolition activities. Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings. Garage Miscellaneous fuel or chemical spills/leaks (i.e. fuels used for refilling and storage in UST's, oils, lubricants, greases, antifreeze residues ,etc.). Potential for underground tanks or other buried infrastructure including former waste oil pits, inspection pits, grease pits, drainage interceptors, etc. Made Ground associated with former development/demolition activities. It is noted that the distance from the Site to any past or present garages will significantly constrain any associated contaminated land risks. Continued overleaf.
LOW LIKELIHOOD			
PROBABILITY OF CONTAMINATION			

2.2 Conceptual understanding (potential sources of contamination)

 Site history (historical land use taken within 250m radius of the Site boundary)	Date	Description of land use	
		On-Site	Off-Site
	1999-2000	No discernible change on-Site.	Offices referred to again c. 140m north. Reservoir still referred to c. 250m north east.
	2006 aerial image	No discernible change on-Site.	Buildings demolished c. 60m north west and c. 230m north.
	2008-2010 aerial image	No discernible change on-Site.	Industrial/commercial buildings demolished c. 245m west. New development (likely residential) c. 60m north.
	2011 aerial image	No discernible change on-Site.	Industrial/commercial building demolished c. 70m north west.
	2015-2018 aerial image	No discernible change on-Site.	No discernible change off-Site.
	2020 aerial image	No discernible change on-Site.	Commercial building and associated car park constructed c. 70m north west.
	2021-2022 aerial image	No discernible change on-Site.	No discernible change off-Site.
2023	No discernible change on-Site. The Site is understood to be occupied by a public house and retail unit.	Offices no longer referred to c. 140m north. Reservoir no longer referred to.	
POTENTIAL SOURCES OF CONTAMINATION			Source description
			Infilled pond (reservoir) Made Ground associated with any former infilling activities. Any Made Ground/fill materials may contain a variety of inorganic and organic contaminants and could give rise to the generation of bulk gases and also leachate. It is noted that the distance from the Site to the potentially infilled reservoir will significantly constrain any associated contaminated land risks.
			LOW LIKELIHOOD
			PROBABILITY OF CONTAMINATION

2.2 Conceptual understanding (potential sources of contamination)

 Current land use	The Site is currently used in a commercial capacity. The ground floor of the buildings comprise a public house and an adjoining commercial / retail unit. Upper levels comprise an (uninhabited) apartment and office space. There are no known buried storage tanks at the Site. There is no known bulk fuel or chemical storage on Site.			POTENTIAL SOURCES OF CONTAMINATION	The Site's current use is unlikely to have given rise to significant land contamination. As such, no potential for gross contamination (i.e., bulk fuels, chemicals, ground gases, etc.) has been identified in relation to the current use of the Site.	UNLIKELY																																																								
 Neighbouring industrial land uses <i>(see environmental data report in Section 3.3 for full listing)</i>	There are one or more potentially contaminative land uses are located within 250 m of the Site: <table><tr><th>Distance from Site</th><th>Number of active industrial land uses</th><th>Number of inactive industrial land uses</th></tr><tr><td>1 - 50 m</td><td>1</td><td>5</td></tr><tr><td>51 - 100m</td><td>1</td><td>5</td></tr><tr><td>101 - 250 m</td><td>4</td><td>24</td></tr></table> <table><tr><th>Nr</th><th>Nearest distance</th><th>Land use / permitted activity / authorisation</th></tr><tr><td>1</td><td>150</td><td>Fuel station entries</td></tr><tr><td>0</td><td>NA</td><td>Gas pipelines</td></tr><tr><td>0</td><td>NA</td><td>Underground electrical cables</td></tr><tr><td>0</td><td>NA</td><td>Control of major accident hazards sites (COMAH)</td></tr><tr><td>0</td><td>NA</td><td>Notification of installations handling hazardous substances (NIHHS)</td></tr><tr><td>0</td><td>NA</td><td>Explosives sites</td></tr><tr><td>0</td><td>NA</td><td>Planning hazardous substance consents</td></tr><tr><td>0</td><td>NA</td><td>Planning hazardous substance enforcements</td></tr><tr><td>0</td><td>NA</td><td>Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990</td></tr><tr><td>0</td><td>NA</td><td>Records of Licensed Discharge Consents.</td></tr><tr><td>0</td><td>NA</td><td>Integrated pollution prevention and control sites</td></tr><tr><td>0</td><td>NA</td><td>Local Authority pollution prevention and control sites</td></tr><tr><td>0</td><td>NA</td><td>Local Authority pollution prevention and control enforcements</td></tr><tr><td>0</td><td>NA</td><td>Records of Category 3 or 4 Radioactive Substance Licences</td></tr></table>				Distance from Site	Number of active industrial land uses	Number of inactive industrial land uses	1 - 50 m	1	5	51 - 100m	1	5	101 - 250 m	4	24	Nr	Nearest distance	Land use / permitted activity / authorisation	1	150	Fuel station entries	0	NA	Gas pipelines	0	NA	Underground electrical cables	0	NA	Control of major accident hazards sites (COMAH)	0	NA	Notification of installations handling hazardous substances (NIHHS)	0	NA	Explosives sites	0	NA	Planning hazardous substance consents	0	NA	Planning hazardous substance enforcements	0	NA	Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990	0	NA	Records of Licensed Discharge Consents.	0	NA	Integrated pollution prevention and control sites	0	NA	Local Authority pollution prevention and control sites	0	NA	Local Authority pollution prevention and control enforcements	0	NA	Records of Category 3 or 4 Radioactive Substance Licences	The potentially contaminative land uses/activities identified in close vicinity of the Site may pose a contamination hazard to the Site should relevant contaminant pathways exist. Contemporary trade directory entries include: Commtech Services c. 5m south west. Domestic appliances-sevicing, repairs and parts (inactive). Integral UK Ltd. c. 20m south west. Commercial cleaning services (inactive). Alliance Cleaning c. 20m south west. Commercial cleaning services (inactive). Force UK Ltd. c. 20m south west. Commercial cleaning services (inactive). Atlas Cleaning c. 25m south west. Commercial cleaning services (active). Lupin Hosiery Ltd. c. 30m north west. Lingerie & hosiery manufacturers and wholesalers (inactive).
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2.2 Conceptual understanding (potential sources of contamination)

