



Phase I Geo-Environmental Desk Study

Basin Bridge Bungalow

Wykin Road
Stoke Golding
Nuneaton
CV13 6JL

Prepared for:

Richard Sheppard

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BASIN BRIDGE BUNGALOW, STOKE GOLDING

NON-TECHNICAL CLIENT SUMMARY

This report presents the findings of a Phase I Geo-Environmental Desk Study which was carried out to identify potential contamination from previous or current uses of the site and surrounding area and to provide an initial assessment of geological and geotechnical aspects of the site and how the proposed development or surrounding environment might be affected.

- The site is a plot of land on the edge of a wider farmyard and includes a small bungalow in the north western corner alongside various stockpiles of farming equipment and construction materials. An access route runs along the western boundary which leads up to some larger, adjacent farm buildings, used mainly as storage units. The proposed development is anticipated to be for a replacement dwelling, with associated external works.
- The geology in the area is mapped as superficial Alluvium overlying bedrock of the Mercia Mudstone Group. Both of these layers are defined as Secondary Aquifers and therefore do have some groundwater resource potential. Given this, and the proximity of a few local surface water features (including the Ashby de la Zouch Canal) to the east, the site is considered to have moderate environmental sensitivity.
- Although a limited number of local commercial land uses have been identified, as well as a couple of infilled ponds in the surrounding area, risks from these features have been discounted on account of distance from the site as well as the nature and scale of these land uses.
- Given the nature and context of the current and former site use/ activities (which also includes some historic structures in the south), a modest ground investigation has been recommended to assess shallow soil quality throughout the area, and how this could impact future site users or infrastructure such as new foundations or services (to be installed as part of the proposed scheme). Prior to any such investigation, the presence of suspected asbestos fragments identified at the surface in a few areas should be assessed and removed by a suitably qualified professional (if confirmed), under the necessary duty of care. Any stockpiles of other waste materials should also be removed prior to any further (Phase II) soil sampling and risk assessment.
- A copy of this report should be provided to the Environmental Health department of Hinckley & Bosworth Borough Council so that the information may be used to support planning proposals for the site. It is anticipated that the above recommended investigation could be carried out in response to a conditional planning consent and this report should satisfy the pre-application requirements relating to contamination.

By their very nature, the above bullet points represent a simplified summary of our work and **must not** be relied upon to form the basis for key decisions for the proposed development. A full picture is provided in the following report, or alternatively give us a call and we'll talk you through it.

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The report has been written, reviewed and authorised by the persons listed above. It has also undergone EPS' in house quality management inspection. Should you require any further assistance regarding the information provided within the report, please do not hesitate to contact us.

The National Planning Policy Framework requires a competent person to prepare site investigation information, which is defined as a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation. EPS considers that it fulfils these criteria and would welcome any request for staff CVs or case studies to demonstrate it.

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1 INTRODUCTION

In February 2023, Environmental Protection Strategies Ltd (EPS) was commissioned by Brown & Co Barfords on behalf of Richard Sheppard to complete a Phase I Geo-Environmental Desk Study for the property known as Basin Bridge Bungalow, Wykin Road, Stoke Golding, Nuneaton, CV13 6JL ('the site'); see Figure 1.

The work was commissioned in order to satisfy local planning authority requirements relating to contamination, for a scheme understood to include a proposed replacement dwelling with external works. Selected site photographs are included as Appendix A.

This report presents the findings, conclusions, and recommendations of the Phase I Desk Study undertaken for the site as instructed.

1.1 Objectives

The purpose of this desk study is to evaluate the potential contaminant linkages which may be active at the site in its current condition, or could become active in future, and to determine if any action is required to investigate them further or to break them.

This is achieved by carrying out the following activities:

- a) Examining the site history - late 1800s to present day, through collection of historical maps of the area, site records, records held by relevant local authorities, the Environment Agency and review of other information databases.
- b) Characterising the site's environmental and geological sensitivity through examination of existing geological, hydrogeological, topographical, and historical maps and aerial photographs of the area.
- c) Identifying Potential Areas of Concern (PAOCs) through a combination of historical map and data review.
- d) Consideration of any future plans for the site and the effects any proposed changes may have on contaminant linkages over time.
- e) Development of a Conceptual Site Model through a Preliminary Risk Assessment to evaluate the potential risks posed by the site and make recommendations for any further work that may be required to ensure suitability for use and safe development. In accordance with the Environment Agency's *Land Contamination: Risk Management* (2020) and the *National Planning Policy Framework*.

1.2 Project Limitations and Constraints

The purpose of this report is to present the findings of a Phase I Geo-Environmental Desk Study conducted at the location(s) specified. When examining the data collected from the investigations made during the assessment, EPS makes the following statements:

This report does not include specific investigation for the presence of either Potential Asbestos Containing Material (PACM) or Japanese Knotweed at the subject site however, if obvious evidence of either is observed during EPS site walkover, details will be provided in this report. Specialist contractors should be commissioned to make detailed assessments and recommendations if these materials are suspected.

2 SITE CONTEXT

The following section provides a summary of the information collected in relation to the site location and history.

2.1 Site Location and Description

Detail	Description
Location	The site is located north of Hinckley Lane to the west of Wykin, a hamlet in the county of Leicestershire which is located approximately 2km northeast of the town of Nuneaton.
National Grid Reference	439620, 295440
Topographic Elevation	The site is largely flat and level, with an approximate elevation of 93m Above Ordnance Datum (AOD) throughout.
Description of Site	A walkover survey was conducted by EPS on the 24th February 2023 and the property was found to comprise an approximately rectangular plot to land, measuring roughly 0.72ha in surface area. The site is accessed via a metal gate in the south west corner, with a formal track of concrete hardstanding extending north from this point, just inside the western boundary. This track widens further north, opening into a turning area which is rough ground, and located adjacent to a small bungalow that is clad with wood and has both flat and pitched sections of roofing. The structure was noted to be slightly dilapidated, but did benefit from a new roof felt. Around the building was an uncoupled trailer alongside varying stockpiles of discarded materials; the largest of which was located towards the east, and included items such as tyres, roof panels, metal drain piping, barb wire, disused appliances, and some old empty oil containers. Further south, along the western boundary of the site, were stacks of building materials such as steel beams, tiles, and bricks; and these are most likely surplus from a few more newly built (last ~10-15 years) farm buildings, situated to the north of the study area. Beyond these features were four shipping containers placed alongside a large water bowser, which was confirmed as empty by a site representative. Former building footprints (in the form of weathered/ broken up hardstanding) were noted near the south east corner of the site, along with other evidence of demolition waste including bricks, wood as well as suspected asbestos (ACM); in the form of fragmented cement bonded roofing panels. This hardstanding area was set within a small parcel of established woodland which lies inside the southern limit and features a mixture of mature Oak and Poplar trees (amongst other species). The remainder of the site appeared to have been recently cleared and landscaped, evidenced by numerous stockpiles of green waste/ tree cuttings, with the surfacing featuring knee-high grasses with planted tree saplings tracking the east and west boundaries. Site walkover notes are also included in Appendix A.

Detail	Description
Surrounding Land Use	Surrounding land use is largely agricultural with some commercial activity, with the site itself being part of a wider active farmyard, consisting of warehouse style units which border to the north west. These include a large hay store immediately beyond an open yard area; which is an extension of the aforementioned access route which wraps around the northern face of the bungalow. This store is set alongside some old cattle sheds running along the western boundary of the holding, with the buildings further north being used to store farm equipment/ machinery. Suspected asbestos features as cladding and on the roofs of all these buildings except one (more modern) structure in the north. A pile of roughly stacked sheets/ fragments was also identified to the rear of one of the western structures. Along the eastern border of the site is the Ashby de la Zouch Canal which leads to a barge mooring just beyond the south east corner of the site. A further farm is present north east of the plot, beyond the canal and over Basin Bridge Lane; with the majority of remaining land in the local area being used for agricultural purposes.

A plan showing the site location is provided as Figure 1, the current site layout is detailed on Figure 2 and an aerial photograph is included as Figure 3. Relevant extracts of a Landmark Envirocheck report showing the surrounding land use are included as Appendix B.

2.2 Geo-Environmental Setting

Detail	Description	
Geology	Geological maps of the area show the site to lie on superficial Alluvium (clay, silt, sand and gravel) above mudstone bedrock of the Mercia Mudstone Group; albeit some other superficial units (including glacial deposits) are expected between these two layers. No artificial ground is mapped within 1km. Information on the site’s geological context is included as Appendix C.	
Geological Hazards	Hazard	On Site Risk
	Mining Activities	No Hazard
	Collapsible Ground	Very Low
	Compressible Ground	Moderate
	Ground Dissolution	No Hazard
	Running Sand	Low
	Landslide	Very Low
	Shrinking / Swelling Clay	Low
	No natural or man-made cavities are recorded within 1km.	

Detail	Description
Radon	The Envirocheck report indicates that the site lies in a location where the percentage of homes above the radon action level is less than 1%. It further reports that the site will not require radon protection measures in the construction of new buildings or extensions.
Hydrogeology	Groundwater vulnerability maps for the area show that the superficial and bedrock units are both designated as Secondary Aquifers and the site does not lie within a Source Protection Zone (SPZ) for local groundwater abstraction. No groundwater abstractions are present within 1km. Groundwater vulnerability maps are included as Appendix D.
Hydrology	Several surface water features are present within 500m, the closest being Ashby de la Zouch Canal which borders the site along its eastern limit, and opens out into a modest barge marina beyond the south east corner. Other local surface water features include several drains traversing nearby fields as well as a cluster of ponds around 400m east. No surface water abstraction licenses are held within 1km of the site. The Envirocheck report lists one discharge consent within 500m, located around 17m south west and is for sewage effluent from a barge platform, licenced to 'R Beasley' since September 1975.
Flood Risk	Review of the EA Flood Zone Map for the area indicates that the site falls within Flood Zone 1, which is defined within Table 1 of the technical guidance to the National Planning Policy Framework (NPPF), as an area which has a low probability of flooding from rivers and the sea. It should be noted that the EA maps do not take into account the potential of flooding from poor drainage or groundwater. A copy of the flood map for the site and surrounding area is also included within Appendix D.
Known Site Drainage & Utilities	An external above ground water tank and separate exposed trench and pipework which extends east (between the bungalow and canal), suggests the presence of services; albeit unlikely to be connected to mains/ public infrastructure.
Landfill & Waste	There are no active or historic landfill sites recorded within 1km. Furthermore, no infilled land entries (non-water) are noted within the same radius. There is one licenced waste management facility recorded 61m north of the site, operated by Mrs K Langham for household, commercial and industrial waste transfer, but was only in place for around 3 months from June 1995. The same property is also listed as a registered waste transfer station for lime slurry/ sludge, and although this looks to be centred on a domestic property, is more likely to be associated with local farming practices for soil improvement/ fertiliser.

Detail	Description		
Industrial Activity	No sites are present within 1km that are permitted for industrial activity by the local authority.		
Industrial Land Use	The Envirocheck report lists 5 industrial land uses within 500m (albeit 4 of these are for the same facility); details of these entries are all summarised below.		
	Land Use	Distance (Direction)	Status
	Phoenix Forklifts (Forklift Trucks)	66m (N)	Inactive
	Lang Wet Waste Tankers (Waste Disposal Services)	95m & 112m (N)	Inactive
	No fuel station entries are listed within 1km.		
Pollution Incidents	There are two pollution incidents to controlled waters recorded within 500m. The nearest was a 'Category 3 - Minor Incident', located 347m east when oils and diesel from Shilton Industrial Estate were released into a stream in February 1999 due to a poor connection.		
Previous Investigation or Remediation	EPS are not aware of any previous ground investigations or remedial works undertaken at the site.		
Sensitive Land Use	The site lies within a Nitrate Vulnerable Zone whereby surface water is identified as being at risk from nitrates leaching from agricultural land.		

