

Appendix 13.1: Preliminary Risk Assessment (Geoenvironmental)



PRELIMINARY RISK ASSESSMENT REPORT FOR PALLEX, WOOD ROAD DEVELOPMENT, BATTRAM

TE1808-TE-00-XX-RP-GE-001-V03

VERSION 3.0

28 APRIL 2025

FINAL

Prepared for:

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2.0	Revision to include findings from additional coal mining reports	02/02/2024	Henry	Stuart Milne	Adrian Read
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EXECUTIVE SUMMARY

Introduction	Tier Environmental was commissioned by Barberry Industrial Ltd to undertake a desk study and Phase I Preliminary Risk Assessment of the proposed commercial / industrial development at Pall-Ex, Wood Road Development, Battram. The purpose of this investigation was to establish land use history and review the available information to determine the geoenvironmental setting of the site and develop a preliminary conceptual site model with due consideration of potential soil and groundwater contamination, hazardous ground gases and mining.
Proposed land use	It is proposed that the site will be developed as singular warehouse for distribution purposes. Preliminary development layouts suggest the plot will stand to the west of the site with parking and hardstanding to the east of the plot and an entrance off Station Road. Land in the far east of the site will remain undeveloped.
Site location and surrounding land uses	Pall-Ex (UK) Ltd, Wood Road Development, Battram (nearest postcode) LE67 1FH. The site is set within a rural area with agricultural land uses surrounding the site. Wood Road provides the northern and western boundary and Station Road is on the eastern edge of site. Adjacent to site, beyond Wood Road in the northeast, is Pall-Ex distribution premises comprising a large warehouse unit along with associated hardstanding and roadways. To the southeast is the village of Bagworth, with residential properties lying approximately 250m from site. To the west is the village of Battram with a play park and properties lying approximately 130m from site.
Site history	Since 1881 Bagworth Brick and Pipe works are shown to the southeast of site and have encroached on the southeastern area of site by the 1929, possibly as a clay pit, with an access track or rail line and tunnel passing under Station Road. The brick works is no longer present by 1966 and associated pits have possibly been infilled. A conveyor system is recorded to have run along the southern site boundary between the colliery to the south west and a bunker at the main line railway to the east. The conveyor passes under Wood Road along the site boundary before passing northeast through the easternmost part of the site where it is shown to pass under Station Road. This is no longer in use by 1994 though associated infrastructure may remain on site. Two ponds are constructed in the east of the site present from circa 2000, no ponds are recorded on historic mapping in these locations. Pertinent surrounding features include the Nailstone colliery and Ellistown Brick Works as well as the both the Leicester and Burton on Trent Railway that originally ran to the east of site north/south and the Mineral Railway that ran across the northern edge of site. From the mid-2000s residential development took place to the southeast of site within Bagworth village.
Geology, Hydrogeology and Hydrology	The Groundsure report records the south east of the site to comprise 'infilled ground', likely to be in association with the former Bagworth Brick works/clay pit. There is a moderate risk of compressibility and uneven settlement within the area of artificial ground. There are also records of large areas of Made Ground and Landscaped Ground within 10-500m of site The site, along the western and northern boundary, is shown to be underlain by the Oadby Member – Diamicton (Secondary Undifferentiated Aquifer), recorded in the order of approximately 9-18m in BGS boreholes. The solid geology beneath the site is shown to be the Edwalton Member – Mudstone (Secondary B Aquifer), part of the Sidmouth Mudstone Formation. The Edwalton Member is underlain by Coal Measures which are recorded on nearby BGS boreholes recorded from between 85-120m bgl. The site is not with a Source Protection Zone. There are no potable water abstractions within 2km of the site, and no non-potable abstractions within 1km. The nearest surface water feature is an unnamed stream 19m SE which forms part of a wider local drainage network, with no flow to nearby significant rivers with 250m. Based upon the site topography it is inferred that groundwater flow direction is towards the southeast. As a result, the controlled waters sensitivity is considered to be low.
Ground Gases	There is the potential historical infilling in the east of the site associated with infilling of the clay pits in the 1960s. There are no active landfills near to site though a number of historical landfill records, active between 1970-1990, are present including 18m west, 25m north west and 159m east, and licensed waste sites associated with soil production 23m south in circa 2012.
Radon Requirements	Basic radon protection measures are not currently required for the proposed development on this site.
Ecological Sensitivity	The site is within a Nitrate Vulnerable Zone associated with the River Trent. Two ponds situated to the east of the site are both in use for carp fishing with the northern most being used a fish nursey and the southern pond being actively fished. A Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain (BNG) report are currently being prepared by a third party and reference should be made to these documents with respect to ecological considerations.
Potential contaminative features	On site Made Ground associated with possible historical infilling in the east of the site where the former clay pit of the Bagworth Brick and Pipe works encroached onto site. Possible Made Ground/buried infrastructure associated with a historic success tunnel for the clay pit and coal conveyor system and road underpass/access tracks in the east of the site.



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Mining and quarrying	Based on the information supplied by the Coal Authority, presented in Appendix C, i.e. no recorded mine entries, no recorded shallow workings and the shallowest recorded workings at approximately 90m bgl, it is considered that historic coal mining represents a low risk to the proposed development. A copy of the Subsidence Claims Report for the adjacent Wiggs Farm area to the southwest of the site has been requested. This PRA will be updated upon receipt of this report and may affect our conclusions above. The area where Bagworth Brick Works surface extraction took place is situated in the southeast of site. Based upon current layout proposals it is unlikely that the development would be affected by the former Bagworth Brick Works. This should be reviewed once development plans have been finalised.
Unexploded Ordnance	From the historical and anecdotal evidence, the site wasn't a target for bombing historically. Thus, the UXO risk is considered to be low.
Waste Soils Classification	Based on the history of the site and the anticipated potential contaminants of concern it is considered possible that hazardous waste soil materials may be present beneath some areas of the site, notably to the east of site where possible infilling has occurred; however, this will be subject to confirmatory investigation, sampling, laboratory analysis and waste classification in accordance with the Guidance on the Classification and Assessment of Waste (WM3).
Materials re-use	Subject to volumetric fill requirements and a future assessment of suitability of re-use (both chemically and geotechnically), some materials may be considered for potential re-use in line with an appropriate end-of-waste protocol such as WRAP Quality Protocol for Aggregates from Inert Waste, U1 Exemption or a Materials Management Plan in accordance with the CL:AIRE Definition of Waste Code of Practice (DoWCoP). Please note that any previously landfilled or mining waste materials may not be appropriately subject to consideration under DoWCoP and may not be re-used under DoWCoP unless sufficient lines of evidence and agreement with the local Environment Agency Waste Team can be sought beforehand. In addition, Section 4.10 of this report includes statements with respect to re-use of excavated and stockpiled clean naturally occurring soils within the site and re-use on other sites. These statements are designed to provide a clear intention to reuse any clean, naturally occurring soils derived from future excavations at this site (which may also include temporary future stockpiling these materials).
Further works	A copy of the Subsidence Claims Report for the adjacent Wiggs Farm area to the southwest of the site has been requested. This PRA will be updated upon receipt of this report and may affect our conclusions above. It is recommended that a ground investigation is undertaken in order to further assess the potential risks associated with the pollutant linkages identified in the Preliminary Conceptual Site Model (presented in Section 6). The objectives of the Phase II Ground Investigation will be: • to determine shallow soil and groundwater (if encountered) conditions, including whether significant contamination has resulted from past or current land uses; • to determine the risks posed by any ground contamination (if encountered) and provide recommendations on remedial measures to manage such risks (if necessary); • to assess the presence of potential obstructions / infrastructure in the ground associated with the historical conveyor and railway tracks and nearby former tunnel in the far east of the site; • to further investigate potential areas of former infilling within the site boundary; • to determine the risks posed to the site from hazardous ground gases; • to provide advice relating to geotechnical issues associated with the site. As the site is greater than 1ha in size a flood risk assessment will be required to support the planning application for the proposed development.



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1. INTRODUCTION

Tier Environmental was commissioned by Barberry Industrial Ltd to undertake a Land Contamination Risk Management (LCRM) Preliminary Risk Assessment for an area of land referred to as Pall-Ex, Wood Road Development, located at Pall-Ex, Wood Road Development, Battram (nearest postcode) LE67 1FH (the “site”).

The full title of this report, a ‘*Stage 1 - LCRM Tier 1 Preliminary Risk Assessment Report*’, is in accordance with that described in the Land Contamination Risk Management guidance (available at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>) which has superseded CLR 11.

1.1. Proposed Development

Under current proposals the development will comprise a singular warehouse unit with associated hardstanding, parking and roadways as presented in Appendix A. As such, in accordance with the ‘*Updated technical background to the CLEA model*’ (Environment Agency, 2009) and ‘*Suitable 4 Use Levels*’ (LQM / CIEH 2015) the proposed generic land use for this development is commercial / industrial.

Preliminary development layouts suggest the proposed commercial unit will be located in the west of the site with parking and hardstanding to the east of the plot and with the entrance off Station Road. Land in the far east of the site will remain undeveloped.

1.2. Previous Reports

No previous pertinent reports pertaining to this site have been made available. Furthermore, a review of the local planning portal has not produced any pertinent information.

1.3. Objectives

Taking into account the proposed development of the site, the objectives of this appraisal were:

- To determine the historical and current land use.
- To establish the environmental setting of the site.
- To evaluate whether past mining or other extractive industries could have an influence on the site.;
- To determine likely ground and groundwater conditions.
- To determine the potential risks to human health and the wider environment.
- To determine potential risks posed to the site from hazardous ground gases and / or vapours.
- To derive a Preliminary Conceptual Site Model.

1.4. Assumptions

The following assumptions are made in this report:

- It is assumed that ground levels will not change significantly from those described in this report or as shown on proposed development drawings. If this is not the case, then amendments to the recommendations made in this report may be required.



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- Any references to observations of suspected asbestos-containing materials are for information only and should be verified by a suitably qualified asbestos specialist and/or confirmed by laboratory analysis.
- The use of the term 'Topsoil' within this report is based on a visual identification only and that these materials have not been classified in accordance with BS3882:2015.
- The use of the terms 'shallow' and 'deep' within this report (from a geotechnical perspective) assume *typically* between ground level to circa 3.00m below ground level (bgl) for 'shallow' and greater than 3.00m bgl regarded as 'deep';
- The comments and opinions presented in this report are based on the findings of the desk study performed by Tier Environmental. There may be other conditions prevailing on the site which have not been revealed by this investigation and which have not been taken into account by this report at this stage.
- Responsibility cannot be accepted for any conditions not revealed by this investigation. Any diagram or opinion on the possible configuration of the findings is conjectural and given for guidance only. Confirmation of ground conditions should be undertaken if deemed necessary.

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2. SITE DETAILS AND DESCRIPTION

Table 2.1 Current Site Overview.

Site name	Pall-Ex, Wood Road Development, Battram
Site address	Pall-Ex (UK) Ltd, Wood Road Development, Battram (nearest postcode) LE67 1FH. A site location plan is included as Drawing No. TE1808-TE-00-XX-GE-DR-001-V01 within Appendix A.
National Grid Reference (NGR)	443687 309605
Approximate site area	22.07 ha
Site shape	Irregular in shape.
Current land use on the site	The site is situated within a undeveloped parcel of land. The central southern area is used as an arable field (used by Wiggs Farm) with vegetated areas surrounding to the north and the east. Within the vegetated area to the east stands a pylon running north south. There are also 2 No. ponds with associated cleared areas, presumably acting as access ways. Small piles of construction materials, and a stockpile of unknown materials are located in the south east of the site likely associated with Wiggs Farm and the pond construction.
Surrounding land uses	The site is set within a rural area with agricultural land uses surrounding the site. Wood Road provides the northern and western boundary and Station Road provides the eastern edge of site. Adjacent to site, beyond Wood Road in the northeast is Pall-Ex distribution premises, comprising of a large warehouse unit along with associated hardstanding and roadways. To the southeast is the village of Bagworth, with residential properties lying approximately 250m from site. To the west is the village of Battram with a play park and properties lying approximately 130m from site.
General topography and ground levels	The site is generally situated at between 151m and 163m AOD. The site slopes gently towards the southeast.

An aerial photograph (from the Groundsure report) of the site and site boundary is shown below.



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Figure 2.1 Recent Aerial Photograph from Groundsure





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3. SITE HISTORY

3.1. Site History Review

Extracts of Ordnance Survey (OS) plans dated from 1881 to 2023 were reviewed. These were obtained as part of the Groundsure report for the site, which is presented in Appendix B.

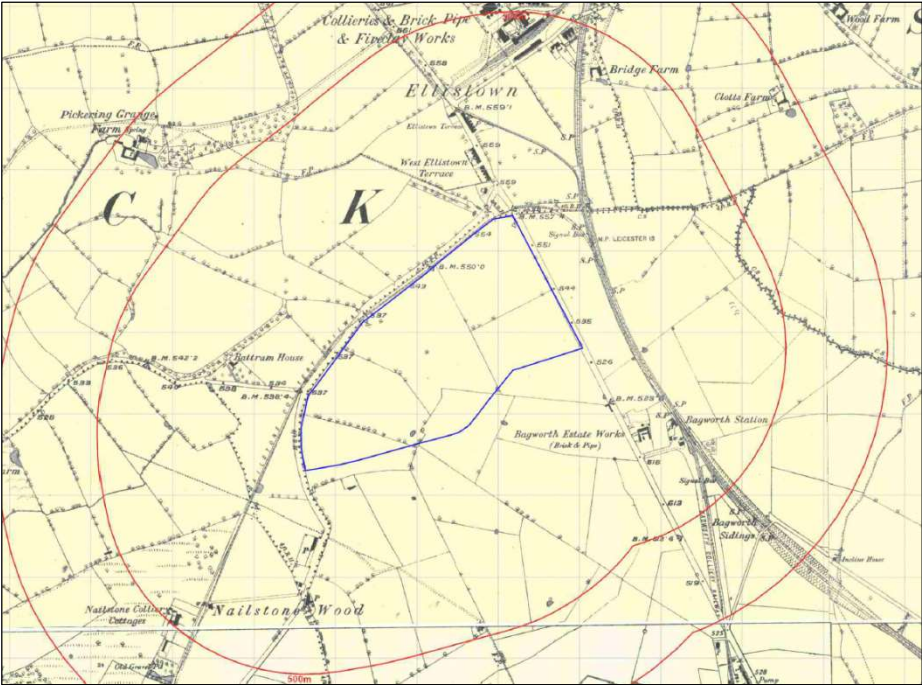
Table 3.1 below presents a summary of the main aspects of the site relevant to the current and proposed future end uses. It is not the intention of this report to describe in detail all of the changes that have occurred on or adjacent to the site, where these are not relevant to the land use.



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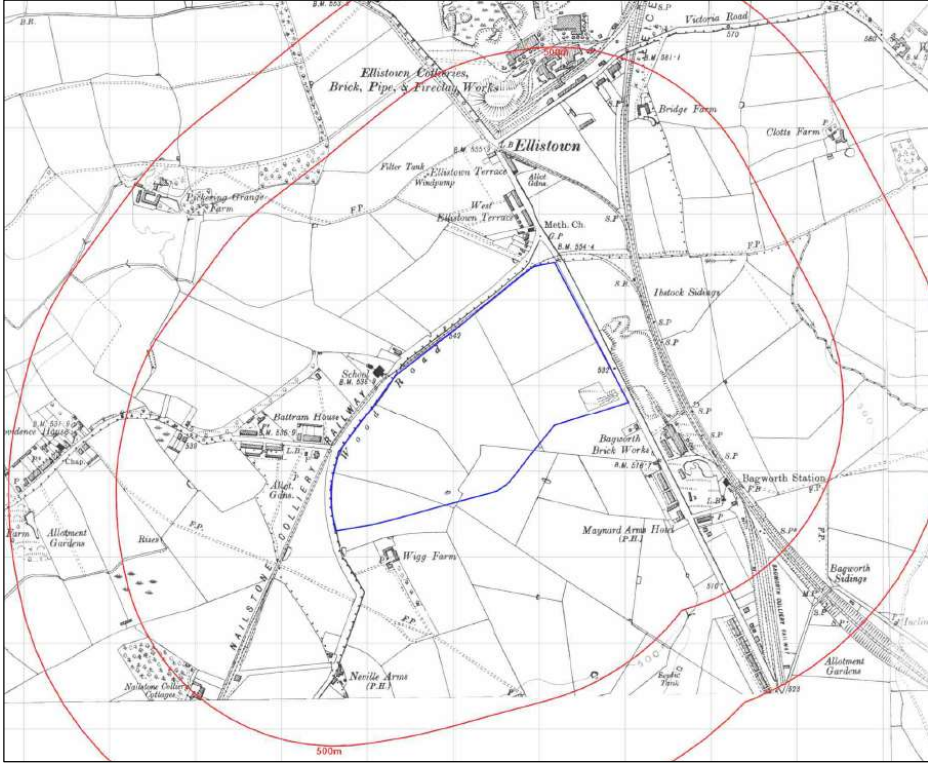
Table 3.1 Site History.

Time Period	On-site features	Off-site features
Pre-1900	 1881-1885 – 1:10,560	
	The site is undeveloped comprising of multiple fields	- Numerous fields surround site 500m to the southwest is Nailstone colliery. - Nailstone Colliery Railway runs adjacent to the northern boundary of site 200m southeast is the Bagworth Estate Works (Brick and Pipe) - C.100m to the east is the Leicester to Burton upon Trent line, continuing to the north and south 250m northeast are the Collieries & Brick Pipe & Fire Clay Works



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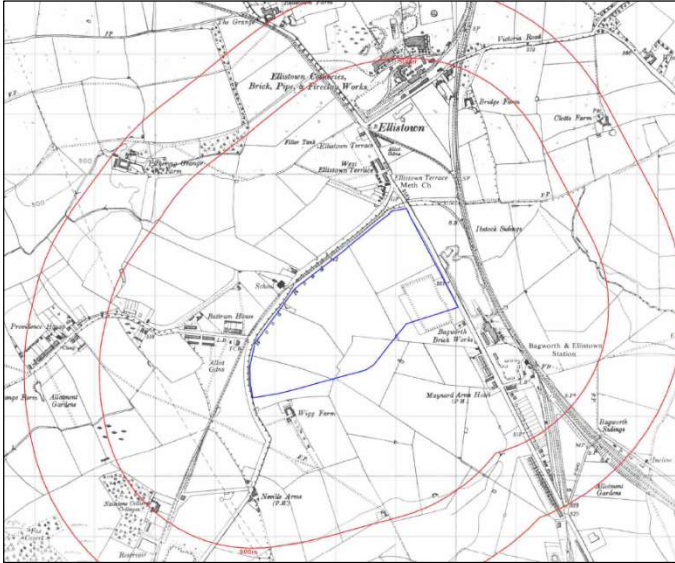
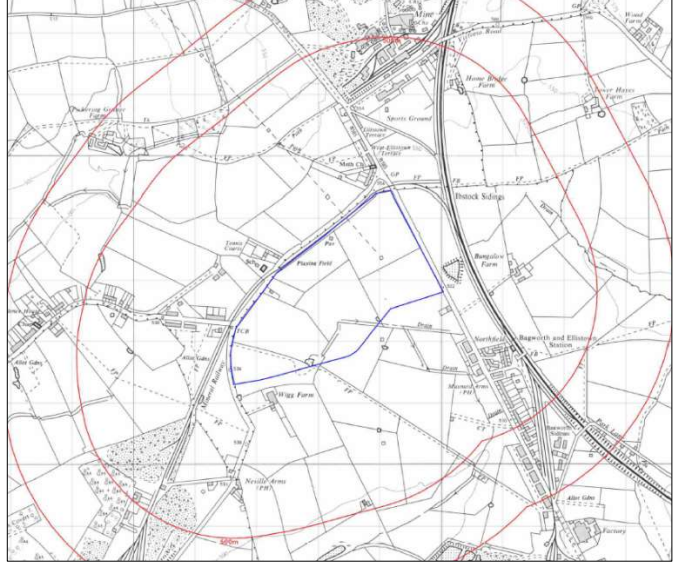
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Time Period	On-site features	Off-site features
1900 to 1939 (Pre-war period)	 1930-1931 – 1:10,560	
	The majority of site remains undeveloped except the southeast of site which, by 1929 appears to form part of the Bagworth Brick works with an access track or rail line and tunnel passing under Station Road.	- The wider area surrounding site remains largely unchanged 50m to the southwest is Wigg Farm - Expansion and development is taking place to the now called Ellistown Collieries: Brick, Pipe and Fireclay works - A school is situated 30m north of site and Wood Road.



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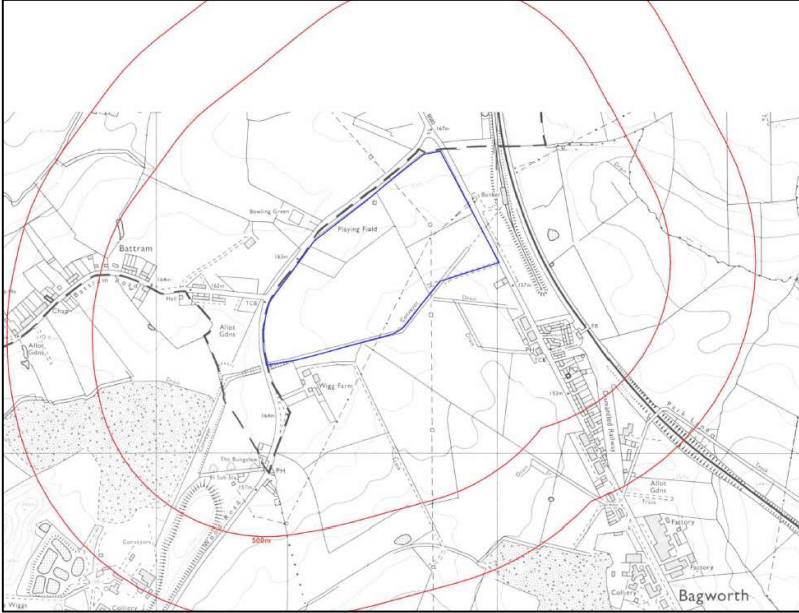
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Time Period	On-site features	Off-site features
1945-1980 (Post war period)	 1955 – 1:10,560 & 1966-1967 – 1:10,560 • Further expansion to Bagworth Brick works with a suspected clay pit in the southeastern area of site. From 1966 Bagworth Brick Works has been decommissioned with associated clay pit potentially infilled. • A playing field and pavilion is situated within the central north of site by 1966. • A drain and possible pond feature is shown in the south of the site.	 • By 1955 there has been development to the existing Bagworth and Ellistown Station. • Bagworth Brick Works expands to the eastern site of Station Road but is no longer present by 1966. • 400m southeast, residential properties now lie adjacent to the eastern side of Station Road. • 20m north is Ellistown Terrace and Methodist Church • 300m north is a filter tank • The filter tank 300m north is no longer shown



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Time Period	On-site features	Off-site features
1980-2000 (Early modern period)	 1982 – 1:10,560	
	By 1982 a conveyor is shown along the southern site boundary into the far east of the site between the colliery to the south west and a bunker on the main rail line to the east. The conveyor passes under both Wood Road and Station Road. The conveyor is no longer present by 1994.	No significant changes.



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Time Period	On-site features	Off-site features
2000-2024 (present day period)	 2010 – 1:10,000	- Both the Mineral Railway and Leicester to Burton upon Trent line have been closed. Along with the Bagworth Railway Station buildings and sidings - A number of residential properties to the southeast have been demolished. - The outline of the Pall-Ex distribution depot is 40m northeast of site - A residential neighbourhood of Bagworth village is 300m southeast of site.
	- Site remains largely unchanged. - The former playing field and pavilion is no longer shown. - A pond is shown to the southeast area of site. - Clay quarry wood has populated the area to the east and north of site.	



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3.2. Preliminary Unexploded Ordnance Risk Assessment

From the historical and anecdotal evidence, the site wasn't a target for bombing historically. Thus, the UXO risk is considered to be low.

Table 3.2 Preliminary UXO Risk Assessment.

	Yes/no	Comments
Is the site indicated to have been directly bombed?	No	There are no records of a direct bomb drop on site.
Is the site within an area recorded to have been bombed?	No	N/A
Could the site have been a high-risk target?	No	N/A
Any development cycles since 1945?	No	No significant site wide development.
Mitigating Factors	No	N/A
Preliminary assessment of UXO Risk	Low	N/A
Further works?	No	N/A



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4. ENVIRONMENTAL SETTING

4.1. Geology

Table 4.1 Geological Summary.

Maps and publications referenced	Groundsure, BGS Map viewer and BGS Geoindex (onshore)
Made ground / artificial ground	The Groundsure report records the south east of the site to comprise 'infilled ground', likely to be in association with the former Bagworth Brick works/clay pit. There is a moderate risk of compressibility and uneven settlement within the area of artificial ground. There are also records of large areas of 'Made Ground' and 'Landscaped Ground' within 10-500m of site
Natural ground subsidence - Compressible deposits	Owing to the presence of the former Bagworth Brick works/clay pit there is a moderate risk of compressibility and uneven settlement within the area of artificial ground (the Bagworth Brick and Pipe works).
Drift geology	On site: Oadby Member – Diamicton (present along the north and western boundary of site) BGS boreholes indicated various depth of superficial. Recorded as boulder clay a borehole to north shows shallower depths at c.9m bgl whilst a borehole to the southwest records deposits to c.18m bgl.
Solid geology	On site: Edwalton Member – Mudstone (Sidmouth Mudstone Formation) The Edwalton Member is underlain by Coal Measures which are recorded on nearby BGS boreholes recorded from between 85-120m bgl.
Dip of solid strata	NR
Faults	On site: Lithostrat line, inferred (calculated base of Whitwick Dolerite)
Coal seams	None shown to outcrop or subcrop on or in the immediate vicinity of the site. However, the site is shown to be within a 'deep coal' area according to BGS records.

4.2. Mining and Quarrying

Table 4.2 Coal Mining Activities.

	Yes/No	Comments
Is the site in an area of potential shallow coal workings?	No	Source: Groundsure, CON29M, Coal Authority website
Is the site in a Development High Risk Area?	No	Source: CON29M
Are there any known shafts, adits, tips, lagoons, or opencast workings likely to affect the site?	No	Source: CON29M
Is exploratory work required to investigate the potential risk from shallow mining or quarrying?	Potentially	Source: CON29M
Coal Authority Reporting Area?	Yes	The Coal Authority website indicates there was historic mining beneath the site but the site is not located within a 'development high risk area', an area of 'past shallow coal mine workings' or 'probable shallow coal mine workings'. The Coal Authority website does not indicate the presence of any mine entries within the immediate vicinity of the site. A CON29M report has been obtained and has been reviewed below, included in Appendix C.



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Table 4.3 Summary of CON29M report

	Yes/No	Comments
Past underground coal mining?	Yes	The property lies within the potential zone of influence of recorded workings in 9 seam(s) of coal. The most recent underground working in the area was in 1989. These workings lie between 35 metres and 225 metres. Any ground movement due to this coal mining activity should have stopped. A Consultants Coal Mining Report has been obtained and is summarised in Table 4.4 below.
Present underground coal mining?	No	Source: CON29M
Future underground coal mining?	No	Source: CON29M
Mine entries?	No	Source: CON29M and Coal Authority website
Coal mining geology?	No	No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.
Past opencast coal mining?	No	Source: CON29M
Present opencast coal mining?	No	Source: CON29M
Future opencast coal mining?	No	Source: CON29M
Coal mining subsidence claims?	Yes	Wiggs Farm (immediately to the southwest of site) Claim date: 02/02/1998 Status: Rejected
Mine gas emissions?	No	Source: CON29M
Emergency Surface Hazard Call Out incidents?	No	Source: CON29M
Withdrawal of support?	Yes	The property lies within an area where a notice of entitlement to withdraw support has been published. This notice was issued in 1975. The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.
Working facilities orders?	No	Source: CON29M
Payments to owners of former copyhold land?	No	Source: CON29M

Table 4.4 - Summary of Consultants Coal Mining Report

	Yes/No	Comments
Past underground coal mining?	Yes	A number of seams are shown to have been worked beneath the site. The shallowest of these is the Minge Seam at c.89m, with an extraction thickness of approximately 183cm, last mined in 1980. Further seams at 92m, 99m, 113m, 120m and greater than 121m have been worked beneath the site. The working extraction thickness of these vary but some with considerable thickness such as the Five Feet & Splent Seam at 92m with 310cm of worked thickness.
Probable unrecorded shallow workings?	No	
Spine roadways at shallow depth?	No	
Recorded mine entries?	No	
Abandoned mine plan catalogue numbers?	Yes	EM1399 9944; EM1398; EM836 EM903; EM900; EM901; EM1397; EM1403
Outcrops?	No	



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	Yes/No	Comments
Geological faults, fissures and breaklines?	No	
Opencast mines?	No	
Coal Authority managed tips?	No	
Site investigations?	No	
Remediated sites?	No	
Coal mining subsidence?	Yes	Wiggs Farm (immediately to the southwest of the proposed development site) Claim date: 02/02/1998 Status: Rejected Copy of subsidence claims report has been requested. This will be appended on receipt.
Mine gas?	No	
Mine water treatment schemes?	No	
Future underground mining?	No	
Coal mining licensing?	No	
Court orders?	No	
Section 46 notices?	No	
Withdrawal of support notices?	No	The property is in an area where notices to withdraw support were given in 1975. 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?	No	

Based on the information supplied by the Coal Authority summarised in the tables above and presented in Appendix C, i.e. no recorded mine entries, no recorded shallow workings and the shallowest recorded workings at approximately 90m bgl, it is considered that historic coal mining represents a low risk to the proposed development.

A copy of the Subsidence Claims Report for the adjacent Wiggs Farm area to the southwest of the site has been requested. This PRA will be updated upon receipt of this report and may affect our conclusions above.



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Table 4.5 Other Extractive Industries.

	Yes/No	Comments
Superficial drift deposits		
Evidence of extraction on or within 250 m of the site?	On site	Type A: Surface mineral working. Bagworth Brick Works Commodity: Clay and Shale
Action required?	Yes	The area where surface extraction has taken place is situated in the southeast of site. Based upon current layout proposals it is unlikely that the development would be affected by the former Bagworth Brick Works. This should be reviewed once development plans have been finalised.
Solid Strata		
Any evidence of mineral extraction on or within 250 m of the site?	No	Source: Groundsure
Action required?	No	Source: Groundsure

Other, undocumented mineral workings on or close to the site cannot be completely dismissed.

4.3. Hydrogeology

Table 4.6 Groundwater Occurrence and Abstraction.

	Presence/location	Comments
Environment Agency aquifer designation – Superficial Deposits	Oadby Member (Till)	Secondary Undifferentiated
Environment Agency aquifer designation – Bedrock	Edwalton Member (Mudstone)	Secondary B
Groundwater vulnerability	Superficial:	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: Low
	Bedrock:	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well-connected fractures
Anticipated groundwater depth(s)	On site	N/A
Direction of flow	On site	Unconfirmed but possibly towards the southeast of site.
Current licensed abstractions – potable	NR	Source: Groundsure
Current licensed abstractions – non-potable	NR (within 1000m)	Source: Groundsure
Private wells	NR	Source: Groundsure
Source Protection Zones	NR	Source: Groundsure



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	Presence/location	Comments
Springs	NR	Source: Groundsure

NR - none recorded.

For definition of Source Protection Zones, see Appendix F.

4.4. Hydrology

Table 4.7 Surface Water Features.

	Presence/location	Comments
Nearest surface water feature	19m SE	Unnamed stream
Other surface water features	79m SE	Inland river not influenced by normal tidal action.
	131m NE	Unnamed stream
	136m NE	Inland river not influenced by normal tidal action.
	191m SW	Unnamed stream
Canals, ponds, lakes, etc.	On site	2 No. ponds situated in the east of the site
Water Framework Directive (WFD) Surface Water Bodies	NR (within 2000m)	Source: Groundsure
Licensed surface water abstractions	NR	Source: Groundsure
Surface run-off and site drainage	On site	The full nature and extent of underground drainage system is unknown at this stage.

NR - none recorded. Environment Agency GQA assessments: A = very good to E = poor

4.5. Flood Risk Summary

Table 4.8 below represents a summary of the flood risk data contained within the Groundsure report obtained for the site.

Table 4.8 Flood Risk Summary

	Presence/location	Comments
Risk of Flooding from Rivers and Sea (RoFRaS)	NR	Source: Groundsure
Historical Flood Events	NR	Source: Groundsure
Flood Defences	NR	Source: Groundsure
Areas Benefiting from Flood Defences	NR	Source: Groundsure
Flood Storage Areas	NR	Source: Groundsure
Records of Flood Zone 2	NR	Source: Groundsure
Records of Flood Zone 3	NR	Source: Groundsure
Surface water flooding	On site	Highest risk: 1 in 30 year, 0.3 – 1.0m
Groundwater flooding	On site	Low

NR - none recorded

Although the site is at a low risk of flooding as the site is greater than 1ha, a flood risk assessment will be required to support the planning application for the proposed development.



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4.6. Environmental Designations

Table 4.9 Summary of Environmental Designations.

	Presence/location	Comments
Sites of Special Scientific Interest (SSSI)	NR	Source: Groundsure
Conserved wetland sites (Ramsar sites)	NR	Source: Groundsure
Special Areas of Conservation (SAC)	NR	Source: Groundsure
Special Protection Areas (SPA)	NR	Source: Groundsure
National Nature Reserves (NNR)	NR	Source: Groundsure
Local Nature Reserves (LNR)	NR	Source: Groundsure
Designated Ancient Woodland	NR (within 250m)	Source: Groundsure
Biosphere Reserves	NR	Source: Groundsure
Forest Parks	NR	Source: Groundsure
Marine Conservation Zones	NR	Source: Groundsure
Green Belt	NR	Source: Groundsure
Proposed Ramsar sites	NR	Source: Groundsure
Possible Special Areas of Conservation (pSAC)	NR	Source: Groundsure
Potential Special Protection Areas (pSPA)	NR	Source: Groundsure
Nitrate Sensitive Areas	NR	Source: Groundsure
Nitrate Vulnerable Zones	On site	River Trent (source to confluence with Derwent) Status: Existing
	40m NE	SOAR R NVZ Status: Existing
	85m E	River Trent (source to confluence with Derwent) Status: Existing
	93m E	SOAR R NVZ Status: Existing
SSSI Units	NR	Source: Groundsure

NR - none recorded

4.7. Landfill and Waste Management Activity

Table 4.10 Waste Management Activities.

	Presence/location	Comments
Active or recent landfill	NR	Source: Groundsure
Historical landfill (BGS records)	NR	Source: Groundsure
Historical landfill (LA/mapping records)	NR	Source: Groundsure



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	Presence/location	Comments
Historical landfill (EA/NRW records)	18m W	Battram Landfill Site A Waste Type: Inert, Industrial Last Recorded: 31/12/1990
	25m NW	Battram Landfill Site B Waste Type: Inert, Industrial Last Recorded: 31/12/1990
	159m E	Station Road Landfill Waste Type: NR Last Recorded: NR
Historical waste sites	27m SW	Type of Site: Waste Recycling Facility (Extension) Data source: Historic Planning Application Date: 25/11/2015
Licensed waste sites	23m S	Name: Wiggs Farm Type: Treatment of waste to produce soil Size: >25,000 tonnes Issue Date: 12/10/2012 Status: Effective
Waste exemptions	51m SW	Name: Wiggs Farm Categories: Disposing, treating and using waste exemption Sub-category: On a farm
	130m NE	Name: Unit 1, Victoria Road, Ellistown, Coalville Category: Storing waste exemption Sub-category: Not on a farm
Evidence of other landfilling or potential infilling on or within 250m of site	On site	Possible infilling of potential clay pits in association with the former Bagworth Brick Works in the southeast of the site
Walkover evidence of fly-tipping on site?	South east of site	Small piles of construction materials, and a stockpile of unknown materials are located in the south east of the site possibly associated with Wiggs Farm and the pond construction.
Is a landfill/ground gas risk assessment required?	Yes	Due to potential sources from on-site infilled Made Ground, and nearby registered landfills.

NR - none recorded

4.8. Local Industrial Land Uses

Other potentially contaminative activities are shown in Table 4.11 below with those features considered pertinent to the conceptual site model highlighted in **bold**. The entries relate to activities within *circa* 250 m of the site, with the exception of COMAH facilities where the assessment is extended to a distance of *circa* 500m from the site.

Table 4.11 Other Potentially Contaminative Processes in the Locality

	Location	Comments
Recent industrial land uses	On site	Multiple pylons situated across site
	On site	Quarry (unspecified Quarries or mines)
	51m SW	S L B Supplies (animal feeds, pet foods, hay and straw)
	60m W	Gas governor
	99m NE	Kuehne and Nagel Ltd (Distribution and Haulage)



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	Location	Comments
Current or recent petrol stations	NR	Source: Groundsure
Electricity cables (underground)	NR	Source: Groundsure
Gas pipelines	NR	Source: Groundsure
Sites determined as Contaminated Land	NR	Source: Groundsure
Control of Major Accident Hazards (COMAH)	328m N	Name: Hepworth Building Products Ltd Status: Historical NIHHS Site
Regulated explosive sites	NR	Source: Groundsure
Hazardous substance storage/usage	NR	Source: Groundsure
Historical licensed industrial activities (IPC)	NR	Source: Groundsure
Licensed industrial activities (Part A(1))	NR	Source: Groundsure
Licensed pollutant release (Part A(2)/B)	NR	Source: Groundsure
Radioactive Substance Authorisations	NR	Source: Groundsure
Licensed Discharges to controlled waters	NR	Source: Groundsure
Pollutant release to surface waters (Red List)	NR	Source: Groundsure
Pollutant release to public sewer	NR	Source: Groundsure
List 1 Dangerous Substances	NR	Source: Groundsure
List 2 Dangerous Substances	NR	Source: Groundsure
Pollution Incidents (EA/NRW)	NR	Source: Groundsure
Pollution inventory substances	NR	Source: Groundsure
Pollution inventory waste transfers	NR	Source: Groundsure
Pollution inventory radioactive waste	NR	Source: Groundsure

NR - none recorded

COMAH – Control of Major Accident Hazards (regulations); NIHHS – Notification of Installations Handling Hazardous Substances (regulations)

4.9. Radon Risk

Table 4.12 Radon Risk Status.

