



Aldi Watling Street, Hinckley

Phase 1 Geo-environmental Assessment

For Aldi Stores Limited

Date: 7 June 2023

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Executive Summary

SITE INFORMATION AND SETTING	
Report title	Phase 1 Geo-environmental Assessment
Client	Aldi Stores Limited
Site name	Aldi Watling Street, Hinckley
Location	Watling Street, Hinckley, LE10 3ED
Proposed development	The proposed development includes the extension of the existing Aldi store and car park into land immediately north and west of the current site boundary.
PHASE I GEO-ENVIRONMENTAL ASSESSMENT	
Land Use	The site is approximately 0.76 Hectares (Ha) in size and encompasses the area of the existing Aldi store along with an additional 0.21Ha of undeveloped grass land located immediately north and west of the current Aldi boundary. The area of the existing Aldi store is predominantly occupied by a retail unit with surrounding areas of car parking to the south and east, and loading bay to the north. The site is accessed off Watling Street to the south. Areas of vegetation and occasional trees run along the northern and western boundaries of the existing Aldi store site, which is separated from the adjacent grassed land to the north and west by a series of hedgerows. The undeveloped land located immediately adjacent to the northern and western boundaries of the Aldi store is recorded as predominantly unmanaged grass land with a fence line running adjacent to the boundaries separating this area from the adjacent agricultural field.
Site History	From the earliest OS plans dated 1888 the site is recorded as undeveloped agricultural land, with Harrow Brook running adjacent to the south-western corner. By 1938 a series of possible residential buildings occupy the south-eastern site area, whilst a garage and petrol filling station is recorded to the south-east. A series of commercial buildings occupy the majority of the site by 1977 with surrounding areas of hard-standing. The majority of these buildings are recorded as a single factory unit from 1994, whilst land immediately adjacent to the northern and western boundaries remains as undeveloped land. From 1999 the majority of the site is occupied by the existing Aldi store and associated car parking areas to the east and south.
Geology	From BGS plans significant thicknesses of Made Ground are not recorded beneath the site. However, Made Ground is anticipated associated with previous site history and demolition of former buildings (area of existing Aldi store only). No significant Made Ground is expected in the area of undeveloped grassed land located adjacent to the northern and western site boundaries, although localised disturbance of the upper deposits should be anticipated associated with former usage as agricultural land. BGS plans record the majority of the site as being underlain by superficial deposits of the Thrussington Member, which typically comprises brown to reddish brown stony clay. Superficial deposits of the Bosworth Clay Member are also shown to extend below the north-eastern site area, which typically comprise clay and silt. Localised Alluvium deposits are also indicated to potentially extend within close proximity to the south-western corner of the site associated with the route of Harrow Brook. BGS plans record the site as being underlain by bedrock deposits of the Mercia Mudstone Group, which is principal sulphate bearing strata and as such may have increased sulphate concentrations. During previous site investigation works completed on site in 1997 superficial deposits comprising firm reddish brown sandy clay, with occasional thin reddish brown clayey sand bands and pockets, were recorded to depths of between 0.70m and 1.70m. These deposits were indicated to be underlain by highly to completely weathered mudstone bedrock deposits; typically recovered as stiff (occasionally locally firm) reddish brown clay, to a maximum depth of 6.12m.

Environmental Setting	• Harrow Brook (stream) is located adjacent to the south-western corner of the site, which flows in a general southerly direction below the adjacent Watling Street. • The site is not located within an area recorded by the EA to be at risk from flooding from rivers or the sea. • The site is located within an area designated by the BGS as being potentially susceptible to groundwater flooding at the surface. • There are no source protection zones recorded within 1km. • Superficial deposits are classified as a Secondary Undifferentiated Aquifer (Thrussington Member) and Unproductive Strata (Bosworth Clay Member) whilst the bedrock deposits are classified as a Secondary B Aquifer (Mercia Mudstone Group). • 1 no. water abstraction is recorded within 1km; located 856m north-west associated with extraction of surface water for agricultural purposes. Not considered to be at risk from the site. • There are no discharge consents within 250m. • There are no pollution incidents within 250m.
Unexploded Ordnance (UXO)	The regional unexploded bomb risk map obtained from Zetica UXO indicates the site as being located within a Low Risk area in relation to possible unexploded ordnance (UXO) resulting from WWII bombing (i.e. areas as indicated as having 50 bombs per 1000acre or less), indicating that works can progress without the requirement for special precautions in this regard. The non-specialist UXO screening exercise also indicates that no further assessment is required with regard to UXO in relation to any future ground investigation works.
Contamination	From the preliminary assessment it is considered that the site presents a low environmental risk with respect to contamination, with the primary sources identified including Made Ground on site resulting from existing and previous site usage (i.e. factory, demolition of former buildings and usage as agricultural land).
Coal Mining	The site is not located within a coal mining area with no risk in this regard.
Ground Gas	From the preliminary assessment the potential risk to this site from ground gas migration and/or production is considered to be very low to low. However, it is recommended that further assessment be completed as part of any future ground investigation works to confirm the level of potential risk. Radon protection measures are not required for this site.
Foundations and Floor Slab	Following a review of available information it is considered that conventional shallow foundations (strip or pad) could represent a viable solution for the proposed extension, subject to the findings of ground investigation works to confirm the nature of shallow ground conditions, and potential for more variable Alluvium deposits to extend below the south-western corner of the site. If conventional shallow foundations are determined as not represent a potentially viable option, then consideration may need to be given to the use of alternative solutions such as ground improvement or piles. From available information a ground bearing floor slab is also considered to represent a potentially viable solution for the proposed extension. However, should significant thicknesses of Made Ground be identified and/or variable Alluvium deposits are confirmed as extending below the south-western site area, a suspended floor slab may be required.
Further Investigations	It is recommended that further ground investigation works be undertaken to target the location of the proposed store and car park extension, along with the area of potentially variable Alluvium in the south-western corner of the existing Aldi site, to aid in confirming ground conditions below the site and to also address identified potential ground related issues. This should include as a minimum: mini-percussive boreholes to establish the shallow geological profile, appropriate chemical and geotechnical laboratory analysis (including for ground aggressivity), and the installation of gas and groundwater monitoring wells, with monitoring on an initial 4 no. occasions over a minimum 2 month period.

It is also recommended that targeted investigation works be undertaken within the south-western corner of the site to aid in determining whether potentially variable Alluvium deposits extend below this area associated with the route of Harrow Brook.

This Executive Summary forms part of Hydrock report number 28640-HYD-XX-XX-RP-G-9000 and should not be used as a separate document.

1. INTRODUCTION

1.1 Commission

Hydrock Consultants Limited have been commissioned by Aldi Stores Limited to carry out a Phase 1 Geo-Environmental Assessment for the proposed development at Watling Street, Hinckley. This report highlights potential ground related environmental and geotechnical considerations in relation to the proposed development which is understood to include the extension of the existing Aldi store and car park into land immediately north and west of the current site boundary, details of which are provided on the site plan included in **Appendix A**.

1.2 Objectives

This assessment has been produced to provide an initial assessment of potential geotechnical and geo-environmental conditions and constraints at the site to support a planning application.

The primary objectives of this assessment were:

- To establish the historical development of the site and surrounding area.
- To establish the environmental setting of the site.
- To assess the potential impact of subsurface mining on the development.
- To determine if historical or current activities could give rise to significant ground or groundwater contamination.
- To assess the potential for hazardous ground gas.

1.3 Scope

The scope of the Phase I Geo-environmental (Desk Study) Assessment includes an inspection of historical maps, a review of environmental data and other sources as indicated in the report, the findings of which have been used for the formulation of a preliminary ground and conceptual site model. To aid in assessing ground conditions in the general site area, where applicable, reference has also been made to the following site investigation report produced in 1997 to support the construction of the existing Aldi store:

- C.J. Associates (1997); 'Site Investigation No. G1056 Factual and Interpretive Report, Watling Street, Dodwells, Hinckley, dated January 1997'.

1.4 Uncertainties and Limitations

The report has been prepared by Hydrock for the use of Aldi Stores Limited. Any third parties who use the information contained herein do so at their own risk. Hydrock shall not be responsible for any use of the report or its contents for any purpose other than that for which it was prepared or for use of the report by any parties not defined in Hydrock's appointment. If any unauthorised third party comes into possession of this report, they rely on it entirely at their own risk and Hydrock do not owe them any Duty of Care or Skill.

This report presents the factual information available during this appraisal, interpretation of the data obtained and recommendations relevant to the outlined scope of works. It has been assumed in the production of this report that the site is to be redeveloped for a commercial end use.

The report has been prepared by Hydrock on the basis of available information obtained during the study period. Although every reasonable effort has been made to gather all relevant information, not all potential environmental constraints or liabilities associated with the site may have been revealed. Responsibility cannot be accepted for any conditions not revealed and which have not been taken into account by this report.

Information provided by third parties has been used in good faith and is taken at face value; however, Hydrock cannot guarantee its accuracy or completeness. Where the existing report(s) prepared by others have been provided by the Client, it is assumed that these have been either commissioned by the Client, or can be assigned to the Client, and can be relied upon by Hydrock. Should this not be the case Hydrock should be informed immediately as additional work may be required. Hydrock is not responsible for any factual errors or omissions in the supplied data, or for the opinions and recommendations of others. It is possible that the conditions described may have since changed through natural processes or later activities.

This assessment has been carried out in general accordance with recognised best practice. Unless otherwise stated, no assessment has been made for the presence of radioactive substances or unexploded ordnance. Where the phrase 'suitable for use' is used in this report, it is in keeping with the terminology used in planning control and does not imply any specific warranty or guarantee offered by Hydrock.

Please note that notwithstanding any site observations concerning the presence or otherwise of archaeological sites, ecology, asbestos-containing materials or invasive weeds, this report does not constitute a formal survey of these potential constraints and specialist advice should be sought.

Any site boundary line depicted on plans does not imply legal ownership of land.

2. THE SITE

2.1 Location and Description

The site, centred on National Grid Reference 439660, 293330 is located to the north-east of Watling Street, on the south-western extents of the town of Hinckley. The site is approximately 0.76 Hectares (Ha) in size and generally rectangular in shape. A site location plan is included as **Drawing G0001**.

The site encompasses the area of the existing Aldi store along with an additional 0.21Ha of undeveloped grass land located immediately north of west of the current Aldi boundary.

The area of the existing Aldi store is predominantly occupied by a retail unit with surrounding areas of car parking to the south and east, and loading bay to the north, which is accessed off Watling Street to the south. Areas of vegetation and occasional trees run along the northern and western boundaries of the existing Aldi store site, which is separated from the adjacent grassed land to the north and west by a series of hedgerows.

The undeveloped land located immediately adjacent to the northern and western boundaries of the Aldi store is recorded as predominantly unmanaged grass land with a fence line running adjacent to the boundaries separating this area from the adjacent agricultural field.

From the recent topographical survey a slight fall in gradient is shown across the site to the south-west, with a spot height of around 91.40mAOD shown adjacent to the north-eastern boundary reducing to around 88.8m AOD adjacent to the south-western boundary. Numerous service covers are also shown within the boundary of the existing Aldi store, whilst Harrow Brook (stream) is located immediately adjacent to the south-western corner of the site. A petrol filling station and Greggs food outlet is located to the south-east of the site, whilst a residential property is located immediately north-east, with these areas separated from the Aldi store site by a series of posts and wooden fencing.

A summary of adjacent land uses is presented below:

- North: Agricultural land.
- South: Watling Street (A5) and agricultural land.
- East: Greggs food outlet, petrol filling station and residential properties.
- West: Agricultural land, Harrow Brook and agricultural land.

3. SITE HISTORY

3.1 General

In order to establish the site history, an inspection has been made of historical OS maps dating between 1888 and 2023. Where applicable, reference is also made to publicly available satellite imagery for the site and surrounding area. A summary of information is provided below with copies of the OS plans included in **Appendix B**. It is not the intention of this report to describe in detail all of the changes that have occurred on or adjacent to the site.

Table 3.1: Site History

Map Dates	On-Site Features	Relevant Off-Site Features
1888 – 1925	The site is recorded as undeveloped agricultural land with a field boundary bisecting the central area running NE-SW. A number of trees are shown running along the south-western boundary.	The site is bound to the north, east and west by agricultural land, with a localised area of standing water shown around 50m north-east. Watling Street bounds the site to the south-west whilst Harrow Brook runs adjacent to the south-western corner of the site.
1938 - 1975	A series of possible residential buildings occupy the south-eastern site area.	A garage, petrol filling station and residential housing is recorded adjacently south-east. The area of standing surface water to the north-east is recorded as a pond. Further residential development is recorded around 100m west of the site and beyond.
1977 – 1991	A series of commercial buildings occupy the majority of the site, with surrounding areas of hard-standing. The remainder of the site is recorded as undeveloped agricultural land.	The area of surface water is no longer recorded. From 1987 Dodwells Bridge Industrial Estate is recorded to the east and north-east.
1994 – 1995	The majority of the commercial buildings are recorded as one single factory unit, with surrounding hard-standing. Land immediately adjacent to the northern and western site boundaries is shown as agricultural land.	Generally as above.
1999 – 2023	The site has been redeveloped with the existing Aldi store and surrounding car parking occupying the majority of the site.	Generally as above.

3.2 Summary

From earliest OS plans dated 1888 the site is recorded as undeveloped agricultural land, with Harrow Brook running adjacent to the south-western corner. By 1938 a series of possible residential buildings occupy the south-eastern site area, whilst a garage and petrol filling station is recorded to the south-east. A series of commercial buildings occupy the majority of the site by 1977 with surrounding areas of hard-standing. The majority of these buildings are recorded as a single factory unit from 1994, whilst land immediately adjacent to the northern and western boundaries remains as undeveloped land. From 1999 the majority of the site is occupied by the existing Aldi store and associated car parking areas to the east and south.

Following a review of publicly available information included on Hinckley & Bosworth Borough Council planning portal a series of planning applications were submitted in 1979 and 1980 by Dodwell's Camping Limited, relating to the erection of extensions to an existing tent display showroom, indicating the former factory building on site was potentially used to manufacture camping supplies in the late 20th Century. The site description included within the previous site investigation report produced by C.J. Associates in 1997 also notes that the area of the existing Aldi store as being occupied by a single storey, pre-fabricated building, used as a shop, with two other buildings, including a restaurant, situated to the south.

4. ENVIRONMENTAL SETTING

4.1 General

This section summarises the information collated within an Envirocheck search (report reference 312294208_1), included as **Appendix C**, which has been supplemented by the following information and publicly available data sources:

- British Geological Survey (BGS) Sheet 169 Coventry, 1:50,000 Series, Solid & Drift Edition.
- BGS Sheet SP39SE, 1:10,560 Series.
- Zetica UXB Risk Map (<https://zeticauxo.com/downloads-and-resources/risk-maps/>).
- BGS Geo-index; <http://mapapps2.bgs.ac.uk/geoindex/home.html>.
- Coal Authority Interactive Viewer (<http://mapapps2.bgs.ac.uk/coalauthority/home.html>).
- C.J. Associates (1997); 'Site Investigation No. G1056 Factual and Interpretive Report, Watling Street, Dodwells, Hinckley, dated January 1997'.

4.2 Geology and Mining

A summary of the site geology and mining, based on published information, is provided below:

Table 4.1: Geology and Mining

Geology	
Made Ground	From BGS plans significant thicknesses of Made Ground are not recorded beneath the site. However, Made Ground is anticipated associated with previous site history and demolition of former buildings (area of existing Aldi store only). No significant Made Ground is expected in the area of undeveloped grassed land located adjacent to the northern and western site boundaries, although localised disturbance of the upper deposits should be anticipated associated with usage as agricultural land. During the previous site investigation works completed in 1997 by C.J. Associates, Made Ground comprising gravel surfacing and mudstone gravel with cobbles was recorded within the boundary of the existing Aldi site, to depths of between 0.20m and 0.50m below ground level. In addition, occasional ash fragments were also noted contained within the Made Ground at the location of TP4, sunk within the north-eastern corner of the existing Aldi site, between depths of 0.20m and 0.30m below ground level.
Superficial (Drift) Geology	BGS plans record the majority of the site as being underlain by superficial deposits of the Thrussington Member, which typically comprises brown to reddish brown stony clay. Superficial deposits of the Bosworth Clay Member are also shown to extend below the north-eastern site area, which typically comprise clay and silt. Localised Alluvium deposits are also potentially extend within close proximity to the south-western corner of the site associated with the route of Harrow Brook. Localised Alluvium deposits are also indicated to potentially extend within close proximity to the south-western corner of the site associated with the route of Harrow Brook. During the previous site investigation works completed in 1997 by C.J. Associates natural superficial deposits comprising firm reddish brown sandy clay with occasional thin reddish brown clayey sand bands and pockets, were recorded to depths of between 0.70m and 1.70m.
Bedrock (Solid) Geology	BGS plans record the site as being underlain by bedrock deposits of the Mercia Mudstone Group. During the previous site investigation works completed in 1997 by C.J. Associates highly to completely weathered mudstone bedrock deposits; typically recovered as stiff (occasionally locally firm) reddish brown clay with occasional gravel and cobble sized mudstone lithorelics, were recorded to a maximum depth of 6.12m below ground level.

Mining	
Coal Mining	From Coal Authority data the site is not located within a coal mining area.
Quarrying and Surface Extraction	There are no quarrying or surface extraction activities recorded within 1km of the site.

4.3 Unexploded Ordnance (UXO)

As part of this report a UXO bomb risk map has been obtained from Zetica UXO, a copy of which is included in **Appendix D**. This map indicates the potential for unexploded bombs (UXB) to be present as a result of World war Two (WWII) bombing.

From the regional unexploded bomb risk map obtained from Zetica UXO the site is recorded as being located within a Low Risk area in relation to possible unexploded ordnance (UXO) resulting from WWII bombing (i.e. areas as indicated as having 50 bombs per 1000acre or less), indicating that works can progress without the requirement for special precautions in this regard.

To support the preliminary UXO bomb risk map obtained from Zetica UXO, in general accordance with CIRIA Report C681 (2009), Hydrock has also undertaken a non-specialist UXO screening exercise for the purposes of ground investigation, which is presented in Table 4.2.

Table 4.2: Non-specialist UXO screening (for the purpose of ground investigation)

Data	Comment	Further Assessment Required
Site History	From the Phase I report there is no indication of former military use on or within close proximity to the site.	No
Post War Development	Historical post-war OS maps do not show any ruins or obvious signs of potential bomb damage or within close proximity to the site, such as missing buildings, indicating an absence of significant risk.	No
Geology	Thrussington Member and Bosworth Clay Member superficial deposits are recorded below the site. There is the potential that UXO, if present, could remain undetected.	Yes
Surface cover during WWII	The site was recorded as developed during WWII with the majority of the site covered by buildings and associated hard-standing. As a result it is considered unlikely that UXO would remain undetected.	No
Indicator of Aerial Delivered UXO	The UXO bomb risk map obtained from Zetica UXO indicates the site as being located within a low risk area in relation to potential UXO.	No

The non-specialist UXO screening exercise has indicated that overall no further assessment is required with regard to UXO in relation to ground investigation.

