



Geo-Environmental

DESK STUDY REPORT

for

LAND AT LEICESTER ROAD,

EARL SHILTON,

LEICESTER

on behalf of

MANOR OAK HOMES





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Site:	LAND AT LEICESTER ROAD, EARL SHILTON, LEICESTER
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1.0 INTRODUCTION

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Manor Oak Homes (the Client) to undertake a Phase 1 assessment of the geotechnical and geo-environmental factors pertaining to the proposed development of the Land at Leicester Road, Earl Shilton, Leicester (herein referred to as 'the site'). The site's location is presented in Figure 1.

1.1 Proposed Development

The proposed development is understood to comprise a residential development of 33 units with associated private gardens, public open space, access roads and associated infrastructure.

1.2 Objectives

The investigation was to comprise a desk study of geotechnical and geo-environmental factors pertaining to the site, including a review of available historical maps, site walkover and an examination of other available sources of readily available geo-environmental information.

A Preliminary Risk Assessment (PRA) was to be undertaken as part of the desk study in accordance with Land Contamination Risk Management (LCRM). The objective of the risk assessment was to evaluate plausible contamination linkages with respect to the proposed development, adjacent land uses, and the wider environment, in the context of planning, immediate liabilities under the Environmental Protection Act 1990, and risks posed to Controlled Waters under the Water Resources Act 1991.

1.3 Standards

Where practicable, the desk study was undertaken in accordance with the following documents and guidance:

- National Planning Policy Framework – December 2023;
- Land Contamination Risk Management (LCRM), Environment Agency, updated July 2023;
- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn 2020);
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2011+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2017;
- BS5930: 2015+A1:2020 - Code of Practice for Site Investigations, BSI 2020;
- EN ISO 14688 Geotechnical Investigation and Testing Part 1-2002 and Part 2-2004;
- BS1377: 1990 - Soils for Civil Engineering Purposes, BSI1990;
- NHBC Standards Chapter 4.1 Land Quality - Managing Ground Conditions;
- NHBC Standards Chapter 4.2 Building Near Trees;
- CIRIA C665 – Assessing risks posed by hazardous ground gases to buildings (2007);
- NHBC 10627-R01(04) – Guidance on evaluation of development proposals on sites where methane and carbon dioxide are present (2007);
- BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Department of Environment - Industry Profiles (1995 - 1996).

1.4 Conditions

The desk study data obtained for the site is assumed to be factually correct and up to date at the point of their acquisition. No liability is taken for any omissions or inaccuracies in the data acquired. It should also be noted that

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changes to the desk study data may occur following the production of this report, Geo-Environmental accepts no liability where this subsequently affects the assessment presented herein.

The information collected from the desk study and site walkover has been used to provide an interpretation of the geotechnical and environmental conditions pertaining to the site. The recommendations and opinions expressed in this report are based on the data obtained. Geo-Environmental takes no responsibility for conditions that have either not been revealed in the available records or that occur between or under points of any physical investigation. Whilst every effort has been made to interpret the conditions, such information is only indicative and liability cannot be accepted for its accuracy.

It must be noted that in particular the concentrations and levels of mobile liquid and gaseous materials are likely to vary with time. The results obtained may therefore only be representative of the conditions at the time of sampling. The absence of asbestos within soil samples analysed does not guarantee the absence of asbestos within buildings, within or bonded to concrete, as discrete burials, or within the soil mass elsewhere within a site. This report must not be taken as, or assumed to imply, any guarantee that a site is free of hazardous or potentially contaminative materials.

Information contained in this report is intended for the use of the Client, and Geo-Environmental can take no responsibility for the use of this information by any party for uses other than that described in this report. Geo-Environmental makes no warranty or representation whatsoever expressed or implied with respect to the use of this information by any third party. Geo-Environmental does not indemnify the Client or any third parties against any dispute or claim arising from any finding or other result of this investigation report or any consequential losses.

Assessment criteria or other parameters developed for the evaluation of contamination on this site are based on a number of assumptions regarding exposure and toxicology. Exposure to contaminants and levels of adverse effects may therefore vary. Whilst reasonable care and expertise has been employed in the development of such criteria, no liability is accepted in this respect. Other criteria or guidance on the development of assessment criteria may be published in the future and no liability is accepted in this respect.

This report remains the property of Geo-Environmental and the Client has no rights to, or reliance upon this document or supporting documents until such time as payment has been received in full for all invoices for works undertaken in connection with this report.

2.0 DESK STUDY

The findings of the Phase I desk study are presented in the following section. A copy of the historical maps and other information obtained as part of the desk study are presented in Appendix A. Comments made in the following section regarding possible ground conditions on the site are based purely on the desk study and associated site walkover.

2.1 Site Description

A walkover inspection was undertaken on 23rd April 2024. A photographic record from the site walkover is presented in Appendix B.

The site comprised an irregular quadrilateral shaped area of land centred on NGR 446905, 298420 and extending to approximately 1.57ha.

The site surface was observed to slope moderately downhill to the north, northeast and east falling away from a high point located in the southwest corner. Steeper slopes were present to the south of the eastern boundary and on the northern boundary.

The site predominantly comprised grass paddocks divided into three by wooden post and rail, and post and wire fencing. The southwest corner was formed by a section of residential gardens divided from the remainder of the site by a hedge and accessed by a small gate.

To the north of the garden lay a stable block with concrete apron. The block appeared to be constructed from timber with a corrugated metal roof. North of the stable block was an area used as a muck heap and a stand of mature conifer trees. A concrete block retaining wall (approximately 1m high) was observed to the south of these trees. An animal shelter and small store building were located in the northeast corner of the site. Both structures were constructed with timber and corrugated metal and somewhat dilapidated. The animal shelter had an earth floor. Access to the smaller storage building to the east was not possible, however inspection through a gap in the door revealed it to be predominantly empty.

A semi-mature deciduous tree was noted in the southwest corner of the site. Similar trees were also observed in the northeast corner next to a heap of dry branches. A stand of mature deciduous trees was located on the boundary of the site in the northeast corner. Conifers were located in the southwest, north of the stable block. Further deciduous trees were located in the central west. At the base of these a small area of concrete was present which was covered by shallow standing water, potentially issuing from a spring just upslope of this location.

Access to the site was possible via three gates located in the west (metal farm gate), centre (pedestrian gate) and east (metal farm gate) of the north boundary. All the gates were secured with locks. The northern site boundary comprised a tall deciduous hedgerow with many trees along with various forms of fencing. A ditch was intermittently present along the northern boundary being partially infilled in the west to holding some water in the east. The water in the east appeared to be discharging via a grill to a sewer or culvert evidenced by a manhole cover. The east and west boundaries were formed by deciduous hedgerows with the southern third of the western boundary formed by tall trees. Overhead electricity cables on wooden poles were located parallel to the southern half of the eastern boundary. The southern boundary was a mixture of garden fencing and hedgerow. An off-site slope was present to the west, on the southern third of the western boundary. This was approximately 2.5m high, with an estimated gradient of 1v:3h.

A road was located to the north of the site with a residential property, including a barn and field, located beyond. The Leicester Road was present to the west of the site. A telecommunications mast was located to the west of the southern part of the western boundary. Residential properties with gardens were located to the south. A track,

Spring Gardens, ran alongside the eastern boundary with residential properties beyond in the southern part and a building and landscaping yard in the northern part. Spring Gardens was noted to be set down from the site by approximately 1.5m adjacent to the southern part of the eastern boundary.

2.2 Geology

With reference to British Geological Survey (BGS) mapping, the geology of the site was anticipated to comprise Gunthorpe Member (Mudstone) overlaid by superficial deposits of the Wolston Member comprising Sand and Gravels mapped in the southwestern portion of site. The remaining area of site was not mapped as overlying superficial deposits. Cotgrave Sandstone member was mapped 26m southeast of site, overlying the Gunthorpe Member (Mudstone) with the Edwalton Member (Mudstone) overlying the Cotgrave Sandstone Member 65m southeast of site.

Wolston Glacigenic Formation (Wolston Member) comprises predominantly tills, sands, gravels and laminated clays, with the Wolston Member sand and gravel dominant.

Gunthorpe Member comprises Mudstone, red-brown, with subordinate dolomitic siltstone and fine-grained sandstone, greenish grey, common gypsum veins and nodules.

2.3 Hydrogeology

With reference to the Groundsure dataset, the superficial Wolston Member (Sand and Gravel deposits) mapped in the southwest of site were classified as a Secondary 'A' Aquifer. The bedrock Gunthorpe Member was classified as a Secondary 'B' Aquifer.

Secondary 'A' aquifers are 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 are 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.

The site was not recorded as being within a Source Protection Zone.

3No. groundwater abstractions were identified within a radius of 2km of the site boundary. Details are summarised below.

- 155m SW from site, for general farming & domestic, direct source: Groundwater Midlands Region, point: Hill Top Farm annual & max daily volume: N/A, original start date: 02/12/1965, version start date: 01/04/2000.
- 707m SW from site, for general farming & domestic, direct source: Groundwater Midlands Region, point: Westfield Farm – Spring, annual & max daily volume: N/A, original start date: 30/03/1966, version start date: 01/04/2000.
- 1158m SW from site, for general farming & domestic, direct source: Groundwater Midlands Region, point: Marune, annual & max daily volume: N/A, original start date: 04/07/1966, version start date: 01/04/2000.

The Groundsure dataset identified one discharge consent to land/soakaway within a radius of 500m from the site, the details of which is given in Table 2.1.

Location	Address	Type	Receiving Water	Status
196m SE	Parish Church of St. Simon & St. Jude, Almeys Lane, Earl Shilton, Leicestershire, LE9 7AL	Sewage Discharge – Final/Treated effluent – not water company	Groundwater via infiltration	New issued under EPR 2010 Effective date: 27/02/2014

Table 2.1 Summary of discharge consent to land/soakaway within 500m

The site was indicated to be in an area at low to negligible risk of groundwater flooding. Low risk being mapped to the southwest corner of site, in line with mapped superficial deposits, with the remainder of the site at negligible risk.

2.4 Hydrology

With reference to the site walkover, the closest surface water feature was observed on site comprising a ditch along the northern boundary. This understood to be a tributary of the Soar River within the Thurlastone Brook Catchment. The eastern section of this ditch was observed to be holding water during the site walkover.

No surface water abstractions were identified within 2km of this site.

The Groundsure dataset identified 3No. pollution incidents 476m east of the site boundary. These incidents were all recorded to have occurred on 06/07/2001 and were for vegetable cuttings and deposits, and construction and demolition materials and wastes. All were recorded as category 4 (no impact) with regards to water and air impacts and as category 3 (minor) with regards to impact to land. None of these recorded incidents are anticipated to have resulted in an adverse impact on the site.

The Groundsure report did not identify any discharge consents to surface water within a radius of 500m of the site boundary.

With reference to Groundsure data this site was not recorded at risk for surface water flooding.

The site was not recorded within an area at risk of flooding from rivers and the sea.

2.5 Sensitive Land Uses

A search was made of environmentally sensitive areas, including areas of green belt, scenic or natural beauty, parks, reserves, nitrate zones, protected conservation and scientific areas.

No such sites were identified within 2km of the site with the exception of the site being identified as being located within a Nitrate Vulnerable Zone (NVZ) for Soar River NVZ (surface water). No other NVZs were recorded within 1km of the site.

A Site of Special Scientific Interest (SSSI) Impact Risk Zone was identified on site requiring consultation with Natural England for:

- Infrastructure – Airports, helipads and other aviation proposals;
- Air pollution – Livestock & Poultry units with floorspace>500m², slurry lagoons & digestate store>750m², manure stores>3500t;
- Discharges – any discharges of water or liquid waste of more than 20m³/day to ground (i.e. to seep away) or to surface water, such as a beck or stream.

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Consultation was not indicated to be required for type of applications related to the proposed residential development of the site.

No Ramsar sites, Site of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserves (NNR), were identified within 2km of the site boundary.

2.6 Environmental Data

Searches of other various environmental databases were made as part of the desk study, including air pollution control sites, Part IIA contaminated land, Integrated Pollution Control (IPC) and Integrated Pollution Prevention and Control (IPPC) site, registered radioactive substances, Control of Major Accident Hazard (COMAH) sites, explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS) sites, planning permissions for sites involving hazardous substances, recent industrial land use entries and fuel station registers.

8No. recent industrial land use entries were identified within 250m of the site, details of which are provided below:

- 98m SE; Electricity sub-station; Leicestershire, LE9; Electrical features; Infrastructure and facilities.
- 142m S; Factory; Leicestershire, LE9; Unspecified works or factories; industrial features.
- 157m S; Nelson Ashby; Unit 2a Hilltop Works, Keats Lane, Earl Shilton, Leicester, Leicestershire, LE9 7DQ; Hobby, sports and pastime products; Consumer products.
- 158m S; Tractor parts; 1, High Street, Earl Shilton, Leicestershire, LE9 7DH; Vehicle parts and accessories; Motoring.
- 160m SW; A C Doctors Ltd; The Mill 12, Keats Lane, Earl Shilton, Leicestershire, LE9 7DQ; Construction competition services; Construction Services.
- 164m SW; Factory; Leicestershire, LE9; Unspecified works or factories; Industrial features.
- 217m SW; Electrical sub-station; Leicestershire, LE9; Electrical features; Infrastructure and facilities.
- 250m S; Hilltop Service Station Ltd; Unit 2 24, High Street, Earl Shilton, Leicestershire, LE9; Vehicle repair, testing and servicing; Repair and servicing.

6No. historical industrial land use entries (grouped with reference to historical mapping) were identified within 250m of the site, details of which are provided below in Table 2.2:

Location	Land use	Dates mapped
54m SE	Smithy	1904
77m SE	Smithy	1914-1938
80m SE	Boot Factory	1904
80m SE	Smithy	1950
154m S	Hosiery Manufactory	1914
156m S	Boot Factory	1904

Table 2.2 Summary of historical industrial land use entries within 250m

No records of historical tanks were identified within 250m of the site, with the closest recorded tank located 270m SW on 1916 mapping

6No. records of energy features were identified within 250m of the site, details of which are provided below:

- 94-95m SE; Electricity Substation; 1991-1994 (3 entries)
- 188m SW; Electricity Substation; 1984
- 210-211m SW; Electricity Substation; 1991-1994 (2 entries)

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3No. records of historical garages (assumed to be for a single garage) were identified within 250m of the site, details of which are provided below:

- 232m S; Garage; 1984.
- 235m S; Garage; 1962.
- 236m S; Garage; 1978.

One recent fuel station was identified within 500m of the site which was recorded 390m S; Status - obsolete; Location - High Street, Almeys Lane, Earl Shilton, Hinckley, Leicestershire, LE9 7DG.

The majority of the above land uses listed in this section are located a sufficient distance from the site and/or have a low contamination migration potential so as are considered unlikely to have resulted in a detrimental effect on the site or have subsequently been shown to be redeveloped for a land use in line with the proposed development and, as such, have not been considered further within the assessment.

2.7 Geotechnical Data

The site was recorded as being located in an area which might not be affected by past, current or future coal mining.

National databases for a number of geological hazards have been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.3.

Hazard	Hazard Rating
Collapsible ground	Very Low
Compressible ground	Negligible
Ground dissolution	Negligible
Landslide	Very Low
Running sand	Very Low
Swelling clay	Very Low

Table 2.3 Summary of BGS Geological Hazards

It should be noted very low risk recorded for running sands is isolated to the southwest area of site where superficial deposits are mapped the risk recorded for the remainder of the site is negligible. Additionally, although the entirety of site was recorded as very low for risk of landslide, 41m SE of site the risk was recorded as low.

No natural cavities were recorded within 500m of the site.

2.8 Landfill and Ground Workings

A search of BGS recorded landfill sites, IPC registered waste sites, licensed waste management facilities, local authority recorded landfill sites, other registered landfill sites, waste transfer stations, and other waste treatment or disposal sites was undertaken as part of the desk study. Such sites may form an artificial source of ground gases, such as carbon dioxide and methane, where wastes are buried or disposed of to landfill.

No recent or historic landfill and waste sites were identified within 500m of the site boundary.

4No. of waste exemptions were identified 500m of site. All located 423m SW of site at Westfield Farm, Keats Lane, Leicester LE9 7DS. Details are summarised below:

- Category – using waste exemption; sub-category – both agricultural and non-agricultural; description; use of waste in construction;

- Category – disposing of waste exemption; sub-category – both agricultural and non-agricultural; description; deposit of waste from dredging of inland waters;
- Category – disposing of waste exemption; sub-category – both agricultural and non-agricultural; description; burning waste in open;
- Category – using waste exemption; sub-category – both agricultural and non-agricultural; description; spreading waste on agricultural land to confer benefit.

3No. surface ground workings were recorded within 250m of the site. All 3 entries were recorded as Ponds located 86m SW, 204m SW and 237m E from the site on mapping dated 1904.

2.9 Radon

The Groundsure data report indicated that the site lies within a lower probability radon area (where <1% of homes are estimated to be at or above the Action Level). No radon protection measures are reportedly necessary in the construction of new dwellings or extensions.

2.10 Unexploded Ordnance (UXO)

A review of Zetica online UXO risk mapping accessed as part of the desk study indicates that the site is located in an area assessed to be at low risk with respect to UXO. As such, this has not been considered further as part of this assessment.

2.11 Agricultural Land Classification

A review of the Groundsure data shows that the site is located in an area where the land is classified as Grade 3. Grade 3 land is defined as 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.

2.12 Geochemistry

Data obtained as part of the Groundsure Report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented in Table 2.4.

Determinand	Estimated Concentration (mg/kg)
Arsenic	15
Cadmium	1.8
Chromium	20-60
Lead	100
Nickel	15-30

Table 2.4 Summary of Site Geochemistry

The natural background concentrations were below respective published Suitable for Use Levels (S4ULs) and Category 4 Screening Levels (C4SLs) for the protection of human health under a residential land use with plant uptake.

However, these values are not necessarily representative of the site's soil chemistry, nor do they account for a site's historical uses, nor the presence or condition of any Made Ground soils. Furthermore, some S4ULs and C4SLs are dependent on soil organic matter content. Therefore, concentrations of specific determinands and the utilised S4ULs/C4SLs cannot be determined without site specific investigation and analysis.

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2.13 Historical Data

A summary of site history dating back to 1885 is presented in Table 2.5 and has been determined through examination of historical maps obtained as part of the desk study.

Date	On Site	Off Site
1885-1886 (1:10,560)	The site comprised an irregular square shaped section of a field, in an area mapped as Hilltop. The site was bound by roads to the north and west, with a track to the east. The south was mapped with no physical boundary between the site and wide field area. Two trees were mapped, one along the northern area of the eastern boundary and another on the southeast corner of site. A small pond was mapped in the central western portion of site.	Within the immediate surrounding area of the site were residential dwellings (mapped Spring Gardens) to the east and residential dwellings to the immediate south (mapped Hilltop). Residential dwellings were mapped from immediately south of site trending south up to c.500m of site then trending southwest up to c.750m from site. A matrix of roads were mapped across the entirety of the mapping section. A pond was mapped c.300m east of the site, along with a river mapped along the northern section of mapping trending northwest to east with a tributary trending south joining this from the central northern extent of mapping. This water feature was mapped c.500 to +750m from the site. Two farms were mapped c.500 and 750m from the site east and west respectively. A Gas works was mapped c.+750m SW of site. Northwest to northeast of the site consisted of mostly open fields.
1888 (1:2500)	No significant changes were observed.	A Smithy was mapped c.100m SE of the site with a Graveyard mapped c.200m SE of the site. An area labelled as site of castle with elevated ground was mapped c.180m south east of the site.
1903 (1:2,500)	No significant changes were observed.	Two boot factories were mapped c.110m SE and c.250m SW of the site. Small scale residential development was observed south of the site between c.100 to c.250m.
1903-1904 (1:10,560)	No significant changes were observed.	Further residential development was mapped south and southwest of the site c.250 to c.+750m.
1914 (1:10,560)	No significant changes were observed.	The boot factory mapped c.250m SW of the site was mapped as a hosiery manufacturer. A boot factory was mapped c. 330m south west of the site. Further residential development was mapped south and southwest of the site c.500 to c.+750m.
1916-1917 (1:2,500)	No significant changes were observed.	No significant changes were observed.
1938 (1:10,560)	No significant changes were observed.	Infrastructure development was mapped south and southwest of the site in the form of additional roads, c.250 to c.+750m.
1950 (1:10,560)	No significant changes were observed.	Extensive residential development was mapped to the south of the site c.250 to c.+750m. Allotment gardens were mapped c.150m north and c.500m W/SW from the site. An unspecified tank was mapped within an agricultural field c. 400m north west of the site. The gasworks c.750m SW of the site

Date	On Site	Off Site
		was no longer mapped. Sewage works were mapped c.750m NE and c.+750m SE of the site.
1962 – 1964 (1:2,500)	No significant changes noted.	Allotment gardens were mapped immediately east of site beyond the residential properties. 4No. factories were mapped between c.110m and c.190m south west of the site, one of these factories was previously labelled as a hosiery factory. A builder's yard was shown approximately 110m south of the site.
1968 (1:10,560)	No significant changes noted.	Extensive residential development and associated infrastructure was mapped across the southern area of mapping c.250 to c.+750m from the site.
1978 (1:2,500)	No significant changes noted.	Mapping incomplete. No significant changes noted.
1980 (1:10,000)	No significant changes noted.	Small scale residential development and associated infrastructure was mapped across the southern area of mapping c.500 to c.+750m from the site. Sewage works mapped c.+750m SE of the site was mapped as being extended.
1984 (1:2,500)	No significant changes noted.	The builder's yard to the south of the site was mapped as being redeveloped with residential properties.
1986-1991 (1:2,500)	No significant changes noted.	The former hosiery factory to the south west was shown to have been redeveloped with residential properties.
1994 (1:2,500)	No significant changes noted.	No significant changes noted.
2001 (1:10,000)	No significant changes noted.	No significant changes noted.
2003 (1:1,250)	No significant changes noted.	No significant changes noted.
2010 (1:10,000)	No significant changes noted.	No significant changes noted.
2024 (1:10,000)	The pond on site was no longer mapped.	No significant changes noted.

Table 2.5 Summary of Site History

The site was shown from the historical mapping to comprise a section of an open field throughout the course of the historical mapping, bounded by roads and residential dwellings, with a small pond in the central area. The site has remained consistent through historic mapping with the exception of the pond which was no longer mapped in the most recent mapping.

The surrounding area consisted of mostly open fields and a river to the north of site and small section of residential dwellings to the south. Over the mapping periods the area to the south showed extensive residential development with associated infrastructure. A number of boot works and factories, including a hosiery, were shown over the mapping period to the south east, south and south west of the site. Gas works were mapped from the earliest mapping period to mapping in 1950. Whilst allotment gardens and sewage works were mapped from 1950 to the most recent mapping. However, given the distance from the site of the factories, gas works and sewage works and the subsequent redevelopment of the gas works and some of the factories, they are not considered to have had a

detrimental effect on the site and are therefore not considered a plausible risk to the site.

2.14 Previous Ground Investigations

Geo-Environmental is not aware of any previous ground investigations undertaken within the boundary of the site.

2.15 Asbestos

As at all sites, consideration for the potential for asbestos to be present within the shallow soils or entrained within or below any concrete on the site should be given when designing any site investigations, therefore asbestos identification should be included within the suite of testing of contaminants on site. The absence of asbestos in soil samples analysed is not a guarantee of the absence of asbestos elsewhere on a site.

2.16 Potential Contamination

The site was shown by historical mapping to have stay consistent across historical mapping and comprised a section of open land with a small pond, mapped up to mapping in 2010 before the pond was no longer mapped, this was confirmed by the site walkover.

A review of the land uses covered by the National House Building Council (NHBC), Environment Agency (EA) and Chartered Institute of Environmental Health (CIEH) publication 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2008), which provides a summary of industrial profiles (1995 - 1996) published by the former Department of the Environment (DoE) (now part of the Department for Environment, Food and Rural Affairs [DEFRA]) has been undertaken. However, no specific profiles relating to the previous and current land use of the site or surrounding uses have been identified.

The potential contaminants associated with the site's neighbouring use as agricultural use and the potential presence of Made Ground resulting from the onsite infilled pond or any nearby developed land are considered to include the potential for heavy metals, organic pollutants such as poly-aromatic hydrocarbons (PAH), petroleum hydrocarbons/oils, pesticides and asbestos (potentially introduced in Made Ground).

The presence of an electricity substation complex c.94-211m southeast and southwest of the site (recorded from 1984 to 1999) creates the possibility for a source of polychlorinated biphenyls (PCBs) and mineral oil, used as a coolant. However, PCBs and mineral oils whilst considered potentially mobile contaminants, are readily sorbed onto organic and clay/silt soil particles which might inhibit migration for rare occurrence, low volume spillages.

2.17 Ground Gas Summary

The desk study for the site has not identified any potential sources of ground gases on the subject site itself. However, if Made Ground was identified and contained a significant amount of organic matter or organic contamination, it could have the potential to represent a source of ground gases/vapours.

Ground gas monitoring would only be recommended if a source of organic rich Made Ground or organic contamination was encountered on the site. No other plausible source of ground gases and or vapours have currently been identified in relation to the site.

3.0 PRELIMINARY ASSESSMENT

Based on the findings of the desk study, the following sections summarise the anticipated geotechnical and environmental factors likely to impact the site.

