



Gladman Developments Limited

Land off Cunnery Close, Barlestone

Phase 1 Desk Study

253278-R01 (01)

RSK GENERAL NOTES

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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1 INTRODUCTION

1.1 Commissioning

RSK Environment Limited (RSK) were engaged by Gladman Developments Limited, herein referred to as the 'Client', to prepare an updated Phase 1 Desk Study report for the land off Cunnery Close, Barlestone.

The works were undertaken by means of fee proposal ref.: 253278-T01 (00), dated 2 September 2025, and subsequent appointment email dated 19 September 2025.

References in this report to 'we', 'us', or 'our' shall mean RSK Geosciences as a trading name of RSK Environment Limited (company no.SC115530) at registered address 65 Sussex Street, Glasgow, G41 1DX.

The study area is provided in **Figure 1** and the site layout boundary to which this report refers is presented in **Figure 2**.

The report should be read and used in accordance with the limitations and constraints identified in the report text, and at **Appendix A – Service Constraints**.

1.2 Objectives

The site is being considered for development for residential use.

The objective of the work is to identify contamination and/or geotechnical constraints to the proposed development and, where relevant, to support discharge of planning conditions and building control requirements

1.3 Scope of works

The scope of works has been developed in accordance with relevant British Standards and authoritative technical guidance as referenced through the report. The assessment of the contamination status of the site is in line with the technical approach presented in Land Contamination Risk Management (LCRM) (Environment Agency, 2023) and in general accordance with BS 10175: 2011 + A2 2017 (BSI, 2017). It is also compliant with relevant planning policy and guidance, i.e. national planning frameworks and policies.

The scope of works for the assessment has included the following:

Desk study:

- review of the history of development on the site and surroundings
- assessment of local geology, hydrogeology and hydrology
- completion of a site reconnaissance survey to assess the visual condition of the site
- development of an initial conceptual site model (CSM) and preliminary risk assessment
- preliminary consideration of geotechnical constraints and hazards
- recommendations for further works should this be required.

1.4 Existing reports

No existing reports relevant to the site assessment have been provided to RSK.

1.5 Sustainability considerations

One of RSK's guiding principles is 'promoting the concept of sustainability in all that we do'. The RSK Group Second Nature 2030 Sustainability Strategy (RSK, 2023) confirms our commitment to embedding sustainability throughout our business and creating lasting positive impact for our planet and its people by delivering sustainability in all that we do.

This is supported by RSK Geosciences' Sustainability Policy, which sets our aspiration to provide industry-leading site assessment services to our clients to achieve more sustainable and climate resilient development and to support circular economy, decarbonisation and nature-based solutions. We also recognise that we have a responsibility to reduce our own business-related emissions. In this way our business activities are aligned with and contribute to meeting several of the UN Sustainable Development Goals (SDGs), as well as supporting pathways to net zero and circular economy.

Sustainability considerations have therefore been taken into account during the design, planning and implementation stages of the project as described in this report. Our approach prioritises sustainability by integrating Sustainable Management Practices (SMPs) across the project lifecycle, to reduce our project-related emissions and help our client achieve more sustainable outcomes for their projects. SMPs were originally published by CL:AIRE (CL:AIRE, 2021a) and further developed by RSK Geosciences as an in-house tool. Further detail is provided in Appendix B.

Where applicable, consideration has been made throughout this report to align the recommendations with circular economy, sustainable development and climate resilience. The following specific aspects have been identified to be relevant for this report:

Desk study:

- evaluation of impacts of projected future climate change and extreme weather effects on relevant geo-based risks.
- initial evaluation of potential for ground source heating and cooling.

1.6 Limitations

This report is subject to the RSK service constraints given in **Appendix A** and limitations that may be described below and throughout this document.

This report was prepared in accordance with good practice guidance and available datasets at the time of issue. Consideration should be considered in the light of changes in legislation, statutory requirements, or industry practices subsequent to the date of issue.

The opinions expressed in this report, and the comments and recommendations given, are based on the information obtained from the desk assessment and the site reconnaissance survey. No intrusive investigations have been undertaken to confirm the actual ground conditions and hence the environmental status of the site.

The study aims to principally identify and assess the potential risks and liabilities associated with contamination of the ground, on and in the vicinity of the site. While this includes consideration of current operations and housekeeping on the site, the report does not constitute a comprehensive environmental audit of the site, as covered under ISO 14001.

Although asbestos may not have been encountered as part of the site walkover, asbestos could be present in soil in discrete areas and may be encountered in future ground investigation.

A detailed survey of invasive plant species is outside the scope of this investigation therefore detailed comments with regards to such species have been omitted from this report.

The comments given in this report and the opinions expressed are primarily based on third party data and investigations, while RSK have undertaken a review of the information provided RSK cannot be held liable for the quality of the data provided. There may be conditions pertaining to the site that have not been disclosed by the investigations and therefore could not be taken into account.

2 SITE DETAILS

2.1 Site location

Site location details are presented in **Table 1** and a study area plan is provided on **Figure 1**.

Table 1 Site location details

Site name	Land off Cunnery Close, Barlestone
Full site address and Post code	Land off Cunnery Close, Barlestone, CV13 0HH
National Grid reference (centre of site)	442240 305360

2.2 Site description

The site boundary and current site layout are shown on **Figure 2**.

The covers an area of approximately 6.53 hectares and comprises a roughly rectangular parcel of land, with connecting strips of land to Bosworth Road to the east and Cunnery Close to the north. The northern area of the site is sensibly level and the southern half of the site slopes to the south with a slight gradient of approximately 1 in 20. The western and southern boundaries of the site are defined by a drainage ditch which contained a watercourse at the time of the site visit.

2.3 Surrounding land uses

The site is located in Barlestone, Leicestershire, within a semi-rural setting. Immediate surrounding land uses are described in **Table 2**.

Table 2 Surrounding land uses

North	Existing residential dwellings fronting onto Manor Road and Cunnery Close border the site to the north.
East	Playing fields, a play park, bowls green and club house are located adjacent east of the site, with residential properties and agricultural fields beyond.
South	The site is bound to the south by agricultural land.
West	Adjacent to the west of the site is a roughly rectangular area of undeveloped heavily vegetated land, beyond this and to the southwest are agricultural fields.

2.4 Proposed development plans

The site is being considered for residential development, including areas of public open space (POS), attenuation basins, and an access road.

No details of the proposed ground levels have been provided therefore for the purpose of this report it has been assumed that the current levels will remain unchanged.

The proposed layout of the site, at the time of preparing this report, is shown in **Appendix B**.

3 DESK-BASED ASSESSMENT

The desk-based assessment was designed to generally meet the objectives of a preliminary or Phase 1 investigation, as defined by BS 10175:2011+A2:2017 (BSI, 2017) and BS 5930:2015, and is set in context of a Tier 1 preliminary risk assessment as defined in LCRM.

3.1 Site history

3.1.1 Historical development record

The development history of the site and surrounding area based upon assessment of historical plans and records is detailed in **Table 3** and **Table 4**, respectively.

The historical maps reviewed are shown within the environmental database report in **Appendix C**.