	Comments
Estimated properties affected	Less than 1% of properties above the Action Level
Radon Protection Measures required?	No



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4.10. Waste Classification and Materials Re-Use

If the site is to be redeveloped and materials are disposed off site, the material exported from the site to landfill should be hauled by a register waste character in accordance with Duty of Care Regulations 1991 and the Hazardous Waste Regulations 2005.

Based on the history of the site and the anticipated potential contaminants of concern, it is considered possible that hazardous waste soil materials may be present beneath some areas of the site, particularly to the southeast; however, this will be subject to confirmatory investigation, sampling, laboratory analysis and waste classification in accordance with the Guidance on the Classification and Assessment of Waste (WM3).

It will be necessary to register the site in advance of the intended reclamation works with the Environment Agency before disposal to landfill can take place. There will be requirement for the waste producer to provide appropriate Waste Acceptance Criteria (WAC) testing of the Soils for disposal to ensure that the soils are appropriately classified and that the landfill is licensed to receive such soils. A consignment note shall be completed, signed and retained by all parties involved. The consignment note shall state the volume of waste, a physical description of the material and statement of its chemical composition. The waste consignment notes shall be kept by the contractor for a period of at least two years.

Subject to volumetric fill requirements and a future assessment of suitability of re-use (both chemically and geotechnically), some materials may be considered for potential re-use in line with an appropriate end-of-waste protocol such as WRAP Quality Protocol for Aggregates from Inert Waste, U1 Exemption or a Materials Management Plan in accordance with the CL:AIRE Definition of Waste Code of Practice (DoWCoP). Please note that any previously landfilled or mining waste materials may not be appropriately subject to consideration under DoWCoP and may not be re-used under DoWCoP unless sufficient lines of evidence and agreement with the local Environment Agency Waste Team can be sought beforehand.

Re-Use of Excavated and Stockpiled Clean Naturally Occurring Soils on Other Sites

In addition, Tier Environmental are aware that CL:AIRE is classing stockpiled clean, naturally occurring soils as waste, unless their final destination is identified in a Materials Management Plan, before they are excavated. However, Tier Environmental consider that any clean naturally occurring soils arising from enabling works, earthworks or construction activities would be regarded as an asset and the default assumption for this site (prior to excavation and stockpiling) is not the intention to discard these materials where they may be reasonably re-used on this, or another, development site. Stockpiling is a recognised, recommended means of safely storing soils. Whilst there may be advantages to leaving soils in-situ, stripping topsoil and subsoil prior to earthworks is a routine construction activity. Tier Environmental consider that it is not unreasonable to state that in the event that the developer owns another site where the construction phase is ongoing, soils can be transferred between their sites as an owned product and never become waste.

The above paragraph above is therefore considered a clear intention to reuse any clean, naturally occurring soils derived from excavations at this site (which may also include temporary stockpiling these materials). It is considered; however, that in addition to this the following must be adhered to:

- Reuse does need to occur within a 'reasonable' timeframe (12 No. months); and,
- If soils are transferred to a third party (another developer), there needs to be some contractual agreement in place, as in this situation it is important to have something in place confirming that surplus soils are required by the third party.

Re-Use of Excavated and Stockpiled Clean Naturally Occurring Soils Within The Site They Are Excavated From

Further to the above, where soils are naturally occurring, uncontaminated and re-used on the site they are excavated from, they fall outside of the Waste Framework Directive (WFD) i.e. they will not be classified as a waste. Currently the CL:AIRE Definition of Waste Code of Practice states the



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following which appears to support this position: *“If the material is waste an Environmental Permit will be required to lawfully deposit or re-use it unless the material is “uncontaminated soil and other naturally occurring material excavated in the course of construction activities where it is certain that the material will be used for the purposes of construction in its natural state on the site from which it was excavated”, which is excluded from waste regulation by the Waste Framework Directive (2008).”*

4.11. Regulator Provided Information

Relevant searches for the site have been conducted by the Environment Agency, Local Authority, Fire Service, Petroleum Licencing Officer and the information has been summarised below:

- Information received by the Petroleum Officer for Leicestershire shows no records, past or present for any petroleum storage within the site.
- Information received by Leicestershire Fire and Rescue Service shows no records of fires within the site area.
- The EA provided information on nearby landfill records including Battram Landfill which is in line with the Groundsure records for the site.
- Leicestershire County Council identified Battram Landfill as the closest record and had no further comments relating to contaminated land, historic site investigations or remediation.

The responses received have been provided in Appendix D.



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5. PRELIMINARY CONCEPTUAL SITE MODEL

Based on the information provided in the previous sections of this report a combined preliminary conceptual site model and conceptual exposure model has been developed for the proposed future land use. This summarises the understanding of surface and sub-surface features, the potential contaminant sources, transport pathways and receptors. In assessing the likely contaminants of concern present at the site, reference has also been made to Defra and Environment Agency supporting documentation. A preliminary qualitative risk assessment has also been made of the likelihood of the linkage operating and its potential significance in accordance with CIRIA C552.

The potential pollutant linkages identified and the qualitative risk assessment for these are presented in Table 5.1 below. The terms used in the preliminary qualitative risk assessment are defined in Appendix E.

5.1. Uncertainties

The following uncertainties exist in the preliminary conceptual model:

- The presence of any features unrecorded by the historic maps.
- Any unrecorded geological features.
- Any unrecorded pollution events during the site's history.



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Table 5.1 Preliminary Assessment of Potential Pollutant Linkages (Continued on Next Page).

Justification / Comments
• The site is situated within an undeveloped parcel of land. The central southern area is used as an arable field with vegetated areas surrounding to the north and the east. Multiple electricity pylons are located within the site. There are also 2 No. ponds with associated cleared areas. Small piles of construction materials, and a stockpile of unknown materials are located in the south east of the site likely associated with Wiggs Farm and the pond construction. • Since 1881 Bagworth Brick and Pipe works are shown to the southeast of site and have encroached on the southeastern area of site by the 1929, possibly as a clay pit, with an access track or rail line and tunnel passing under Station Road. The brick works is no longer present by 1966 and associated pits have possibly been infilled. A conveyor system is recorded to have run along the southern site boundary between the colliery to the south west and a bunker at the main line railway to the east. The conveyor passes under Wood Road along the site boundary before passing northeast through the easternmost part of the site where it is shown to pass under Station Road. This is no longer in use by 1994 though associated infrastructure may remain on site. Two ponds are constructed in the east of the site present from circa 2000, no ponds are recorded on historic mapping in these locations. • Pertinent surrounding features include the Nailstone colliery and Ellistown Brick Works as well as the both the Leicester and Burton on Trent Railway that originally ran to the east of site north/south and the Mineral Railway that ran across the northern edge of site. From the mid-2000s residential development took place to the southeast of site within Bagworth village. • The Groundsure report records the south east of the site to comprise 'infilled ground', likely to be in association with the former Bagworth Brick works/clay pit. There is a moderate risk of compressibility and uneven settlement within the area of artificial ground. There are also records of large areas of Made Ground and Landscaped Ground within 10-500m of site • The site, along the western and northern boundary, is shown to be underlain by the Oadby Member – Diamicton (Secondary Undifferentiated Aquifer), recorded in the order of approximately 9-18m in BGS boreholes. The solid geology beneath the site is shown to be the Edwalton Member – Mudstone (Secondary B Aquifer), part of the Sidmouth Mudstone Formation. The Edwalton Member is underlain by Coal Measures which are recorded on nearby BGS boreholes recorded from between 85-120m bgl. • The site is not with a Source Protection Zone. There are no potable water abstractions within 2km of the site, and no non-potable abstractions within 1km. The nearest surface water feature is an unnamed stream 19m SE which forms part of a wider local drainage network, with no flow to nearby significant rivers with 250m. Based upon the site topography it is inferred that groundwater flow direction is towards the southeast. As a result, the controlled waters sensitivity is considered to be low. • There is the potential for land infilling in the east of the site associated with infilling of the clay pits in the 1960s. There are no active landfills near to site though a number of historical landfill records, active between 1970-1990, are present including 18m west, 25m north west and 159m east, and licensed waste sites associated with soil production 23m south in circa 2012... The radon designation shows less than 1% of properties above the action Level. • The site is within a Nitrate Vulnerable Zone associated with the River Trent. Two ponds situated to the east of the site are both in use for carp fishing with the northern most being used a fish nurse and the southern pond being actively fished. A Preliminary Ecological Appraisal (PEA) and a Biodiversity Net Gain (BNG) report are currently being prepared by a third party and reference should be made to these documents with respect to ecological considerations. • Coal Authority records indicate the property lies within the potential zone of influence of recorded workings in 9 seam(s) of coal. The most recent underground working in the area was in 1989 and lie between 35 metres and 225 metres. Further liaison with the Coal Authority should be completed about shallow coal mining information contained within the searches.



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Source	Potential Contaminants of Concern	Pathway	Receptor	Consequence	Probability	Qualitative Risk Assessment
Anticipated Made Ground in the southeastern area of the site, in association with the former Bagworth Brick and Pipe Works and coal conveyor system.	Metals PAHs pH Hexavalent chromium Acids Alkalis	Direct contact, dust inhalation and ingestion	Future site users (commercial)	Medium	Unlikely	Low Risk
			Adjacent site users (commercial/residential)	Medium	Unlikely	Low Risk
			Construction, site investigation, demolition and future maintenance workers	Medium	Low Likelihood	Moderate / Low Risk
		Migration of mobile contaminants from Made Ground soils to adjacent sites along services and conduits	Adjacent site users (commercial/residential)	Medium	Unlikely	Low Risk
		Migration via water pipes	Future site users (commercial)	Medium	Unlikely	Low Risk
		Lateral and/or vertical migration of mobile contaminants.	Aquifer 1 - Secondary (Undifferentiated) Aquifer associated with Oadby Member – Diamicton (Secondary Undifferentiated Aquifer)	Mild	Low Likelihood	Low Risk
			Aquifer 2 - Secondary B Aquifer associated with Edwalton Member – Mudstone (Secondary B Aquifer)	Medium	Low Likelihood	Moderate / Low Risk
			Unnamed inland river located approximately 19m southeast	Medium	Low Likelihood	Moderate / Low Risk
	TPH / BTEX / MTBE Phenols	Vapour inhalation, direct contact, dust inhalation and ingestion	Future site users (commercial)	Medium	Unlikely	Low Risk
			Adjacent site users (commercial/residential)	Medium	Unlikely	Low Risk
			Construction, site investigation, demolition and future maintenance workers	Medium	Low Likelihood	Moderate / Low Risk
		Migration of mobile contaminants from Made Ground soils to adjacent sites along services and conduits	Adjacent site users (commercial/residential)	Medium	Unlikely	Low Risk
		Migration via water pipes	Future site users (commercial)	Medium	Unlikely	Low Risk
		Lateral and/or vertical migration of mobile contaminants.	Aquifer 1 - Secondary (Undifferentiated) Aquifer associated with Oadby Member – Diamicton (Secondary Undifferentiated Aquifer)	Mild	Low Likelihood	Low Risk
			Aquifer 2 - Secondary B Aquifer associated with Edwalton Member – Mudstone (Secondary B Aquifer)	Medium	Low Likelihood	Moderate / Low Risk
			Unnamed inland river located approximately 19m southeast	Medium	Unlikely	Low Risk
	Asbestos	(Dust migration and) dust inhalation	Future site users (commercial)	Medium	Unlikely	Low Risk
			Adjacent site users (commercial/residential)	Medium	Unlikely	Low Risk
			Construction, site investigation, demolition and future maintenance workers	Medium	Low Likelihood	Moderate / Low Risk
Potentially infilled ground located in the southeastern part of the site, in association with the former Bagworth Brick and Pipe Works, and nearby off site landfills.	Hazardous ground gasses (methane, carbon dioxide, hydrogen sulphide, carbon monoxide and depleted oxygen)	Inhalation (indoor and outdoor)	Future site users (commercial)	Severe	Unlikely	Moderate / Low Risk
			Adjacent site users (commercial/residential)	Severe	Unlikely	Moderate / Low Risk
			Construction, site investigation, demolition and future maintenance workers	Severe	Unlikely	Moderate / Low Risk
		Migration of hazardous ground gases from beneath the site to adjacent sites along services or other preferential conduits	Adjacent site users (commercial/residential)	Severe	Unlikely	Moderate / Low Risk
		Migration of ground gas / explosion	Buildings and services	Severe	Unlikely	Moderate / Low Risk

For definition of the terms used in the qualitative risk assessment, please see Appendix E.



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6. POTENTIAL GEOENVIRONMENTAL CONSTRAINTS / ABNORMAL RISK ITEMS

6.1. Existing Services

The site contains a number of overhead electricity power lines. The proximity of existing services may preclude the use of some ground improvement techniques and/or foundation solutions due to vibrational impacts in addition to height restrictions or required clearances.

6.2. Potential Contamination Issues

Whilst there are no active landfills near to site there is the potential for unregistered landfilling in the east of the site associated with infilling of the clay pits in the 1960s. The adjacent brick works/clay pits expanded through the 1950s to encroach within the south eastern corner of the site though features are not present on mapping post 1966, therefore suspected to be infilled. The current woodland in this area of the site is also noted to be called 'Clay Quarry Woods'. Given the age and unregistered natures of the potential infilling, there is a potential for unknown components including metal, PAH, phenol, sulphate and asbestos contamination, and possible TPH contamination.

Although this area is not within the proposed building footprint, a ground investigation, including the installation of monitoring wells and chemical testing, should be undertaken to determine the presence of, and assess the risk from, contamination and the extent of any historical infilling. It should be noted that this Made Ground could also be geotechnically unsuitable for reuse. Small piles of construction materials, and a stockpile of unknown materials are also located in the south east of the site, likely associated with Wiggs Farm and the pond construction, however these warrant further investigation.

Consideration should also be given to the presence of relict access tracks/coal conveyors which ran along the southern site boundary, possibly encroaching in the south west corner, and recorded to bisect the eastern corner. This infrastructure is no longer present by 1994, assumed removed, however there are possible issues surrounding the use of underpasses through both Wood Road and Station Road. It is not known if these have been infilled if relict buried concrete structures remain on site.

6.3. Clean Cover System / Off-Site Disposal

There is potential, given the previous (historic) site use, for Made Ground to be locally present on-site that may be contaminated which presents a potentially significant risk to human health. This would be established via site investigation works that would include soil sampling for laboratory chemical analysis, human health and controlled waters risk assessments undertaken in accordance with current guidance. In the event that potentially significant risks to future site users are identified from the risk assessment, then there is a potential for an abnormal cost to be realised associated with the implementation of a localised suitable cover system in landscaped areas or the excavation and off-site disposal of impacted soils to break potential direct contact and ingestion pathways.

It is considered that legitimately site won natural diamicton soils (i.e. not from a 'borrow pit' or similar) should be suitable to provide clean cover, where required, in accordance with the CL:AIRE Definition of Waste Code of Practice .

6.4. Gas Protection Measures

There is potential for ground gas generation from the infilled clay pit feature in the east of the site, and historical off-site landfills and infilled land. Upon completion of ground gas monitoring and assessment at the site , taking into account and permeable ground conditions, gas protection



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measures may be required as specified in CIRIA C665 and BS8485 in order to reduce or mitigate the migration of ground gases at the surface. These protection measures may include passive systems such as venting or membrane systems dependant on the outcome of the ground gas assessment which may present an abnormal cost to development works. Whilst it is acknowledged this area of the site is not currently proposed for development, as assessment would be made based on site wide conditions and zoning of the site may be possible to avoid condemning large footprints to ground gas protection measures.

6.5. Foundations and Regrading Works

The optimum foundation solution(s) for the proposed development will be confirmed upon completion of the intrusive ground investigations and subsequent regrading works. The foundation solution(s) are likely to be determined by the depth and extent of competent shallow soils. Shallow bedrock is anticipated across the majority of the site though the depth of a weathered horizon is unknown. The site will likely require regrading or a cut/fill under an Materials Management Plan to achieve site levels. Consideration should be given to the presence of potentially geotechnically unsuitable materials in the east of the site.

6.6. Surface Water Drainage

The existing site/fields are currently drained through a network of ditches flowing in a general southeast direction, following the local gradient understood to discharge beyond the application site boundary. Two ponds are located in the east of the site which may have ecological sensitivity and are currently proposed to be retained. It is considered at this stage that soakaways are unlikely to be suitable across the majority of the site due to the likely presence of low permeability strata in the diamicton soils.



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7. PROPOSED FURTHER WORKS

7.1. Further works

The Phase 1 Preliminary Risk Assessment has determined a low risk to human health and a low risk to controlled waters at the site with respect to potential contamination and hazardous ground gases.

A copy of the Subsidence Claims Report for the adjacent Wiggs Farm area to the southwest of the site has been requested. This PRA will be updated upon receipt of this report and may affect our conclusions above.

It is recommended that a ground investigation is undertaken in order to further assess the potential risks associated with the pollutant linkages identified in the Preliminary Conceptual Site Model (presented in Section 5).

The objectives of the Phase II Ground Investigation will be:

- to determine shallow soil and groundwater (if encountered) conditions, including whether significant contamination has resulted from past or current land uses;
- to determine the risks posed by any ground contamination (if encountered) and provide recommendations on remedial measures to manage such risks (if necessary);
- to determine the risks posed to the site from hazardous ground gases
- to provide advice relating to geotechnical issues associated with the site.
- to determine the extent of possible former infilled land in the east of the site

As the site is greater than 1ha in size a flood risk assessment will be required to support the planning application for the proposed development.

7.2. Proposed Scope of Works

The following scope of works are proposed

- 2 No. days of trial pitting across the site using a tracked excavator.
- 5 No. cable percussion boreholes to a maximum depth of 10m bgl, including *in situ* testing for foundation design and the installation of 3 No. groundwater and ground gas monitoring wells
- 1 No. day window sampling to increase site coverage of *in situ* testing for foundation and floor slab design. Includes for the installation of 2 No. shallow groundwater monitoring wells.
- Geotechnical laboratory testing to aid foundation and earthworks design.
- Geochemical laboratory testing to confirm that the site materials are suitable for reuse/retention within the development.
- 4 No. groundwater and ground gas monitoring visits.
- Production of an interpretative report including a summary of ground conditions encountered, generic quantitative risk assessment, foundation options appraisal, preliminary waste soils assessment and other potential development constraints
- The Control of Asbestos Regulations 2012 should be adhered to. A summary of complying with CAR: risk assessments, licensing and training is provided in Appendix G.



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8. REGULATORY APPROVALS

The conclusions and recommendations presented above are considered reasonable based on the findings of the site investigation. However, these cannot be guaranteed to gain regulatory approval and, therefore, the report should be passed to the appropriate regulatory authorities and/or other organisations for their comment and approval prior to undertaking any works on site.

It is recommended that conditions placed on any planning permission are discharged prior to commencement of site works.



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10.GLOSSARY OF TERMS

ACEC	Aggressive Chemical Environment for Concrete (classification)
aOD	Above Ordnance Datum
bgl	Below ground level
BGS	British Geological Survey
BRE	Building Research Establishment
CBR	California Bearing Ratio (test)
COMAH	Control of Major Accident Hazards (regulations)
Designated location	Site (and the ecosystem on that site) protected under national or international legislation. A potential ecological receptor to be considered as part of the assessment of land contamination. Example designated locations include SSSIs (q.v.), SACs (q.v.), national nature reserves, Ramsar sites and bird special protection areas.
DQA	Data Quality Assessment
DQO	Data Quality Objective
DQRA	Detailed Quantitative Risk Assessment
DWS	Drinking Water Standard
EQS	Environmental Quality Standard
GAC	Generic Assessment Criterion
GQA	General Quality Assessment (Environment Agency)
GSV	Gas Screening Value
HCV	Health Criteria Value
IPPC	Integrated Pollution Prevention and Control (regulations)
K _{ow}	Octanol-water partition coefficient
LEL	Lower Explosive Limit
LL	Liquid Limit
LoD	Limit of Detection (analytical)
LoQ	Limit of Quantification (analytical)
Mean Value Test	Statistical test (described in the CIEH Guidance) to estimate the mean value of a normally distributed population of data at a given level of confidence. Normally for contaminated land assessment, the 95th percentile (referred to as the 95%UCL or US95) is applied as a reasonable but conservative estimate of the mean concentration for comparison with the relevant assessment criteria.
Maximum Value Test	Statistical test (described in the CIEH Guidance) to identify whether an elevated concentration within a normally distributed data set forms part of the underlying population from which it has been sampled or whether it is an outlier (such as a localised area of contamination) that merits further consideration.
MC	Moisture Content
NGR	National Grid Reference
NIHHS	Notification of Installations Handling Hazardous Substances (regulations)
OS	Ordnance Survey
PI	Plasticity Index
PID	Photoionisation Detector
PL	Plastic Limit
ppm	Parts per million
ppmv	Parts per million by volume
QA	Quality Assurance
QC	Quality Control
SAC	Special Area of Conservation
SOM	Soil Organic Matter



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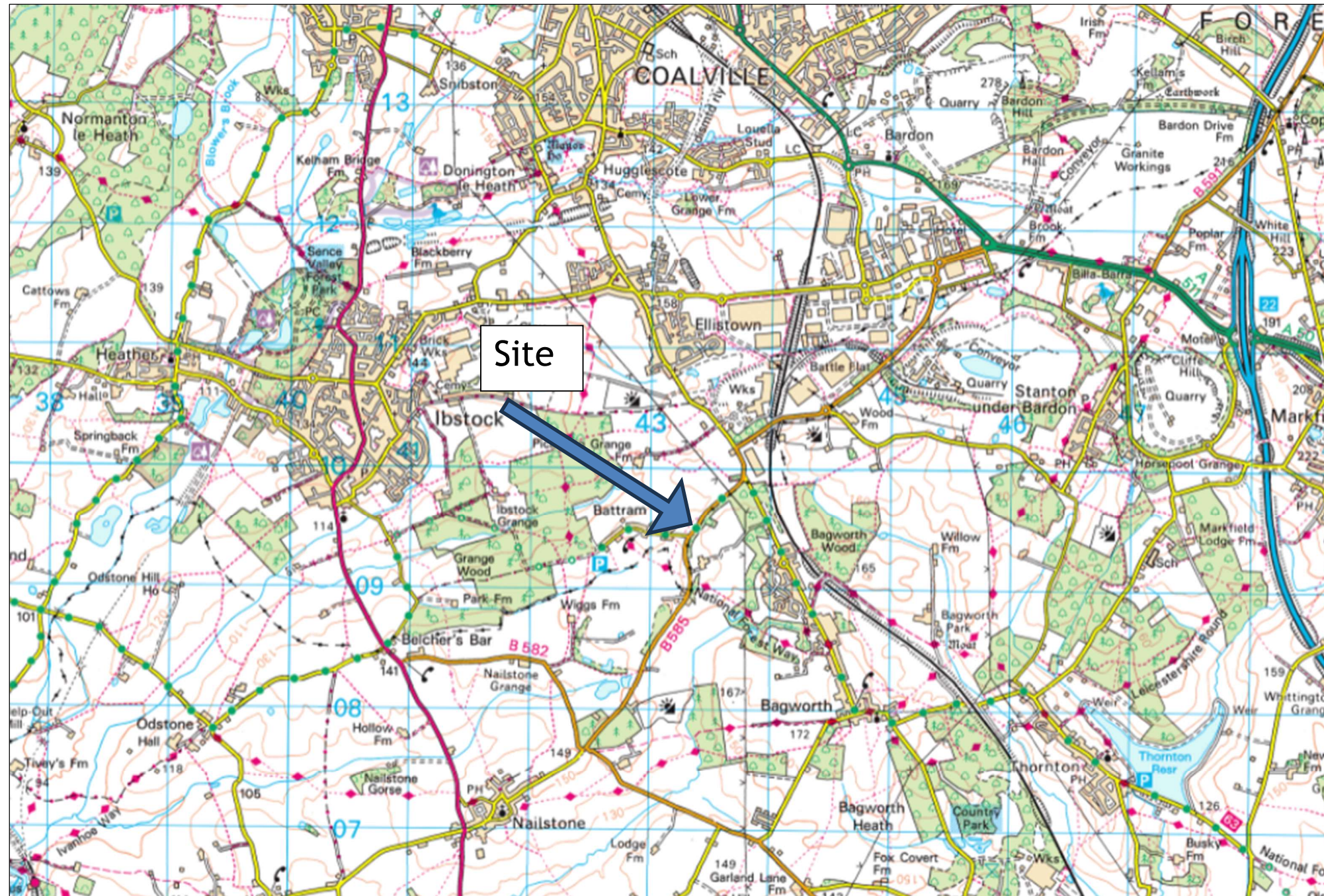
SPT	Standard Penetration Test
SPZ	Source Protection Zone (see Appendix F)
SSAC	Site-Specific Assessment Criterion
SSSI	Site of Special Scientific Interest
SVOC	Semi-Volatile Organic Compound
TEF	Toxicity Equivalent Factor
TPH	Total Petroleum Hydrocarbons
TWA	Time Weighted Average
US95	95 th percentile estimate of the true mean value of a data population (also known as 95%UCL).
VOC	Volatile Organic Compound

APPENDIX A - DRAWINGS

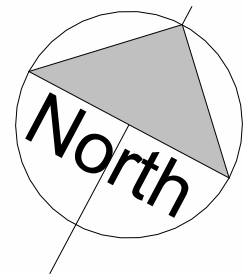


Site Location Plan

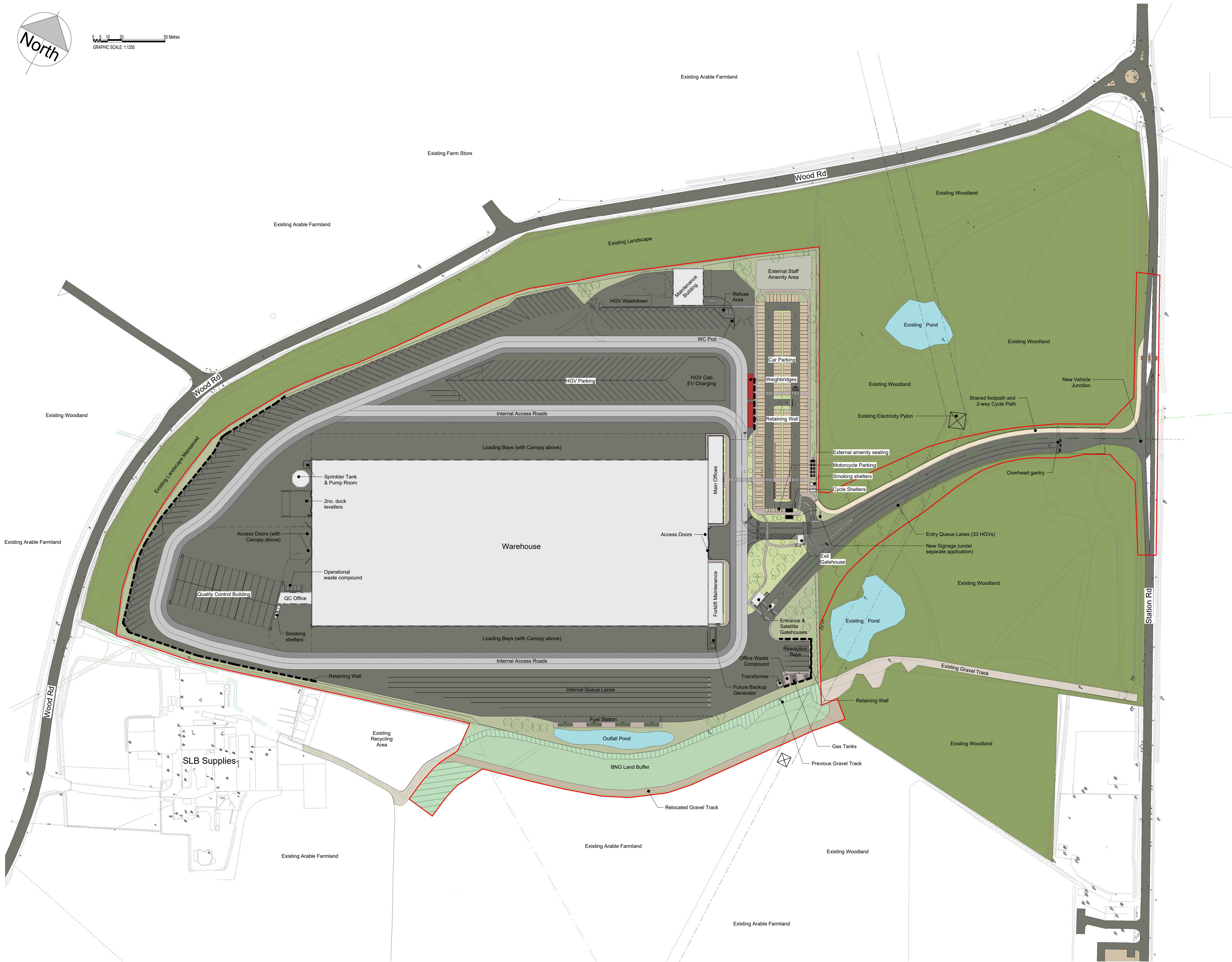
Contract Number:	TE1808
Contract:	Pall-Ex development, Wood Road, Battram
Client:	Barberry Industrial Ltd.



Scale: NTS	
Drawn by: HC	Approved: SM
Drawing Number: TE1808-TE-00-XX-DR-GE-001-V01	



0 5 10 20 50 Metres
GRAPHIC SCALE 1:1250



Safety Health and Environmental Information A1

The following risks are identified as unusual or unfamiliar to a competent contractor

CONSTRUCTION

DEMOLITION RISKS (FUTURE)

It is assumed that all work will be carried out by a competent contractor working, where appropriate, to an approved method statement

Accommodation Schedule		
Name	Area (m2)	Area (ft2)
Welfare Amenity	855 m ²	9,198 ft ²
Total Amenity	855 m ²	9,198 ft ²
North Canopy	4,961 m ²	53,402 ft ²
South Canopy	4,961 m ²	53,402 ft ²
Entrance Canopy	317 m ²	3,411 ft ²
Total Canopy Projection	10,239 m ²	110,215 ft ²
Forklift Maintenance - GIA	408 m ²	4,396 ft ²
In Gatehouse - GIA	35 m ²	374 ft ²
Office - Ground - GIA	608 m ²	6,545 ft ²
Office - First - GIA	588 m ²	6,328 ft ²
Office - Second - GIA	608 m ²	6,547 ft ²
Office - Third - GIA	608 m ²	6,547 ft ²
Out Gatehouse - GIA	16 m ²	169 ft ²
QC Office - GIA	170 m ²	1,828 ft ²
QC Building	2,422 m ²	26,070 ft ²
Satellite Gatehouse - GIA	4 m ²	47 ft ²
VMU - Ground - GIA	519 m ²	5,585 ft ²
VMU - First - GIA	103 m ²	1,107 ft ²
Warehouse - GIA	31,726 m ²	341,497 ft ²
Total GIA - All Floors	37,815 m ²	407,040 ft ²

Key:

- Proposed GIA
- Proposed External Canopies
- Proposed Welfare Amenity Area
- Boundary

Area Schedule				
Name	m2	ft2	Hectares	Acres
Total GEA - Ground Floor	36,646	394,454	3.66	9.06
Total GIA - All Floors	37,815	407,040	3.78	9.34
Gross Site Boundary			14.55	35.95

Underside of Haunch Heights (AFFL)

- Warehouse: 15.25m
- Forklift: 5m
- Main Offices: 15m
- VMU: 7.25m
- QC: 5.5m

Parking Quantities

Car Parking spaces - 201
including: 13 Disabled spaces / 10 Car Share / 20 EV Spaces
(whole car park to be passively ducted)

HGV External Parking Spaces - 156
(not including Loading Bays, Dock Levellers, Resolution Bays, HGV Cab Charging, Quality Control Building, Fuel Station, Weighbridge or Queue Lanes)

Canopy Dock Doors - 68

Level Access Doors - 2

Motorcycle Spaces - 6

Cycle Spaces - 48

Refer to DTA Transport assessment for vehicle parking quantities rationale associated with this bespoke scheme.

bhb
architects

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01242 521608

mail@bhbarchitects.co.uk

RIBA Chartered Practice

Project Excellence

Proposed Site Plan - Orientated

Barberry Barton Ltd

DRAWING NO.