2.3 Site History

A summary of historical map data from 1887 to 2023 is annotated on the aerial plan below. Key points are highlighted, and copies of relevant historic maps and any others examined during the investigation are included in this report as Appendix E.

- Since the late 1880s, the site and the surrounding land has undergone significant change, across several different periods. This began in the 1920s when the first buildings appeared immediately beyond the northern boundary, with this farmyard continuing to expand, with the most modern structures built in the last 10-15 years.
- The site itself was first developed in the 1960s which saw the construction of several small buildings alongside two larger structures, which extended north from the south east corner of the site. These buildings were seemingly demolished around 30 years later, but it is not clear what they were used for. Aerial imagery from the last 20 years shows the main section (central area and fringes of the adjacent canal) have been used for storage of building materials and equipment, with vehicles thought to have tracked across to compile large stacks of wrapped hay bales.
- Three infilled ponds have been identified nearby, two were located 120m west of the site either side of Hinckley Lane, and the northern most pond of these features was first seen in 1914 and subsequently infilled in 1925. The southern pond existed as early as 1888 and was infilled around 2009. The third of these ponds was noted during a similar period, around 95m north west.

- Several other features were also identified, the first being a historic railway running north to south approximately 115m west, and this was later dismantled in 1990s but is still visible and is marked on records from the last decade. Another feature is the large historic canal (Ashby de la Zouch) running along the east border of the site which also hosts a barge marina, which was developed in the last 30 years. A further farm and associated dwelling were identified approximately 100m north east of the site which was first seen in 1950 and are still in place in 2023.



3 PRELIMINARY RISK ASSESSMENT & CONCEPTUAL SITE MODEL

In accordance with the Environment Agency's Land Contamination: Risk Management, there are three stages to managing contaminated land (Risk Assessment, Remedial Options Appraisal / Remediation and Verification). This section outlines the first tier of Stage 1, the Preliminary Risk Assessment.

The following section provides a review of the contaminant linkages that may be active at the site, whereby EPS have examined the potential sources that may be present as a result of historic and / or current site activities and where potential interaction between these sources and the identified human / environmental receptors may occur.

3.1 Background

A Desk Study comprises the first stage of any geo-environmental assessment, the purpose of which is to determine what potentially contaminative activities may have occurred at the property or the surrounding area which may pose an environmental or geological risk to site users, the surrounding environment or proposed development, either at present or in the future.

The method used in this investigation to assess the environmental risk posed is based on the concept of 'contaminant linkage', which considers the following three factors:

Source	The location from which an environmentally hazardous / contaminative substance is, (or was,) derived.
Pathway	A route or mechanism via which a source could come into contact with a receptor to cause significant harm.
Receptor	An environmentally sensitive object or condition e.g., person, property, controlled water, or ecological system, which may be present now or in future.

If all three factors are identified, there is the potential for a 'contaminant linkage' to be active, which could result in significant harm being caused to the environment or human health.

3.2 Source Characterisation

The following potential contaminant sources have been identified at the site and in the surrounding area:

Potential Source	Source Description	Principal Contaminants of Concern
Current & Historic Site Use	Infill material of unknown origin (made ground) used to level areas beneath existing/ historic buildings and hardstanding as well as stockpiles of miscellaneous construction materials across the site.	PAH, Metals & ACM
	Suspected corrugated cement sheet bonded asbestos fragments at the surface, around historic hardstanding and possibly other sections.	ACM
	Historic use of the site to store farm vehicles and equipment with the associated turning area.	PAH, Metals & TPH
Current and Historical Surrounding Land Use	Current / historic farms and agricultural land use of the surrounding area, including the facility directly to the north.	TPH, PAH, Metals, SVOC & ACM
	Dismantled railway line located to the west of the site.	TPH, PAH, Metals, ACM
	Potentially infilled ponds located within 250m.	Ground Gas (CH ₄ & CO ₂)

Notes: PAH Polycyclic Aromatic Hydrocarbons ACM Asbestos Containing Materials
 TPH Total Petroleum Hydrocarbons SVOC Semi Volatile Organic Compounds
 CH₄ Methane CO₂ Carbon Dioxide

3.3 Potential Receptors

A framework for the assessment of risks arising from the presence of contamination in soils has been produced by the Environment Agency and the Department for the Environment, Food and Rural Affairs (DEFRA) and is presented with the report: '*Using Science to Create A Better Place: Updated Technical Background to the CLEA Model – Science Report SC050021/SR3*'. This guidance document defines a series of standard land-uses which have been further developed into six generic land-uses in the Category 4 Screening Levels project for Land Affected by Contamination (DEFRA/Contaminated Land: Applications in Real Environments (CL:AIRE) Project Report SP1010, 2014) which form a basis for the development of the Conceptual Site Model.

Risks posed to controlled waters have been discounted in line with the Environment Agency's *approach to groundwater protection* (v1.2, 2018) and associated position statements.

It is understood that the proposed scheme is for a replacement residential dwelling with external works. Although at the time of writing a formal development plan is not available, the inclusion of private/ enclosed gardens with areas of planting have been assumed at this stage. This proposed land use has been considered as:

- Residential (with home-grown produce)

In view of the environmental setting, current and potential future land use of the site and surrounding sites, the potential receptors for any contaminant impact are discussed below:

Receptor	Site Specific Description
Human	Future site users including construction workers involved in the redevelopment have the potential to be at risk from exposure to potential contaminants of concern (CoCs).
Groundwater	The site is reported to be underlain by superficial Alluvium and a bedrock geology of the Mercia Mudstone Group which are both defined as Secondary Aquifers. Whilst the site does not lie within a SPZ for nearby groundwater abstraction, the underlying geology is considered an important resource and therefore groundwater should be considered as a potential receptor to site derived contaminants at this stage.
Surface Water	The nearest surface watercourse is Ashby de la Zouch Canal which flows north along the eastern border of the site. Although this feature may be lined and is unlikely to be in continuity with groundwater, it is possible that contaminants of concern may enter this (and other nearby watercourses) by overland flow, migration through unsaturated soils or entering shallow surface drainage/ historical land drainage which discharges to these features. Therefore, surface waters must also be considered as a sensitive receptor within the conceptual site model.
Flora and Fauna	Proposed development plans are likely to include provision of soft landscaping and therefore, flora and fauna should be considered a sensitive receptor to site-derived contaminants.
Buildings & Infrastructure	Sub-surface structures are likely to present at the site which may be adversely affected by the potential presence of the identified contaminants of concern. These include concrete used in new building foundations, buried potable water supply pipes and other service lines and pipes.
Adjacent Land	Given the nature of nearby land uses and the distance to the nearest sensitive features such as residential dwellings, no site-derived contaminants of concern are considered to pose a tangible risk to nearby land/ property.

3.4 Potential Pathways

Where contaminants may be present in soil, there are a number of potential pathways that enable human receptors to come into contact with or be exposed to them. The most direct pathways, considered under current UK legislation, can be summarised as follows:

- Direct ingestion of contaminated soil
- Ingestion of household dust
- Ingestion of contaminated vegetables
- Ingestion of soil attached to vegetables
- Dermal contact with contaminated soil
- Dermal contact with household dust
- Inhalation of fugitive soil dust
- Inhalation of fugitive household dust
- Inhalation of vapours outdoors
- Inhalation of vapours indoors

Clearly, not all of these potential pathways apply for every standard land-use. For example, ingestion of contaminated vegetables will not apply to land uses other than residential with plant uptake and allotments.

However, in addition to direct exposure pathways, a number of physical transport mechanisms / pathways may also exist at a site that allow remote or less accessible contaminants in soil or groundwater to reach human or environmental receptors both at a site and beyond the site boundary. These include the following:

- Downward and lateral movement of contaminants in soil either by gravity or through being 'leached' by percolating rainwater.
- Lateral migration of contaminants dissolved in groundwater.
- Direct seepage or leaching of contaminants from soil into subsurface drains or supply pipework.
- Volatilisation of contaminants from groundwater or unsaturated soils into buildings or outdoor air.

Through examination of the standard land use and environmental setting at each site, the presence of pathways and transport mechanisms described above must be considered when assessing whether a contaminant linkage may plausibly be active, and therefore be included in the conceptual site model.

3.5 Summary of Contaminant Linkages

Considering the site use and environmental setting, and the proposed land use; the plausible contaminant linkages identified through the Preliminary Risk Assessment that require further investigation are summarised in the following table:

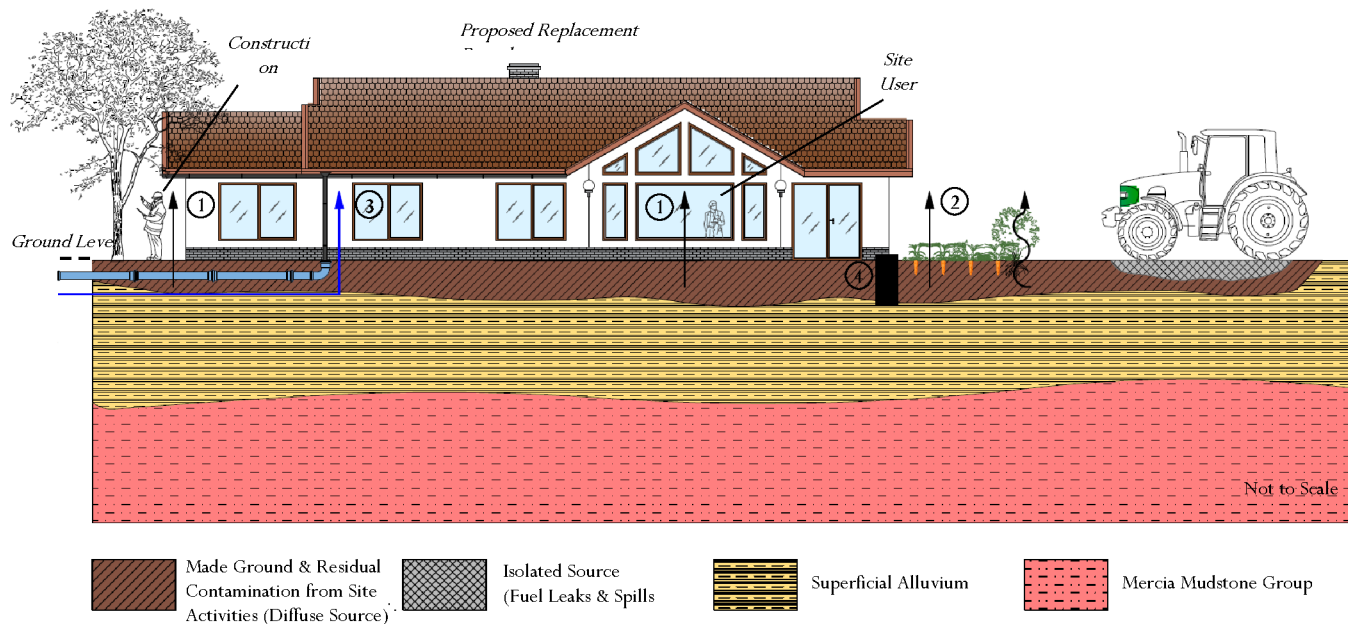
Source	Pathway	Receptor
Contaminated soil (made ground/ residual impacts from use as part of a farm holding)	Direct contact and inadvertent ingestion by eating or smoking with dirty hands	Construction workers during redevelopment & site users
	Inhalation of fugitive dusts	Site users
	Direct uptake and / or adherence of contaminated soil to vegetation and subsequent ingestion	
	Ingress / diffusion through permeable potable water supply pipes	
	Direct uptake via root systems	Plants
	Direct contact	Buried infrastructure