4.4 Hydrology and Hydrogeology

A summary of available information pertaining to hydrology, hydrogeology, flood risk potential, water abstractions, discharge consents and pollution incidents to controlled waters is provided below.

Table 4.3: Hydrology and Hydrogeology

Hydrology and Hydrogeology	
Watercourses	Harrow Brook (stream) is located adjacent to the south-western corner of the site, which flows in a general southerly direction below the adjacent Watling Street.
OS Water Network Lines	Harrow Brook (stream) is designated as an OS water network line (inland river).
Flood Risk (Rivers or Sea)	The site is not located within an area recorded by the EA to be at risk from flooding from rivers or the sea. However, the area 24m south-west of the site and beyond has been designated as being at potential risk from flooding and extreme flooding from rivers or seas without defences, typically associated with the route of Harrow Brook. The site is not located within an area benefiting from flood defences.
BGS Groundwater Flooding Susceptibility	The site is located within an area designated by the BGS as being potentially susceptible to groundwater flooding at the surface.
Groundwater Classification	Superficial Deposits: Secondary Undifferentiated Aquifer and Unproductive Strata. Bedrock Geology: Secondary B Aquifer.
Source Protection Zones	None recorded within 1km.
Water Abstractions	1 no. recorded within 1km; located 856m north-west associated with extraction of surface water for agricultural purposes. Not considered to be at risk from the site.
Discharge Consents	None recorded within 250m.
Pollution Incidents	None recorded within 250m.

4.5 Landfill Sites and Waste Management

A summary of information regarding landfill sites (historical or current) and waste management facilities is provided below:

Table 4.4: Landfill Sites and Waste Management

Landfill Sites	
Local Authority Recorded Landfills	None recorded within 250m.
Registered and Historical Landfills	None recorded within 250m.
Waste Management	
Waste Transfer Sites	None recorded within 250m.
Licensed Waste Management Facilities	None recorded within 250m.
Waste Treatment or Disposal Site	None recorded within 250m.

4.6 Pollution Controls and Industrial Land Use

A summary of Pollution Control records and potentially polluting activities (fuel stations) is provided below:

Table 4.5: Pollution Controls and Industrial Land Use

Pollution Controls and Industrial Land Use	
Integrated Pollution Controls (IPC)	None recorded within 250m.
Integrated Pollution Prevention and Control (IPPC)	None recorded within 250m.
Pollution Prevention and Controls (PPC)	3 no. recorded within 250m; with the closest permitted LAPPC recorded 41m south-east associated with the adjacent garage and petrol filling station, dated January 1999. 2 no. LCPPC's are also recorded 135m north-east and 203m east associated with nearby commercial properties (permitted activities including surface cleaning and respraying of road vehicles), neither of which are considered to represent a significant risk to the site.
Fuel Station Entries	1 no. recorded 41m south-east associated with the adjacent Dodwells Service Station.

4.7 Geological

A summary of information relating to potential geological constraints (not including coal mining) is provided below:

Table 4.6: Geological

Geological	
BGS Recorded Mineral Sites	None recorded within 1km.
CBSCB Compensation District (Cheshire Brine)	Not Applicable.
Man-Made Mining Cavities	None recorded within 1km.
Natural Cavities	None recorded within 1km.
Potential for Collapsible Ground Stability Hazards	Hazard Potential: Very Low (Source: BGS).
Potential for Compressible Ground Stability Hazards	Hazard Potential: No Hazard and Moderate (Source: BGS). Moderate risk hazard potential considered to be associated with the potential for compressible Alluvium deposits to extend below the south-western corner of the site associated with the route of Harrow Brook.
Potential for Dissolution Stability Hazards	Hazard Potential: No Hazard (Source: BGS).
Potential for Landslide Ground Stability Hazards	Hazard Potential: Very Low (Source: BGS).
Potential for Running Sand Ground Stability Hazards	Hazard Potential: No Hazard and Very Low (Source: BGS). Low risk considered due to anticipated nature of superficial and bedrock deposits (i.e. clay and mudstone). Very low risk may be present where localised pockets and bands of sand are encountered contained within the upper clay superficial deposits.
Potential for Shrinking or Swelling Clay Ground Stability Hazards	Hazard Potential: Low (Source: BGS).
High sulphates present in the soils	Mercia Mudstone Group is principal sulphate bearing strata which may have substantial sulphate concentrations.

4.8 Radon

Inspection of radon maps published by UKHSA and BRE publication 'Radon: Guidance on protective measures for new buildings (including supplementary advice for extensions, conversions and refurbishment projects)' 2023 edition, confirms that the site lies in an area where radon protection measures are not required, and this is confirmed by the site specific assessment included within the Envirocheck report.

5. CONCEPTUAL SITE MODEL

5.1 Introduction

Based on the available desk study information, a conceptual site model (CSM) has been developed. This summarises the understanding of the existing site and its historical development, the site geology, the potential contaminant sources, transport pathways and receptors in order to assess potential pollutant linkages. In assessing the potential contaminants present at the site, reference has also been made to the relevant sections of Environment Agency (EA) Land Contamination Risk Management (LCRM) guidance (2021) and any other relevant supporting documentation.

Based on the available information, a summary of the potential contamination sources, pathways and receptors is provided below. For the purpose of this assessment the site has been considered as a commercial end use.

5.2 Sources of Contamination

Table 5.1: Sources of Contamination and Potential Contaminants of Concern (PCOC)

Potential Source	Potential Contaminative Processes	Potential Contaminants of Concern (PCOC)
On-site: Made Ground	Existing Aldi Site - Made Ground associated with current and previous site usage, including as a factory and demolition of former buildings. - Potential for localised hydrocarbon contamination resulting from existing usage as a car park. Area of Undeveloped Grass Land (Northern and Western Boundaries) - Potential for localised area of Made Ground associated with usage as agricultural land.	- Metals - Metalloids - PAH's (USEPA 16) - TPH's (TPH CWG) - Asbestos
Off-site:	Potential for contamination to have migrated onto site from adjacent garage and petrol filling station – low risk considered at this stage due to anticipated low permeability of superficial and bedrock deposits.	- Metals - Metalloids - PAH's
Ground gas migration and/or production	- Made Ground beneath the site associated with previous site usage. - Potential for ground gas migration and/or production associated with possible organic Alluvium superficial deposits in the area of Harrow Brook.	- Carbon Dioxide (CO₂) - Methane (CH₄) - Depleted Oxygen (O₂)

5.3 Potential Pollution Pathways

- Human Health – Direct contact, soil ingestion and dust inhalation.
- Controlled Waters – Secondary Undifferentiated Aquifer (Superficial deposits).
- Controlled Waters – Secondary B Aquifer (Bedrock deposits).
- Controlled Waters - Lateral migration into surface water features (Harrow Brook).
- Human Health - Vertical and lateral migration, ingress and accumulation of ground gases into buildings and service entries (manholes).
- Direct contact of aggressive soils with building foundations and floor slabs.

5.4 Receptors

- Human Health - site end users.
- Human Health - construction workers.
- Controlled Waters – Secondary Undifferentiated Aquifer (Superficial deposits).
- Controlled Waters – Secondary B Aquifer (Bedrock deposits).
- Controlled Waters - Lateral migration into surface water features.
- Buildings, foundations and floor slabs.

5.5 Pollutant Linkage Assessment

The potential environmental risk has been assessed based on the 'source-pathway-receptor' pollutant linkages identified in the Conceptual Site Model, which requires that for a liability to arise, each stage of the pollutant linkage must be present. A qualitative risk assessment to evaluate the potential risk in descriptive terms is provided below and is undertaken in accordance with CIRIA C552 Report 'Contaminated Land Risk Assessment: A guide to Good Practice'.

This method makes an assessment of the magnitude of the probability or likelihood of the risk occurring and the magnitude of the potential consequence or severity of the risk occurring. Details of the probability of risk occurring is classified in accordance with the table below:

Table 5.2: Probability of Risk

Classification	Definition
High Likelihood	Pollution linkage and event appears very likely in the short term and near certain to occur in the long term, or there is evidence of harm or pollution to the receptor.
Likely	Pollutant linkage present and it is probable the risk will occur in the long term.
Low Likelihood	Pollution linkage present and there is a possible change of the risk occurring; however, no certainty it will even in the longer term.
Unlikely	Pollution linkage present but it is improbable that an event would occur even in the long term.

Details of the classification of consequence are provided below:

Table 5.3: Classification of Consequence

Classification	Definition
Severe	Acute risk to human health likely to result in 'significant harm'. Short term risk of pollution of the water environment. Catastrophic damage to properties and/ or buildings. Short term risk to a particular ecosystem.
Medium	Chronic damage to Human health likely to result in 'significant harm'. Pollution of sensitive water resources. A significant change in a particular ecosystem.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services.
Minor	No permanent human health effects. Damage to non-sensitive ecosystems or species. Minor damage to buildings, structures or services.

The overall evaluation of the level of potential risk is obtained from making assessment of the severity and probability. An assessment of the classified risk is detailed in the table below:

Table 5.4: Risk Significance Matrix

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate/Low Risk
	Likely	High Risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate/Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

Having evaluated the information gathered during this study a qualitative risk assessment has been made of the likelihood of any pollutant linkage operating and its potential significance, as summarised in the table on the following page:

Table 5.5: Conceptual Site Model (CSM)

Contamination Source	Pathway	Potential Receptors	Potential Severity	Potential Probability of Occurring	Risk Level	Comments
On-site: Made Ground associated with current and previous site usage.	Direct contact, ingestion, dust and vapour inhalation	Human Health Risk - Construction workers	Medium	Likely / Low Likelihood	Moderate / Low Risk	Contaminants may be present associated with historical and current land use which could represent a potential risk to construction workers. However, the risk could be mitigated by adopting appropriate measures, i.e. PPE, exposure times etc.
	Direct contact, ingestion, dust and vapour inhalation	Human Health Risk – End users	Medium	Likely / Low Likelihood	Moderate / Low Risk	Contaminants may be present associated with historical and current land use, which could represent a potential risk.
	Direct contact with aggressive soils	Property and infrastructure	Mild	Likely	Moderate/Low Risk	Contaminants may be present on site associated with historical and current land use. Furthermore, the Mercia Mudstone Group potentially have increased sulphate concentrations.
	Lateral and vertical migration	Controlled waters	Mild	Low Likelihood	Low Risk	Only considered to be at risk if significant contamination is identified within the soils below the site.
Contaminants associated with off-site sources	Lateral migration	Human Health Risk - Site end users	Mild	Low Likelihood	Low Risk	Limited potential for contamination to have migrated onto site from adjacent garage and petrol filling station.
Ground gases	Vertical and lateral migration of ground gases	Site end users, construction workers and property	Mild	Low Likelihood	Low Risk	Low risk considered at this stage. Further gas monitoring is recommended to assess the level of risk in this regard.

6. GROUND GAS RISK ASSESSMENT

6.1 Introduction

Based on the above information gained through the Envirocheck Report and other sources referenced in the previous sections, the following summarises the preliminary gas risk for the site. In accordance with current guidance (CIRIA C665 and BS8576:2013), the gas generation potential for each source has been individually assessed, with references to potential gassing risk made according to the following definitions: Negligible, Very Low, Low, Moderate, High and Very High.

Table 6.1: Ground Gas Risk

Potential Gas Source	Hazard	Generation Potential	Justification
Made Ground (CH ₄ , CO ₂)	Humans: health risk. Buildings: explosion	Low	An initial thickness of Made Ground is anticipated in the existing Aldi site associated with existing and previous site usage, including as a factory and demolition of former buildings. In addition, there is also a potential for localised Made Ground associated to be present within the area of undeveloped grass land along the northern and western boundaries associated with usage as agricultural land.
Alluvium deposits (CH ₄ , CO ₂)	Humans: health risk Buildings: explosion	Very Low	There is a potential for Alluvium deposits to extent below the south-western site area associated with the location of Harrow Brook, which may represent a potential source of ground gas if significant organic debris is present. Very low risk considered at this stage.
Nearby Landfill (CH ₄ , CO ₂)	Humans: health risk. Buildings: explosion	Very Low	There are no landfill sites recorded within a plausible migration distance to the site.
Coal mining	Humans: health risk. Buildings: explosion	N/A	The site is not located within a coal mining area.
Radon	Humans: health risk	N/A	No precautions required.
Overall Risk	Very Low to Low		

6.2 Ground Gas Risk Assessment Summary

The potential risk of ground gas is considered to be very low to low. However, it is recommended that further gas monitoring and assessment be completed as part of any future ground investigation works to confirm the level of potential risk.

7. GEOTECHNICAL CONSIDERATIONS

7.1 General

The following geotechnical considerations are given as preliminary guidelines only based on the available data on the ground conditions. Consequently, the following should not be taken as design criteria without further geotechnical data obtained from a suitably designed ground investigation.

7.2 Coal Mining Assessment

The site is not located within a coal mining area with no risk in this regard.

7.3 Unexploded Ordnance (UXO)

The regional unexploded bomb risk map obtained from Zetica UXO indicates the site as being located within a Low Risk area in relation to possible unexploded ordnance (UXO) resulting from WWII bombing (i.e. areas as indicated as having 50 bombs per 1000acre or less), indicating that works can progress without the requirement for special precautions in this regard.

The non-specialist UXO screening exercise also indicates that no further assessment is required with regard to UXO in relation to any future ground investigation works.

7.4 Foundations and Floor Slab

From BGS data the site is indicated to be initially underlain by Thrussington Member and Bosworth Clay Member superficial deposits, with the previous investigation works completed by C.J. Associates (1997) indicating the presence of shallow firm to stiff highly to completely weathered mudstone bedrock deposits at relatively shallow depth below the site (inferred to be the Mercia Mudstone Group).

As a result it is considered that conventional shallow foundations (strip or pad) could represent a viable solution for the proposed extension, subject to the findings of ground investigation works to confirm the nature of shallow ground conditions, and potential for more variable Alluvium deposits to extend below the south-western corner of the site.

If conventional shallow foundations are determined as not represent a potentially viable option, then consideration may need to be given to the use of alternative solutions such as ground improvement or piles.

Following a review of available information a ground bearing floor slab is considered to represent a potentially viable solution for the proposed extension. However, should significant thicknesses of Made Ground be identified and/or variable Alluvium deposits are confirmed as extending below the south-western site area, a suspended floor slab may be required.

The recommended scope of proposed ground investigation works is included in Section 8.

7.5 Gas Protection Measures

In view of the preliminary assessment, and in consideration as to the nature of the proposed development, the potential risk from ground gas migration and/or production is considered to be very low to low. However, it is recommended that further assessment be completed as part of any future ground investigation works to confirm the level of potential risk.

Radon protection measures are not required for this site.

8. RECOMMENDATIONS FOR FURTHER WORKS

8.1 Recommended Scope of Works

From provided information it is understood that development proposals includes the extension of the existing Aldi store and car park into land immediately north and west of the current site boundary. Based on the findings of the Phase 1 assessment it is recommended that further ground investigation works are undertaken to target the location of the proposed store and car park extension, along with the area of potentially variable Alluvium in the south-western corner of the existing Aldi site, to aid in confirming ground conditions and to also address identified potential ground related issues.

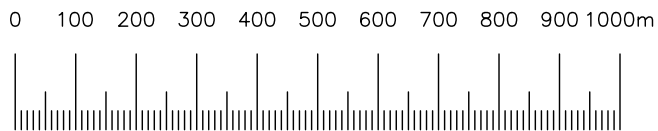
A summary of the recommended proposed scope of works, which should not be taken as an exhaustive list, is provided below:

- Completion of mini percussive (window sample) boreholes to allow the recovery of samples for laboratory testing and establish the shallow geological profile.
- Completion of targeted investigation works within the south-western corner of the site to aid in determining whether potentially variable Alluvium deposits extend below this area associated with the route of Harrow Brook.
- Installation of gas and groundwater monitoring wells, with appropriate ground gas monitoring.
- Chemical testing: suite of testing to include as a minimum; metals, metalloids, polycyclic aromatic hydrocarbons (USEPA 16), Total Petroleum Hydrocarbons (TPH CWG) and asbestos (presence).
- Geotechnical testing, to include as a minimum; chemical tests for concrete design and plasticity indices (including moisture content).
- Production of interpretive Phase 2 Geo-environmental Assessment report.

Drawings



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LINEAR SCALE 1:1250

Revision	Description	Date	Drawn	Checked
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STOAS Architects Ltd
PLANNING

CLIENT **ALDI STORES LIMITED**

PROJECT **WATLING STREET,
HINCKLEY, LEICESTERSHIRE**

TITLE **SITE LOCATION PLAN**



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1 DUNSTON PLACE - DUNSTON ROAD - CHESTERFIELD - S41 8NL - TEL 01246 389 860

SCALE **1:1250 @ A4** DRAWN **SI**

DATE **05.01.2022** CHECKED **SB**



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K22A02 - P001

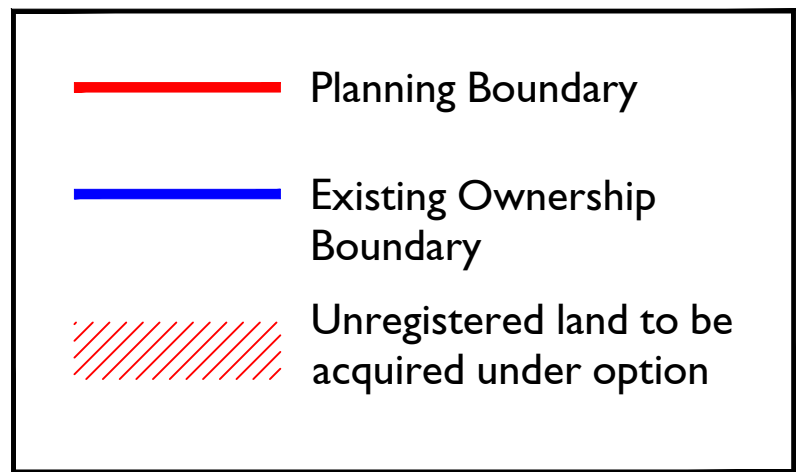
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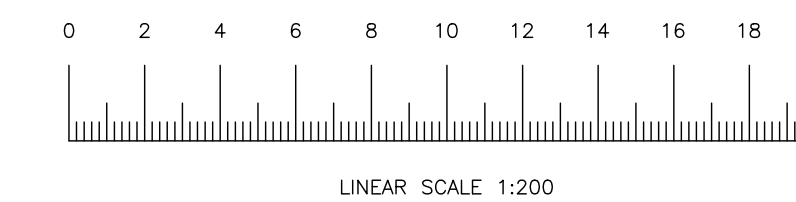
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Appendix A

Existing and Proposed Site Plans



SITE AREA:	
EXISTING:	5547 sq m (1.3 acres approx)
PROPOSED:	7625 sq m (1.8 acres approx)
CUSTOMER CAR SPACES	88 No. Approx. (2.4 x 4.8m)
CYCLE SPACES	8 No.