Table 3 Summary of historical development on site

Date from	Date to	Historical Land Use (on-site)	Area of site
1885	Present	Agricultural field	Whole site

Table 4 Summary of historical development in the vicinity of the site

Date from	Date to	Historical Land Use (off-site)	Distance (m) and orientation
1885		At the time of the earliest available mapping the surrounding area comprises agricultural fields. The village of Barlestone is approximately 350m north east of the site.	n/a
1903	1955	Pump	15m southwest
1957	1976	Small pond <15m diameter	10m northeast
1966	1980	Unspecified works	300m east
1976	Present	Large residential development adjacent to the north, and to the north east and northwest of the site	North, northeast and northwest
1980	Present	Sewage works	250m east
1980	2002	Unspecified factory	400m north
1988	Present	Playing fields, play area, bowls green and clubhouse	Adjacent east

3.1.2 Unexploded ordnance

A review of publicly available unexploded ordnance (UXO) risk maps indicates that the site is located in an area with low potential for wartime bombs to be present (Zetica, 2025).

3.2 Information from environmental database report

Relevant environmental permits and incidents detailed within the environmental database report (see **Appendix C**) are summarised below in **Table 5**.

Table 5 Summary of environmental permits, landfills and incidents

Data type	Entries on-site	Entries <250m from site	Relevant entries >250m from site	Details
Agency and hydrological				
Environmental permits – incorporating Environmental Permitting Regulations (EPR) and/or Pollution Prevention and Control (PPC) permits; former Integrated Pollution Controls (IPC), Local Authority Pollution Control (LAPC)	-	-	-	-
Enforcement and prohibition notices	-	-	-	-
Pollution incidents to controlled waters, Prosecutions relating to controlled waters, Substantiated pollution incident register, Water Industry Act referrals	-	1	-	Off-site: Incident adjacent south of the site in August 2001, pollutant not identified, minor impact to water
Discharge consents	-	18	3	Off-site: Multiple revisions of a permit to discharge final treated sewage effluent to the Osbaston Brook from the Barlestone waste water treatment works 183m southeast Off-site: Multiple revisions of a permit to discharge storm overflow to the Osbaston Brook from the Barlestone waste water treatment 192m southeast works
Registered radioactive substances	-	-	-	-
Landfill and waste				
Active landfills	-	-	-	-
Historic / closed landfills	-	-	-	-
Other waste management licences	-	-	-	-

Data type	Entries on-site	Entries <250m from site	Relevant entries >250m from site	Details
Hazardous substances/ industrial land uses				
Control of Major Accident Hazards (COMAH) sites	-	-	-	-
Explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS), Planning hazardous substance consents/ enforcements	-	-	-	-
Contaminated land Part 2A register entries and notices	-	-	-	-
Fuel station entries	-	-	-	-
<i>Note: Entries have only been included within the table where they are located within a 250m radius of the site or, where they fall outside of this radius but are considered to comprise a significant entry.</i>				

3.2.1 Contemporary trade directory entries

The environmental database report lists three current 'potentially contaminative land uses' within 250m of the site, which relate to two electrical substations and a sewage treatment works (located 103m north, 148m east and 220m southeast of the site, respectively).

3.3 Site geology

3.3.1 Anticipated geological sequence

Published geological records for the area (British Geological Survey, BGS, 2025) indicate the geology of the site to be characterised by the succession recorded in Table 6; although it is noted that there are no publicly available BGS historical borehole records located within close proximity to the site.

Table 6 Site geology

Strata	Description	Estimated thickness	Area of site
Superficial geology			
Glaciofluvial Deposits	Sand and gravel	<5m	Northwest corner
Oadby Member (Diamicton)	Grey weathered brown silty clay, characterised by Cretaceous and Jurassic rock fragments; subordinate lenses of sand and gravel, clay and silt.	<5m	Whole site
Alluvium	Soft to firm normally consolidated, compressible silty clay, but can contain layers of silt, sand, peat and basal gravel. A stronger, desiccated surface zone may be present.	<5m	Southern boundary
Solid geology			
Gunthorpe member	Mudstone, red-brown, with subordinate dolomitic siltstone and fine-grained sandstone, greenish grey, common gypsum veins and nodules.	>20m	Whole site
Relevant information sources: BGS Geoindex ☒ BGS borehole logs ☐ Previous SI reports ☐			

3.3.2 Radon

The environmental database report provides an assessment of site-specific radon risk. The report indicates that the estimated percentage of houses with radon above the Radon Action Level (200 Bq m⁻³) is <1%.

The environmental database report indicates that the site is not located within an 'Affected Area' and therefore no radon protective measures are required within new dwellings (or extensions) at the site.

3.4 Mining and quarrying

Evidence has been sought to identify any mining, quarrying, landfilling and land reclamation operations, past and present, which have taken place within 500m of the site. An initial site appraisal has been carried out based on the information provided on the Mining Remediation Authority Interactive Viewer of the UK Coalfield areas and the commercial environmental databased report for information on non-coal mining.

The site is located over Coal Measures bedrock and may therefore have been affected by coal mining activities. In these areas the assessment of mining legacy issues should be carried out in accordance with the guidance provided by the Mining Remediation Authority, who adopt a risk-based approach for the advice that they offer on proposed development sites.

Section 3.4.1 discusses coal mining activities in relation to the site. Risks from coal mine gas are considered in the conceptual site model.

3.4.1 Coal mining area

This indicates the site lies within the Mining Remediation Authority Coal Mining Reporting Area but does not include Development High Risk Areas. In these locations there is no requirement under the current planning regime to complete a CMRA, however in accordance with best practice we have obtained a Mining Remediation Authority Consultants Coal Mining report (**Appendix D**). The key findings from review of the datasets from the Mining Remediation Authority Interactive Viewer and the Coal Mining report are summarised in Table 7.

The key findings from review of the datasets from the Mining Remediation Authority Interactive Viewer and the Consultants Coal Mining report are summarised in Table 7.

Table 7 Summary of key coal mining information

Item	Applicable to site?	Comment
Development High Risk Area on-site	No	-
Coal mine entries within the site or within 20m of the site boundary	No	-
Past shallow workings (recorded)	No	-
Probable shallow workings	No	-
Coal seam outcrops	No	-
Surface mining (opencast)	No	-

3.5 Hydrogeology

A summary of the hydrogeological setting of the site, with respect to the anticipated geological sequence set out in Section 3.3 is presented below in Table 8.

Table 8 Summary of hydrogeological setting

Condition	Description
Aquifer characteristics	The majority of the site is underlain by an unconfined Secondary (undifferentiated) aquifer relating to the superficial Oadby Member deposits. There is also a Secondary (A) aquifer along the southern boundary of the site relating to Alluvial deposits and beneath the central western area of the site where Glaciofluvial Deposits are present. The bedrock beneath the site is designated as a Secondary B aquifer.
Depth to groundwater and flow	There are no BGS borehole records located on or within close proximity to the site, however the presence of a watercourse along the southern and western site boundaries suggests that groundwater may be present at relatively shallow depth within the superficial deposits beneath the site, particularly where granular deposits are present (i.e. Alluvium and Glaciofluvial Deposits).
Groundwater flooding	The environmental database report indicates that the worst-case risk of groundwater flooding at and within the vicinity of the site is 'Moderate', based on a 1 in 100 year

Condition	Description
	return period and a 5m Digital Terrain Model (DTM). This relates to a small area in the northwest corner of the site. In addition, a small area in the southwest of the site is shown on historical maps as marshland, although this is likely to be associated with the adjacent surface watercourse.
Groundwater recharge/attenuation	Most of the site is currently unsurfaced and will therefore drain to ground.
Licensed groundwater abstractions	The environmental database report indicates that there are no currently licensed groundwater abstractions within a 2km radius of the site. There are records of a historical groundwater abstraction located 875m to the south of the site at Obaston Hall Estate which was operated by The Hon J B Guinness for general farming and domestic purposes.
Source protection zones	Information available in the environmental database report indicates that the site does not lie within a currently designated groundwater Source Protection Zone (SPZ).