The following comments are made with respect to contaminant linkages which have been considered through development of the conceptual model, but have not been concluded as 'plausible' – i.e., through which a significant possibility of significant harm could occur to an identified receptor:

- PAH's and metals have been identified as contaminants of concern associated with the suspected infill (i.e. made ground beneath the existing/ former buildings and stockpiles of construction debris), however these contaminants are considered to be relatively immobile in the environment by virtue of their very low solubility and volatility. On this basis, plausible pathways by which these potential contaminants could pose a significant risk to the underlying groundwater or nearby surface watercourses are not considered to be active.
- Potential ACM has been identified, primarily in the form of fragments of cement bonded sheeting panels at the surface. These materials need to be assessed and if confirmed, removed in accordance with current best practice including the *Control of Asbestos Regulations 2012* and as such, have not been considered as a plausible contaminant linkage at this stage; although recommendations for their safe handling and removal are included in Section 5.
- Whilst petroleum hydrocarbons have been identified as contaminants of concern associated with the site's historic use as part of a farmyard, it is not anticipated that volatile organic compounds i.e., petrol were ever stored on the site (as evidenced during the walkover survey). Therefore, a plausible contaminant linkage has not been identified associated with the generation of organic vapour to indoor or outdoor air, as the potential for a significant source of hydrocarbon storage has not been established. Shallow impacts to sub-surface soils should be assessed, possibly present due to standing or turning vehicles, which could also affect potable supply pipework or new building foundations.
- A limited number of commercial and industrial sites (including a farm) are located in the surrounding area, however with all due consideration to the nature, scale and status of these land uses, risks are not considered to be present associated with the on-site migration of organic compounds in soil and/ or groundwater.
- Contaminants of concern may be associated with the nearby, (now dismantled) railway line, located to the west of the site. However, given the distance of this feature from the boundary, and as no goods / storage yards or sidings have been present close to the site, a plausible contaminant linkage has not been identified associated with this source.
- Whilst some small infilled ponds have been noted in the surrounding area, given the limited scale of these features, the likely limited depth and nature of any worked ground / infill material of the time (which is likely to have included much lower percentage of organic/ putrefiable material compared to modern infill waste), the potential for an unacceptable risk to be posed to the proposed development from the generation and migration of ground gases is considered to be low.

The following diagram provides an illustration of the plausible contaminant linkages that may be active at the site, and which may need further investigation or control to ensure safe development:

Basin Bridge Bungalow, Stoke Golding – Illustrative Conceptual Site Model



Potential Pathways:

1. Direct contact with ingestion / of soil & inhalation of fugitive dusts
2. Plant uptake and subsequent ingestion
3. Ingress/diffusion through permeable potable supply pipes
4. Direct contact with buried infrastructure

4 GEOTECHNICAL GROUND MODEL

Geological records indicate the ground conditions to comprise of superficial Alluvium overlying bedrock geology of the Mercia Mudstone. Furthermore, due to the current/ former structures and site activities, made ground is expected at the surface. A conceptual geotechnical ground model is provided in the table below which assesses design elements, anticipated strata and ground conditions:

Element	Anticipated Strata	Parameter(s)	Anticipated Conditions
Foundations	Made Ground	Allowable Bearing Pressure	Not appropriate as a bearing strata
		Settlement	High sensitivity
		Volume Change	Depends upon the soil composition
	Alluvium	Allowable Bearing Pressure	Up to 75kN/m ²
		Settlement	Moderate to high sensitivity
		Volume Change	Moderate volume change potential
	Mercia Mudstone Group	Allowable Bearing Pressure	In excess of 125kN/m ²
		Settlement	Low sensitivity
		Volume Change	Low to moderate volume change potential
Drainage	Made Ground	Permeability	Not suitable for infiltration drainage
	Alluvium		Maybe suitable depending on depth to groundwater
	Mercia Mudstone Group		Unlikely to be suitable for infiltration drainage
Concrete Grade	Made Ground	Grade	Low to moderate risk of high sulphate levels
	Alluvium		
	Mercia Mudstone Group		High risk of high sulphate levels

5 CONCLUSIONS AND RECOMMENDATIONS

This Phase I Desk Study has identified that a limited number of plausible contaminant linkages have the potential to become active through the proposed development of the site; which is anticipated to include the construction of a replacement dwelling with external works. These linkages are due to the presence of current and historic buildings and surfacing culminating in the likely presence of shallow infilled soils in the sub-surface, as well as activities associated with the nearby farmyard including moving and standing vehicles.

In the context of potentially unacceptable or acceptable risks as outlined within the Environment Agency's *Land Contamination: Risk Management* guidance (LC:RM, 2020), the contaminant linkages which pose potentially unacceptable risks and warrant further assessment to determine the most appropriate action, are as follows:

- Human health risks associated with interaction between future site users in areas of future soft landscaping.
- Potential exposure of site workers to contaminated soils during the proposed redevelopment including materials possibly containing asbestos.
- Risks to future infrastructure including buried foundations and sub-surface utilities such as potable water supply pipework from any mobile contaminants of concern present in shallow soils.

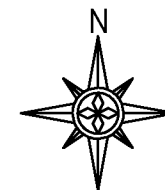
It is therefore recommended that, initially, the identified plausible contaminant linkages should be further investigated by means of a modest intrusive investigation. In this case, it is recommended that this may be most simply, and cost effectively achieved by obtaining representative shallow soil samples from areas of the site that coincide with proposed soft landscaping and beneath the areas of historic buildings and hardstanding. Sub-surface soils should also be assessed in sections which have potentially been used for vehicle storage and traffic, to confirm the presence of any contamination associated with these activities.

A proposed scope and costing for this work can be provided upon request and, where appropriate discussed and agreed with the local authority prior to commencement.

In addition, any waste materials potentially including asbestos should be disposed of with the appropriate duty of care in accordance with the *Control of Asbestos Regulations (2012)*, prior to any groundworks or formal demolition/ development commencing. It is recommended that a suitability qualified professional is contacted to investigate the extent of these materials and give appropriate advice on safe handling and removal. This work should also be conducted before any intrusive (Phase II) environmental assessment.

A copy of this report should be provided to the Environmental Health department of Hinckley & Bosworth Borough Council so that the information may be used to support planning proposals for the site. It is anticipated that the above recommended investigation could be carried out in response to a conditional planning consent and this report should satisfy the pre-application requirements of the planning process.

FIGURES



Rev	Date	Drawn	Description	CHKD



The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site
Basin Bridge Bungalow, Wykin Road
Stoke Golding, Nuneaton, CV13 6JL

Client
Richard Sheppard

Title
Figure 1 - Site Location

Surveyed by		Drawn by	MC
Checked by	BV	Date	March 2023

Scale	[A4 Sheet]	Drawing Reference
1:50,000		UK23.6353_01

Job No	UK23.6353	Rev	01
--------	-----------	-----	----



KEY:
SITE BOUNDARY

Rev	Date	Drawn	Description	CHKD



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www.epstrategies.co.uk

Site
Basin Bridge Bungalow, Wykin Road
Stoke Golding, Nuneaton, CV13 6JL

Client
Richard Sheppard

Title
Figure 2 - Current Site Layout (Local)

Surveyed by	BV	Drawn by	MC
Checked by		Date	March 2023

Scale	Not to Scale	Drawing Reference	UK23.6353_02
-------	--------------	-------------------	--------------

Job No	UK23.6353	Rev	01
--------	-----------	-----	----



KEY:
SITE BOUNDARY

Rev	Date	Drawn	Description	CHKD



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Site
Basin Bridge Bungalow, Wykin Road
Stoke Golding, Nuneaton, CV13 6JL

Client
Richard Sheppard

Title
Figure 3 - Aerial Photograph

Surveyed by		Drawn by	MC
Checked by	BV	Date	March 2023

Scale	(As Shown)	Drawing Reference
Not to Scale		UK23.6353_03

Job No	UK23.6353	Rev	01
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APPENDICES

APPENDIX A

Selected Site Photographs & Walkover Notes



KEY:

— SITE BOUNDARY

→ DIRECTION OF SITE PHOTOGRAPH

○ SITE PHOTOGRAPH NUMBER

Rev	Date	Drawn	Description	CHV



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Site
Basin Bridge Bungalow, Wykin Road
Stoke Golding, Nuneaton, CV13 6JL

Client
Richard Sheppard

Title
Appendix A - Site Photographs

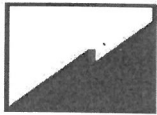
Surveyed by		Drawn by	MC
Checked by	BV	Date	March 2023

Scale	(As Shown)	Drawing Reference
Not to Scale		UK23.6353_04

Job No	UK23.6353	Rev	01
--------	-----------	-----	----

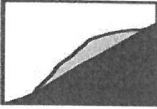
Photo 1: Photograph from the south western entrance looking along the access road with a view of the shipping containers and water bowser. 	Photo 2: Photograph of the neighbouring barge mooring along the east boundary of the site. 
Photo 3: Photograph near the historic hardstanding showing suspected asbestos fragments and construction debris from the previously demolished on site buildings. 	Photo 4: Photograph of the existing bungalow. 
Photo 5: Photograph of the largest stockpile of domestic waste and construction materials. 	Photo 6: Photograph of a disused trailer and the grassland around it. 

Site Ref:	UK23-6353
Date:	24/2/23
Made by:	MC



Are there any abrupt changes in slope profiles?

NONE



Is there evidence of overburden on the slopes?

OVERBURDEN BUILT UP ALONG EAST BOUNDARY NEXT TO CANAL SLOPES DOWN FURTHER WEST + NORTH



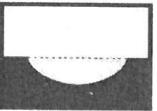
Is there evidence of excavation at the base of a slope?

NONE



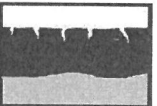
Are there signs of landslip, such as tilting trees/posts?

EVIDENCE ALONG E BOUNDARY ON OVERBURDEN NEAR CANAL.



Are there signs of subsidence ?

NONE



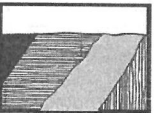
Is there evidence of cracked ground?

NONE



Is there evidence of compressible ground (i.e. Peat) ?

NONE



Is there evidence of an abrupt change in ground conditions?

NONE



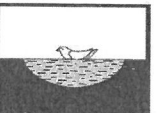
Is there evidence of high groundwater, such as areas of waterlogged ground?

NONE



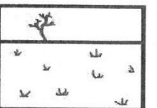
Do signs of water loving plants such as reeds exist?

NONE



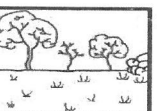
Are there any ponds, streams, ditches (even if dry), springs or wells?

ONLY CANAL



What is the nature of the vegetation?