 EA recorded pollution incidents <i>(see environmental data report in Section 3.3 for full listing)</i>	No Environment Agency pollution incidents have been recorded within 250 m of the Site.	POTENTIAL SOURCES OF CONTAMINATION	No potential for gross contamination has been identified in relation to any pollution incidents occurring near to the Site.	NEGLECTIBLE	PROBABILITY OF CONTAMINATION				
 Landfills / waste sites <i>(taken within 500m radius of the Site boundary, see environmental data report in Section 3.3 for full listing)</i>	There are no BGS recorded landfills located within 500 m of the Site. There are no Environment Agency listed historical landfills located within 500 m of the Site. There are no registered landfills located within 500 m of the Site. There are no Local Authority listed historical landfills located within 500 m of the Site. The following other waste sites are registered within 500 m of the Site: <table><tr><td>0</td><td>Records of registered waste transfer sites.</td></tr><tr><td>0</td><td>Records of registered waste treatment or disposal sites.</td></tr><tr><td>0</td><td>Records of licenced waste management facilities.</td></tr></table>		0	Records of registered waste transfer sites.		0	Records of registered waste treatment or disposal sites.	0	Records of licenced waste management facilities.
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0	Records of registered waste treatment or disposal sites.								
0	Records of licenced waste management facilities.								

2.2 Conceptual understanding (potential sources of contamination)

Rn Radon (see environmental data report in Section 3.3 for full listing)	According to current UK radon mapping the Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m3).	POTENTIAL SOURCES OF CONTAMINATION	<1% of homes are at or above the UK radon action level (200 Bq/m3).	UNLIKELY	PROBABILITY OF CONTAMINATION
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2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

 Geology and Groundwater <i>(see the environmental data report in Section 3.3 for full details)</i>	British Geological Survey mapping indicates that the underlying superficial geology consists of Dunsmore Gravel (DMG) which comprises of sand and gravel and is classified as a Secondary (A) Aquifer. British Geological Survey mapping indicates that the bedrock geology consists of the Mercia Mudstone Group (MMMF) which comprises of mudstone and is classified as a Secondary (B) Aquifer. According to the GeoSmart Groundwater Flood Risk (GW5) Map (GeoSmart, 2023). The risk of groundwater flooding at the Site is 'negligible'. The Site does not lie within a groundwater Source Protection Zone (SPZ). The following groundwater abstraction licences are held within 1 km of the Site: Hinckley Bowling Club c. 465m east of the Site (irrigation use). Englobe Regeneration UK Limited c. 890-905m south west of the Site (pollution remediation). Celtic Technologies Limited c. 890-905m south west of the Site (pollution remediation).	POTENTIAL RECEPTORS	A Secondary (A) Aquifer comprises permeable layers capable of supporting water supply at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. A Secondary (B) Aquifer is likely to comprise lower permeability layers which may yield limited amounts of groundwater due to localised fissures, thin permeable horizons and weathering. Based on the susceptibility of the Site to groundwater flooding, a groundwater flood risk assessment is not considered necessary for the Site. The depth to groundwater beneath the Site is unknown. The presence of one or more groundwater abstraction licences within close proximity of the Site indicates a reasonable groundwater resource potential.	MEDIUM	POTENTIAL SEVERITY OF IMPACT
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Superficial Geology (BGS, 2023)



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Bedrock Geology (BGS, 2023)



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2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

 Geohazards <i>(see the environmental data report in Section 3.3 for full details)</i>	The Site does not lie within a 'Coal Mining Reporting Area'. There are no brine affected areas within 75 m of the Site. No or limited artificial ground / Made Ground is anticipated on Site. There are no natural hazards (with a hazard rating of moderate or above) at or within 50 m of the Site.	POTENTIAL RECEPTORS	The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues. The Site does not lie within an area of former brine working and is therefore unlikely to be affected by related ground stability issues. BGS GeoIndex Onshore mapping does not have any artificial deposits recorded at the Site.	MILD	POTENTIAL SEVERITY OF IMPACT
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2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

 Surface water <i>(see the environmental data report in Section 3.3 for full details)</i>	The nearest water feature is the Argents Mead Moat, located c. 175 m south of the Site boundary. The Site lies within a Flood Zone 1 (low probability). The following surface water abstraction licences are held within 1 km of the Site: Richard Roberts Holding Ltd c. 785 m south of the Site (process water).	POTENTIAL RECEPTORS	Given the distance from the Site and the nature of the local geology, the sensitivity of local surface waters is judged to be low.	MINOR	POTENTIAL SEVERITY OF IMPACT
 Environmental designations <i>(see the environmental data report in Section 3.3 for full details)</i>	There are no environmentally sensitive land uses within 500 m of the Site.		No relevant environmentally designated sites/receptors have been identified.	NEGLIGIBLE	
 Human receptors	Proposed residents/users of the Site plus neighbouring residences.		Human receptors are proposed to be present on Site.	SEVERE	

2.4 Regulator perspective

Consultation date	13th March 2023	Hinckley and Bosworth Borough Council
GeoSmart consultant	Rebecca Conway	Giles Rawdon
Consultation outcome	The Council is aware that there are land quality issues in relation to the Site's immediate surroundings. A response from the environmental health officer confirms that <i>"The site has been identified as a site of interest under this Authorities Contaminated Land Strategy as published under Part IIA of the Environmental Protection Act 1990 owing to past uses. Historic maps from 1885-1931 show the site as a Hosiery Manufactory. The 1950-1970 maps show similar buildings on the site however the use of the buildings is not stated. The 1970-80 map shows the buildings on the site as Offices."</i>	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
On-Site sources								
1	Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the limited extent of the communal landscaped areas associated with the proposed development, the likelihood of exposure to any sub surface contaminants is reduced. It is recommended that clean imported topsoil is used in landscaped areas to further reduce the risk.
2		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
3		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
4		Building materials in direct contact with aggressive ground	PROP	Future Site buildings	MEDIUM	UNLIKELY	LOW RISK	Aggressive ground conditions are not anticipated to be present; in part due to the limited number of construction phases on Site.
5		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Dunsmore Gravel (a Secondary (A) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of inorganic and low volatility organic contamination plus the widespread hard standing coverage (which will limit any infiltration and contaminant mobilisation).
6		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Mercia Mudstone Group (a Secondary (B) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the anticipated low sensitivity of the underlying bedrock geology and the likely absence of any significant sources of inorganic and low volatility organic contamination.