3.1 Geotechnical Risk Assessment

3.1.1 Potential Geotechnical Issues

The following factors that might impact the geotechnical condition of the site were identified as part of the desk study:

- The possible presence of Made Ground which if encountered may affect the foundation design and construction.
- The presence of laterally and vertically variable strata and the impact these could have on further construction.
- The suitability of shallow soils (where superficial deposits are anticipated) as a bearing stratum for conventional foundations.
- Consideration of the volume change potential of any cohesive soils and the affect this could have on foundations.
- The possible presence of aggressive ground conditions (sulphates) which may affect the foundation design and construction.
- The possible presence of perched and shallow groundwater beneath the site and implications for excavation stability and constructability of foundations and other in-ground elements.
- The presence of any trees or hedgerows on the site, which may have a significant impact on foundation design and construction if/where shrinkable soils are present.
- The suitability of the shallow soils for the use of soakaways on the site as part of the proposed development.

3.2 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.2.1 Methodology

A Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) has been prepared in accordance with Land Contamination Risk Management (LCRM) based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed following a source-pathway-receptor (SPR) approach in accordance with current UK protocols. The Conceptual Site Model is shown in Figure 3.

A risk may only exist where a plausible SPR linkage is present, and where the quantity or concentration of a contaminant is sufficient so as to cause harm. Under the statutory definition, "Contamination" may only strictly exist where contaminants pose a risk of harm to a receptor. Risk may be defined as a function of the likelihood and severity of any adverse effects arising from contamination. The risk classification has been assessed in accordance with CIRIA C552 (Rudland et al., 2001). A summary of how the risks is derived and their definitions are presented in Tables 3.1 & 3.2 below.

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low Likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

Table 3.1 Risk Ratings Matrix

Risk Rating	Definitions
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
High risk	Harm is likely to arise to a designated receptor from an identified hazard Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not already undertaken) is required and remediation works may be necessary in the short term and are likely over the longer term.
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.
Moderate to low risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is unlikely that any such harm would be severe, or if any harm were to occur it is probable that the harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk	There is low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Table 3.2 Risk Ratings Definition

3.2.2 Summary of Plausible Sources

Possible sources of contamination identified or discounted as part of the desk study are summarised in Table 3.3.

Source	Description	Comments
Shallow Soils across the site potentially impacted by aerial deposition and pesticide usage	General chemical quality of the near surface soils.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants, asbestos, pesticides and PCBs.
Limited areas of Made Ground soils (in-line with infilled pond)	Chemical quality of any Made Ground soils.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants, and asbestos.
Ground gases/vapours	Possible presence of Made Ground beneath the site, (only considered a viable source of ground gas if significant proportions of organic material are present).	Methane, carbon dioxide, depleted oxygen, trace gases.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.

Table 3.3 Possible Sources of Contamination

3.2.3 Summary of Plausible Pathways

The plausible pathways are summarised in Table 3.4. These pathways are based on the proposed residential end use.

Pathway	Description
Direct Contact	Ingestion of soil particles, inhalation of soil derived dust (including tracked back dust), dermal contact. Bioaccumulation and home grown produce consumption.
Inhalation	Inhalation of soil dust both inside and outside of buildings. Inhalation of ground gas/vapours within buildings.
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g. services trenches, more permeable bedded strata or within groundwater.
Shallow Groundwater	Shallow groundwater or perched water may be present and, if encountered, could result in the vertical and lateral migration of contaminants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Flooding	Discounted – the site was indicated to be located outside of any current indicative tidal and fluvial flood plain.

Table 3.4 Possible Contaminant Pathways

3.2.4 Summary of Plausible Receptors

Potential receptors associated with the site and its development, identified or otherwise discounted, are summarised in Table 3.5.

Receptor	Description	Comments
End Users	Future users of the proposed development.	The development will include residential development with private gardens and associated infrastructure.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land uses are a mixture of residential use, roads and open fields.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes may be laid in contact with contaminated soils.	Aggressive ground conditions and limited areas/depths of Made Ground may be present beneath the site.
Groundwater	Controlled Waters contained within the aquifer(s) beneath the site.	The site lies on a Secondary 'A' Aquifer (southwest) and Secondary B Aquifer. The site is located outside and SPZ.
Surface Water	Controlled Waters within lakes, rivers, ponds, etc., or coastal waters.	A ditch was located on the northern boundary of site.
Ecological Receptors	Sensitive areas of ecological significance.	No sensitive ecological receptors identified – this is not considered further in the assessment.

Table 3.5 Possible Receptors of Contamination

Site workers involved in the preparation and construction of the development have not been considered in this assessment as the principal contractor is duty bound under the current CDM Regulations to undertake their own risk assessments with respect to their employees.

Whilst the above sources and receptors have been identified, Table 3.6 summarises the identified plausible contamination linkages and a qualitative assessment of the risks based on the desk study research.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Shallow Soils across the site potentially impacted by aerial deposition and pesticide usage	End Users	Direct contact and inhalation of soil derived dust	Low Likelihood	Mild	Low Future occupiers may come into direct contact with soils where soft landscaping is present. However, extensive impact from this source is not anticipated. Additionally, any area of soft landscaping would be developed with clean natural soils.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Mild	Very Low Adjacent site users are unlikely to come into contact with the soils at the site. Extensive impact from this source is not anticipated.
	Soft Landscaping	Root uptake	Unlikely	Mild	Very Low Soft landscaping is proposed on the site and thus, root uptake is possible. However, no clear evidence of harm to existing vegetation was observed and extensive impact from this source is not anticipated. Additionally, any area of soft landscaping would be developed with clean natural soils.
	Water Supply Pipes	Direct contact	Low Likelihood	Minor	Very Low Water supply pipes may come into contact with impacted soils depending upon depth of installation and extent of any soil impact. However, extensive impact from this source is not anticipated.
	Buildings and Infrastructure	Direct contact	Unlikely	Minor	Very Low Foundations and utilities will be placed within potentially aggressive soils (e.g. sulphate). However, extensive impact from this source is not anticipated.
	Groundwater	Vertical Migration	Low Likelihood	Mild	Low The site lies on a Secondary 'A' Aquifer (southwest) and Secondary 'B' Aquifer. The site is located outside of any Source Protection Zones. However, significant potentially mobile contamination is not anticipated in relation to this source.
	Surface Water	Lateral migration	Low Likelihood	Mild	Low A ditch is located on the northern area of site. However, significant potentially mobile contamination is not anticipated in relation to this source.



Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Potential limited areas of Made Ground soils (in-line with infilled pond)	End Users	Direct contact and inhalation of soil derived dust	Low likelihood	Mild	Low Future occupiers may come into direct contact with Made Ground soils where present and where soft landscaping is present. Additionally, any area of soft landscaping would be developed with clean natural soils.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Mild	Very Low Adjacent site users are unlikely to come into contact with the Made Ground soils (if present) at the site.
	Soft Landscaping	Root uptake	Low likelihood	Mild	Low Soft landscaping is proposed on the site and thus, root uptake is possible. However, no clear evidence of harm to existing vegetation was observed. Additionally, any area of soft landscaping would be developed with clean natural soils.
	Water Supply Pipes	Direct contact	Unlikely	Medium	Low Water supply pipes may come into contact with impacted soils depending upon depth of installation and extent of soil impact.
	Buildings and Infrastructure	Direct contact	Unlikely	Mild	Very Low Foundations and utilities will be placed within potentially aggressive soils (e.g. sulphate).
	Groundwater	Vertical Migration	Low Likelihood	Mild	Low The site lies on a Secondary 'A' Aquifer (southwest) and Secondary 'B' Aquifer. The site is located outside of any Source Protection Zones. However, significant potentially mobile contamination is not anticipated in relation to this source.
	Surface Water	Lateral migration within saturated and unsaturated zones	Low Likelihood	Mild	Low A ditch is located on the northern area of site. However, significant potentially mobile contamination is not anticipated in relation to this source.



Desk Study Report

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Ground gases and vapours from any Made Ground	End Users	Inhalation	Unlikely	Mild	Very Low Future occupiers may inhale potential ground gases produced by this source. Extensive or deep Made Ground sufficient for significant ground gas generation is not anticipated.
	Buildings and infrastructure	Gas accumulation and potential explosion of flammable gases	Unlikely	Mild	Very Low Extensive putrescible material sufficient for significant methane production is not anticipated at the site.
Naturally occurring aggressive ground conditions	End users	Direct contact and inhalation / ingestion of soil derived dust	Unlikely	Minor	Very Low No naturally occurring potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Adjacent land users	Direct contact	Unlikely	Minor	Very Low No potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Water supply pipes	Direct contact	Unlikely	Minor	Very Low No potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Buildings and Infrastructure	Direct contact	Low	Mild	Low Foundations will be placed within soils which may be an aggressive environment for concrete. However, the consequence is anticipated to be minor.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
	Groundwater	Vertical migration	Low	Mild	Low The strata beneath the site are classified as Secondary 'A' and Secondary 'B' Aquifers. Fluctuations in groundwater levels are likely and could result in migration of mobile contaminants, if present, albeit that this would already be occurring, and thus development-based control of storm water might reduce migration potential.
	Surface Water	Lateral Migration	Low	Mild	Low A ditch is located on the northern site boundary. As such, where contaminants are identified within the shallow soils on the site, leaching and lateral migration of the contaminants may occur.

Table 3.6 Plausible Contamination Linkages

3.3 Preliminary Risk Assessment Summary

The Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) developed from the information gathered as part of the desk study process have identified several plausible contamination linkages that exist in relation to the proposed development of the site and the preliminary risk rating for the majority of contamination linkages have been classified as low or very low.

The potential contamination linkages established within this desk study are not considered to prevent development on the subject site but could require remediation or the employment of risk mitigation measures to reduce the risks to key receptors.

In order to progress this assessment in line with the National Planning Policy Framework, to provide further characterisation of the site and refinement of the PRA and CSM, it is recommended that intrusive investigation and associated testing is undertaken to confirm the findings of the desk study report and to provide a robust risk assessment for the site and proposed development. As such, it is recommended that geochemical and geotechnical investigation be carried out on the site to include analysis of soil samples for the range of potential contaminants identified within the desk study.

While gross contamination is not expected as a result of the previous land uses identified, should contamination be present on site, this should also be considered in the context of potential climate change, such as increase or more frequent rainfall events and/or increase in dry, potentially dusty conditions on the site.

3.4 Preliminary Geotechnical Assessment Summary

The underlying geology is anticipated to comprise the Wolston Member (sand and gravels) limited to the southwest of the site overlying the bedrock geology of the Gunthorpe Member, underlying the entire site. It is possible that conventional strip or pad foundations could be suitable for the proposed development where natural ground is encountered at ground level. However, where foundations are required in any areas of Made Ground or infilled ground, which may be present to depth beneath areas of the site, a deeper or piled foundation solution may be required. Shallow groundwater and/or unstable soils could also impact the viability of conventional foundations. The development should also take into account the presence of trees and/or desiccation at the site if shrinkable soils are present. Localised deepening of foundations may be required in the vicinity of trees and piled foundations may be required in proximity to trees (subject to tree type and ground conditions).

In line with a SuDS approach, storm water should be discharged to the ground wherever possible. In addition, a period of winter groundwater monitoring is often required by Lead Local Flood Authorities (LLFA).

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The desk study has shown the subject site itself to historically comprise a section of open land with a small pond, mapped up to mapping in 2010 before the pond was no longer mapped, this was confirmed by the site walkover. There is potential for Made Ground to be present in some areas of the site potentially associated with the former pond and adjacent developed land.

The proposed development is understood to comprise residential development with private gardens and associated infrastructure.

A maximum risk rating of low risk has been assigned in relation to potential areas of limited Made Ground in relation to the infilled pond. Very low or low risk ratings have been assigned related to the general shallow soils across the site, ground gases and naturally occurring aggressive ground conditions at the site. Further assessment is required to progress characterisation of the contamination status of the site to inform an update of the conceptual site model and allow a robust assessment of the risk to human health and the environment.

It is possible that conventional foundations would be suitable for parts of the proposed development, although any design should account for the potential presence of shallow groundwater, unstable soils, shrinkable soils, as well as the presence of trees on site and/or desiccation of the shallow soils.

4.2 Recommendations

At this stage and based on the findings of the desk study and preliminary risk assessment, the following scope of works is recommended for the intrusive investigation on the site.

- Intrusive investigation works should be carried out in order to clarify the geotechnical and geo-environmental issues pertaining to redevelopment of the site.
- Soil sampling and analysis should be undertaken to inform subsequent geotechnical and geo-environmental risk assessment.
- Laboratory analysis, on soil samples recovered from the exploratory holes for a range of geotechnical parameters to support foundation design.
- Laboratory analysis on soil samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, asbestos, TPH, and PAH. Testing for pesticides and PCBs (in the south east of the site) should also be undertaken.
- Groundwater monitoring over a winter period may be required to inform the emerging drainage strategy for the site. A winter period is typically defined as early October to the end of the following March or early April.

It may be necessary to undertake remediation/risk mitigation measures on this site to break contamination linkages and thus protect key receptors such as human health, controlled waters, built environment, soft landscaping and the like. The requirement and extent of any such remediation cannot be determined until such time as an intrusive investigation and associated testing has been completed.

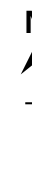


FIGURES



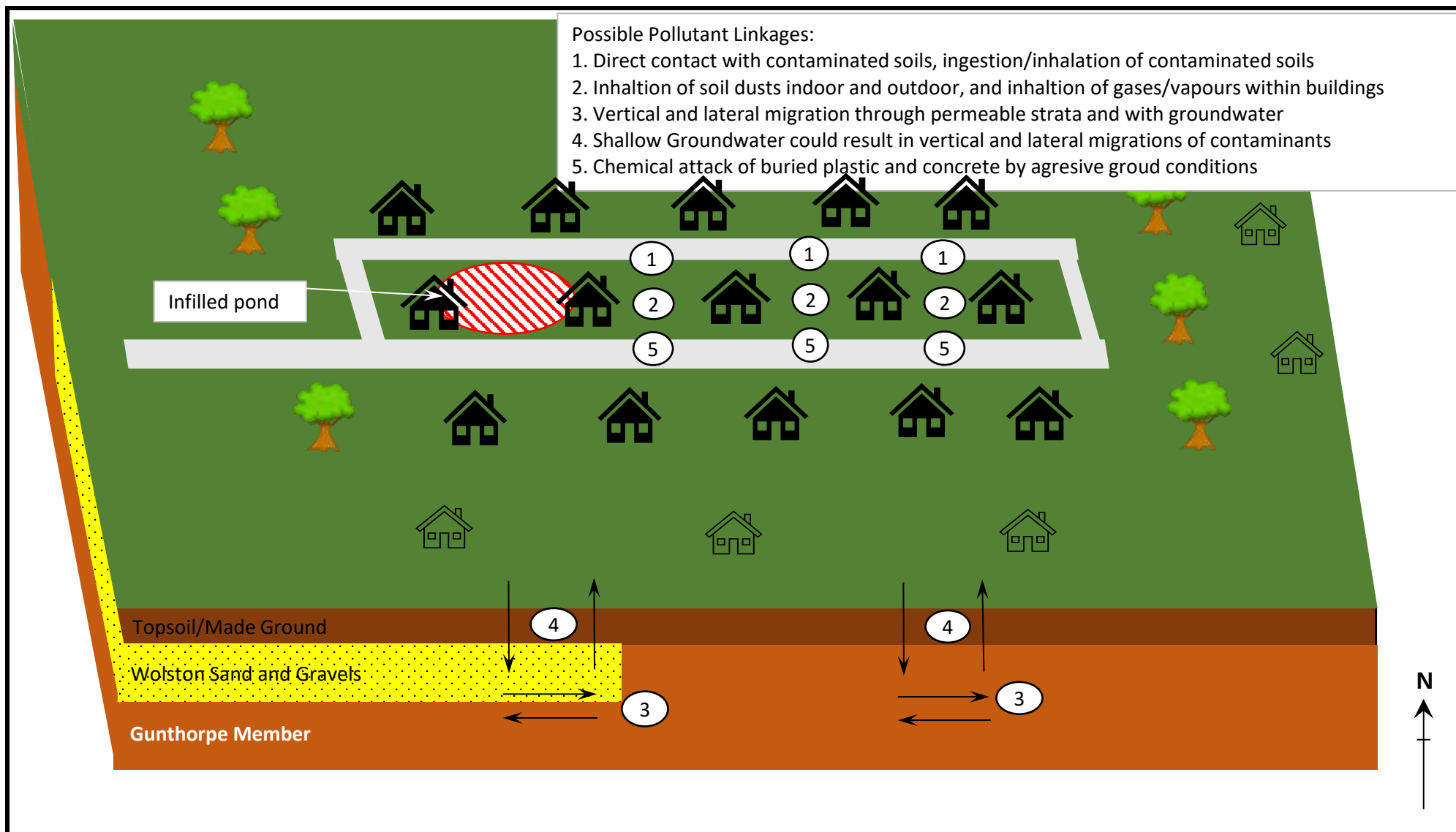


Project:	Leicester Road, Earl Shilton, Leicester			Title	Site Location Plan	
Client:	Manor Oak Homes			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	 Geo-Environmental	
Ref No:	GE22500	Revision:	0			
Drawn:	LL	Date:	25/04/2024			
Figure:	1	Scale:	Not To Scale			



Project:	Leicester Road, Earl Shilton, Leicester			Title	Site Plan	
Client:	Manor Oak Homes			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net  Geo-Environmental		
Ref No:	GE22500	Revision:	0			
Drawn:	LL	Date:	25/04/2024			
Figure:	2	Scale:	Not To Scale			





Project:	Leicester Road, Earl Shilton, Leicester			Title	Conceptual Site Model		
Client:	Manor Oak Homes			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net		 Geo-Environmental	
Ref No:	GE22500	Revision:	0				
Drawn:	TU	Date:	25/04/2024				
Figure:	3	Scale:	Not To Scale				

APPENDIX A

Desk Study Information



Land at Leicester Road, Earl Shilton, Leicester

Order Details

Date: 22/04/2024
Your ref: GE22500 PO-7394
Our Ref: GS-ZG9-LNC-ML5-1XC

Site Details

Location: 446905 298420
Area: 1.57 ha
Authority: [Hinckley and Bosworth Borough Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	6	6	-
16 >	1.2 >	Historical tanks >	0	0	0	6	-
17 >	1.3 >	Historical energy features >	0	0	5	6	-
17	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	3	3	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	7	6	-
20 >	2.2 >	Historical tanks >	0	0	0	9	-
21 >	2.3 >	Historical energy features >	0	0	6	9	-
21	2.4	Historical petrol stations	0	0	0	0	-
22 >	2.5 >	Historical garages >	0	0	3	7	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	0	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	8	-	-
27 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
27	4.3	Electricity cables	0	0	0	0	-
27 >	4.4 >	Gas pipelines >	0	0	0	1	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	1	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
30 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	1	0	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
30	4.16	List 1 Dangerous Substances	0	0	0	0	-
31	4.17	List 2 Dangerous Substances	0	0	0	0	-
31 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	3	-
31	4.19	Pollution inventory substances	0	0	0	0	-
32	4.20	Pollution inventory waste transfers	0	0	0	0	-
32	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
33 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
37 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	1	0	2
41	5.7	Surface water abstractions	0	0	0	0	0
42	5.8	Potable abstractions	0	0	0	0	0
42	5.9	Source Protection Zones	0	0	0	0	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
43	6.1	Water Network (OS MasterMap)	0	0	0	-	-



43 >	6.2 >	Surface water features >	0	0	1	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
45 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding					
49	8.1	Surface water flooding	Negligible (within 50m)				

Page	Section	Groundwater flooding >					
50 >	9.1 >	Groundwater flooding >	Low (within 50m)				

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
51	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
52	10.7	Designated Ancient Woodland	0	0	0	0	0
52	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53	10.11	Green Belt	0	0	0	0	0
53	10.12	Proposed Ramsar sites	0	0	0	0	0



53	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
54 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
55 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
56	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
57	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	11.3	National Parks	0	0	0	-	-
58 >	11.4 >	Listed Buildings >	0	0	3	-	-
59	11.5	Conservation Areas	0	0	0	-	-
59 >	11.6 >	Scheduled Ancient Monuments >	0	0	1	-	-
59	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
61	12.2	Open Access Land	0	0	0	-	-
61	12.3	Tree Felling Licences	0	0	0	-	-
61	12.4	Environmental Stewardship Schemes	0	0	0	-	-
61 >	12.5 >	Countryside Stewardship Schemes >	0	0	1	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
62	13.1	Priority Habitat Inventory	0	0	0	-	-
62	13.2	Habitat Networks	0	0	0	-	-
62	13.3	Open Mosaic Habitat	0	0	0	-	-
62	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
63 >	14.1 >	10k Availability >	Identified (within 500m)				
64	14.2	Artificial and made ground (10k)	0	0	0	0	-
65 >	14.3 >	Superficial geology (10k) >	1	0	1	2	-

66	14.4	Landslip (10k)	0	0	0	0	-
67 >	14.5 >	Bedrock geology (10k) >	1	1	1	0	-
68	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	15.1 >	50k Availability >	Identified (within 500m)				
70	15.2	Artificial and made ground (50k)	0	0	0	0	-
70	15.3	Artificial ground permeability (50k)	0	0	-	-	-
71 >	15.4 >	Superficial geology (50k) >	1	0	1	2	-
72 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
72	15.6	Landslip (50k)	0	0	0	0	-
72	15.7	Landslip permeability (50k)	None (within 50m)				
73 >	15.8 >	Bedrock geology (50k) >	1	1	1	0	-
74 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
74	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
75	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
76 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
77 >	17.2 >	Running sands >	Very low (within 50m)				
79 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
80 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
81 >	17.5 >	Landslides >	Low (within 50m)				
83 >	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
85	18.1	BritPits	0	0	0	0	-
86 >	18.2 >	Surface ground workings >	0	0	3	-	-
86	18.3	Underground workings	0	0	0	0	0
86	18.4	Underground mining extents	0	0	0	0	-
86	18.5	Historical Mineral Planning Areas	0	0	0	0	-



87	18.6	Non-coal mining	0	0	0	0	0
87	18.7	JPB mining areas	None (within 0m)				
87	18.8	The Coal Authority non-coal mining	0	0	0	0	-
87	18.9	Researched mining	0	0	0	0	-
88	18.10	Mining record office plans	0	0	0	0	-
88	18.11	BGS mine plans	0	0	0	0	-
88	18.12	Coal mining	None (within 0m)				
88	18.13	Brine areas	None (within 0m)				
88	18.14	Gypsum areas	None (within 0m)				
89	18.15	Tin mining	None (within 0m)				
89	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
90	19.1	Natural cavities	0	0	0	0	-
90	19.2	Mining cavities	0	0	0	0	0
90	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
91	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
92 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	5	-	-	-
94	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
95	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
96	22.1	Underground railways (London)	0	0	0	-	-
96	22.2	Underground railways (Non-London)	0	0	0	-	-
96	22.3	Railway tunnels	0	0	0	-	-
96	22.4	Historical railway and tunnel features	0	0	0	-	-
96	22.5	Royal Mail tunnels	0	0	0	-	-



97	22.6	Historical railways	0	0	0	-	-
97	22.7	Railways	0	0	0	-	-
97	22.8	Crossrail 1	0	0	0	0	-
97	22.9	Crossrail 2	0	0	0	0	-
97	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved

Capture Date: 16/04/2020

Site Area: 1.57ha



Recent site history - 2019 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved

Capture Date: 20/04/2019

Site Area: 1.57ha



Recent site history - 2011 aerial photograph



Capture Date: 09/10/2011

Site Area: 1.57ha



Recent site history - 2000 aerial photograph



Capture Date: 17/06/2000

Site Area: 1.57ha



Recent site history - 1999 aerial photograph



Capture Date: 05/10/1999

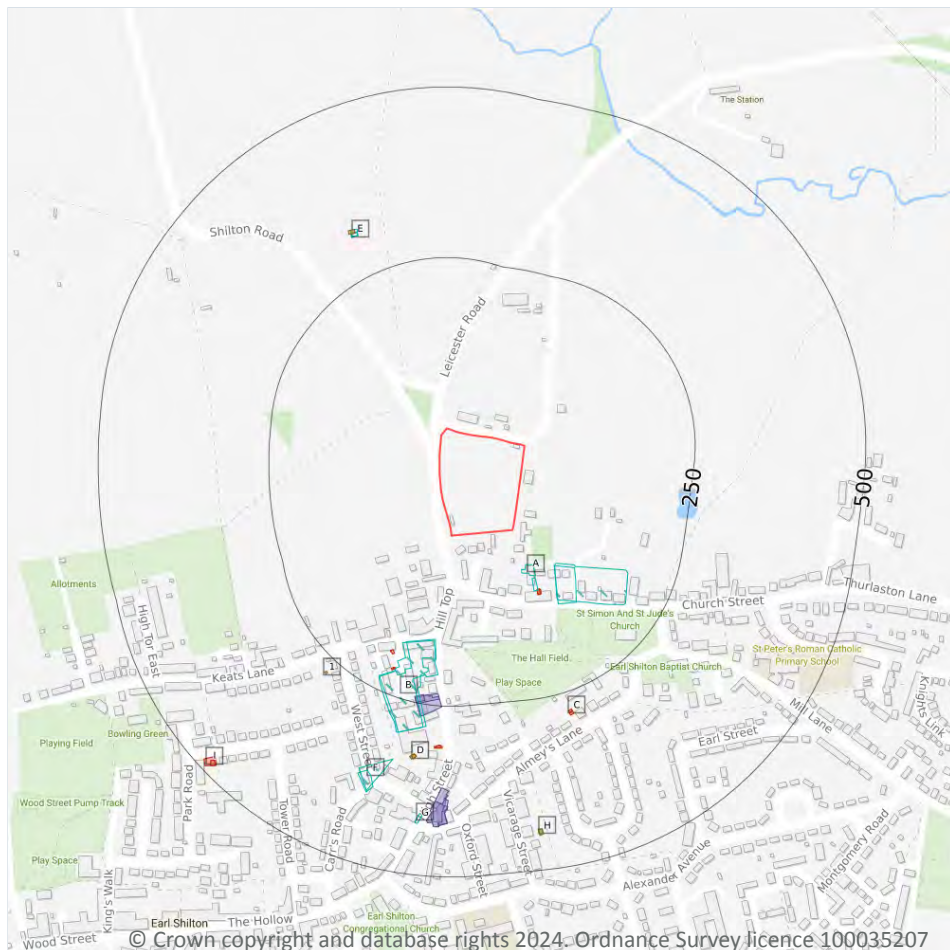
Site Area: 1.57ha



This is a detailed map of a rural property, outlined in red. The property is labeled 'Spring Gardens' and contains a 'Pond'. To the north of the property is 'Swedish Cottage'. To the east is 'Builders Yard' and 'Farm Cottage'. To the south is 'Ashby House' and 'Rosebank'. A 'Track' runs along the right side of the property. Dimensions are marked: 97.1m, 12.5, and 25. A north arrow and a red crosshair are in the top right corner. The map is overlaid with a grid.