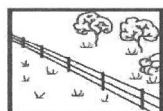
MOSTLY ANKLE HIGH GRASSES AND FELLER BRAMBLE FROM RECENT LANDSCAPING SOME FELLER TREES JUVENILE TREES ALONG CANAL + WEST BOUNDARY



Species & Height of trees

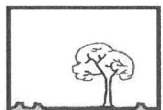
MOSTLY DECIDUOUS OAK + POPLARS, JUVENILE TO NORTH MORE MATURE TO SOUTH WITH DENSE WOODLAND PATCH NEAR ENTRANCE (20m+)

NEW TREES PLANTED ALONG EAST BOUNDARY.



What is the nature and condition of vegetation on adjoining land?

EMPTY GRASS FIELD TO WEST + NORTH



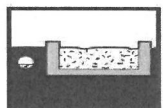
Is there evidence of former vegetation?

YES, LARGE STOCKPILES OF BRAMBLES + TREES FROM RECENT LANDSCAPING



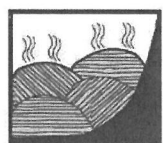
Is there evidence of movement of any existing structures?

NONE



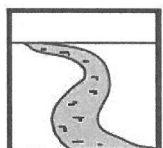
Evidence of below ground structures & services?

POTABLE PIPE TO BUNGALOW VISIBLE AT SURFACE
ARTIFICIAL TRENCH AND ASSOCIATED SOILS ALONGSIDE RUNS TOWARDS CANAL



Evidence of ground contamination?

FUEL CONTAINERS + ASBESTOS PRESENT NO
OBVIOUS SPILLS / LEAKS. LIVESTOCK MANURE



Evidence of groundwater /surface water contamination?

NONE



Evidence of historic site use (including tanks)

HISTORIC FARM NO VISIBLE UNDERGROUND / SURFACE
FUEL TANKS ONLY WATER ONE NEAR BUNGALOW
FARM VEHICLE SHEETERS TO NORTH WITH CATTLE SHED
GRAIN STORES / HAY BALES / FARM EQUIPMENT



Anecdotal evidence

'A few years back there was a tip in the area.'

NONE



Evidence of /suspected Asbestos

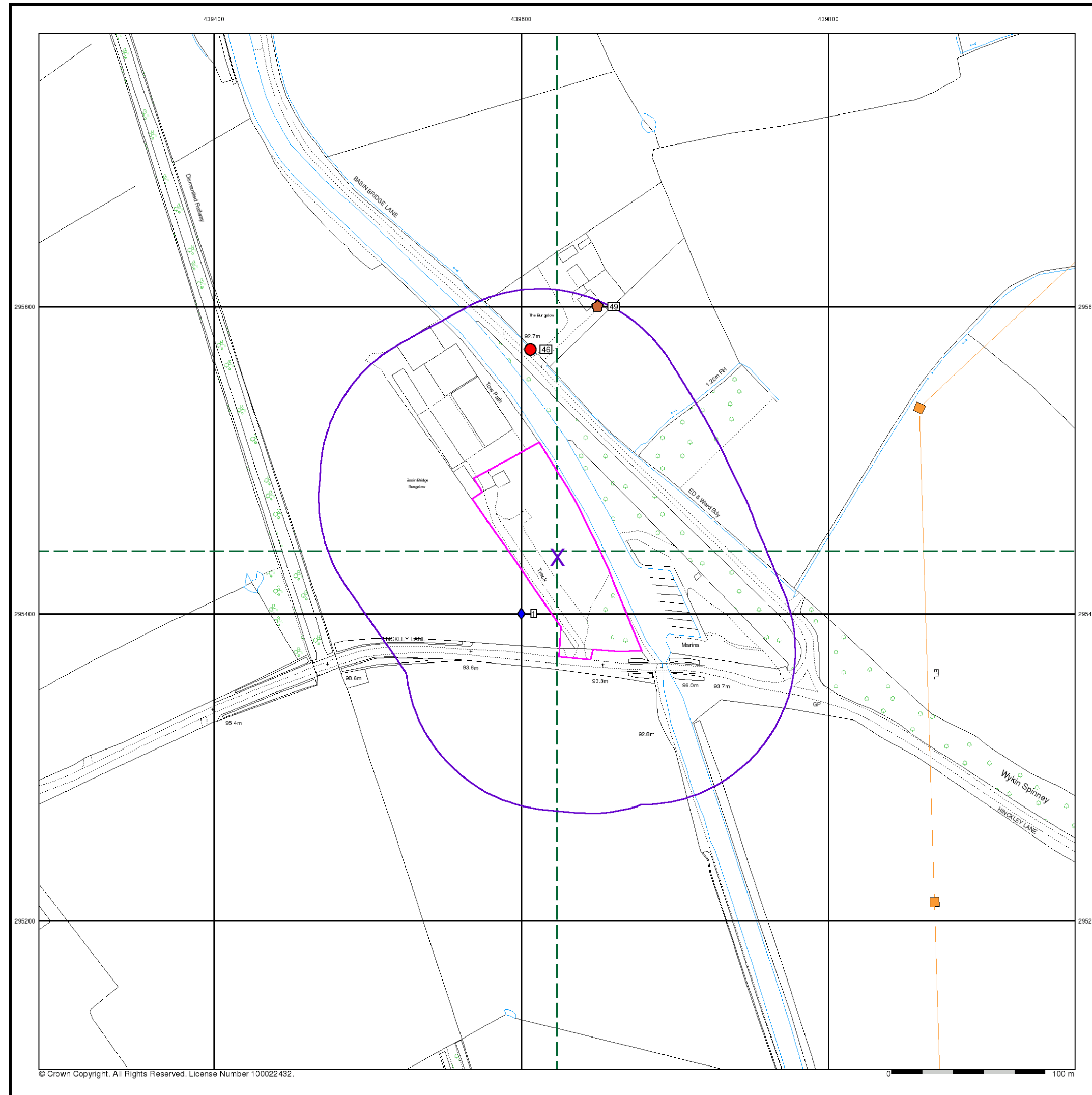
ASBESTOS DISSEMINATED ON ALL OLDER BUILDINGS TO
NORTH EXCEPT NEWER BACK ONE ALL CLADDED + ROOF
BROKEN UP FRAGMENT SHEETS TO SOUTH IN FOOTPRINT
OF HISTORIC BUILDINGS SEEN ALONG EAST BOUNDARY

Any Other Comments:

↓
ALSO STOCKPILED IN NORTH
TO WEST BOUNDARY

APPENDIX B

Surrounding Land Use



General

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

Agency and Hydrological

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

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement
- BGS Recorded Mineral Site

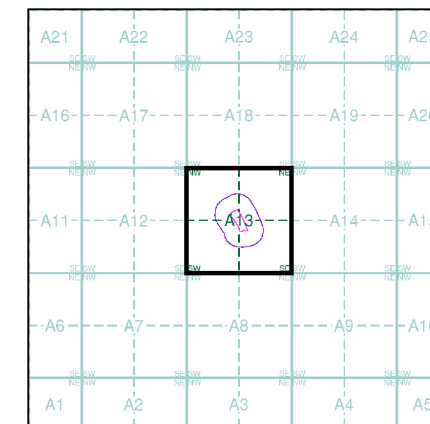
Geological

- BGS Recorded Mineral Site

Waste

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

Site Sensitivity Map - Segment A13



Order Details

Order Number: 307330840_1_1
Customer Ref: UK23.6353
National Grid Reference: 439620, 295440
Slice: A
Site Area (Ha): 0.72
Plot Buffer (m): 100

Site Details

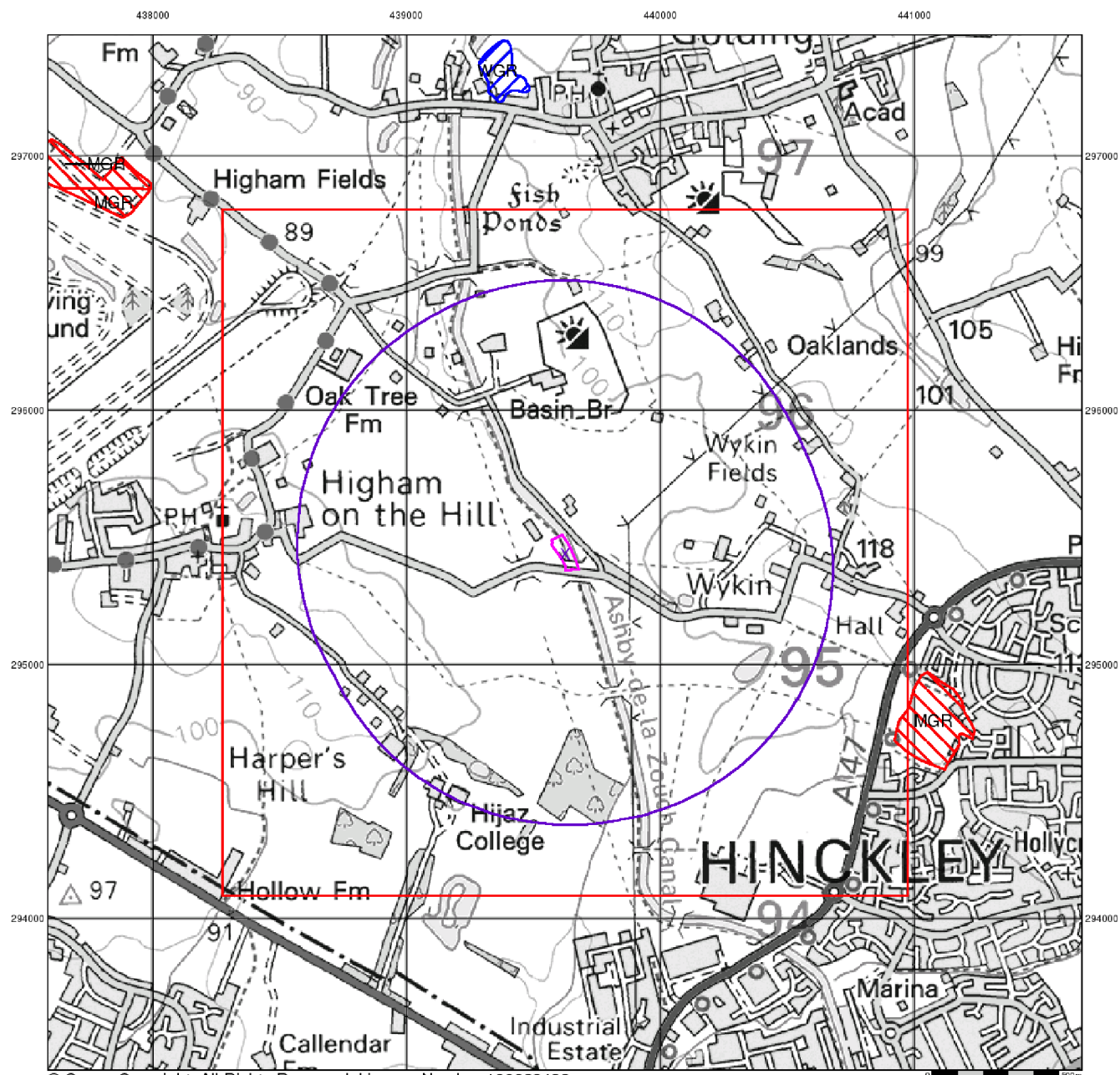
Basin Bridge Bungalow, Wykin Road, Stoke Golding,
Nuneaton, CV13 6JL



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

APPENDIX C

Geological Context



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Artificial Ground and Landslip