3.6 Hydrology

A summary of the hydrology within the site area is summarised in Table 9.

Table 9 Summary of hydrology in site area

Condition	Description
Surface watercourses / features	There is a drainage ditch that runs along the western and southern boundaries of the site containing a slow running ephemeral stream. The stream flows to the southeast where it joins the Carlton Brook approximately 200m to the east of the site.
Surface water abstractions	There are no surface water abstractions identified by the environmental database, within a 1km radius of the site.
Site drainage	As the site is unsurfaced drainage is likely through infiltration to the shallow ground. The presence of the drainage ditch along the eastern and southern site boundaries also suggests that some surface runoff occurs.
Preliminary flood risk data	The indicative floodplain map for the area, shows that the site does not lie within a flood plain, and is designated as Flood Zone 1 (i.e. an area with a low probability of flooding). The risk of flooding each year has been assessed by the EA as low - i.e. 0.1% (1 in 1000) or less. A full Flood Risk Assessment (FRA) is outside of the scope of this report.

3.7 Sensitive land uses

Table 10 provides a summary of any environmentally sensitive areas identified within 250m of the site based on the environmental database report.

Table 10 Environmentally sensitive areas

Feature	Present within 250m of site?	Details	Likely pathways from site?
International designations – Ramsar wetland, Special Area of Conservation (SAC), Special Protection Area (SPA)	No	-	-
National designations – Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), ancient woodland	No	-	-
Local designations – Local Nature Reserve, Site of Importance for Nature Conservation (SINC)	No	-	-

4 SITE RECONNAISSANCE FINDINGS

RSK carried out a reconnaissance survey at the site on 3 October 2025.

The key findings from the site reconnaissance survey were as follows:

- The site comprises a trapezoid shaped agricultural field, surfaced with sporadic grasses and shrubs.
- Topography slopes downhill to the south, at shallow gradient.
- Sporadic fly-tipped materials were observed primarily along the northern perimeter of site, adjacent to off-site residential housing.
- Surface water was present within the drainage channel immediately south of the site boundary, running eastward off-site

A site plan is provided in **Figure 2** and photographic records are included in **Appendix E**.

The notes recorded during the reconnaissance survey are provided in **Appendix F**.

5 PRELIMINARY GEOTECHNICAL CONSTRAINTS

5.1 Design class

BS EN 1997-1 defines three different Geotechnical Categories that structures may fall into, which are summarised as follows:

- Category 1: Small and relatively simple structures for which it is possible to ensure that the fundamental requirements will be satisfied on the basis of experience and qualitative geotechnical investigations; with negligible risk
- Category 2: Conventional types of structure and foundation with no exceptional risk or difficult ground or loading conditions
- Category 3: Structures or part of structures, which fall outside limits of Geotechnical Categories 1 and 2. Examples include very large or unusual structures; structures involving abnormal risks, or unusual or exceptionally difficult ground or loading conditions; structures in highly seismic areas; structures in areas of probable site instability or persistent ground movements that require separate investigation or special measures.

Based on the information provided above on the proposed development and in view of the anticipated ground conditions, a Geotechnical Category of Category 2 has been assumed for the purposes of designing the geotechnical investigation. This should be reviewed at all stages of the investigation and revised where necessary.

5.2 Preliminary geotechnical hazards assessment

A summary of commonly occurring geotechnical hazards associated with the anticipated geology outlined above is given in Table 11 together with an assessment of whether the site may be affected by each of the stated hazards.

Table 11 Summary of preliminary geotechnical risks that may affect site

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Sudden lateral changes in ground conditions	☒	☐	Variable superficial deposits are mapped across the site, including Glaciofluvial Deposits, Oadby member, and Alluvium. Likely to affect ground engineering and foundation design and construction
Shrinkable clay soils ¹⁾	☒	☐	May be present within the Oadby Member and Gunthorpe Member.

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
			Design to NHBC Standards Chapter 4 or similar
Highly compressible and low bearing capacity soils, (including peat and soft clay)	☒	☐	Alluvial deposits along southern site boundary. May affect ground engineering and foundation design and construction in this area
Silt-rich soils susceptible to rapid loss of strength in wet conditions ¹⁾	☐	☒	-
Running sand at and below water table	☒	☐	May be associated with granular strata within Glaciofluvial Deposits. Likely to affect ground engineering and foundation design and construction, if present
Karstic dissolution features (including 'swallow holes' in Chalk terrain) ¹⁾	☐	☒	-
Evaporite dissolution features and/or subsidence ¹⁾	☐	☒	-
Ground subject to or at risk from landslides ¹⁾	☐	☒	-
Ground subject to peri-glacial valley cambering with gulls possibly present	☐	☒	-
Ground subject to or at risk from coastal or river erosion ¹⁾	☐	☒	-
High groundwater table (including waterlogged ground) ¹⁾	☒	☐	Historical maps show south west corner of the site as marshland. May affect temporary and permanent works
Rising groundwater table due to diminishing abstraction in urban areas ¹⁾	☐	☒	-
Geological faults, fissures and break lines	☐	☒	-
Underground mining including shafts and adits (e.g. coal, mineral)	☐	☒	See Section 3.4.1

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Effects of extreme temperature (e.g. cold stores or brick kilns/furnaces)	☐	☒	-
Existing sub-structures (e.g. tunnels, foundations, basements, and adjacent sub-structures)	☐	☒	-
Filled and made ground (including embankments, infilled ponds and quarries)	☐	☒	-
Adverse ground chemistry	☒	☐	Potential for aggressive chemical environment for concrete should be confirmed during intrusive ground investigation
Site topography, including presence of steep slopes	☐	☒	-
Note: Seismicity is not included in the above table as this is not normally a design consideration in the UK. ¹⁾ The potential for these geohazards to impact the site may be exacerbated by climate change related fluctuations in temperature and precipitation.			

6 INITIAL CONCEPTUAL SITE MODEL

In the UK land contamination is assessed using a risk-based approach taking account of the magnitude (severity of the hazard) and likelihood (probability) of occurrence. A 'receptor' is something that could be adversely affected by contamination (e.g. people, an ecological system, property or a water body). A 'pathway' is a route or means by which a receptor is or could be exposed to or affected by a contaminant. A 'contaminant source' is a hazard but it can only pose a risk to a receptor where a pathway is present.

The relationship between sources, pathways and receptors are referred to as a conceptual site model. A risk can only be realised where a contaminant source, pathway and receptor are all in place, referred to as a 'contaminant linkage'.

In line with LCRM (Environment Agency, 2023) and BS 10175: 2011 + A2 2017 (BSI, 2017), RSK has used information in the preceding sections to identify hazards (sources of contaminants), receptors that may be impacted and plausible linking pathways. Where all three are present this is termed a potentially complete contaminant linkage and a qualitative risk estimation is made.

The conceptual site model has been considered in context of the proposed development as understood at the time of writing this report. Should the site development proposals change, the CSM and the associated contaminant linkages identified may need to be revised.

6.1 Potential soil, soil vapour and groundwater linkages

6.1.1 Potential sources of contamination

Potential sources of soil and groundwater contamination identified from current activities and the history of the site and surrounding area are presented in Table 12.