4092 - 06

REV DATE

FEB 25

PLANNING

DRN

CHK

SCALE

JDK

ST

1: 1250 @ A1



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APPENDIX B - GROUNDSURE REPORT

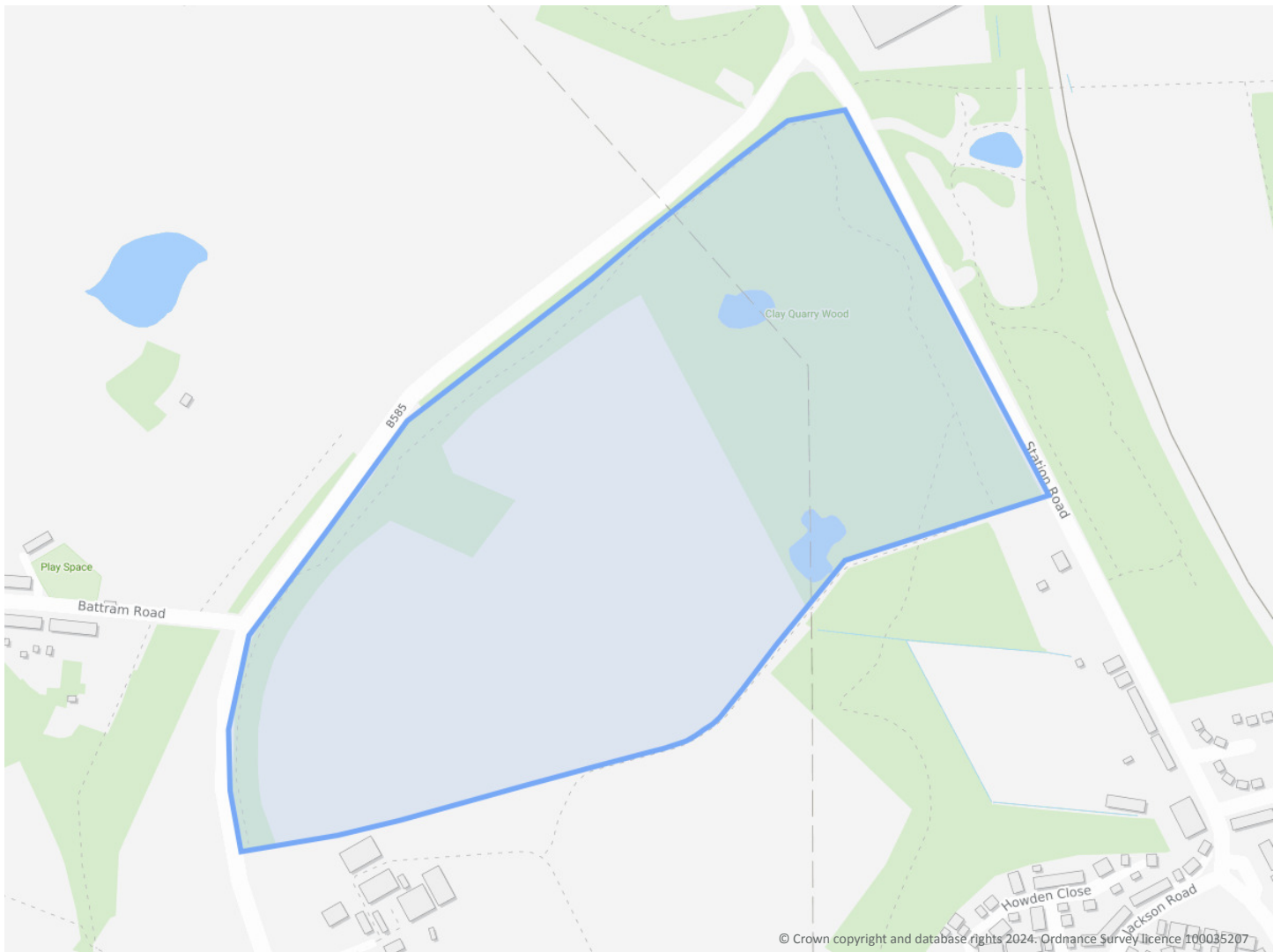
WOOD ROAD DEVELOPMENT, BATTRAM, LE67 1FH

Order Details

Date: 15/01/2024
Your ref: TE1808_2957
Our Ref: GS-IHG-JZF-YEX-JK7

Site Details

Location: 443687 309605
Area: 22.07 ha
Authority: [Hinckley and Bosworth Borough Council](#)
[↗](#), [North West Leicestershire District Council](#) [↗](#)



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Summary of findings

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Aerial image

[p. 9 >](#)

OS MasterMap site plan

N/A: >10ha

groundsure.com/insightuserguide [↗](#)

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
14 >	1.1 >	Historical industrial land uses >	4	3	17	46	-
17 >	1.2 >	Historical tanks >	0	0	4	9	-
18 >	1.3 >	Historical energy features >	0	0	1	2	-
18	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
19	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
20 >	2.1 >	Historical industrial land uses >	4	4	19	61	-
24 >	2.2 >	Historical tanks >	0	0	4	17	-
25 >	2.3 >	Historical energy features >	0	0	1	4	-
25	2.4	Historical petrol stations	0	0	0	0	-
25	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28 >	3.4 >	Historical landfill (EA/NRW records) >	0	2	1	0	-
29 >	3.5 >	Historical waste sites >	0	2	0	0	-
29 >	3.6 >	Licensed waste sites >	0	2	0	0	-
30 >	3.7 >	Waste exemptions >	0	0	20	9	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
34 >	4.1 >	Recent industrial land uses >	2	1	4	-	-
35 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
35	4.3	Electricity cables	0	0	0	0	-
35	4.4	Gas pipelines	0	0	0	0	-
36	4.5	Sites determined as Contaminated Land	0	0	0	0	-



36 >	4.6 >	Control of Major Accident Hazards (COMAH) >	0	0	0	1	-
36	4.7	Regulated explosive sites	0	0	0	0	-
36	4.8	Hazardous substance storage/usage	0	0	0	0	-
37	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
37	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
37 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	2	-
37	4.12	Radioactive Substance Authorisations	0	0	0	0	-
38 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	1	-
38	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.15	Pollutant release to public sewer	0	0	0	0	-
38	4.16	List 1 Dangerous Substances	0	0	0	0	-
39	4.17	List 2 Dangerous Substances	0	0	0	0	-
39	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
39	4.19	Pollution inventory substances	0	0	0	0	-
39	4.20	Pollution inventory waste transfers	0	0	0	0	-
39	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
40 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
42 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
44 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
45	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
46	5.5	Groundwater vulnerability- local information	None (within 0m)				
47 >	5.6 >	Groundwater abstractions >	0	0	0	0	4
48	5.7	Surface water abstractions	0	0	0	0	0
49	5.8	Potable abstractions	0	0	0	0	0
49	5.9	Source Protection Zones	0	0	0	0	-
49	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
50 >	6.1 >	Water Network (OS MasterMap) >	0	1	15	-	-



52 >	6.2 >	Surface water features >	1	1	12	-	-
52 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
53 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
53 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
54	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
54	7.2	Historical Flood Events	0	0	0	-	-
54	7.3	Flood Defences	0	0	0	-	-
55	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
55	7.5	Flood Storage Areas	0	0	0	-	-
56	7.6	Flood Zone 2	None (within 50m)				
56	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
57 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
59 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
60	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
61	10.4	Special Protection Areas (SPA)	0	0	0	0	0
61	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
62 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	3
62	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
63	10.10	Marine Conservation Zones	0	0	0	0	0
63	10.11	Green Belt	0	0	0	0	0
63	10.12	Proposed Ramsar sites	0	0	0	0	0



63	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64 >	10.16 >	Nitrate Vulnerable Zones >	1	1	2	0	0
65 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
66	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
67	11.1	World Heritage Sites	0	0	0	-	-
67	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
67	11.3	National Parks	0	0	0	-	-
67	11.4	Listed Buildings	0	0	0	-	-
68	11.5	Conservation Areas	0	0	0	-	-
68	11.6	Scheduled Ancient Monuments	0	0	0	-	-
68	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
70	12.2	Open Access Land	0	0	0	-	-
70 >	12.3 >	Tree Felling Licences >	0	0	1	-	-
70	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70 >	12.5 >	Countryside Stewardship Schemes >	1	1	2	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	13.1 >	Priority Habitat Inventory >	1	4	6	-	-
73	13.2	Habitat Networks	0	0	0	-	-
73 >	13.3 >	Open Mosaic Habitat >	0	1	0	-	-
74	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
75 >	14.1 >	10k Availability >	Identified (within 500m)				
76 >	14.2 >	Artificial and made ground (10k) >	1	2	3	2	-
78 >	14.3 >	Superficial geology (10k) >	2	0	1	0	-

79	14.4	Landslip (10k)	0	0	0	0	-
80 >	14.5 >	Bedrock geology (10k) >	1	0	1	8	-
81 >	14.6 >	Bedrock faults and other linear features (10k) >	1	0	2	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	15.1 >	50k Availability >	Identified (within 500m)				
83 >	15.2 >	Artificial and made ground (50k) >	1	1	1	1	-
84 >	15.3 >	Artificial ground permeability (50k) >	1	1	-	-	-
85 >	15.4 >	Superficial geology (50k) >	2	0	0	0	-
86 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
86	15.6	Landslip (50k)	0	0	0	0	-
86	15.7	Landslip permeability (50k)	None (within 50m)				
87 >	15.8 >	Bedrock geology (50k) >	1	0	0	4	-
88 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
88	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
89 >	16.1 >	BGS Boreholes >	8	2	12	-	-
Page	Section	Natural ground subsidence >					
91 >	17.1 >	Shrink swell clays >	Low (within 50m)				
93 >	17.2 >	Running sands >	Very low (within 50m)				
95 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
97 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
98 >	17.5 >	Landslides >	Very low (within 50m)				
99 >	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
101 >	18.1 >	BritPits >	1	0	1	3	-
103 >	18.2 >	Surface ground workings >	3	4	9	-	-
103 >	18.3 >	Underground workings >	0	0	0	8	6
104	18.4	Underground mining extents	0	0	0	0	-
104	18.5	Historical Mineral Planning Areas	0	0	0	0	-



105	18.6	Non-coal mining	0	0	0	0	0
105 >	18.7 >	JPB mining areas >	Identified (within 0m)				
105	18.8	The Coal Authority non-coal mining	0	0	0	0	-
105	18.9	Researched mining	0	0	0	0	-
106	18.10	Mining record office plans	0	0	0	0	-
106	18.11	BGS mine plans	0	0	0	0	-
106 >	18.12 >	Coal mining >	Identified (within 0m)				
106	18.13	Brine areas	None (within 0m)				
107	18.14	Gypsum areas	None (within 0m)				
107	18.15	Tin mining	None (within 0m)				
107	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
108	19.1	Natural cavities	0	0	0	0	-
108	19.2	Mining cavities	0	0	0	0	0
108	19.3	Reported recent incidents	0	0	0	0	-
108	19.4	Historical incidents	0	0	0	0	-
109	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
110 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	21.1 >	BGS Estimated Background Soil Chemistry >	9	0	-	-	-
112	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
113	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
114	22.1	Underground railways (London)	0	0	0	-	-
114	22.2	Underground railways (Non-London)	0	0	0	-	-
115	22.3	Railway tunnels	0	0	0	-	-
115 >	22.4 >	Historical railway and tunnel features >	3	2	20	-	-
116	22.5	Royal Mail tunnels	0	0	0	-	-

116	22.6	Historical railways	0	0	0	-	-
116 >	22.7 >	Railways >	0	0	7	-	-
117	22.8	Crossrail 1	0	0	0	0	-
117	22.9	Crossrail 2	0	0	0	0	-
117	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 10/07/2022

Site Area: 22.07ha



Recent site history - 2019 aerial photograph



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Capture Date: 20/04/2019

Site Area: 22.07ha



Recent site history - 2016 aerial photograph



Capture Date: 07/06/2016

Site Area: 22.07ha



Recent site history - 2011 aerial photograph



Capture Date: 09/10/2011

Site Area: 22.07ha



Recent site history - 1999 aerial photograph

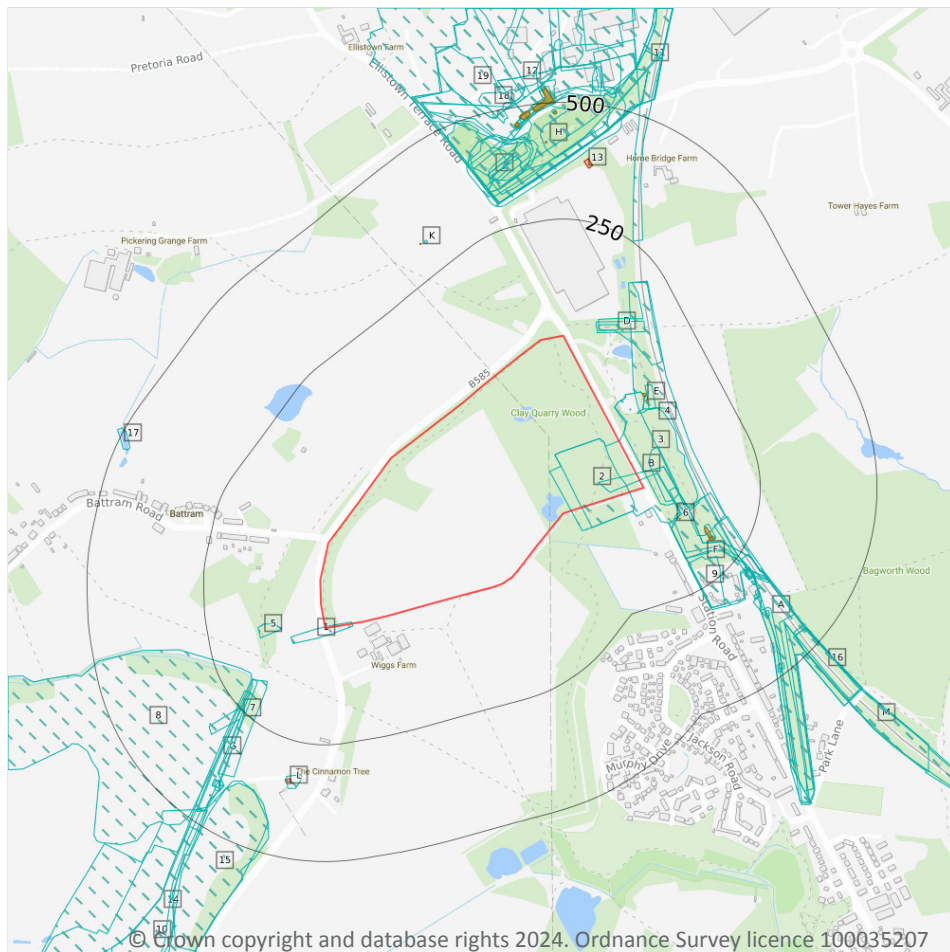


Capture Date: 06/11/1999

Site Area: 22.07ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

70

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

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
1	On site	Cuttings	1982	1561366



ID	Location	Land use	Dates present	Group ID
2	On site	Unspecified Pit	1950	1611342
A	On site	Railway Sidings	1931	1628485
B	On site	Brick Works	1950	1651130
3	17m E	Unspecified Pit	1931 - 1950	1696887
B	31m E	Clay Pit	1901	1595740
C	41m E	Railway Sidings	1901	1613743
A	56m E	Railway Sidings	1950	1642293
4	63m E	Railway Sidings	1982	1661723
D	68m NE	Railway Sidings	1931	1629988
D	73m NE	Railway Sidings	1950	1649257
D	76m NE	Railway Sidings	1901	1622198
E	89m NE	Railway Building	1982	1584192
5	93m SW	Unspecified Heap	1982	1570565
F	94m E	Brick Works	1901 - 1931	1721855
F	154m E	Unspecified Tanks	1931 - 1950	1637080
7	169m SW	Railway Sidings	1966	1672130
C	172m E	Railway Sidings	1966	1646112
F	179m E	Unspecified Tank	1901	1594549
G	185m SW	Railway Sidings	1931	1652170
8	186m SW	Refuse Heap	1982	1597737
9	188m E	Brick and Pipe Works	1881	1575909
10	212m SW	Railway Sidings	1950	1713348
G	248m SW	Railway Sidings	1901	1692525
11	252m NE	Cuttings	1881	1722951
C	259m E	Railway Sidings	1881	1613867
A	280m E	Railway Station	1966	1659204
A	282m E	Railway Station	1881	1628759
A	282m E	Railway Station	1950	1664576



ID	Location	Land use	Dates present	Group ID
A	285m E	Railway Station	1901 - 1931	1704654
H	298m N	Unspecified Disused Mine	1991	1576406
I	305m N	Railway Sidings	1967	1655950
I	305m N	Unspecified Mine	1967	1727111
A	306m E	Railway Building	1901	1584193
I	306m N	Collieries, Brick, Pipe and Fireclay Works	1950	1731326
I	307m N	Collieries, Brick, Pipe and Fireclay Works	1901 - 1931	1728485
I	307m N	Railway Sidings	1931	1749305
J	307m N	Refuse Heap	1901	1734855
I	308m N	Collieries, Brick, Pipe and Fireclay Works	1881	1730016
K	314m N	Filter Tank	1950	1595765
L	318m SW	Electric Substation	1982	1602990
I	322m N	Railway Sidings	1881 - 1901	1638553
I	323m N	Railway Sidings	1950	1750364
A	331m E	Railway Building	1881 - 1931	1637126
J	334m N	Refuse Heap	1967	1697049
12	339m N	Unspecified Works	1967 - 1974	1620690
J	349m N	Refuse Heap	1950	1647893
J	349m N	Unspecified Heap	1931	1570566
A	372m E	Railway Building	1931 - 1950	1684890
14	373m SW	Unspecified Mine	1966	1611821
15	379m SW	Unspecified Heap	1982	1616881
G	397m SW	Railway Building	1931 - 1950	1662543
G	397m SW	Railway Building	1966	1750056
I	399m N	Unspecified Mine	1967 - 1974	1727930
G	401m SW	Railway Building	1901	1626520
16	447m SE	Cuttings	1950	1653574
I	452m N	Unspecified Tanks	1950	1627572



ID	Location	Land use	Dates present	Group ID
M	453m SE	Cuttings	1881 - 1931	1709224
M	454m SE	Cuttings	1982	1681622
I	455m N	Unspecified Tanks	1967 - 1974	1705065
I	458m N	Unspecified Tanks	1901 - 1931	1734049
N	465m SW	Colliery	1904	1673739
N	469m SW	Railway Sidings	1885	1668782
17	472m W	Unspecified Pit	1931 - 1950	1622816
C	475m SE	Railway Building	1966	1632485
C	476m SE	Railway Building	1931 - 1950	1629930
I	478m N	Unspecified Tank	1881	1594550
18	484m N	Unspecified Ground Workings	1901	1567392
19	485m N	Refuse Heap	1967	1597742
I	489m N	Unspecified Tanks	1881	1695160

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

13

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

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
E	90m NE	Unspecified Tank	1981	258127
6	101m E	Unspecified Tank	1903	258128
F	157m E	Tanks	1929	261836
F	179m E	Unspecified Tank	1903	258129
K	319m N	Filter Tank	1929	262079



ID	Location	Land use	Dates present	Group ID
H	414m N	Unspecified Tank	1884	258124
I	457m N	Unspecified Tank	1903 - 1929	278845
I	458m N	Unspecified Tank	1959	273243
I	470m N	Tanks	1903 - 1989	276260
I	472m N	Tanks	1959	266262
I	475m N	Unspecified Tank	1884	258125
I	484m N	Tanks	1959	273449
I	485m N	Tanks	1884 - 1989	274931

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	3
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 14 >](#)

ID	Location	Land use	Dates present	Group ID
E	91m NE	Electricity Substation	1981	150030
L	331m SW	Electricity Substation	1949 - 1994	164608
13	363m N	Electricity Substation	1991 - 1994	163530

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.



This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

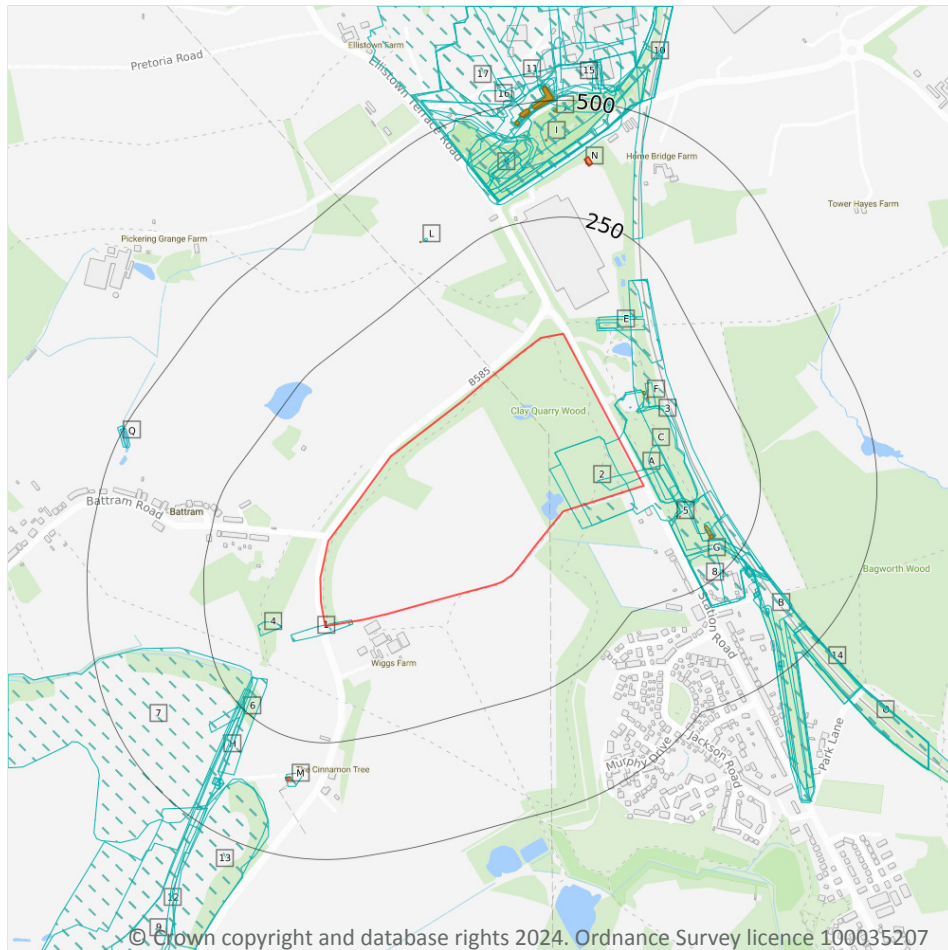
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

88

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

Features are displayed on the Past land use - un-grouped map on [page 20](#) >

ID	Location	Land Use	Date	Group ID
1	On site	Cuttings	1982	1561366
2	On site	Unspecified Pit	1950	1611342
A	On site	Brick Works	1950	1651130



ID	Location	Land Use	Date	Group ID
B	On site	Railway Sidings	1931	1628485
C	17m E	Unspecified Pit	1950	1696887
C	17m E	Unspecified Pit	1931	1696887
A	31m E	Clay Pit	1901	1595740
D	41m E	Railway Sidings	1901	1613743
B	56m E	Railway Sidings	1950	1642293
3	63m E	Railway Sidings	1982	1661723
E	68m NE	Railway Sidings	1931	1629988
E	73m NE	Railway Sidings	1950	1649257
E	76m NE	Railway Sidings	1901	1622198
F	89m NE	Railway Building	1982	1584192
4	93m SW	Unspecified Heap	1982	1570565
G	94m E	Brick Works	1931	1721855
G	94m E	Brick Works	1901	1721855
G	154m E	Unspecified Tanks	1950	1637080
G	160m E	Unspecified Tanks	1931	1637080
6	169m SW	Railway Sidings	1966	1672130
D	172m E	Railway Sidings	1966	1646112
G	179m E	Unspecified Tank	1901	1594549
H	185m SW	Railway Sidings	1931	1652170
7	186m SW	Refuse Heap	1982	1597737
8	188m E	Brick and Pipe Works	1881	1575909
9	212m SW	Railway Sidings	1950	1713348
H	248m SW	Railway Sidings	1901	1692525
10	252m NE	Cuttings	1881	1722951
D	259m E	Railway Sidings	1881	1613867
B	280m E	Railway Station	1966	1659204
B	282m E	Railway Station	1881	1628759



ID	Location	Land Use	Date	Group ID
B	282m E	Railway Station	1950	1664576
B	285m E	Railway Station	1931	1704654
B	285m E	Railway Station	1901	1704654
I	298m N	Unspecified Disused Mine	1991	1576406
J	305m N	Unspecified Mine	1967	1727111
J	305m N	Railway Sidings	1967	1655950
B	306m E	Railway Building	1901	1584193
J	306m N	Collieries, Brick, Pipe and Fireclay Works	1950	1731326
J	307m N	Collieries, Brick, Pipe and Fireclay Works	1931	1728485
J	307m N	Railway Sidings	1931	1749305
J	307m N	Collieries, Brick, Pipe and Fireclay Works	1901	1728485
K	307m N	Refuse Heap	1901	1734855
J	308m N	Collieries, Brick, Pipe and Fireclay Works	1881	1730016
L	314m N	Filter Tank	1950	1595765
M	318m SW	Electric Substation	1982	1602990
J	322m N	Railway Sidings	1901	1638553
J	322m N	Railway Sidings	1881	1638553
J	323m N	Railway Sidings	1950	1750364
B	331m E	Railway Building	1931	1637126
B	331m E	Railway Building	1901	1637126
B	331m E	Railway Building	1881	1637126
K	334m N	Refuse Heap	1967	1697049
11	339m N	Unspecified Works	1974	1620690
K	349m N	Refuse Heap	1950	1647893
K	349m N	Unspecified Heap	1931	1570566
B	372m E	Railway Building	1950	1684890
12	373m SW	Unspecified Mine	1966	1611821
B	378m SE	Railway Building	1931	1684890



ID	Location	Land Use	Date	Group ID
13	379m SW	Unspecified Heap	1982	1616881
H	397m SW	Railway Building	1966	1750056
H	397m SW	Railway Building	1950	1662543
J	399m N	Unspecified Mine	1974	1727930
H	401m SW	Railway Building	1901	1626520
H	402m SW	Railway Building	1931	1662543
14	447m SE	Cuttings	1950	1653574
J	452m N	Unspecified Tanks	1950	1627572
O	453m SE	Cuttings	1931	1709224
O	453m SE	Cuttings	1901	1709224
O	453m SE	Cuttings	1881	1709224
O	454m SE	Cuttings	1982	1681622
J	455m N	Unspecified Tanks	1967	1705065
J	458m N	Unspecified Tanks	1931	1734049
J	458m N	Unspecified Tanks	1901	1734049
J	463m N	Unspecified Works	1967	1620690
P	465m SW	Colliery	1904	1673739
J	467m N	Unspecified Tanks	1974	1705065
P	469m SW	Railway Sidings	1885	1668782
Q	472m W	Unspecified Pit	1931	1622816
D	475m SE	Railway Building	1966	1632485
Q	476m W	Unspecified Pit	1950	1622816
15	476m N	Unspecified Mine	1967	1727930
D	476m SE	Railway Building	1950	1629930
J	478m N	Unspecified Tank	1881	1594550
D	481m SE	Railway Building	1931	1629930
16	484m N	Unspecified Ground Workings	1901	1567392
17	485m N	Refuse Heap	1967	1597742



ID	Location	Land Use	Date	Group ID
J	489m N	Unspecified Tanks	1881	1695160

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	21
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
F	90m NE	Unspecified Tank	1981	258127
5	101m E	Unspecified Tank	1903	258128
G	157m E	Tanks	1929	261836
G	179m E	Unspecified Tank	1903	258129
L	319m N	Filter Tank	1929	262079
I	414m N	Unspecified Tank	1884	258124
J	457m N	Unspecified Tank	1903	278845
J	457m N	Unspecified Tank	1929	278845
J	458m N	Unspecified Tank	1959	273243
J	470m N	Tanks	1903	276260
J	470m N	Tanks	1929	276260
J	472m N	Tanks	1959	266262
J	473m N	Tanks	1963	276260
J	473m N	Tanks	1989	276260
J	475m N	Unspecified Tank	1884	258125
J	484m N	Tanks	1959	273449
J	485m N	Tanks	1884	274931
J	485m N	Tanks	1903	274931
J	485m N	Tanks	1929	274931



ID	Location	Land Use	Date	Group ID
J	487m N	Tanks	1963	274931
J	487m N	Tanks	1989	274931

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	5
----------------------------	----------

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

Features are displayed on the Past land use - un-grouped map on [page 20](#) >

ID	Location	Land Use	Date	Group ID
F	91m NE	Electricity Substation	1981	150030
M	331m SW	Electricity Substation	1994	164608
M	333m SW	Electricity Substation	1949	164608
N	363m N	Electricity Substation	1994	163530
N	364m N	Electricity Substation	1991	163530

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.



This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

3

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Details		
A	18m W	Site Address: Battram Landfill Site A, Off Wood Road, Battram, Leicestershire Licence Holder Address: -	Waste Licence: - Site Reference: GDO 314 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1970 Last Recorded: 31/12/1990
A	25m NW	Site Address: Battram Landfill Site B, Off Wood Road, Battram, Leicestershire Licence Holder Address: -	Waste Licence: - Site Reference: GDO 315 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1970 Last Recorded: 31/12/1990
2	159m E	Site Address: Station Road Landfill Site, Station Road, Bagworth, Hinckley and Bosworth Licence Holder Address: -	Waste Licence: - Site Reference: GDO 211 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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



3.5 Historical waste sites

Records within 500m

2

Waste site records derived from Local Authority planning records and high detail historical mapping. Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Address	Further Details	Date
C	27m SW	Site Address: Wiggs Farm, Wood Road, Ellistown, Coalville, Leicestershire, LE67 1GE	Type of Site: Waste Recycling Facility (Extension) Planning application reference: 15/01167/C Description: Scheme comprises extension of an inert waste recycling facility, regularisation of the importation, deposit, storage and processing of locally sourced construction and demolition waste in addition to excavated waste materials from road maintenance scheme s, and to provide further flexibility in relation to HGV movements to and from the site. Data source: Historic Planning Application Data Type: Point	-
C	27m SW	Site Address: Wiggs Farm, Wood Road, Ellistown, Coalville, Leicestershire, LE67 1GE	Type of Site: Waste Recycling facility (Extension) Planning application reference: 15/01083/COM Description: Scheme comprises extension of an inert waste recycling facility, regularisation of the importation, deposit, storage and processing of locally sourced construction and demolition waste in addition to excavated waste materials from road maintenance scheme s, and to provide further flexibility in relation to HGV movements to and from the site. Data source: Historic Planning Application Data Type: Point	25/11/2015

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

3.6 Licensed waste sites

Records within 500m

2

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation. Features are displayed on the Waste and landfill map on [page 27 >](#)



ID	Location	Details		
B	23m S	Site Name: Wiggs Farm Site Address: Wiggs Farm, Wood Road, Ellistown, Coalville, Leicestershire, LE67 1GE Correspondence Address: -	Type of Site: Treatment of waste to produce soil 75,000 tpy Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BAI026 EPR reference: EA/EPR/LB3131AR/A001 Operator: Richard Bailey Plant & Construction Ltd Waste Management licence No: 104712 Annual Tonnage: 74999	Issue Date: 12/10/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	23m S	Site Name: Wiggs Farm Site Address: Wiggs Farm, Wood Road, Ellistown, Coalville, Leicestershire, LE67 1GE Correspondence Address: -	Type of Site: Treatment of waste to produce soil 75,000 tpy Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 633650 EPR reference: EA/EPR/LB3131AR Operator: Richard Bailey Plant & Construction Limited Waste Management licence No: 104712 Annual Tonnage: 74999	Issue Date: 12/10/2012 Effective Date: 12/10/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	29
----------------------------	-----------

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX358054	Using waste exemption	On a farm	Use of waste in construction
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX260118	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising



ID	Location	Site	Reference	Category	Sub-Category	Description
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX260118	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX260118	Using waste exemption	On a farm	Use of waste in construction
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX260118	Treating waste exemption	On a farm	Screening and blending of waste
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX260118	Disposing of waste exemption	On a farm	Burning waste in the open
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX260118	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX119166	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX119166	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX119166	Using waste exemption	On a farm	Use of waste in construction
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX119166	Disposing of waste exemption	On a farm	Burning waste in the open
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX119166	Treating waste exemption	On a farm	Screening and blending of waste
C	51m SW	WIGGS FARM, WOOD ROAD, ELLISTOWN, COALVILLE, LE67 1GE	WEX119166	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	103m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/NE5444H B/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
D	103m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/NE5444H B/A001	Treating waste exemption	Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising



ID	Location	Site	Reference	Category	Sub-Category	Description
D	103m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/NE5444H B/A001	Using waste exemption	Agricultura l Waste Only	Use of waste in construction
D	103m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/NE5444H B/A001	Disposing of waste exemption	Agricultura l Waste Only	Burning waste in the open
D	103m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/NE5444H B/A001	Treating waste exemption	Agricultura l Waste Only	Screening and blending of waste
D	103m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/NE5444H B/A001	Using waste exemption	Agricultura l Waste Only	Spreading waste on agricultural land to confer benefit
1	130m NE	UNIT 1, VICTORIA ROAD, ELLISTOWN, COALVILLE, LE67 1FH	WEX123113	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	267m N	UNIT 1, VICTORIA ROAD, ELLISTOWN, COALVILLE, LE67 1FH	WEX299104	Storing waste exemption	Not on a Farm	Storage of waste in secure containers
E	267m N	UNIT 1, VICTORIA ROAD, ELLISTOWN, COALVILLE, LE67 1FH	WEX299104	Storing waste exemption	Not on a Farm	Storage of waste in a secure place
F	314m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/SH0773H N/A001	Disposing of waste exemption	Agricultura l Waste Only	Deposit of waste from dredging of inland waters
F	314m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/SH0773H N/A001	Treating waste exemption	Agricultura l Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	314m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/SH0773H N/A001	Using waste exemption	Agricultura l Waste Only	Use of waste in construction
F	314m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/SH0773H N/A001	Disposing of waste exemption	Agricultura l Waste Only	Burning waste in the open
F	314m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/SH0773H N/A001	Treating waste exemption	Agricultura l Waste Only	Screening and blending of waste
F	314m SW	Wiggs Farm Wood Road COALVILLE Leicestershire LE67 1GE	EPR/SH0773H N/A001	Using waste exemption	Agricultura l Waste Only	Spreading waste on agricultural land to confer benefit

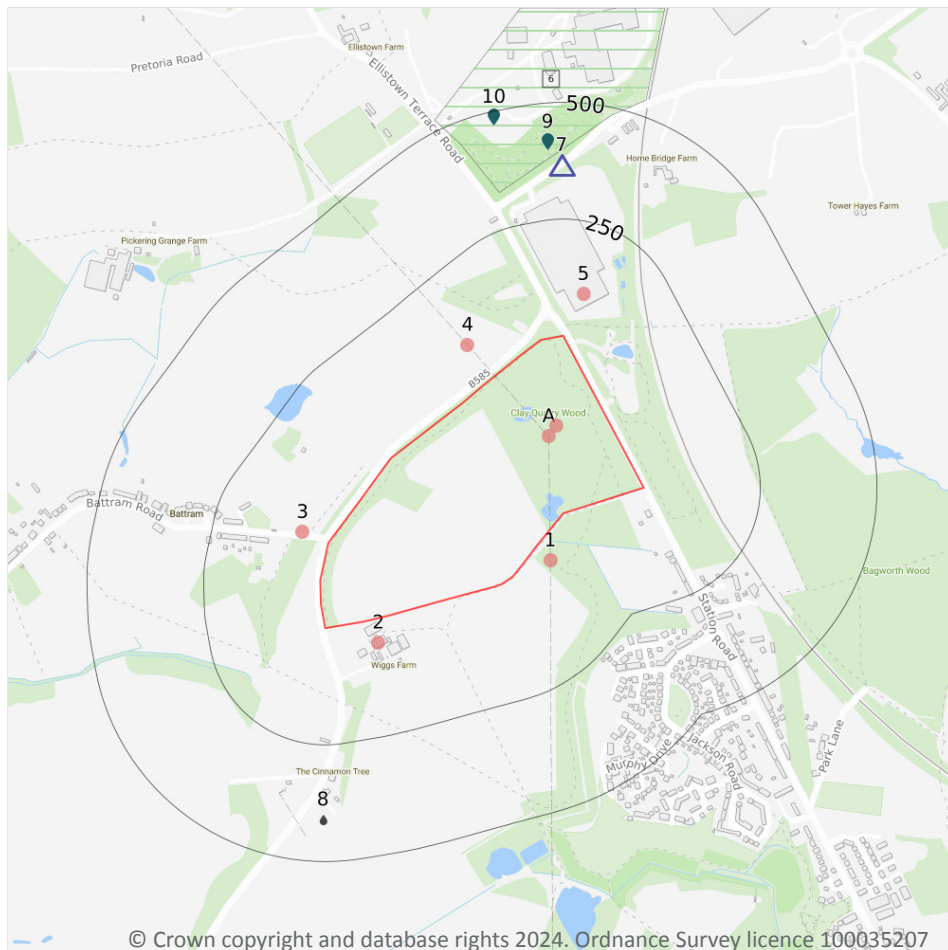


ID	Location	Site	Reference	Category	Sub-Category	Description
3	434m N	Pall-Ex Ltd Victoria Road Bardon Hill LE67 1FH	EPR/YF0405M C/A001	Storing waste exemption	Non- Agricultura l Waste Only	Storage of waste in secure containers

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- ▲ Current or recent petrol stations
- Control of Major Accident Hazards
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

7

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 34](#) >

ID	Location	Company	Address	Activity	Category
A	On site	Pylon	Leicestershire, LE67	Electrical Features	Infrastructure and Facilities
A	On site	Quarry	Leicestershire, LE67	Unspecified Quarries Or Mines	Extractive Industries
1	42m SE	Pylon	Leicestershire, LE67	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
2	51m SW	S L B Supplies	Wiggs Farm, Wood Road, Nailstone, Leicestershire, LE67 1GE	Animal Feeds, Pet Foods, Hay and Straw	Foodstuffs
3	60m W	Gas Governor	Leicestershire, LE67	Gas Features	Infrastructure and Facilities
4	89m N	Pylon	Leicestershire, LE67	Electrical Features	Infrastructure and Facilities
5	99m NE	Kuehne + Nagel Ltd	Unit 1, Victoria Road, Ellistown, Leicestershire, LE67 1FH	Distribution and Haulage	Transport, Storage and Delivery

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	1
----------------------------	----------

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 34 >](#)

ID	Location	Company	Address	LPG	Status
7	365m N	UNBRANDED	Pall Ex House, Ellistown, Leicester, Leicestershire, LE67 1FH	No	Non-Retail

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.5 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 34 >](#)

ID	Location	Company	Address	Operational status	Tier
6	328m N	Hepworth Building Products Ltd	Hepworth Building Products Ltd, Ellistown Works, Ellistown, Leicester, LE6 1ET	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.