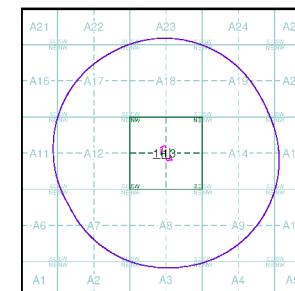
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



Order Details:

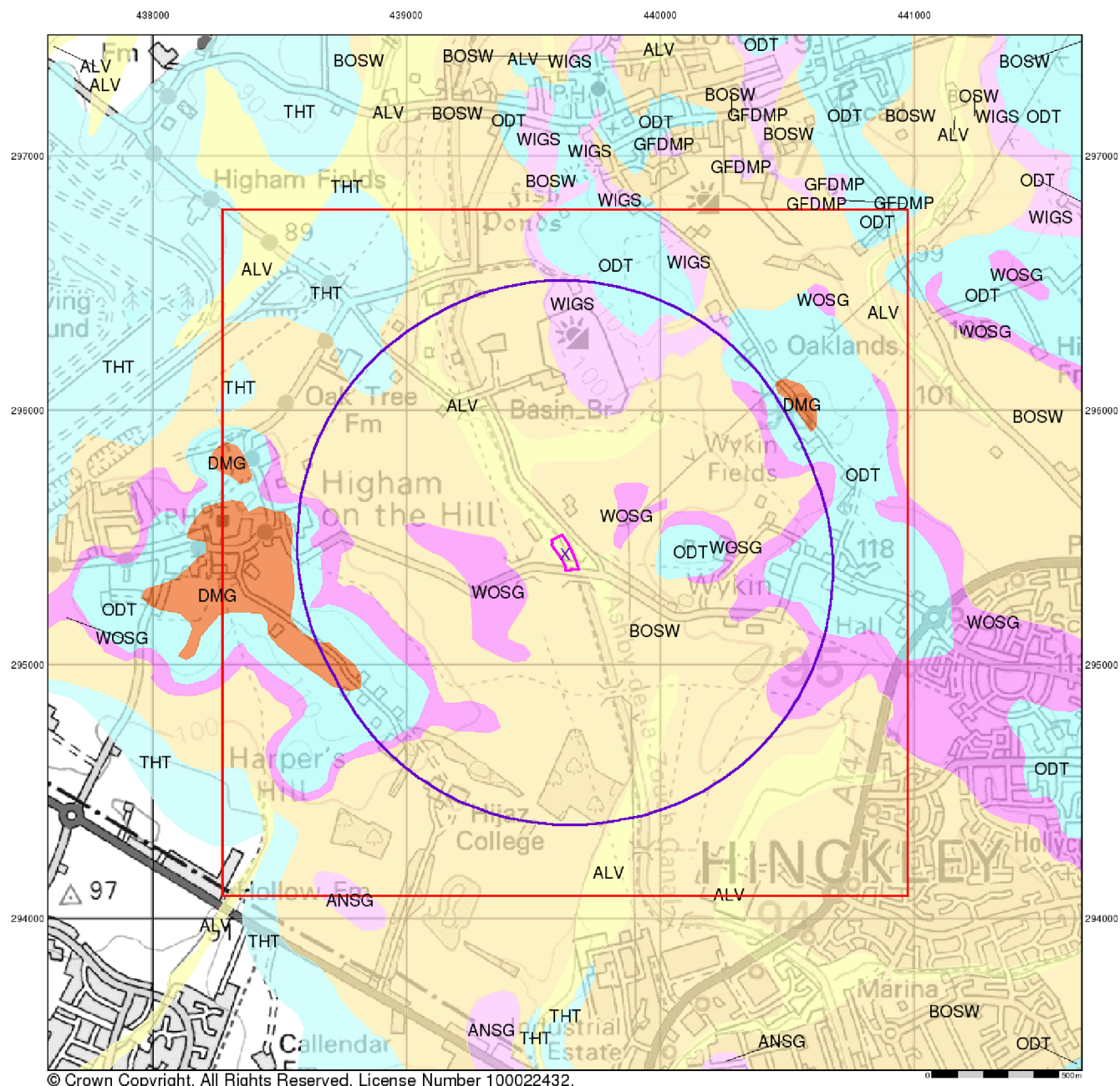
Order Number: 307330840_1_1
 Customer Reference: UK23.6353
 National Grid Reference: 439620, 295440
 Slice: A
 Site Area (Ha): 0.72
 Search Buffer (m): 1000

Site Details:

Basin Bridge Bungalow, Wykin Road, Stoke Golding, Nuneaton, CV13 6JL

Landmark
 INFORMATION GROUP

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



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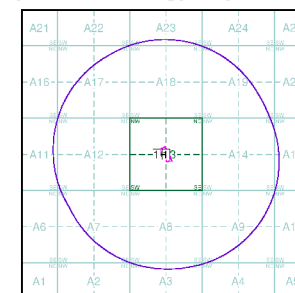
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



Order Details:

Order Number: 307330840_1_1
 Customer Reference: UK23.6353
 National Grid Reference: 439620, 295440
 Slice: A
 Site Area (Ha): 0.72
 Search Buffer (m): 1000

Site Details:

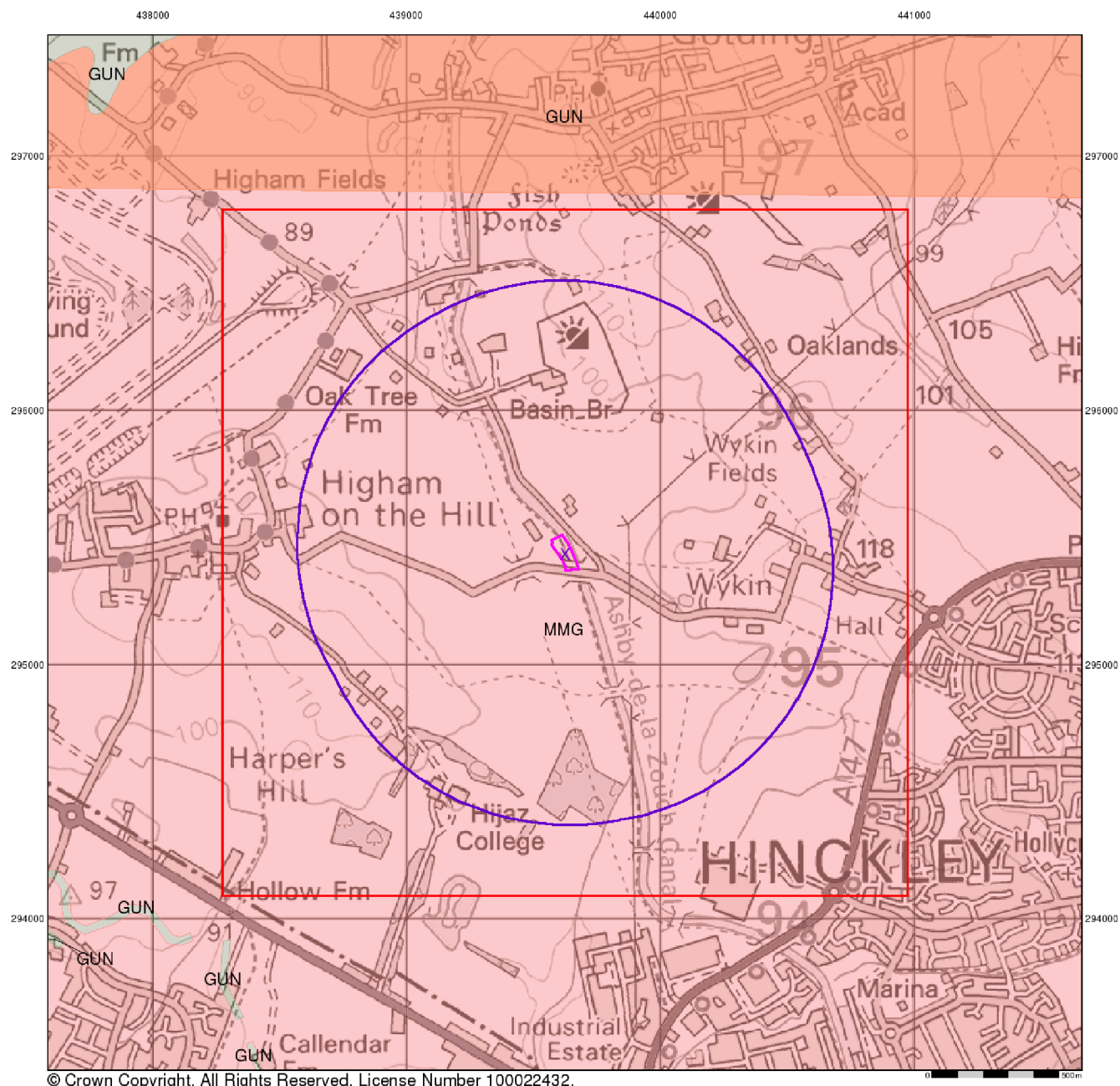
Basin Bridge Bungalow, Wykin Road, Stoke Golding, Nuneaton, CV13 6JL

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v15.0 16-Feb-2023

Page 3 of 5



Bedrock and Faults

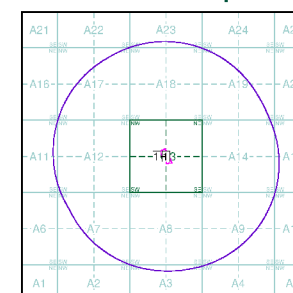
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



Order Details:

Order Number: 307330840_1_1
Customer Reference: UK23.6353
National Grid Reference: 439620, 295440
Slice: A
Site Area (Ha): 0.72
Search Buffer (m): 1000

Site Details:

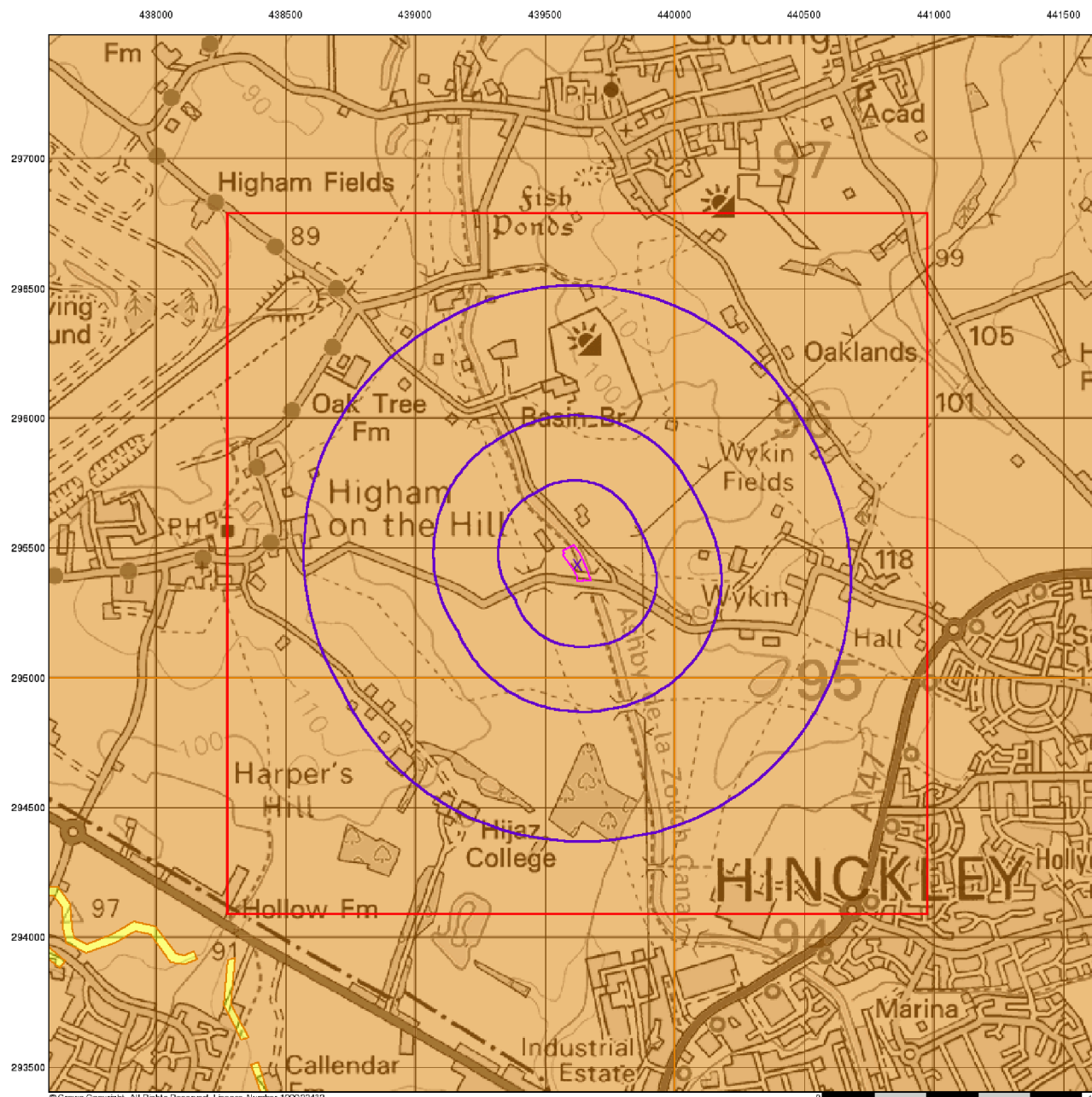
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APPENDIX D

Groundwater Vulnerability and Flood Maps



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0 1 km



Bedrock Aquifer Designation

General

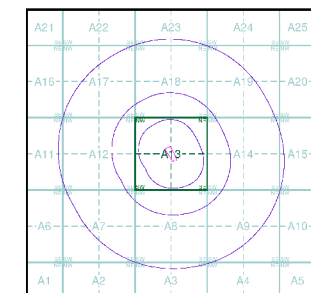
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



Order Details

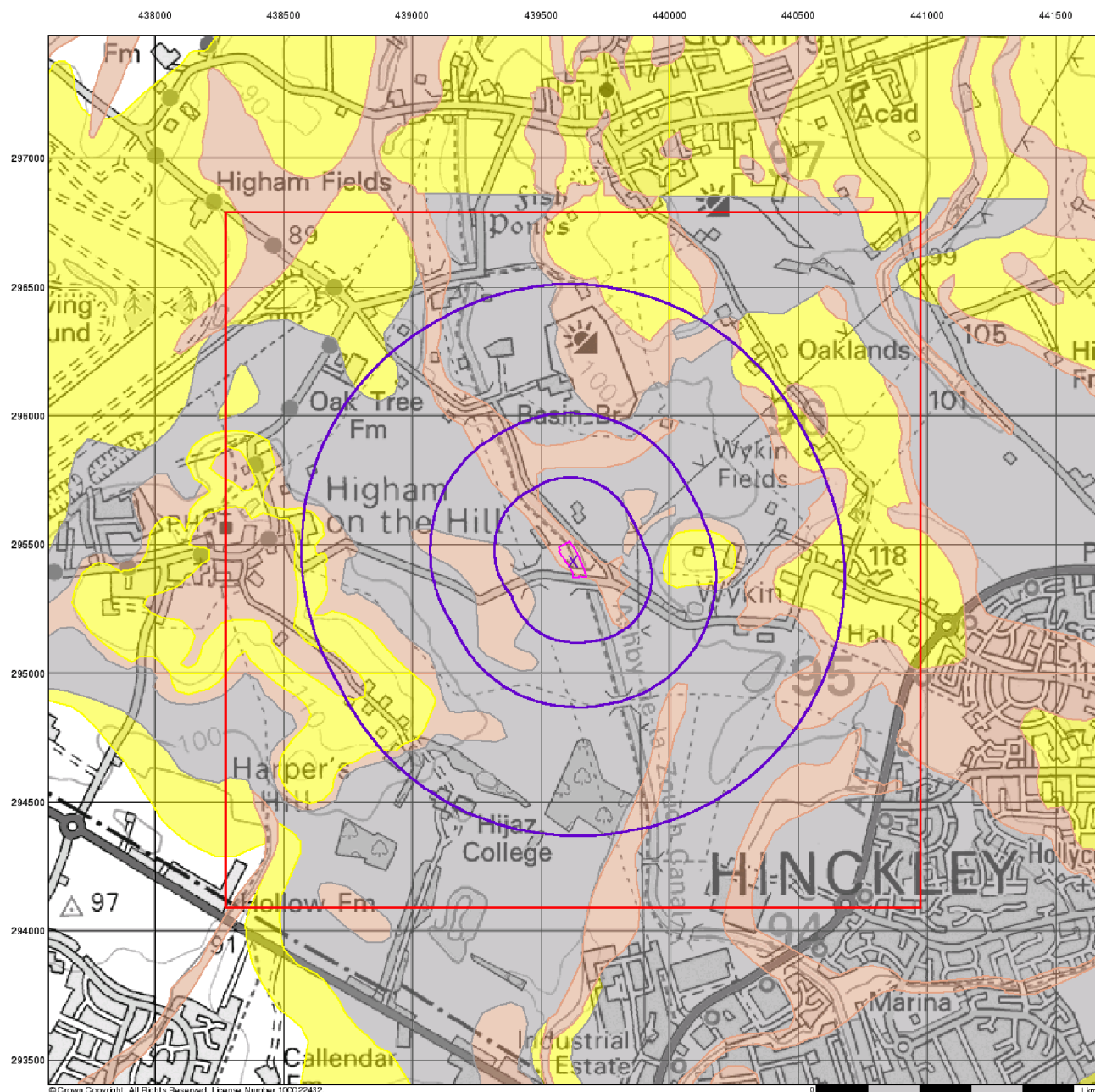
Order Number: 307330840_1_1
 Customer Ref: UK23.6353
 National Grid Reference: 439620, 295440
 Slice: A
 Site Area (Ha): 0.72
 Search Buffer (m): 1000

Site Details

Basin Bridge Bungalow, Wykin Road, Stoke Golding, Nuneaton, CV13 6JL

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Superficial Aquifer Designation

General

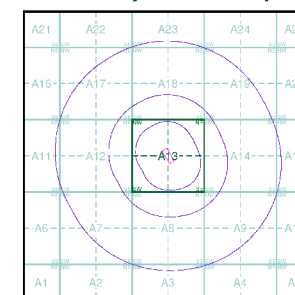
- ◊ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- 8 Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A



Order Details

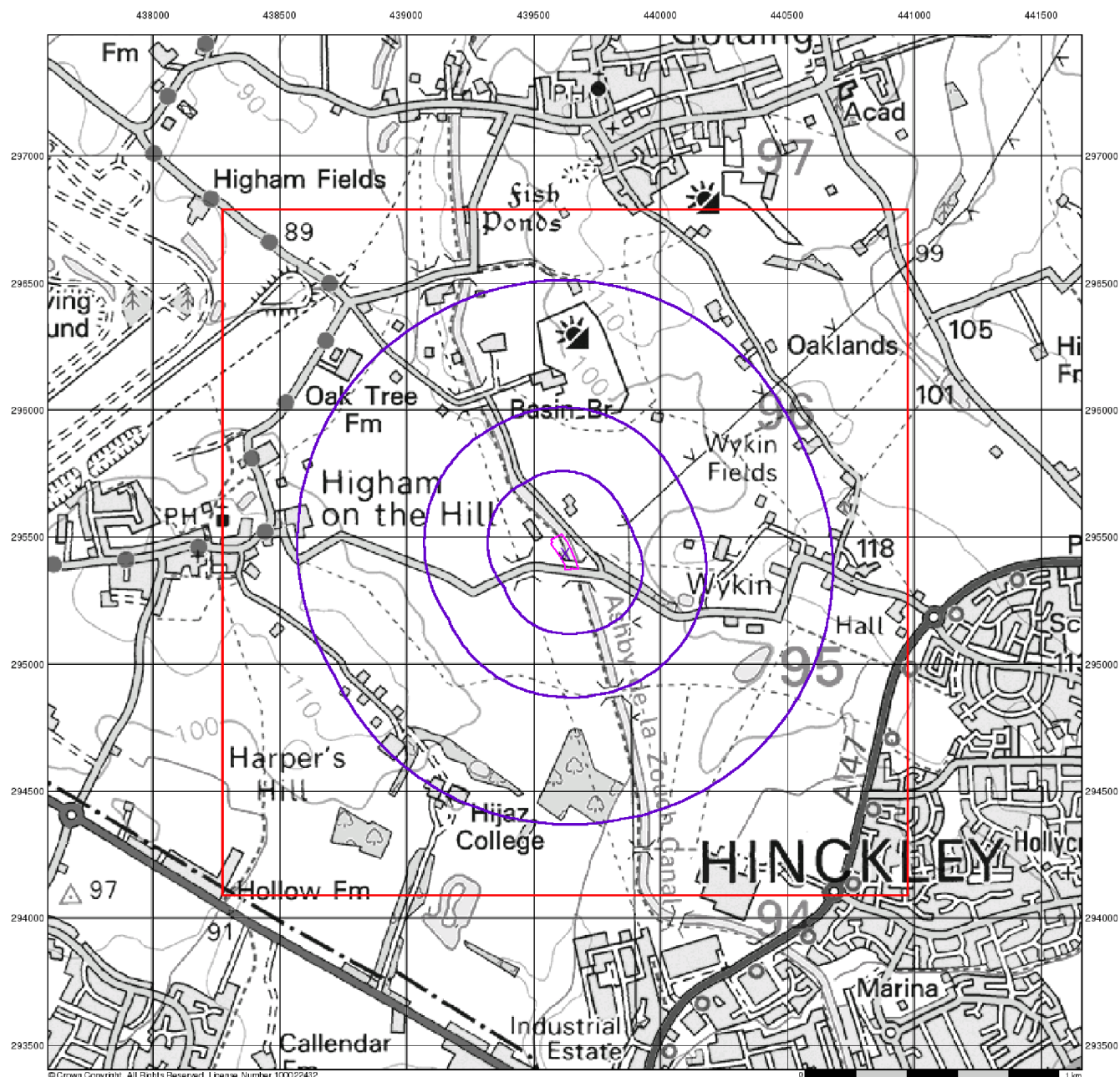
Order Number: 307330840_1_1
 Customer Ref: UK23.6353
 National Grid Reference: 439620, 295440
 Slice: A
 Site Area (Ha): 0.72
 Search Buffer (m): 1000