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

12

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	54m SE	Smithy	1904	1779567



ID	Location	Land use	Dates present	Group ID
A	77m SE	Smithy	1914 - 1938	1797325
A	80m SE	Boot Factory	1904	1767067
A	80m SE	Smithy	1950	1779568
B	154m S	Hosiery Manufactory	1914	1758089
B	156m S	Boot Factory	1904	1767064
E	311m NW	Unspecified Tank	1938	1842688
E	311m NW	Unspecified Tank	1950	1790795
E	315m NW	Unspecified Tank	1914	1803754
F	338m S	Boat Factory	1914	1778620
F	365m S	Boot Factory	1950	1767065
G	409m S	Smithy	1904	1779565

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	6
----------------------------	----------

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	270m SW	Unspecified Tank	1916	283197
E	316m NW	Unspecified Tank	1916	283198
D	324m S	Unspecified Tank	1991	293122
D	324m S	Unspecified Tank	1984 - 1994	292415
H	440m S	Unspecified Tank	1982	297498
H	440m S	Unspecified Tank	1988 - 1989	289298

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m**11**

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	94m SE	Electricity Substation	1984 - 1991	176149
A	94m SE	Electricity Substation	1994	178268
B	188m SW	Electricity Substation	1984	169742
B	210m SW	Electricity Substation	1991	169743
B	211m SW	Electricity Substation	1994	169744
C	276m S	Electricity Substation	1999	179740
C	279m S	Electricity Substation	1984 - 1986	178522
D	308m S	Electricity Substation	1984 - 1991	176744
D	308m S	Electricity Substation	1994	183269
I	474m SW	Electricity Substation	1991	181099
I	478m SW	Electricity Substation	1984 - 1994	180537

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m**0**

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

6

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'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	232m S	Garage	1984	56087
B	235m S	Garage	1962	56981
B	236m S	Garage	1978	55169
G	370m S	Garage	1968 - 1982	60304
G	384m S	Garage	1997	55355
G	390m S	Garage	1979 - 1989	58875

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

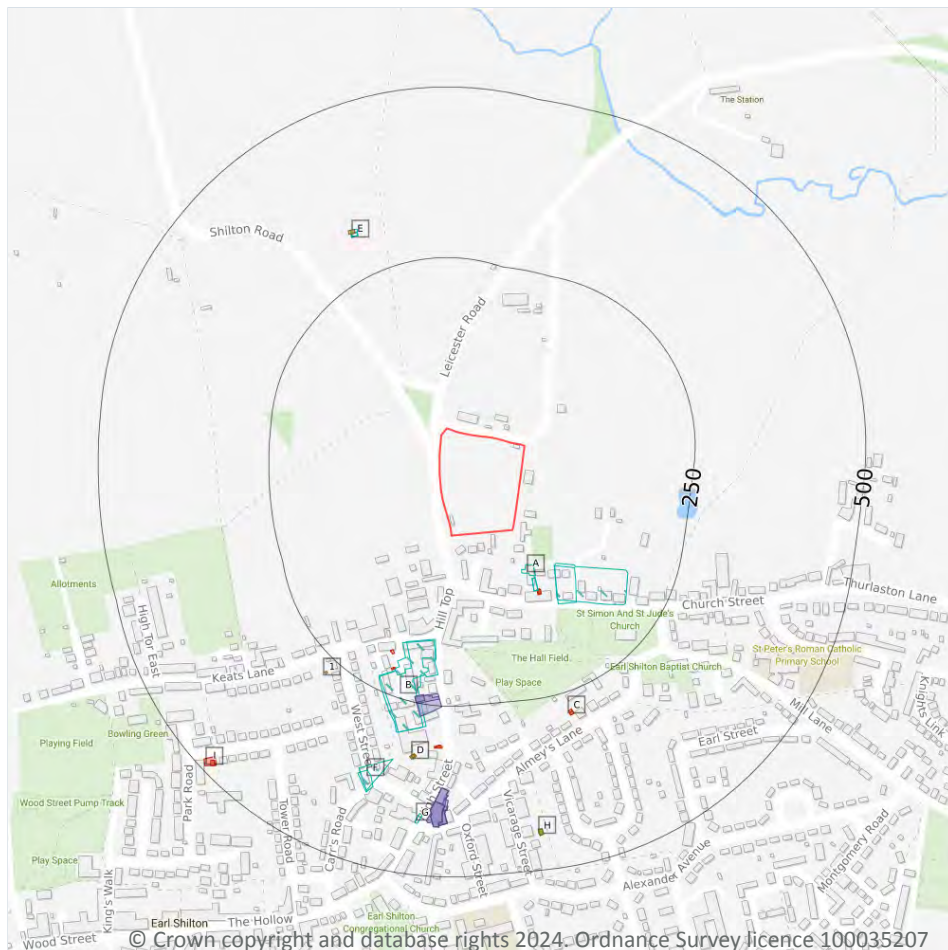
0

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
- Historical garages

2.1 Historical industrial land uses

Records within 500m

13

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 19](#) >

ID	Location	Land Use	Date	Group ID
A	54m SE	Smithy	1904	1779567
A	77m SE	Smithy	1938	1797325
A	77m SE	Smithy	1914	1797325



ID	Location	Land Use	Date	Group ID
A	80m SE	Boot Factory	1904	1767067
A	80m SE	Smithy	1950	1779568
B	154m S	Hosiery Manufactory	1914	1758089
B	156m S	Boot Factory	1904	1767064
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E	311m NW	Unspecified Tank	1950	1790795
E	315m NW	Unspecified Tank	1914	1803754
F	338m S	Boat Factory	1914	1778620
F	365m S	Boot Factory	1950	1767065
G	409m S	Smithy	1904	1779565

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	9
----------------------------	----------

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 19 >](#)

ID	Location	Land Use	Date	Group ID
1	270m SW	Unspecified Tank	1916	283197
E	316m NW	Unspecified Tank	1916	283198
D	324m S	Unspecified Tank	1991	293122
D	324m S	Unspecified Tank	1984	292415
D	325m S	Unspecified Tank	1994	292415
H	440m S	Unspecified Tank	1982	297498
H	440m S	Unspecified Tank	1988	289298
H	440m S	Unspecified Tank	1989	289298
H	440m S	Unspecified Tank	1989	289298

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

15

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 19](#) >

ID	Location	Land Use	Date	Group ID
A	94m SE	Electricity Substation	1991	176149
A	94m SE	Electricity Substation	1994	178268
A	95m SE	Electricity Substation	1984	176149
B	188m SW	Electricity Substation	1984	169742
B	210m SW	Electricity Substation	1991	169743
B	211m SW	Electricity Substation	1994	169744
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C	279m S	Electricity Substation	1986	178522
C	279m S	Electricity Substation	1984	178522
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D	308m S	Electricity Substation	1984	176744
D	308m S	Electricity Substation	1994	183269
I	474m SW	Electricity Substation	1991	181099
I	478m SW	Electricity Substation	1984	180537
I	479m SW	Electricity Substation	1994	180537

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

10

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'.

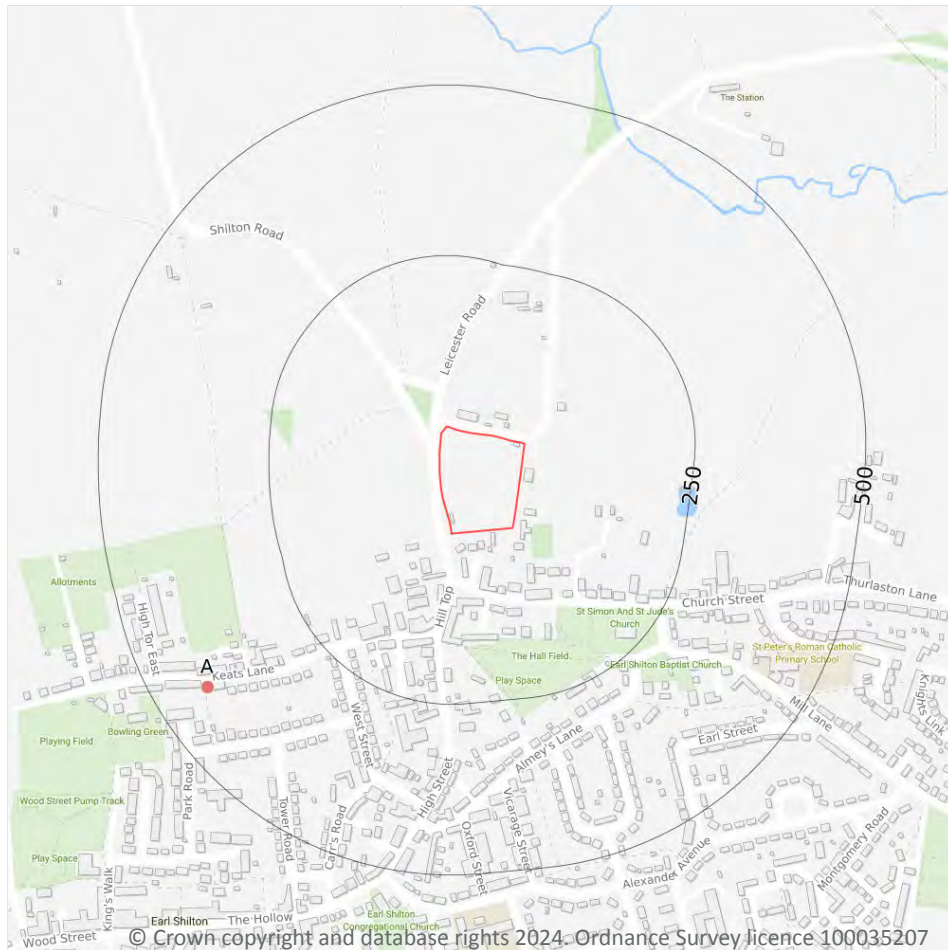
Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
B	232m S	Garage	1984	56087
B	235m S	Garage	1962	56981
B	236m S	Garage	1978	55169
G	370m S	Garage	1982	60304
G	370m S	Garage	1968	60304
G	384m S	Garage	1997	55355
G	390m S	Garage	1988	58875
G	390m S	Garage	1989	58875
G	390m S	Garage	1989	58875
G	390m S	Garage	1979	58875

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- 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**0**

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.

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

3.5 Historical waste sites

Records within 500m**0**

Waste site records derived from Local Authority planning records and high detail historical mapping.

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**4**

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 23](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	423m SW	Westfield Farm Keats Lane LEICESTER LE9 7DS	EPR/NH0874 WM/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction

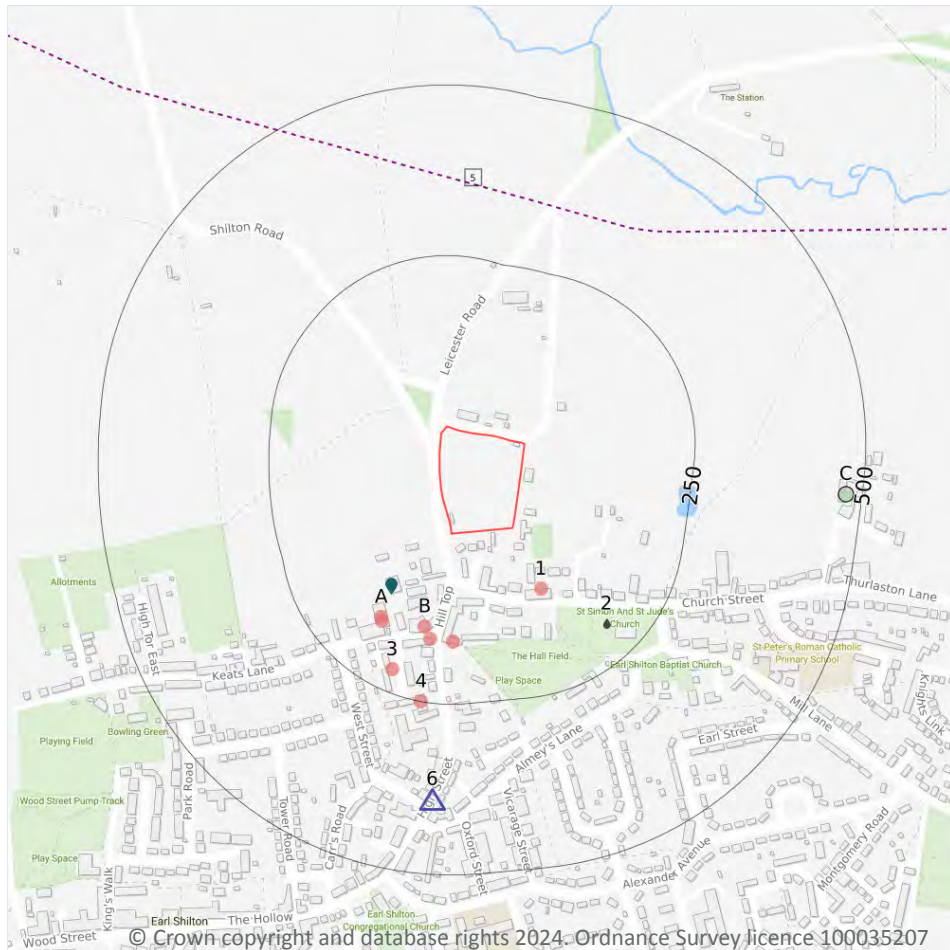


ID	Location	Site	Reference	Category	Sub-Category	Description
A	423m SW	Westfield Farm Keats Lane LEICESTER LE9 7DS	EPR/NH0874 WM/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
A	423m SW	Westfield Farm Keats Lane LEICESTER LE9 7DS	EPR/NH0874 WM/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
A	423m SW	Westfield Farm Keats Lane LEICESTER LE9 7DS	EPR/NH0874 WM/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit

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
- Gas pipelines
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

8

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Company	Address	Activity	Category
1	98m SE	Electricity Sub Station	Leicestershire, LE9	Electrical Features	Infrastructure and Facilities
B	142m S	Factory	Leicestershire, LE9	Unspecified Works Or Factories	Industrial Features
B	157m S	Nelson Ashby	Unit 2a Hilltop Works, Keats Lane, Earl Shilton, Leicester, Leicestershire, LE9 7DQ	Hobby, Sports and Pastime Products	Consumer Products



ID	Location	Company	Address	Activity	Category
B	158m S	Tractor Parts	1, High Street, Earl Shilton, Leicestershire, LE9 7DH	Vehicle Parts and Accessories	Motoring
A	160m SW	A C Doctors Ltd	The Mill 12, Keats Lane, Earl Shilton, Leicestershire, LE9 7DQ	Construction Completion Services	Construction Services
A	164m SW	Factory	Leicestershire, LE9	Unspecified Works Or Factories	Industrial Features
3	217m SW	Electricity Sub Station	Leicestershire, LE9	Electrical Features	Infrastructure and Facilities
4	250m S	Hilltop Service Station Ltd	Unit 2 24, High Street, Earl Shilton, Leicestershire, LE9 7DG	Vehicle Repair, Testing and Servicing	Repair and Servicing

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 26 >](#)

ID	Location	Company	Address	LPG	Status
6	390m S	OBSOLETE	High Street, Almeys Lane, Earl Shilton, Hinckley, Leicestershire, LE9 7DG	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

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

High pressure underground gas transmission pipelines.

Features are displayed on the Current industrial land use map on [page 26 >](#)



ID	Location	Pipe Name	Details	
5	345m N	BLABY TO ALREWAS	Pipe Number: - Pipeline Safety Regulations Number: - Ownership: National Grid Maximum Operating Pressure (Bar): -	Pipeline Diameter (mm): 900 Wall Thickness (mm): - Year of commission: Not specified Abandonment Status: Not abandoned

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	0
----------------------------	----------

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.

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**

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**

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**1**

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 26 >](#)

ID	Location	Address	Details	
A	117m SW	High St Serv Station, High St, Leicester, LE9 7DG	Process: Petrol Vapour Recovery Status: Historical 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**

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 26](#) >

ID	Location	Address	Details	
2	196m SE	PARISH CHURCH OF ST.SIMON & ST.JUDE, ALMEYS LANE, EARL SHILTON, LEICESTERSHIRE, LE9 7AL	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRAB3492RE Permit Version: 1 Receiving Water: GROUNDWATER VIA INFILTRATION	Status: NEW ISSUED UNDER EPR 2010 Issue date: 27/02/2014 Effective Date: 27/02/2014 Revocation Date: -

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

3

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

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Details	
C	476m E	Incident Date: 06/07/2001 Incident Identification: 50846 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Vegetable Cuttings and Deposits	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	476m E	Incident Date: 06/07/2001 Incident Identification: 50846 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	476m E	Incident Date: 06/07/2001 Incident Identification: 50846 Pollutant: Inert Materials and Wastes:General Biodegradable Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes:Vegetable Cuttings and Deposits	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

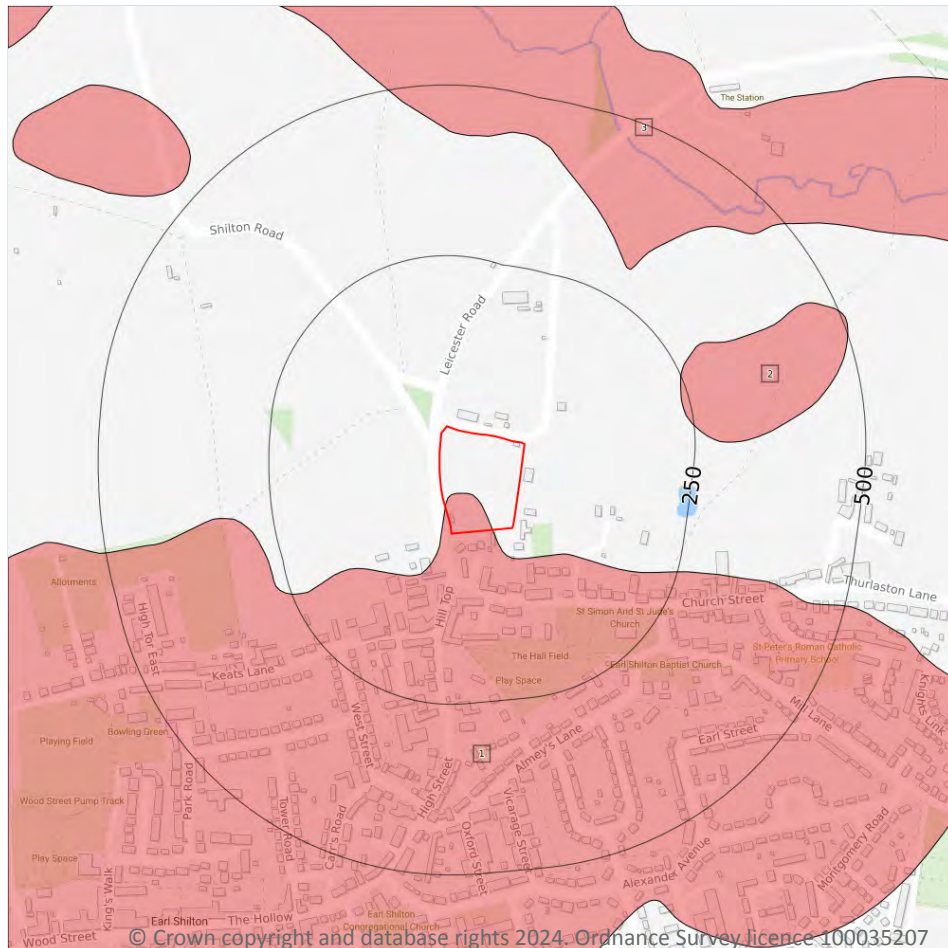
Records within 500m**0**

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 33](#) >

ID	Location	Designation	Description
1	On site	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
2	239m 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

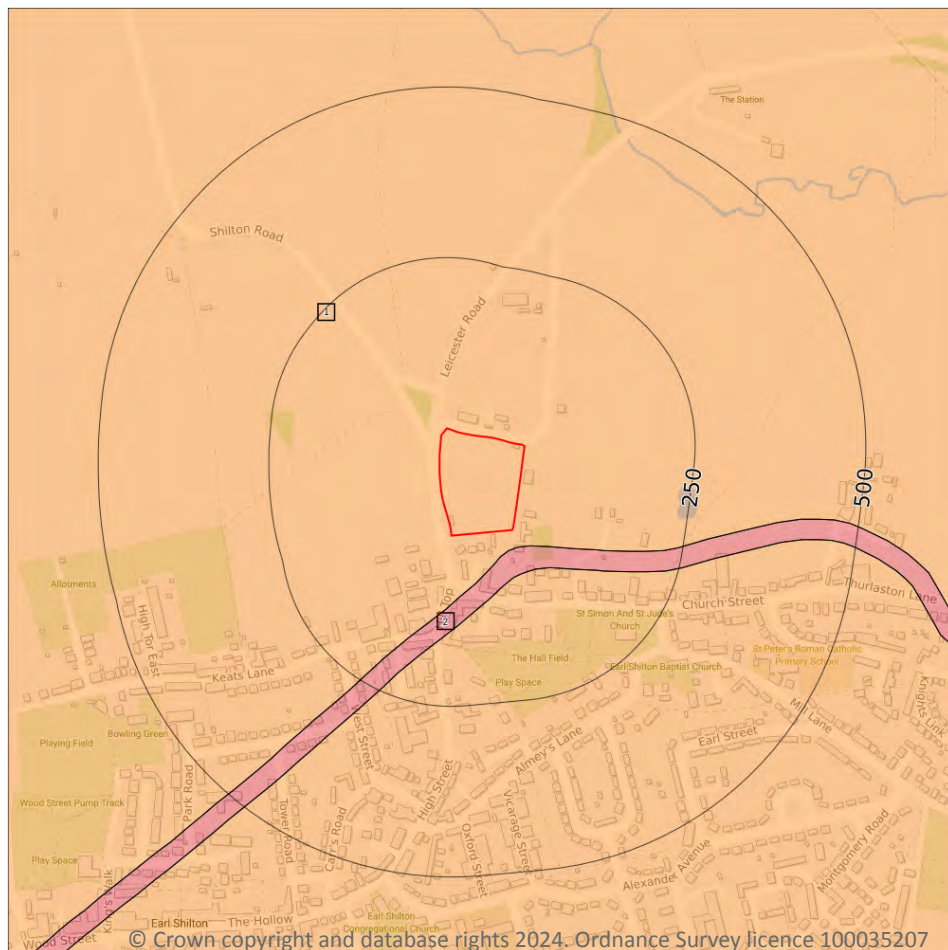


ID	Location	Designation	Description
3	299m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 35](#) >