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
On-Site sources								
7	Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils	Dissolution into pore water/shallow groundwater and subsequent lateral migration	CW	Argents Mead Moat (c. 175 m south)	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the appreciable distance to the nearest surface water feature and the likely absence of any significant sources of inorganic and low volatility organic contamination.
8		Dissolution into aqueous phase and preferential migration via drainage structures	CW		MILD	UNLIKELY	VERY LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
9	Potential for volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the limited extent of the communal landscaped areas associated with the proposed development, the likelihood of exposure to any sub surface contaminants is reduced. It is recommended that clean imported topsoil is used in landscaped areas to further reduce the risk.
10		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
11		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	Given the long standing presence of the existing structures in the west of the Site no appreciable Made Ground or associated organic contamination is anticipated beneath these buildings or surrounding the existing water supplies.
12		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of volatile organic contamination.
13		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
14		Building materials in direct contact with aggressive ground	PROP	Future Site buildings	MEDIUM	UNLIKELY	LOW RISK	Aggressive ground conditions are not anticipated to be present; in part due to the limited number of construction phases on Site.
15		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Dunsmore Gravel (a Secondary (A) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of volatile organic contamination and also the widespread proposed hard standing cover.

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
16	Potential for volatile organic contaminants to be present within the subsurface soils	Dissolution into pore water/shallow groundwater and subsequent migration	CW	Mercia Mudstone Group (a Secondary (B) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the anticipated low sensitivity of the underlying bedrock geology and the likely absence of any significant sources of volatile organic contamination.
17		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Argents Mead Moat (c. 175 m south)	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the appreciable distance to the nearest surface water feature and the likely absence of any significant sources of inorganic and low volatility organic contamination.
18		Dissolution into aqueous phase and preferential migration via drainage structures	CW		MILD	UNLIKELY	VERY LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
19	Potential for asbestos containing materials within the subsurface soils	Liberation of sub surface ACMs and inhalation of asbestos fibres	HH	Future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the age of the past and present building structures asbestos-containing material may be / have been present within the building fabric and could therefore be present within the surrounding subsoils.
20	Potential for dissolved phase contaminants to be present within shallow groundwater	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Dunsmore Gravel (a Secondary (A) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of dissolved phase contamination.
21		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Mercia Mudstone Group (a Secondary (B) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
22		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Argents Mead Moat (c. 175 m south)	MILD	LOW LIKELIHOOD	LOW RISK	
23	Potential for elevated methane to be present within the sub-surface soils	Lateral and vertical migration into on-Site buildings; potential to cause an explosion	HH	On-Site properties and their occupants	SEVERE	UNLIKELY	MODERATE/LOW RISK	Based on the prevailing conceptual understanding an appreciable gas source is considered unlikely. The risk classification is a reflection of the severity of consequences rather than the likelihood of occurrence.
24		Lateral migration towards off-Site buildings; potential to cause an explosion	HH	Off-Site properties and their occupants	SEVERE	UNLIKELY	MODERATE/LOW RISK	
25	Potential for elevated carbon dioxide to be present within the subsurface soils	Lateral and vertical migration into on-Site buildings; potential to cause asphyxiation	HH	Occupants of on-Site buildings	SEVERE	UNLIKELY	MODERATE/LOW RISK	
26		Lateral migration towards off-Site buildings; potential to cause asphyxiation	HH	Occupants of off-Site buildings	SEVERE	UNLIKELY	MODERATE/LOW RISK	
27	Potential for radon within the subsurface	Lateral migration towards on-Site buildings; potential to cause long term health effects	HH	Occupants of on-Site buildings	MEDIUM	UNLIKELY	LOW RISK	The Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m ³).
OVERALL RISK RATING (on-Site sources)							MODERATE/LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources: Former Industrial development (factories) from 5m north Former garage c. 105m south east								
28	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the close proximity of former industrial land uses (including a former hosiery factory c. 5m north) there is a modest potential for both inorganic and organic contaminants to have migrated onto the Site. The impacts of any resulting contamination will be constrained by the limited amounts of communal soft standing proposed for the Site.
29		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
30		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
31		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	Despite the presence of a historic, infilled pond (reservoir), given the reasonable distance to the feature (c. 250m) it is considered unlikely that a gas source would impact the development Site.□
32		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
	OVERALL RISK RATING (off-Site sources)						MODERATE/LOW RISK	

2.6 Next Steps

	No immediate action but observe a watching brief		Given the close proximity of former industrial land uses (including a former hosiery factory c. 5m north) there is a modest potential for both inorganic and organic contaminants to have migrated onto the Site. However, the impacts of any resulting contamination will be constrained by the limited amounts of communal soft standing proposed for the Site. The preliminary risk assessment suggests that the risks posed by in situ land quality are therefore likely to be Low/Moderate. It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities and associated ground works (which would include a thorough inspection of any exposed sub surface soils/Made Ground) will likely be sufficient. The watching brief should be maintained throughout the entire development phase of works and any possible evidence of contamination encountered during the redevelopment works should be alerted to the Local Authority. Appropriate actions would then be required to further inspect, sample and analyse any suspect materials, and formulate an appropriate remediation plan, as necessary.
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2.7 Other recommendations

✓	SuDSmart Report		It is recommended that a Sustainable Drainage Assessment is undertaken prior to development commencing. Given the potential for contamination infiltration drainage may not be suitable. Please contact info@geosmartinfo.co.uk for further information and a site specific quotation.
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3. Supporting Information



The following supporting information is contained in this section:

Section	Content
3.1	Referenced materials used in the EnviroSmart reporting
3.2	Site photographs
3.3	Published environmental data records (Landmark Envirocheck report 15 New Buidlings Hinckley LE10 1HN. REF: 308544032_1_1) including: • Aerial photographs and site map • Environmental permits, incidents and registers • Landfill and other waste sites • Current land use information • Geology • Hydrogeology and hydrology • Flooding • Designated environmentally sensitive sites • Other environmental factors
3.4	Risk assessment methodology
3.5	Historical land use maps
3.6	Topography maps

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Email: info@geosmartinfo.co.uk

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Firms which subscribe to the Search Code will:

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TPOs contact details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

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Complaints procedure

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- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

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Commercial Director
GeoSmart Information Limited
Suite 9-11, 1st Floor
Old Bank Buildings, Bellstone
Shrewsbury
SY1 1HU

Tel: 01743 298100
martinlucass@geosmartinfo.co.uk

3.1 References

The following references were used to inform the conceptual site model and preliminary risk assessment:

British Geological Survey, 2023. GeoIndex Onshore (<http://mapapps2.bgs.ac.uk/geoindex/home.html>)