Site Details

Basin Bridge Bungalow, Wykin Road, Stoke Golding, Nuneaton, CV13 6JL



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Source Protection Zones

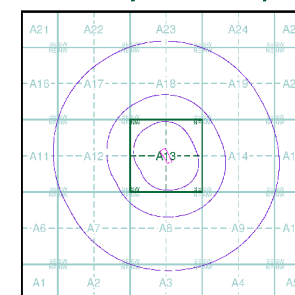
General

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

Agency and Hydrological

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

Site Sensitivity Context Map - Slice A



Order Details

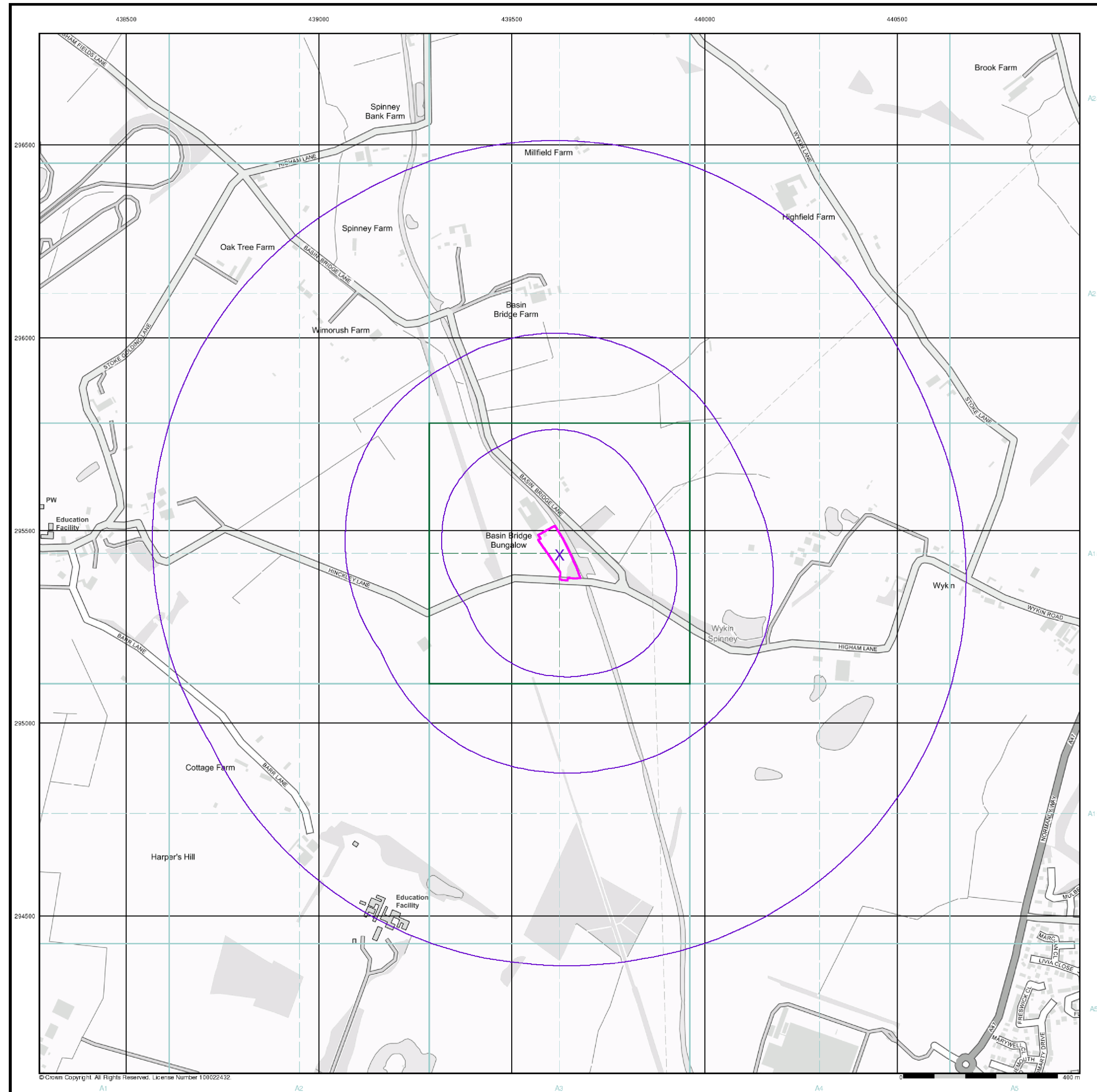
Order Number: 307330840_1_1
 Customer Ref: UK23.6353
 National Grid Reference: 439620, 295440
 Slice: A
 Site Area (Ha): 0.72
 Search Buffer (m): 1000

Site Details

Basin Bridge Bungalow, Wykin Road, Stoke Golding, Nuneaton, CV13 6JL

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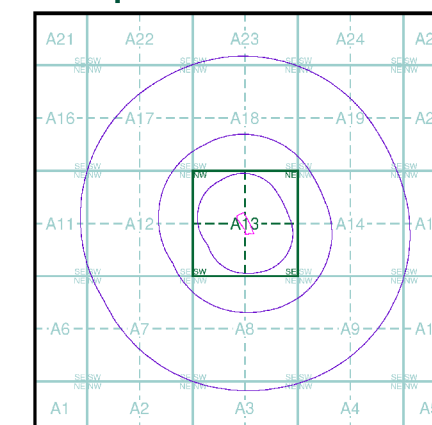
General

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

Agency and Hydrological (Flood)

-  Extreme Flooding from Rivers or Sea without Defences (Zone 2)
-  Flooding from Rivers or Sea without Defences (Zone 3)
-  Area Benefiting from Flood Defence
-  Flood Water Storage Areas
-  Flood Defence

Flood Map - Slice A



Order Details

Order Number: 307330840_1_1
Customer Ref: UK23.6353
National Grid Reference: 439620, 295440
Slice: A
Site Area (Ha): 0.72
Search Buffer (m): 1000

Site Details

Basin Bridge Bungalow, Wykin Road, Stoke Golding,
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APPENDIX E

A Selection of Historic Maps



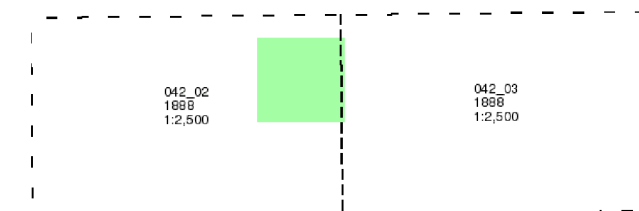
Leicestershire

Published 1888

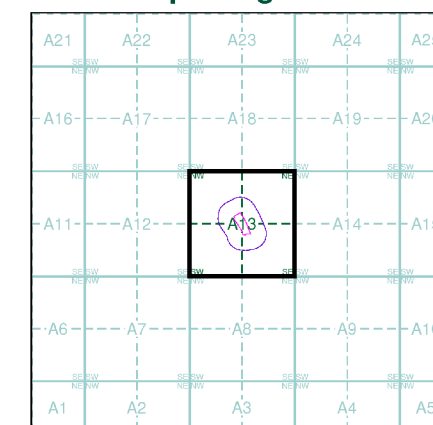
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

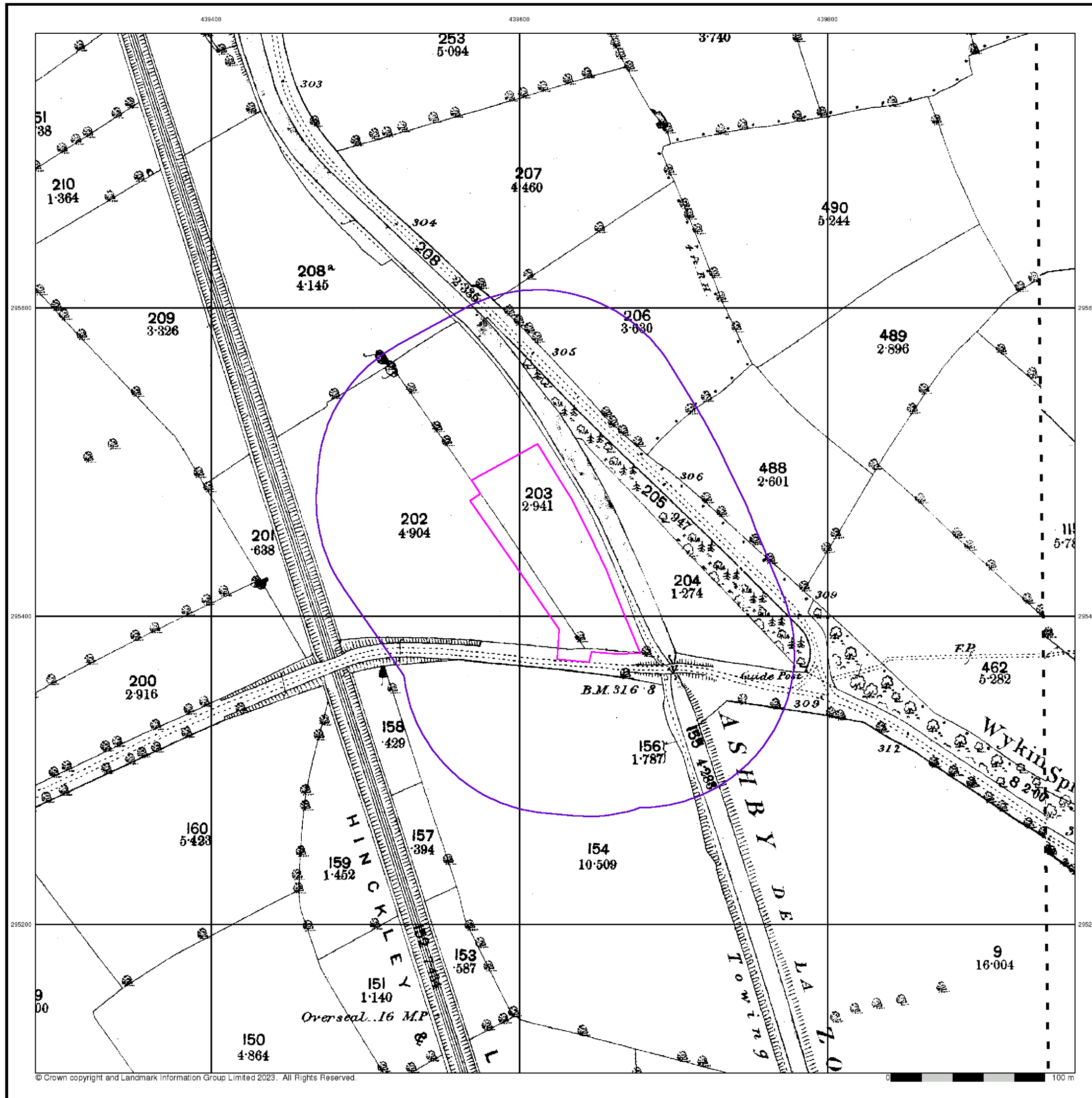
Order Number: 307330840_1_1
Customer Ref: UK23.6353
National Grid Reference: 439620, 295440
Slice: A
Site Area (Ha): 0.72
Search Buffer (m): 100

Site Details

Basin Bridge Bungalow, Wykin Road, Stoke Golding,
Nuneaton, CV13 6JL

Landmark
INFORMATION GROUP

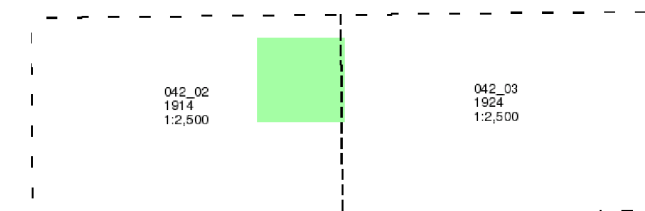
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