Table 12 Potential sources of soil and groundwater contamination

Potential sources	Contaminants of concern
On-site	
Agricultural use	Pesticides/herbicides
Fly tipped material	Unknown, but potentially containing asbestos
Off-site	
Sheds /yard of unknown use 20m south east	Unknown but potentially including fuel oils, lubricating oils, heavy metals, PAHs, asbestos and other common industrial contaminants

6.1.2 Sensitive receptors

Sensitive receptors identified at or in the vicinity of the site that could be affected by the potential sources identified above comprise:

- current / future site users (residential)
- adjacent site users (residential)
- future buildings and services (i.e. foundations and potable water pipes)

- groundwater in Secondary A and Undifferentiated aquifers
- surface water course adjacent south

6.1.3 Potential contaminant pathways

Exposure pathways applicable to human health receptors include:

- direct ingestion, inhalation and dermal contact with soil and soil-derived dust and consumption of site-grown produce
- direct ingestion, inhalation and dermal contact with soil and soil-derived dust
- vapour migration followed by indoor inhalation
- soil-derived dust migration followed by off-site deposition and ingestion, inhalation, and dermal contact
- asbestos fibre release followed by inhalation
- wind-blown dust and deposition off-site followed by direct ingestion, inhalation, and dermal contact

Pathways applicable to environmental receptors include:

- direct contact of foundations/services with contamination in soil and/or groundwater
- leaching from soil followed by migration in groundwater

Ecological receptors are only considered within the conceptual model in the context of statutory protected sites.

Please note that construction workers and future maintenance workers have not been identified in the conceptual model as receptors because risks are considered to be managed through health and safety procedures according to the Health & Safety at Work Act 1974 and associated regulations and guidance.

Where there are potential instances that construction methods may result in short term environmental impacts, these will need to be assessed at design stage, within a construction phase environmental management plan and mitigation measures put in place where required.

6.2 Potential ground gas linkages

6.2.1 Ground gas generation potential

Potential ground gas sources identified for the site and surrounding are shown in Table 13.

Table 13 Potential ground gas sources (excludes mine gas)

Potential sources	Indicative ground gas generation potential (CIEH, 2008)	Additional information
On-site		
Natural soil strata with a low degradable organic content	Very low	Alluvium along southern boundary of the site

Potential sources	Indicative ground gas generation potential (CIEH, 2008)	Additional information
Off-site		
Infilled pond less than 15m diameter, in-filled 1960's to 1970's	Low	-

6.3 Preliminary risk assessment

The preliminary risk assessment findings and potentially complete contaminant linkages are shown in Table 14.

The risk classification is based on the combination of hazard consequence and probability using a risk matrix from CIRIA C552 (Rudland et al., 2001). The requirement for a preliminary qualitative risk assessment is in accordance with LCRM (Environment Agency, 2023). A summary of the risk assessment process is in **Appendix H**.

Table 14 Risk estimation for potentially complete contaminant linkages

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Risk Rating	Justification
Onsite sources						
Fly tipped material	Future site resident	Inhalation exposure to asbestos fibres	Low likelihood	Medium	Moderate/low	The nature of the fly tipped material is currently unknown. Whilst no evidence of asbestos containing material (ACM) was observed, future site residents and adjacent site residents could potentially come into contact with any ACM present and be impacted through fibre inhalation pathways. Prior to development it is therefore recommended that the fly tipped material be inspected for ACM and any such material be removed by an appropriate contractor.
	Adjacent site resident					
Agricultural use	Future site resident	Direct oral ingestion, inhalation and dermal contact with soil and soil-derived dust	Unlikely	Medium	Low	Low levels of pesticides and herbicides may be present within the shallow topsoil on site originating from historic farming activities, though these are likely to be at trace concentrations. Exposure to chemical constituents over chronic timeframes is considered to be of medium severity. The resultant risk level is therefore considered low.
Alluvium	Future site resident	Accumulation of ground gas leading to explosion or asphyxiation *	Unlikely	Severe	Moderate/low	The composition of the Alluvium is currently unknown and by virtue of its environment of deposition, may contain organic material. The deposits of Alluvium are not, however, extensive; being limited to a tract along the southern boundary associated with the adjacent watercourse. In addition, the potential for ground gas migration is likely to be limited by the cohesive nature of the superficial deposits and underlying geology present elsewhere beneath the site. Resultant risks levels are therefore moderate/low.
Off-site sources						
Sheds /yard of unknown use 20m south east	Future site resident	Vapour migration followed by indoor inhalation*	Unlikely	Medium	Low	The nature of the nearby sheds/yard is currently unknown and it is by no means certain that any potentially contaminative materials are present. In addition, there have been no recorded pollution incidents or anecdotal reports of any such incidents. Given the proximity of the yard to the site, potential migration pathways are plausible, however overall risk levels are considered low.
Infilled pond	Future site resident	Accumulation of ground gas leading to explosion or asphyxiation *	Unlikely	Severe	Moderate/low	The material used to infill the nearby pond is unknown and possibly putrescible in nature, however the infill material is unlikely to be extensive, given the size of the former pond. In addition, gas migration pathways between the infilled pond and the site are likely to be limited by the general widespread presence of low permeability strata, with only sporadic granular deposits (Glaciofluvial deposits and Alluvium).
Notes: * denotes linkages that may be influenced by impacts of climate change and extreme weather events.						

Risk matrix		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low
	Very Unlikely	Low	Very Low	Negligible	Negligible

Potentially complete contaminant linkages with a potential risk of moderate/low have been identified within the table above, associated with the presence of occasional fly tipped material onsite and potential ground gas associated with the nearby infilled pond and underlying Alluvium in the south of the site.

In line with LCRM, these potentially complete contaminant linkages need to be assessed further through an appropriate scope of site investigation and/or mitigation incorporated into the development as may be appropriate.

6.4 Data gaps and uncertainties

Key data gaps and uncertainties identified in the CSM at desk study stage include:

- site was developed before first published OS map and prior history not known
- there are no previous investigations available for the site, therefore no information on actual ground conditions and the contamination status of the site at this stage
- groundwater depth and flow direction are conceptual at this stage
- detailed inspection of fly tipped material has not been undertaken

7 CONCLUSIONS

7.1 Geo-environmental assessment

The key findings of the geo-environmental assessment are as follows:

- the site currently comprises an agricultural field, which has not previously been developed
- evidence of localised fly tipping was observed during the site walkover within the perimeter areas
- a pond was shown on historical maps some 10m northeast of the site boundary, and is assumed to have been infilled c. 1960's
- published geological records indicate that the site is underlain by variable superficial deposits, with the Gunthorpe Member (mudstones) below. The superficial deposits predominantly comprise cohesive Oadby Member, with a tract of Alluvium along the southern boundary and a localised area of granular Glaciofluvial Deposits in the north
- potentially complete contaminant linkages with a potential risk of moderate/low to moderate have been identified, associated with the presence of occasional fly tipped material onsite and potential ground gas associated with the nearby infilled pond and underlying Alluvium in the south of the site.

7.2 Geotechnical assessment

The following potential geotechnical constraints have been identified:

- lateral changes in ground conditions; there are variable superficial deposits at the site which may have variable bearing capacities
- shrinkable clay soils (Gunthorpe Member and Oadby Member)
- compressible and low bearing capacity soils; potential for soft clays and peat within the alluvial deposits present along the southern boundary of the site
- high groundwater table; depth to groundwater not currently known.