British Standards Institute, 2011. Investigation of potentially contaminated sites – code of practice. BS10175:2011+A2:2017

CIRIA, 2001. Contaminated land risk assessment. A guide to good practice. Publication C552. CIRIA London. ISBN 0-86017-552 9

Environment Agency, 2020. Land Contamination Risk Management (LCRM)

GeoSmart Information Limited, 2023. National Groundwater Flood Risk Map (GW5)

Health Protection Agency, 2000. Spring 2000 Newsletter featuring: Radon: Guidance on Protective Measures for New Dwellings (BR 211)

Landmark, 2023. Landmark Envirocheck report 15 New Buidlings Hinckley LE10 1HN. REF: 308544032_1_1

3.2 Site photographs

Photograph 1: Exterior as photographed from the highway



Photograph 2: Exterior as photographed from the highway



Photograph 3: Outbuildings located in the east of the Site

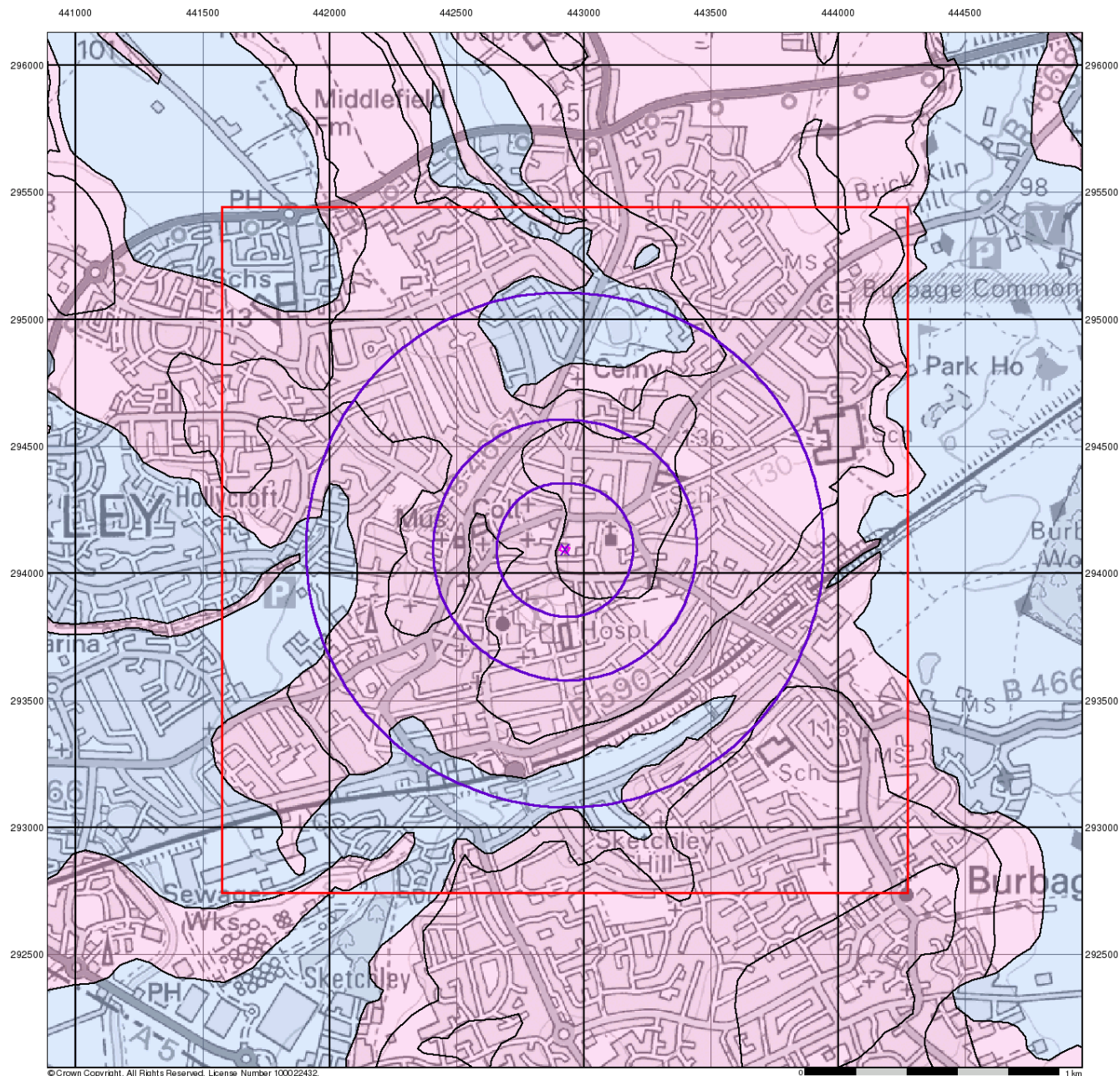


Photograph 4: Hardstanding in the east of the Site



3.3 Environmental data report

Readily available environmental information relating to the Site and its surrounding area has been provided by Landmark.



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0 1 km



Groundwater Vulnerability

General

- Specified Site ○ Specified Buffer(s) x Bearing Reference Point
- Slice 8 Map ID

Agency and Hydrological

Bedrock Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

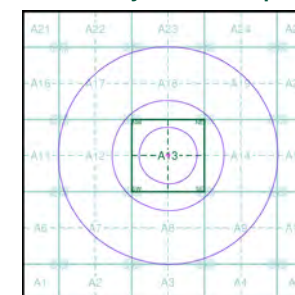
Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