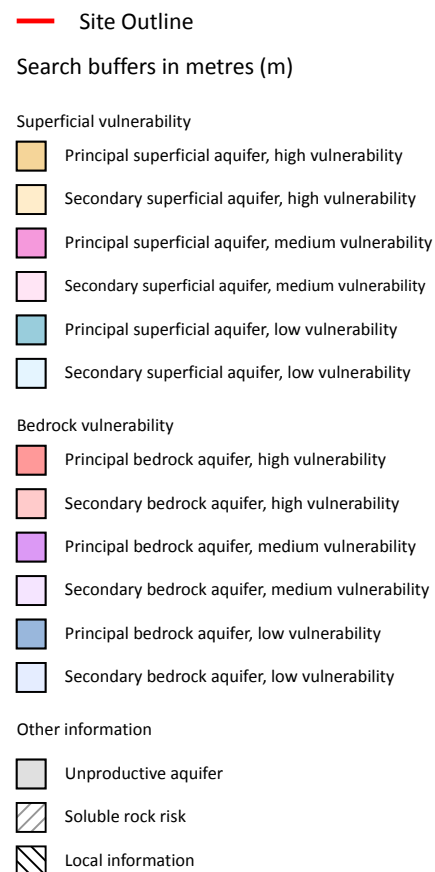
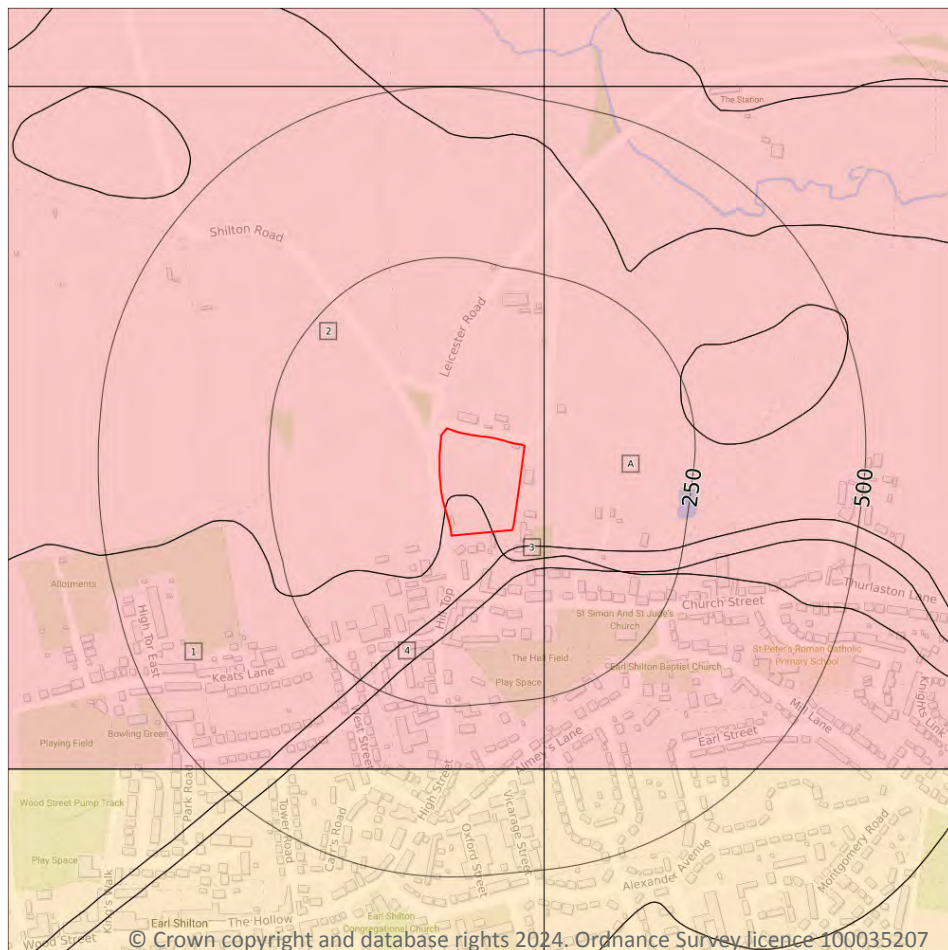
ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	26m SE	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



5.3 Groundwater vulnerability

Records within 50m

5

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 37](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	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: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
3	26m SE	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: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
A	28m NE	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: 3-10m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
4	34m S	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: No Data	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

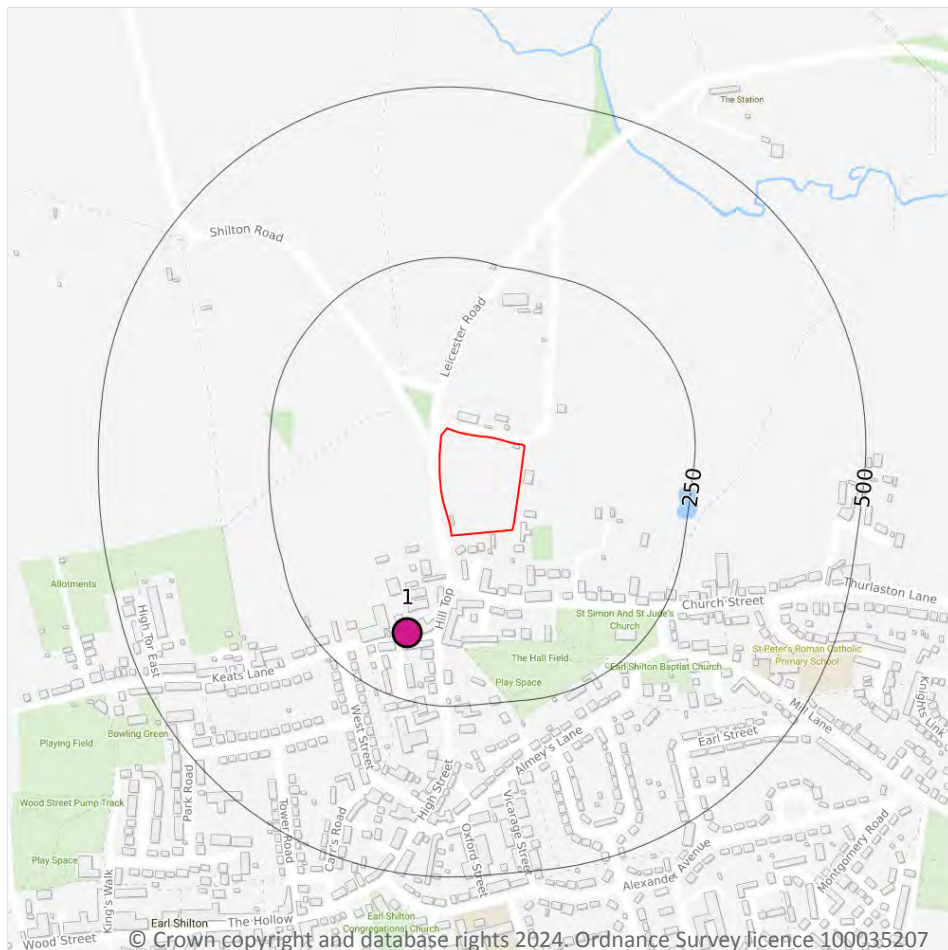
0

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

3

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 40](#) >

ID	Location	Details	
1	155m SW	Status: Historical Licence No: 03/28/50/0042 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: HILL TOP FARM Data Type: Point Name: SERCOMBE Easting: 446800 Northing: 298200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/12/1965 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
-	707m SW	Status: Historical Licence No: 03/28/50/0092 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: WESTFIELD FARM - SPRING Data Type: Point Name: BOWLEY Easting: 446200 Northing: 298100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 30/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 Version End Date: -
-	1158m SW	Status: Historical Licence No: 03/28/50/0095 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: MARUNE Data Type: Point Name: JACKSON Easting: 445900 Northing: 297700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 07/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2000 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)

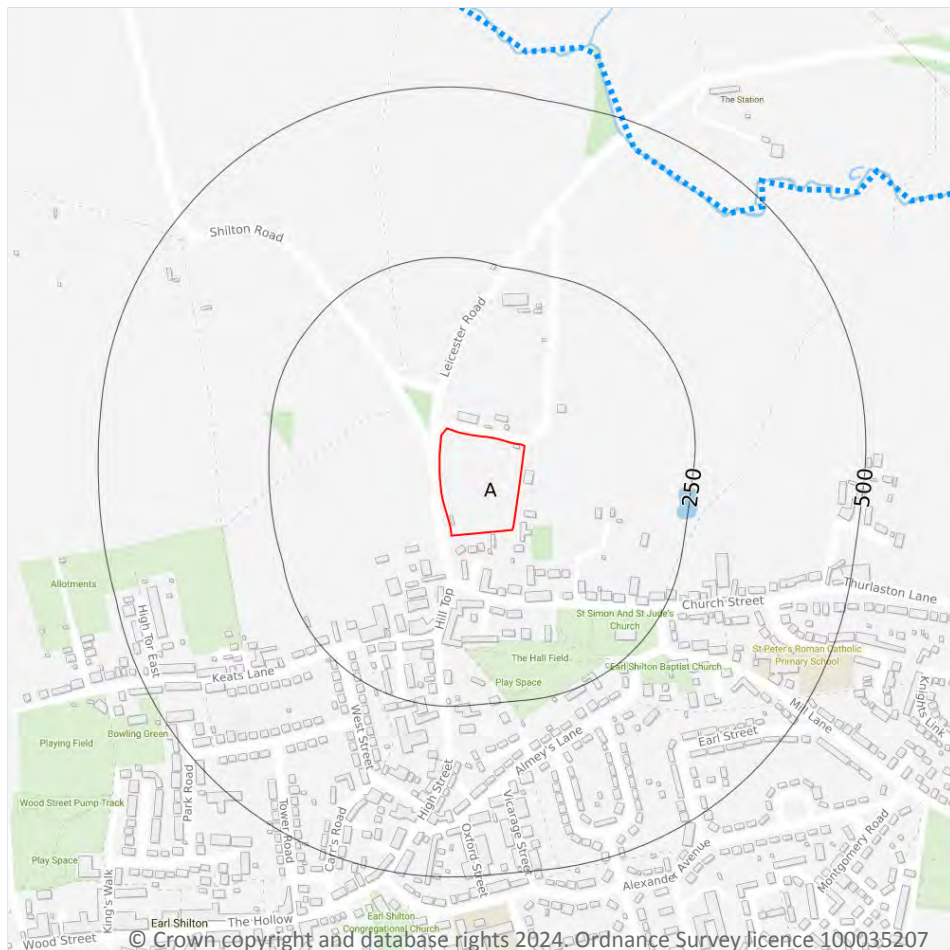
Records within 500m**0**

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

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

1

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 43](#) >

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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 43](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Thurlaston Brook Catchment (trib of Soar)	GB104028046940	Soar River	Soar

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

6.4 WFD Surface water bodies

Records identified

1

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 43](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
4	451m NE	River	Thurlaston Brook Catchment (trib of Soar)	GB104028046940 ↗	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 43](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Soar - Secondary Combined	GB40402G990600 ↗	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**Negligible****Highest risk within 50m****Negligible**

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.

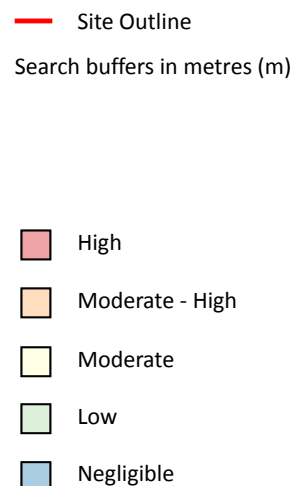
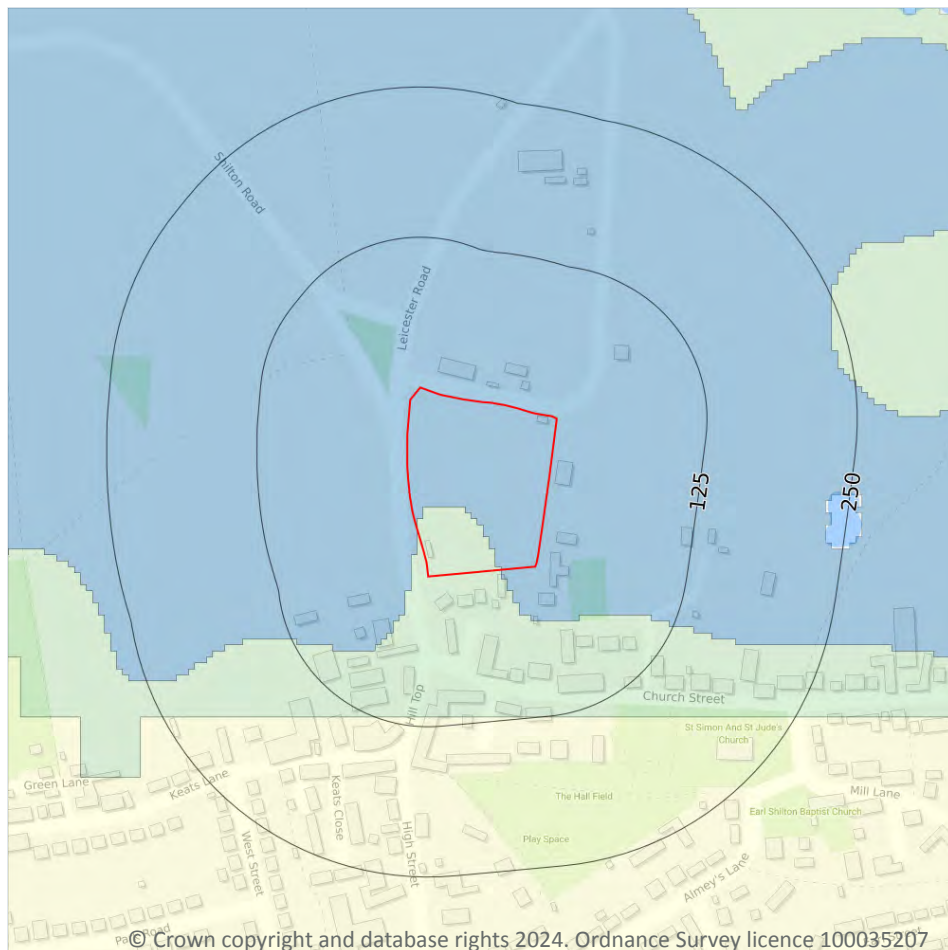
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



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 50 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations

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**0**

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.

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**1**

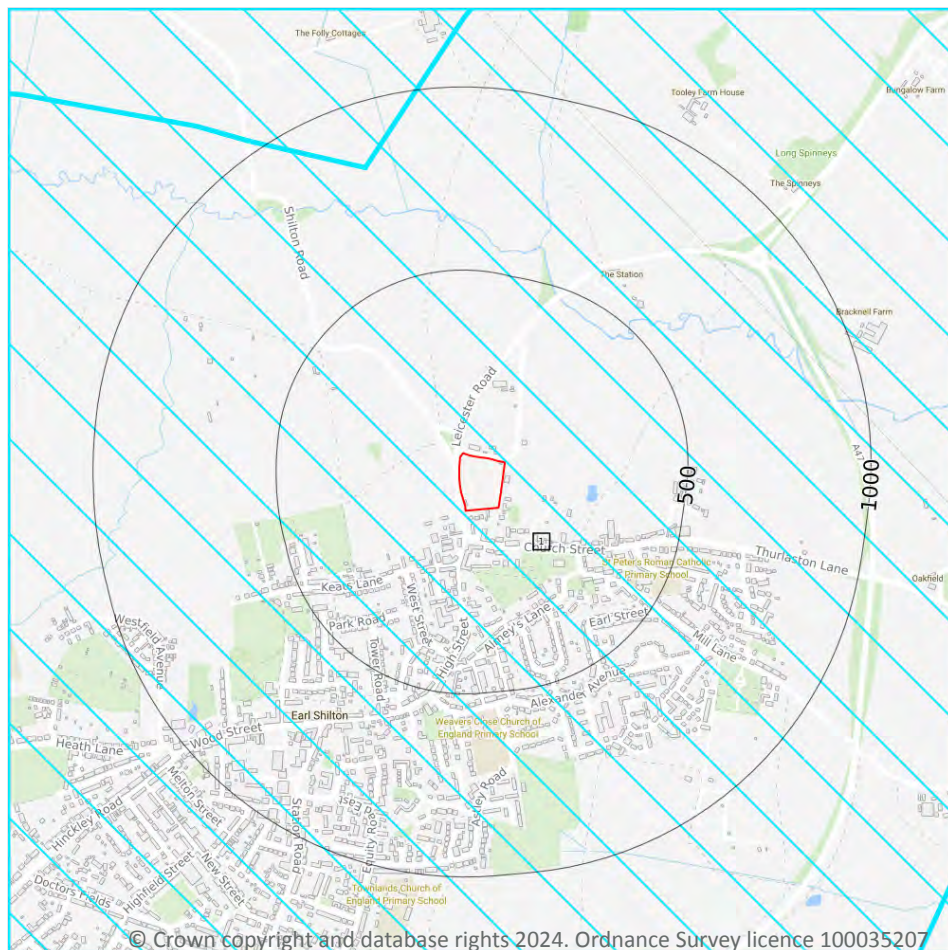
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	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 55 >](#)

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. 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

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



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

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

3

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.

Features are displayed on the Visual and cultural designations map on [page 57 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	87m S	Top House	II	1180239	10/08/1989
3	208m S	Hill Top House	II	1361298	10/08/1989
4	223m SE	Church Of St Simon And St Jude	II*	1074259	08/03/1963

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

1

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.

Features are displayed on the Visual and cultural designations map on [page 57 >](#)

ID	Location	Ancient monument name	Reference number
2	135m SE	Earl Shilton motte and bailey castle	1010302

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

11.7 Registered Parks and Gardens

Records within 250m

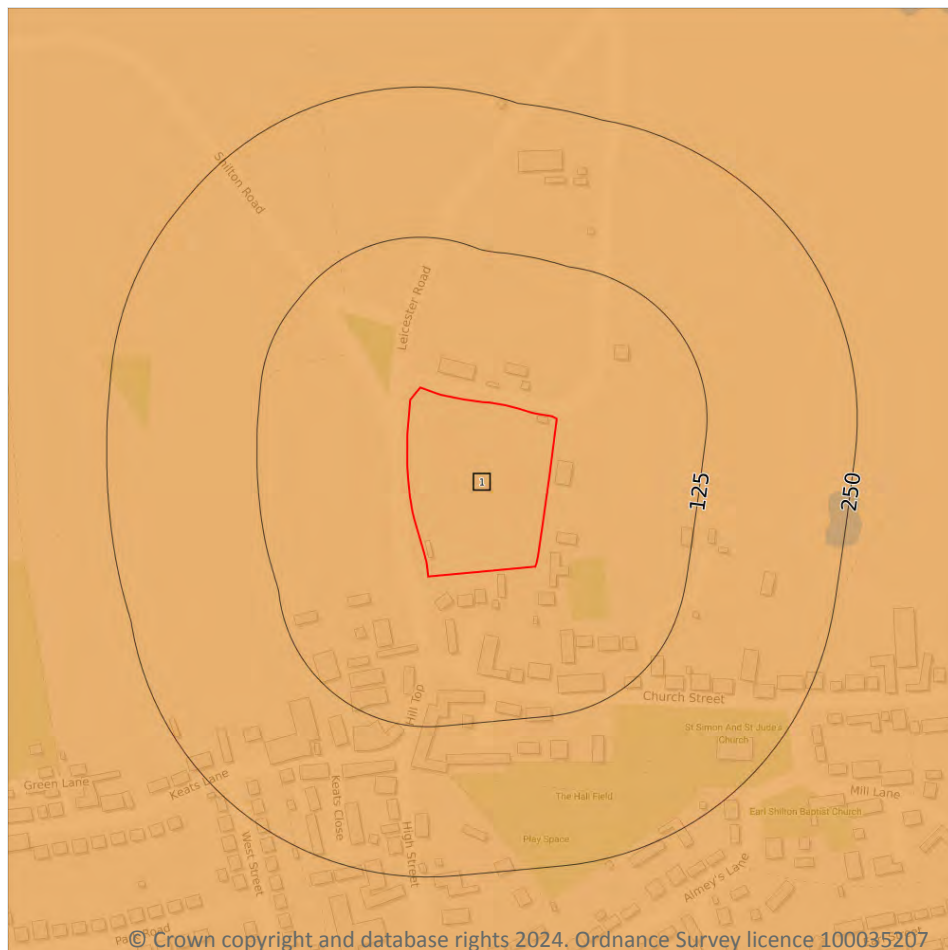
0

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 60](#) >

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

0

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.

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

1

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
71m NW	631131	Countryside Stewardship (Middle Tier)	01/01/2019	31/12/2023

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

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

0

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.

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

1

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 63](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SP49NE

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

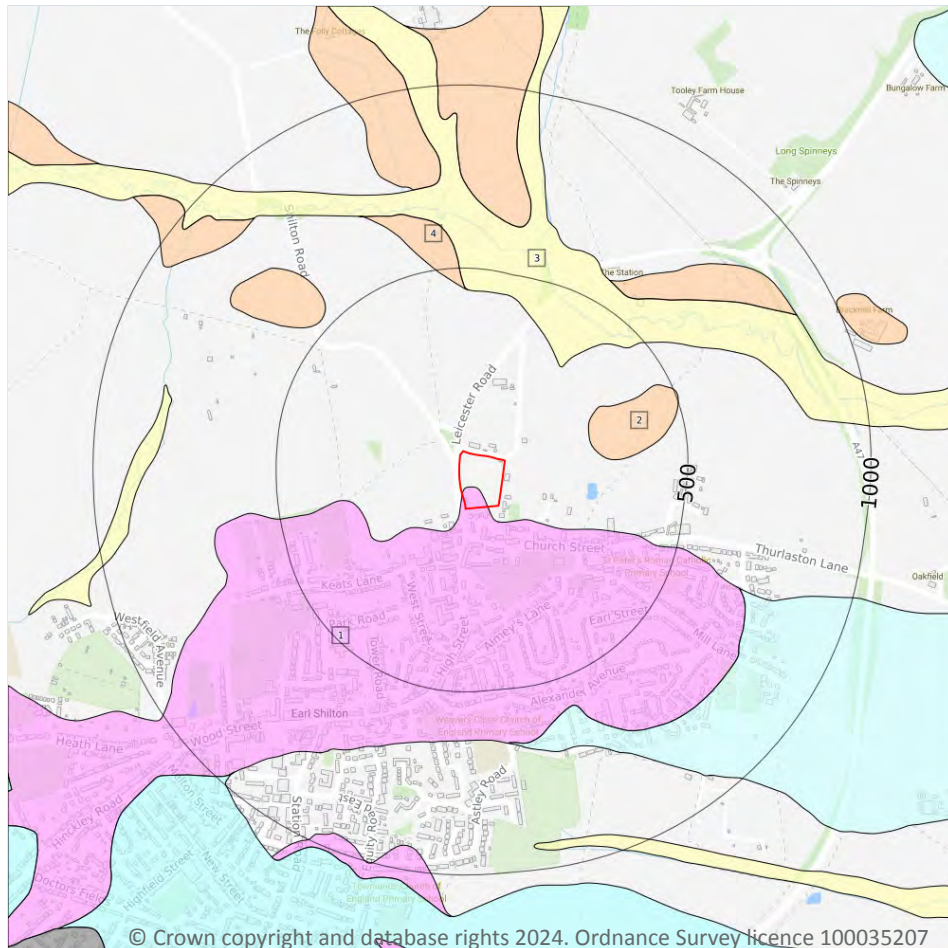
0

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.