7.3 Recommendations

It is recommended that a site investigation is undertaken to confirm the ground conditions for geotechnical purposes and retrieve shallow soil samples for laboratory analysis; and to investigate the potentially complete contaminant linkage associated with agricultural land use.

- shallow exploratory holes with standpipes providing general coverage across the site to allow for sample collection and in-situ geotechnical testing
- inspection of the fly tipped material to determine potential presence of ACM
- gas monitoring within the vicinity of the Alluvium and offsite infilled pond
- an appropriate suite of geotechnical and chemical soil analysis; and in particular consideration should be given to the analysis for pesticides and herbicides in agricultural soils; and

- completion of a number of soakaway tests across the site to determine the permeability of the superficial soils where feasible.

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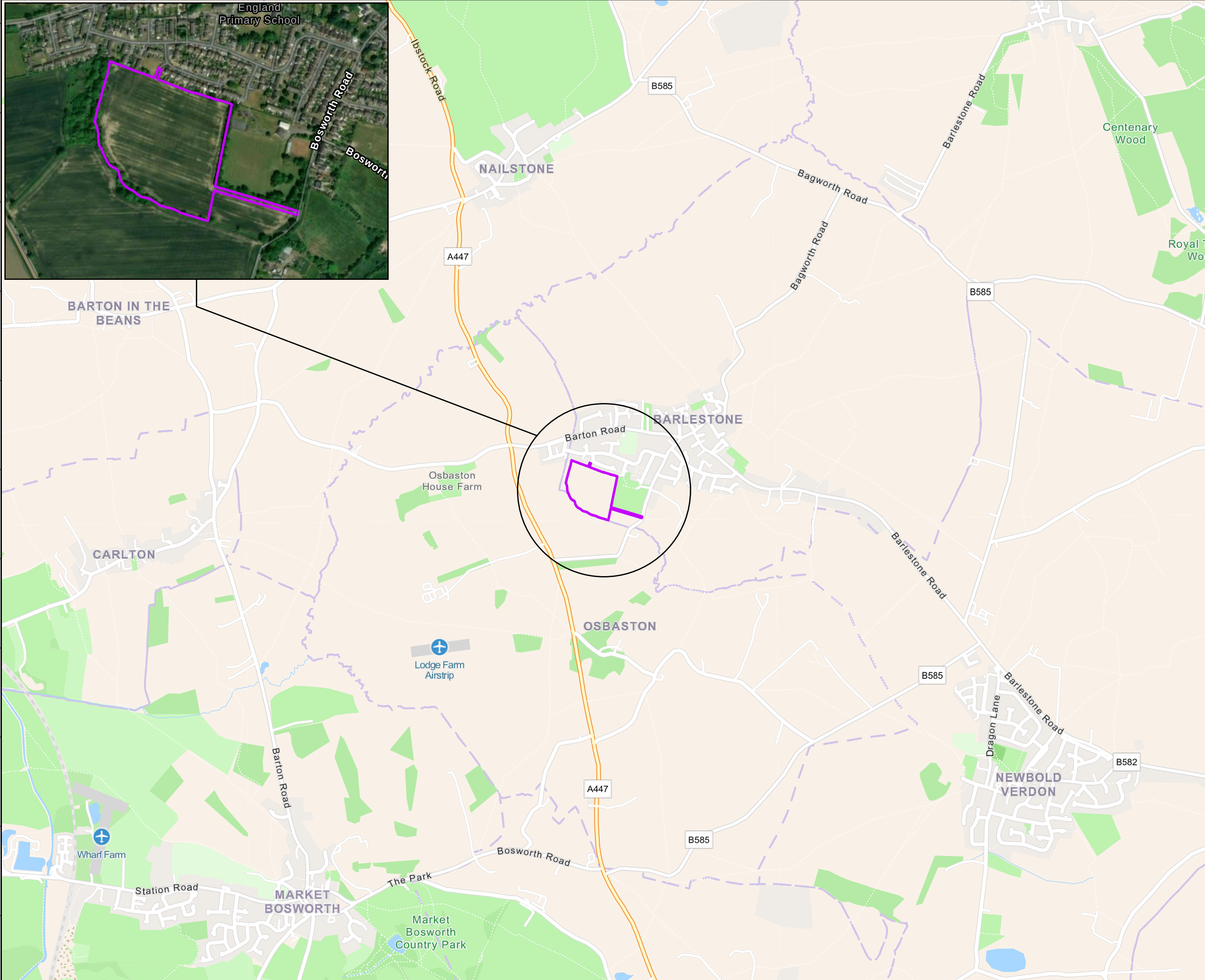
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FIGURES

Figure 1 STUDY AREA LOCATION PLAN

439000 439500 440000 440500 441000 441500 442000 442500 443000 443500 444000 444500 445000 445500



Legend:

Study Area

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Meter



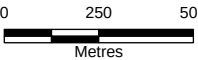
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Rev	Date	Description	Drm	Chk	App

253278 - Cunnery Close, Barlestone



TITLE: Figure 1:
Study Area Location Plan

ID: Figure 1 - Study Area Location Plan



Scale: 1:20,000 @ A3



REV 00

Figure 2 STUDY AREA



Legend:

Study Area

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Meter

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Rev	Date	Description	Drn	Chk	App

253278 - Cunners Close, Barlestone

TITLE:
Figure 2:
Study Area

ID: Figure 2 - Study Area

0 50 100

Metres

Scale: 1:2,500 @ A3

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APPENDICES

APPENDIX A

SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD) Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

Appendix B

PROJECT-RELATED SUSTAINABILITY CONSIDERATIONS

As introduced in Section 2.5, sustainability considerations have been taken into account during the design, planning and implementation stages of the project. We manage and monitor this using the RSK Geosciences Sustainable Management Practices (SMP) tool. More detail is provided on this below.

Sustainable management practices (SMPs)

The UK Sustainable Remediation Forum (SuRF-UK) was established to develop a sustainable remediation framework that allows assessors to identify remediation strategies and techniques that are more explicitly linked to the goals of sustainable development. However, it was recognised that the same sustainability principles discussed in the framework underpin all aspects of land contaminated management and can be applied across the full range of activities. These include aspects such as site characterisation that would not normally have a formal sustainability assessment, but where sustainability-related benefits may be gained.

SuRF-UK defines Sustainable Management Practices (SMPs) as ‘relatively simple, common sense actions that can be implemented at any stage in a land contamination management project to improve its environmental, social and/or economic performance. SMPs can be used to improve the benefits (e.g. resource efficiency, community satisfaction) or reduce the negative impacts (e.g. spillages, complaints, cost) of a project, leading to project ‘sustainability gains’, without requiring a formal sustainability assessment. SMPs may also be used where sustainability gains are sought at a programme of work level using generic criteria or standards that can apply to a range of project types’ (CL:AIRE, 2021a).

RSK Geosciences has developed these SMPs further to identify those that are relevant to each phase of geo-environmental and geotechnical site assessment, along with methods of measurement and reporting. Some of the SMPs are mandatory as they are an intrinsic requirement of our ISO-certified Safety, Health, Environment and Quality management system (SHEQMS) or of other procedures. In addition, for each project, optional items are selected either to:

- identify opportunities to reduce emissions during project delivery, and/or
- support achievement of more sustainable outcomes for clients.

Further details are available on request.

Sustainability-related considerations relevant to the project

The following sustainability-related considerations have been identified to be relevant to this project. Relevant aspects have been included in the appropriate section of the report.