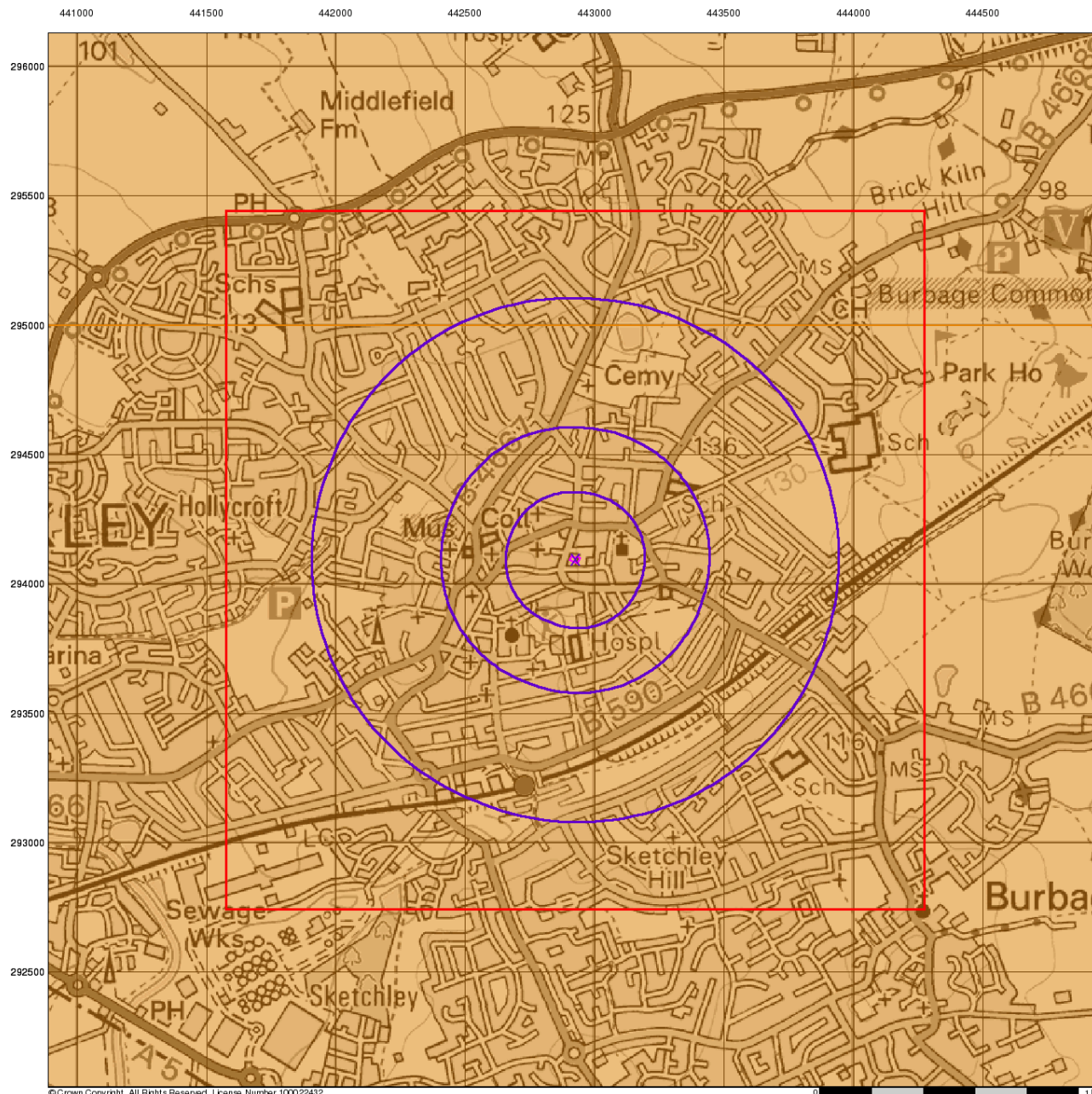
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 National Grid Reference: 442930, 294090
 Slice: A
 Site Area (Ha): 0.07
 Search Buffer (m): 1000

Site Details

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Bedrock Aquifer Designation

General

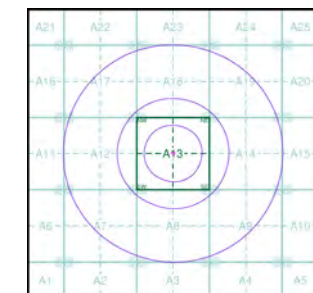
- X Specified Site ○ Specified Buffer(s) X Bearing Reference Point
- Slice □ Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