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

4

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 65](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	WOSG-XSV	Wolston Sand And Gravel - Sand And Gravel	Sand And Gravel
2	239m E	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
3	298m NE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
4	442m N	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel



This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

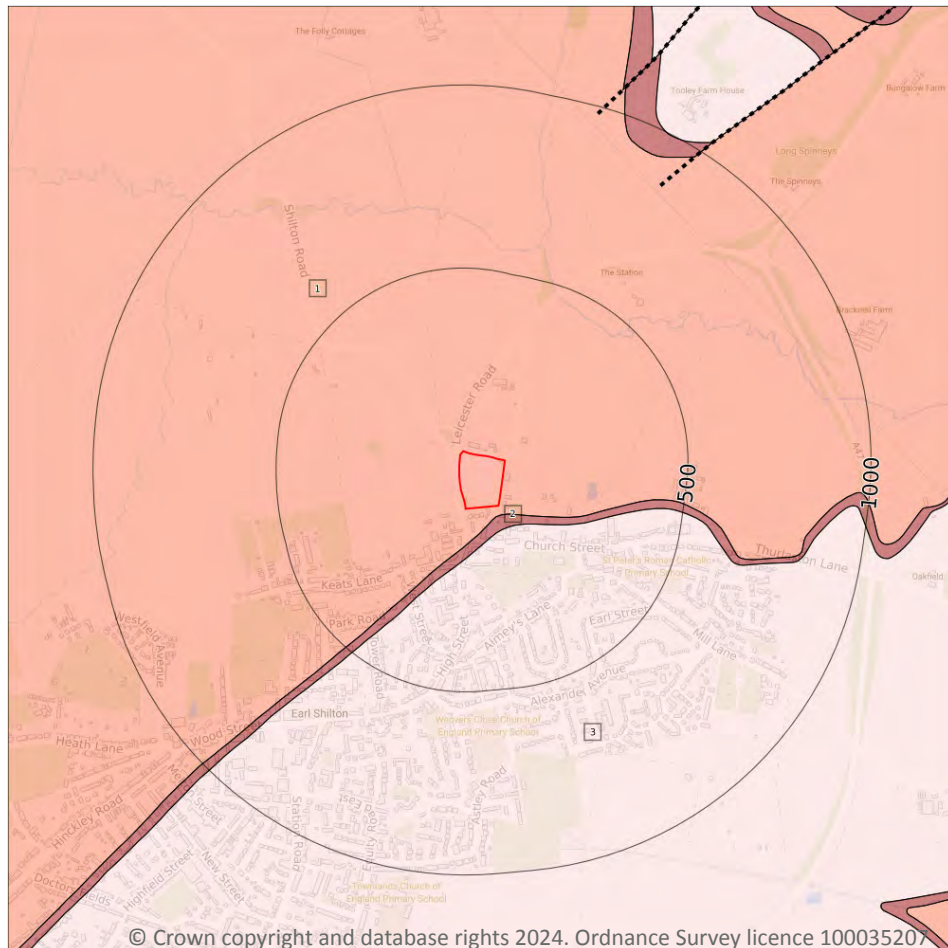
0

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

3

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 67 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	GUN-MDST	Gunthorpe Member - Mudstone	Ladinian Age - Anisian Age
2	26m SE	COT-SDST	Cotgrave Sandstone Member - Sandstone	Carnian Age
3	65m SE	EDW-MDST	Edwalton Member - Mudstone	Carnian Age

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

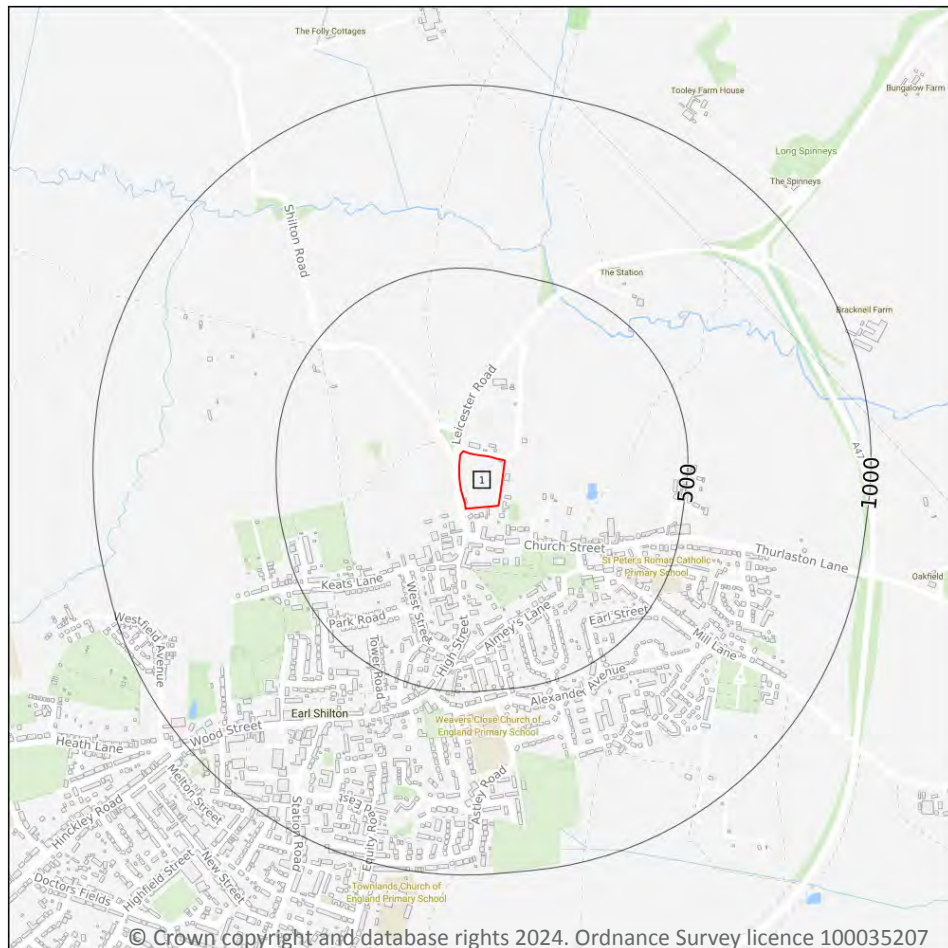
0

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.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- 1 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 69](#) >

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

15.2 Artificial and made ground (50k)

Records within 500m

0

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.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

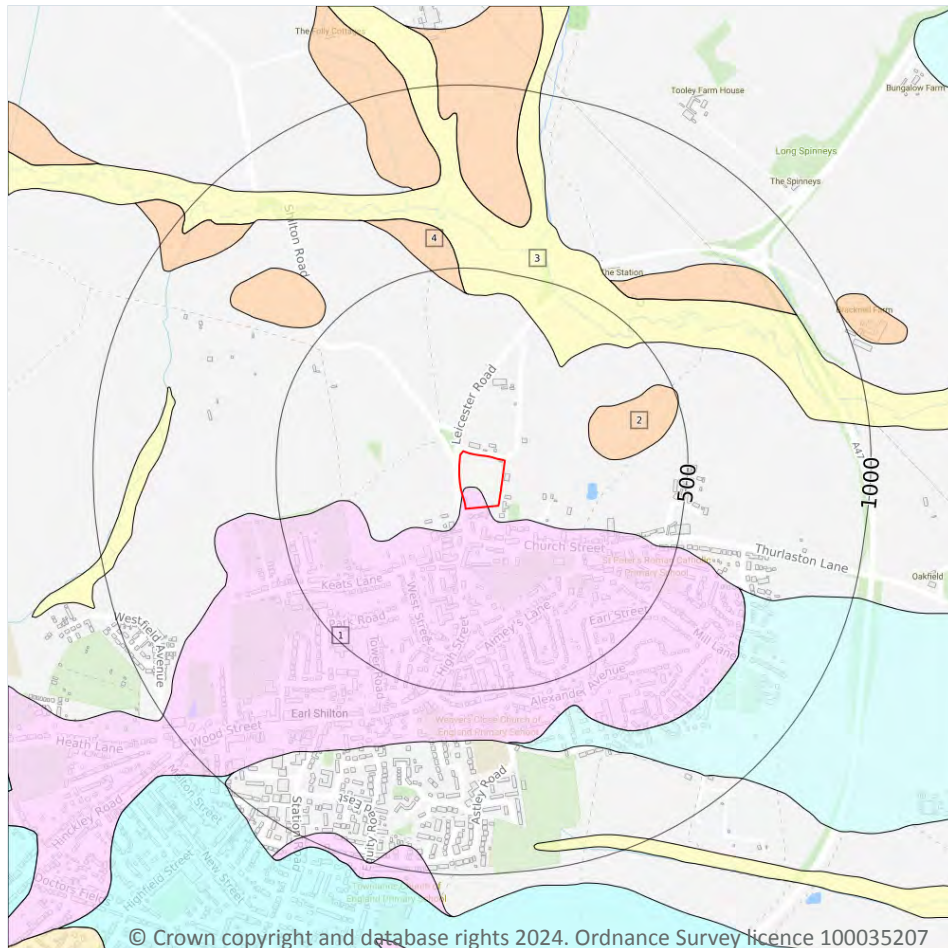
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial 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 - 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

4

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 71](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	WIGS-XSV	WIGSTON MEMBER	SAND AND GRAVEL
2	239m E	RTD2-XSV	RIVER TERRACE DEPOSITS, 2	SAND AND GRAVEL
3	299m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
4	430m N	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL



This data is sourced from the British Geological Survey.

15.5 Superficial 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 any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High

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

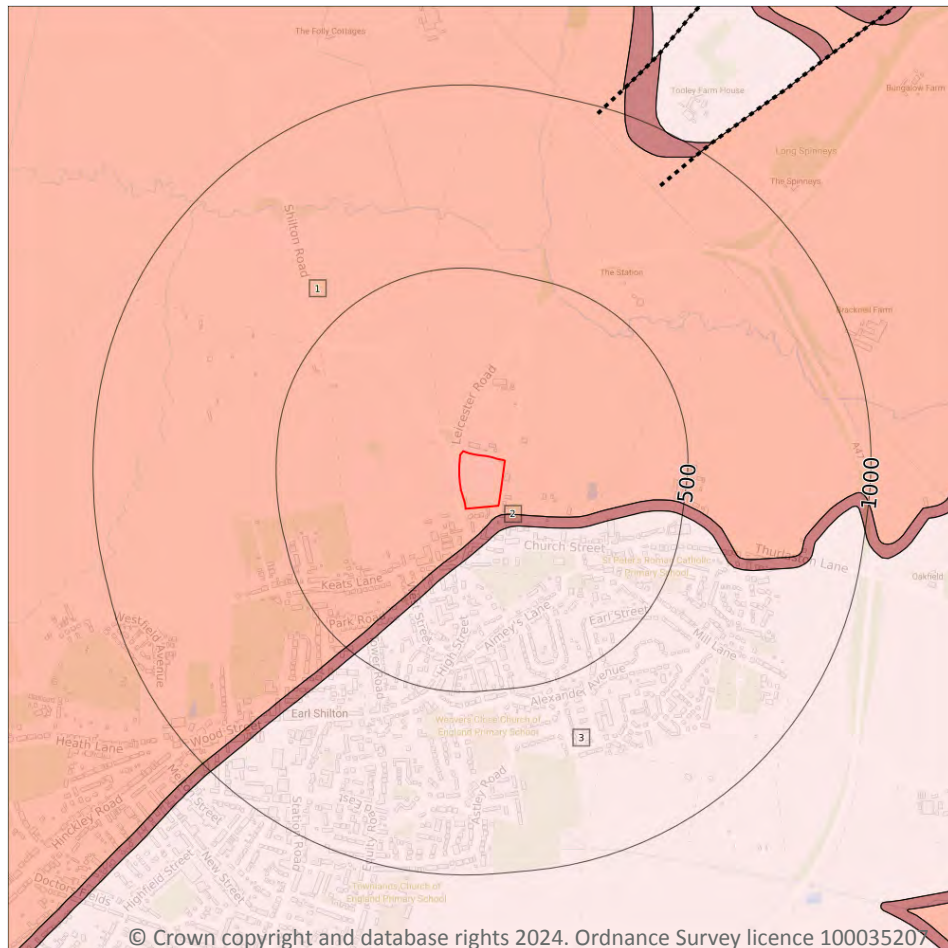
0

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

3

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 73 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	GUN-MDST	GUNTORPE MEMBER - MUDSTONE	ANISIAN
2	26m SE	COT-SDST	COTGRAVE SANDSTONE MEMBER - SANDSTONE	CARNIAN
3	65m SE	EDW-MDST	EDWALTON MEMBER - MUDSTONE	CARNIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock 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 bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Low
26m SE	Fracture	High	Moderate

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

16.1 BGS Boreholes

Records within 250m

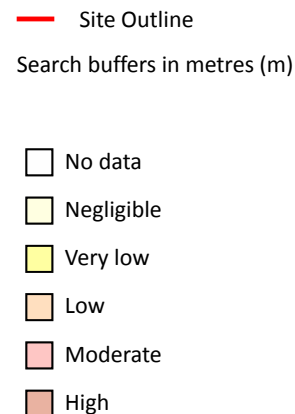
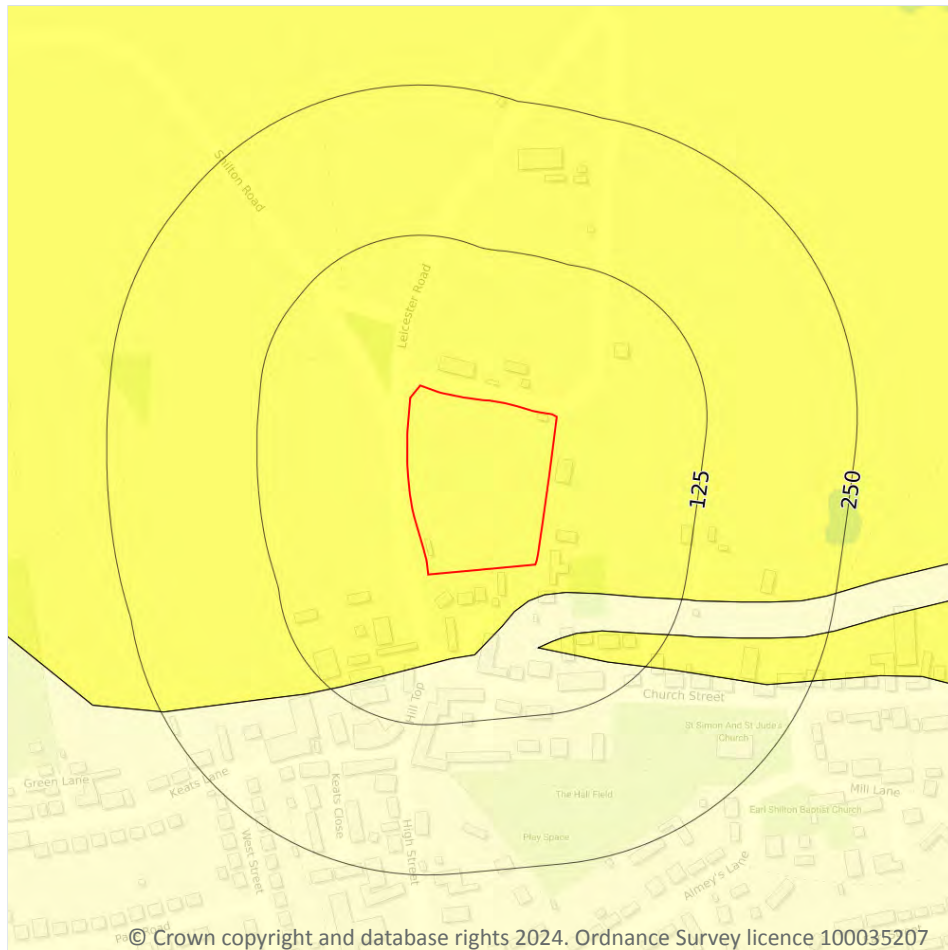
0

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.

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

2

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).

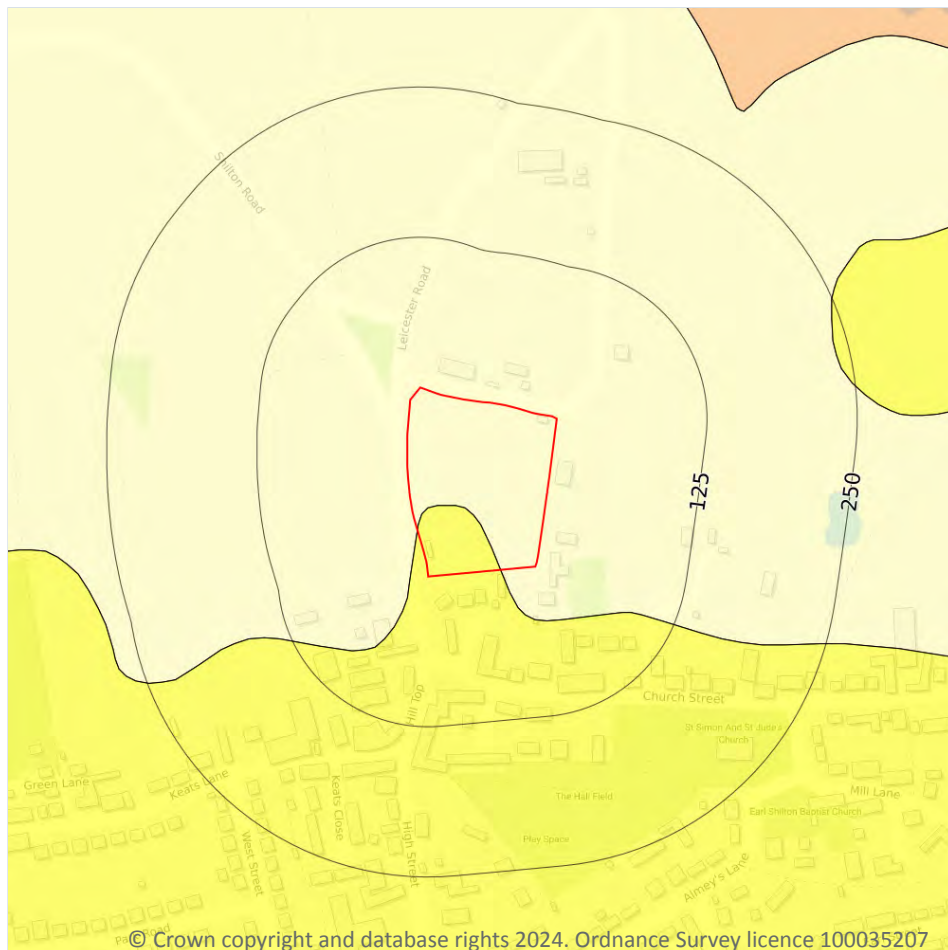
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 76 >](#)

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.
26m SE	Negligible	Ground conditions predominantly non-plastic.

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

2

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 77 >](#)

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.

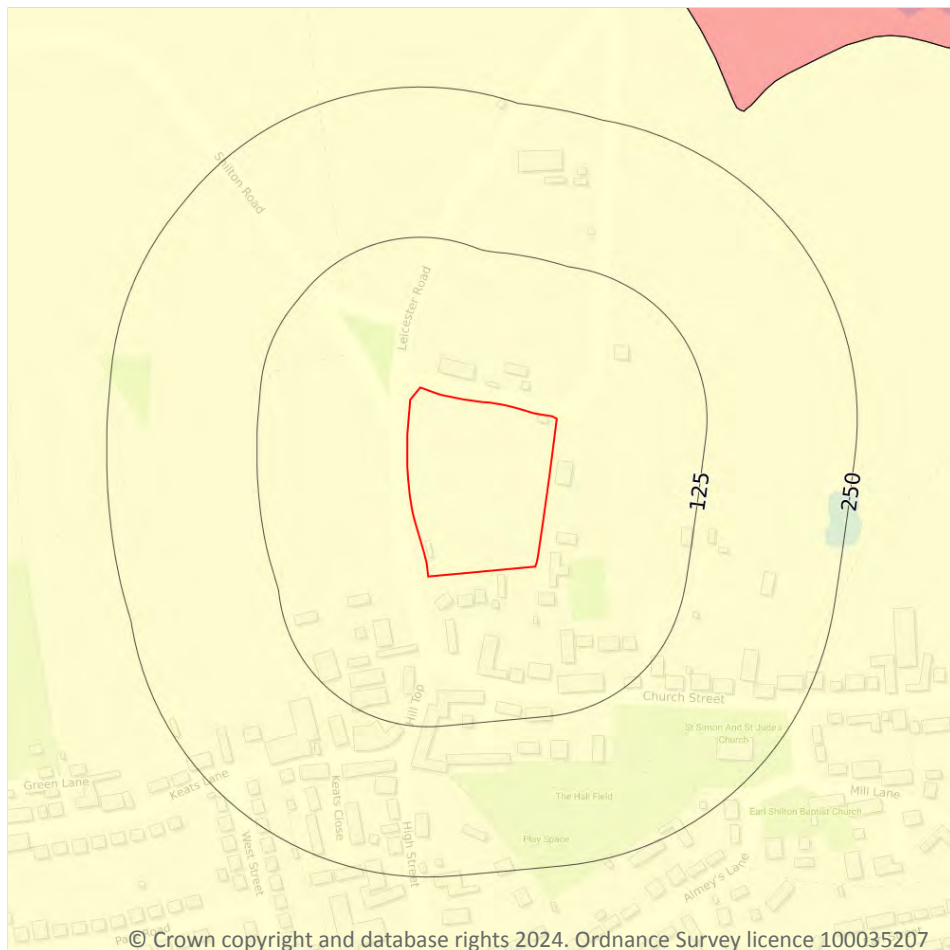


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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.

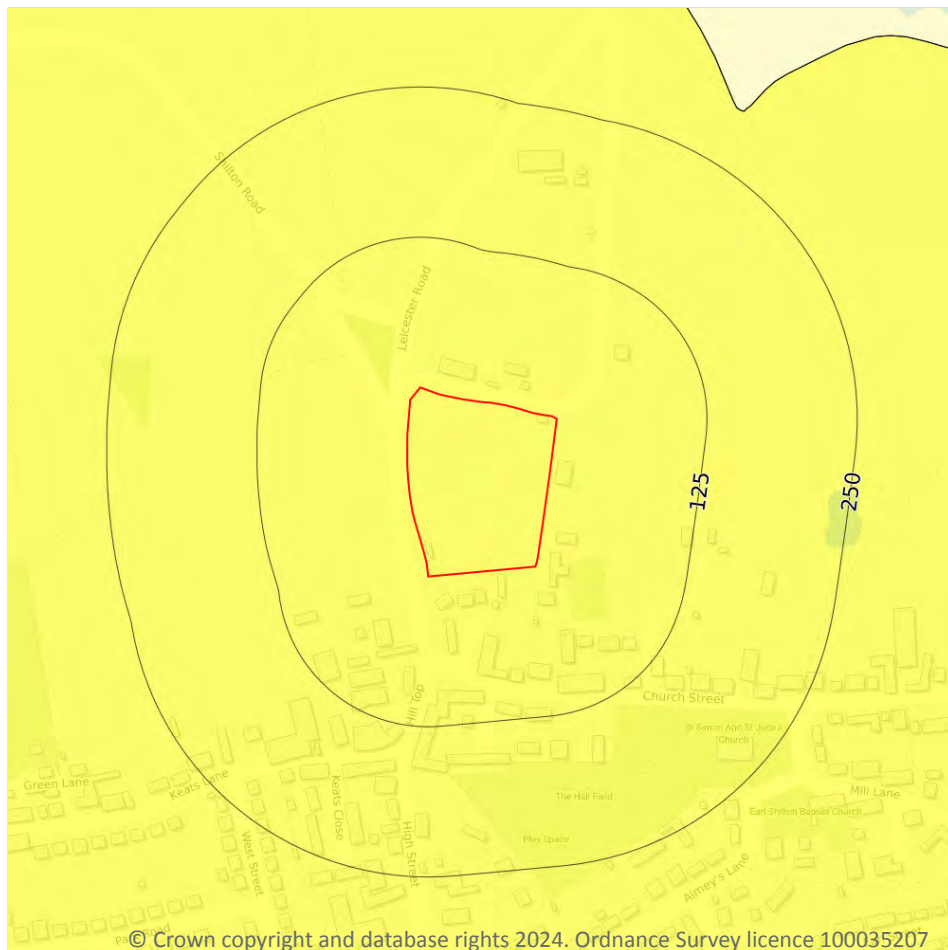
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 79 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

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.

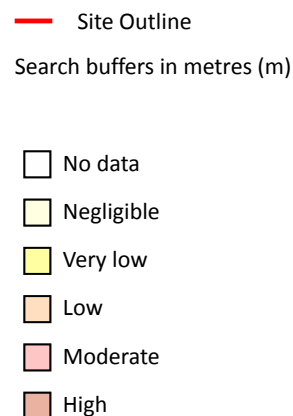
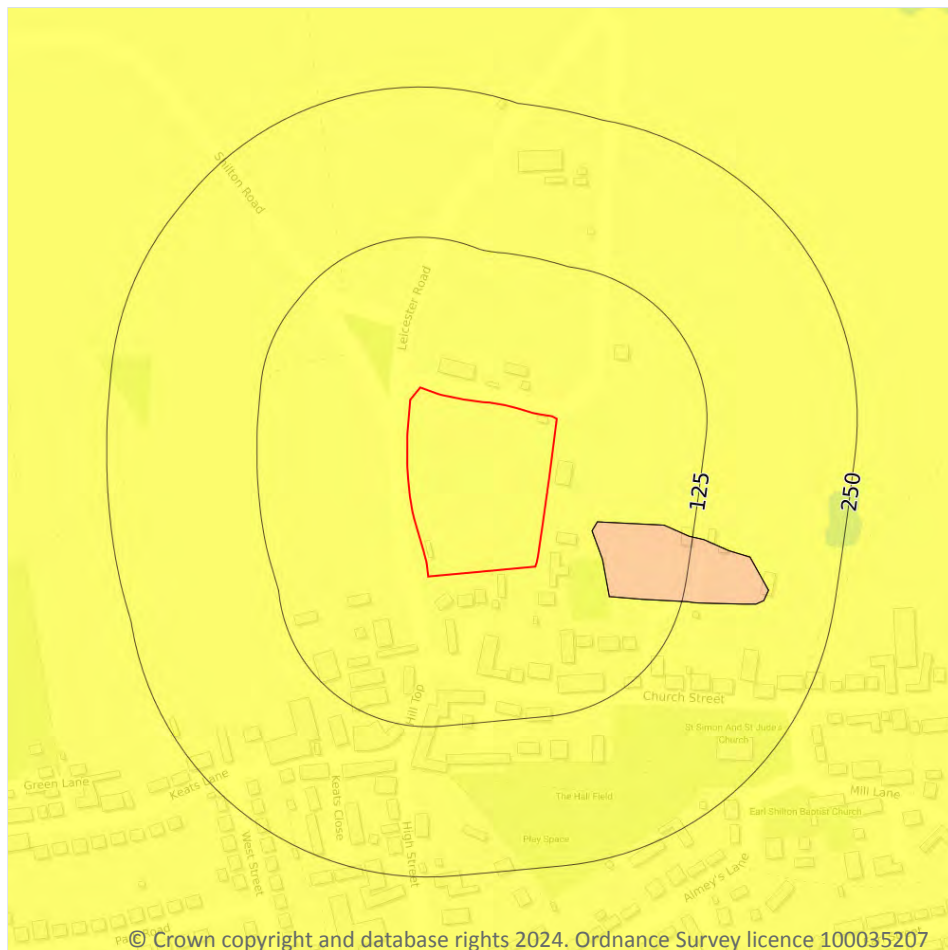
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 80](#) >