Future climate change considerations

Future global climate change has been numerically modelled by the Intergovernmental Panel on Climate Change (IPCC) to the year 2100 based on potential anthropogenic greenhouse gas emissions scenarios. The modelling output results in projections, which the Met Office has used to determine the potential impacts of climatic change for the UK. ‘UKCP18’ is the most up to date set of climate projections for the UK and are based on Representative Concentration Pathways (RCP) greenhouse gas emission scenarios. All scenarios project warming with RCP 8.5 being the most

extreme scenario with global temperatures increasing by 4.3°C. Typically projections indicate changes will increase in magnitude with time. It is noted that RCPs have been superseded by Shared Socioeconomic Pathways (SSP) which were published by the IPCC in 2021, although the Met Office has yet to publish updated projections based on SSP data.

The Met Office defines climate change as the large-scale, long-term shift in average weather patterns and average temperatures and is assessed by averaging data over a 30-year period. The most recent reference period is 1991-2020. The UKCP18 data indicate that the UK climate is changing resulting in hotter drier summers and warmer wetter winters, with an increase in the frequency and intensity of extreme weather and significant weather events with a higher likelihood of heat waves, flash floods and droughts. Sea level is also rising. Further details on the technical background and data sources are provided in Appendix G.

The key pieces of legislation associated with climate change are the Climate Change Act (2008) and the Climate Change (Scotland) Act 2009. They established the Committee on Climate Change (CCC) and require a UK Climate Change Risk Assessment (CCRA) to be published every five years to assess 'the risks for the UK from the current and predicted impacts of climate change', combined with a National Adaptation Programme. The adaptation programmes place requirements on the planning regime to incorporate the effects of climate change within their decision making. This is implemented through national planning frameworks and planning policy.

The need to incorporate the predicted effects of future climate change and associated extreme weather events (EWE) into qualitative and quantitative land contamination risk assessments is set out within Land Contamination Risk Management (LCRM) LCRM Stage 1 risk assessment (Environment Agency, 2023). BS 21365:2020 'Soil Quality: Conceptual site models for potentially contaminated sites' (BSI, 2020) includes the requirement to identify possible foreseeable events that could affect contaminant impacts or create new exposure pathways including potential for flooding (rivers, sea, groundwater), rising groundwater or seawater levels, extreme weather conditions and change of use. While there is currently no statutory guidance detailing how the effects of future climate change should be considered within land contamination assessments, several industry-led publications have been produced which provide details on how this can be incorporated, including:

- CL:AIRE, March 2007. Climate Change, Pollutant Linkage and Brownfield Regeneration (CL:AIRE, 2007).
- CL:AIRE, October 2021. Good Practice for Risk Assessment for Coal Mine Gas Emissions (CL:AIRE, 2021a).
- SoBRA, August 2022. Guidance on Assessing Risk to Controlled Waters from UK Land Contamination Under Conditions of Future Climate Change" version 1.0, (SoBRA, 2022)
- NHBC, 2023. NF94: Hazardous ground gas – an essential guide for housebuilders (NHBC, 2023).

Climate change-related impacts on the CSM and land contamination risk assessment are considered at each stage of the site assessment as per LCRM.

Climate change and EWE also have substantial implications for future geotechnical ground conditions, influencing the stability and durability of geotechnical structures, such as foundations, retaining walls, slopes and pavements to mention but a few. Therefore climate change will significantly impact the design of land development projects going forward over their lifecycle and beyond. Furthermore, climate change will significantly impact the future performance of existing

land development projects that have not been designed taking into account these issues. Relevant standards and guidance are referred to in the relevant sections of the report.

Appendix C

ENVIRONMENTAL DATABASE REPORT



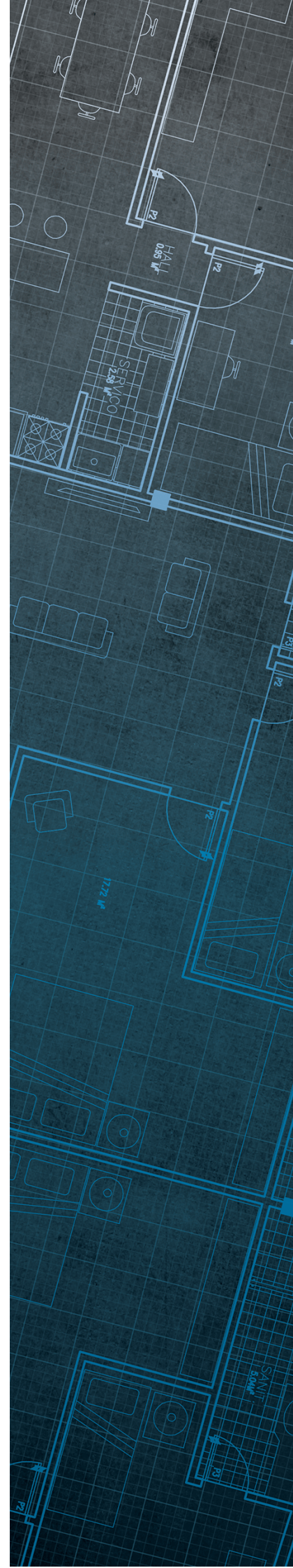
The Coal
Authority

Consultants Coal Mining Report

Cunnery Close
Barlestone
Leicestershire

Date of enquiry:	22 March 2019
Date enquiry received:	22 March 2019
Issue date:	22 March 2019

Our reference:	51002049947001
Your reference:	314466



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Dawn Martin

Enquiry address

Cunnery Close
Barlestone
Leicestershire

How to contact us

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200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

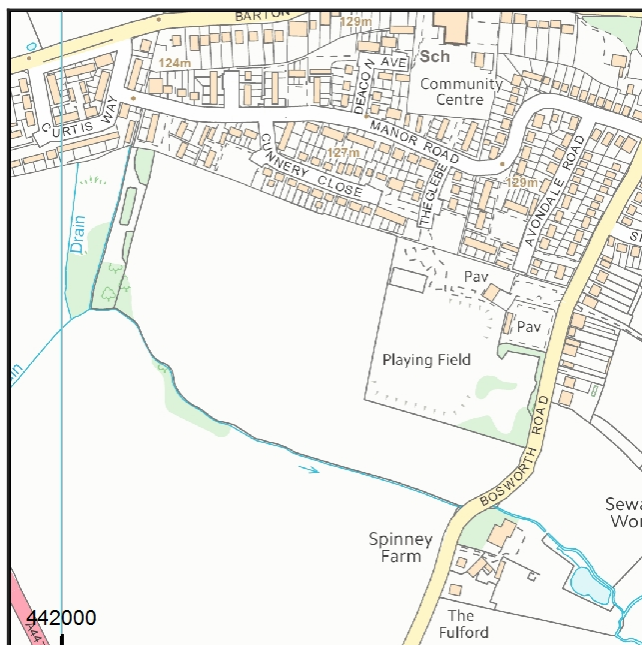
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