4.9 Historical licensed industrial activities (IPC)

Records within 500m	0
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Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0
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Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

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

Records within 500m	2
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Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 34 >](#)

ID	Location	Address	Details	
9	416m N	Hepworth Building Products- Brickworks, Whitehall Rd, Leicestershire, LE5 6GH	Process: Manufacture of Clay Status: Historical Permit Permit Type: Part B	Enforcement: No enforcements notified Date of enforcement: No enforcements notified Comment: No enforcements notified
10	488m N	FP McCann Ltd, Pipeworks, Ellistown Terrace Road, Ellistown, Coalville, Leicestershire, LE67 1GD	Process: Use of Bulk Cement Status: Current Permit Permit Type: Part B	Enforcement: No enforcements notified Date of enforcement: No enforcements notified Comment: No enforcements notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 34 >](#)

ID	Location	Address	Details	
8	410m SW	NEVILLE ARMS SEWAGE TREATMENT WORKS, ADJACENT TO 157 WOOD ROAD, NR NAILSTONE, LEICESTERSHIRE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: T/20/12098/R Permit Version: 1 Receiving Water: CARLTON BROOK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 07/11/1986 Effective Date: 07/11/1986 Revocation Date: 20/08/2003

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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



4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

4.21 Pollution inventory radioactive waste

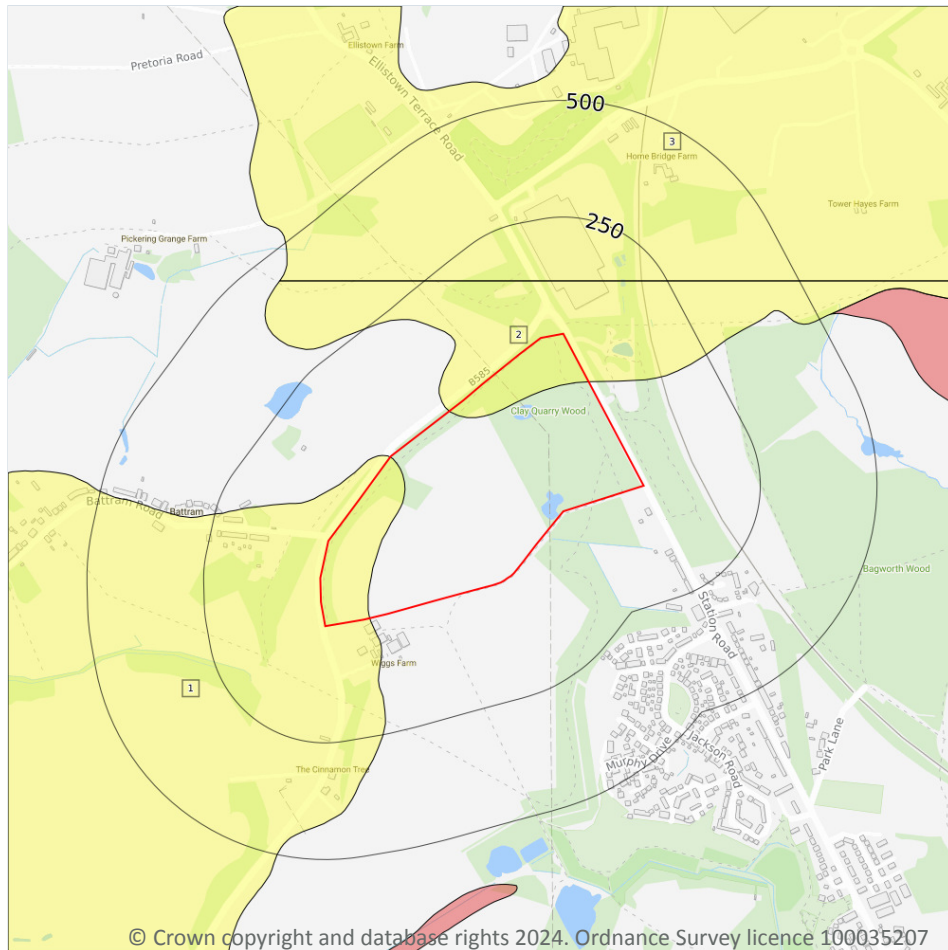
Records within 500m**0**

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

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

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

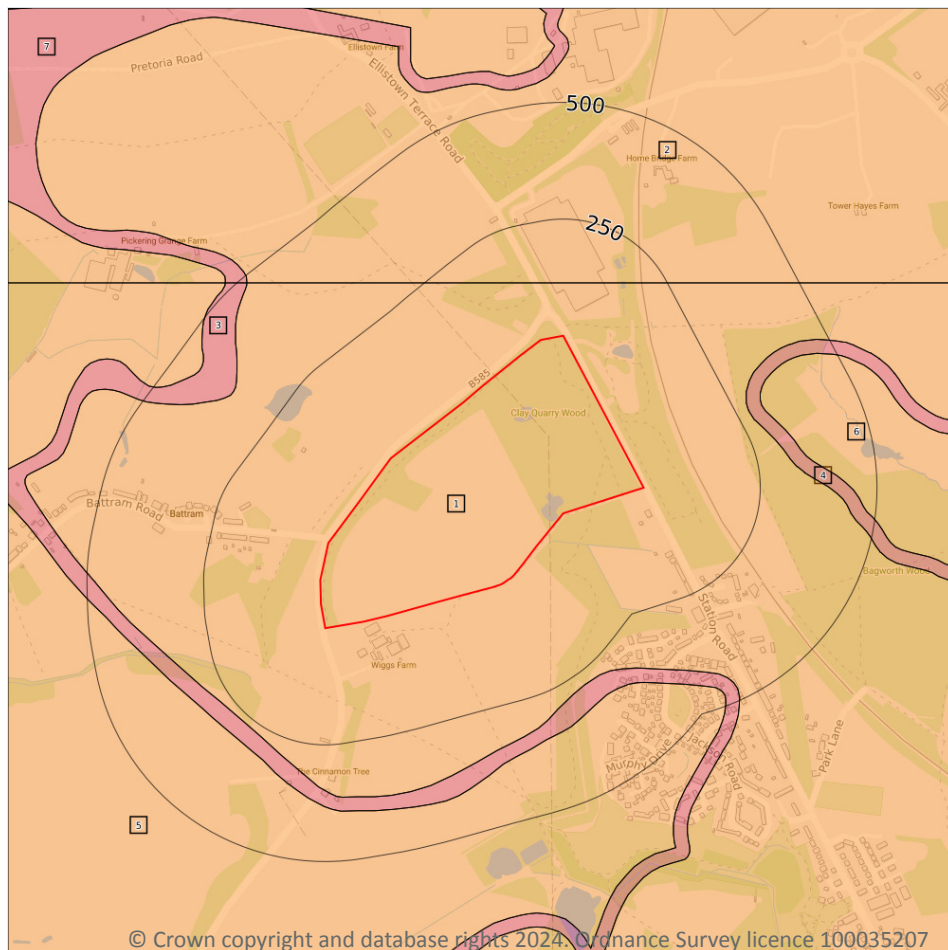


ID	Location	Designation	Description
3	113m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

7

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 42 >](#)

ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	113m NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

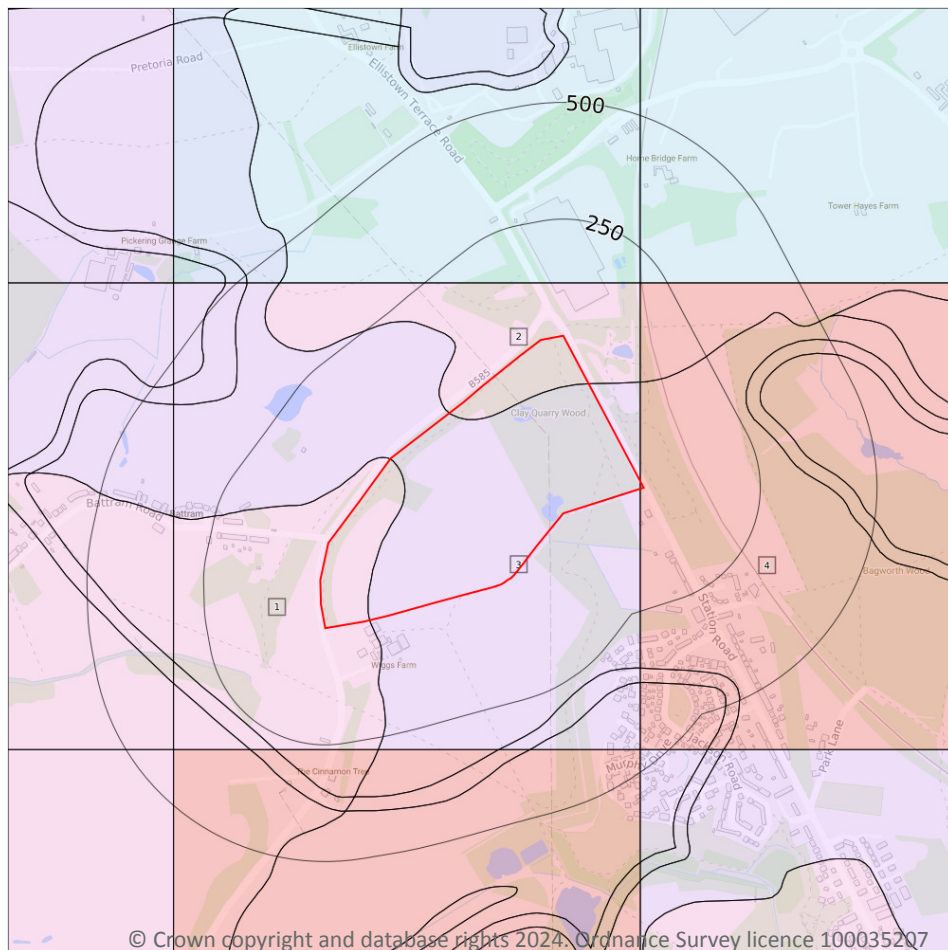


ID	Location	Designation	Description
3	266m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	276m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	302m SW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
6	306m E	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
7	486m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

4

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

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

Features are displayed on the Groundwater vulnerability map on [page 44](#) >



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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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



5.5 Groundwater vulnerability- local information

Records on site

0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

4

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 47 >](#)

ID	Location	Details	
A	1077m NW	Status: Active Licence No: MD/028/0020/010 Details: Process Water Direct Source: Groundwater Midlands Region Point: SUMP AT LEICESTER QUARRY Data Type: Poly4 Name: Ibstock Brick Limited Easting: 441526 Northing: 311371	Annual Volume (m ³): 280800 Max Daily Volume (m ³): 2700 Original Application No: NPS/NA/001090 Original Start Date: 30/08/2022 Expiry Date: 31/03/2038 Issue No: 1 Version Start Date: 30/08/2022 Version End Date: -
A	1077m NW	Status: Active Licence No: MD/028/0020/010 Details: Dust Suppression Direct Source: Groundwater Midlands Region Point: SUMP AT LEICESTER QUARRY Data Type: Poly4 Name: Ibstock Brick Limited Easting: 441526 Northing: 311371	Annual Volume (m ³): 280800 Max Daily Volume (m ³): 2700 Original Application No: NPS/NA/001090 Original Start Date: 30/08/2022 Expiry Date: 31/03/2038 Issue No: 1 Version Start Date: 30/08/2022 Version End Date: -
A	1077m NW	Status: Active Licence No: MD/028/0020/011 Details: Dewatering Direct Source: Groundwater Midlands Region Point: SUMP AT LEICESTER QUARRY Data Type: Poly4 Name: Ibstock Brick Limited Easting: 441526 Northing: 311371	Annual Volume (m ³): 449280 Max Daily Volume (m ³): 2880 Original Application No: NPS/NA/001094 Original Start Date: 30/08/2022 Expiry Date: 31/03/2038 Issue No: 1 Version Start Date: 30/08/2022 Version End Date: -
-	1664m SW	Status: Historical Licence No: 03/28/20/0075 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: BROOKFIELD FARM, WELL Data Type: Point Name: F T NEWBOLD & SONS Easting: 441900 Northing: 308400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/03/1973 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

0

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

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



5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

16

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

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
B	19m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
C	79m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	79m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
7	126m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	131m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	136m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	136m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	139m NE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
E	147m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	150m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	175m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	175m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	191m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	226m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
G	243m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	249m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	14
----------------------------	-----------

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

Features are displayed on the Hydrology map on [page 50 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	2
------------------------	----------

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

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
3	On site	River	Carlton Brook from Source to River Sence	GB104028046690	Sence Anker and Bourne Rivers and Lakes	Tame Anker and Mease
4	On site	River	Ibstock Brook from Source to River Sence	GB104028046700	Sence Anker and Bourne Rivers and Lakes	Tame Anker and Mease

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



6.4 WFD Surface water bodies

Records identified	2
---------------------------	----------

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

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2394m W	River	Ibstock Brook from Source to River Sence	GB104028046700 ↗	Moderate	Fail	Moderate	2019
-	2920m S	River	Carlton Brook from Source to River Sence	GB104028046690 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
5	On site	Tame Anker Mease - Secondary Combined	GB40402G990800 ↗	Good	Good	Good	2019

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

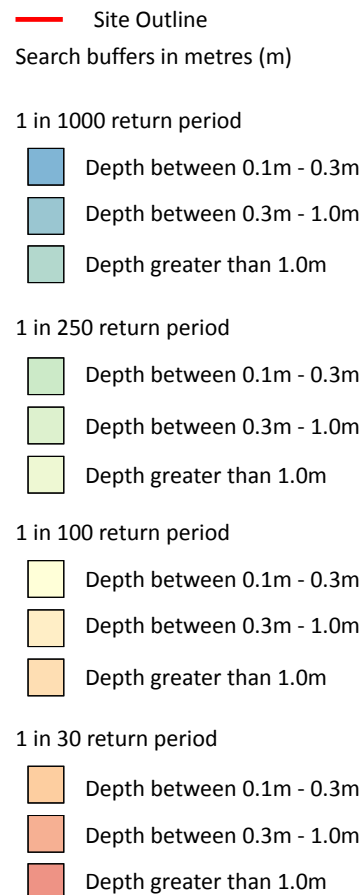
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 57 >](#)

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



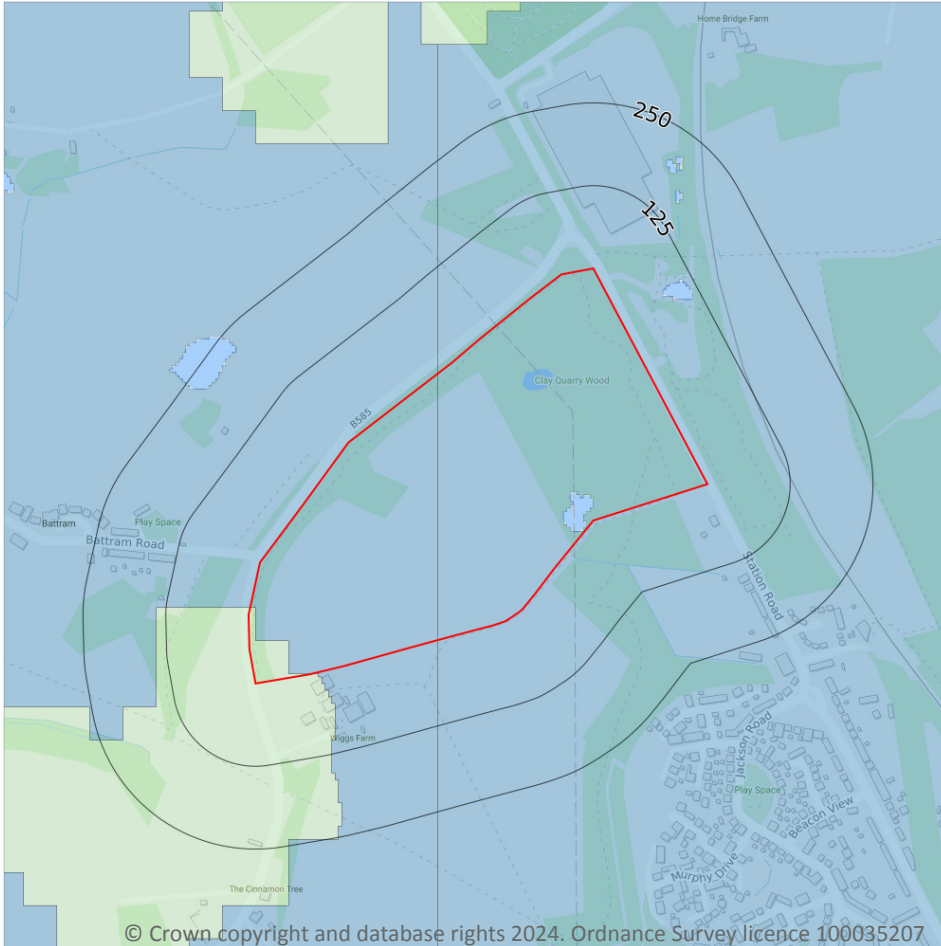
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

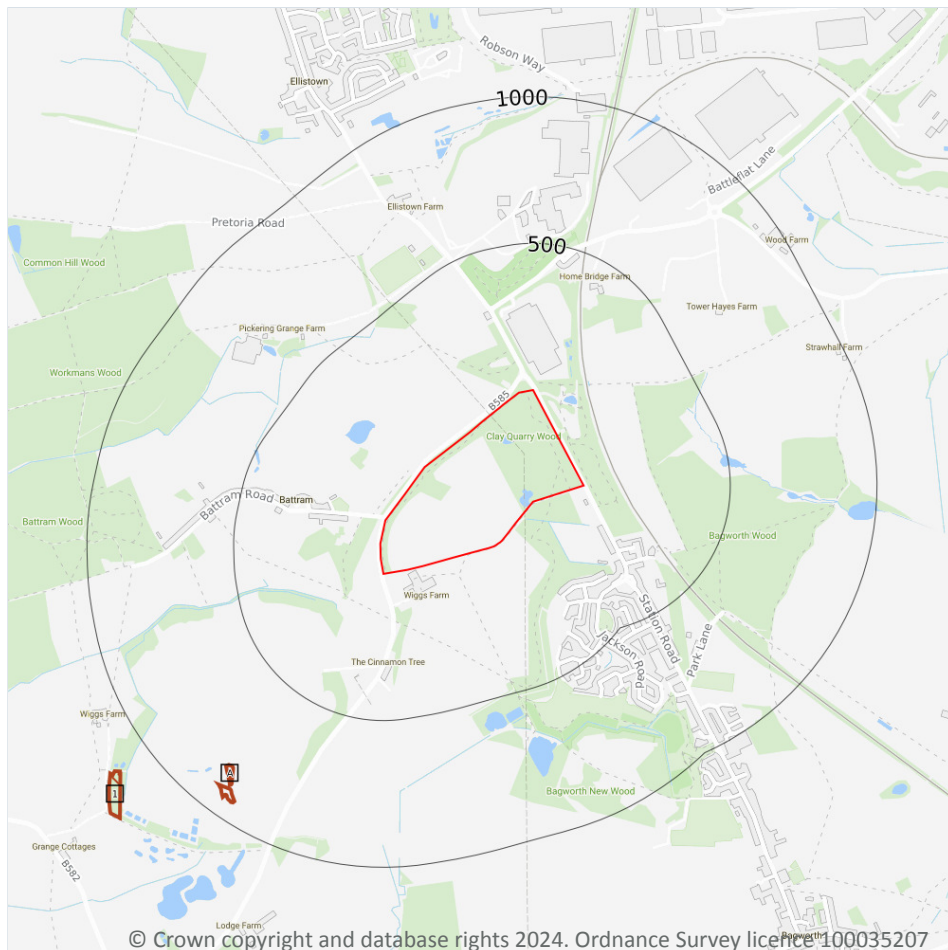
Low

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

Features are displayed on the Groundwater flooding map on [page 59 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m**0**

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

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

10.7 Designated Ancient Woodland

Records within 2000m**3**

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

Features are displayed on the Environmental designations map on [page 60 >](#)

ID	Location	Name	Woodland Type
A	834m SW	Unknown	Ancient & Semi-Natural Woodland
A	901m SW	Unknown	Ancient & Semi-Natural Woodland
1	1123m SW	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m**0**

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

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



10.9 Forest Parks

Records within 2000m**0**

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

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

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

10.11 Green Belt

Records within 2000m**0**

Areas designated to prevent urban sprawl by keeping land permanently open.

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

10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

4

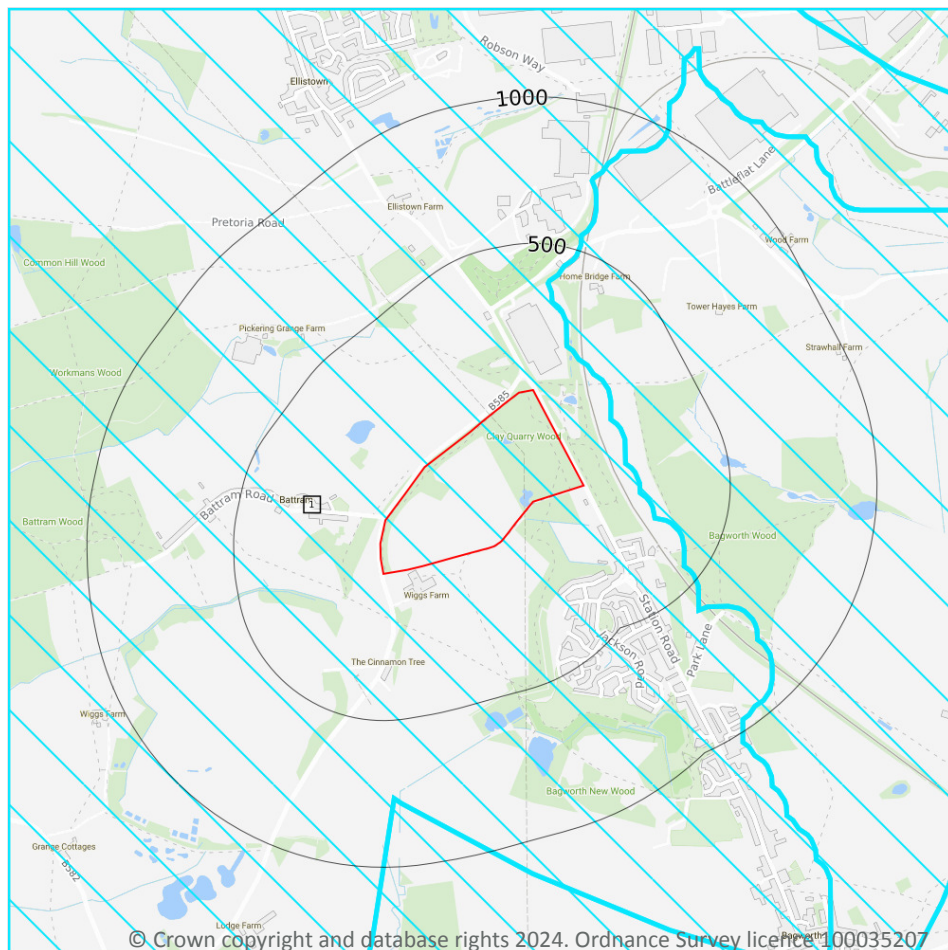
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	River Trent (source to confluence with Derwent)	Surface Water	308	Existing
40m NE	SOAR R NVZ	Surface Water	309	Existing
85m E	River Trent (source to confluence with Derwent)	Surface Water	308	Existing
93m E	SOAR R NVZ	Surface Water	309	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 65 >](#)

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

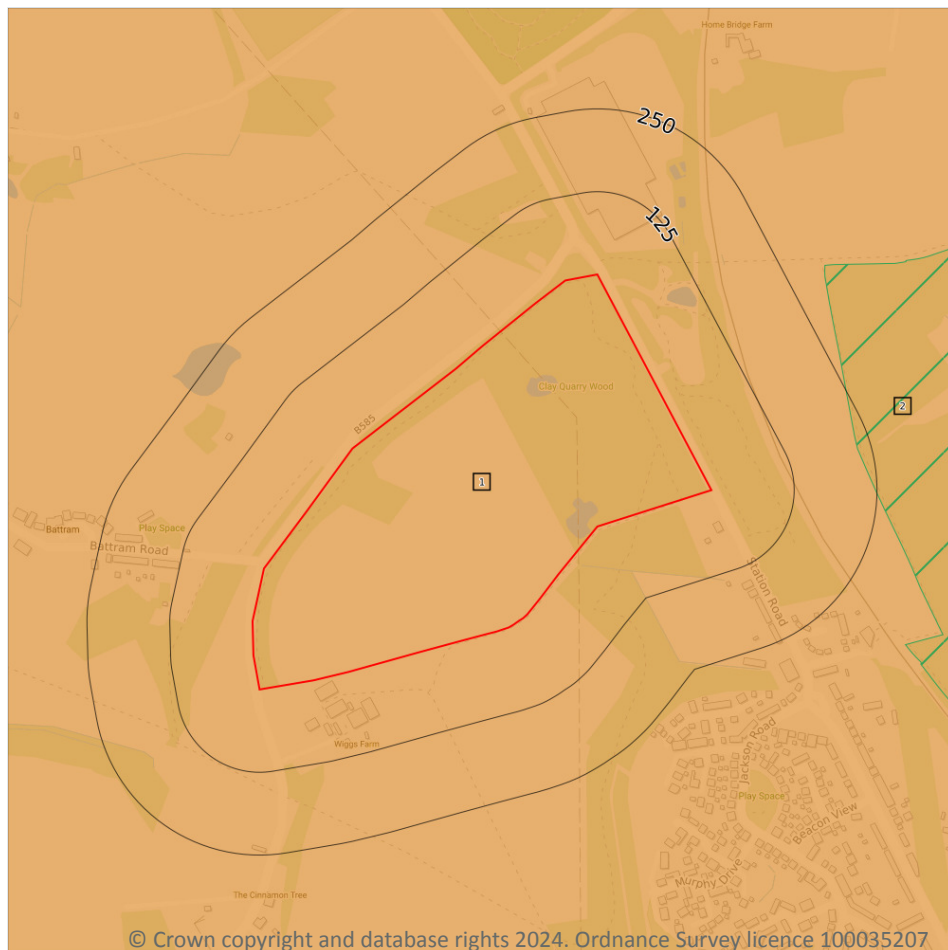
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 69](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**1**

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

Features are displayed on the Agricultural designations map on [page 69](#) >

ID	Location	Description	Reference	Application date
2	229m E	Selective Fell/Thin (Unconditional)	014/103/12-13	09/11/2012

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**4**

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



Location	Reference	Scheme	Start Date	End Date
On site	1250872	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
4m S	1250872	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
128m W	1266418	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
224m E	1282739	Woodland Management Plan	01/05/2022	30/04/2024

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

11

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

Features are displayed on the Habitat designations map on [page 72 >](#)

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	12m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	14m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	14m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
6	29m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	57m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	63m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	102m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	102m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	149m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	229m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	1
----------------------------	----------

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

Features are displayed on the Habitat designations map on [page 72 >](#)

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
3	12m E	BRITPITS ref: 48354	Low	British Geological Survey BRITPITS database	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

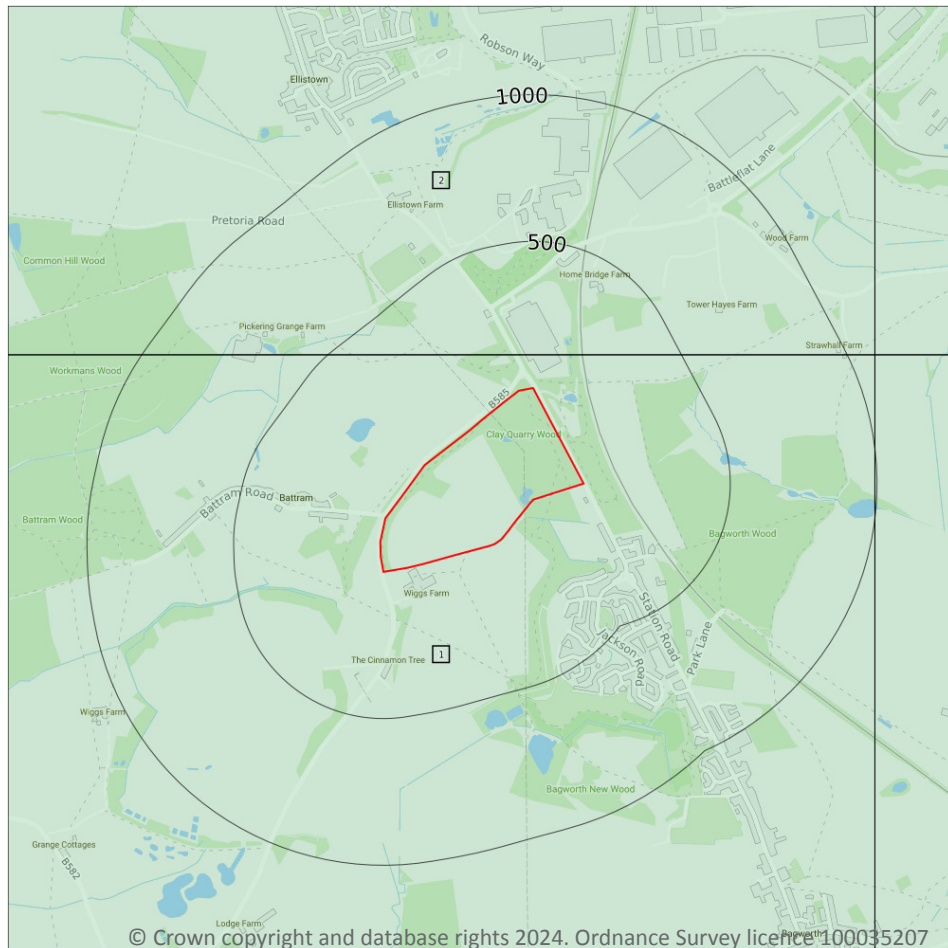
Records within 250m**0**

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

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

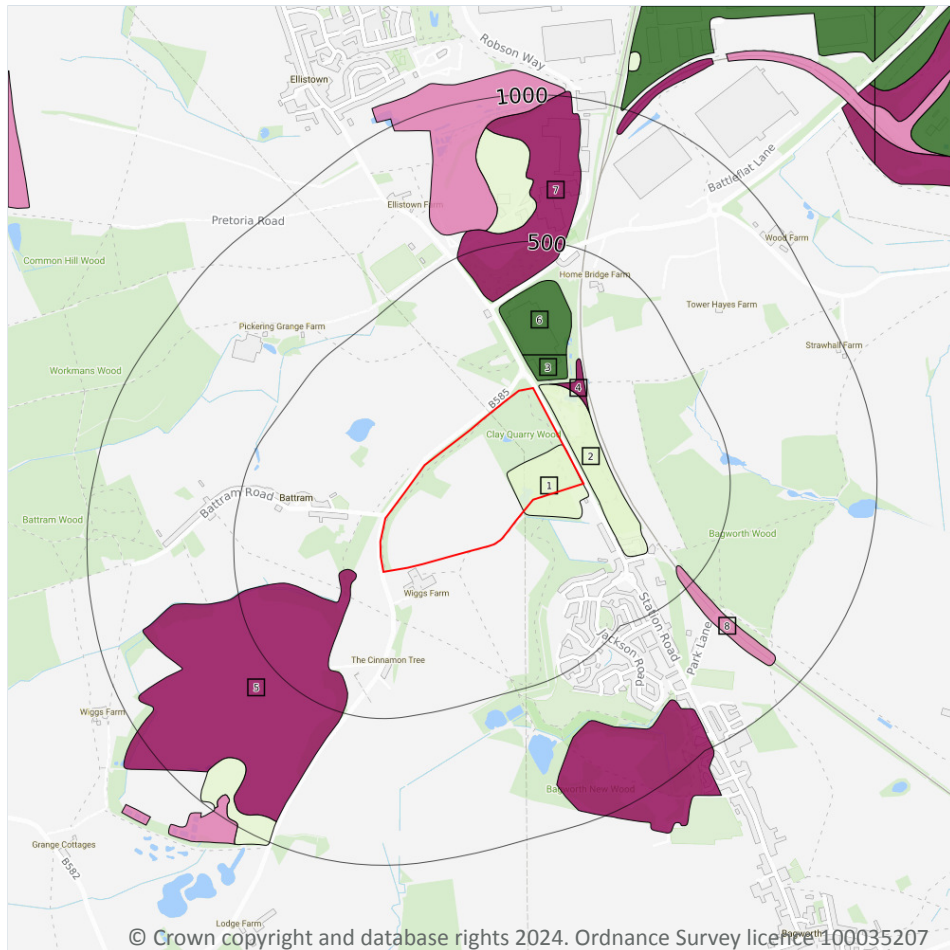
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 75 >](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SK40NW
2	113m NE	Full	Full	Full	No coverage	SK41SW

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

8

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 76](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	19m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	30m NE	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
4	61m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

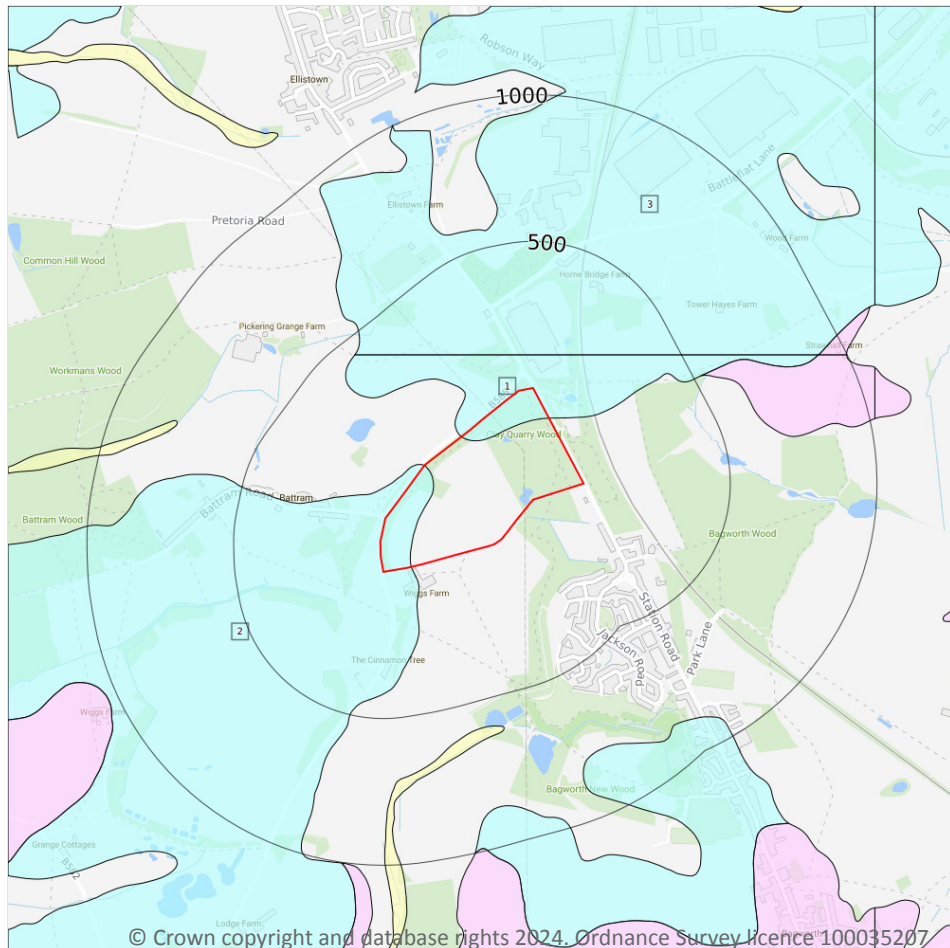


ID	Location	LEX Code	Description	Rock description
5	93m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	113m NE	LSGR-UNKNOWN	Landscaped Ground (Undivided)	Unknown/unclassified Entry
7	316m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
8	425m E	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

3

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 78 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
2	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
3	113m NE	ODT-DMTN	Oadby Member - Diamicton	Diamicton

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

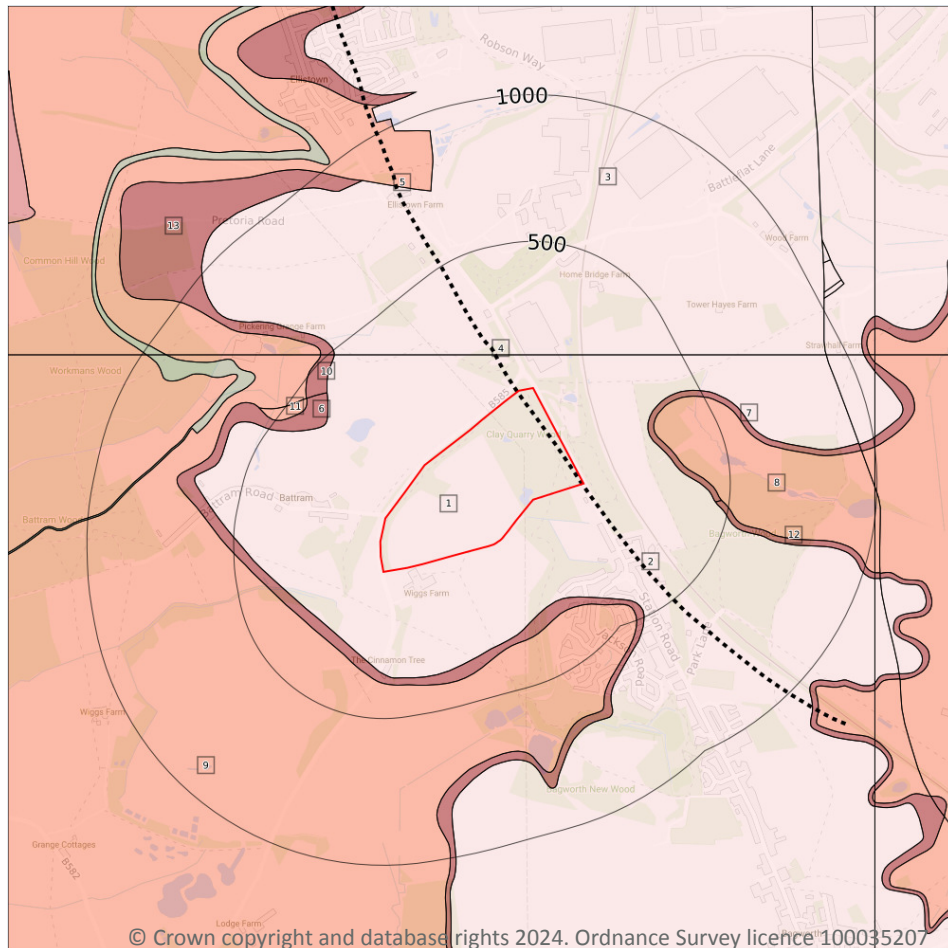
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

10

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 80](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	EDW-MDST	Edwalton Member - Mudstone	Carnian Age
3	113m NE	EDW-MDST	Edwalton Member - Mudstone	Carnian Age
6	266m SW	COT-SDST	Cotgrave Sandstone Member - Sandstone	Carnian Age
7	276m E	COT-SDST	Cotgrave Sandstone Member - Sandstone	Carnian Age



ID	Location	LEX Code	Description	Rock age
8	296m E	GUN-MDST	Gunthorpe Member - Mudstone	Ladinian Age - Anisian Age
9	302m SW	GUN-MDST	Gunthorpe Member - Mudstone	Ladinian Age - Anisian Age
10	414m NW	COT-SDST	Cotgrave Sandstone Member - Sandstone	Carnian Age
11	442m NW	GUN-MDST	Gunthorpe Member - Mudstone	Ladinian Age - Anisian Age
12	454m E	COT-SDST	Cotgrave Sandstone Member - Sandstone	Carnian Age
13	486m NW	COT-SDST	Cotgrave Sandstone Member - Sandstone	Carnian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