-	-	-	-	-
Revision	Description	Date	Drawn	Ch

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CLIENT **ALDI STORES LIMITED**

PROJECT **WATLING STREET,
HINCKLEY,
LEICESTERSHIRE**

TITLE EXISITING SITE PLAN

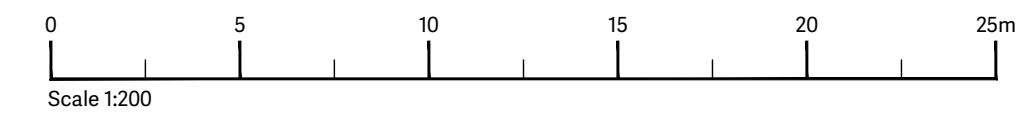
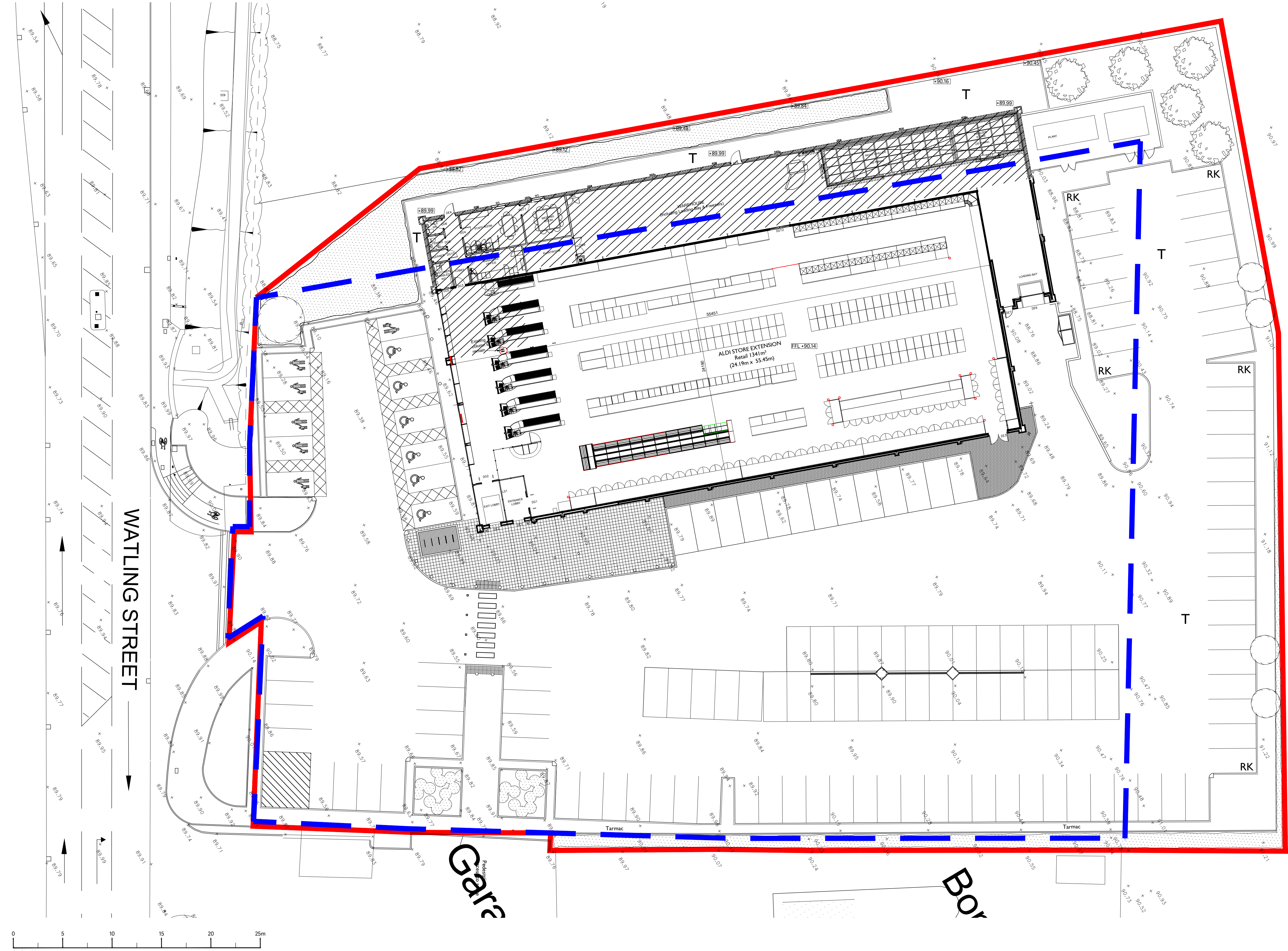
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NORTH 

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ACCESS ARRANGEMENTS

This statement relates to the access arrangements for the Aldi Food Retail Store and details the arrangements for all modes of transport to and from the store. It also includes details of how level access arrangements are achieved and how the entrance to the store operates. This statement is to be read in conjunction with the separate Design and Access statement.

There are a total of 135No. proposed car parking spaces including 6No. Disabled parking spaces and 6No. Parent and Child parking spaces.

The store access is under a glazed canopy with a set automatic sliding entrance doors with a clear opening of 1100 mm and glazing manifestation giving full access to all customers and staff. The junction between the retail store finished floor level and the external floor is a flush transition detail.

The general car parking is laid out to a gradient of no more than 1:40 (1:60 across disabled bays) which prevents any loss of loaded trolleys and also allows for easy access to the store frontage from any area within the car park.

Pedestrian access is provided from Watling St, via footpaths separated from the car parking areas.

Contained within the site is a dedicated delivery yard with loading bay, service areas, bin storage and turning facilities for the HGV and rigid commercial (milk) vehicle.

HARD LANDSCAPING LEGEND	
RK	RAISED KERB
EK	EDGING KERB
FK	FLUSH KERB
DK	DROP KERB
TK	TRANSITION KERB
TRK	TRIEF (SAFETY KERB) KERB
TTK	TRIEF (SAFETY KERB) TRANSITION KERB
TP	TACTILE PAVING
BC	BRUSHED CONCRETE
T	TARMAC
SSB	STAINLESS STEEL BOLLARD
HDB	HEAVY DUTY BOLLARD
TB	TELESCOPIC BOLLARDS AT SITE ENTRANCE
DC	DRAINAGE CHANNEL
G	NEW STORM WATER DRAINAGE GULLY

	SINGLE LIGHT LIGHTING COLUMN
	DOUBLE LIGHT LIGHTING COLUMN
	EXISTING TREES
	NEW TREES
	LOW LEVEL LANDSCAPING
	PROPOSED LEVELS
	EXISTING LEVELS

SITE AREA	7625 sq m (1.8 acres approx)	
CAR PARKING	Existing: 88 no Approx. (2.4 x 4.8m)	
	Proposed: 135 No Approx.	
CYCLE SPACES	10 No.	
GROSS EXTERNAL AREA (GEA)	1907 sq m	20,526 sq ft
GROSS INTERNAL AREA (GIA)	1842 sq m	19,827 sq ft
RETAIL AREA 55.45m (L) x 24.19m (W)	1340 sq m	14,423 sq ft
WELFARE BLOCK (including Plant Room)	101 sq m	1,087 sq ft
WAREHOUSE (including Loading Bay & Freezers)	386 sq m	4154 sq ft

PROPOSED EXTENSION EXISTING SITE BOUNDARY

1	Rev Details.	00/00/00	ABC	ABC
Revision	Description	Date	Drawn	Checked

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CLIENT ALDI STORES LTD

PROJECT WATLING ST
HINCKLEY
LEICESTERSHIRE

TITLE PROPOSED SITE PLAN

DATE	26.01.2022	SCALE	1:200 @A1
DRAWN	SJ	CHECKED	SB

DWG No. K22A02 - P003 REVISION -

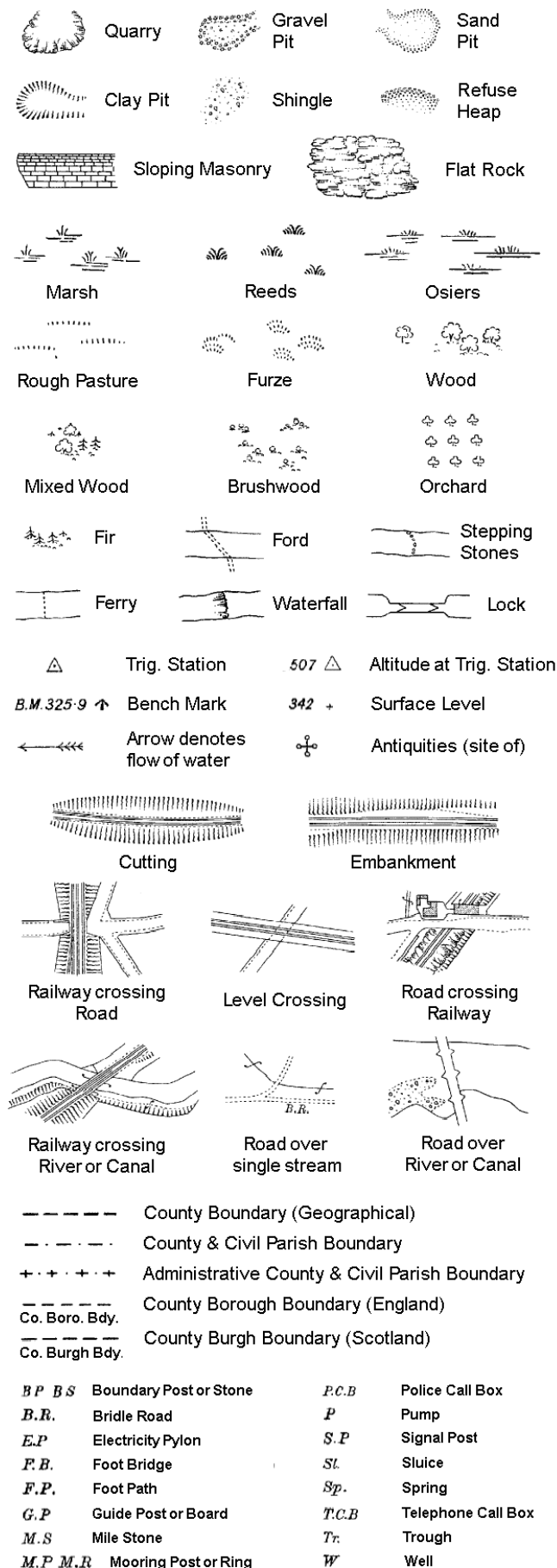
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Appendix B

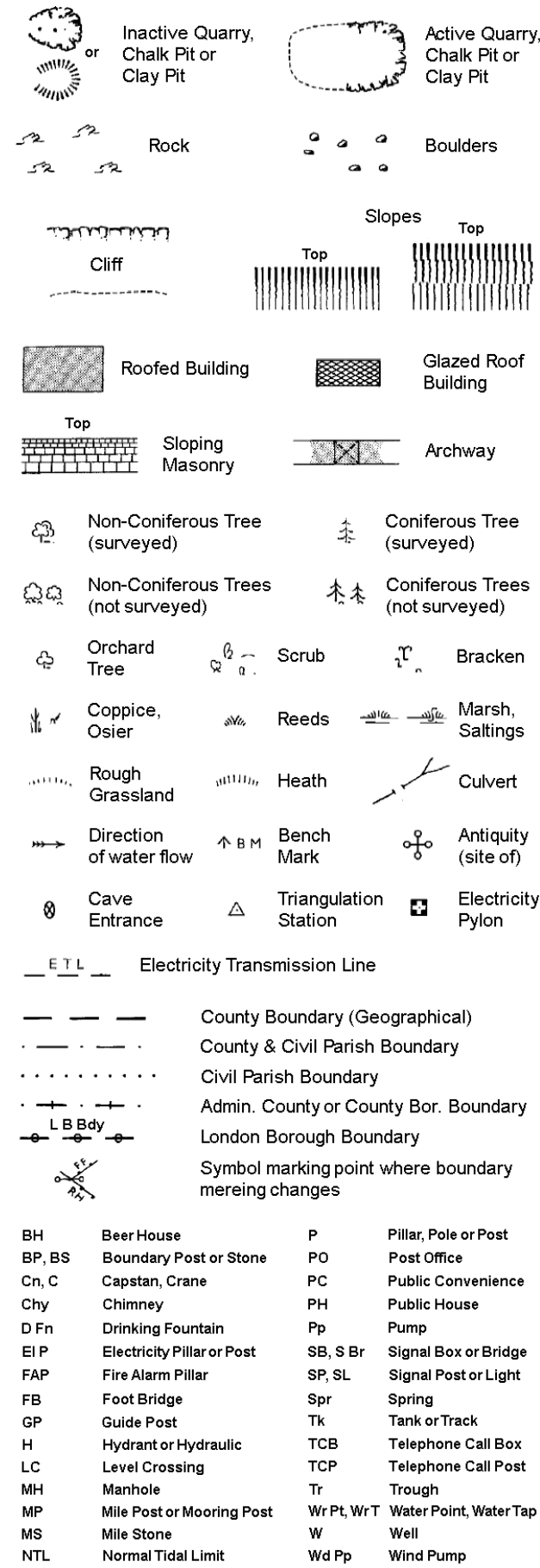
Historical Maps

Historical Mapping Legends

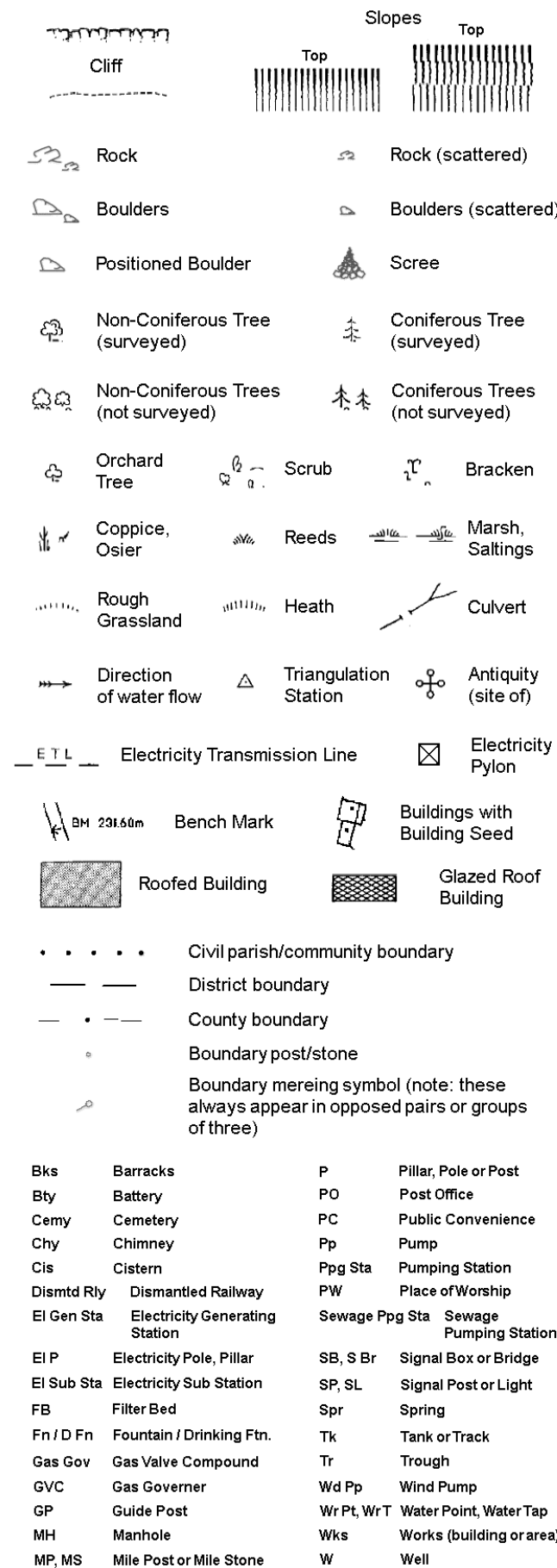
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



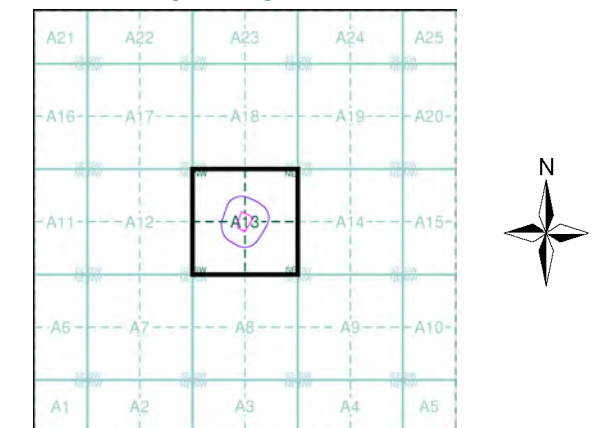
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

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Leicestershire	1:2,500	1903	3
Leicestershire	1:2,500	1914 - 1924	4
Ordnance Survey Plan	1:2,500	1962 - 1964	5
Ordnance Survey Plan	1:1,250	1973 - 1990	6
Ordnance Survey Plan	1:2,500	1977	7
Additional SIMs	1:1,250	1977	8
Additional SIMs	1:2,500	1986 - 1991	9
Additional SIMs	1:2,500	1987	10
Additional SIMs	1:1,250	1987	11
Additional SIMs	1:2,500	1991	12
Large-Scale National Grid Data	1:2,500	1993 - 1994	13
Large-Scale National Grid Data	1:1,250	1993	14
Large-Scale National Grid Data	1:2,500	1995	15
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Large-Scale National Grid Data	1:1,250	1996	17