None available.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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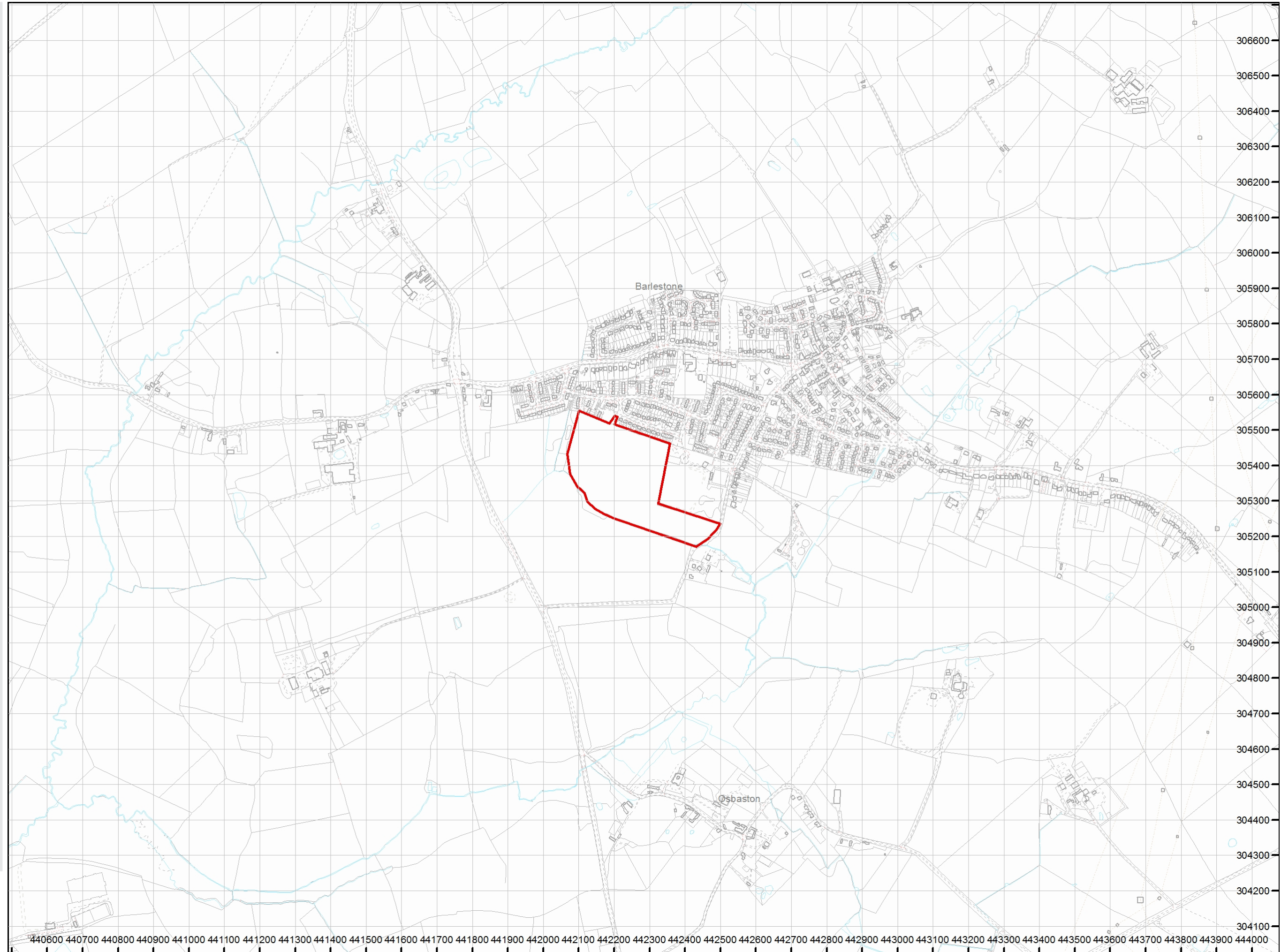
VAT receipt

Issued by	The Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG
Tax point date	22 March 2019
Issued to	DAWN MARTIN ABBAY PARK HUMBER ROAD COVENTRY WEST MIDLANDS CV3 4AQ
Property search for	CUNNERY CLOSE BARLESTONE LEICESTERSHIRE
Reference number	51002049947001
Date of issue	22 March 2019
Cost	£106.79
VAT @ 20%	£21.36
Total received	£128.15
VAT registration	598 5850 68

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown 



How to contact us

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Appendix D

THIRD PARTY DATA

253278 Cunnery Close Barlestone

Order Details

Date: 15/10/2025
Your ref: PO2167409
Our Ref: GS-5GC-7K7-1TF-YKV

Site Details

Location: 442240 305360
Area: 7.68 ha
Authority: [Hinckley and Bosworth Borough Council](#)
↗



[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

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	5	4	-
16 >	1.2 >	Historical tanks >	0	0	4	0	-
16 >	1.3 >	Historical energy features >	0	0	8	2	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
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	5	6	-
20 >	2.2 >	Historical tanks >	0	0	4	0	-
20 >	2.3 >	Historical energy features >	0	0	9	2	-
21	2.4	Historical petrol stations	0	0	0	0	-
21	2.5	Historical garages	0	0	0	0	-
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	0	-
23	3.5	Historical waste sites	0	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
23 >	3.7 >	Waste exemptions >	0	0	0	13	-
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	3	-	-
26 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	7	-	-
26	4.3	Current or recent petrol stations	0	0	0	0	-
26	4.4	Electricity cables	0	0	0	0	-
27	4.5	Gas pipelines	0	0	0	0	-



27	4.6	Sites determined as Contaminated Land	0	0	0	0	-
27	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
27	4.8	Regulated explosive sites	0	0	0	0	-
27	4.9	Hazardous substance storage/usage	0	0	0	0	-
28	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
28	4.13	Radioactive Substance Authorisations	0	0	0	0	-
28 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	16	5	-
32	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.16	Pollutant release to public sewer	0	0	0	0	-
32	4.17	List 1 Dangerous Substances	0	0	0	0	-
32	4.18	List 2 Dangerous Substances	0	0	0	0	-
32 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	1	0	1	-
33	4.20	Pollution inventory substances	0	0	0	0	-
33	4.21	Pollution inventory waste transfers	0	0	0	0	-
33	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
34 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
36 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
38 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	1
41 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	1
41	5.8	Potable abstractions	0	0	0	0	0
42	5.9	Source Protection Zones	0	0	0	0	-
42	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

43 >	6.1 >	Water Network (OS MasterMap) >	4	4	12	-	-
45 >	6.2 >	Surface water features >	1	4	7	-	-
45 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
46 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
46 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
47	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
47	7.2	Historical Flood Events	0	0	0	-	-
47	7.3	Flood Defences	0	0	0	-	-
48	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
48	7.5	Flood Storage Areas	0	0	0	-	-
49	7.6	Flood Zone 2	None (within 50m)				
49	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
50 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
52 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
53	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
53	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
53	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
53	10.4	Special Protection Areas (SPA)	0	0	0	0	0
54	10.5	National Nature Reserves (NNR)	0	0	0	0	0
54	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
54	10.7	Designated Ancient Woodland	0	0	0	0	0
54	10.8	Biosphere Reserves	0	0	0	0	0
55	10.9	Forest Parks	0	0	0	0	0
55	10.10	Marine Conservation Zones	0	0	0	0	0
55	10.11	Green Belt	0	0	0	0	0



55	10.12	Proposed Ramsar sites	0	0	0	0	0
55	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
56	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
56	10.15	Nitrate Sensitive Areas	0	0	0	0	0
56 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	1	6
58	10.17	SSSI Impact Risk Zones	0	-	-	-	-
58	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
59	11.1	World Heritage Sites	0	0	0	-	-
59	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
59	11.3	National Parks	0	0	0	-	-
59	11.4	Listed Buildings	0	0	0	-	-
60	11.5	Conservation Areas	0	0	0	-	-
60	11.6	Scheduled Ancient Monuments	0	0	0	-	-
60	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
62	12.2	Open Access Land	0	0	0	-	-
62	12.3	Tree Felling Licences	0	0	0	-	-
62 >	12.4 >	Environmental Stewardship Schemes >	0	0	2	-	-
63 >	12.5 >	Countryside Stewardship Schemes >	0	1	2	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	13.1 >	Priority Habitat Inventory >	1	2	0	-	-
65	13.2	Habitat Networks	0	0	0	-	-
65	13.3	Open Mosaic Habitat	0	0	0	-	-
65	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
66 >	14.1 >	10k Availability >	Identified (within 500m)				
67	14.2	Artificial and made ground (10k)	0	0	0	0	-