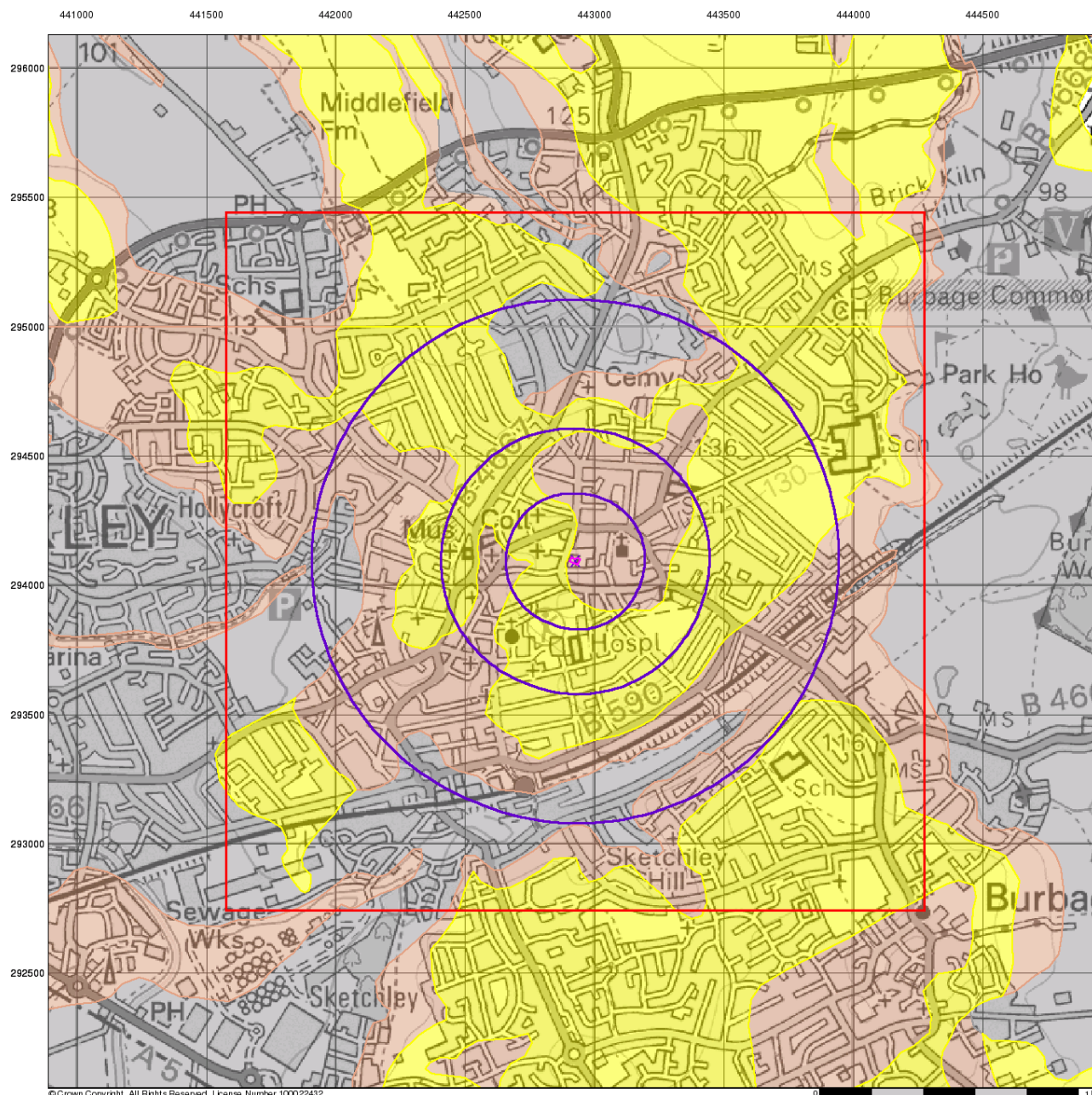


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Superficial Aquifer Designation

General

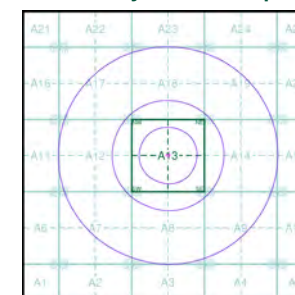
- ✕ Specified Site ○ Specified Buffer(s) ✕ Bearing Reference Point
- Slice □ Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

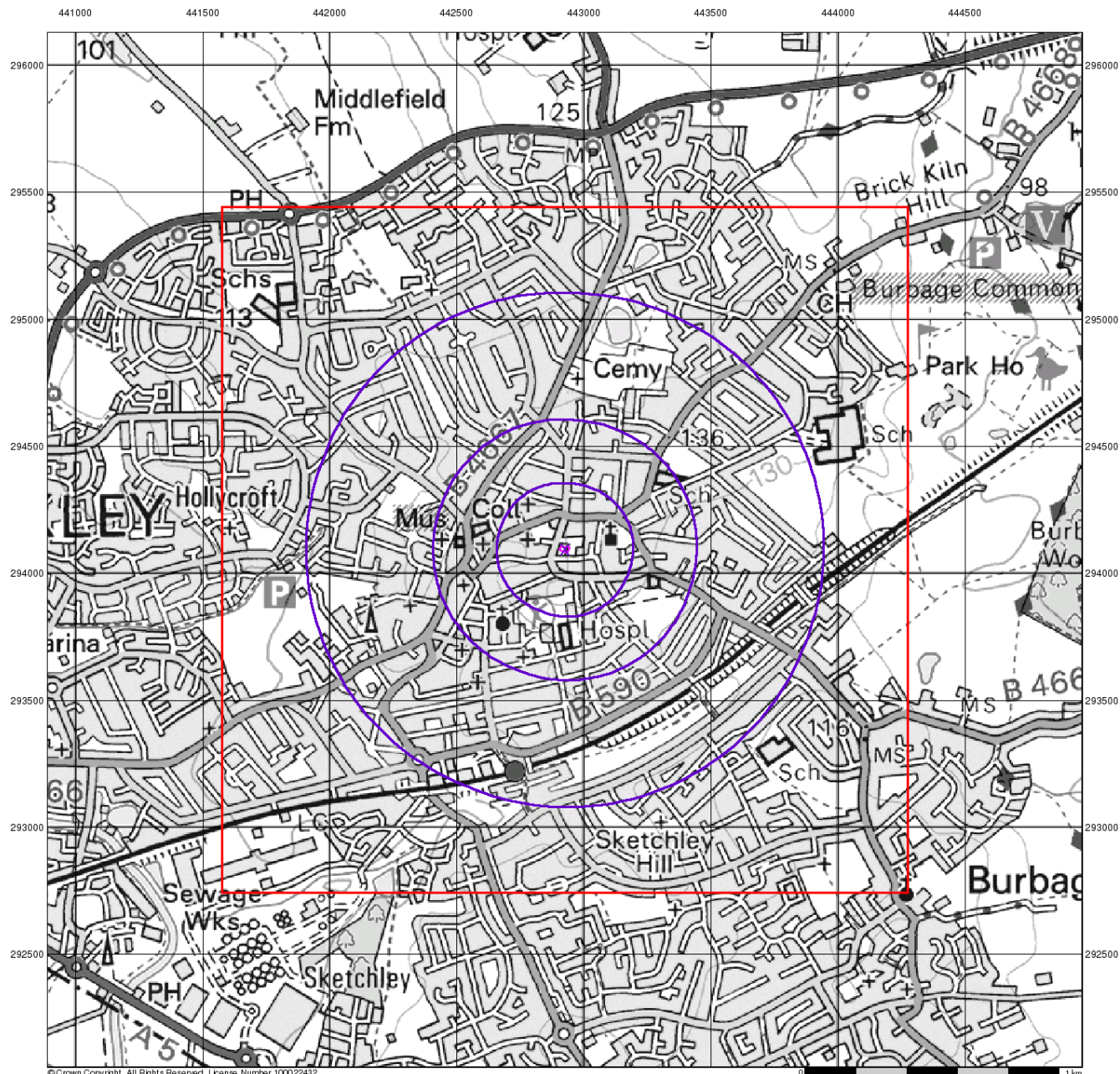


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Site Details

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Source Protection Zones

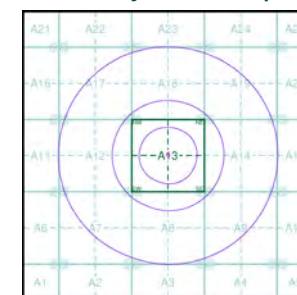
General

- ◆ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- ▨ Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- ▨ Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- ▨ Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A