3

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

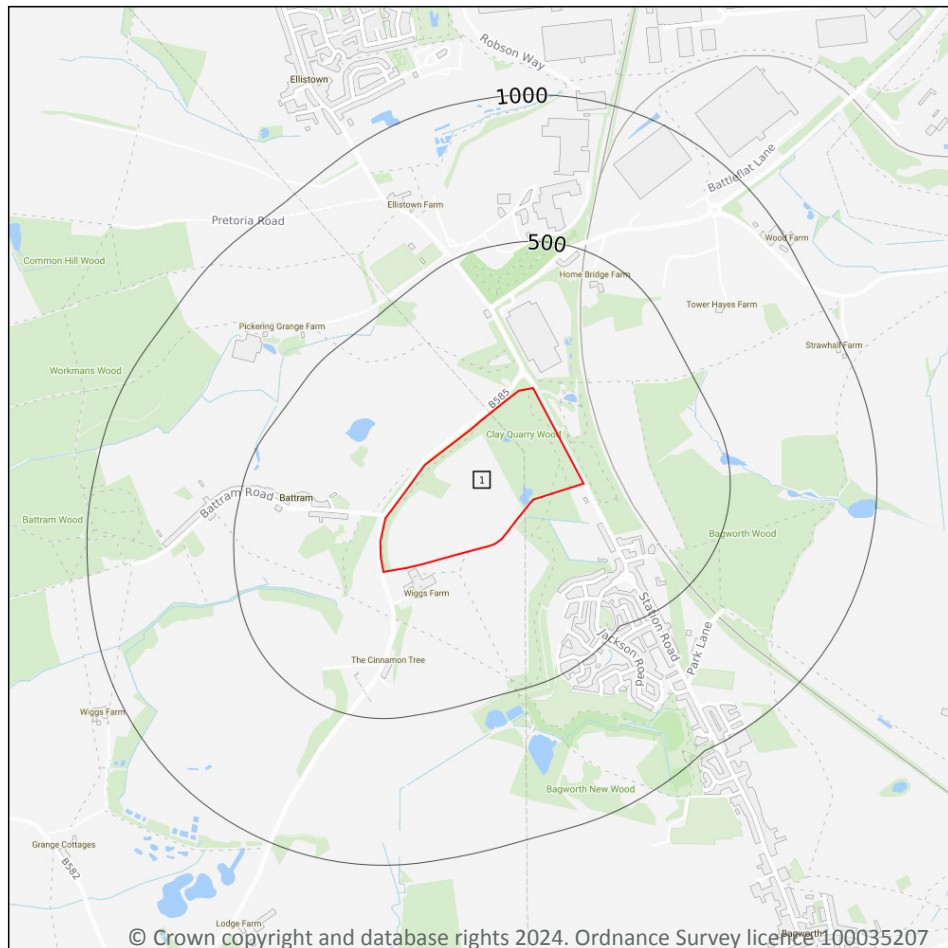
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 80](#) >

ID	Location	Category	Description
2	On site	ROCK	Lithostrat line, inferred (CALCULATED BASE OF WHITWICK DOLERITE)
4	147m N	ROCK	Lithostrat line, inferred (CALCULATED BASE OF WHITWICK DOLERITE)
5	148m N	ROCK	Lithostrat line, inferred (CALCULATED BASE OF WHITWICK DOLERITE)

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

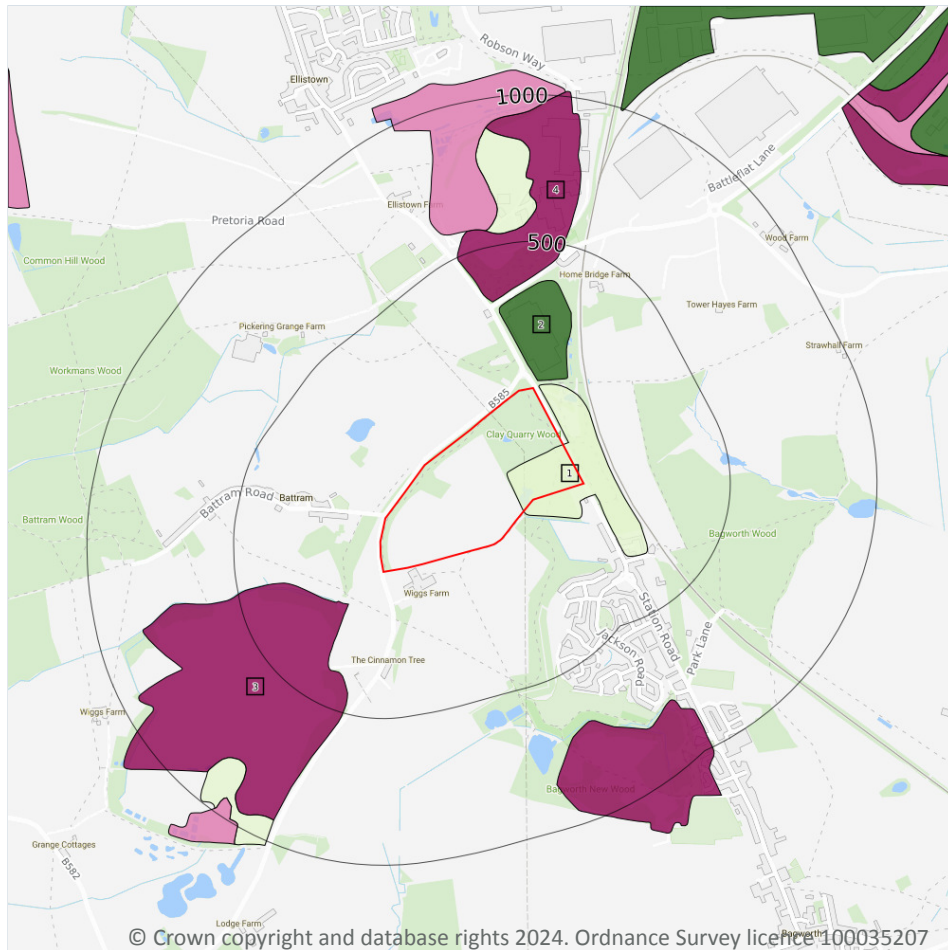
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 82](#) >

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

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)**
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

4

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 83](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT
2	30m NE	LSGR-ARTGR	LANDSCAPED GROUND (UNDIVIDED)	ARTIFICIALLY MODIFIED GROUND
3	162m SW	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
4	315m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT



This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

2

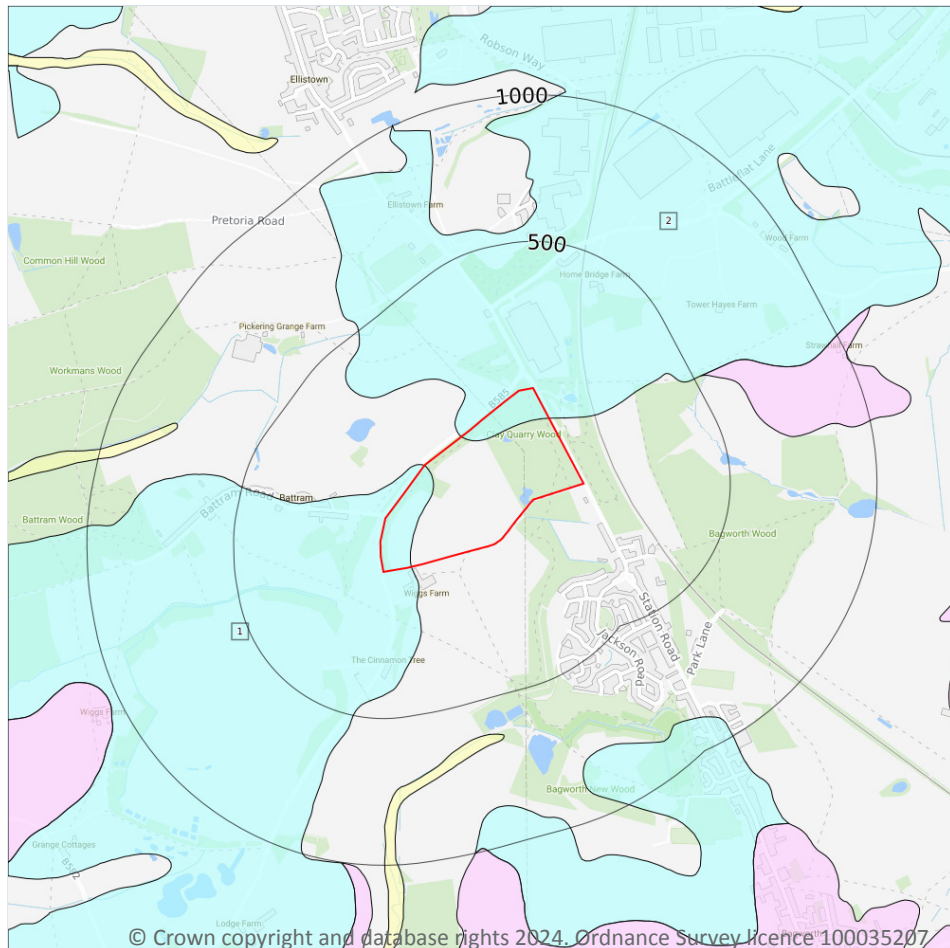
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Very High	Low
30m NE	Mixed	Very High	Low

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 85](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ODT-DMTN	OADBY MEMBER	DIAMICTON
2	On site	ODT-DMTN	OADBY MEMBER	DIAMICTON

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**2**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Low
On site	Mixed	Moderate	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

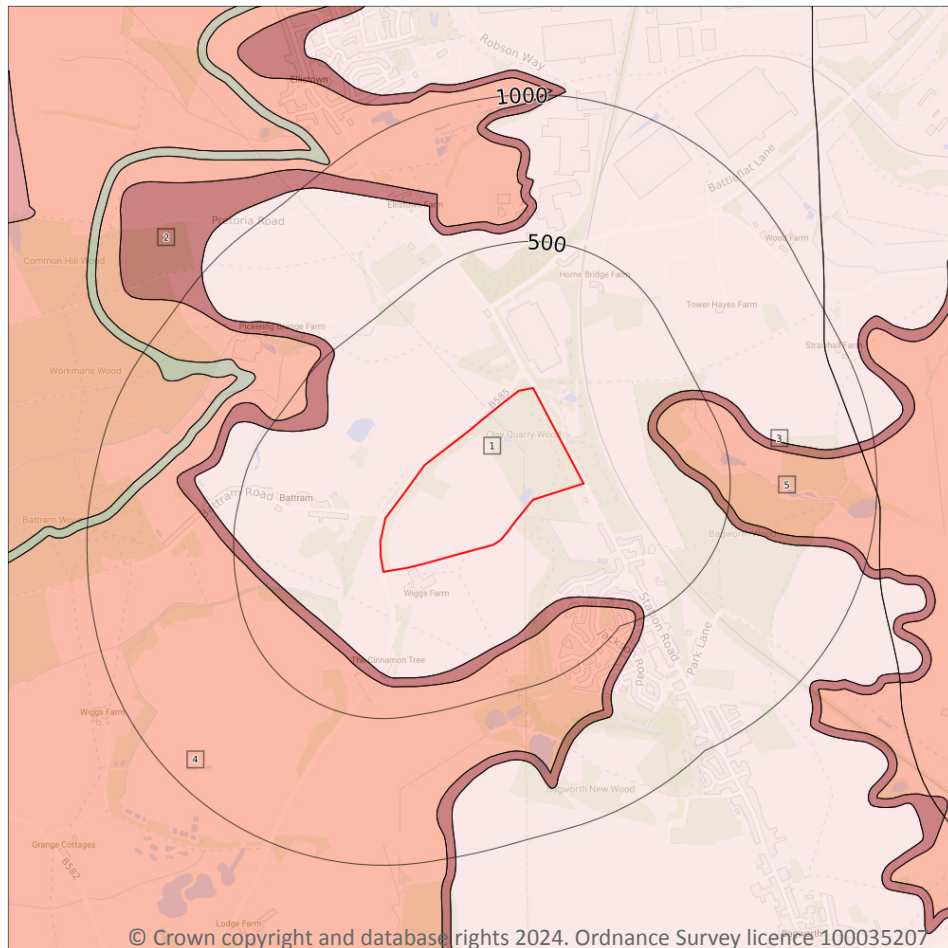
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

5

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 87](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	EDW-MDST	EDWALTON MEMBER - MUDSTONE	CARNIAN
2	266m SW	COT-SDST	COTGRAVE SANDSTONE MEMBER - SANDSTONE	CARNIAN
3	276m E	COT-SDST	COTGRAVE SANDSTONE MEMBER - SANDSTONE	CARNIAN
4	302m SW	GUN-MDST	GUNTHORPE MEMBER - MUDSTONE	ANISIAN



ID	Location	LEX Code	Description	Rock age
5	306m E	GUN-MDST	GUNTHORPE MEMBER - MUDSTONE	ANISIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

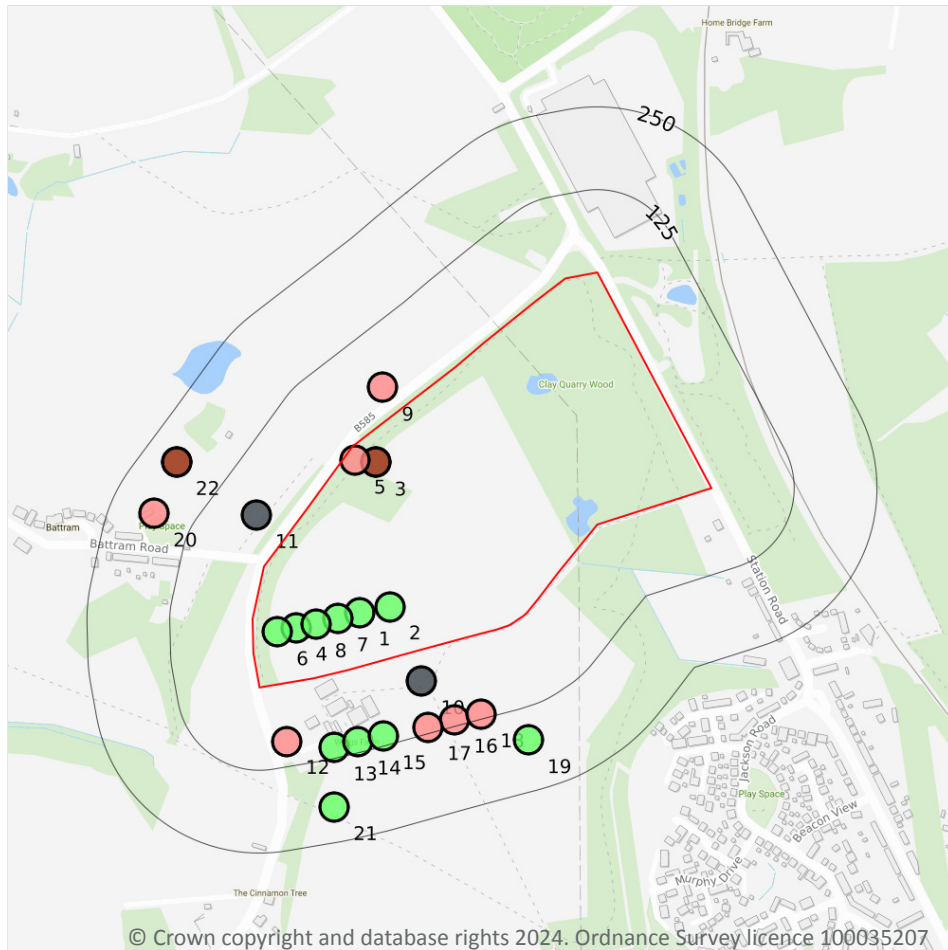
0

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

22

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

Features are displayed on the Boreholes map on [page 89](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	443476 309373	BAGWORTH NO153 (UP)	24.07	N	216259 ↗
2	On site	443522 309382	BAGWORTH NO152 UG	28.34	N	216254 ↗
3	On site	443500 309600	N.C.B. NR ELLISTOWN	-1.0	N	216325 ↗

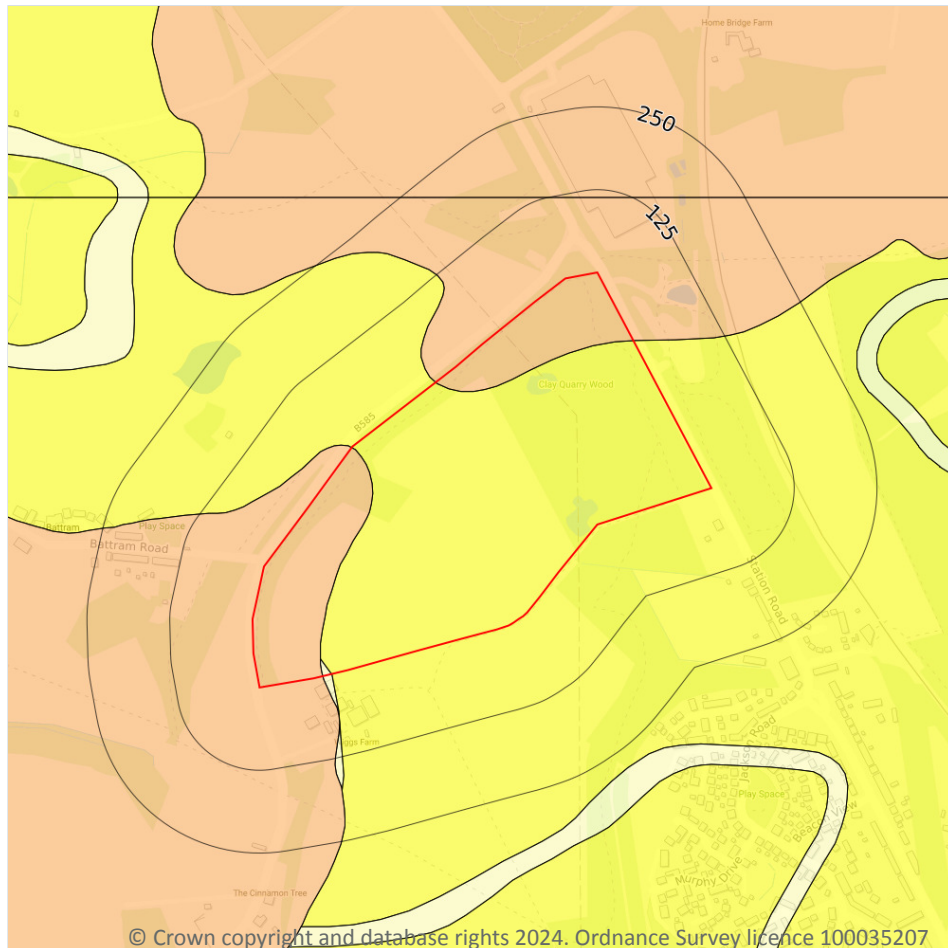


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	On site	443381 309350	BAGWORTH NO156 (UP)	15.84	N	216262 ↗
5	On site	443469 309603	N.C.B. WOOD ROAD BAGWORTH	104.85	N	216223 ↗
6	On site	443352 309344	BAGWORTH NO157 (UP)	13.71	N	216263 ↗
7	On site	443443 309364	BAGWORTH NO154 (UP)	18.28	N	216260 ↗
8	On site	443410 309356	BAGWORTH NO155 (UP)	17.98	N	216261 ↗
9	43m NW	443511 309713	BAGWORTH NO138 UG	40.84	N	216240 ↗
10	46m S	443570 309270	PADDOCK (ELLISTOWN)	-	Y	N/A
11	56m W	443320 309520	BATTRAM NO.4	-	Y	N/A
12	87m SW	443366 309179	WIGG FARM	161.54	N	216200 ↗
13	108m SW	443438 309170	BAGWORTH NO.132 U/G N.C.B.	18.59	N	216234 ↗
14	109m SW	443474 309178	BAGWORTH NO.131 U/G N.C.B.	20.42	N	216233 ↗
15	110m S	443512 309187	BAGWORTH NO.130 U/G BAGWORTH	22.86	N	216232 ↗
16	115m S	443620 309212	BAGWORTH 7	34.13	N	216230 ↗
17	116m S	443580 309200	BAGWORTH NO.128 U/G BAGWORTH	32.61	N	216231 ↗
18	118m S	443660 309220	N.C.B. BAGWORTH NO 126 U/G BH	34.13	N	216226 ↗
19	173m S	443731 309181	N.C.B. BAGWORTH BH125 U/G	24.99	N	216224 ↗
20	184m W	443166 309523	N.C.B. BATRAM BAGWORTH	98.75	N	216225 ↗
21	198m SW	443438 309079	BAGWORTH NO.134 U/G N.C.B. NO.73	15.24	N	216235 ↗
22	200m W	443200 309600	N.C.B. NR ELLISTOWN	-1.0	N	216319 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 91 >](#)

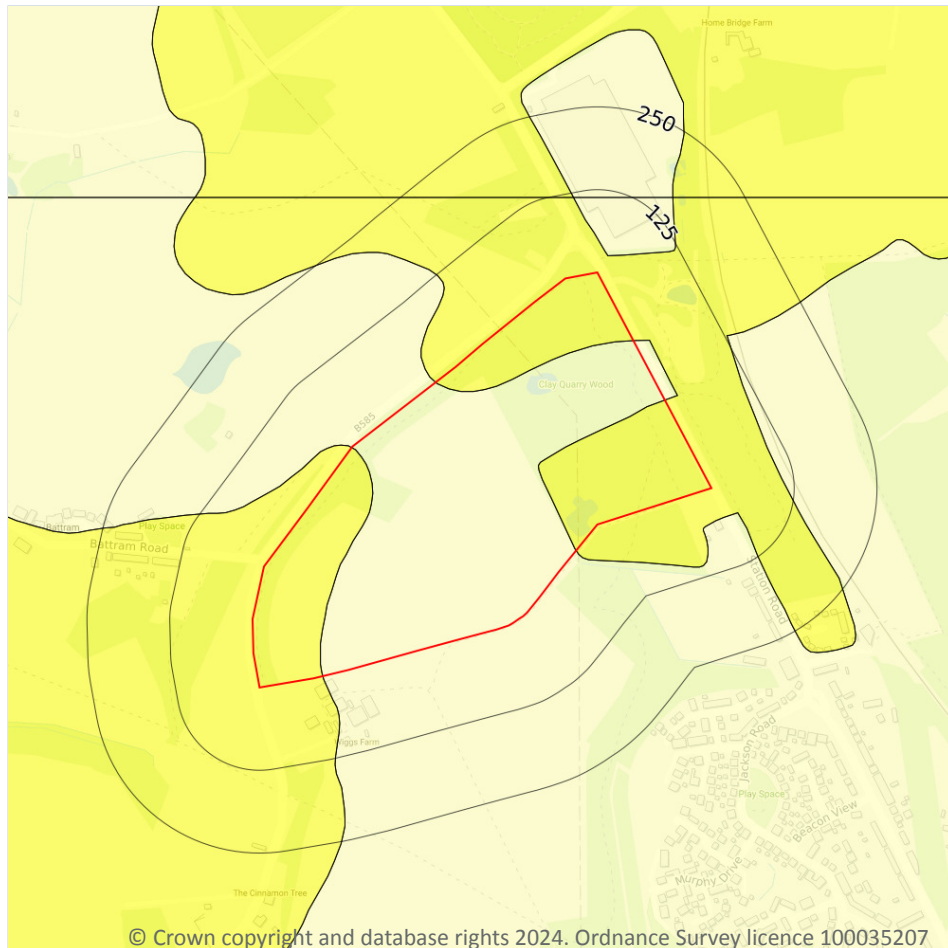
Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
On site	Low	Ground conditions predominantly medium plasticity.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 93](#) >

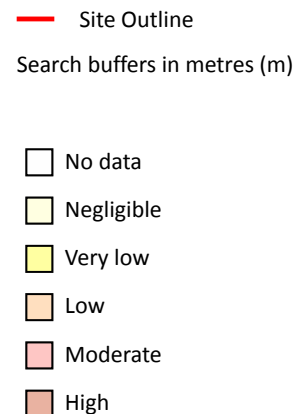
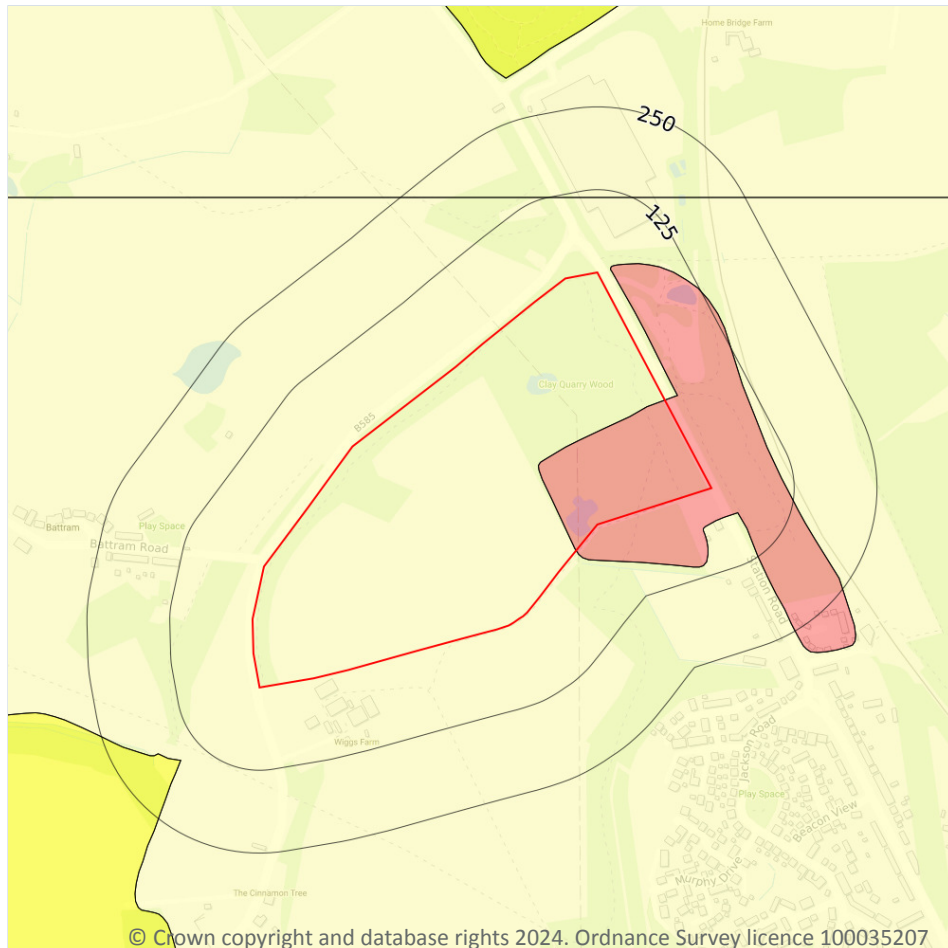
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
30m NE	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 95 >](#)

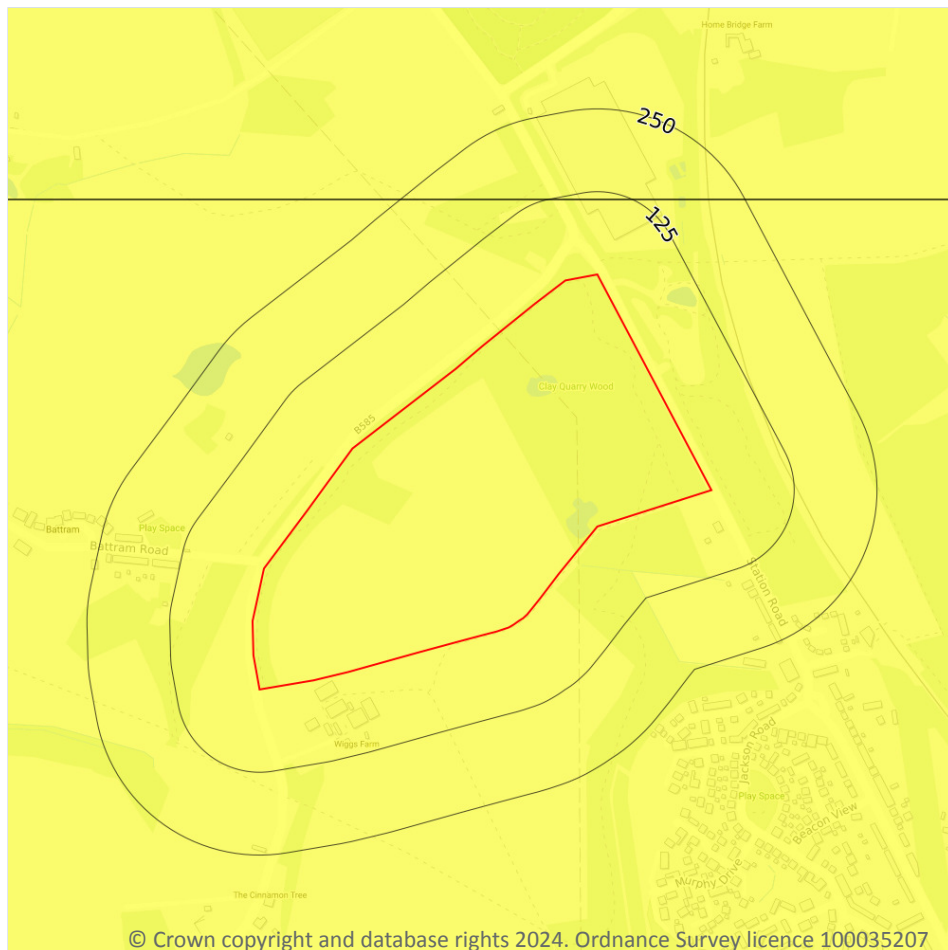
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

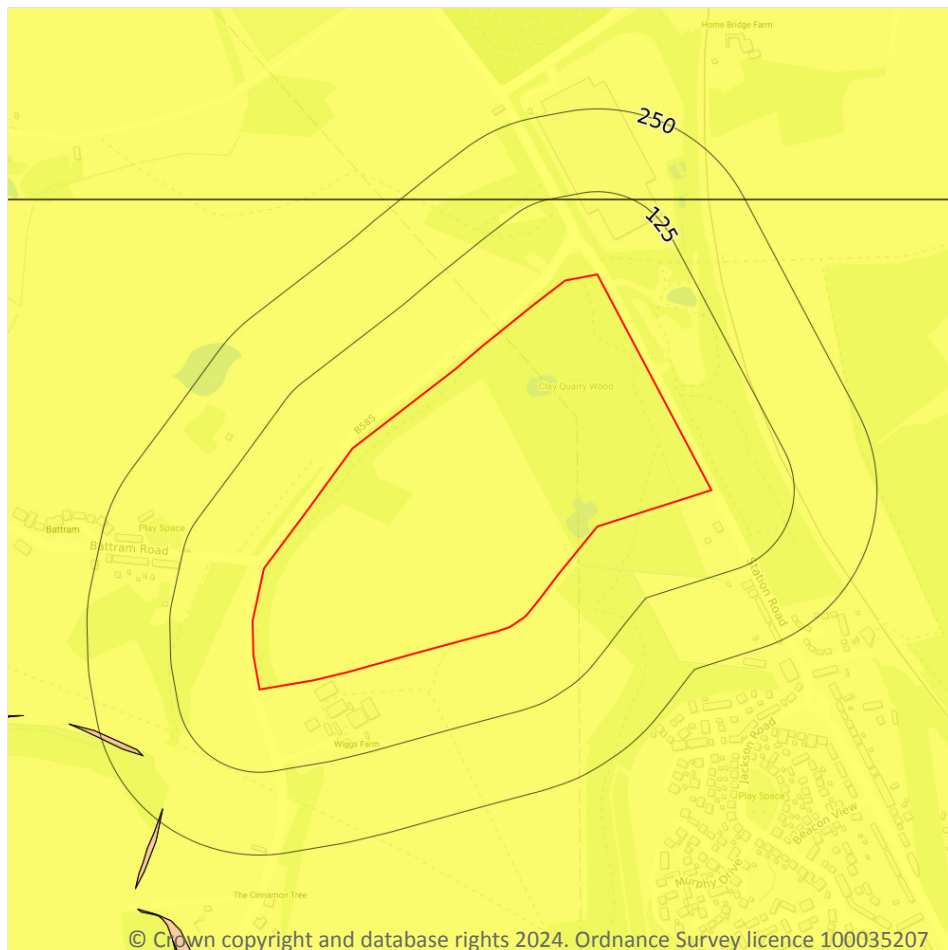
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 97](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

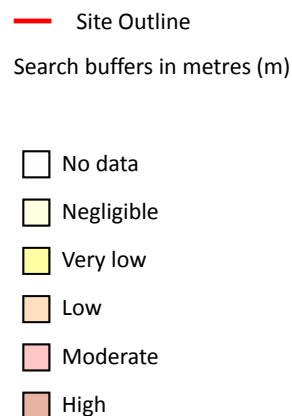
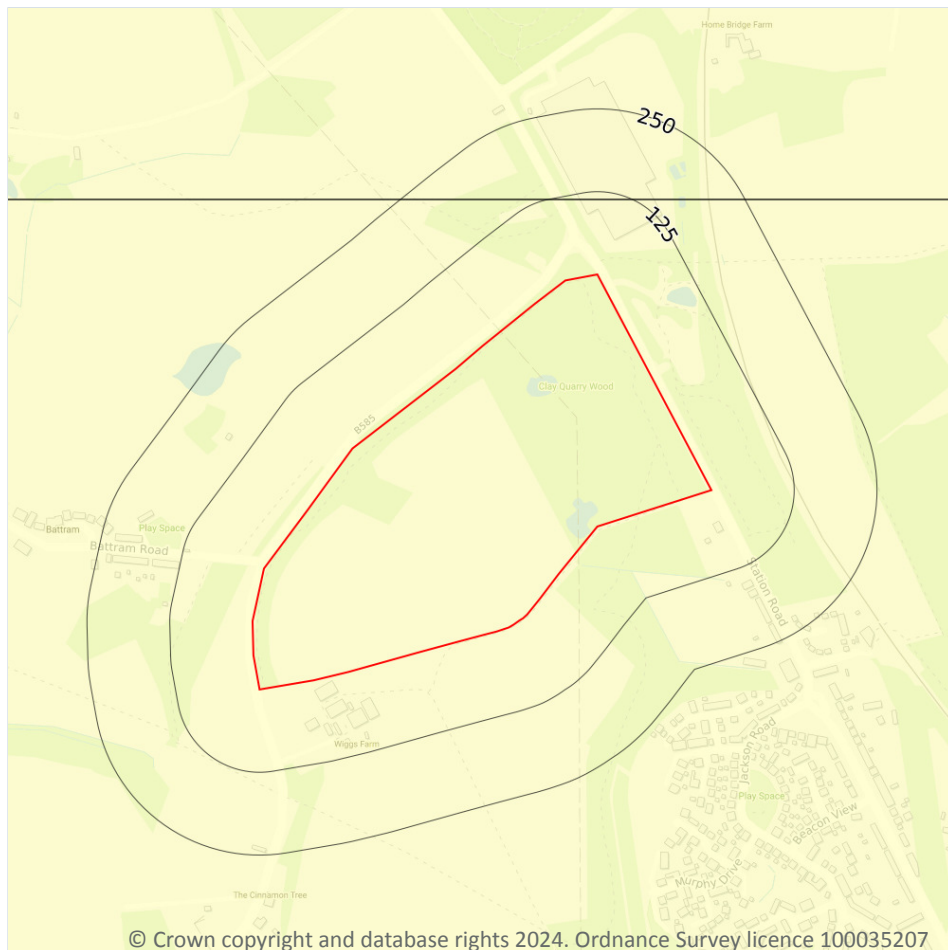
Features are displayed on the Natural ground subsidence - Landslides map on [page 98](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 99](#)

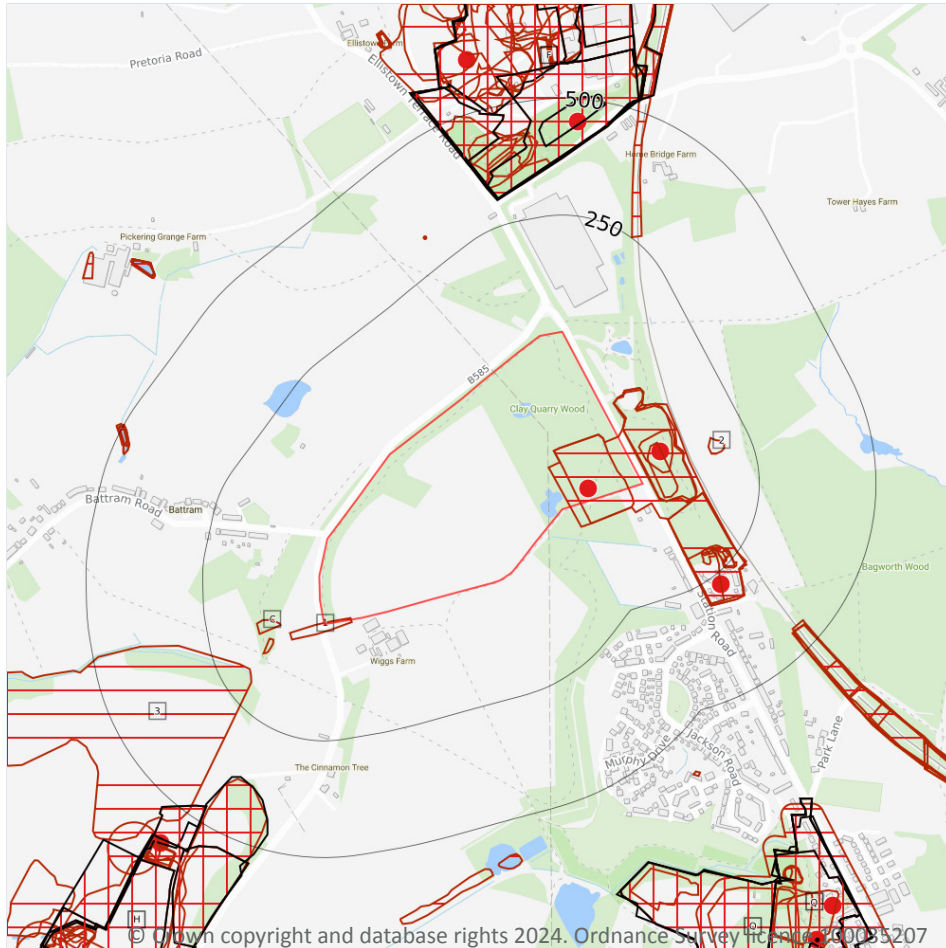
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

5

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

Features are displayed on the Mining and ground workings map on [page 101](#) >

ID	Location	Details	Description
A	On site	Name: Bagworth Brick Works Address: Bagworth, COALVILLE, Leicestershire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
B	65m E	Name: Bagworth Brick Works Address: Bagworth, COALVILLE, Leicestershire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
D	273m E	Name: Bagworth Estate Works Address: Bagworth, COALVILLE, Leicestershire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
E	450m N	Name: Ellistown Colliery, No. 1 Pit Address: Ellistown, IBSTOCK, Leicestershire Commodity: Coal, Deep Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
E	477m N	Name: Ellistown Colliery, No. 2 Pit Address: Ellistown, IBSTOCK, Leicestershire Commodity: Coal, Deep Status: Ceased	Type: Working is wholly underground, access by shaft, adit or drift. Working may be termed Colliery, Mine, Drift Mine, Slant, Level, Adit or Ingoing Eye (Ingaun Ee - Scots) Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.