Historical Map - Segment A13



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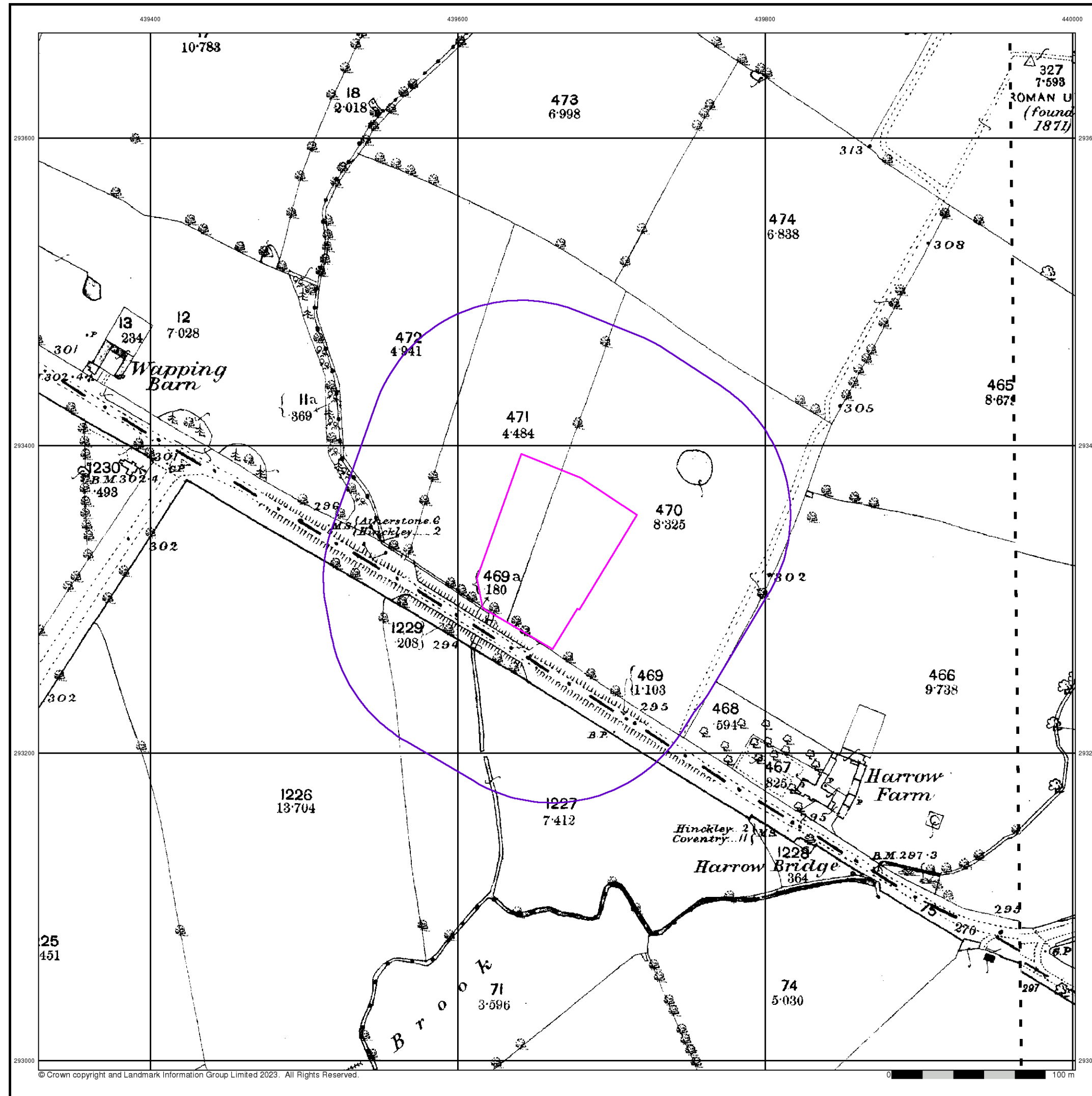
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Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

Aldi Foodstore Ltd, Watling Street, HINCKLEY, LE10 3ED



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



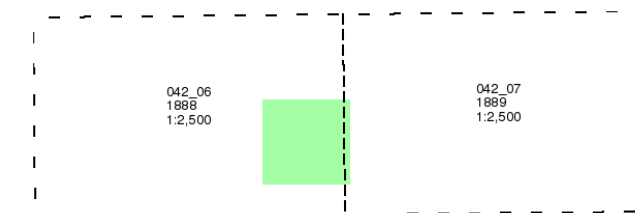
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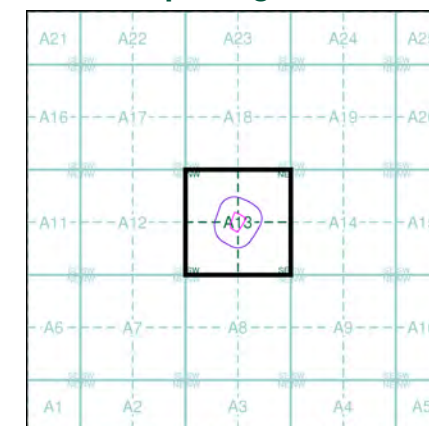
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Map Name(s) and Date(s)



Historical Map - Segment A13



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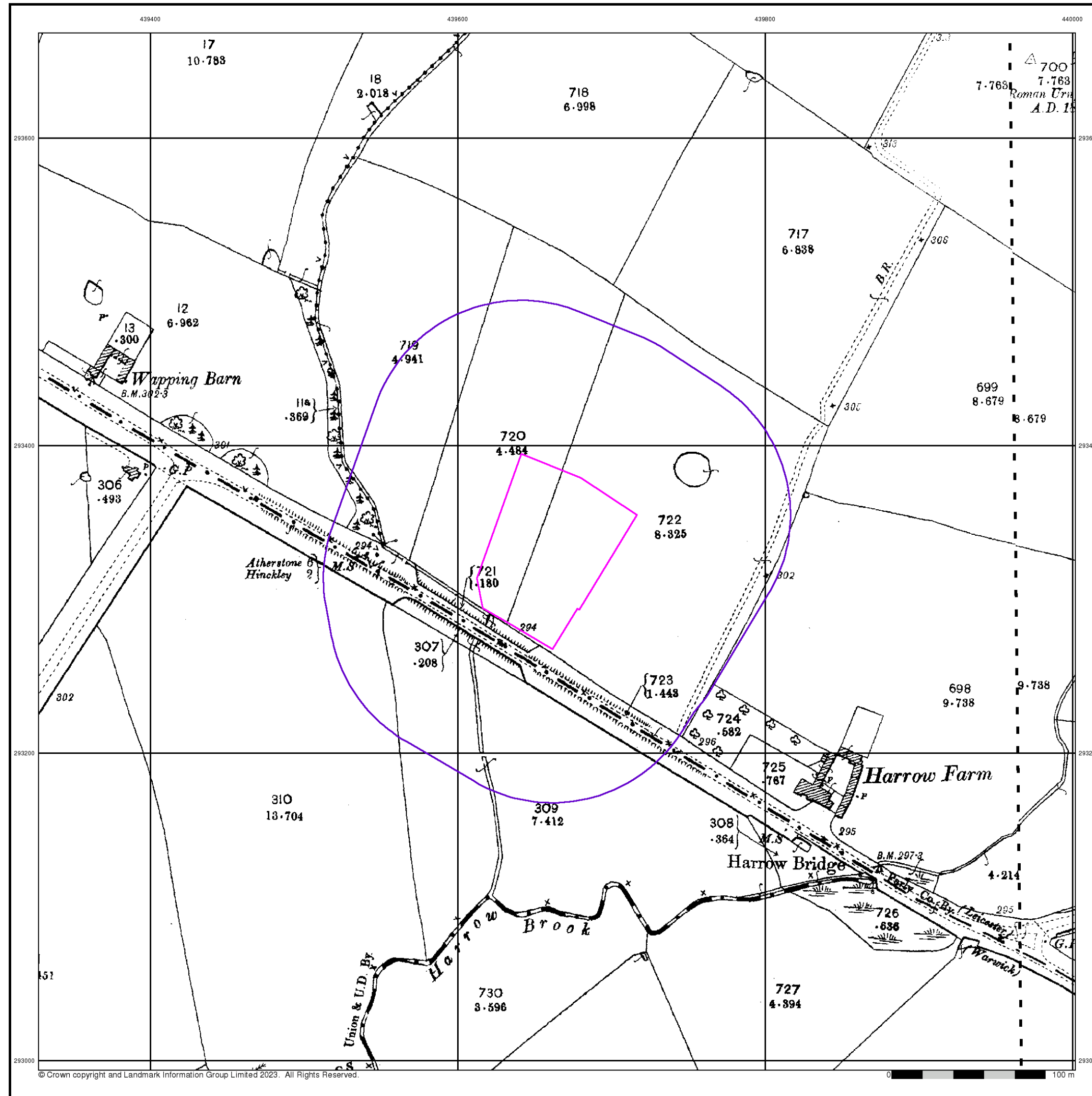
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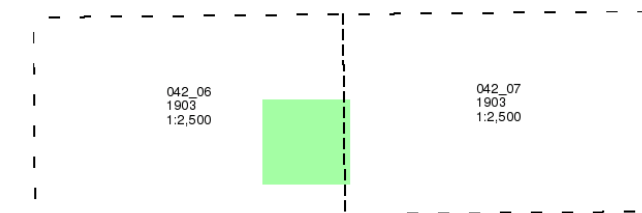
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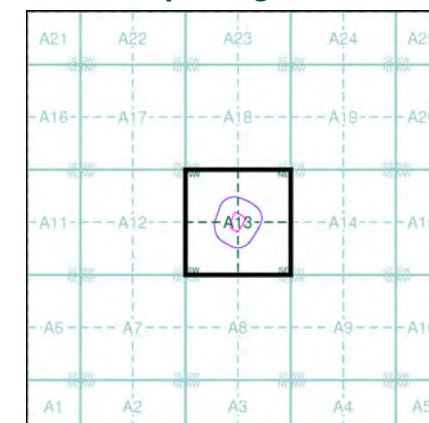
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Map Name(s) and Date(s)



Historical Map - Segment A13



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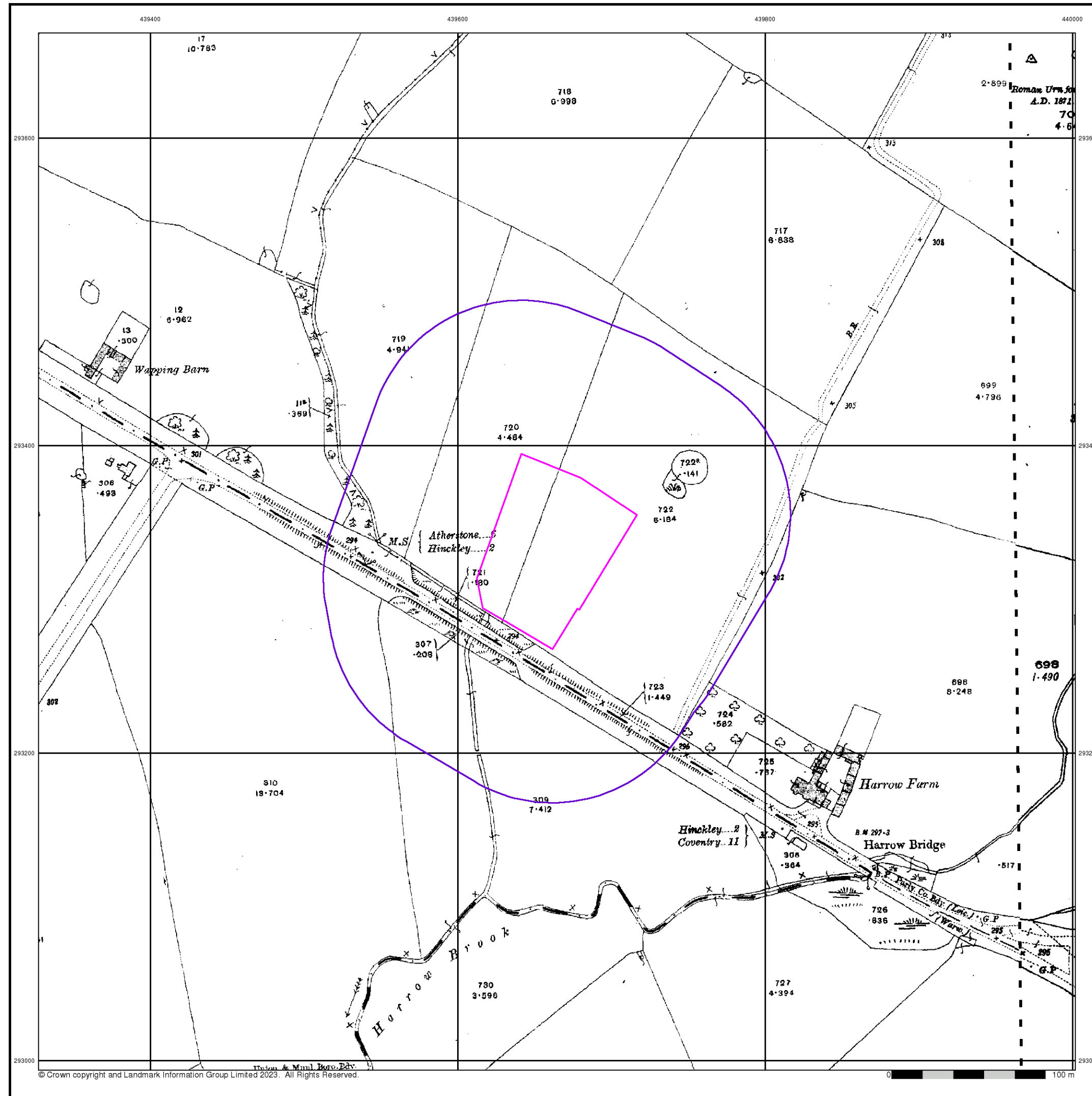
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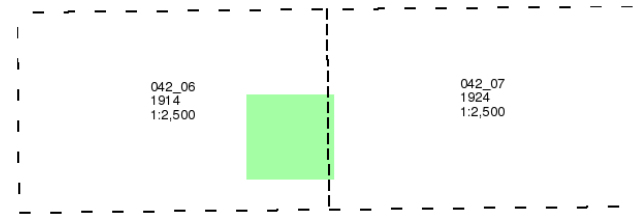
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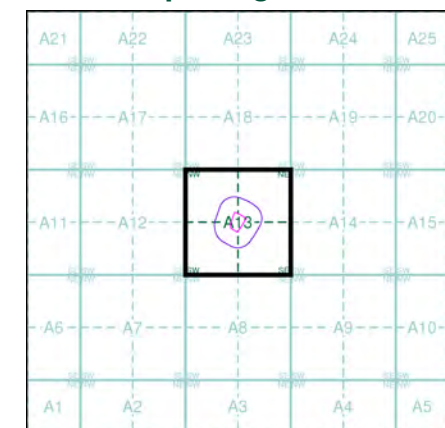
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Map Name(s) and Date(s)



Historical Map - Segment A13



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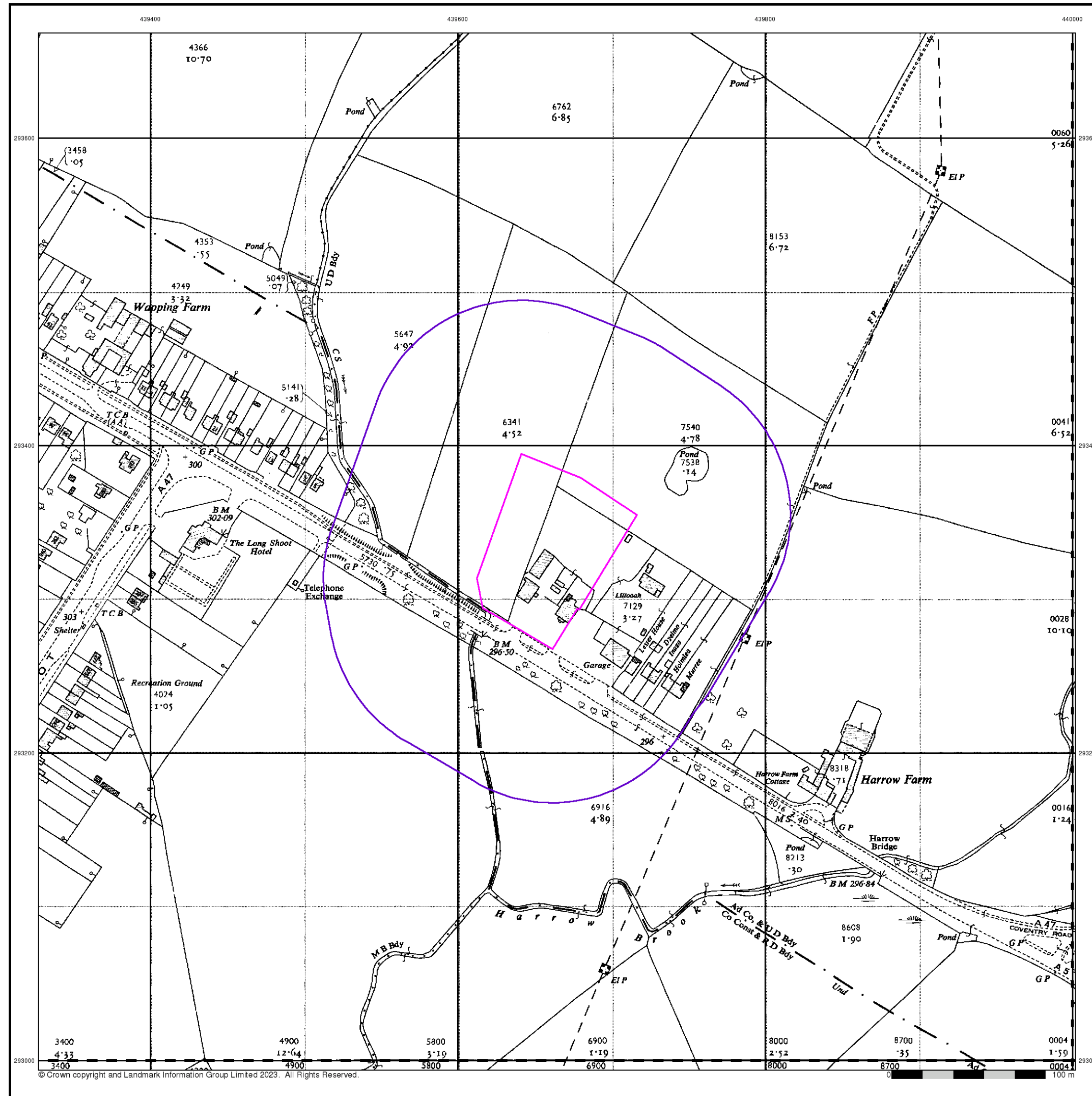
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Ordnance Survey Plan

Published 1962 - 1964

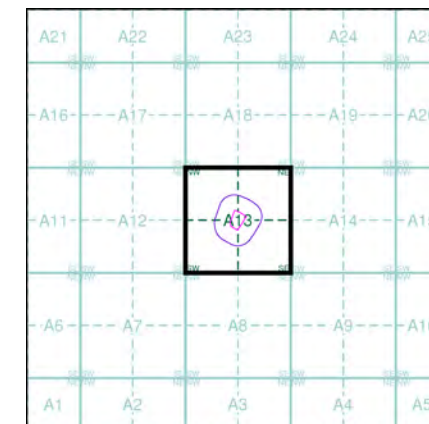
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Map Name(s) and Date(s)

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Historical Map - Segment A13