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



17.5 Landslides

Records within 50m

2

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 81](#) >

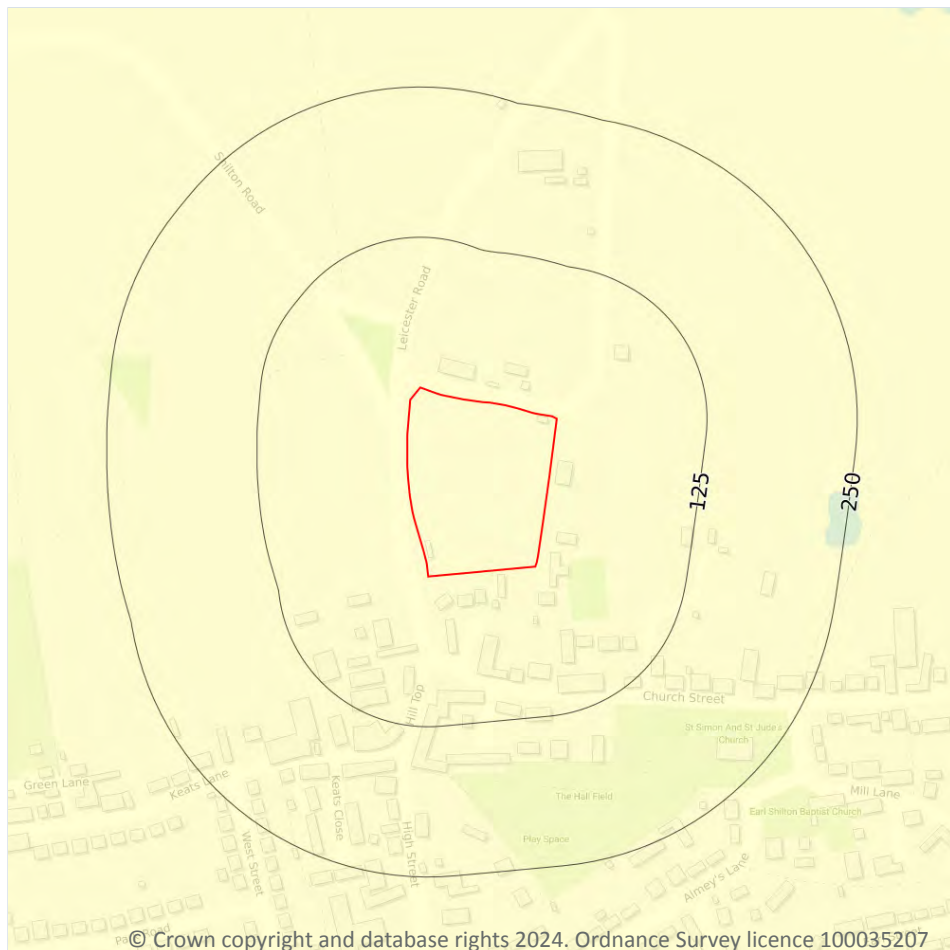
Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

Location	Hazard rating	Details
41m SE	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

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 83](#)

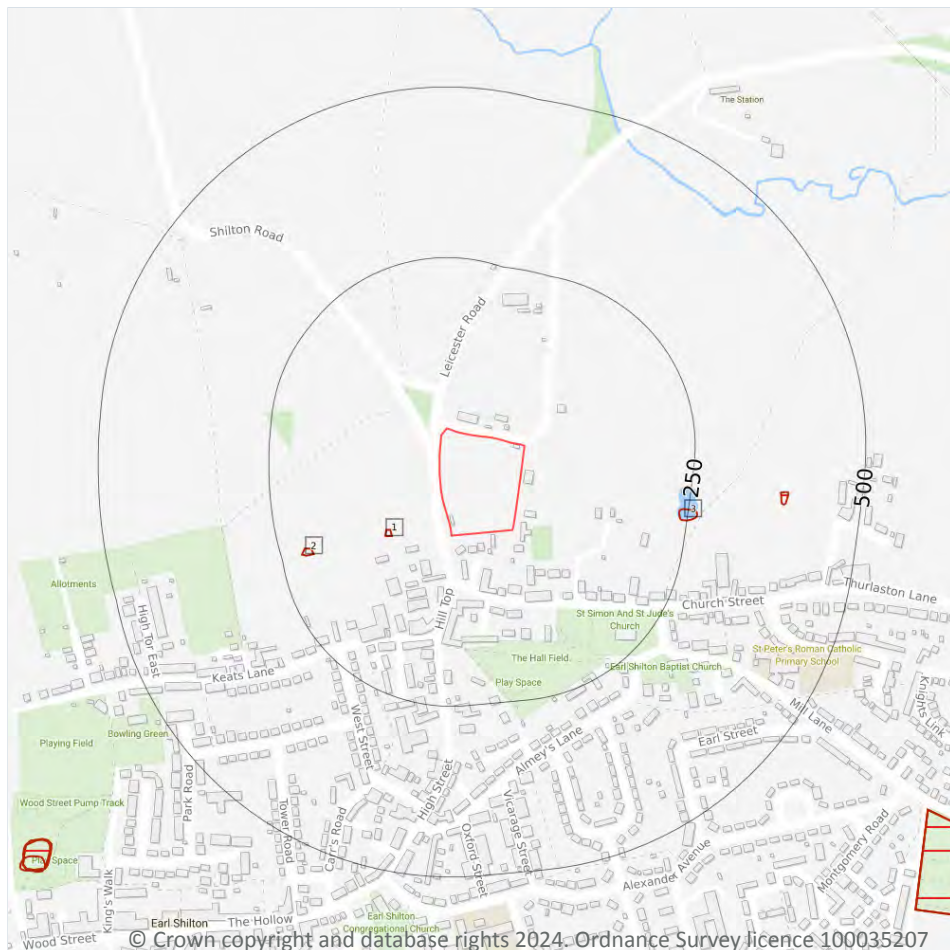
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

0

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.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

3

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 85 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
1	86m SW	Pond	1904	1:10560
2	204m SW	Pond	1904	1:10560
3	237m E	Pond	1904	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is 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

0

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

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**0**

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

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.

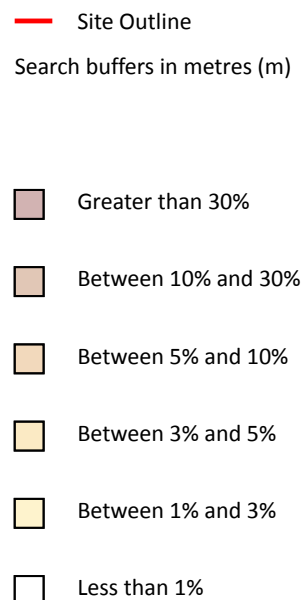
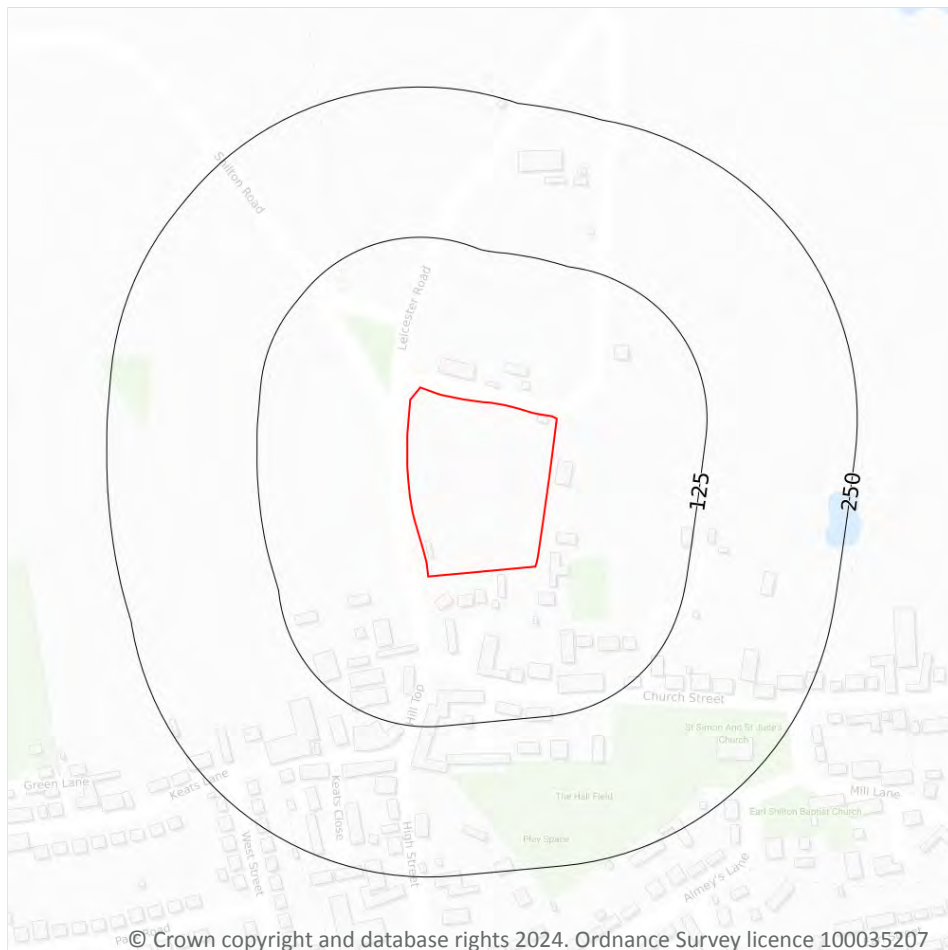
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 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 92](#) >

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

7

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	20 - 40 mg/kg	15 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
1m NW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
29m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
39m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
41m SE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
43m SE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	20 - 40 mg/kg	15 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

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	0
---------------------	---

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.

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

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

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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Client Ref: GE22500 PO-7394
Report Ref: GS-T6B-VSS-DZP-FYL
Grid Ref: 446909, 298420

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1903/
Revised 1903/
Edition N/A/
Copyright N/A/
Levelled N/A

Surveyed 1903/
Revised 1903/
Edition N/A/
Copyright N/A/
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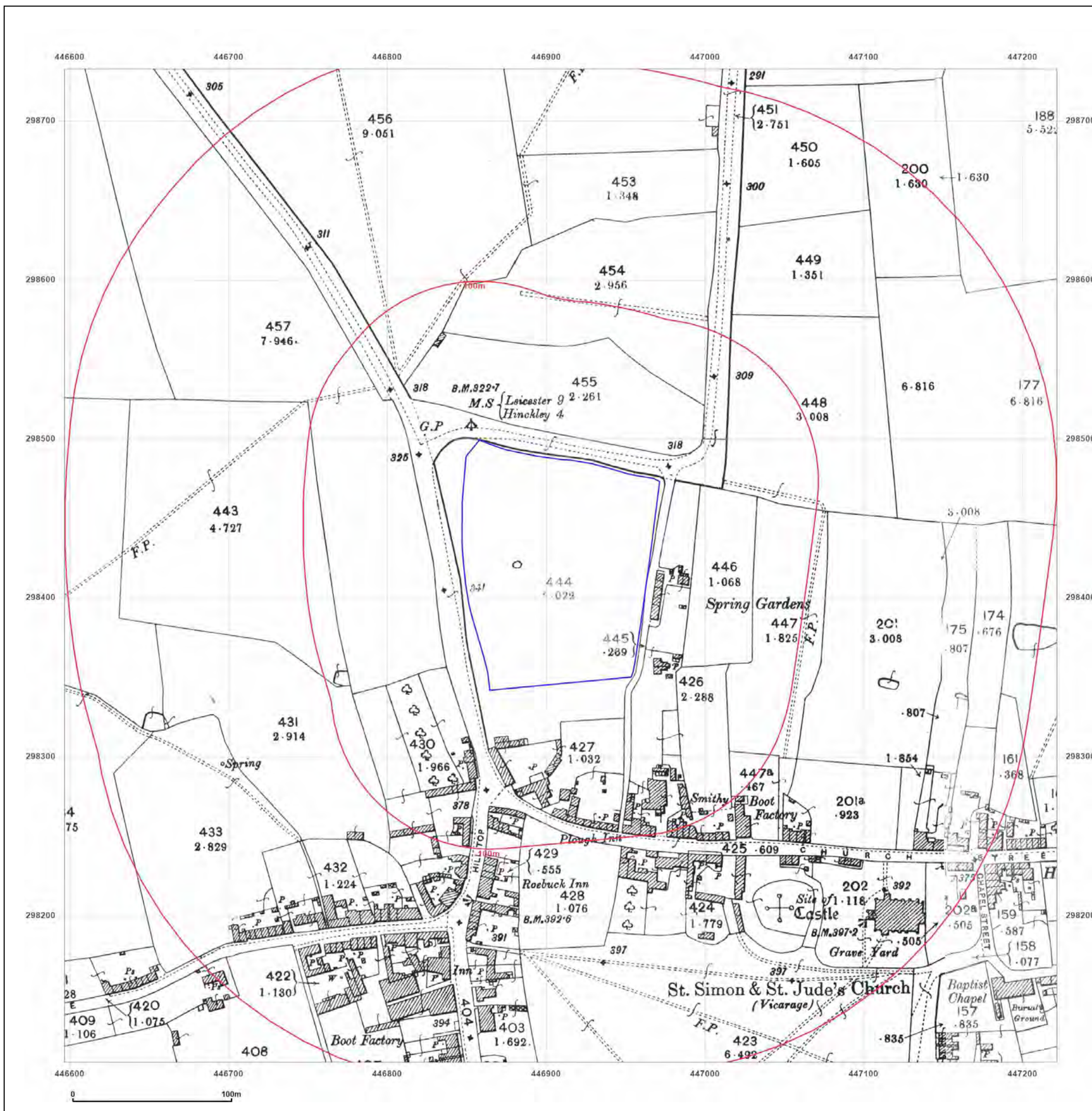


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Grid Ref: 446909, 298420

Map Name: County Series

Map date: 1916-1917

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1916
Edition N/A
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Surveyed 1917
Revised 1917
Edition N/A
Copyright N/A
Levelled N/A

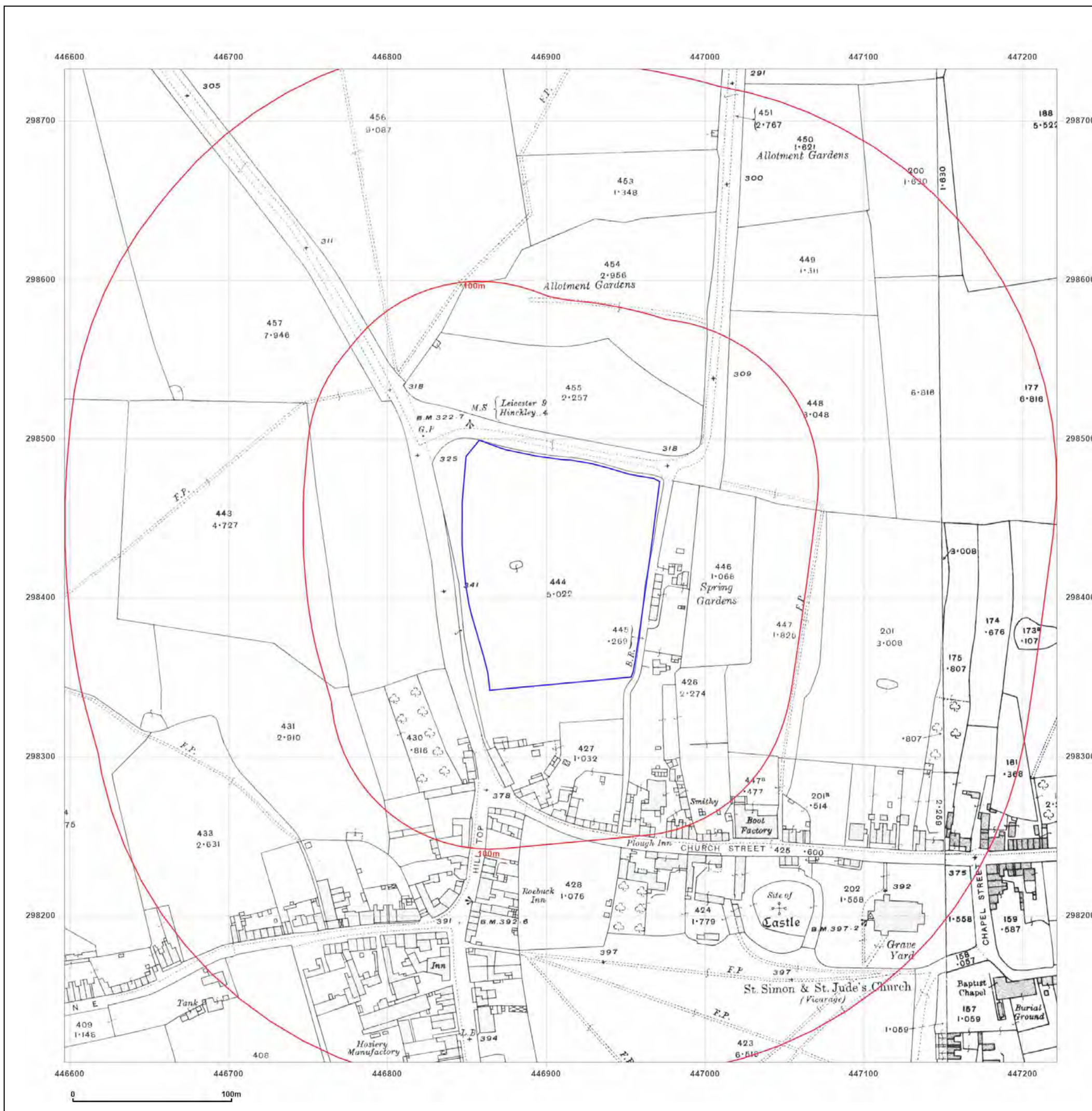


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Grid Ref: 446909, 298420

Map Name: National Grid

Map date: 1962

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1962
Edition N/A
Copyright 1964
Levelled 1945

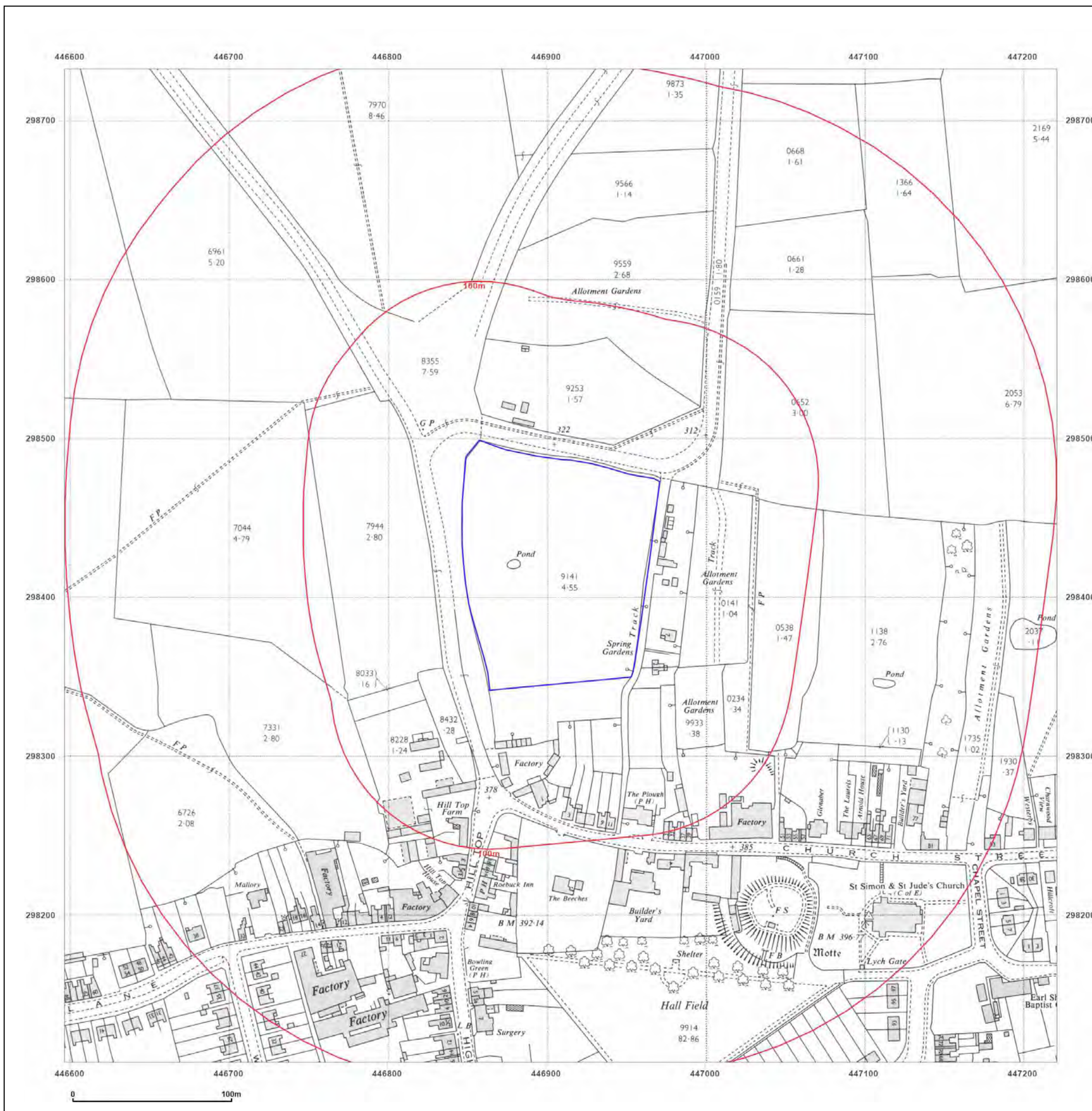


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Grid Ref: 446909, 298420

Map Name: National Grid

Map date: 1964

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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Surveyed N/A
Revised N/A
Edition N/A
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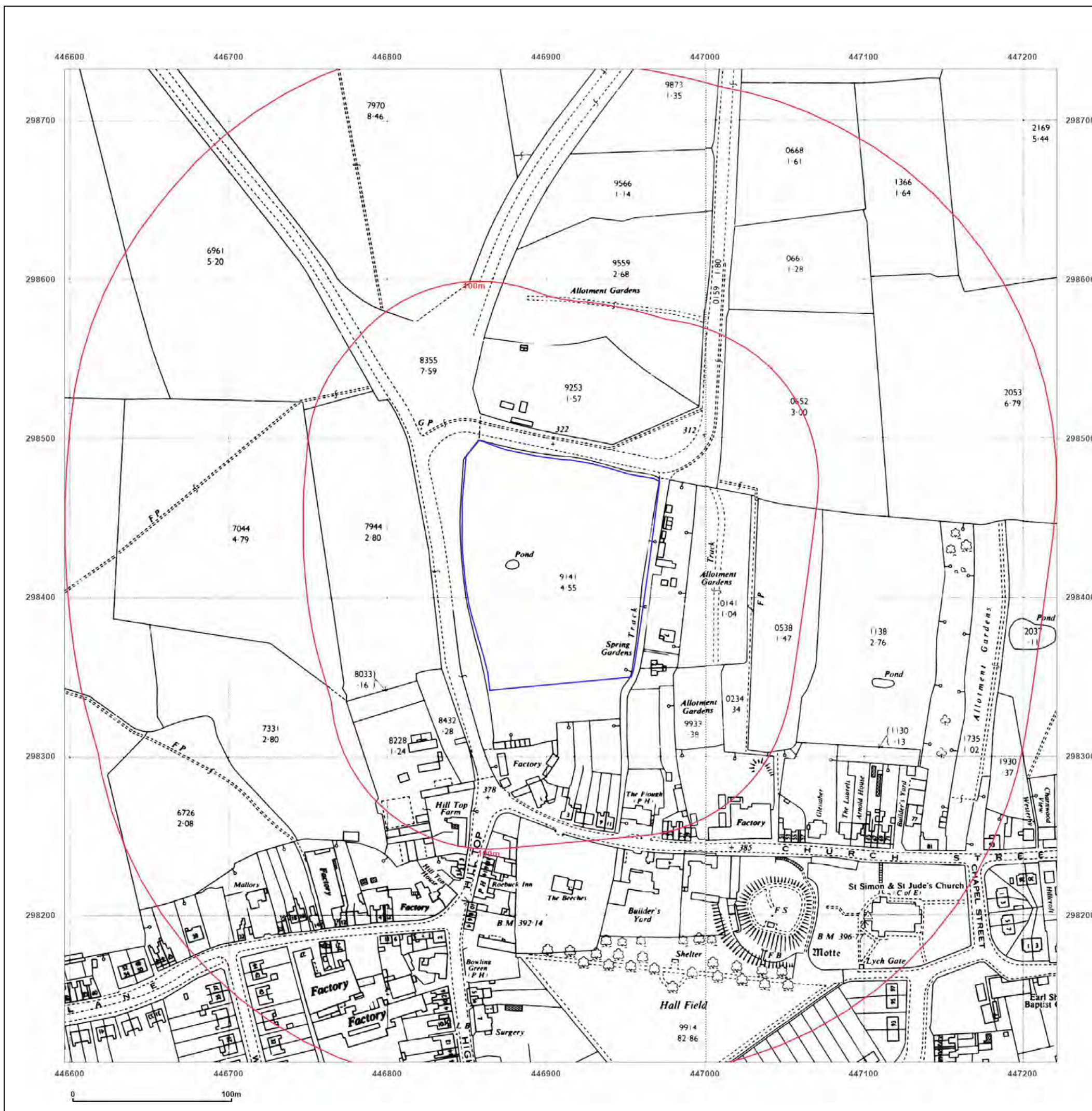


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Report Ref: GS-T6B-VSS-DZP-FYL
Grid Ref: 446909, 298420

Map Name: National Grid

Map date: 1978

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1978
Revised 1978
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