18.2 Surface ground workings

Records within 250m

16

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

Features are displayed on the Mining and ground workings map on [page 101 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Cuttings	1982	1:10000
A	On site	Unspecified Pit	1950	1:10560
B	On site	Brick Works	1950	1:10560
B	17m E	Unspecified Pit	1950	1:10560
B	17m E	Unspecified Pit	1931	1:10560
B	30m E	Pond	1966	1:10560
B	31m E	Clay Pit	1901	1:10560
C	93m SW	Unspecified Heap	1982	1:10000
D	94m E	Brick Works	1931	1:10560
D	94m E	Brick Works	1901	1:10560
C	114m SW	Pond	1950	1:10560
2	161m E	Pond	1982	1:10000
3	186m SW	Refuse Heap	1982	1:10000
D	188m E	Brick and Pipe Works	1881	1:10560
D	193m E	Ponds	1901	1:10560
D	194m E	Pond	1931	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

14

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

Features are displayed on the Mining and ground workings map on [page 101 >](#)



ID	Location	Land Use	Year of mapping	Mapping scale
E	305m N	Unspecified Mine	1967	1:10560
F	306m N	Collieries, Brick, Pipe and Fireclay Works	1950	1:10560
F	307m N	Collieries, Brick, Pipe and Fireclay Works	1931	1:10560
F	307m N	Collieries, Brick, Pipe and Fireclay Works	1901	1:10560
E	308m N	Collieries, Brick, Pipe and Fireclay Works	1881	1:10560
H	373m SW	Unspecified Mine	1966	1:10560
E	399m N	Unspecified Mine	1974	1:10000
H	465m SW	Colliery	1904	1:10560
H	530m SW	Colliery	1950	1:10560
H	618m SW	Colliery	1885	1:10560
O	682m SE	Colliery	1982	1:10000
O	683m SE	Unspecified Mine	1966	1:10560
Q	755m SE	Colliery	1904	1:10560
Q	755m SE	Colliery	1885	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

1

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

Location	Details
On site	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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



risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

1

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

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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



18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

Generalised areas that may be affected by kaolin and ball clay extraction.

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

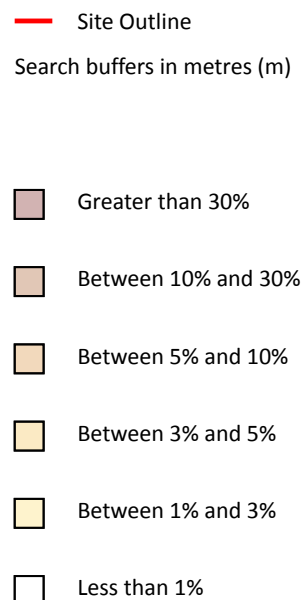
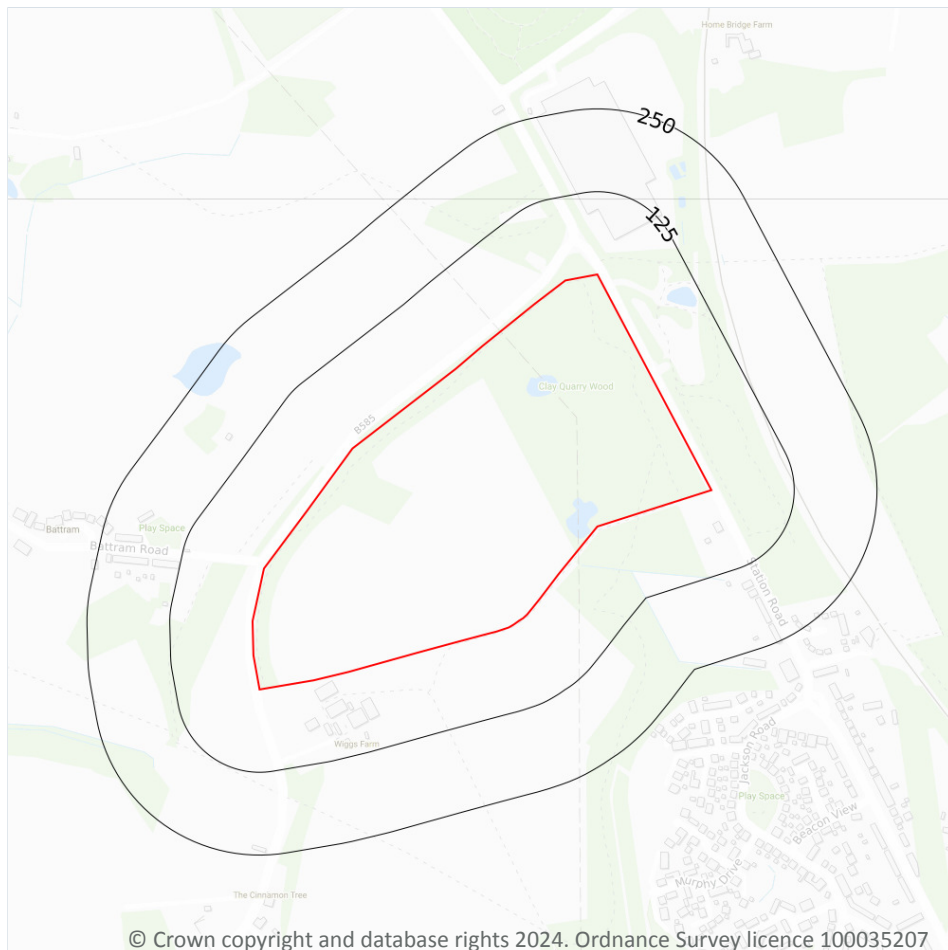
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 110](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

9

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

25

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

Features are displayed on the Railway infrastructure and projects map on [page 114 >](#)

Location	Land Use	Year of mapping	Mapping scale
On site	Tunnel	1929	2500
On site	Railway Sidings	1929	2500
On site	Railway Sidings	1931	10560
41m E	Railway Sidings	1901	10560
45m E	Railway Sidings	1903	2500
53m NE	Railway Sidings	1958	2500
56m E	Railway Sidings	1950	10560
58m NE	Railway Sidings	1903	2500
63m E	Railway Sidings	1982	10000
68m NE	Railway Sidings	1931	10560
73m E	Railway Sidings	1981	2500
73m NE	Railway Sidings	1950	10560
76m NE	Railway Sidings	1901	10560
104m E	Railway Sidings	1884	2500
106m E	Mineral Railway Sidings	1958	2500
131m NE	Railway Sidings	1984	2500
153m SW	Railway Sidings	1958	2500



Location	Land Use	Year of mapping	Mapping scale
169m SW	Railway Sidings	1966	10560
172m E	Railway Sidings	1966	10560
173m SW	Railway Sidings	1929	2500
185m SW	Railway Sidings	1931	10560
194m NE	Railway Sidings	1959	2500
212m SW	Railway Sidings	1950	10560
241m SW	Railway Sidings	1903	2500
248m SW	Railway Sidings	1901	10560

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

7

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 114 >](#)

Location	Name	Type
115m E	Knighton Junction Swannington and Leicester Junction Line	rail



Location	Name	Type
115m E	Not given	Single Track
183m E	Not given	Single Track
192m NE	Not given	Single Track
198m NE		rail
203m NE	Not given	Single Track
222m NE	Not given	Single Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0
----------------------------	----------

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0
----------------------------	----------

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0
----------------------------	----------

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

This data is sourced from HS2 Ltd.



Data providers

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

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Site Details:

WOOD ROAD DEVELOPMENT,
BATTRAM, LE67 1FH

Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: County Series

Map date: 1881-1885

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1881
Revised 1881
Edition N/A
Copyright N/A
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Surveyed 1883
Revised 1883
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Levelled N/A

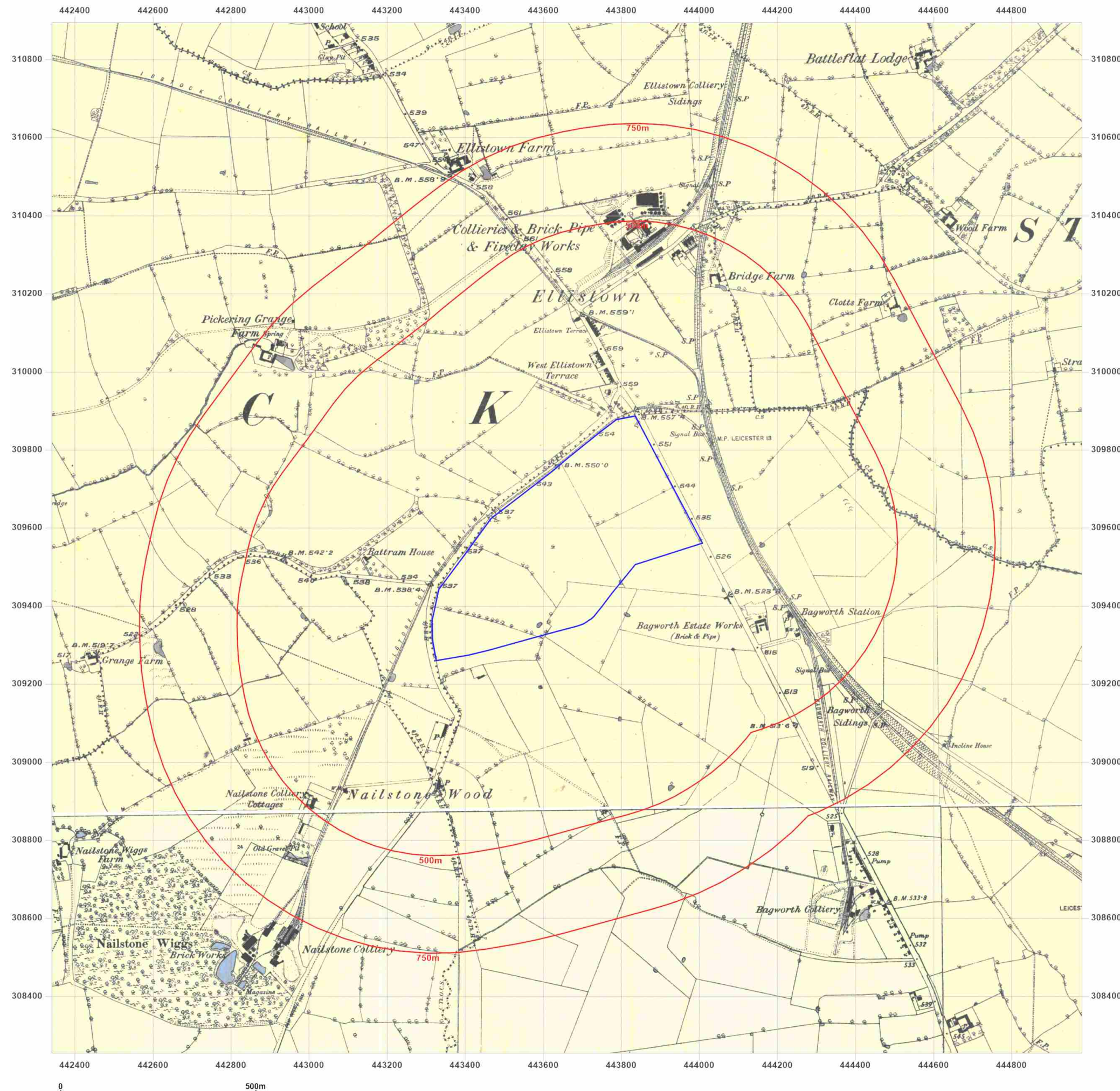


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Production date: 15 January 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

WOOD ROAD DEVELOPMENT,
BATTRAM, LE67 1FH

Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: County Series

Map date: 1901-1904

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1901
Edition N/A
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Levelled N/A

Surveyed 1883
Revised 1901
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1904
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1885
Revised 1901
Edition N/A
Copyright N/A
Levelled N/A

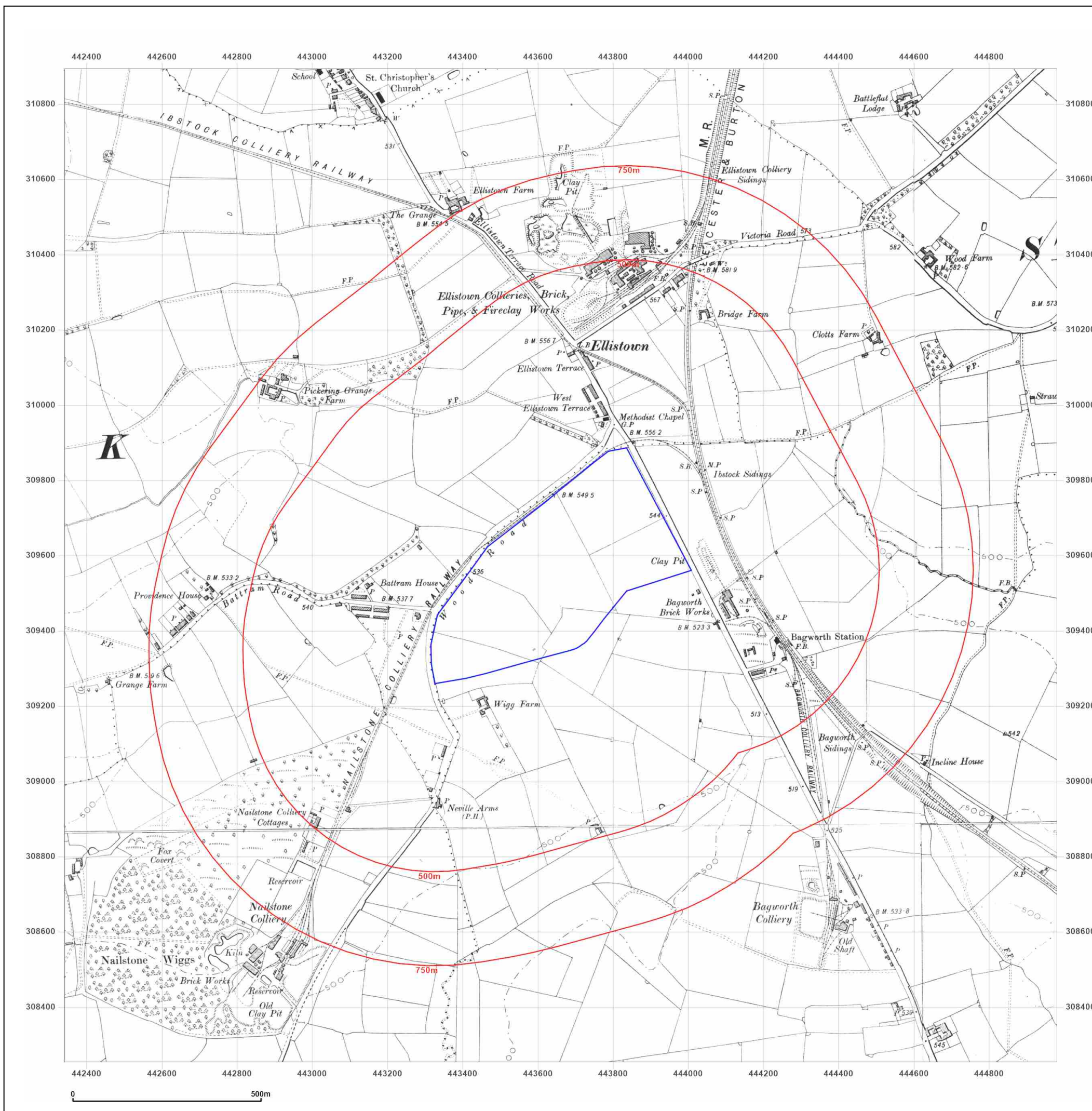


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Site Details:

WOOD ROAD DEVELOPMENT,
BATTRAM, LE67 1FH

Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: County Series

Map date: 1930-1931

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1931
Edition N/A
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Surveyed 1883
Revised 1930
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1930
Edition N/A
Copyright N/A
Levelled N/A

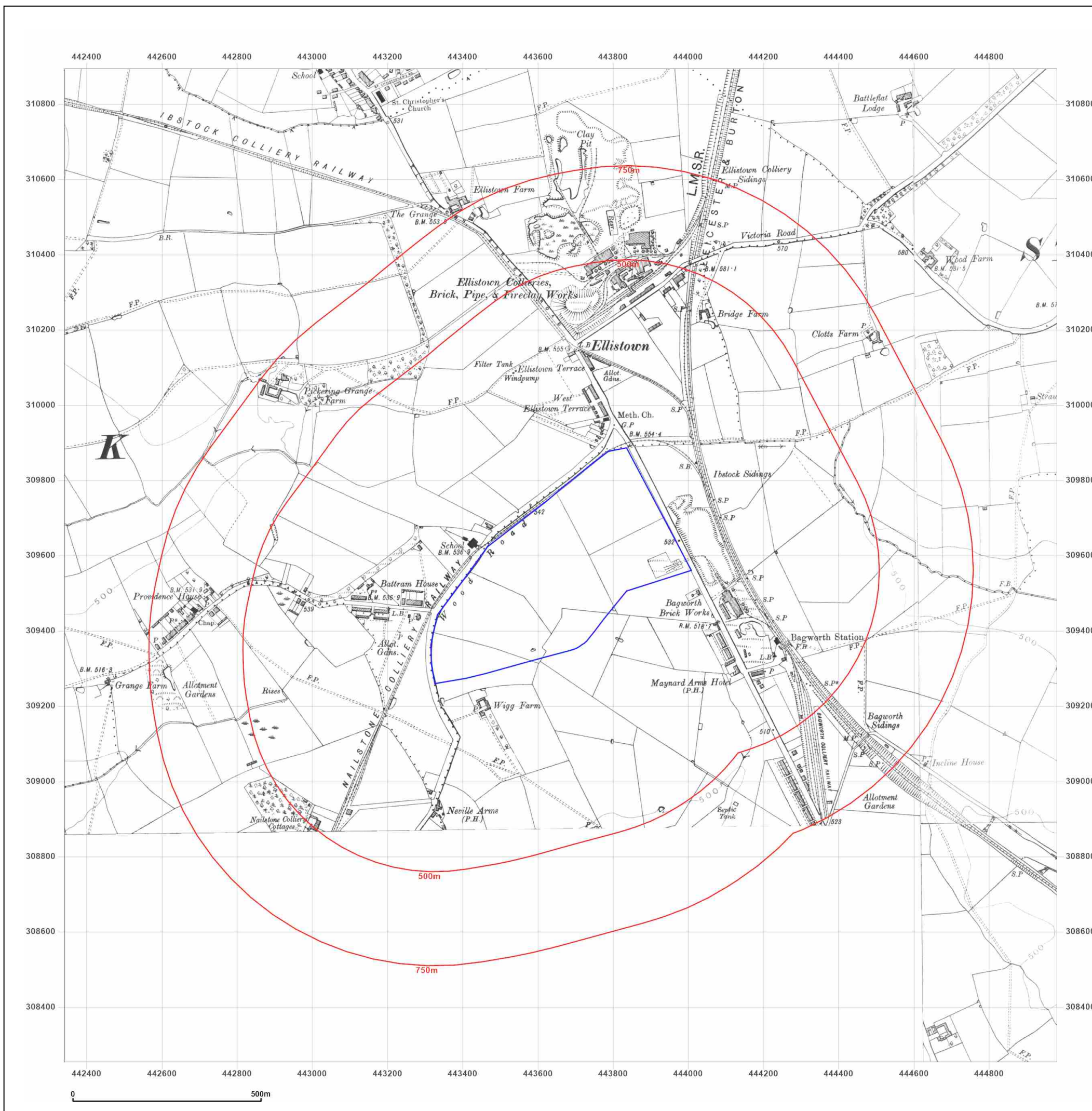


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Production date: 15 January 2024

Map legend available at:
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Site Details:

WOOD ROAD DEVELOPMENT,
BATTRAM, LE67 1FH

Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: Provisional

Map date: 1955

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1954
Edition N/A
Copyright 1955
Levelled N/A

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Revised 1955
Edition 1955
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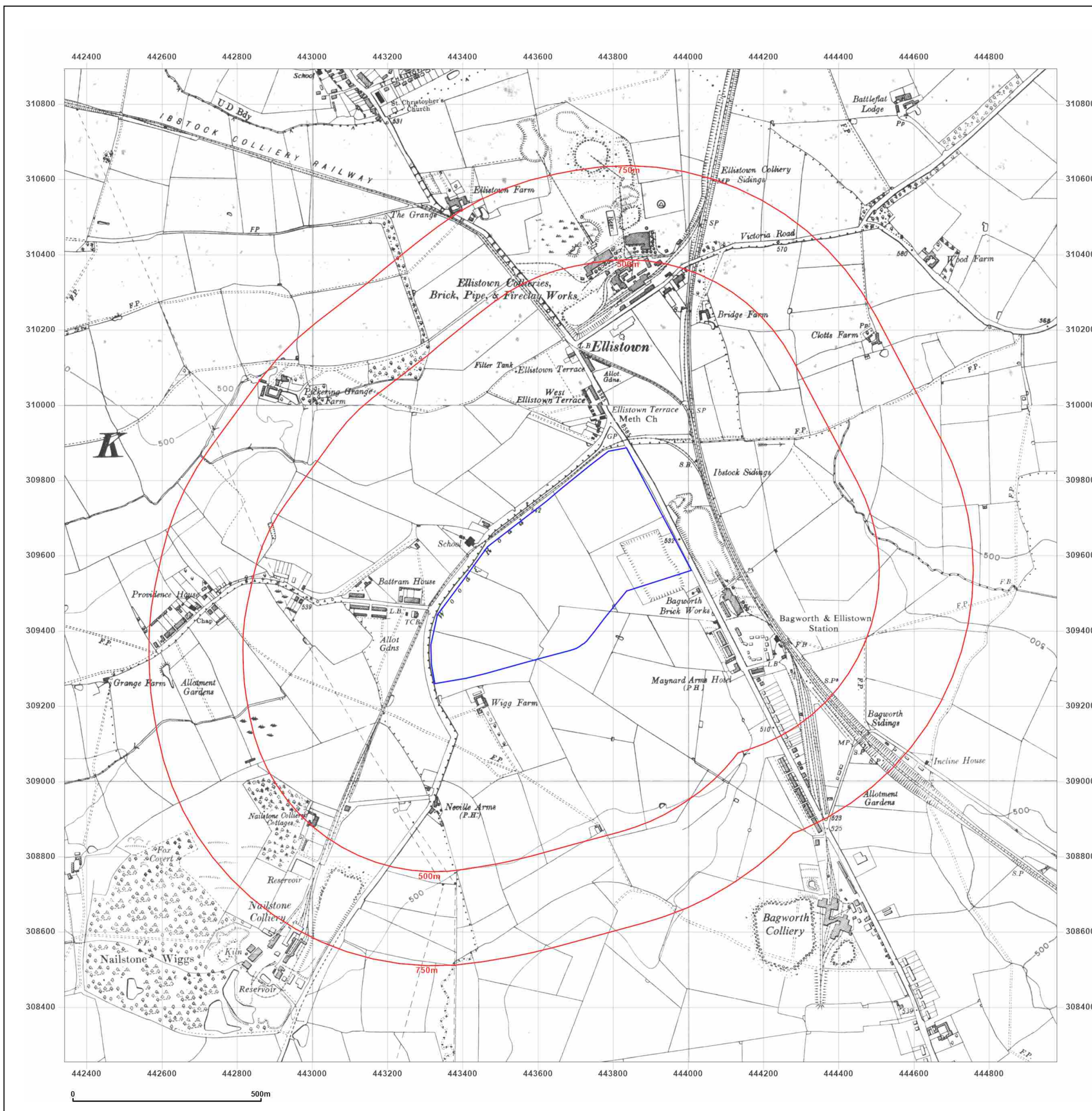


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Site Details:

WOOD ROAD DEVELOPMENT,
BATTRAM, LE67 1FH

Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: Provisional

Map date: 1966-1967

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

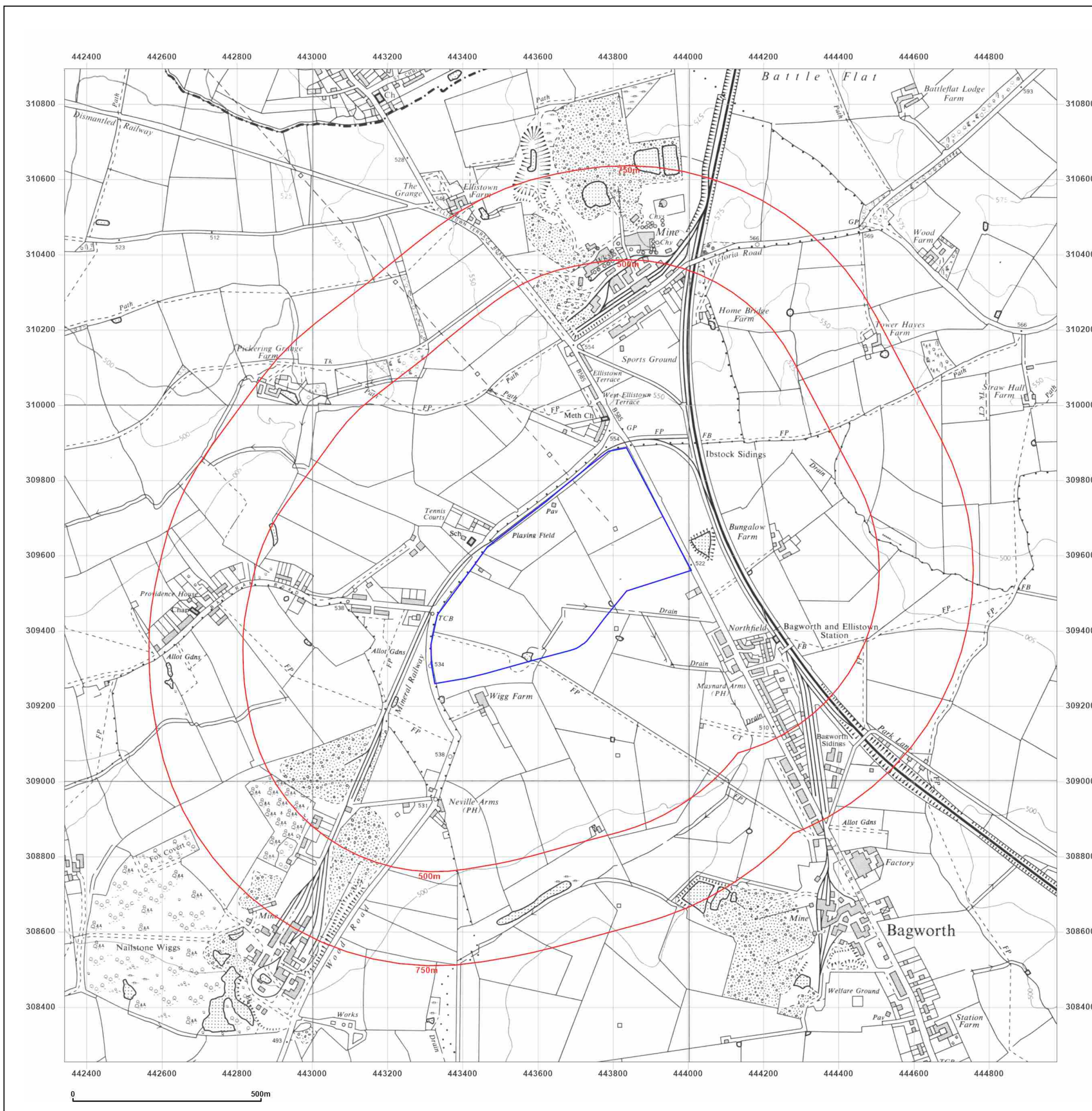


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Site Details:

WOOD ROAD DEVELOPMENT,
BATTRAM, LE67 1FH

Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: National Grid

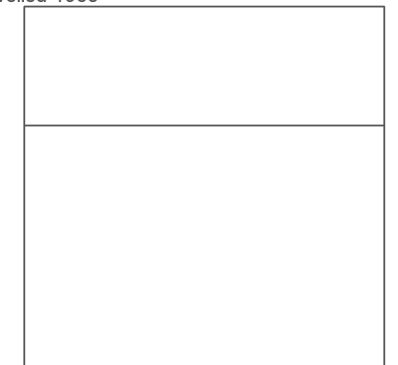
Map date: 1975

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
Revised 1975
Edition N/A
Copyright 1975
Levelled 1965

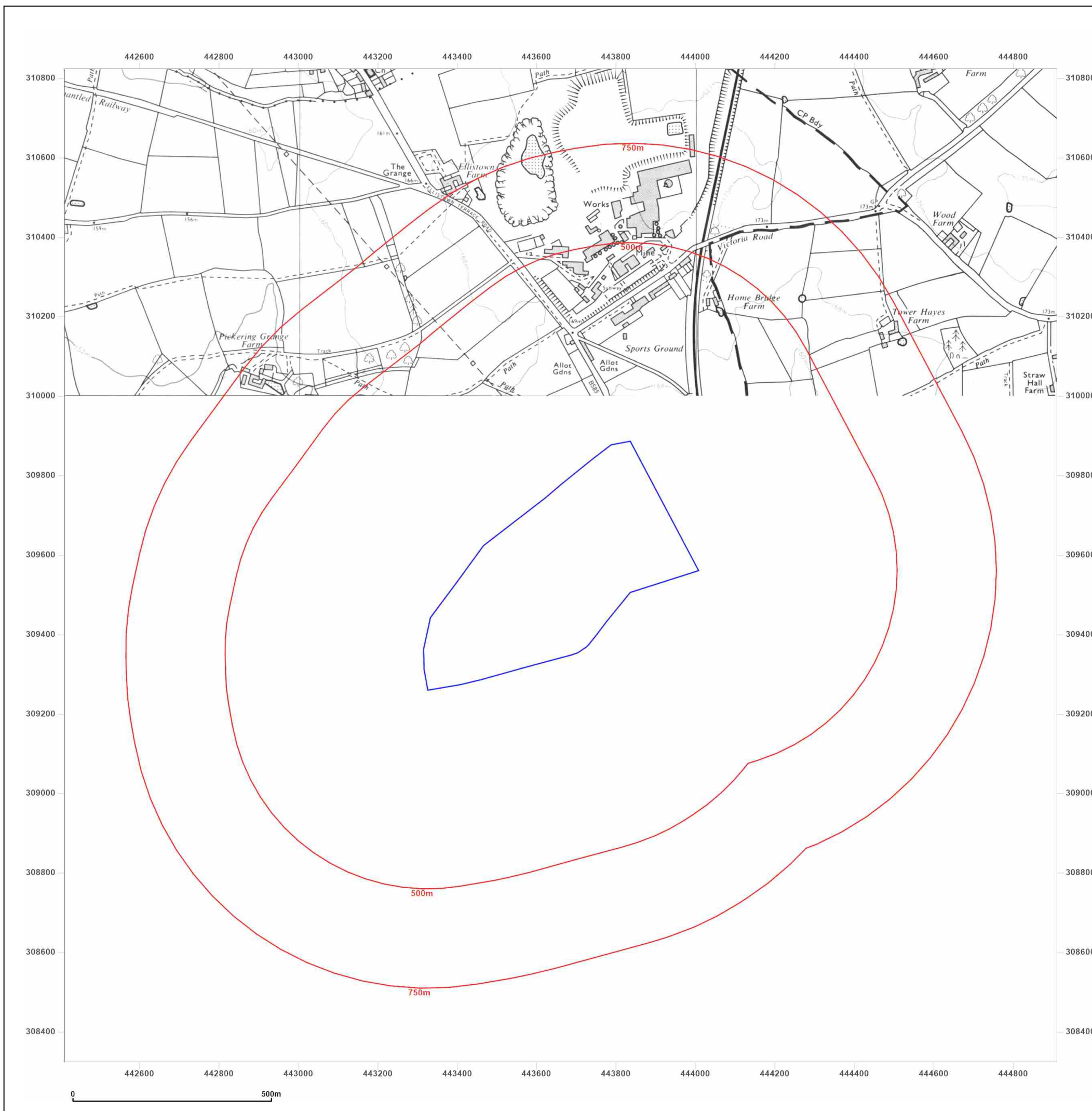


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Site Details:

WOOD ROAD DEVELOPMENT,
BATTRAM, LE67 1FH

Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: National Grid

Map date: 1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1977
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A

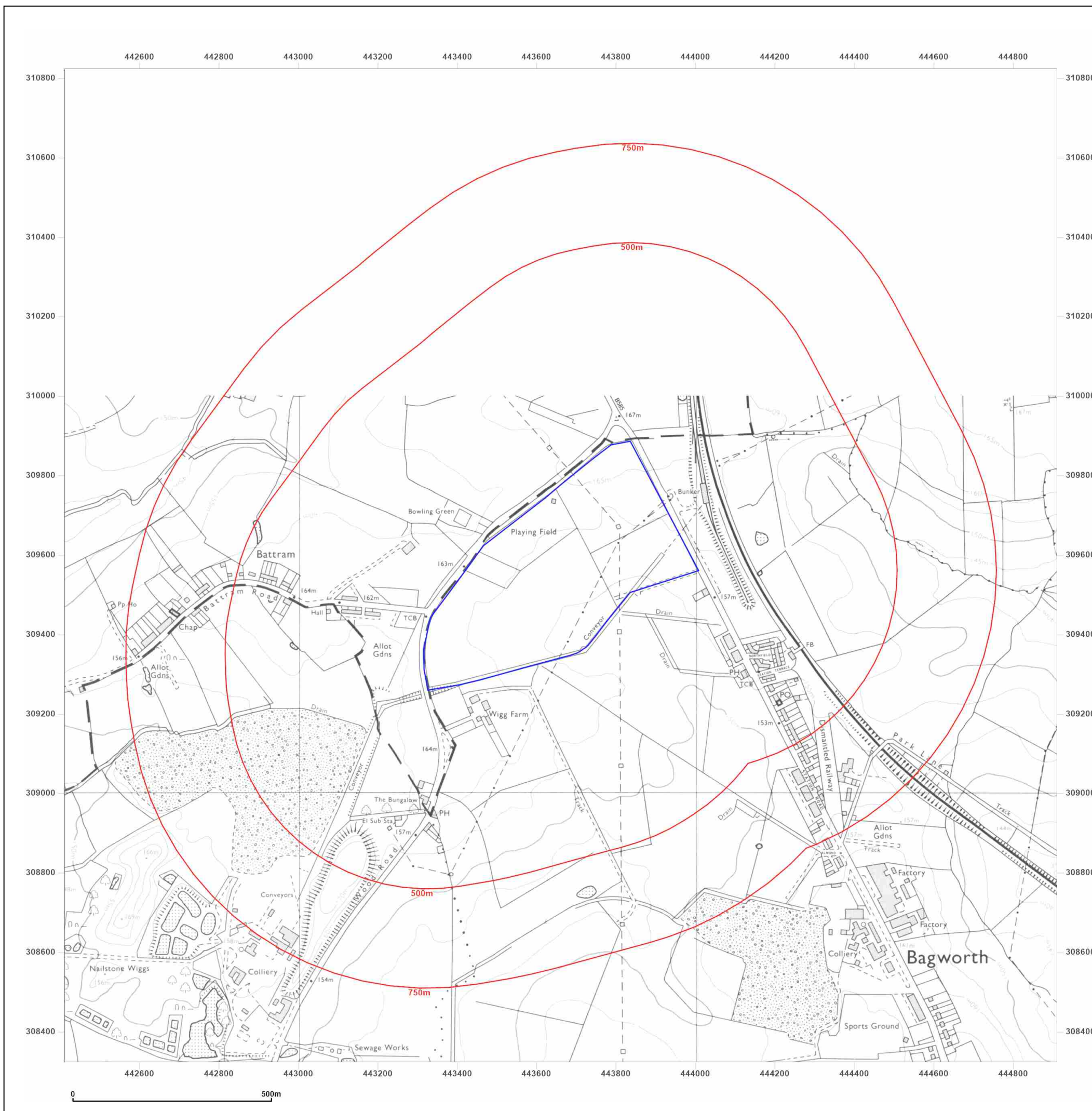


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Site Details:

WOOD ROAD DEVELOPMENT,
BATTRAM, LE67 1FH

Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: National Grid

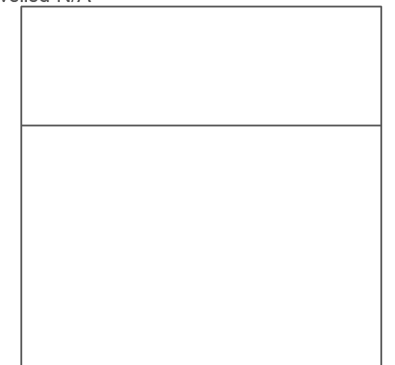
Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