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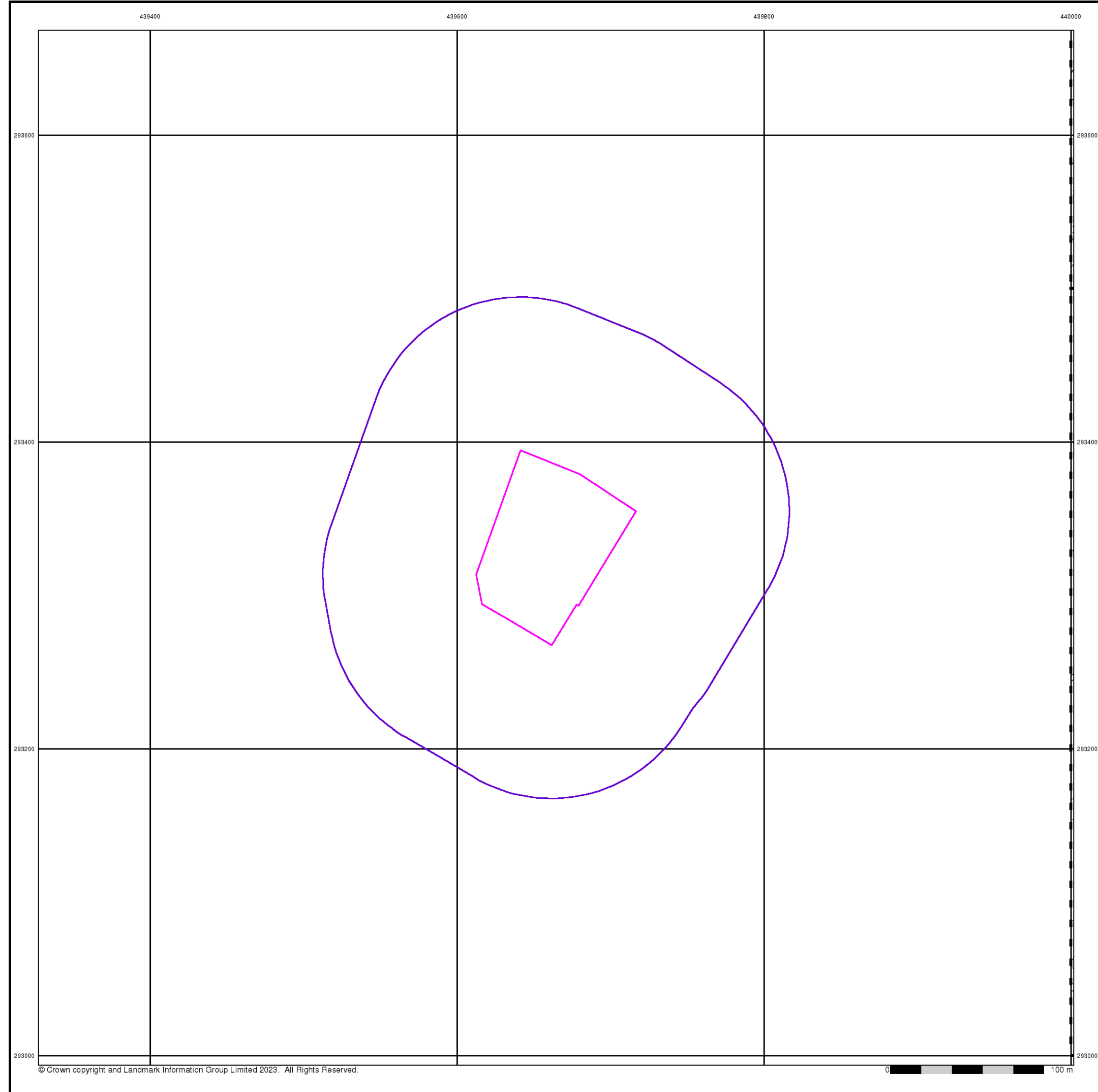
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Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

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Ordinance Survey Plan

Published 1973 - 1990

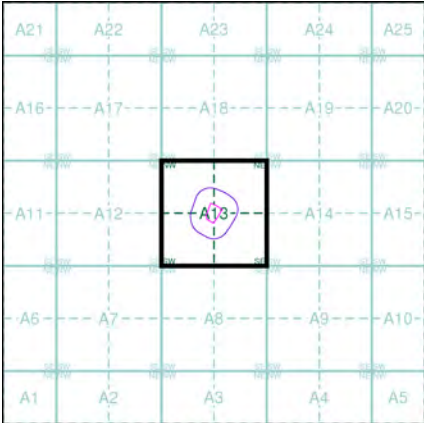
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Map Name(s) and Date(s)

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Historical Map - Segment A13



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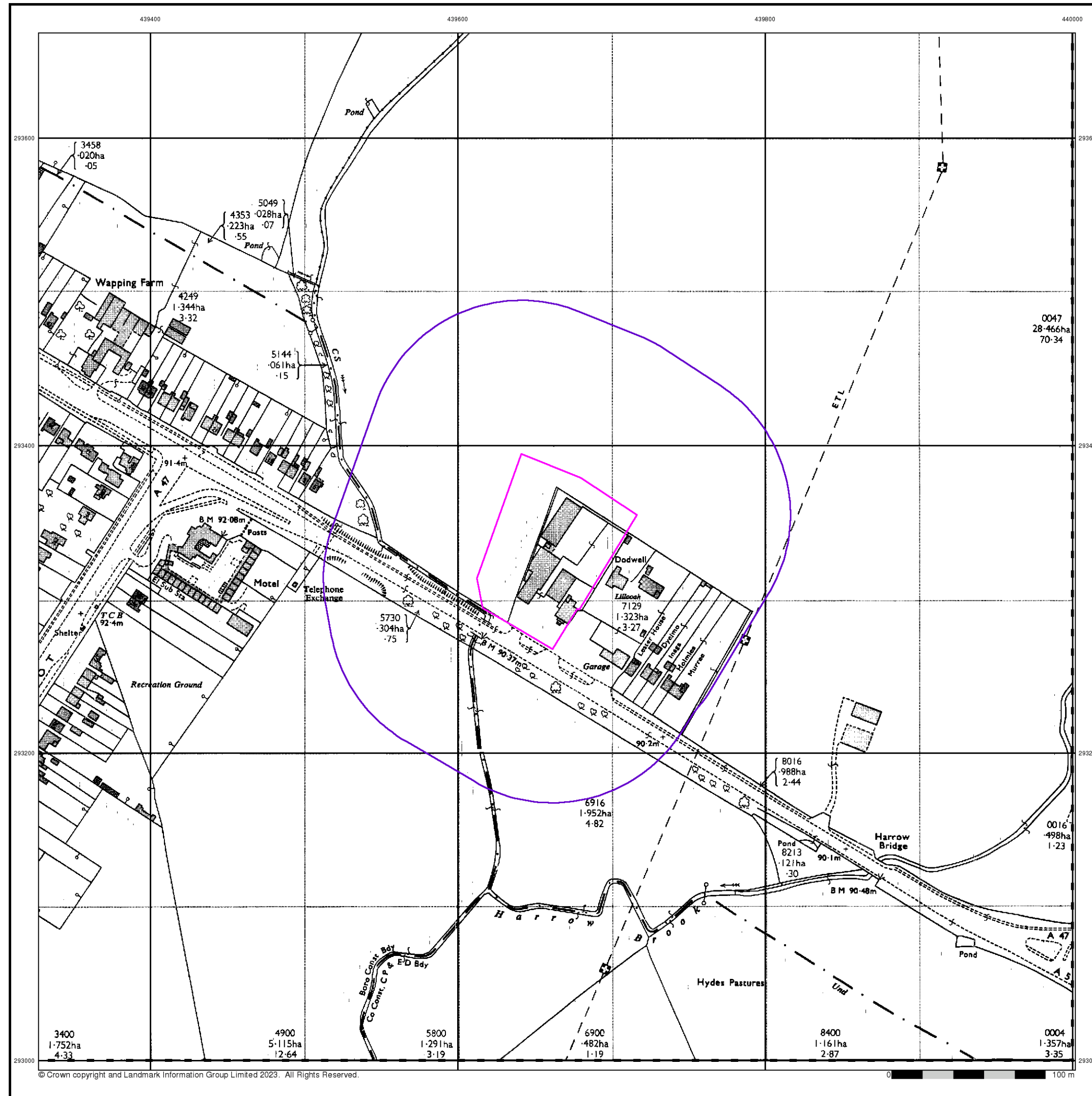
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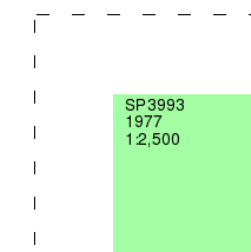
Ordnance Survey Plan

Published 1977

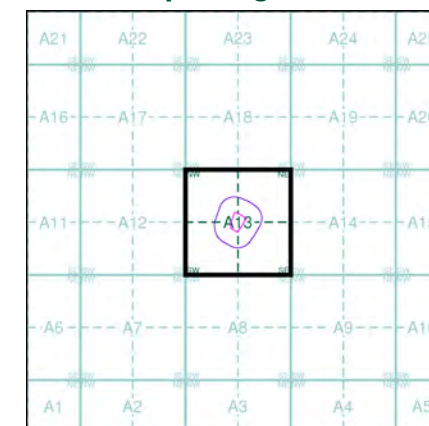
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

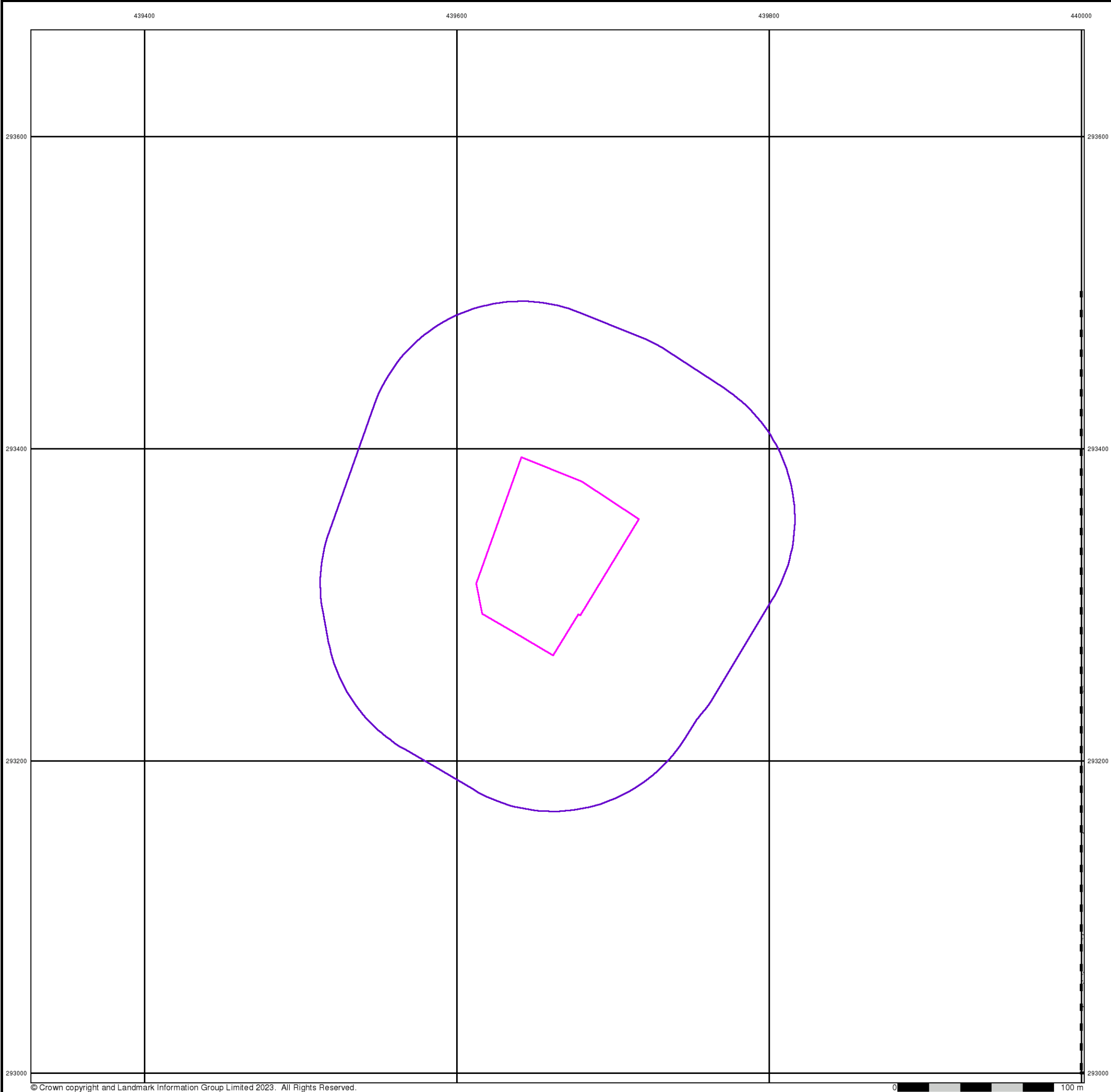
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Customer Ref: 28640
National Grid Reference: 439660, 293330
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

Aldi Foodstore Ltd, Watling Street, HINCKLEY, LE10 3ED



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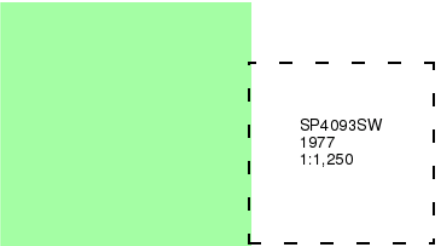
Additional SIMs

Published 1977

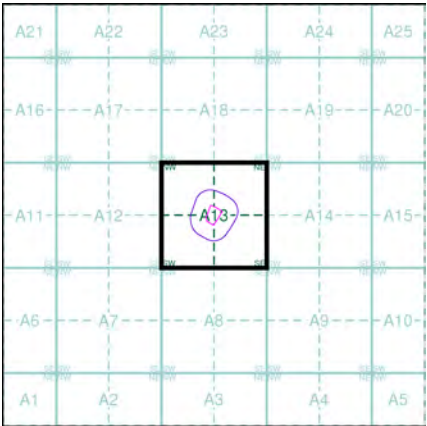
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

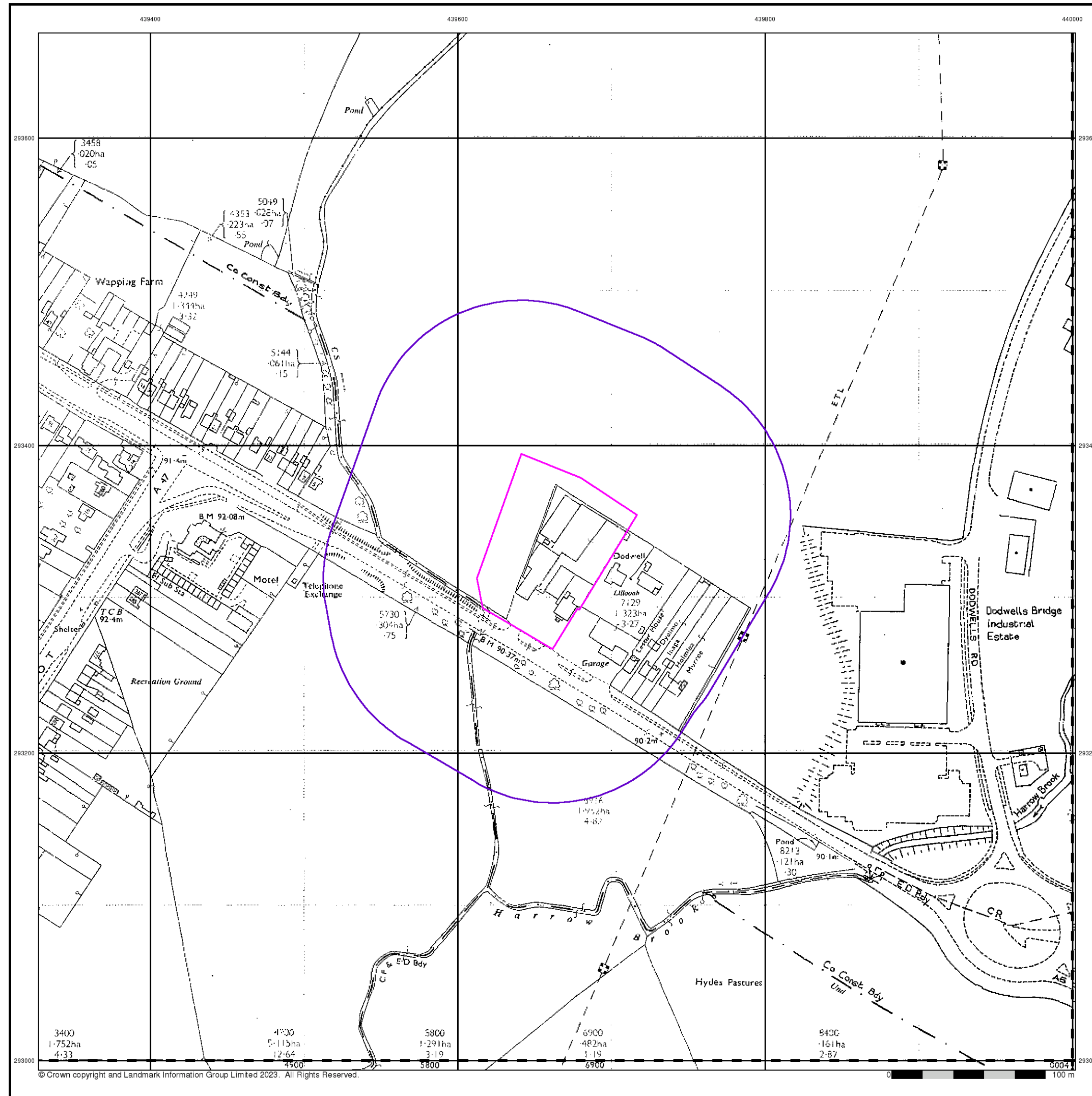
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Additional SIMs

Published 1986 - 1991

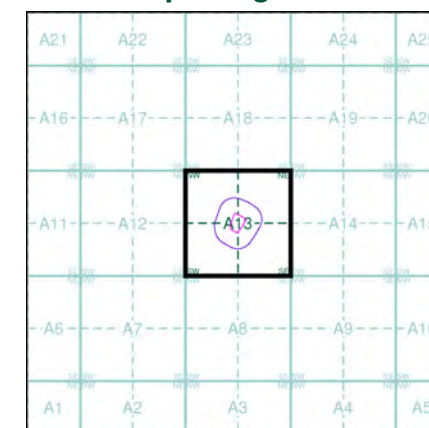
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The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SP3993 1986 12,500	SP4093 1988 12,500
SP3992 1991 12,500	SP4092 1987 12,500