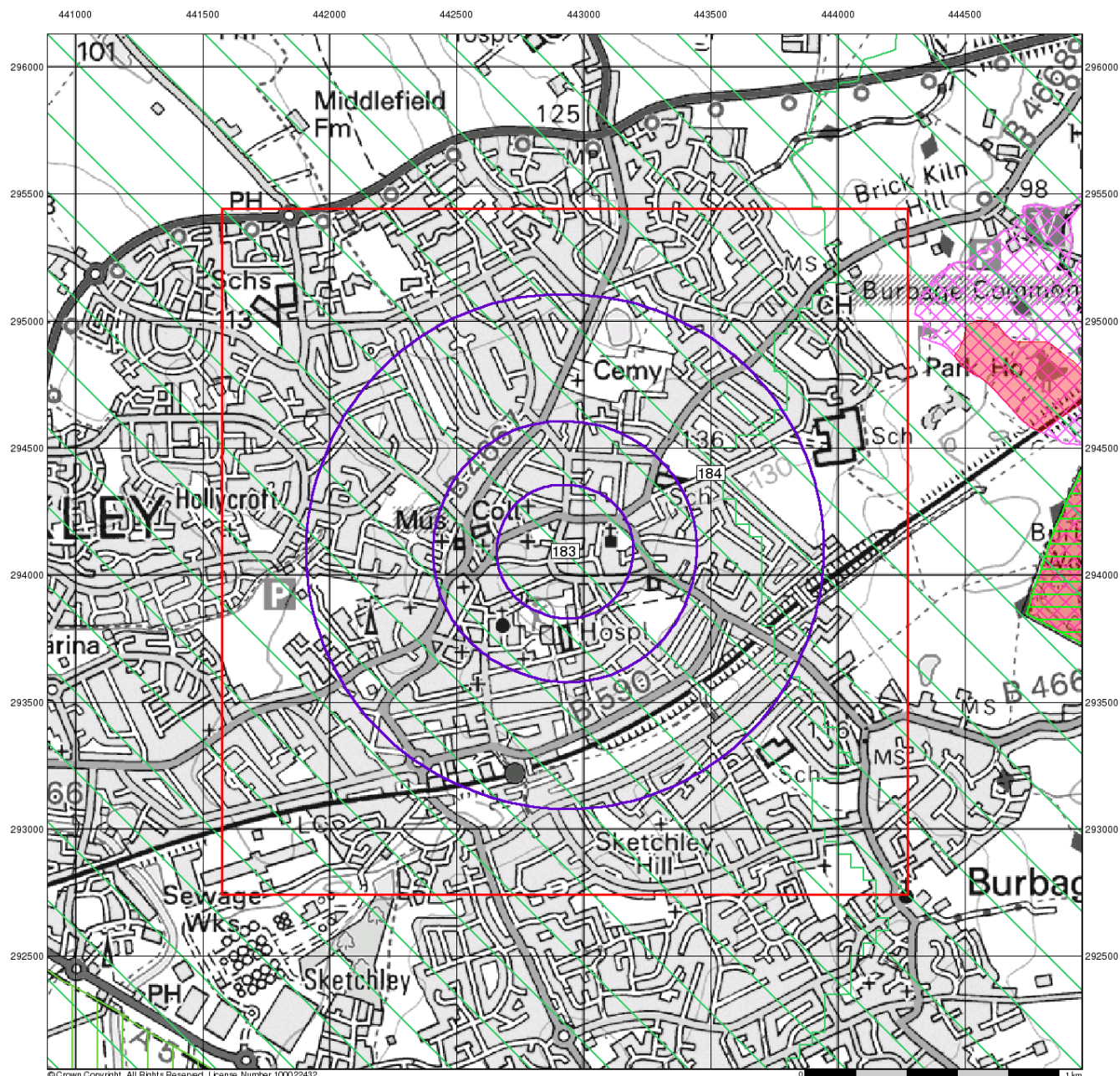


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 Slice: A
 Site Area (Ha): 0.07
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Site Details

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Sensitive Land Uses

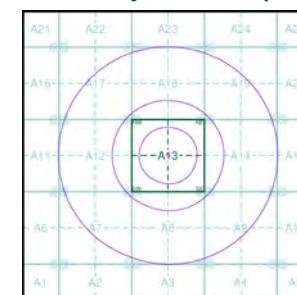
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A