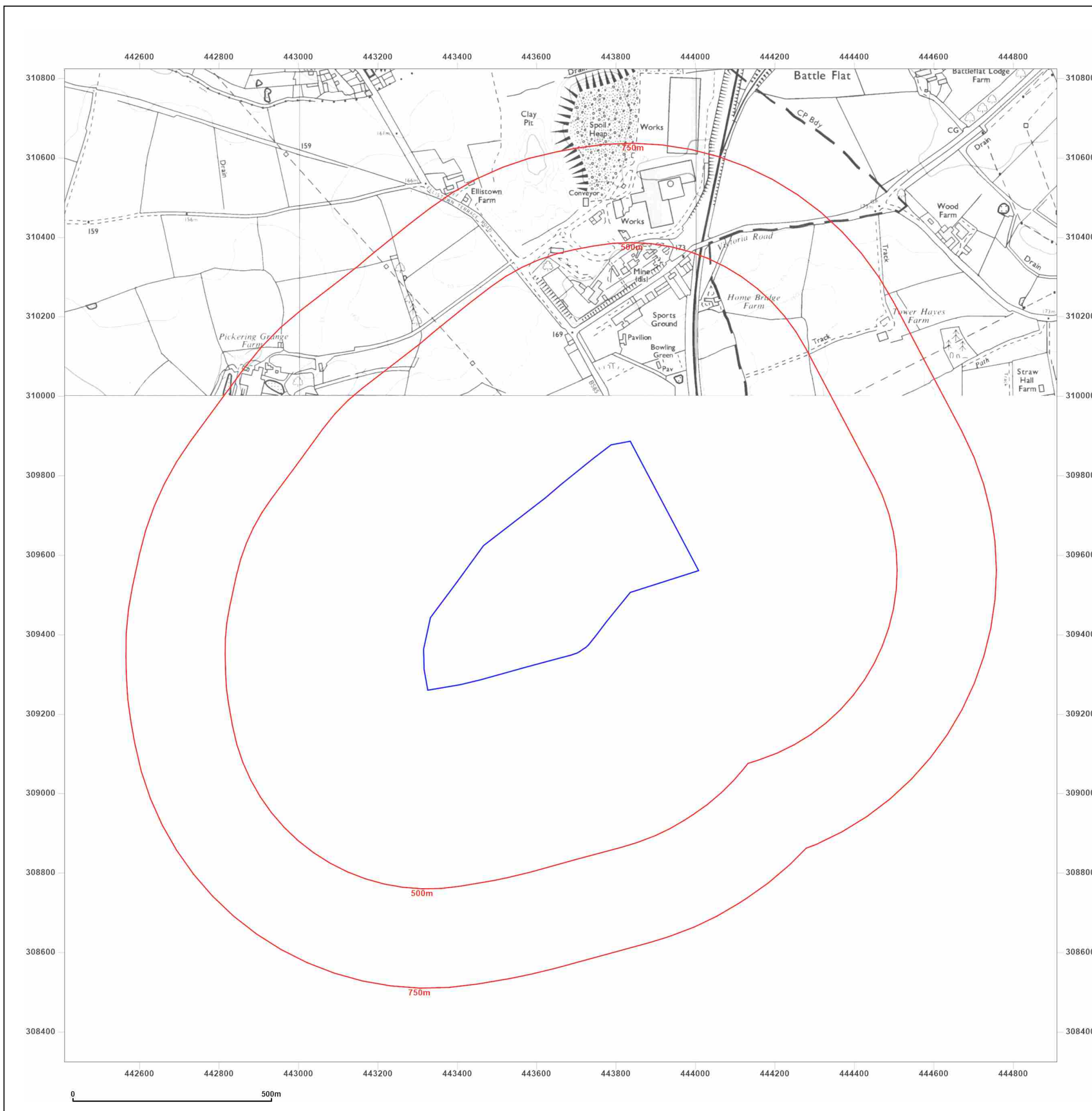


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Site Details:

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BATTRAM, LE67 1FH

Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

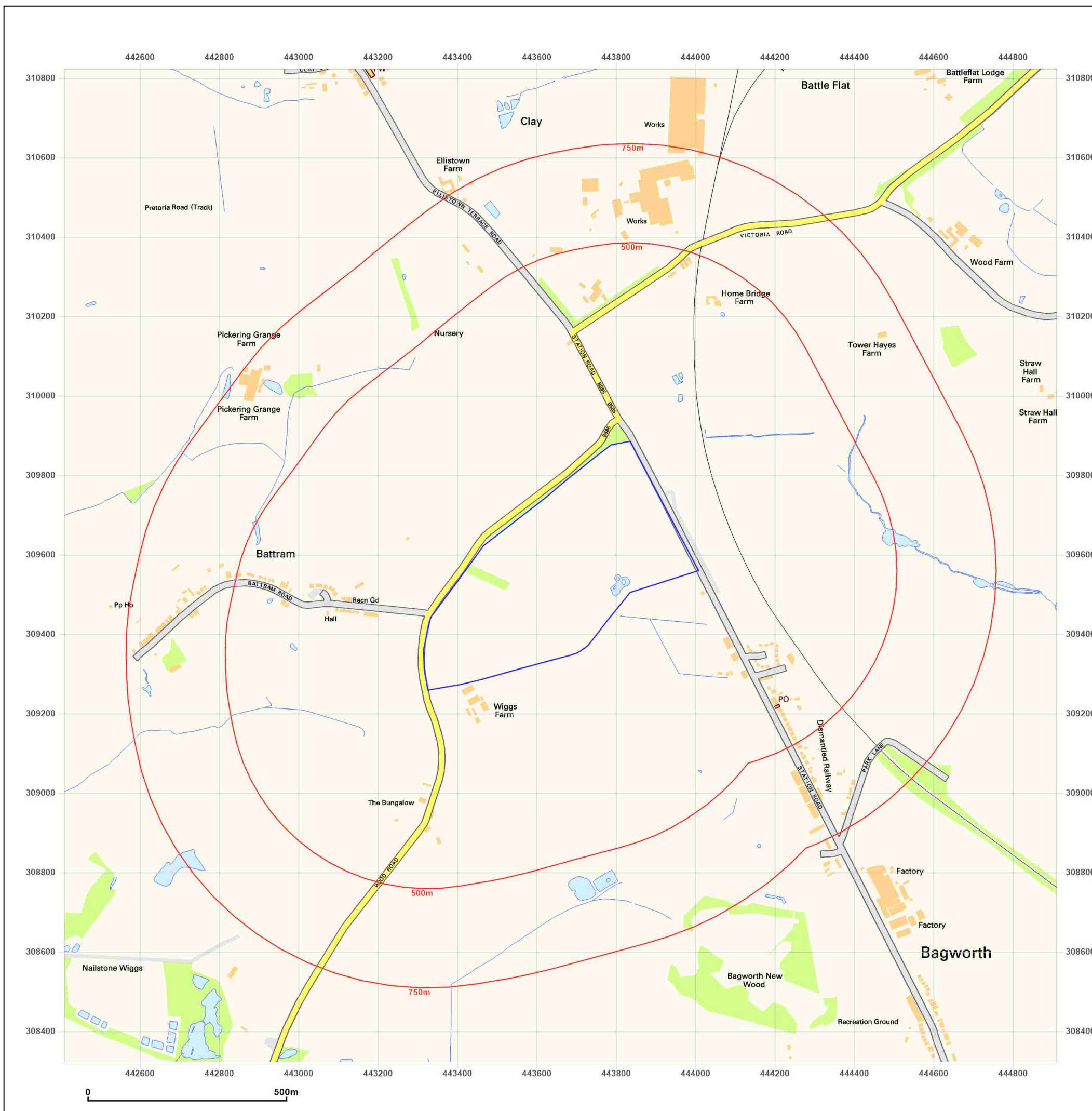


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Site Details:

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Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

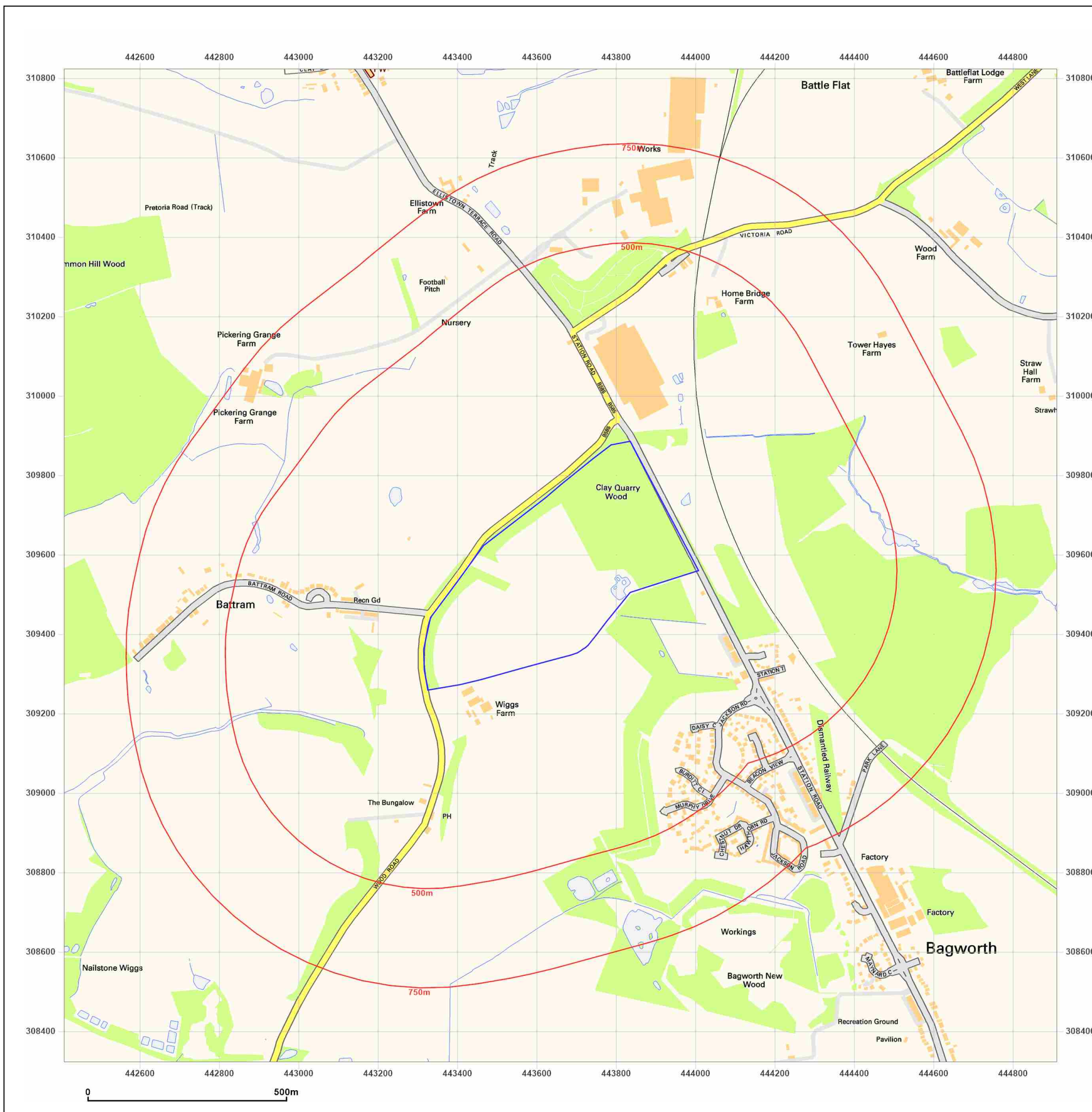


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Site Details:

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Client Ref: TE1808_2957
Report Ref: GS-SJA-UYH-6Y2-QQU
Grid Ref: 443660, 309573

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



2024

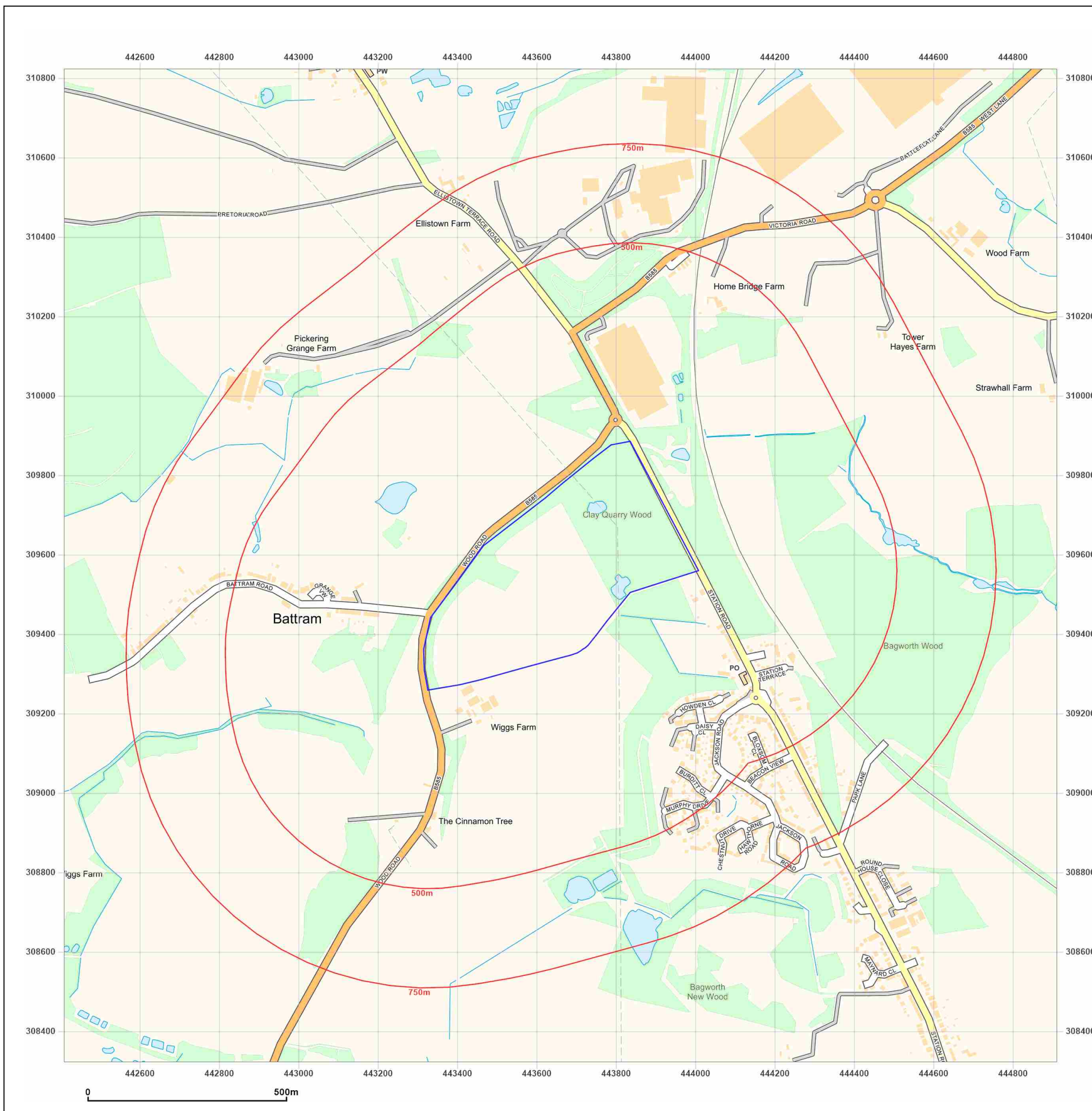


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APPENDIX C - COAL AUTHORITY COAL MINING REPORT

WOOD ROAD DEVELOPMENT, BATTRAM, LE67 1FH

Professional opinion

Inc. integrated mine entry interpretive assessment

Site plan



Search results

	1. Past underground coal mining Identified	page 4 >		9. Coal mining subsidence claims Identified	page 6 >
	2. Present underground coal mining Not identified			10. Mine gas emissions Not identified	
	3. Future underground coal mining Not identified			11. Emergency Call Out incidents Not identified	
	4. Mine entries Not identified			12. Withdrawal of support Identified	page 7 >
	5. Coal mining geology Not identified			13. Working facilities orders Not identified	
	6. Past opencast coal mining Not identified			14. Payments to copyhold owners Not identified	
	7. Present opencast coal mining Not identified			Cheshire Brine Not identified	
	8. Future opencast coal mining Not identified				

Coal mining (CON29M) assessment

We consider there to be a potential risk to the property from past coal mining activity. For further details refer to: Coal mining subsidence claims.



Coal mining

Further recommended reports

- **Subsidence Claims History report:** this report is produced by the Coal Authority and can be obtained via your preferred search provider.

Subsidence claims

A record of a coal mining subsidence claim has been identified within the property boundary or immediately abutting the property.

Next steps for consideration:

- We recommend that a Subsidence Claims History report is obtained from the Coal Authority with a view to clarifying any associated risk. Refer to the Coal mining subsidence claims section on [page 6](#) > for further details.

Coal Mining Subsidence Act 1991

If any coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

This Act, however, does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester. In this instance it would be prudent to have the property visually inspected for signs of mining related settlement or subsidence by a suitably qualified and experienced person, who could be sought through www.ricsfirms.com ↗.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com ↗.

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.



Coal mining (CON29M)



- Site Outline
- Search buffers in metres (m)
- Mine entries
 - Adits
 - Shafts
 - Calculated 'zone of influence'
- Subsidence claims
 - Awaiting decision
 - Rejected
 - Admitted
 - Deferred
 - Settled
 - Withdrawn
 - Probable shallow coal mine workings
 - Coal outcrops
 - Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.



[Back to Summary](#)

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

Ref: GS-F8B-6IO-Y7H-U9L
 Your ref: TE1808_2957
 Grid ref: 443687 309605

**The Law Society**

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining



Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- The property lies within the potential zone of influence of recorded workings in 9 seam(s) of coal. The most recent underground working in the area was in 1989. These workings lie between 35 metres and 225 metres. Any ground movement due to this coal mining activity should have stopped.

2. Present underground coal mining



Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.

3. Future underground coal mining



(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?



- The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

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

4. Mine entries



Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- No coal mine entries are recorded to lie within 20 metres of the property.

5. Coal mining geology



Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

6. Past opencast coal mining



Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

7. Present opencast coal mining



Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.



8. Future opencast coal mining



(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

- **The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.**

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

- **The property does not lie within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.**

9. Coal mining subsidence claims



(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- **We have evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.**

Distance	Type	Reference	Address	Claim date	Status	Status reason	Claim value
0	TCA	S52710-CI	WIGGS FARM ELLISTOWN LEICESTER	02/02/1998	02 - Rejected	-	-

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- **Responsible persons have not given notice agreeing that there is a remedial obligation or accepted that a claim would lie against them.**

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- **Remedial obligation or claims have not been discharged.**

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal



Authority data from which this search is compiled.

10. Mine gas emissions



Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- No mine gas emissions are recorded within the boundary of the property.

11. Emergency Surface Hazard Call Out incidents



Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- No Emergency Surface Hazard Call Out procedures are recorded against the property.

12. Withdrawal of support



(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- The property lies within an area where a notice of entitlement to withdraw support has been published. This notice was issued in 1975.

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.

13. Working facilities orders



Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- The property is not in an area where a court order has been issued.

14. Payments to owners of former copyhold land



(a) Has any relevant notice, which may affect the property, been given?

- The property does not lie within former copyholder land.

(b) If yes, has any notice of retained interests in coal and coal mines been given?



- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**



CON29M notes and guidance

This report is prepared in accordance with [The Law Society Guidance Notes 2018](#); under which all replies to these enquiries are made. Groundsure's Terms and Conditions are applicable at the time the report was produced.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848. Further information can be found on their website:

www.groundstability.com ↗.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

The Coal Authority emergency telephone number at all times is 01623 646333.

Responses to The Law Society CON29M (2018) Coal Mining Search enquiries and associated findings and recommendations relating to coal mining risk have been provided by Groundsure Ltd. Groundsure Ltd have additionally provided information relating to the Cheshire Brine Compensation Area, and have compiled all information into this report.

Queries should be made of Groundsure Ltd on 01273 257 755, or via email: info@groundsure.com ↗.

CON29M report limitations

This CON29M (2018) Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Groundsure

The information provided in this report by Groundsure Ltd has been compiled in response to The Law Society CON29M (2018) Coal Mining search enquiries. The scope of the assessment is limited to interpretation of past, present and future extraction of coal, and does not consider the impact from non-coal mining hazards and/or natural ground stability hazards. The Law Society's Guidance Notes 2018 recommends separate enquiries to the appropriate sources are made with regard to other minerals.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Groundsure terms & conditions, and as such may be used by them for conveyancing or related purposes. Groundsure has no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Additional mine entry assessment is based on and limited to the data supplied by the Coal Authority at the time of production. In order to determine whether a property is within the likely zone of influence of a disused coal mine entry the following is considered: the actual or plotted position of the mine entry, its known or assumed diameter and the thickness of superficial deposits above rockhead. Where these figures are not known, assumptions based on established estimations have been made.



CON29M report licensing

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure Limited and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure Limited prior to any re-use. Due to data collection methods and processing time, there may be a period of up to 2 weeks between the Coal Authority updating their data and it appearing within the Groundsure report.

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This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.



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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Coal Mining Report Insurance Policy



Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.40 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:

1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:

- i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
- ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

- i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
- ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

- i) if **We** would not have provided **You** with any cover **We** will have the option to:
 1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
- ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
- iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:



1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

- i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com ↗, Enquiry line: telephone 0207 648 3523
- ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:



- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.
2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.
3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure

Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you



updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk ↗.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR

Telephone: 08000 234567 (free on mobile phones and landlines)

Email: complaint.info@financial-ombudsman.org.uk ↗

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk ↗ or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect



your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally



collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

- to access your data (by way of a subject access request);
 - to have your data rectified if it is inaccurate or incomplete;
 - in certain circumstances, to have your data deleted or removed;
 - in certain circumstances, to restrict the processing of your data;
 - a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
 - to object to direct marketing;
 - not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
 - to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.





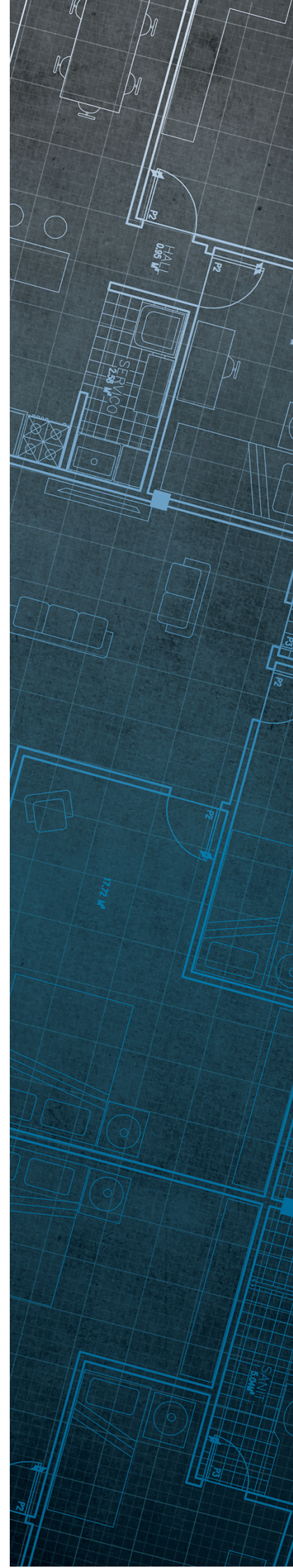
The Coal
Authority

Consultants Coal Mining Report

Wiggs Farm
Wood Road
Nailstone
Leicestershire
LE67 1GE

Date of enquiry:	30 January 2024
Date enquiry received:	30 January 2024
Issue date:	30 January 2024

Our reference:	51003402019001
Your reference:	te1808



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

TIER ENVIRONMENTAL

Enquiry address

Wiggs Farm
Wood Road
Nailstone
Leicestershire
LE67 1GE

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

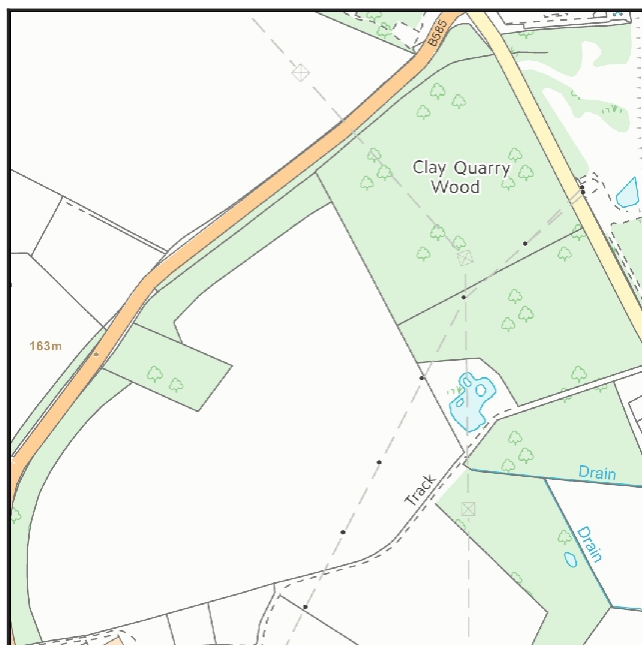
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

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 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
BAGWORTH	MINGE	Coal	87	89	Beneath Property	3.9	East	183	1980
BAGWORTH	FIVE FEET & SPLENT	Coal	4	92	Beneath Property	3.7	East	310	1983
BAGWORTH	MINGE	Coal	62RI	99	Beneath Property	3.9	East	183	1973
BAGWORTH	FIVE FEET & SPLENT	Coal	5A	113	Beneath Property	3.7	East	310	1986
ELLISTOWN	NEW MAIN	Coal	32	120	Beneath Property	5.4	East	122	1986
BAGWORTH	FIVE FEET & SPLENT	Coal	62RM	121	Beneath Property	3.7	East	285	1976
ELLISTOWN	MINGE	Coal	89	125	North-West	3.9	East	183	1983
BAGWORTH	FIVE FEET & SPLENT	Coal	5B	129	North-West	3.8	East	305	1988
ELLISTOWN	MINGE	Coal	6ZDN	132	North	3.6	South-East	177	1970
ELLISTOWN	MINGE	Coal	62RJ	132	North-West	3.9	East	177	1971
ELLISTOWN	NEW MAIN	Coal	62RN	136	North-West	5.5	East	114	1989
BAGWORTH	MINGE	Coal	4WWV	136	South	1.2	North-East	178	1973
ELLISTOWN	NEW MAIN	Coal	33	140	Beneath Property	5.6	East	114	1989
ELLISTOWN	FIVE FEET & SPLENT	Coal	65	146	North	3.2	North-East	269	1984
ELLISTOWN	NEW MAIN	Coal	31	152	Beneath Property	5.4	East	122	1988
BAGWORTH	HIGH MAIN	Coal	62RO	167	Beneath Property	4.7	East	122	1946
BAGWORTH	UPPER MAIN	Coal	62RS	178	Beneath Property	3.2	East	152	1916
NAILSTONE	UPPER MAIN	Coal	62RV	178	North-West	3.2	East	152	1892
ELLISTOWN	UPPER MAIN	Coal	62RT	192	Beneath Property	3.2	East	152	1908
BAGWORTH	HIGH MAIN	Coal	62RP	198	Beneath Property	2.9	East	122	1948
BAGWORTH	MIDDLE LOUNT	Coal	62RX	200	Beneath Property	3.3	East	139	1943
NAILSTONE	MIDDLE LOUNT	Coal	62RW	202	Beneath Property	3.3	East	139	1952

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
ELLISTOWN	MIDDLE LOUNT	Coal	62RY	207	Beneath Property	3.3	East	132	1956
ELLISTOWN	HIGH MAIN	Coal	62RQ	210	Beneath Property	2.8	East	138	1959
ELLISTOWN	HIGH MAIN	Coal	4WXF	214	Beneath Property	2.2	North-East	137	1958
BAGWORTH	YARD	Coal	62S5	214	Beneath Property	3.7	East	109	1958
ELLISTOWN	HIGH MAIN	Coal	62RR	216	North-East	2.9	East	130	1961
ELLISTOWN	UPPER MAIN	Coal	6Z70	217	North	3.4	East	168	1901
BAGWORTH	LOWER MAIN	Coal	62S8	223	Beneath Property	3.9	East	213	1898
ELLISTOWN	UPPER MAIN	Coal	4WXL	224	South	1.8	North-East	152	1909
ELLISTOWN	HIGH MAIN	Coal	4WXD	225	North-East	2.2	North-East	152	1962
BAGWORTH	UPPER MAIN	Coal	4W XK	228	Beneath Property	1.8	North-East	152	1918
NAILSTONE	LOWER MAIN	Coal	62S9	228	North-West	3.9	East	213	1936
BAGWORTH	NETHER LOUNT	Coal	62S0	238	South	9.6	West	107	1959
ELLISTOWN	NETHER LOUNT	Coal	62S3	246	Beneath Property	5.9	North-East	152	1960
ELLISTOWN	LOWER MAIN	Coal	62SA	248	Beneath Property	3.8	East	213	1907
ELLISTOWN	MIDDLE LOUNT	Coal	6ZE0	250	North	3.7	East	147	1950
BAGWORTH	MIDDLE LOUNT	Coal	4WXP	253	East	2.1	North-East	137	1951
BAGWORTH	MIDDLE LOUNT	Coal	4W XO	256	Beneath Property	2.1	North-East	137	1947
ELLISTOWN	NETHER LOUNT	Coal	6ZEF	256	North	4.0	North-East	137	1960
ELLISTOWN	NETHER LOUNT	Coal	648I	259	North-East	2.6	East	152	1956
ELLISTOWN	MIDDLE LOUNT	Coal	4WXN	266	North-East	2.1	North-East	139	1937
ELLISTOWN	LOWER MAIN	Coal	62SB	271	North-West	3.9	East	213	1883
BAGWORTH	YARD	Coal	648E	273	South	1.3	East	120	1955
ELLISTOWN	LOWER MAIN	Coal	6ZEM	274	North	4.0	East	213	1882
BAGWORTH	LOWER MAIN	Coal	648M	285	Beneath Property	2.8	North-East	213	1895
ELLISTOWN	LOWER MAIN	Coal	648N	297	North-East	2.8	North-East	213	1900

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

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

EM1399	9944	EM1398
EM836	EM903	EM900
EM901	EM1397	EM1403

Our records show we have more plans than those shown above which could affect the enquiry boundary.

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

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

A damage notice or claim for alleged subsidence damage was made in February 1998 for WIGGS FARM, ELLISTOWN, LEICESTER. However, the claim was rejected.

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.

If further subsidence damage claims information is required, please visit www.groundstability.com.

See Section 4 for further information.

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 in an area where notices to withdraw support were given in 1975.

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

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Coal mining subsidence

The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence.

The site requires further investigation and may influence your risk assessment. We recommend that you order the appropriate **Coal Authority Subsidence Claims Report**, which will include more information about the hazard.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

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. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

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.

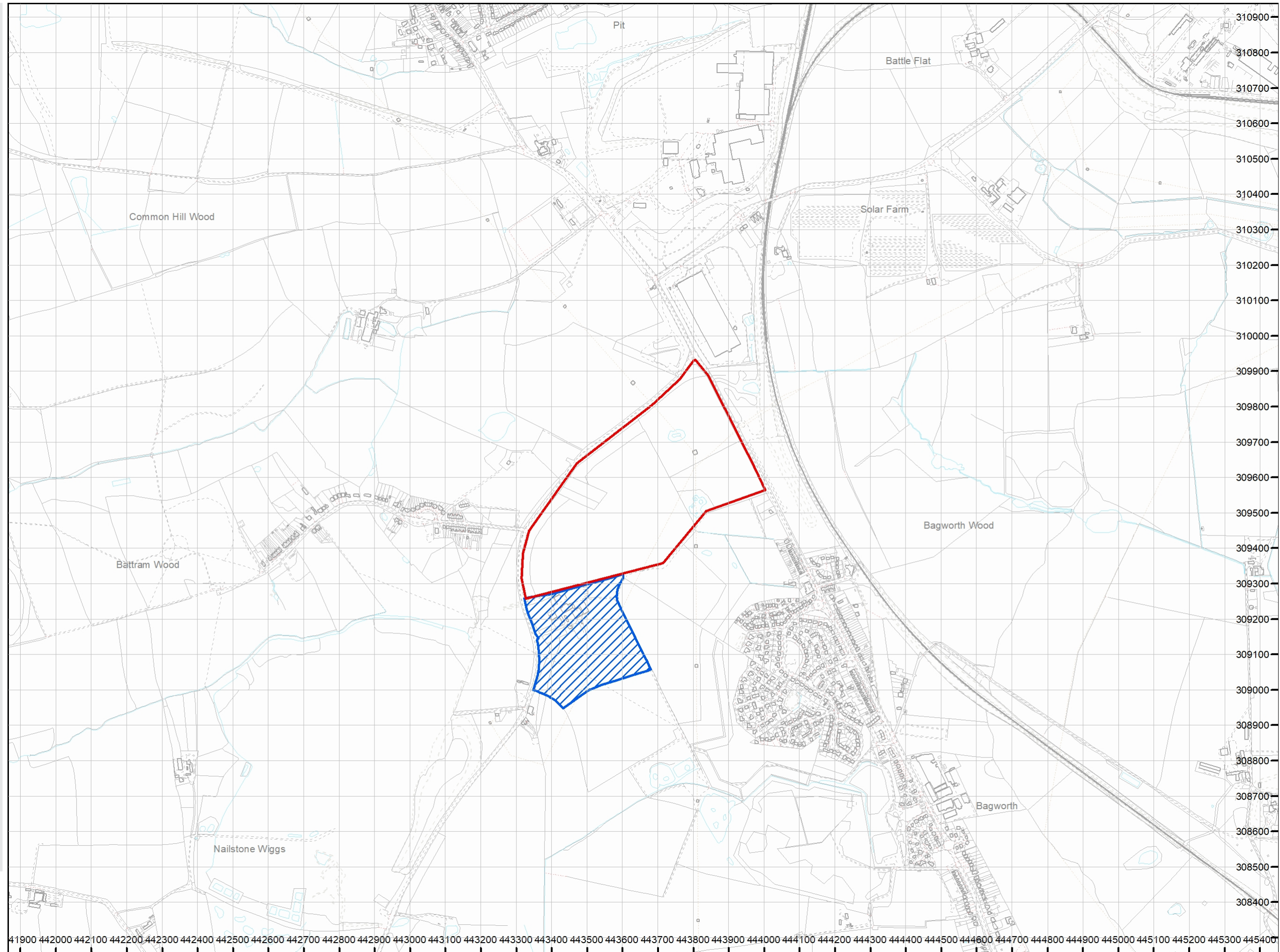
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry
boundary shown



Coal claim



How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

APPENDIX D - REGULATOR PROVIDED INFORMATION

From: [John Pritchard](#)
To: [Christina Shannon](#)
Subject: RE: PLO_Search request Letter_TE1808
Date: 16 January 2024 14:12:51
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Dear Christina,

Many thanks for your enquiry: as a Petroleum Officer for Leicestershire it has been passed to me.

I can advise you immediately that this Service holds no record, past or present, of any petroleum storage at the site in question, i.e., Pallex, Wood Road Development, Battram, Leics., LE67 1FH. Please be aware, however, that it is only petroleum-spirit which has required a licence (now certificate) to be held for its storage: if fuels other than petroleum were stored at the site (such as diesel oil or paraffin) it is most unlikely that this Service would hold any record of such storage.

As with all enquiries of this nature I include the following caveat:-

"I must advise you that Leicestershire Trading Standards Service can be held responsible neither for the accuracy of older petroleum licensing files/records (which were compiled before this Service took control of such matters in 1997), nor for the absence of such a file; therefore, I should recommend that any work undertaken on a given site proceed with due caution. I must stress, however, that every effort is made to ensure that complete, accurate records are held by this Service."

Kind regards,
John.

John Pritchard, Trading Standards Officer (Petroleum)
Trading Standards Service
Leicestershire County Council
County Hall
Glenfield
Leics.
LE3 8RA
Tel. 0116 3057590
E-mail: john.pritchard@leics.gov.uk
Business Advice: (email) tradingstandards@leics.gov.uk (web)
www.leics.gov.uk/tradingstandards &
leicestershire.gov.uk/tradingstandards
<https://www.leicestershire.gov.uk/employing-children>

For support and comprehensive advice on starting or growing your business in Leicestershire visit the [LLEP Business Gateway](#)

Do you make green claims for your goods or services? Please ensure you comply with the new CMA '[Green Claims Code](#)'.

From: Christina Shannon <christina.shannon@tieruk.com>

Sent: 15 January 2024 15:53

To: FOI <FOI@leics.gov.uk>

Subject: RE: PLO_Search request Letter_TE1808

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.



Christina Shannon

Office Manager | Tier Environmental

Suite 414, Chadwick House, Warrington Road, Birchwood Park, WA3 6AE

t: [01925 818 388](tel:01925818388) | e: christina.shannon@tieruk.com | w: www.tieruk.com



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From: Christina Shannon

Sent: Monday, January 15, 2024 3:48 PM

To: foi@leics.gov.uk

Subject: PLO_Search request Letter_TE1808

Good afternoon,

Please find the attached PLO letter request.