Historical Map - Segment A13



Order Details

Order Number: 312294208_1_1
Customer Ref: 28640
National Grid Reference: 439660, 293330
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Site Details

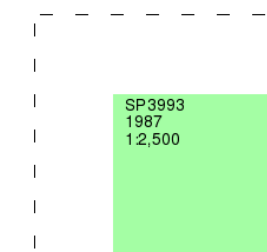
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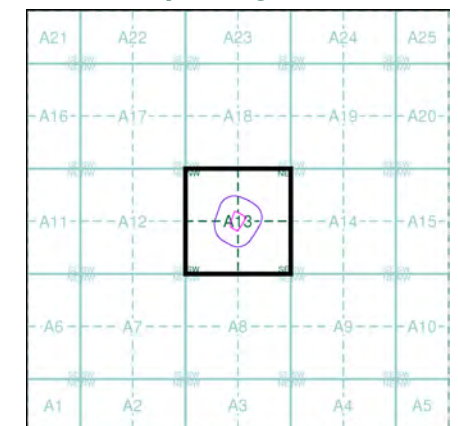
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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

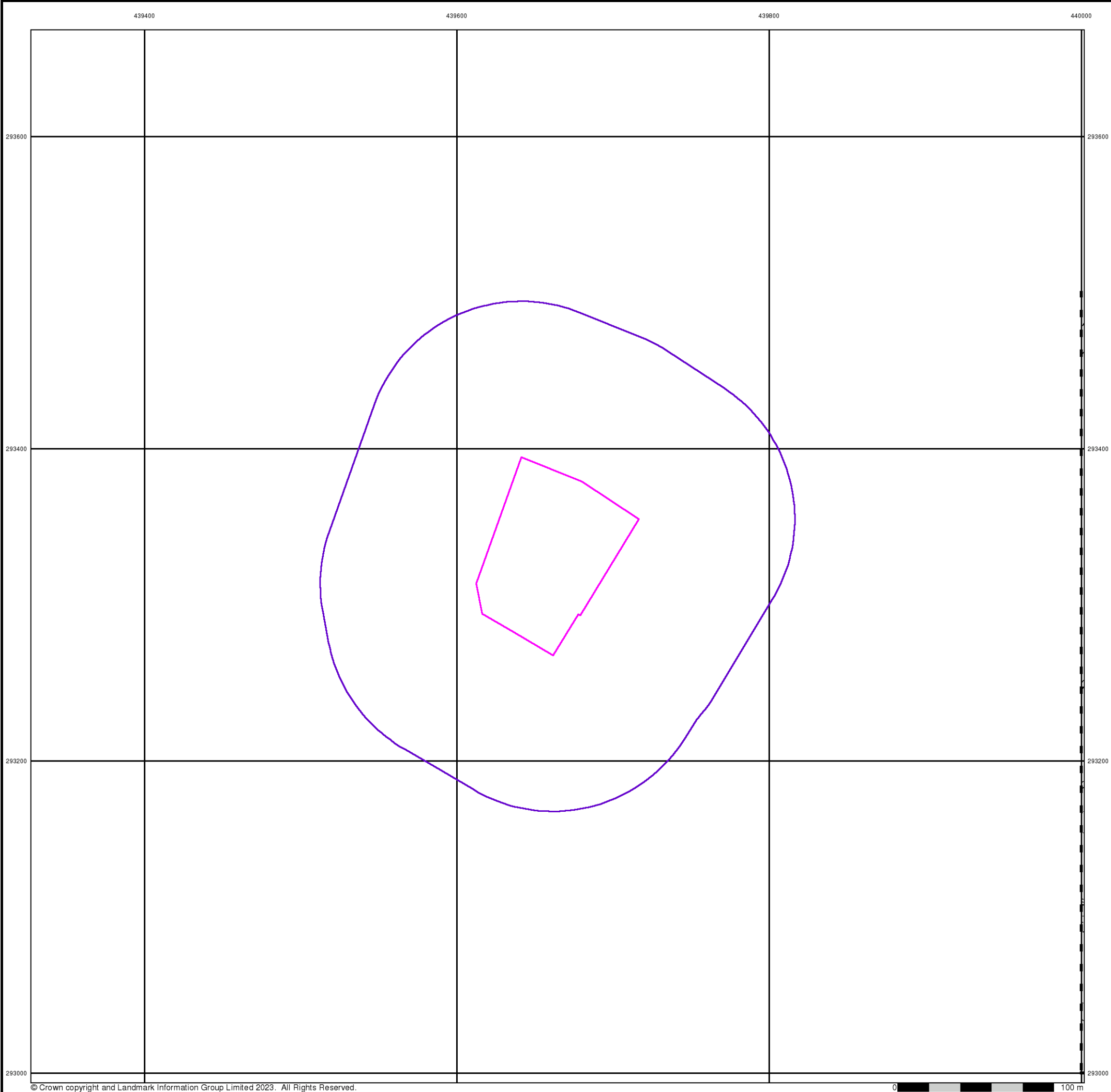
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Slice: A
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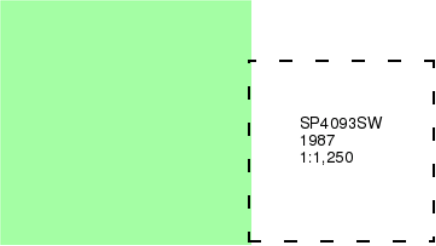
Additional SIMs

Published 1987

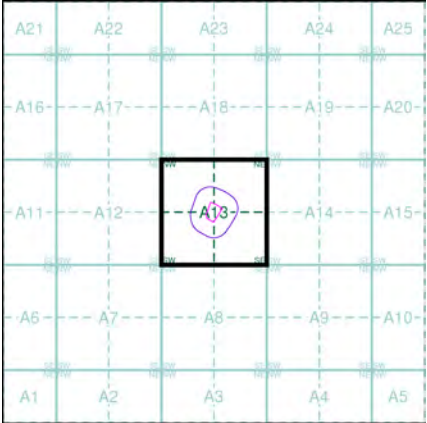
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

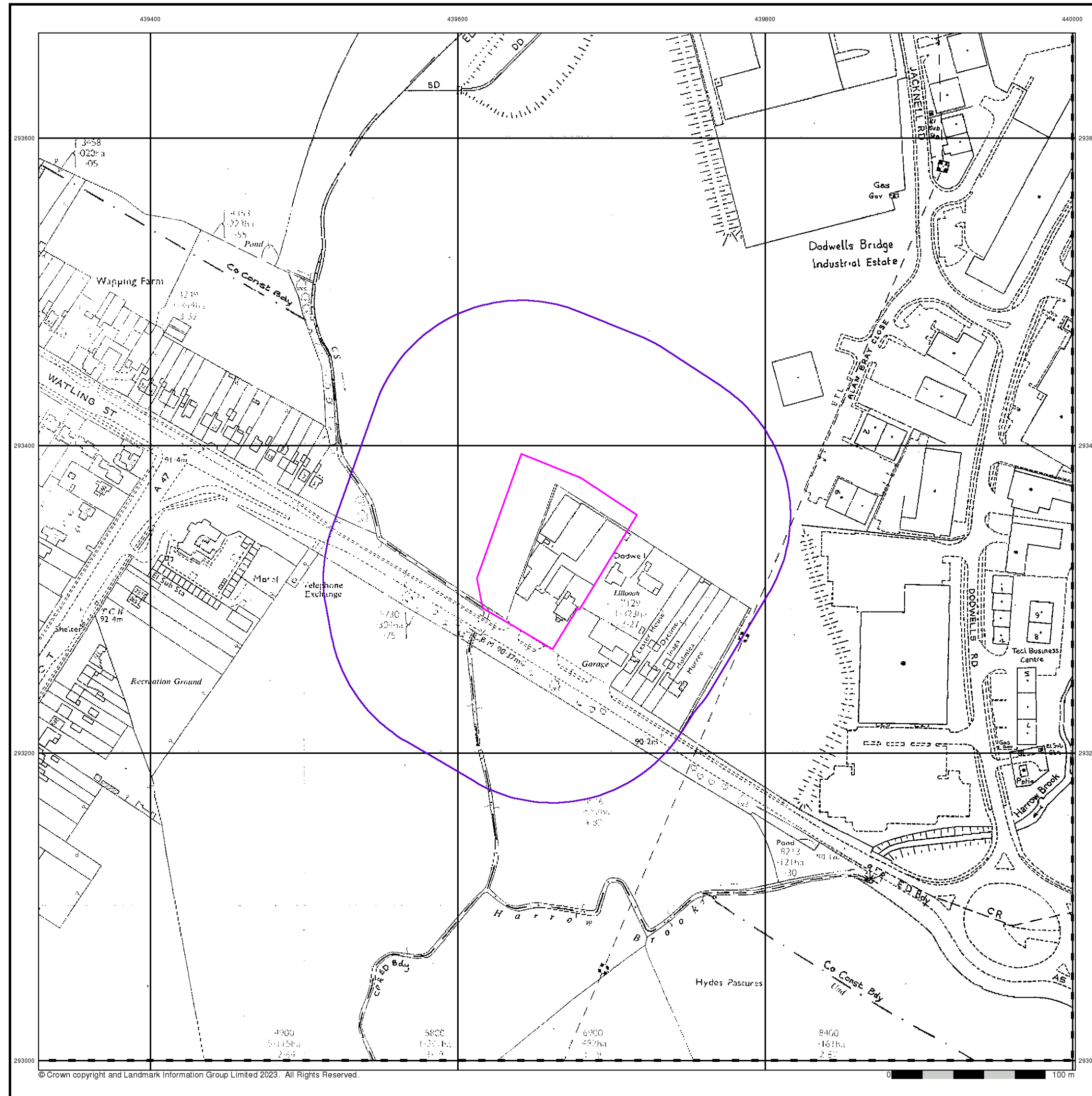
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Customer Ref: 28640
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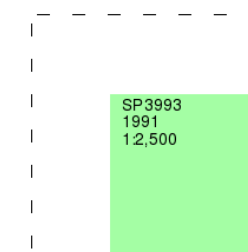
Additional SIMs

Published 1991

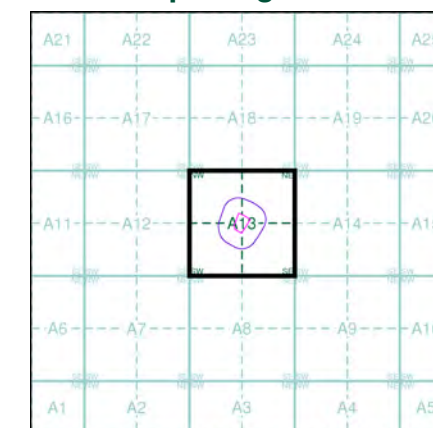
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

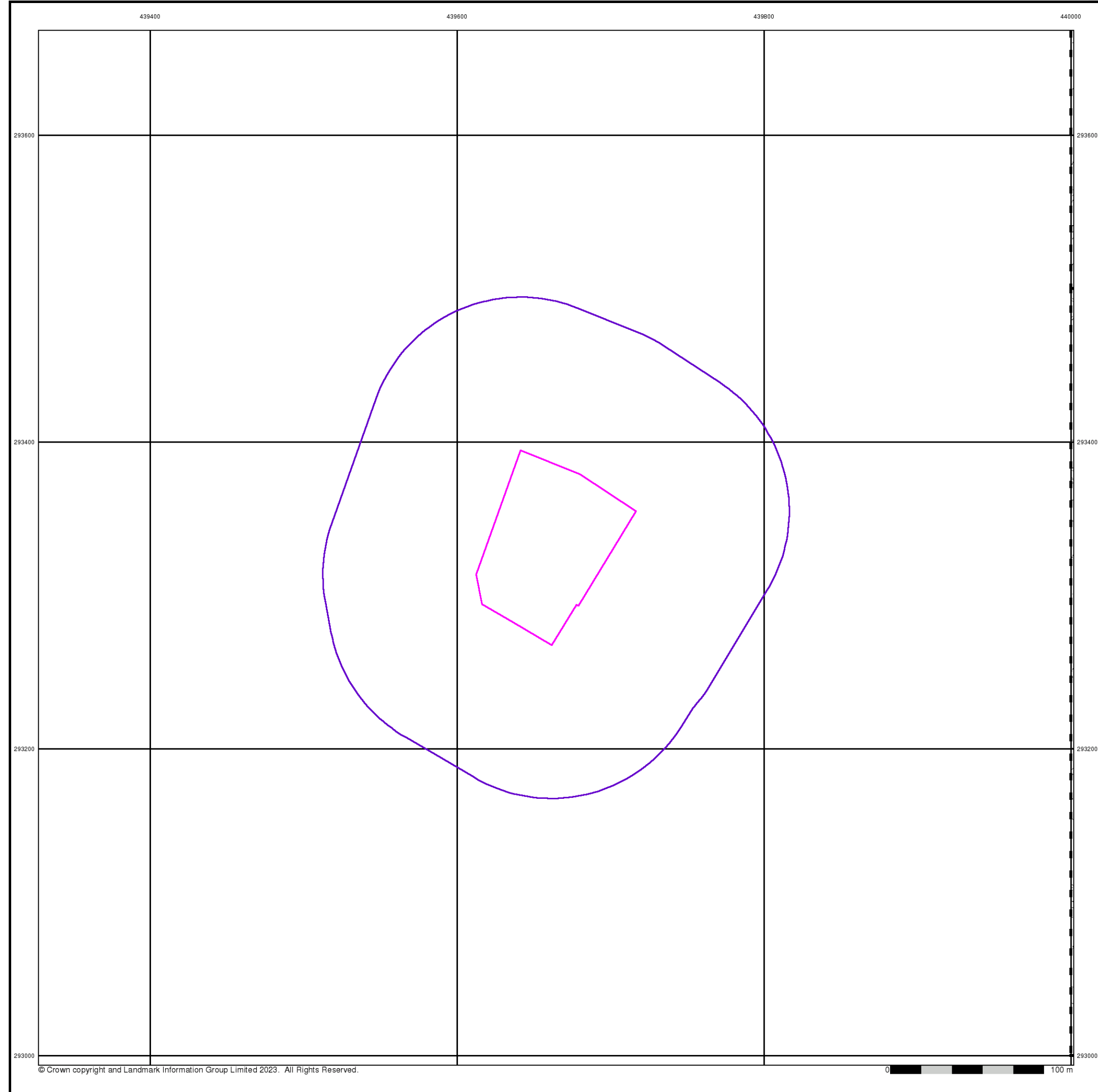
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Customer Ref: 28640
National Grid Reference: 439660, 293330
Slice: A
Site Area (Ha): 0.77
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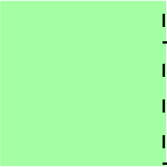
Large-Scale National Grid Data

Published 1993

Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

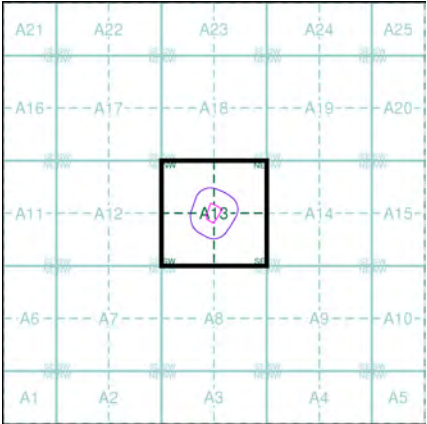
Map Name(s) and Date(s)



SP4093NW
1993
1:1,250

SP4093SW
1993
1:1,250

Historical Map - Segment A13



Order Details

Order Number:	312294208_1_1
Customer Ref:	28640
National Grid Reference:	439660, 293330
Slice:	A
Site Area (Ha):	0.77
Search Buffer (m):	100

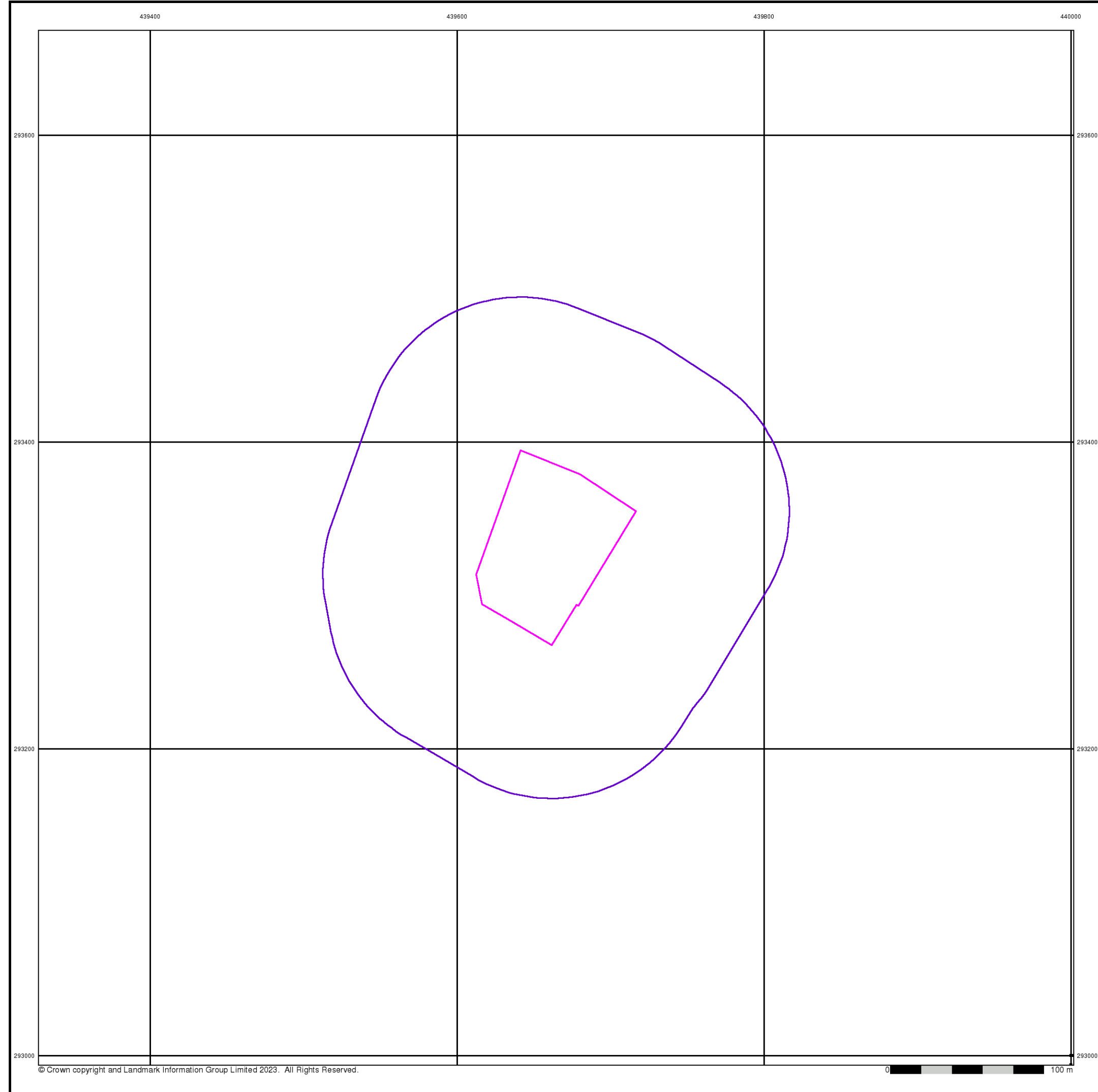
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Large-Scale National Grid Data