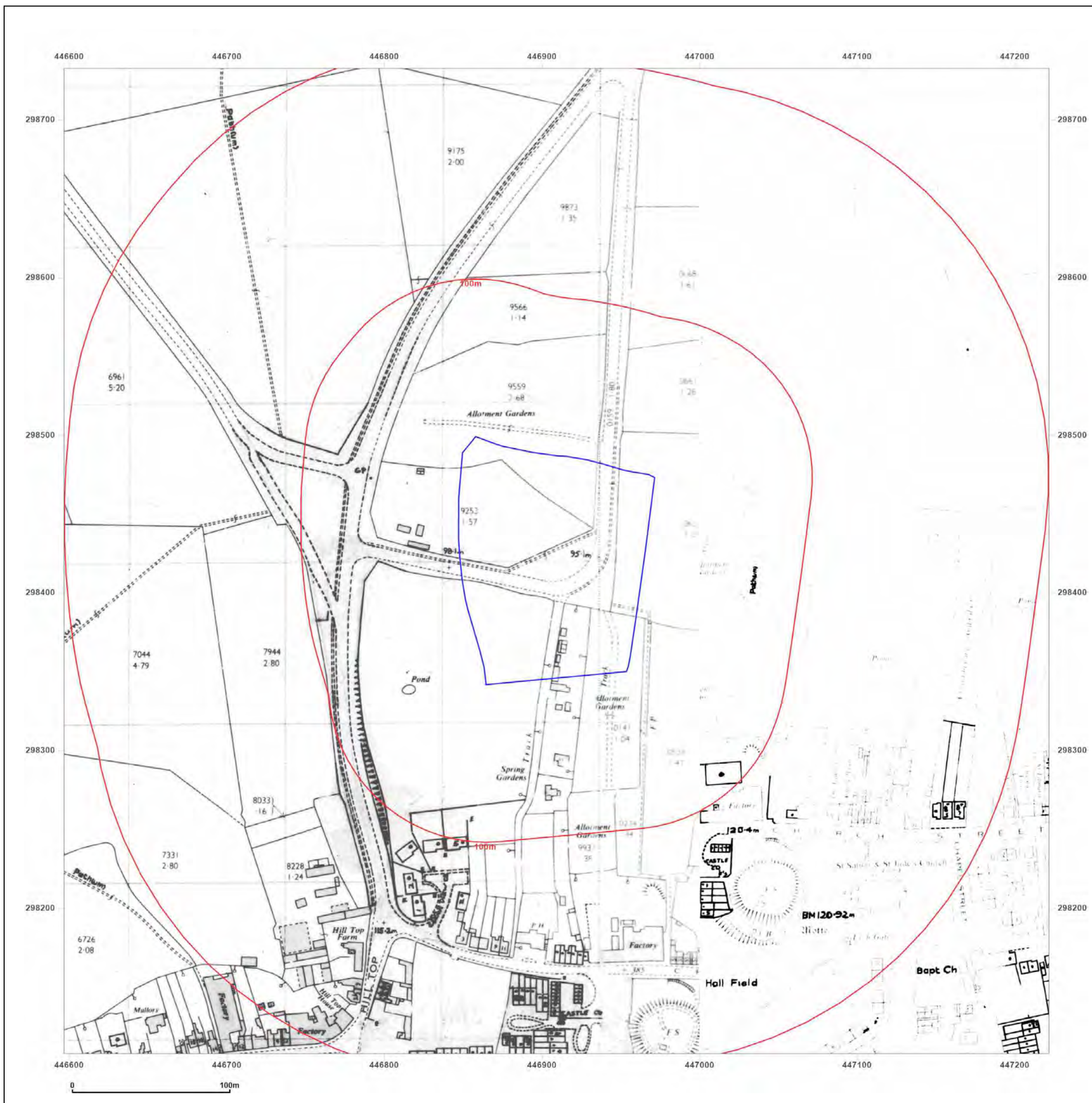


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Report Ref: GS-T6B-VSS-DZP-FYL
Grid Ref: 446909, 298420

Map Name: National Grid

Map date: 1984

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1984
Revised 1984
Edition N/A
Copyright 1985
Levelled 1964

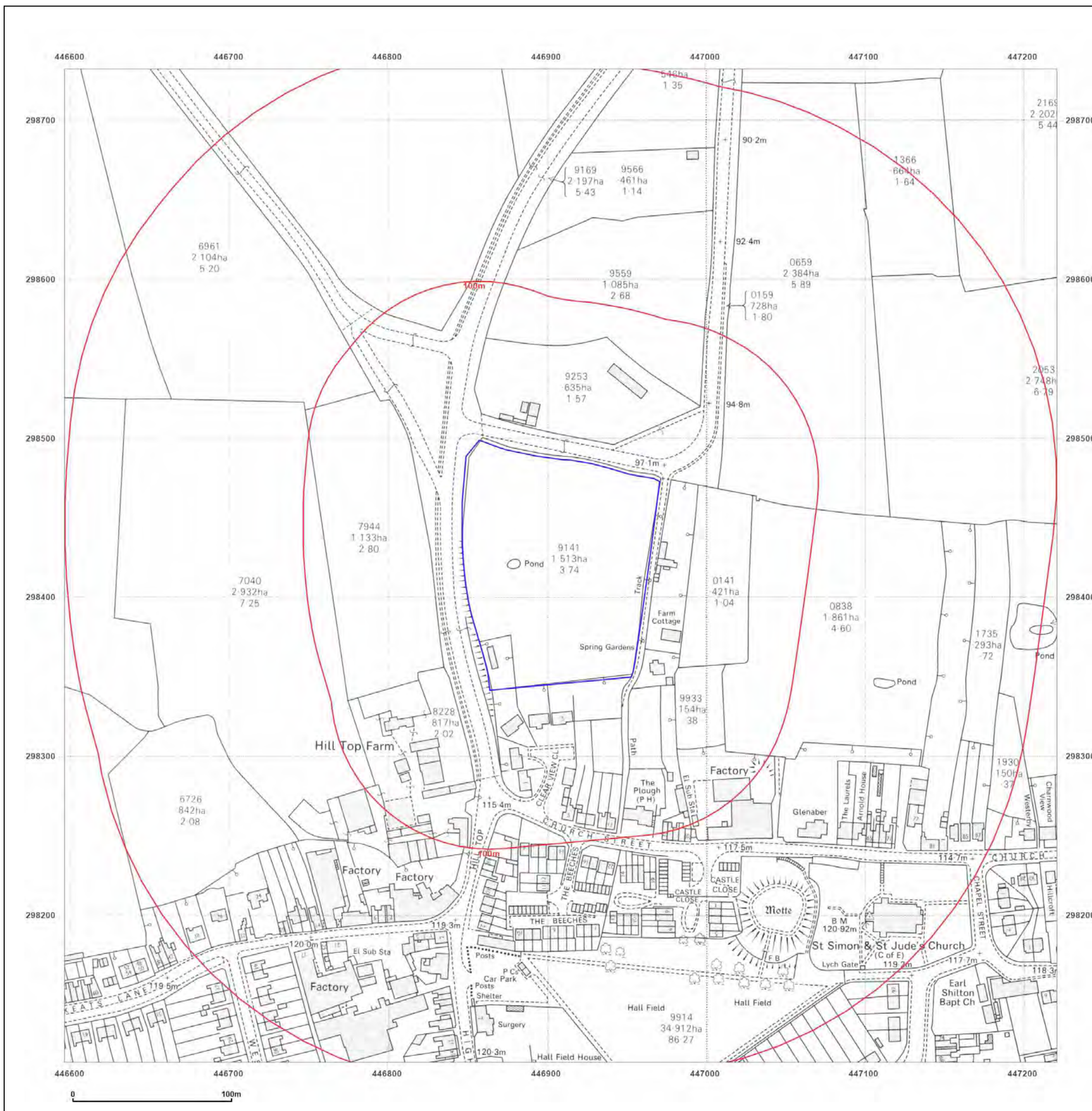


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Grid Ref: 446909, 298420

Map Name: National Grid

Map date: 1986-1991

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1963
Revised 1984
Edition N/A
Copyright 1991
Levelled 1963

Surveyed 1964
Revised 1986
Edition N/A
Copyright 1991
Levelled 1964

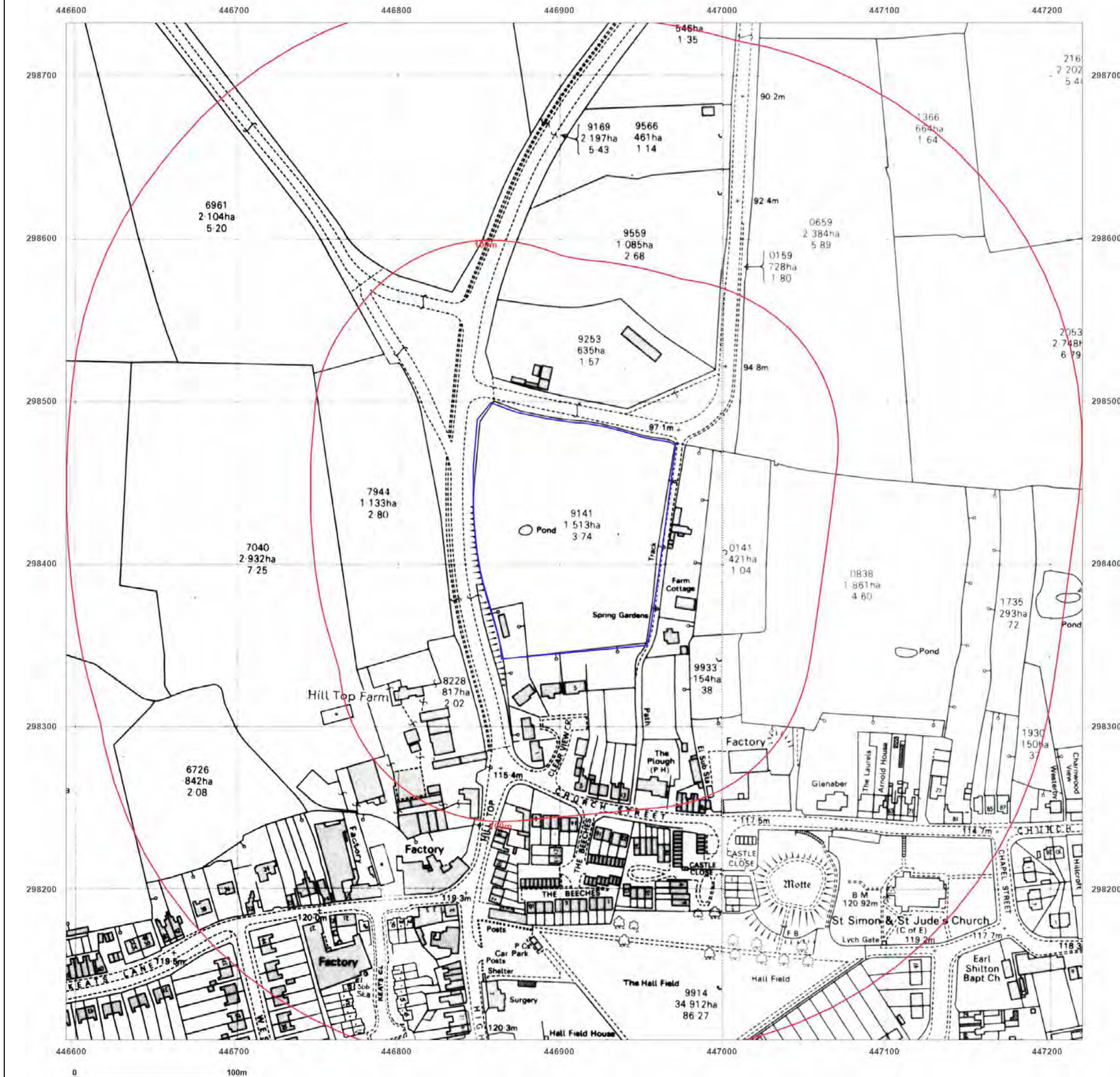


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Report Ref: GS-T6B-VSS-DZP-FYL
Grid Ref: 446909, 298420

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Client Ref: GE22500 PO-7394
Report Ref: GS-T6B-VSS-DZP-FYL
Grid Ref: 446909, 298420

Map Name: County Series

Map date: 1885-1886

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
Revised 1885
Edition N/A
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Surveyed 1886
Revised 1886
Edition N/A
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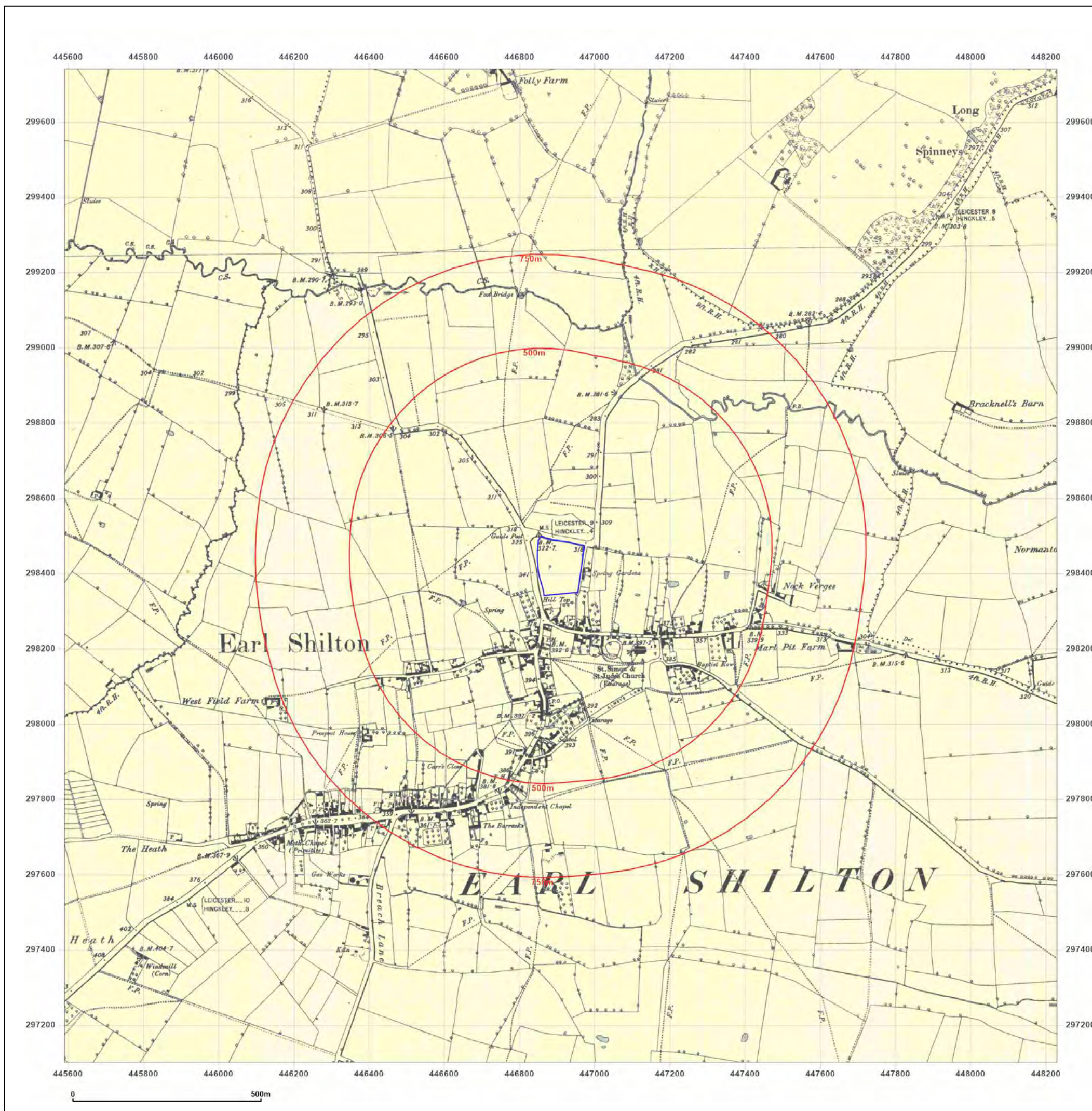


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Grid Ref: 446909, 298420

Map Name: County Series

Map date: 1903-1904

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
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Surveyed 1886
Revised 1904
Edition N/A
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Levelled N/A

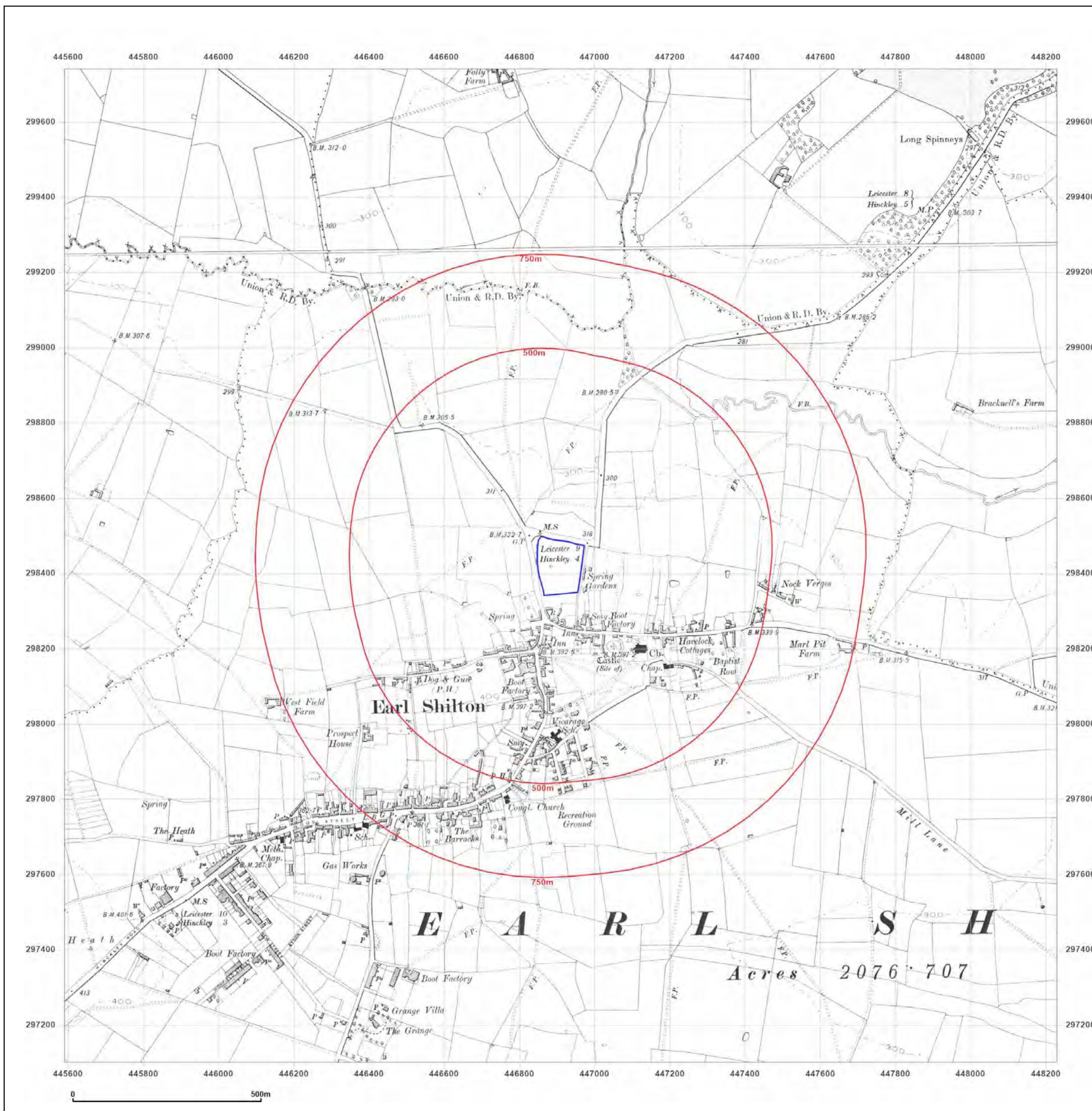


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Grid Ref: 446909, 298420

Map Name: County Series

Map date: 1914

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1886
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Edition N/A
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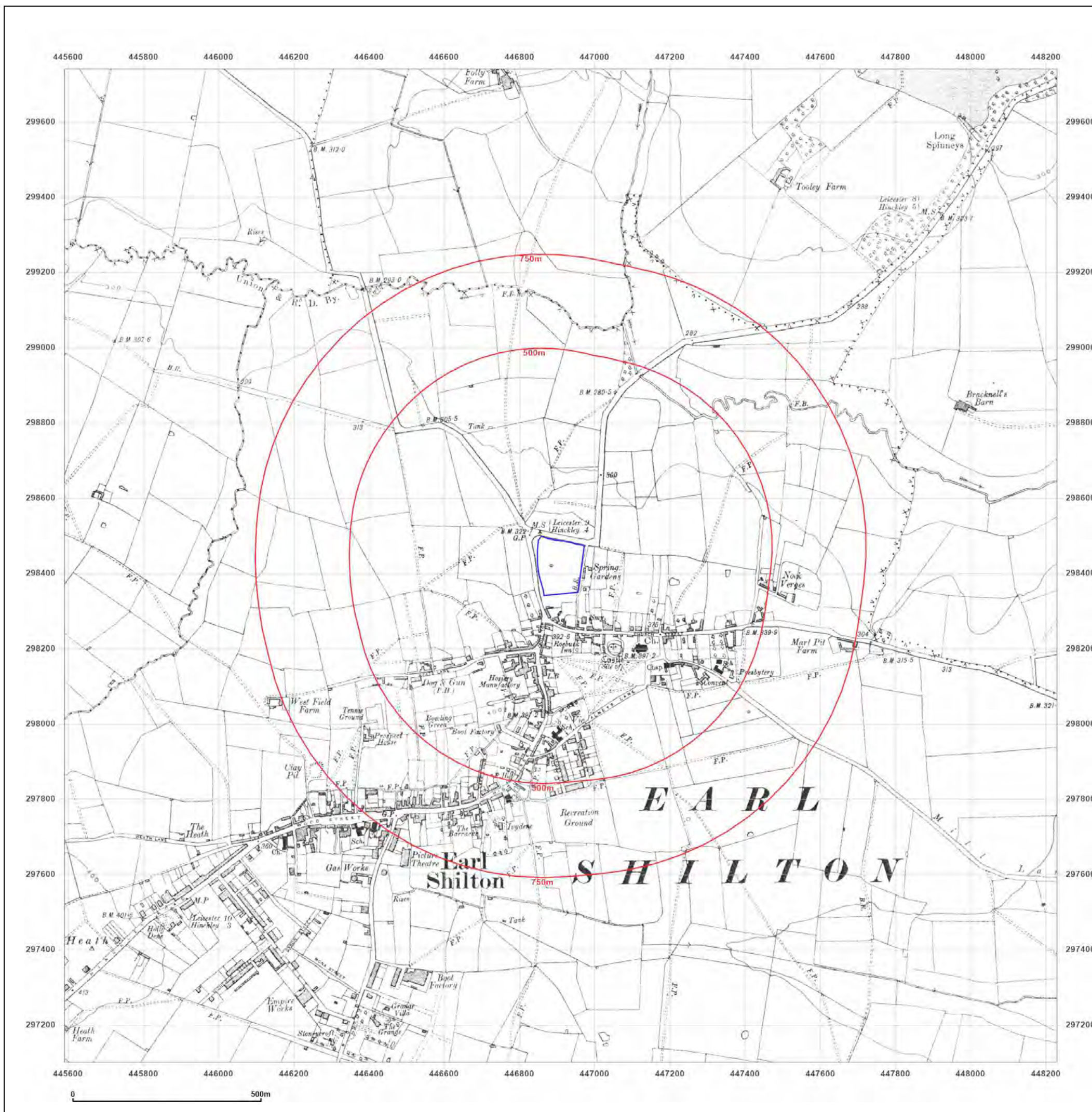


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Grid Ref: 446909, 298420

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1886
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