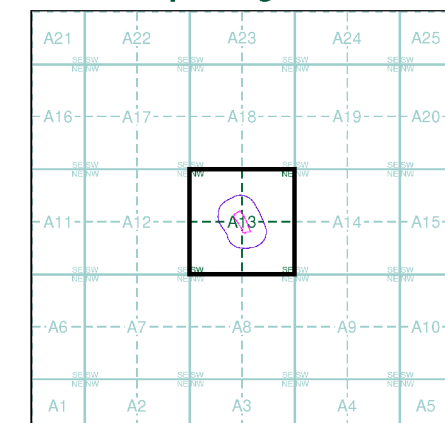


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain.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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

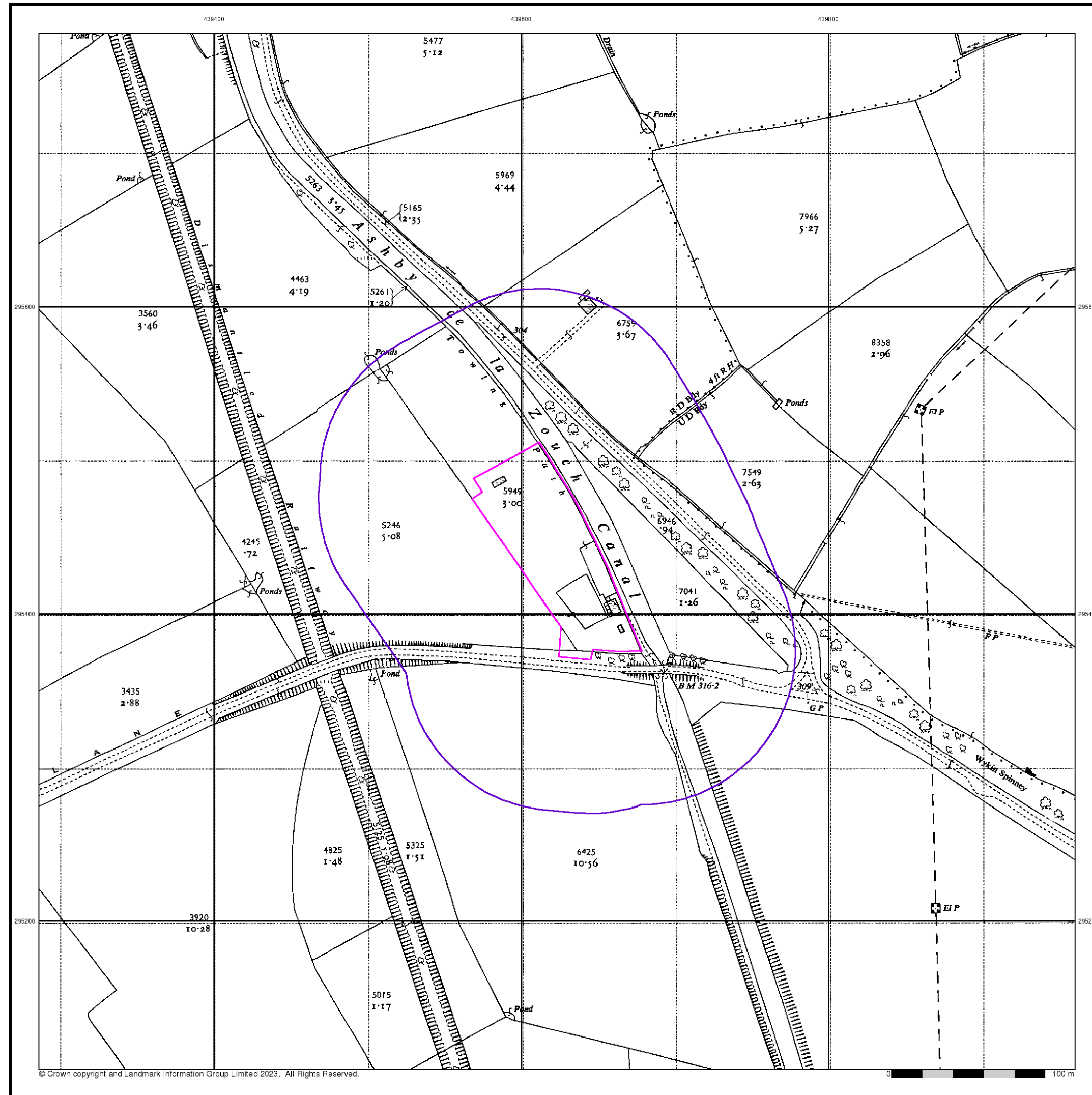
Order Number: 307330840_1_1
Customer Ref: UK23.6353
National Grid Reference: 439620, 295440
Slice: A
Site Area (Ha): 0.72
Search Buffer (m): 100

Site Details

Basin Bridge Bungalow, Wykin Road, Stoke Golding,
Nuneaton, CV13 6JL

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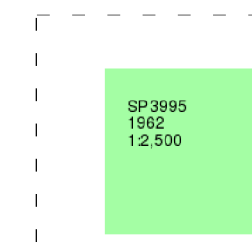
Ordnance Survey Plan

Published 1962

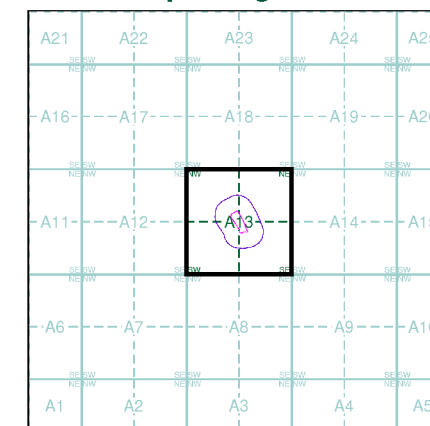
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 307330840_1_1
Customer Ref: UK23.6353
National Grid Reference: 439620, 295440
Slice: A
Site Area (Ha): 0.72
Search Buffer (m): 100

Site Details

Basin Bridge Bungalow, Wykin Road, Stoke Golding,
Nuneaton, CV13 6JL

Landmark
INFORMATION GROUP

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



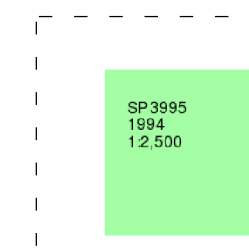
Large-Scale National Grid Data

Published 1994

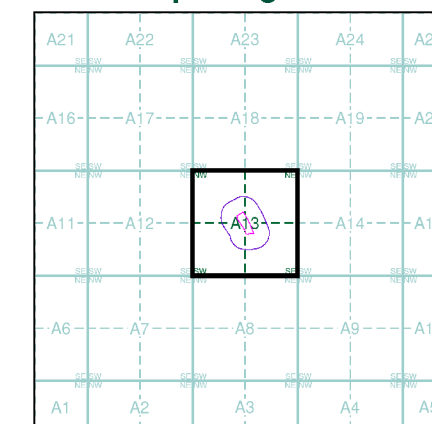
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

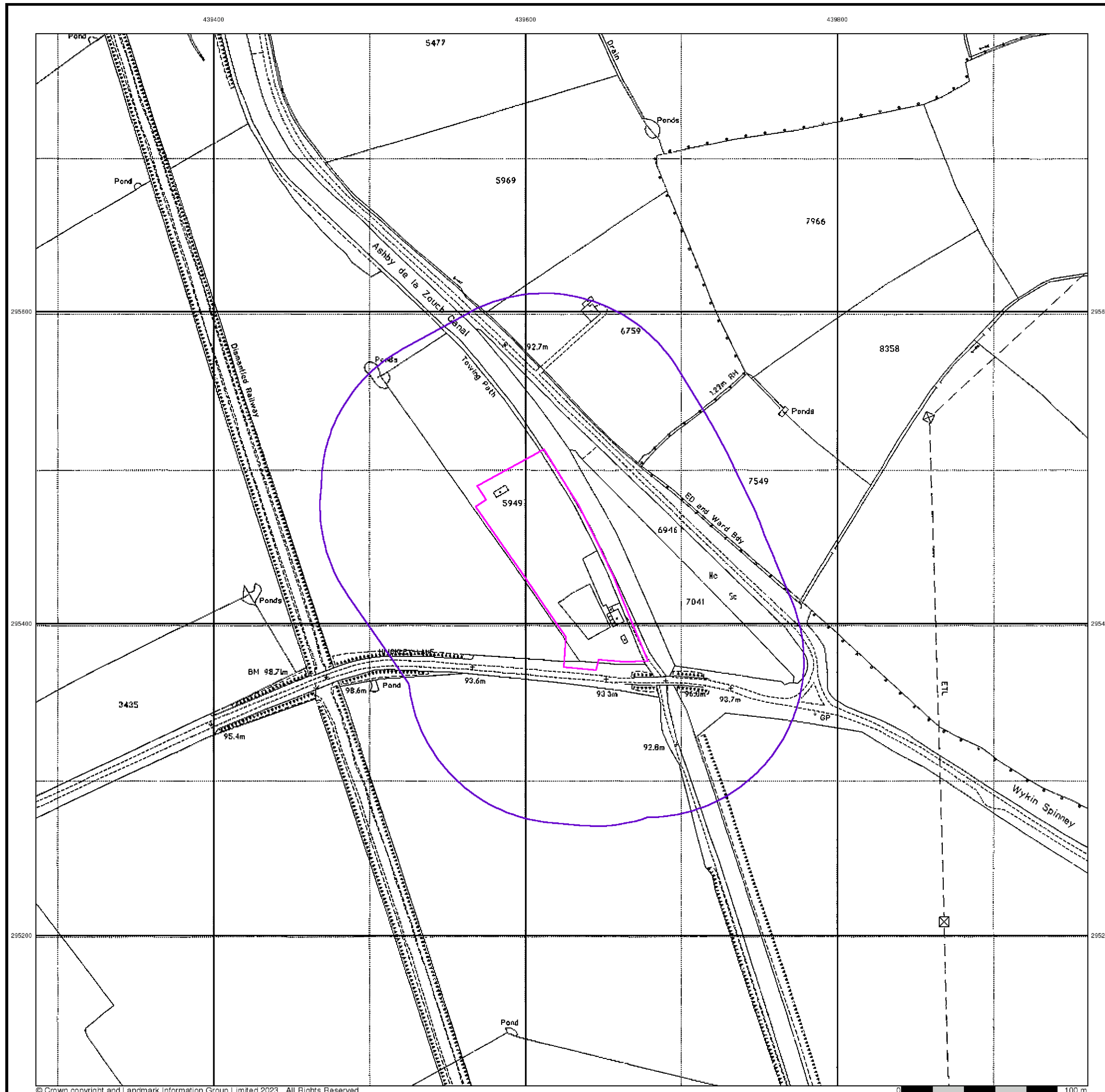
Order Number: 307330840_1_1
Customer Ref: UK23.6353
National Grid Reference: 439620, 295440
Slice: A
Site Area (Ha): 0.72
Search Buffer (m): 100

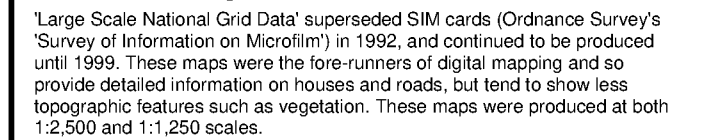
Site Details

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SP3995
1994
12,500



Order Number: 307330840_1_1
Customer Ref: UK23.6353
National Grid Reference: 439620, 295440
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Search Buffer (m): 100

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