Published 1996

Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

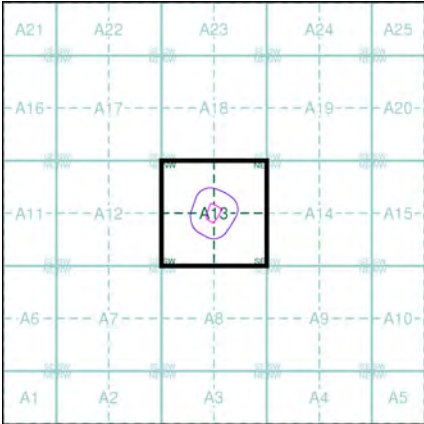


SP4092

1996

1:2,500

Historical Map - Segment A13



Order Details

Order Number:	312294208_1_1
Customer Ref:	28640
National Grid Reference:	439660, 293330
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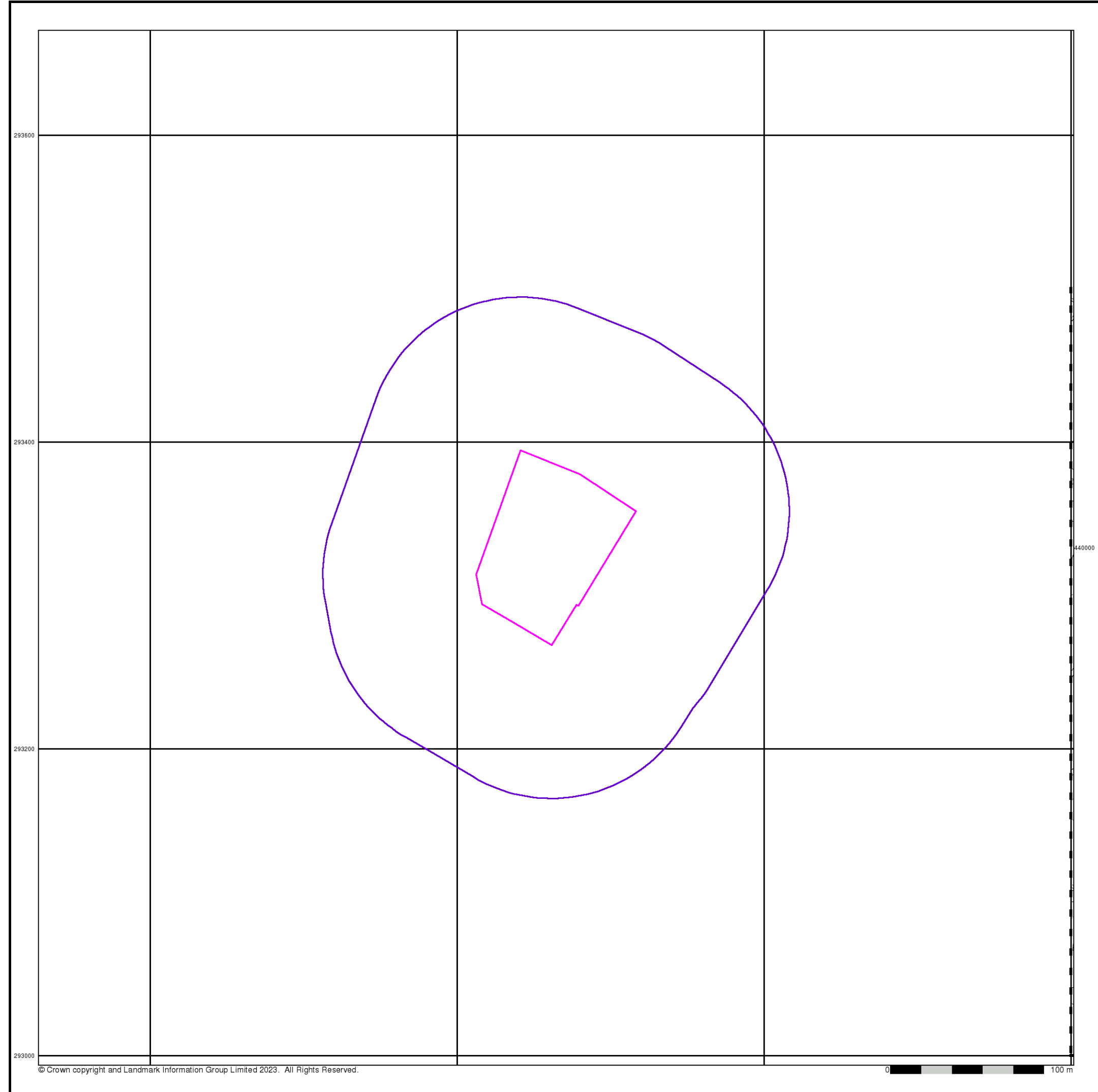
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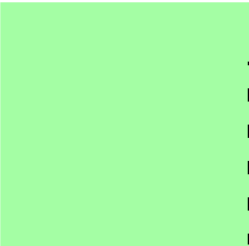
Large-Scale National Grid Data

Published 1996

Source map scale - 1:1,250

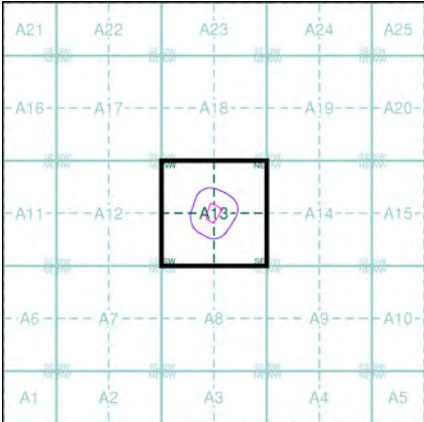
'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



SP4093SW
1996
1:1,250

Historical Map - Segment A13



Order Details

Order Number:	312294208_1_1
Customer Ref:	28640
National Grid Reference:	439660, 293330
Slice:	A
Site Area (Ha):	0.77
Search Buffer (m):	100

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Ch Church		Post Office
	CH Club House		Public Convenience
	F E Sta Fire Engine Station		Public House
	FB Foot Bridge		Signal Box
	Fn Fountain		Spring
	GP Guide Post		Telephone Call Box
	MP Mile Post		Telephone Call Post
	MS Mile Stone		Well

1:10,000 Raster Mapping

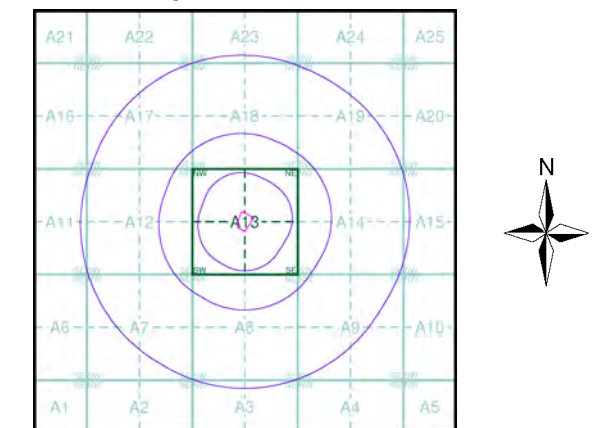
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Warwickshire	1:10,560	1887 - 1888	2
Leicestershire	1:10,560	1904	3
Leicestershire	1:10,560	1921 - 1925	4
Leicestershire	1:10,560	1925	5
Leicestershire	1:10,560	1938 - 1950	6
Ordnance Survey Plan	1:10,000	1955	7
Ordnance Survey Plan	1:10,000	1967 - 1968	8
Ordnance Survey Plan	1:10,000	1975 - 1977	9
Ordnance Survey Plan	1:10,000	1984 - 1989	10
Ordnance Survey Plan	1:10,000	1994	11
10K Raster Mapping	1:10,000	1999	12
Street View	Variable		13

Historical Map - Slice A



Order Details

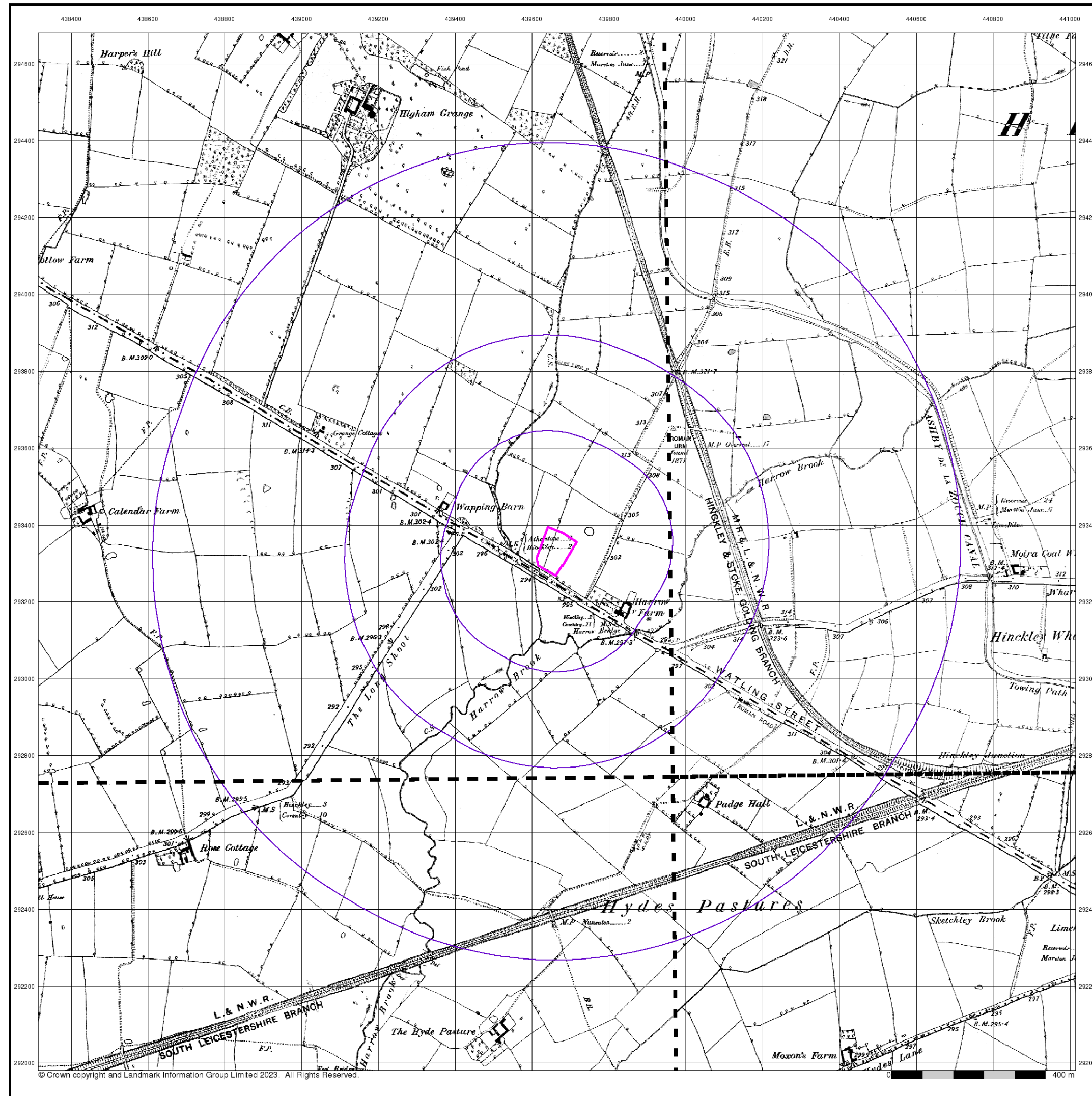
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National Grid Reference: 439660, 293330
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

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Warwickshire

Published 1887 - 1888

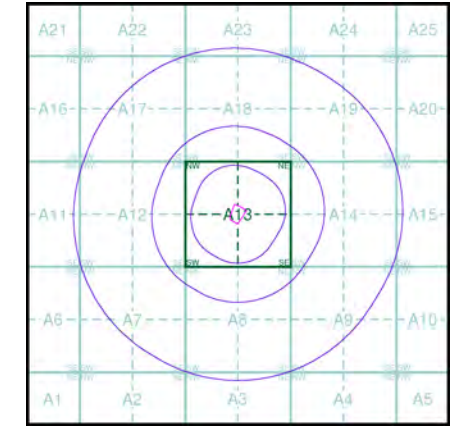
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

011NW 1888 1:10,560	011NE 1887 1:10,560
011SW 1888 1:10,560	011SE 1887 1:10,560

Historical Map - Slice A



Order Details

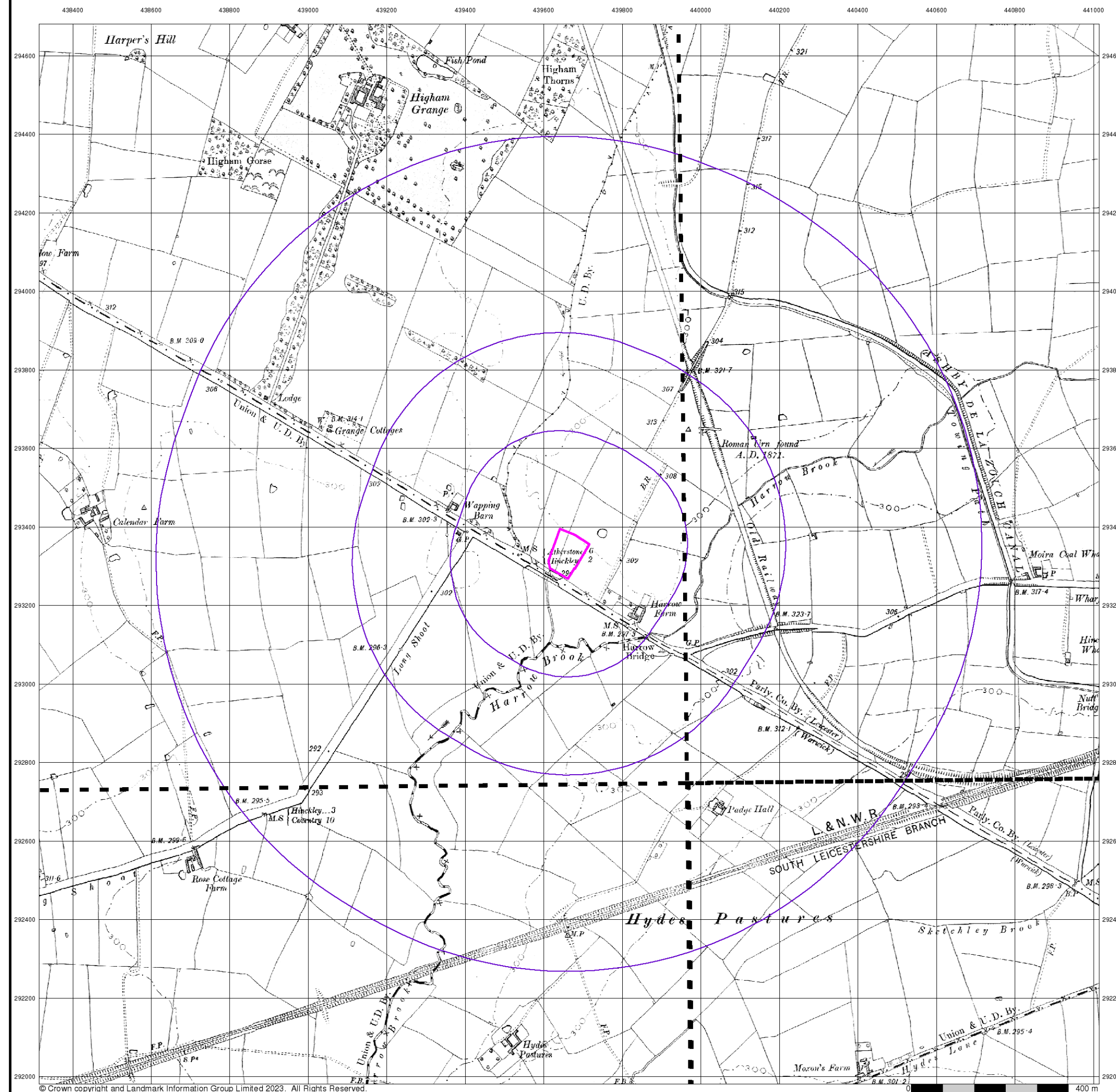
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Customer Ref: 28640
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Slice: A
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Leicestershire