Kind regards,

Christina



Christina Shannon

Office Manager | Tier Environmental

Suite 414, Chadwick House, Warrington Road, Birchwood Park, WA3 6AE

t: [01925 818 388](tel:01925818388) | e: christina.shannon@tieruk.com | w: www.tieruk.com



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From: [Service Information Team](#)
To: [Christina Shannon](#)
Cc: [Service Information Team](#)
Subject: EIR 2301 - Fire History Search - response in full
Date: 18 January 2024 15:20:54
Attachments: [image001.png](#)
[image002.png](#)

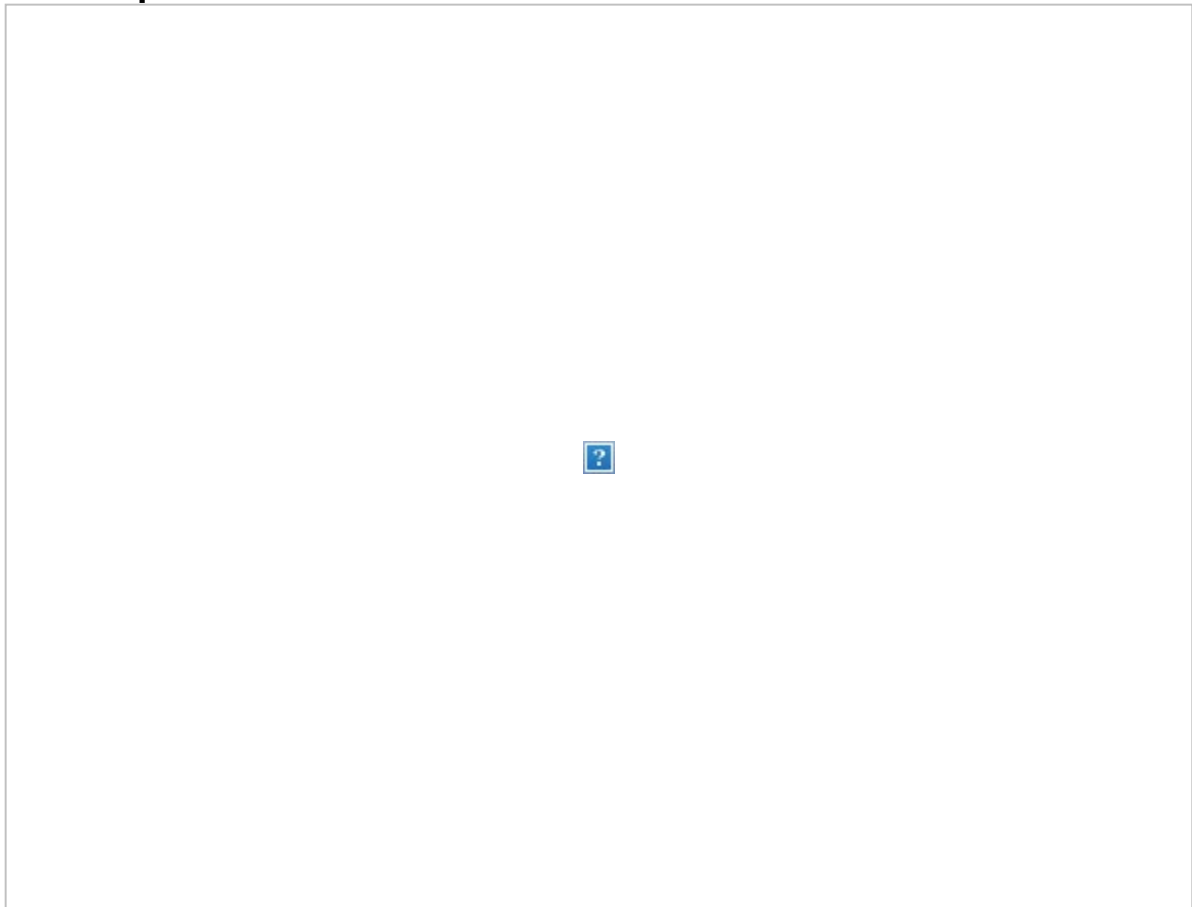
Dear Enquirer,

Your request for information has been processed under the Environmental Information Regulations (2004).

The first duty of the Fire and Rescue Service in responding to your request is to inform you whether or not the Service holds the information you have requested.

I can confirm that Leicestershire Fire and Rescue Service does hold the information.

Your request:



Our response:

We have conducted searches within our Incident Recording System (IRS) and there have been no fires within the area shown on the map included in the request or the grid reference stated.

Unless otherwise stated, the information provided in response to this request is made available under the Open Government Licence:

<http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

If you are unhappy with the way your request for information has been

handled, you can request an internal review within 40 working days of us issuing the original response. Please submit requests in writing, including your grounds for a review, to the Information Governance Manager (DPO),
Leicestershire Fire & Rescue Service, Fire Service Headquarters, 12, Geoff Monk Way, Birstall, Leicester, LE4 3BU or by telephone on 0116 210 5555 or email to info@leics-fire.gov.uk

If you remain dissatisfied with the handling of your request or complaint, you have the right of appeal to the Information Commissioner at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF, telephone 0303 123 1113 (local rate) or 01625 545 745. Website www.ico.org.uk. There is no charge for making an appeal.

Regards

Maria

Information Governance Officer

Leicestershire Fire and Rescue Service

12 Geoff Monk Way, Birstall, Leicester LE4 3BU



Our Purpose: *safer people, safer places*

Our Behaviours: *Professional, Positive, Honest*

EIR 006572 - Battram environmental search - Responses shown in bold

We are looking to undertake an environmental search of the below site.

Site Address

Pallex, Wood Road Development, Battram (nearest postcode) LE67 1FH

Grid Reference: 443684, 309578

Please find below the site location plan for the above enquiry. We would be obliged if you could supply the following information:

1. Records of any landfills on or within the vicinity of the site

Response:

To the Northwest of the site is Ellistown Depot, a historic landfill site that is currently used for storage / stockpiling of road surfacing chippings; and has been used for such purposes since 1984.

2. Any information pertaining to historic contaminated land uses or contamination concerns

See response beneath question 5

3. Any records of odour complaints or similar evidence of historic contamination

See response beneath question 5

4. Information of any asbestos

See response beneath question 5

5. Information associated with any historic site investigations

Response:

The County Planning Authority does not hold information related to site investigations. Please contact the Coal Authority or Hinckley & Bosworth District Council, who may have investigation records.

In regards to point 2-4, the County Planning Authority does not hold information relating to contaminated land and asbestos. Please contact Environmental Health at Hinckley & Bosworth District Council for information related to these topics.

6. Information associated with any previous remediation

Response:

The County Council was consulted in 1999 by Hinckley & Bosworth District Council on an application for residential development of the former Bagworth Colliery but has not been actively involved in any remediation of the site.

7. Any pertinent information regarding the site and the environmental setting surrounding the site

Response:

The site is within the ownership of Leicestershire County Council. As such, notice will need to be served to LCC if any development is proposed.

The Planning Archaeology team can provide information related to archaeology and historical environment, please contact richard.clark@leics.gov.uk for further information.

The planning department does not have information regarding the environmental setting of the site.

Ecology information is held by the Ecology department within the County Council, please contact planningecology@leics.gov.uk. The Leicestershire and Rutland Environmental Records Centre (lrerc@leics.gov.uk) also holds information related to biodiversity, habitats, etc. and may be able to provide environmental information.

8. Any pertinent information pertaining to known geotechnical issues such as sinkholes, subsidence, mining related issues etc

Response:

The site is not located within a Mineral Consultation Area.

The site is located within a coal mining area; and is classified as a 'Development Low Risk Area'. The County Council records do not indicate any significant coal mining legacy issues; however, you may wish to contact the Coal Authority for further information.

According to a recent approved planning application related to the landfill site to the Northwest, ref. [2015/0413/07](#), the site had a subsidence issues in 1984, resulting in the demolition of the school building that was located within the site.



Screening Results for:

Bespoke Environmental Permit - Waste Operations, including
inert landfills and non-landfill SWMAs

Date Produced:

18/01/2024

Reference number:

342690

NGR of search:

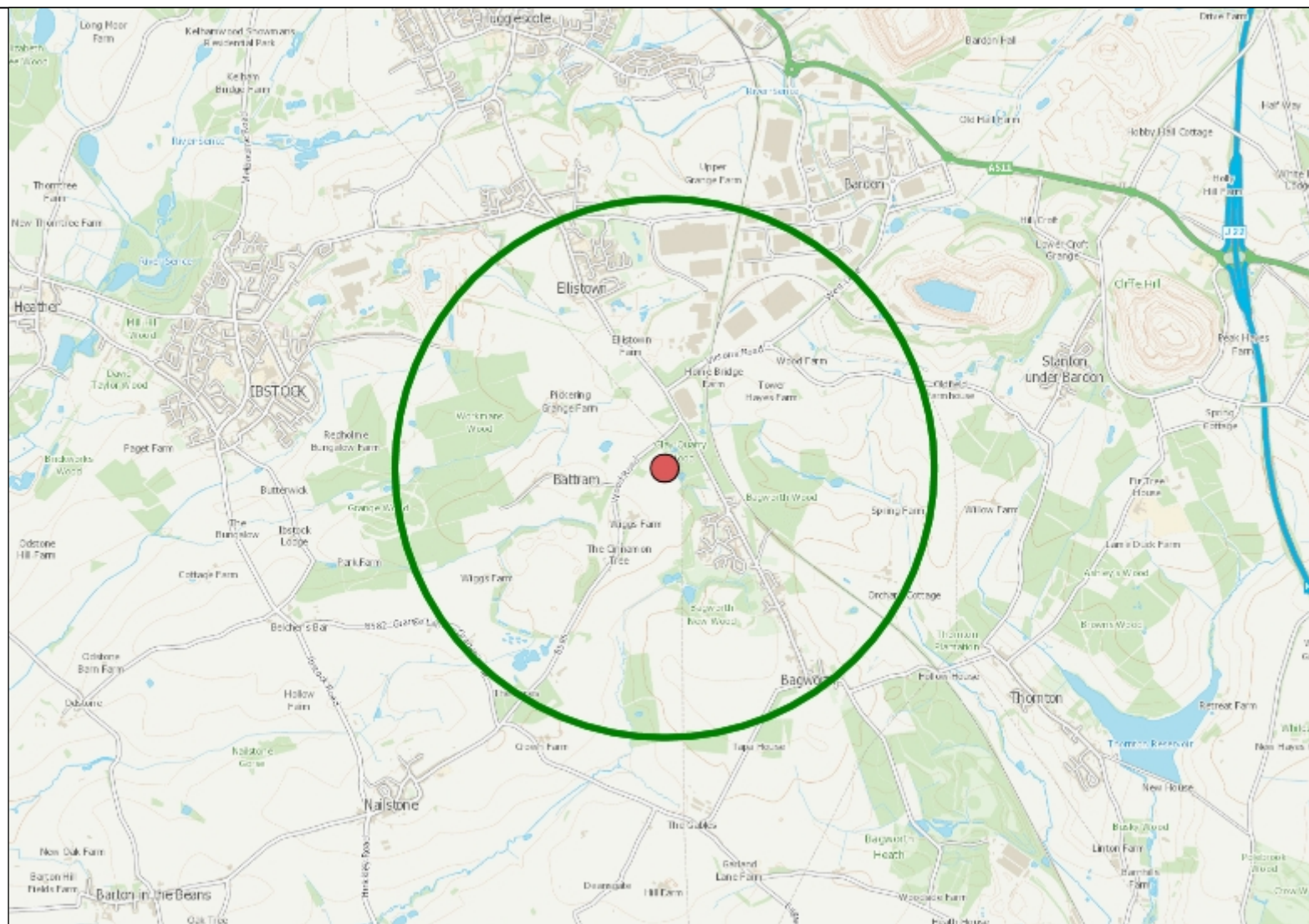
SK4368309578

Notes:**Site centre distance (m):**

1

**Legend**

-  Input location
-  Search area



[Launch Easimap](#)

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Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Date produced: 18/01/2024

Reference number: 342690

NGR of search: SK4368309578

Notes:

Site centre distance (m): 1

Data	Details	Within	Search Direction	Action
Authorised Landfill Sites	Site name: Ellistown Quarry Inert Landfill	1087m	radial	Check for the presence of an authorised landfill
	Site name: Leicester Quarry Inert Landfill	1559m	radial	
Historic Landfill Sites	Site name: Battram Landfill Site B	222m	radial	Check for the presence of a historic landfill
	Site name: Battram Landfill Site A	236m	radial	
	Site name: Station Road Landfill Site	456m	radial	
	Site name: Ellistown Landfill Site	774m	radial	
	Site name: Ibstock Brick Company Landfill Site B	1802m	radial	
Aquifer Designation (Bedrock)	Aquifer type: Secondary B	0m	radial	
EA Water Management Areas	Area name: Staffordshire Warwickshire and West Midlands	0m	radial	None
EPR Installation Team	EPR Team: Installations West Midlands	0m	radial	None
EPR Land and Water Team	EPR Team: Land and Water Upper Trent and Tame	0m	radial	None
EPR Waste Team	EPR Team: Waste North	0m	radial	None
Counties	Name: Leicestershire County	0m	radial	None
Local Authorities	Name: Hinckley and Bosworth	0m	radial	None
Protected Habitats - Aquifer fed water bodies	None present	50m		
Protected Habitats - Blanket Bog	None present	50m		
Protected Habitats - Chalk rivers	None present	50m		
Protected Habitats - Coastal and Floodplain Grazing Marsh	None present	50m		

Easimap Screening Results

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Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number: 342690

Notes:

Date produced: 18/01/2024

NGR of search: SK4368309578

Site centre distance (m): 1

Data	Details	Within	Search Direction	Action
Protected Habitats - Coastal Saltmarsh	None present	50m		
Protected Habitats - Coastal sand dunes	None present	0m		
Protected Habitats - Coastal vegetated shingle	None present	0m		
Protected Habitats - Culm/Rhos pasture	None present	50m		
Protected Habitats - Deciduous woodland	None present	50m		
Protected Habitats - Fens	None present	50m		
Protected Habitats - Intertidal mudflats	None present	0m		
Protected Habitats - Lowland Calcareous grassland	None present	50m		
Protected Habitats - Lowland dry acid grassland	None present	50m		
Protected Habitats - Lowland Heathland	None present	50m		
Protected Habitats - Lowland meadows	None present	50m		
Protected Habitats - Lowland Raised bog	None present	50m		
Protected Habitats - Maritime Cliff and Slope	None present	0m		
Protected Habitats - Mudflats	None present	0m		
Protected Habitats - Purple moor grass and Rush Pasture	None present	50m		
Protected Habitats - Reedbeds	None present	50m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number: 342690

Notes:

Date produced: 18/01/2024

NGR of search: SK4368309578

Site centre distance (m): 1

Data	Details	Within	Search Direction	Action
Protected Habitats - Saline lagoons	None present	50m		
Protected Habitats - Upland Calcareous grassland	None present	50m		
Protected Habitats - Upland Hay Meadows	None present	50m		
Protected Habitats - Upland Heathland	None present	50m		
Protected Habitats - Wet Woodland	None present	50m		
Protected Species - Code 1	None present	500m		
Protected Species - Code 2	None present	250m		
Protected Species - Code 3	None present	50m		
Protected Species - Code 4	None present	50m		
Protected Species - Atlantic Salmon Salmo salar	None present	500m		
Protected Species - Atlantic Salmon migratory route Salmo salar migratory route	None present	500m		
Protected Species - Arctic Charr Salvelinus alpinus	None present	500m		
Protected Species - Allis Shad Alosa alosa	None present	500m		
Protected Species - Allis Shad migratory route Alosa alosa migratory route	None present	500m		
Protected Species - Brook Lamprey Lampetra planeri	None present	500m		
Protected Species - Brown/Sea Trout Salmo trutta	None present	500m		

Easimap Screening Results

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Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number: 342690

Notes:

Date produced: 18/01/2024

NGR of search: SK4368309578

Site centre distance (m): 1

Data	Details	Within	Search Direction	Action
Protected Species - Sea Trout migratory route <i>Salmo trutta</i> migratory route	None present	500m		
Protected Species - Bullhead Cottus gobio	None present	500m		
Protected Species - European Eel <i>Anguilla anguilla</i>	None present	500m		
Protected Species - European Eel migratory route <i>Anguilla anguilla</i> migratory route	None present	500m		
Protected Species - Powan Coregonus lavaretus	None present	500m		
Protected Species - River Lamprey <i>Lampetra fluviatilis</i>	None present	500m		
Protected Species - River Lamprey migratory route <i>Lampetra fluviatilis</i> migratory route	None present	500m		
Protected Species - Sea Lamprey <i>Petromyzon marinus</i>	None present	500m		
Protected Species - Sea Lamprey migratory route <i>Petromyzon marinus</i> migratory route	None present	500m		
Protected Species - Smelt <i>Osmerus eperlanus</i>	None present	500m		
Protected Species - Smelt migratory route <i>Osmerus eperlanus</i> migratory route	None present	500m		
Protected Species - Spined Loach <i>Cobitis taenia</i>	None present	500m		

Easimap Screening Results

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Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number: 342690

Notes:

Date produced: 18/01/2024

NGR of search: SK4368309578

Site centre distance (m): 1

Data	Details	Within	Search Direction	Action
Protected Species - Twaite Shad <i>Alosa fallax</i>	None present	500m		
Protected Species - Twaite Shad migratory route <i>Alosa fallax</i> migratory route	None present	500m		
Protected species - Unidentified Lamprey <i>Petromyzontidae</i>	None present	500m		
Protected Species - Unidentified Shad <i>Alosa</i>	None present	500m		
Protected Species - Unidentified Shad migratory route <i>Alosa</i> migratory route	None present	500m		
Protected Species - Vendace <i>Coregonus albula</i>	None present	500m		
Protected Species - Bembridge Beetle <i>Paracymus aeneus</i>	None present	50m		
Protected Species - Brown Diving Beetle <i>Agabus brunneus</i>	None present	50m		
Protected Species - Gravel Water Beetle <i>Hydrochus nitidicollis</i>	None present	50m		
Protected Species - Hairy Click Beetle <i>Synaptus filiformis</i>	None present	50m		
Protected Species - Lesser Silver Water Beetle <i>Hydrochara caraboides</i>	None present	50m		
Protected Species - Mire Pill Beetle <i>Curimopsis nigrita</i>	None present	50m		
Protected Species - Newberys Rove Beetle <i>Thinobius newberyi</i>	None present	50m		
Protected Species - One-grooved Diving Beetle <i>Bidessus unistriatus</i>	None present	50m		

Easimap Screening Results

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Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number: 342690

Notes:

Date produced: 18/01/2024

NGR of search: SK4368309578

Site centre distance (m): 1

Data	Details	Within	Search Direction	Action
Protected Species - Pale Pin-palp Bembidion testaceum	None present	50m		
Protected Species - Shingle Rove Beetle Meotica anglica	None present	50m		
Protected Species - Spangled Diving Beetle Graphoderus zonatus	None present	0m		
Protected Species - Marsh Fritillary Euphydryas aurinia	None present	50m		
Protected Species - White-clawed Freshwater Crayfish Austropotamobius pallipes	None present	50m		
Protected Species - Southern Damselfly Coenagrion mercuriale	None present	50m		
Protected Species - Medicinal Leech Hirudo medicinalis	None present	50m		
Protected Species - Sand Lizard Lacerta agilis	None present	50m		
Protected Species - Depressed (or Compressed) River Mussel Pseudanodonta complanata	None present	50m		
Protected Species - Fine-lined Pea Mussel Odhneripisidium tenuilineatum	None present	50m		
Protected Species - Fairy Shrimp Chirocephalus diaphanus	None present	0m		
Protected Species - Tadpole Shrimp Triops cancriformis	None present	50m		
Protected Species - Desmoulins Whorl Snail Vertigo (Vertigo) moulinsiana	None present	50m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number: 342690

Notes:

Date produced: 18/01/2024

NGR of search: SK4368309578

Site centre distance (m): 1

Data	Details	Within	Search Direction	Action
Protected Species - Geyers Whorl Snail Vertigo (Vertigo) geyeri	None present	50m		
Protected Species - Glutinous Snail Myxas glutinosa	None present	50m		
Protected Species - Lagoon Spire Snail Semisalsa stagnorum	None present	50m		
Protected Species - Little Whirlpool Rams-horn Snail Anisus (Disculifer) vorticulus	None present	50m		
Protected Species - Narrow-mouthed Whorl Snail Vertigo (Vertilla) angustior	None present	50m		
Protected Species - Fen Raft Spider Dolomedes plantarius	None present	0m		
Protected Species - Natterjack Toad Epidalea calamita	None present	50m		
Protected Species - European Water Vole Arvicola amphibius	None present	50m		
Protected Species - Creeping Marshwort Apium repens	None present	50m		
Protected Species - Floating Water-plantain Luronium natans	None present	50m		
Protected Species - Greater Water-parsnip Sium latifolium	None present	50m		
Protected Species - Marsh Saxifrage Saxifraga hirculus	None present	50m		
Protected Species - Ribbon-Leaved Water Plantain Alisma gramineum	None present	50m		
Protected Species - Shore Dock Rumex rupestris	None present	50m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number: 342690

Notes:

Date produced: 18/01/2024

NGR of search: SK4368309578

Site centre distance (m): 1

Data	Details	Within	Search Direction	Action
Protected Species - Slender Stonewort <i>Nitella gracilis</i>	None present	50m		
Protected Species - Southern Silver-stiletto <i>Clorismia rustica</i>	None present	50m		
Protected Species - Stary Stonewort <i>Nitellopsis obtusa</i>	None present	50m		
Protected Species - Tassel Stonewort <i>Tolypella intricata</i>	None present	50m		
Protected Species - The Shining Rams-horn <i>Segmentina nitida</i>	None present	50m		
Protected Species - Threatened bryophyte record - WaC Act Schedule 8 <i>Dendrocryphaea lamyana</i>	None present	50m		
Protected Species - Threatened bryophyte record - WaC Act Schedule 8 <i>Hamatocaulis vernicosus</i>	None present	50m		
Protected Species - Threatened bryophyte record - WaC Act Schedule 8 <i>Petalophyllum ralfsii</i>	None present	50m		
Protected Species - Threatened lichen record - WaC Act Schedule 8 <i>Collema dichotomum</i>	None present	50m		
Protected Species - Triangular Club-rush <i>Schoenoplectus triqueter</i>	None present	50m		
Protected Species - Triangular Club-rush Hybrid <i>Schoenoplectus tabernaemontani</i> x <i>triqueter</i> = <i>S. x kuekenthanianus</i>	None present	50m		
Protected Species - Water Germander <i>Teucrium scordium</i>	None present	50m		

Easimap Screening Results

[Click here to download Permit Screening distances](#)

Screening Results for: Bespoke Environmental Permit - Waste Operations, including inert landfills and non-landfill SWMAs

Reference number: 342690

Notes:

Date produced: 18/01/2024

NGR of search: SK4368309578

Site centre distance (m): 1

Data	Details	Within	Search Direction	Action
Flood Zone 3	None present	0m		
Flood Zone 2	None present	0m		
Special Areas of Conservation - England	None present	1000m		
Special Areas of Conservation - Wales	None present	1000m		
Special Protection Areas - England	None present	1000m		
Special Protection Areas - Wales	None present	1000m		
Ramsar Sites - England	None present	1000m		
Ramsar Sites - Wales	None present	1000m		
Marine Conservation Zones	None present	1000m		
Sites of Special Scientific Interest - England	None present	1000m		
Sites of Special Scientific Interest - Wales	None present	1000m		
National Nature Reserves - England	None present	200m		
National Nature Reserves - Wales	None present	200m		
Local Nature Reserves - England	None present	200m		
Local Nature Reserves - Wales	None present	200m		
Local Wildlife Sites	None present	200m		
Ancient Woodland - England	None present	200m		
Ancient Woodland - Wales	None present	200m		
Aquifer Designation (Superficial)	None present	0m		

APPENDIX E - DEFINITIONS OF TERMS USED IN QUALITATIVE AND QUANTITATIVE RISK ASSESSMENTS

CIRIA C552 Terminology

For the qualitative and quantitative assessment of risks posed by potential pollutant linkages have been undertaken using the risk matrix adapted from CIRIA C552 and outlined in the table below.

	Category	Definition
Potential severity	Severe	Acute (short term) risk to human health, Major pollution of sensitive controlled waters, ecosystems or habitat. Catastrophic damage to buildings or property or crops.
	Medium	Chronic (Medium / long term) risk to human health Pollution of sensitive controlled waters, ecosystems or species, Significant damage to crops, buildings or structures
	Mild	Easily preventable permanent health effects on humans. Pollution of non-sensitive controlled waters. Minor damage to buildings or structures.
	Minor	Easily preventable non-permanent health effects on humans, or no effects. Minor, low level and localised contamination of on-site soil. Easily repairable damage to buildings or structures.
Probability of risk	High Likelihood	Pollutant linkage may be present, and the risk is almost certain to occur , or there is evidence of harm already occurring.
	Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term.
	Low Likelihood	Pollutant linkages may be present and there is a possibility of the risk occurring, although there is no certainty that it will do so.
	Unlikely	Pollutant linkage may be present but the circumstances under which harm would occur are improbable.

		Potential Severity			
		Severe	Medium	Mild	Minor
Probability of risk	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

APPENDIX F - CONTROLLED WATERS RISK ASSESSMENT

CURRENT GUIDANCE FOR CONTROLLED WATERS RISK ASSESSMENT

Regulatory Context

Government policy is based upon a “suitable for use approach,” which is relevant to both the current use of land and also to any proposed future use. When considering the current use of land, Part IIA of the Environment Protection Act 1990 (EPA 1990) provides the regulatory regime, which was introduced by Section 57 of the Environment Act 1995, which came into force in England on 1 April 2000. The main objective of introducing the Part IIA regime is to provide an improved system for the identification and remediation of land where contamination is causing unacceptable risks to human health, controlled waters or the wider environment given the current use and circumstances of the land. Part IIA provides a statutory definition of contaminated land under Section 78A(2) as:

“any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on, or under the land, that:

(a) Significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) Pollution of controlled waters is being, or is likely to be, caused.”

Part IIA provides a statutory definition of the pollution of controlled waters under Section 78A(9) as:

“the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter”

Controlled Waters are defined Section 104 of the Water Resources Act 1991. In summary, they comprise relevant territorial waters which extend seaward for three miles from the low-tide limit from which the territorial sea adjacent to England and Wales is measured.

The Environment Agency has powers under Part 7 of The Water Resources Act (1991) to take action to prevent or remedy the pollution of controlled waters, including circumstances where the pollution arises from contamination in the land. This is reinforced in The Contaminated Land (England) (Amendment) Regulations 2012 and Contaminated Land Statutory Guidance (DEFRA, 2012) which came into force in early April 2012.

Part IIA introduces the concept of a contaminant linkage; where for potential harm to exist there must be a connection between the source of the hazard and the receptor via a pathway. Risk assessment in contaminated land is therefore directed towards identifying the contaminants, pathways and receptors that can provide contaminant linkages. This is known as the contaminant-pathway-receptor link (CPR or contaminant linkage).

Part IIA places contaminated land responsibility as a part of the planning and redevelopment process, rather than Local Authority or Environment Agency directly, except in cases of very high pollution risk or where harm is occurring. In the planning process, guidance is provided by National Planning Policy Framework (NPPF) of March 2012. The NPPF requires that a site which has been developed shall not be capable of being determined “contaminated land” under Part IIA. Therefore, appropriate risk-based investigation is required to identify the contaminant linkages that can then be assessed, and then mitigated using methods that can be agreed with the planners.

Source Protection Zones

Source Protection Zones (SPZs) are defined by the Environment Agency (for England and Wales), SEPA (Scotland) and the Environment and Heritage Service (Northern Ireland) for groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. The size and shape of a zone depends upon subsurface conditions, how the groundwater is removed, and other environmental factors.

SPZs are classified into four categories:

- **Zone 1 (Inner protection zone).** Any pollution that can travel to the abstraction point within 50 days from any point within the zone is classified as being inside Zone 1. This applies at and below the groundwater table. This zone also has a minimum 50 m protection radius around the abstraction point. These criteria are designed to protect against the transmission of toxic chemicals and water-borne disease.
- **Zone 2 (Outer protection zone).** The outer zone covers pollution that takes up to 400 days to travel to the abstraction point, or 25% of the total catchment area, whichever area is the largest. This travel time is the minimum period over which the Environment Agency considers that pollutants need to be diluted, reduced in strength or delayed by the time they reach the abstraction point.
- **Zone 3 (Total catchment).** This is the total area needed to support removal of water from the abstraction point, and to support any discharge from this.
- **Zone of special interest.** This may occasionally be defined as a special case. This is usually where local conditions mean that industrial sites and other potential sources of contamination could affect the groundwater source, even though they are outside the normal catchment area.

Groundwater Vulnerability Assessments

From 1 April 2010 The Environment Agency Groundwater Protection Policy began to use aquifer designations which are consistent with the Water Framework Directive. These designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

The aquifer designation data is based on geological mapping provided by the British Geological Survey. It is updated regularly to reflect their ongoing programme of improvements to these maps. The maps are split into two different types of aquifer designation:

- Superficial (Drift) - permeable unconsolidated (loose) deposits. For example, sands and gravels.
- Bedrock - solid permeable formations e.g. sandstone, chalk and limestone.

The maps display the following aquifer designations:

Table 1. Aquifer Classification (“Geological Classification”).

Classification	Definition
Principal Aquifers (Highly Permeable)	These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.
Secondary A Aquifers	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
Secondary B Aquifers	Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.
Secondary Undifferentiated Aquifers	This has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
Unproductive Strata	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Environment Agency Guidance

The Environment Agency's stance on groundwater resources is:

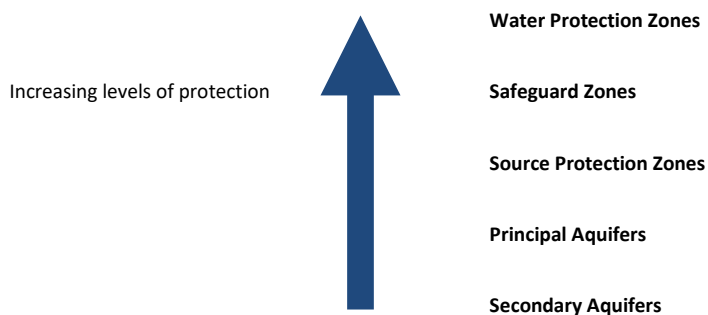
“to protect and manage groundwater resources for present and future generations in ways that are appropriate for the risks we identify”
(Groundwater Protection: Policy and Practice GP3, 2012).

At present, the legislation and guidance pertaining to the protection of controlled waters in the UK is complex; however, the core objectives seek to enforce the position given above.

In 1992, the National Rivers Authority published their Policy and Practice for the Protection of Groundwater (PPPG), this document introduced areas of focus for developments such as Source Protection Zones (SPZs) and Groundwater Vulnerability Maps. The Policy was revised in 1998, since which there have been substantial changes in legislation, driven by key European Directives relating to groundwater include the Groundwater Directive (80/68/EEC) and the Water Framework Directive (2000/60/EC). Aspects of these directives are controlled by primary UK legislation such as the Water Resources Act 1991 as amended by the Water Act 2003. Gaps in the 1998 PPPG that emerged as the result of further legislative changes were addressed in the Environment Agency Policy document Groundwater Protection: Policy and Practice (GP3), Version 1 of November 2012. The three main parts of GP3 were:

- Groundwater principals;
- Position statements and legislation; and
- Technical information.

The Environment Agency has a tiered risk based approach to drinking water protection as summarised below:



APPENDIX G - COMPLYING WITH CONTROL OF ASBESTOS REGULATIONS 2012

Complying with Control of Asbestos Regulations (CAR): Risk Assessments, Licensing and Training

This appendix outlines CAR risk assessments and where they should be applied in relation to assessing and remediating brownfield sites. The information below details the different classifications of work with asbestos under CAR, summarises the legal requirements for asbestos awareness training for all involved in the investigation and management of asbestos containing soil (ACS), and details the potential requirements for suitable proficiency training relating specifically to ACS.

CAR RISK ASSESSMENTS

A CAR Risk Assessment is required for any work which may expose employees to asbestos. It is recommended that a precautionary approach is adopted if there is any doubt about risks associated with asbestos.

There are three main activities for potential asbestos exposure during work on brownfield sites:

- Site reconnaissance visits;
- Site investigation works; and
- Site remediation.

CAR risk assessments are needed at each stage but may be incorporated during the site investigation stage into the overarching health and safety risk assessments.

The CAR risk assessment must:

- Identify the type of asbestos to which employees are liable to be exposed, where possible, or assume it is present in different forms;
- Determine the type and extent of exposures to asbestos that may occur during the work
- Identify the steps to be taken to prevent exposure or reduce it to the lowest level reasonably practicable; and,
- Consider the effects of control measures that have been or will be taken.

The CAR risk assessment should include any information used to inform the risk assessment such as asbestos reports or desk study information. In the event that this information is not available, the assessor should be assumed that all forms of asbestos may be present on site.

For all investigation and remediation of ACSs, a detailed written work plan should be produced and followed as detailed on the HSE website and in the CAR.

The CAR risk assessments for specific investigations or remediation projects, will determine whether or not work is 'licensable work' (LW), notifiable non-licensable work' (NNLW) or 'non-licensed work' (NLW). In addition, training requirements are also defined by the CAR risk assessment.

Some examples of control measures that apply during site reconnaissance, site investigation works, and site remediation are given below and should be applied depending on the asbestos risks identified for the site at each stage of investigation:

- Avoiding stirring up dust;
- Cleaning footwear after site works;
- Removing and bagging any overalls for disposal/laundry;
- Respirators and hygiene facilities for high risk sites;
- Segregated welfare units;
- Wetting ground
- Minimising soil disturbances;
- Implementation or retention of capping/break layers;
- Implementation of awareness training;
- Air monitoring;
- Managing stockpiles;
- Area segregation;
- Wheel washing
- Road washing/cleaning

It is important to note that during site reconnaissance visits, site investigation works and site remediation that asbestos should not be considered in isolation and control measures are likely to form part of a wider health and safety precautions.

Respiratory protective equipment (RPE)

RPE is the last line of defence and its requirement would be defined by the CAR risk assessment. HSE (2013b) advises that RPE should have an assigned protection factor of 20 or more for all work with asbestos. In certain instances, full face-piece, positive pressure respirators with a protection factor of 40 are necessary (to EN 12942:1998, TM3).

Suitable types of RPE for most **short** duration non-licensed asbestos work:

- Disposable respirator to standards EN149 (type FFP3) or EN1827 (type FMP3)
- Half mask respirator (to standard EN140) with P3 filter
- Semi-disposable respirator (to EN405) with P3 filter

These filters are not suitable for people with beards/stubble or for long or continuous use.

LICENSING

CAR defined certain types of activities involving asbestos as 'licensable work' (LW) or as 'notifiable non-licensable work' (NNLW). All other work would be 'non-licensable work' (NLW).

LW is defined as:

- work where exposure is not 'sporadic and low intensity'
- work where the risk assessment cannot demonstrate that the control limits (four hour and 10 minute limits) will not be exceeded
- work on asbestos coating
- work on AIB or insulation where risk assessment is either of first two points above or not of short duration (where short duration is defined for any work liable to disturb asbestos as taking less than two hours per week (including ancillary work) and no one person carries out that work for more than one hour').

NNLW includes work with:

- AIB or asbestos insulation of short duration that is not licensable
- fire-damaged asbestos cement or asbestos cement damaged so as to create significant dust and debris
- asbestos ropes, yarns, woven cloths in poor condition or handling cutting or breaking up the materials
- asbestos papers, felts and cardboard in poor condition, unencapsulated or not bound into another material.

Work with weathered asbestos cement, air monitoring and collecting samples of ACM in buildings would not normally be notifiable.

It is impossible to specify definitively what activities will and will not be licensable. This decision should be made as part of the CAR risk assessment. CAR is not primarily aimed at work with ACSs and there is little published information on airborne asbestos concentrations during work with ACSs. Nevertheless, CAR will require some remediation projects, and occasionally site investigations, to be LW. Investigations on other sites may involve NNLW. The decision as to whether work is LW or NNLW should be made during the CAR risk assessment by those in charge of the brownfield site investigations and remediation projects.

TRAINING REQUIREMENTS

Asbestos health and safety courses are offered by a number of providers in the UK. Training courses that include the problem of identifying ACMs in soil should be undertaken at regular intervals by those involved in the investigation, assessment and management of sites where ACs are known or suspected. It is the role of the employer to identify the level of training required for an employee based on their role, experience and duties. Reference to Regulation 10 of CAR should be referred to for more information on training requirements.

Recognising asbestos within soils is challenging due to the heterogeneity of such soils and the discolouration of asbestos by smeared soil. Specific training for ground workers should include understanding fibre release potential, potential control measures in the field, how to take representative ACSs safely, sample labelling and what analytical tests are available and when they should be implemented.

Health and safety training required under CAR includes asbestos awareness, non-licensable work (including notifiable non-licensable work) and licensable work with asbestos.

In addition to health and safety training, some staff involved in the technical identification on site of ACMs, sampling and analysis may require technical proficiency training (competency training).

Training vs. Competence

HSE (2005) identifies that 'training alone does not make people competent. Training must be consolidated by practical experience so that the person becomes confident, skilful and knowledgeable in practice on the job'. It is critical that ACS surveyors demonstrate competency with details of relevant field experience alongside training and examples of previous works/references.