68 >	14.3 >	Superficial geology (10k) >	3	0	7	10	-
69	14.4	Landslip (10k)	0	0	0	0	-
70 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
71	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
72 >	15.1 >	50k Availability >	Identified (within 500m)				
73	15.2	Artificial and made ground (50k)	0	0	0	0	-
73	15.3	Artificial ground permeability (50k)	0	0	-	-	-
74 >	15.4 >	Superficial geology (50k) >	3	0	3	5	-
75 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
75	15.6	Landslip (50k)	0	0	0	0	-
76	15.7	Landslip permeability (50k)	None (within 50m)				
77 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
78 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
78	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
79 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
80 >	17.1 >	Shrink swell clays >	Low (within 50m)				
82 >	17.2 >	Running sands >	Low (within 50m)				
84 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
86 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
87 >	17.5 >	Landslides >	Very low (within 50m)				
88 >	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
90	18.1	BritPits	0	0	0	0	-
91 >	18.2 >	Surface ground workings >	0	0	1	-	-
91	18.3	Underground workings	0	0	0	0	0
91	18.4	Underground mining extents	0	0	0	0	-



91	18.5	Historical Mineral Planning Areas	0	0	0	0	-
92	18.6	Non-coal mining	0	0	0	0	0
92 >	18.7 >	JPB mining areas >	Identified (within 0m)				
92	18.8	The Coal Authority non-coal mining	0	0	0	0	-
92	18.9	Researched mining	0	0	0	0	-
93	18.10	Mining record office plans	0	0	0	0	-
93	18.11	BGS mine plans	0	0	0	0	-
93 >	18.12 >	Coal mining >	Identified (within 0m)				
93	18.13	Brine areas	None (within 0m)				
94	18.14	Gypsum areas	None (within 0m)				
94	18.15	Tin mining	None (within 0m)				
94	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
95	19.1	Natural cavities	0	0	0	0	-
95	19.2	Mining cavities	0	0	0	0	0
95	19.3	Reported recent incidents	0	0	0	0	-
95	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
97 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	21.1 >	BGS Estimated Background Soil Chemistry >	8	3	-	-	-
99	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	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
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
101	22.3	Railway tunnels	0	0	0	-	-
101	22.4	Historical railway and tunnel features	0	0	0	-	-
101	22.5	Royal Mail tunnels	0	0	0	-	-



102	22.6	Historical railways	0	0	0	-	-
102	22.7	Railways	0	0	0	-	-
102	22.8	Crossrail 2	0	0	0	0	-
102	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 11/07/2022

Site Area: 7.68ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 15 October 2025

Recent site history - 2019 aerial photograph



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Capture Date: 20/04/2019

Site Area: 7.68ha



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Date: 15 October 2025

Recent site history - 2016 aerial photograph



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Capture Date: 07/06/2016

Site Area: 7.68ha



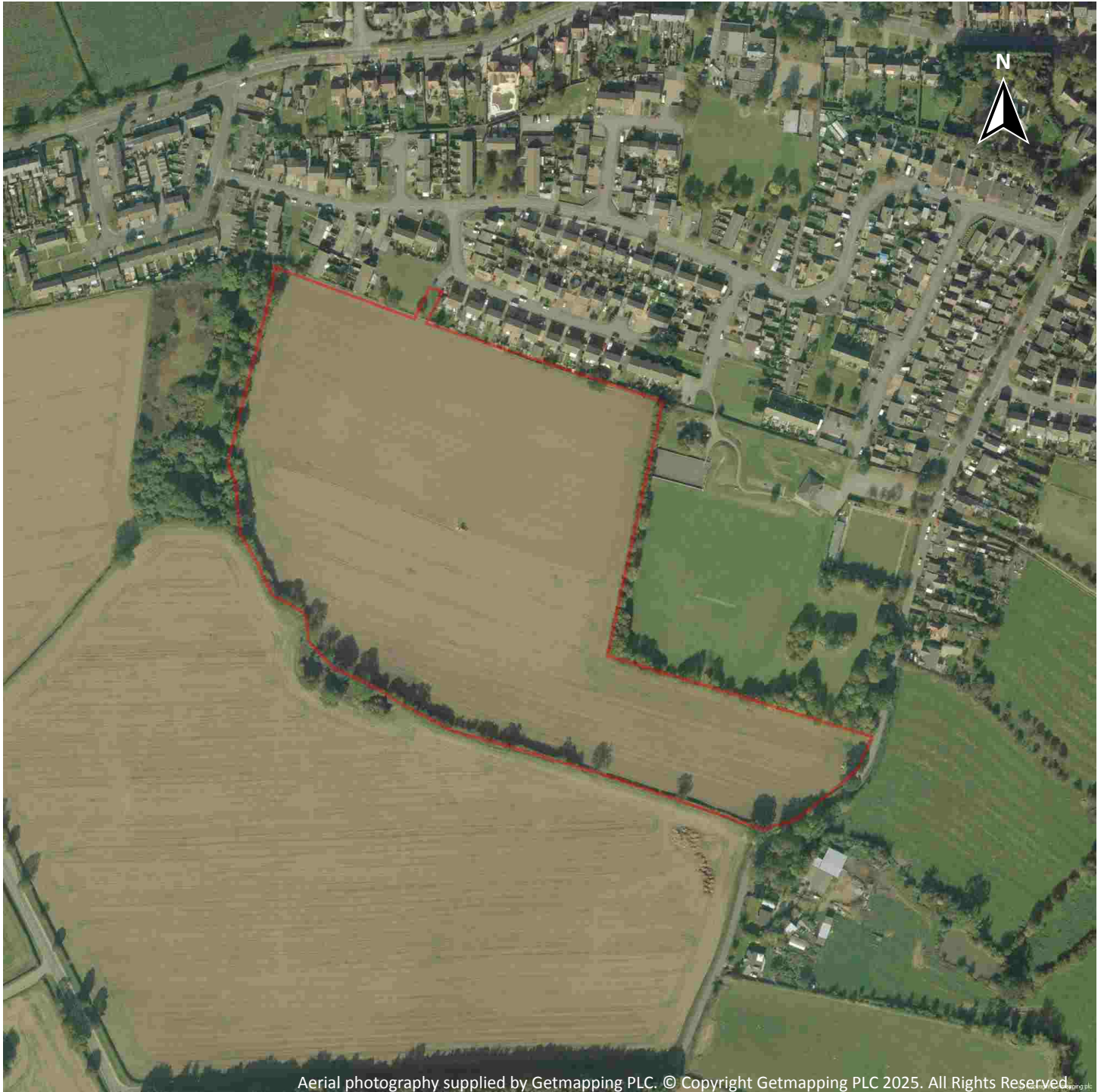
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Date: 15 October 2025

Recent site history - 2011 aerial photograph



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Capture Date: 09/10/2011

Site Area: 7.68ha



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Date: 15 October 2025