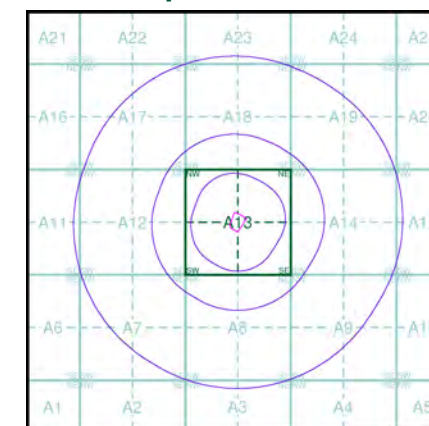
Published 1904

Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

Historical Map - Slice A



Order Details

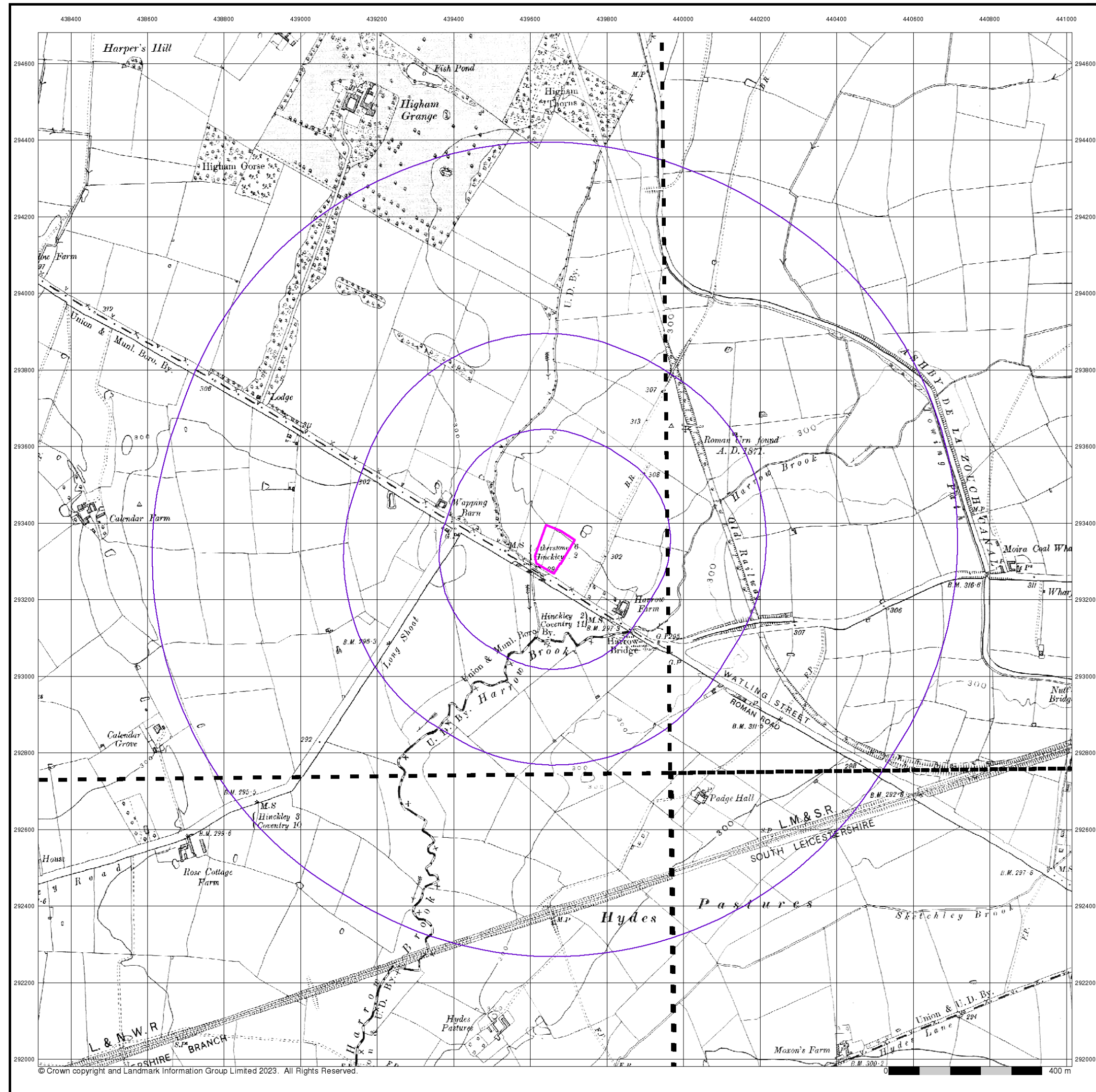
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National Grid Reference: 439660, 293330
Slice: A
Site Area (Ha): 0.77
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Leicestershire

Published 1921 - 1925

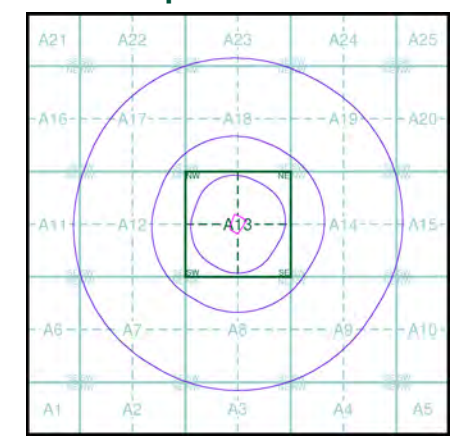
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

042NW 1921 1:10,560	042NE 1925 1:10,560
042SW 1921 1:10,560	042SE 1925 1:10,560

Historical Map - Slice A



Order Details

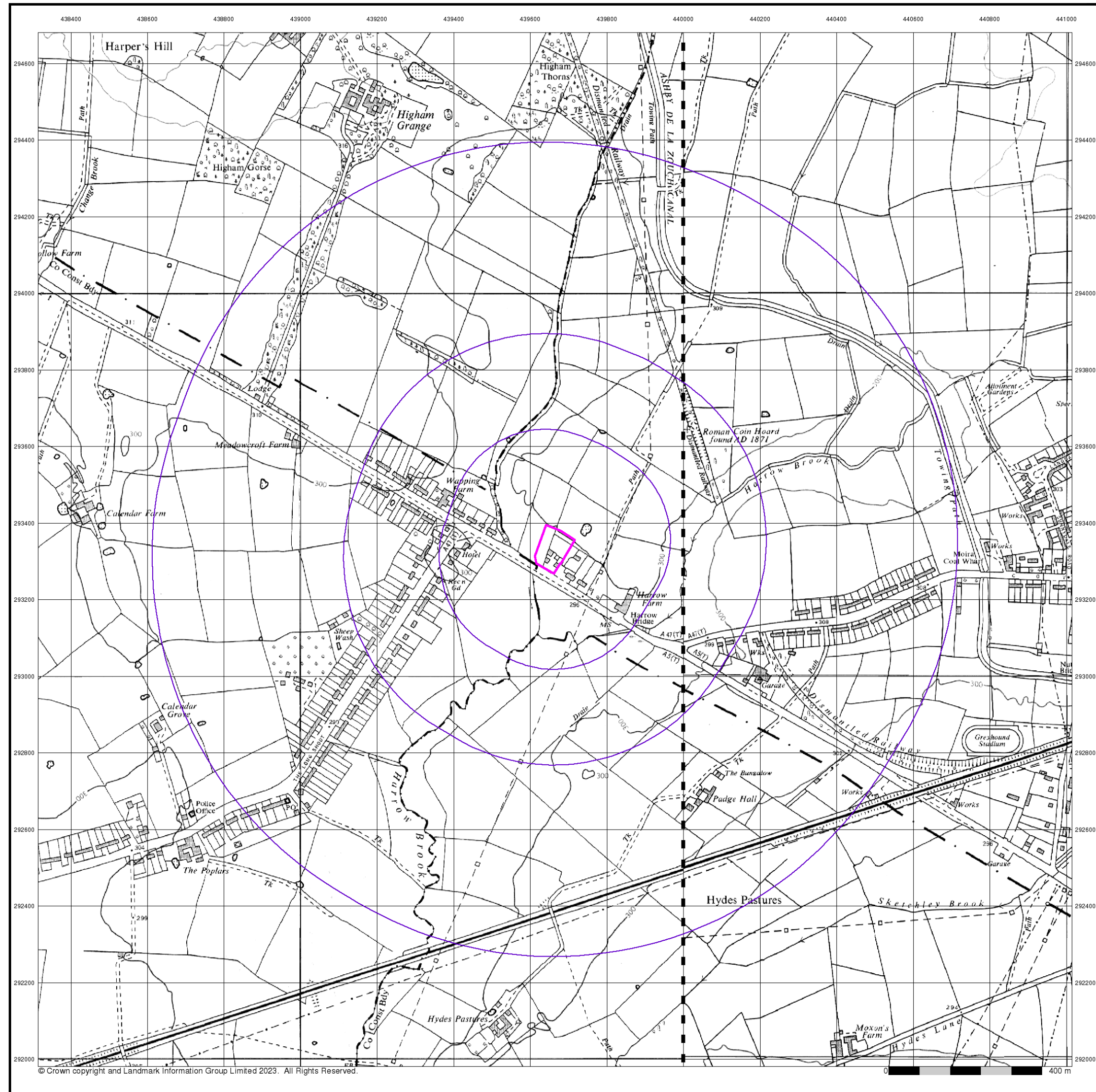
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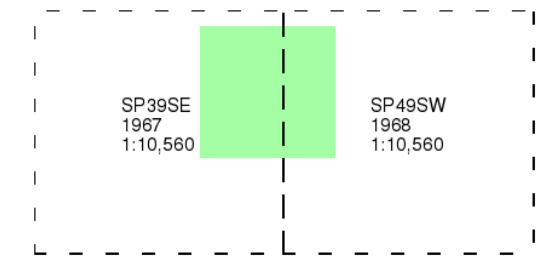
Ordnance Survey Plan

Published 1967 - 1968

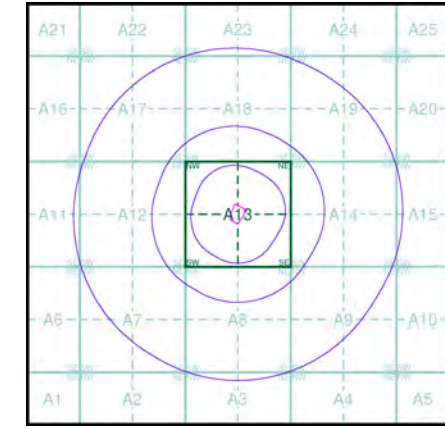
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

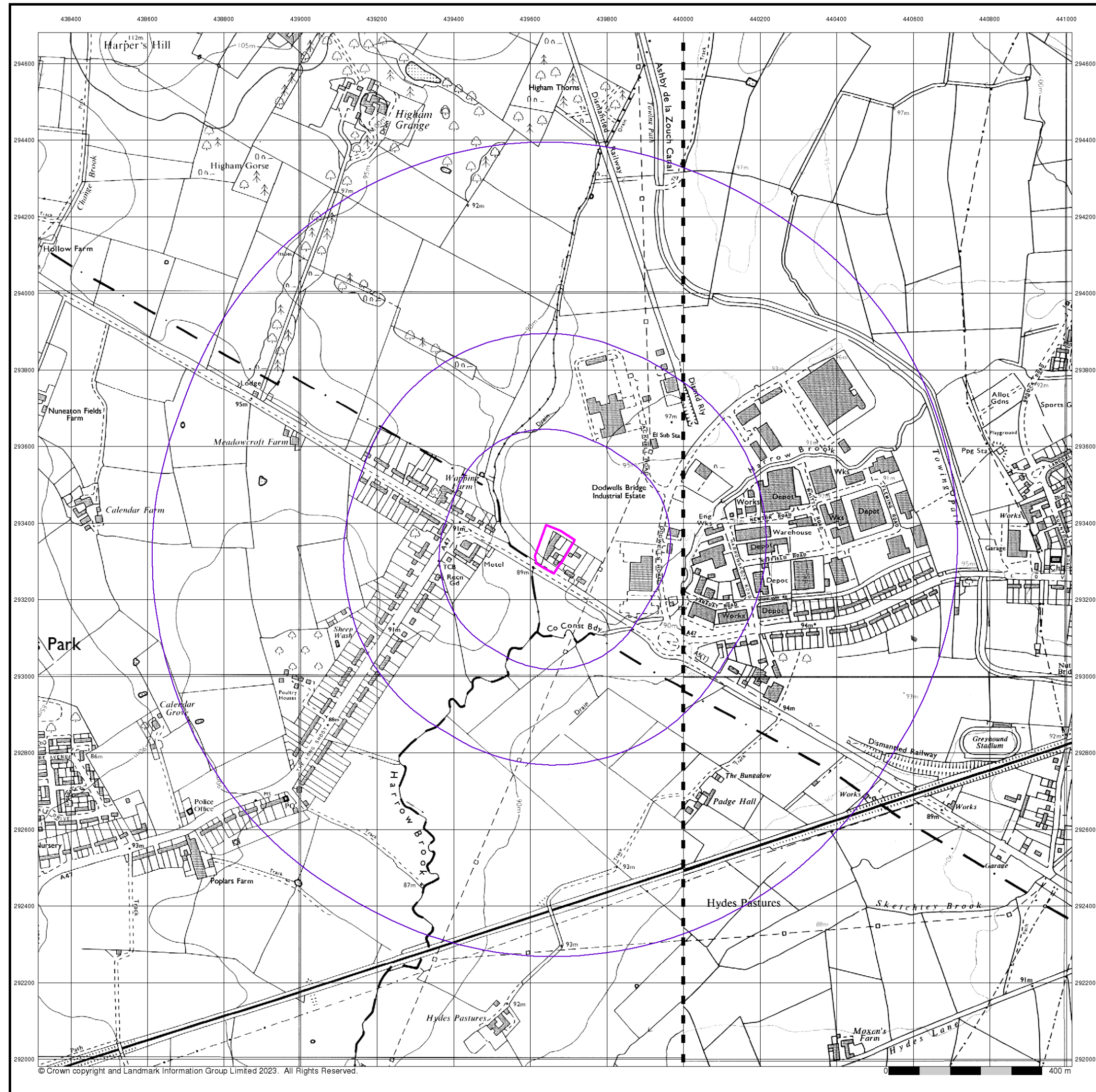
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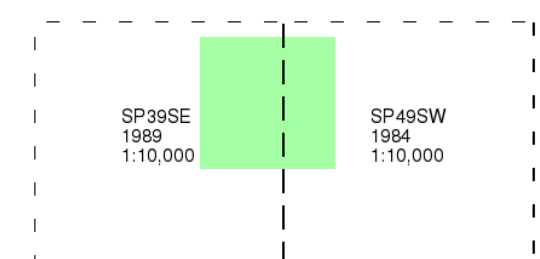
Ordnance Survey Plan

Published 1984 - 1989

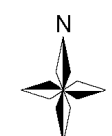
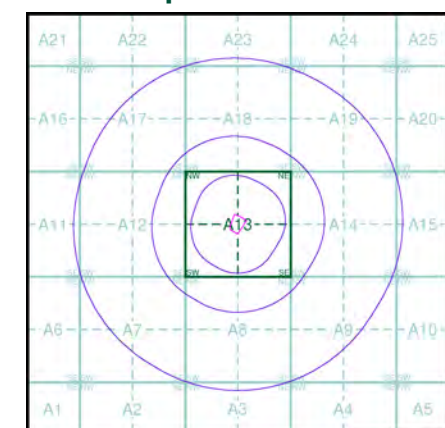
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

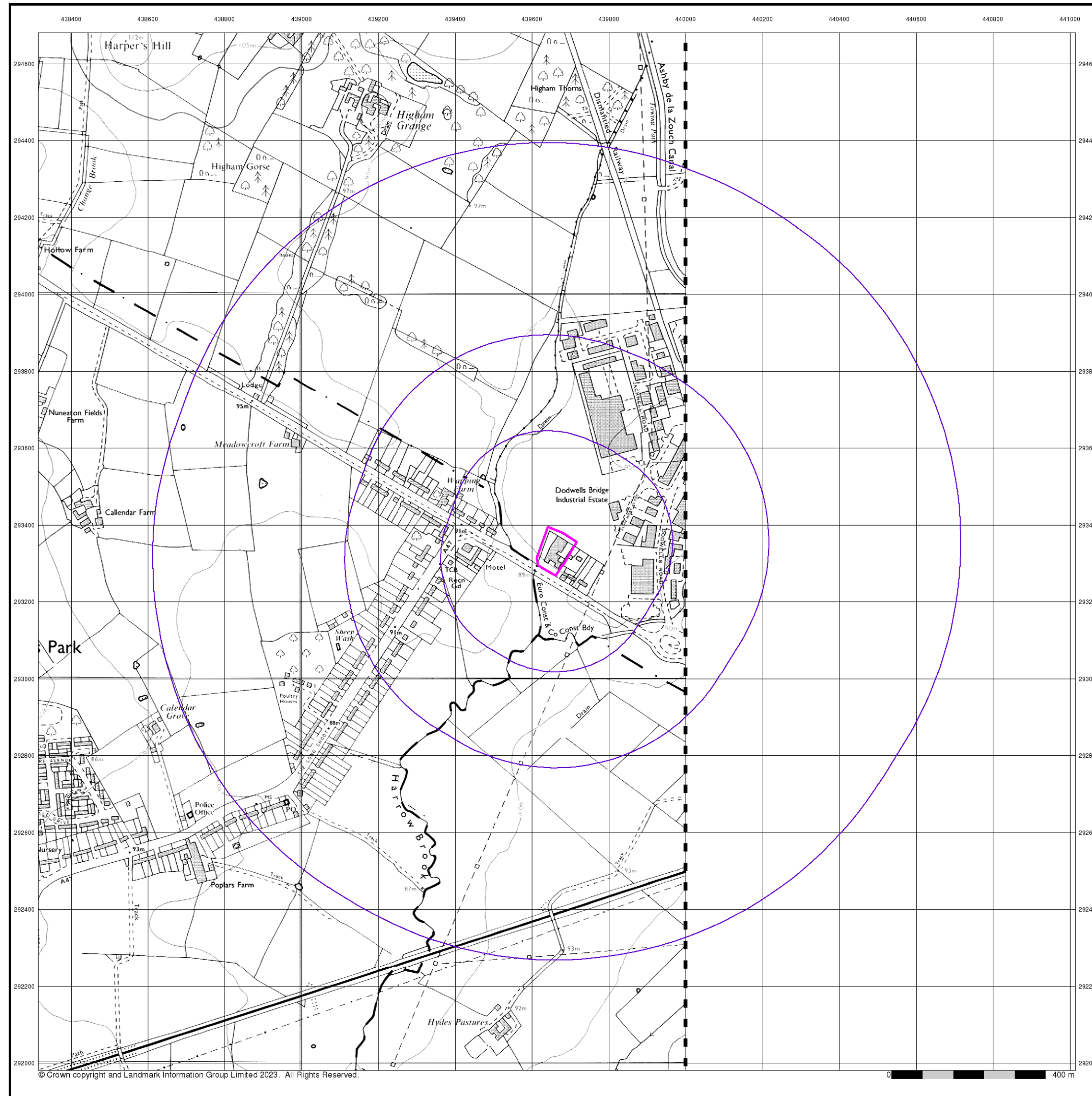
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Customer Ref: 28640
National Grid Reference: 439660, 293330
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

Aldi Foodstore Ltd, Watling Street, HINCKLEY, LE10 3ED



Tel: 0844 844 9952
Fax: 0844 844 9951
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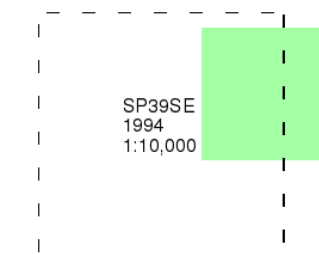
Ordnance Survey Plan

Published 1994

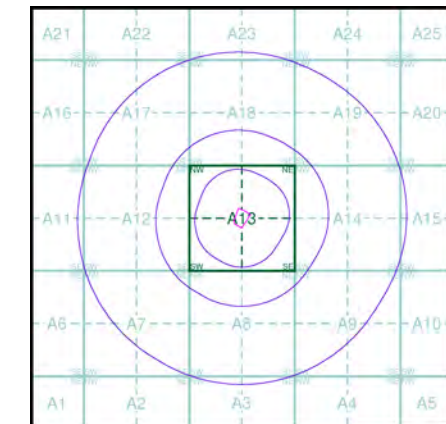
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