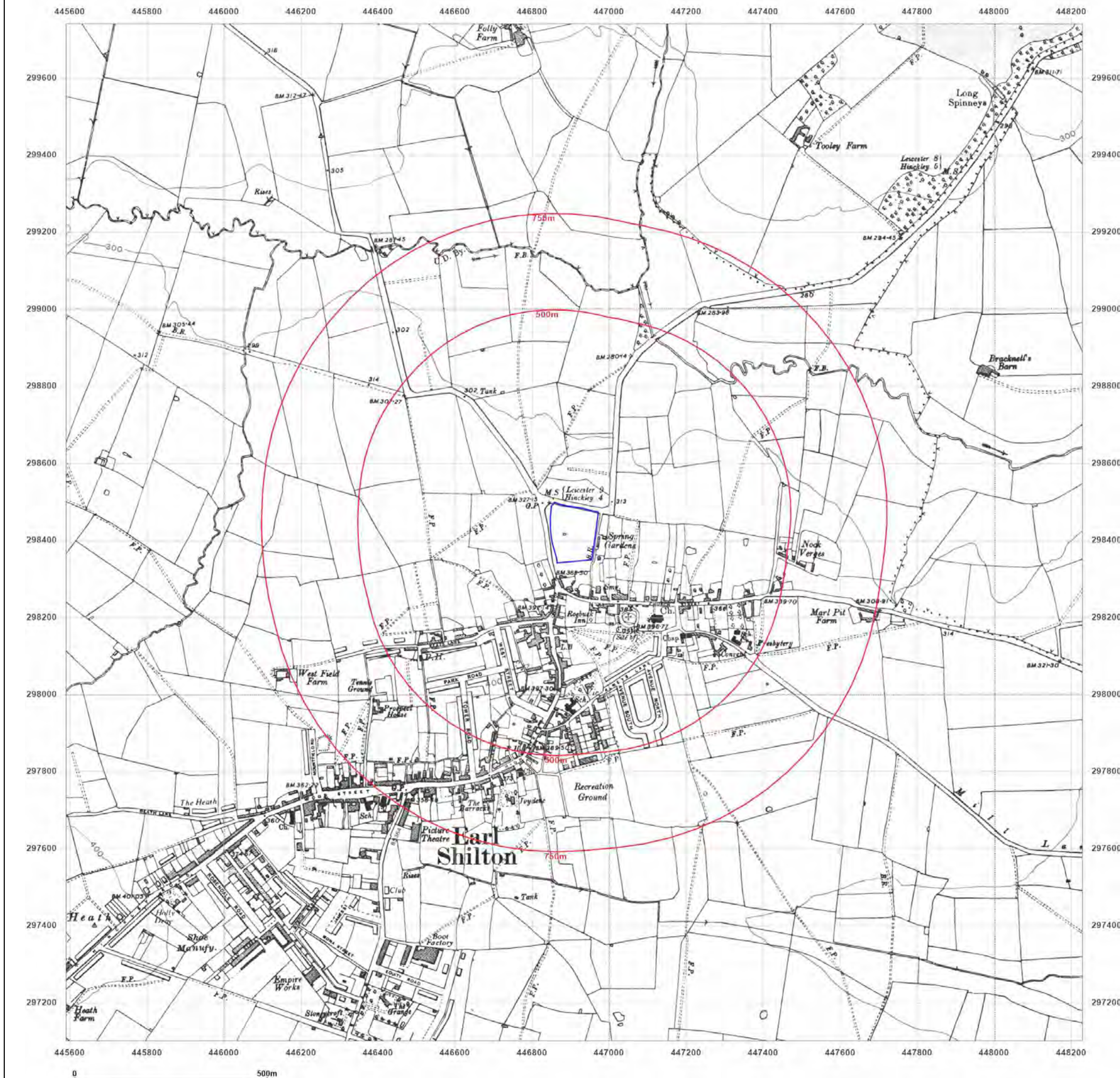


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Grid Ref: 446909, 298420

Map Name: Provisional

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

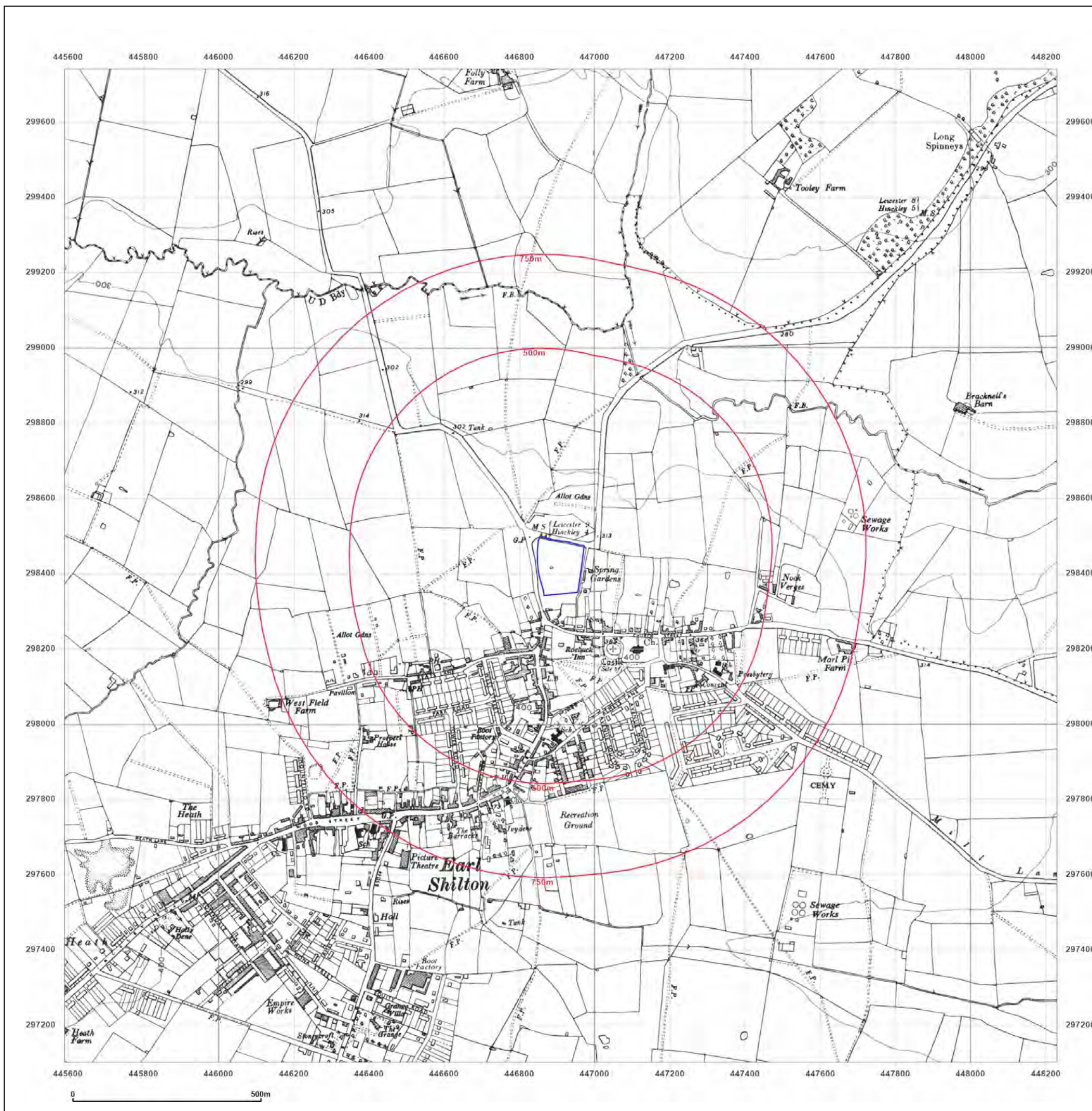


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Grid Ref: 446909, 298420

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

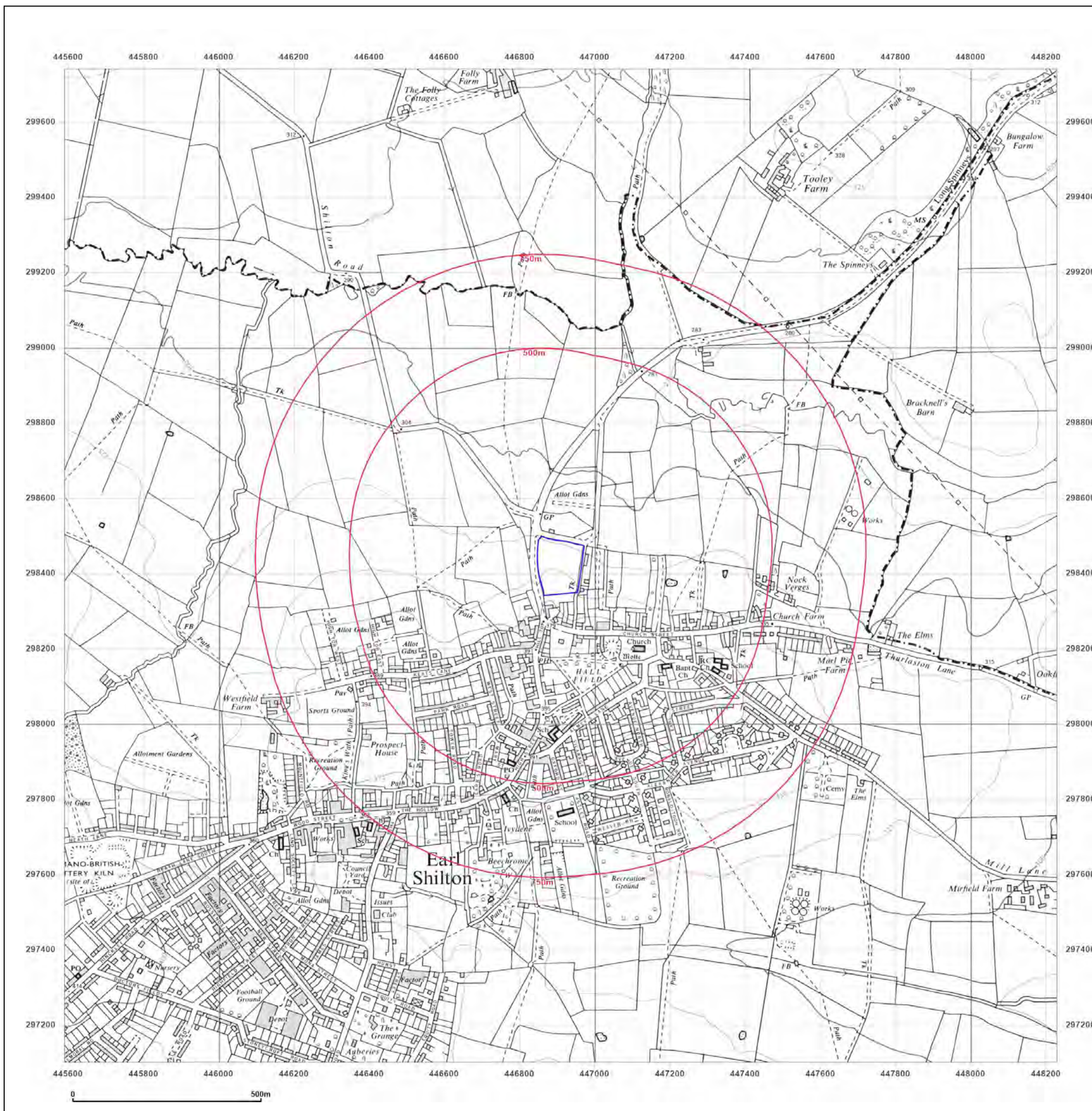


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Grid Ref: 446909, 298420

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
Revised 1980
Edition N/A
Copyright 1980
Levelled 1965

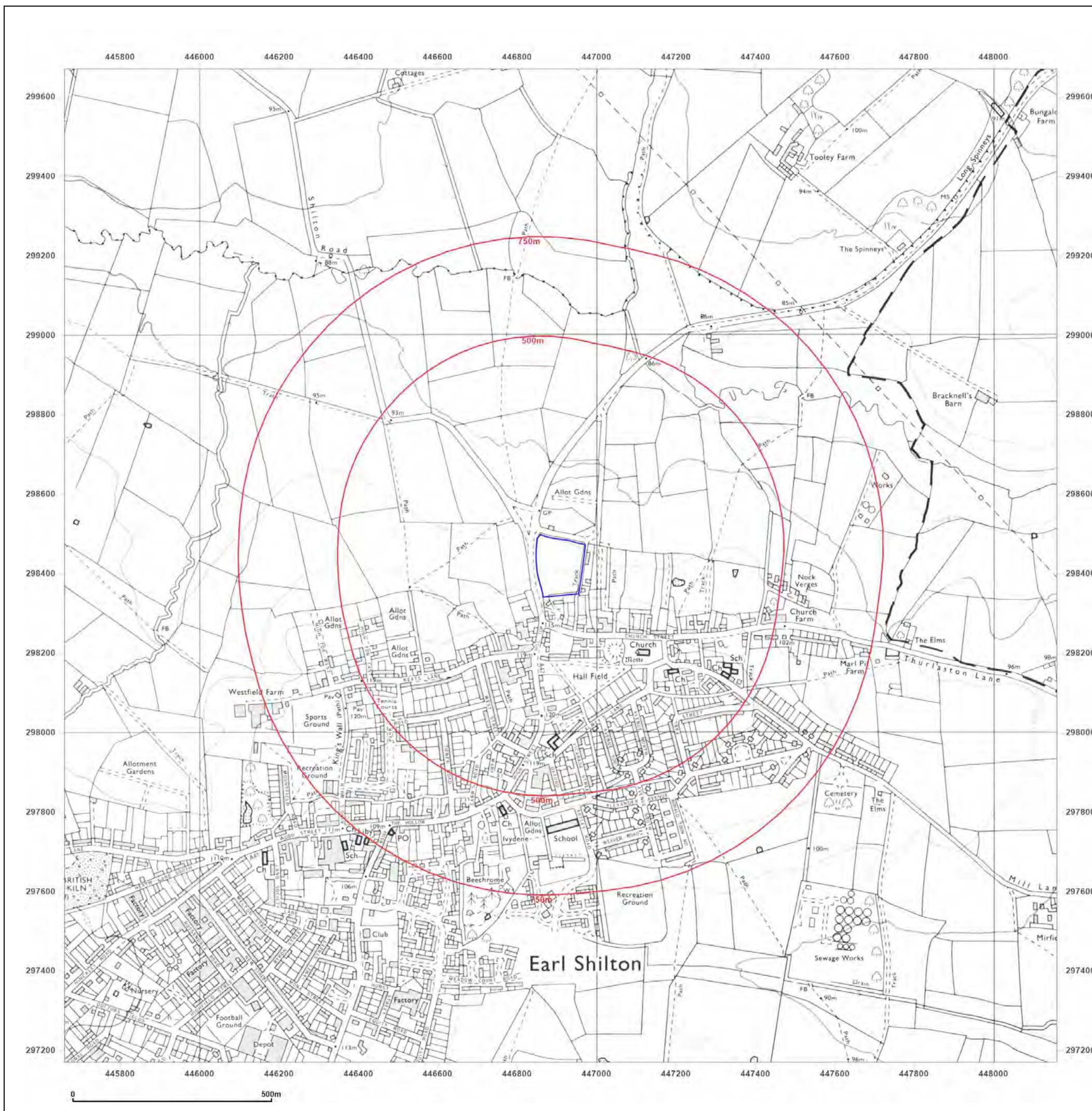


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Report Ref: GS-T6B-VSS-DZP-FYL
Grid Ref: 446909, 298420

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

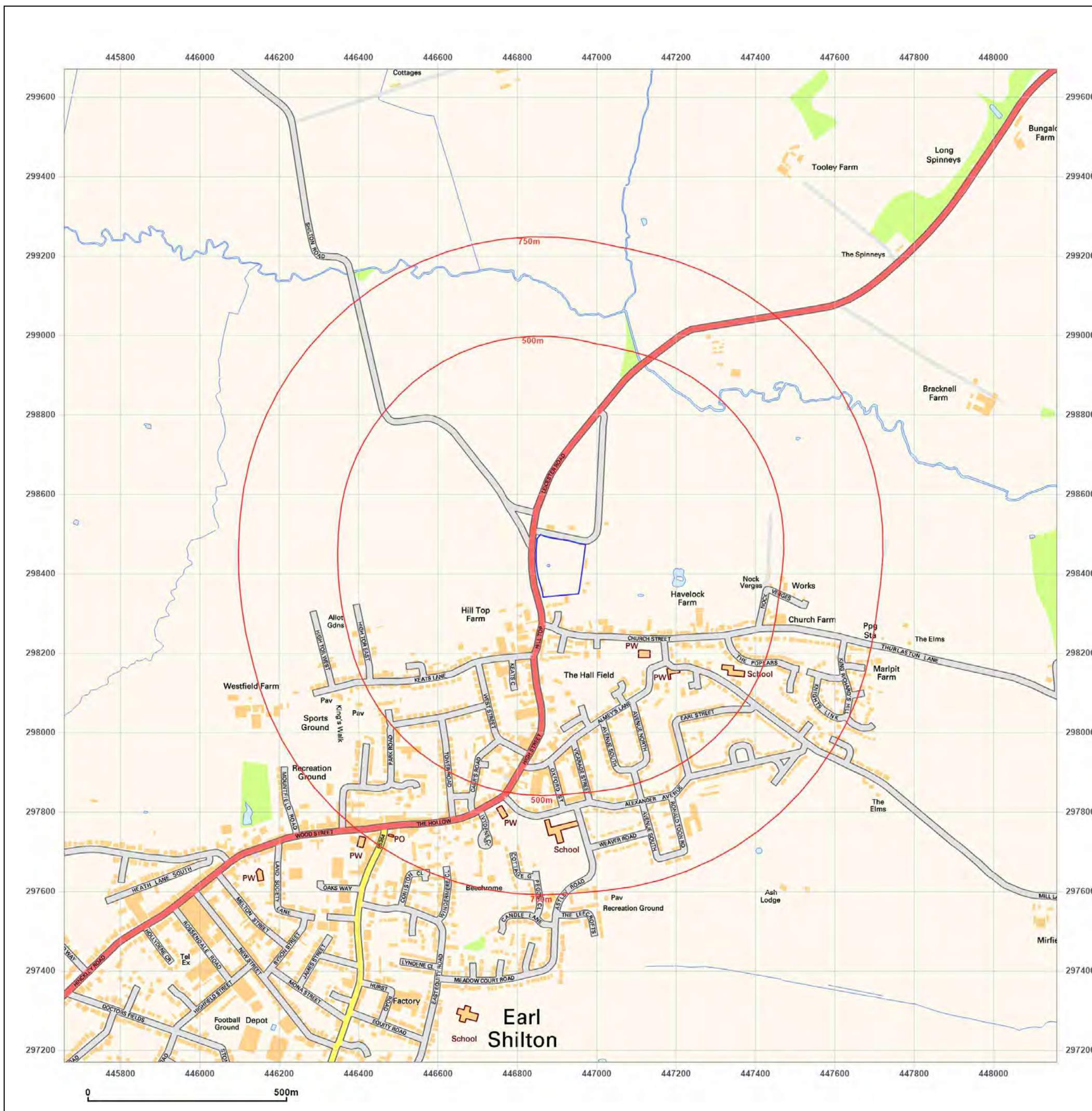


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Client Ref: GE22500 PO-7394
Report Ref: GS-T6B-VSS-DZP-FYL
Grid Ref: 446909, 298420

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

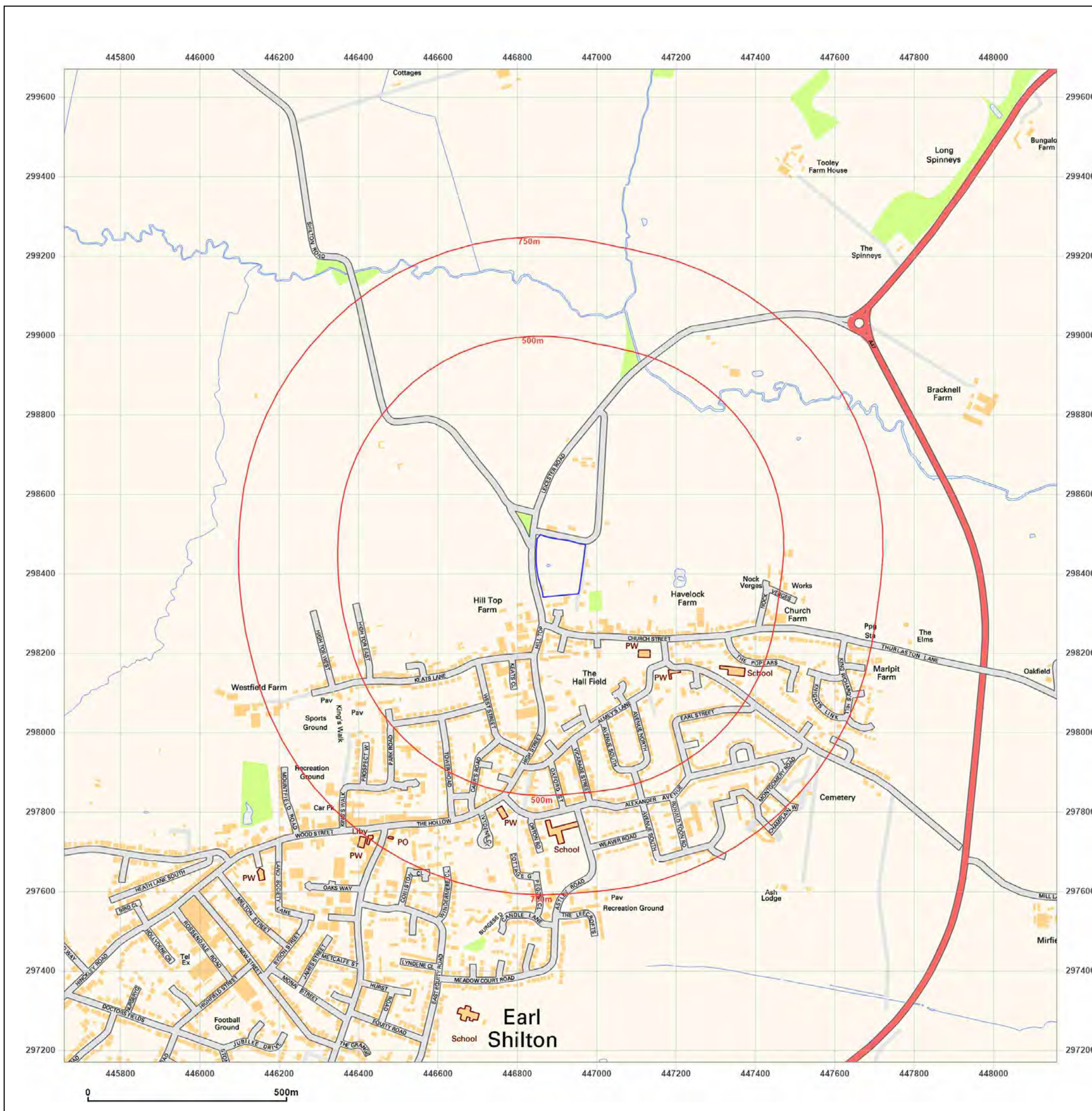


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Production date: 22 April 2024

Map legend available at:
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Site Details:

Land at Leicester Road, Earl
Shilton, Leicester

Client Ref: GE22500 PO-7394
Report Ref: GS-T6B-VSS-DZP-FYL
Grid Ref: 446909, 298420

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000

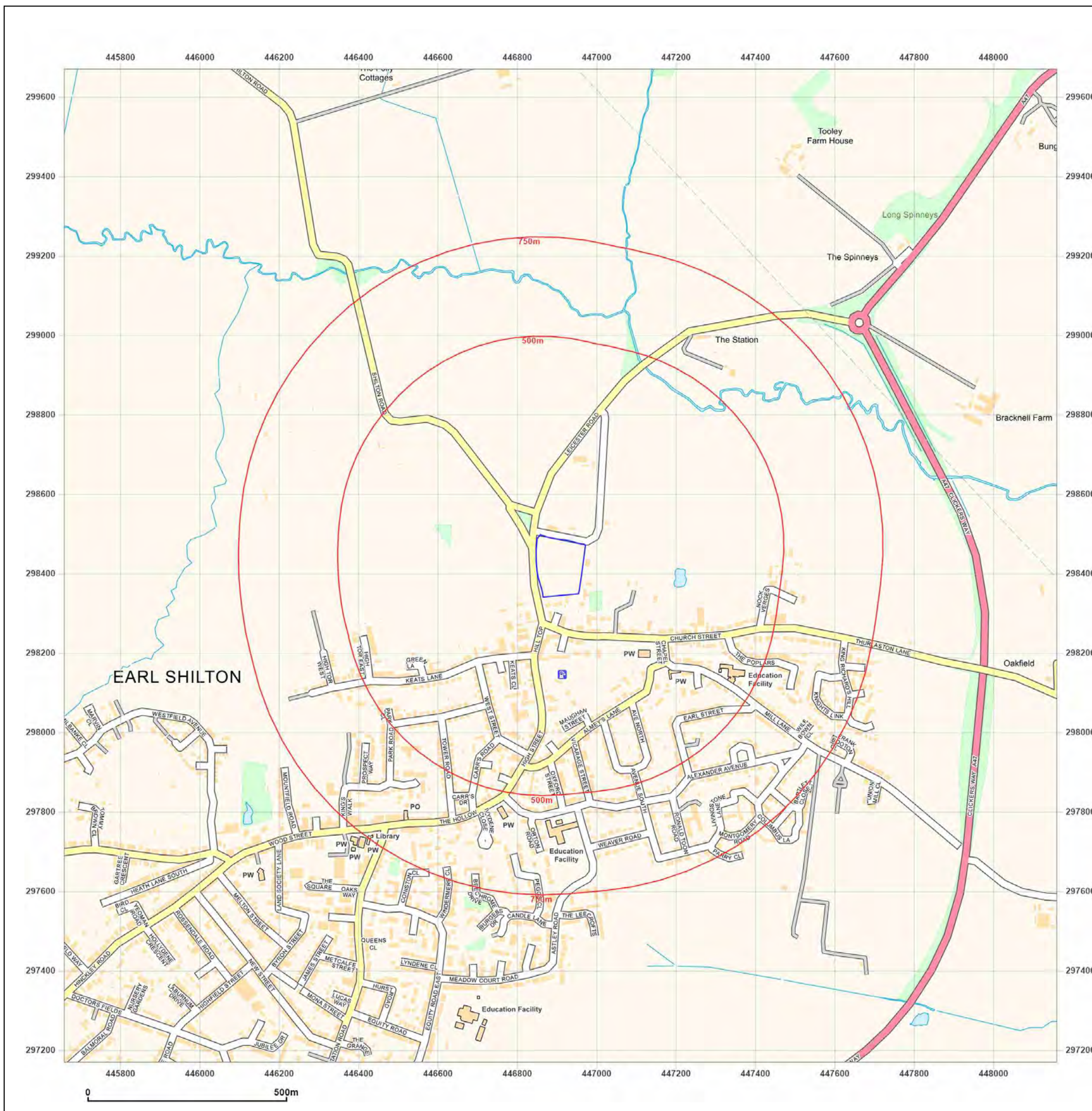


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APPENDIX B

Photographic Record





Plate 1 – View southeast across the site



Plate 2 – View southwest across the site



Plate 3 – View south of the southeast corner of the site



Plate 4 – View northeast across the site



Plate 5 – View northwest across the site



Plate 6 – View south across the site



Plate 7 – Residential rear garden in the southwest corner of the site



Plate 8 – Stable block in the southwest



Plate 9 – View west of area to the north of the stable block



Plate 10 – View south of the retaining wall in the southwest of the site



Plate 11 – Animal shelter and storage building in the northeast corner of the site



Plate 12 – View southwest of location of possible spring



Plate 13 – Eastern end of the ditch on the northern boundary discharging into grill



Plate 14 – View northeast of overhead telephone cables on eastern boundary



Plate 15 – View south of Spring Lane to the east of the site