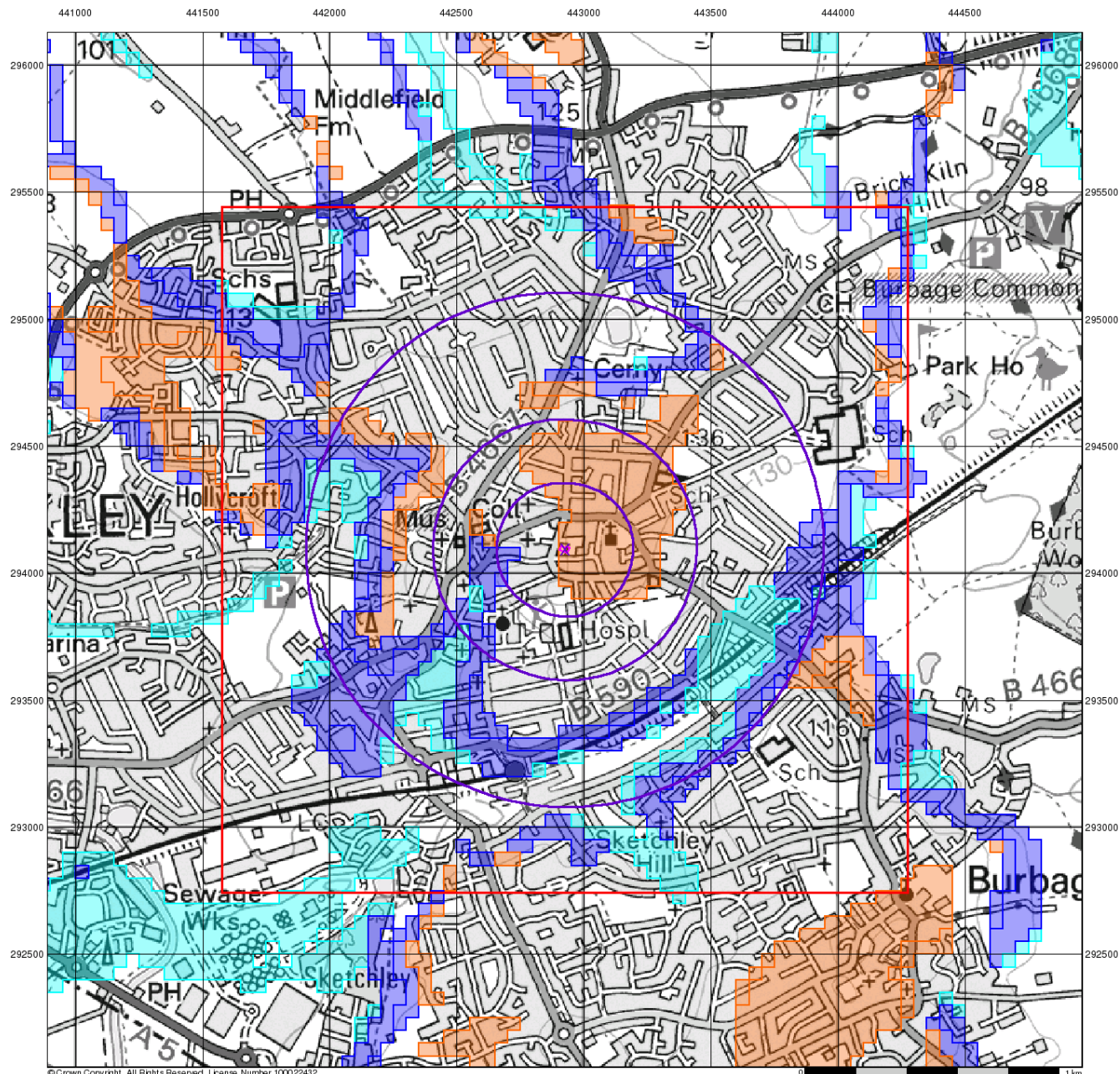


Order Details

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BGS Flood GFS Data

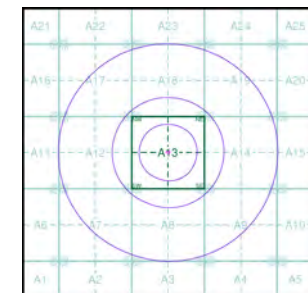
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

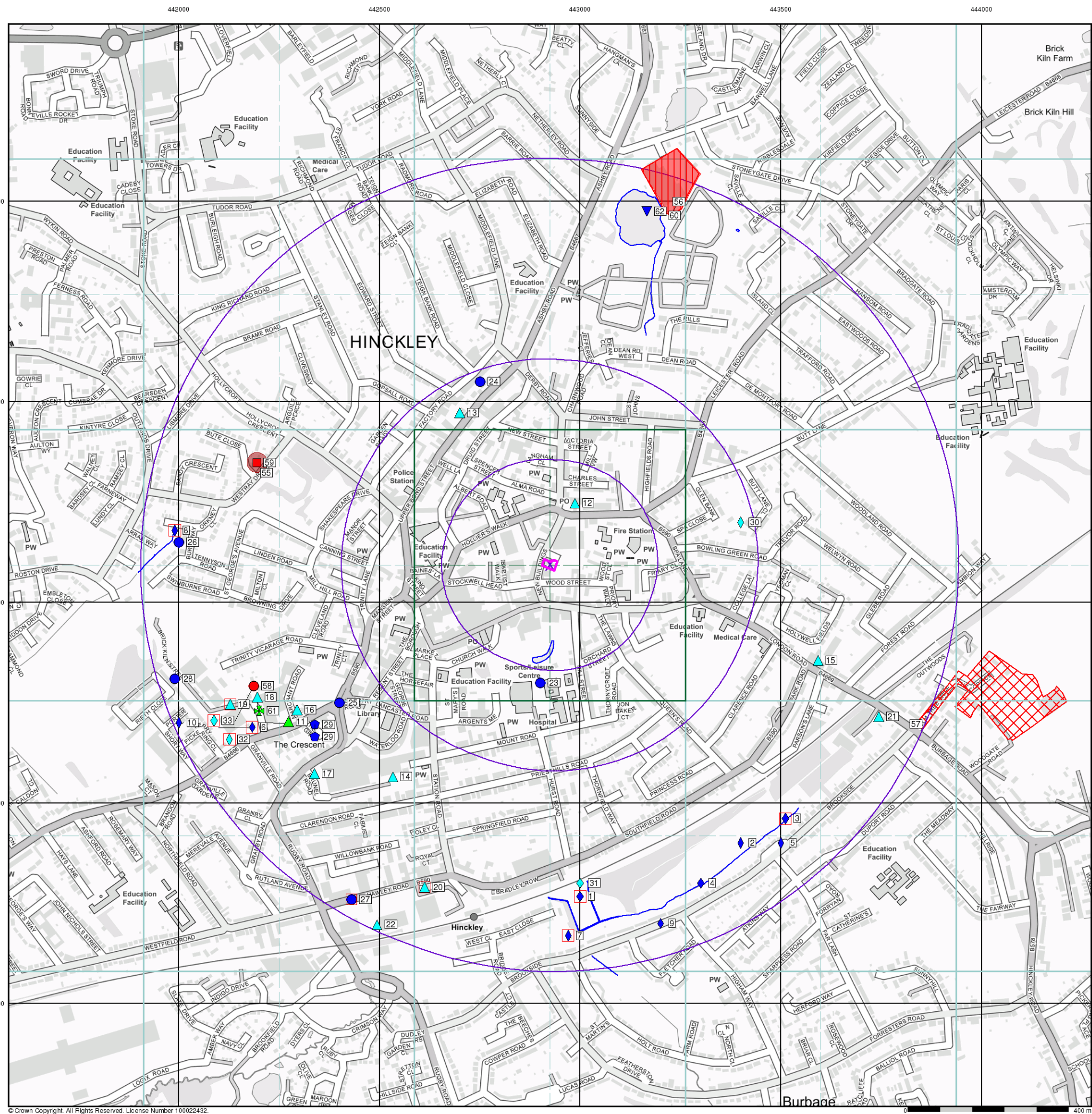
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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

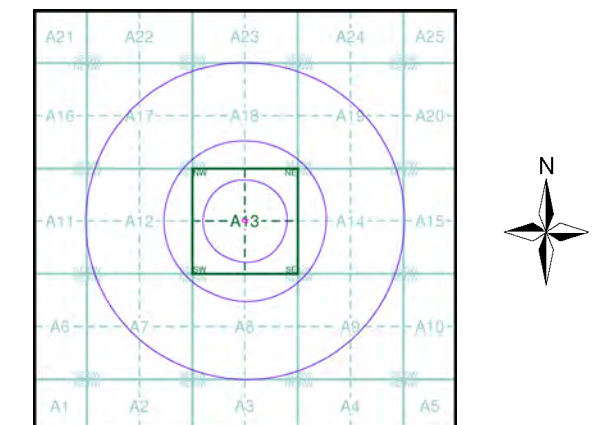
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- COMAH Site
- Explosive Site
- NIHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Slice A



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Site Details

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