

**PHASE 1 ASSESSMENT (DESK STUDY)  
LAND WEST OF WESTFIELD AVENUE  
EARL SHILTON, LEICESTERSHIRE  
AVANT HOMES  
DS-22416G-23-384  
NOVEMBER 2024**

**IDOM**



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Prepared by	Approved by
Sophie Newitt	Keith Paramor
	
Keith Paramor	
	

Rev	Prepared	Approved	Date of Issue	Reason(s) for Revision
A	KRP	KRP	04/11/24	Client comments

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## EXECUTIVE SUMMARY

A Phase 1 Geo-Environmental Assessment was requested by Avant Homes. The purpose of the assessment was to identify potential contaminative or geotechnical issues associated with former land use at *Land West of Westfield Avenue, Earl Shilton, Leicestershire* which might impact on the site's redevelopment.

SITE DETAILS	
Approximate site area	0.58 ha
Current use / historic use	The site has been previously undeveloped farm land but sits within the wider Westfield Farm residential development. Currently used for building materials storage.
Proposed use	The site is proposed to be developed for residential purposes with 18 houses planned.

PHASE 1 NON-INTRUSIVE INVESTIGATION	
Expected geology	The southern area of the site is expected to have superficial sand and gravel deposits of Wigston Member with no superficial deposits on the northern area. The bedrock expected is the Gunthorpe Member (Mudstone). Three previous investigation locations within the site supports the published geological mapping. Loose conditions were indicated in the south.
Groundwater	Low sensitivity. The superficial deposits are Secondary A while the bedrock is Secondary B aquifer status. The site is not in a SPZ and there are no abstractions within 1 km.
Surface water	There are no surface water receptors in vicinity. There are no surface water abstractions within 1 km and the flooding risk on site is negligible.

RECOMMENDATIONS	
General	Low contamination potential identified. Natural ground anticipated but possible recent surface disturbance by building activities. Undertake Phase 2 investigation for full risk assessment and preliminary design purposes.
Geotechnical	Borehole investigation to be undertaken to confirm stratigraphic make up and with in situ testing of density/soil strength, targeting plot footprints. Plasticity analysis of clay soils to be included.
Environmental	Undertake surface soil sampling to confirm absence of contamination as indicated by desk study data.

## SECTION 1 INTRODUCTION

- 1.1 Avant Homes proposes to develop an area of land located to the west of Westfield Avenue, Earl Shilton for residential development purposes. The proposed development comprises:
- i.* 18 dwellings comprising detached and semi-detached properties with gardens; and
  - ii.* Areas of public open space.
- 1.2 IDOM Merebrook Limited (IDOM) has been commissioned by Avant Homes to undertake a desk-based geoenvironmental assessment and to advise on the potential geo-environmental implications of the development of the site for the proposed end use.
- 1.3 This will comprise:
- i.* A review of published geology and hydrogeological classification,
  - ii.* A search of environmental databases, planning documents and registers,
  - iii.* A review of historical Ordnance Survey plans,
  - iv.* A review of previous third-party investigation reports
- 1.4 A Phase 1 (Non-intrusive Investigation) is presented. This will be used to inform a phase of intrusive ground investigation to be undertaken by IDOM, the findings of which will be reported separately.
- 1.5 This report has been prepared for Avant Homes for the sole purpose described above and no extended duty of care to any third party is implied or offered. Third parties making reference to the report should consult Avant Homes and IDOM as to the extent to which the findings may be appropriate for their use.

**SECTION 2 PHASE 1 (NON-INTRUSIVE INVESTIGATION)****2.1 INTRODUCTION**

- 2.1.1 The non-intrusive investigation has been conducted with reference to the documents and sources detailed in Table 1. below:

Table 1: Published Data and Information Sources

Source Data	Groundsure Data
BGS 1:50,000 Series Geological Sheet 155 [Coalville]	Ordnance Survey (OS) historical maps scaled at 1:10,560, 1:10,000, 1:2,500 and 1:1,250 dated 1888 - 2012
BGS Geology of Britain 1:50,000 online maps	Water abstraction, discharge and pollution data
Radon: guidance on protection measures for new dwellings	Registered waste management sites
Environment Agency (EA) online data maps	Mining records and natural ground stability data
UK National Air Quality Archive, online	Protected areas of environmentally sensitive land use or conservation
Planning Records	Other relevant designations and/or authorisations and Trade Directory entries

- 2.1.2 The above sources are all authoritative and it is believed that they are reasonably reliable. However, independent verification of the information supplied has not necessarily been carried out and IDOM cannot be held liable for inaccuracies or deficiencies in the information.

**2.2 SITE LOCATION AND SETTING**

- 2.2.1 The site is located to the west of Westfield Avenue, Earl Shilton.
- 2.2.2 The site occupies an area of approximately 0.58 hectares located at National Grid Reference 446004, 297819. The redline plan provided by Avant Homes is reproduced in Appendix 1.
- 2.2.3 A recently constructed road serving the wider development area is present to the east with a footway and two mature oak trees in an area of maintained grass. Allotment gardens are shown to the west and recently completed housing immediately north and south.
- 2.2.4 From the most recent satellite imagery and road-side views (dated July), the site has been fenced off and used for storage of building materials. Tall weed growth is noted in some areas.

## 2.3 SITE HISTORY

- 2.3.1 The site history, based on a review of the historic and current maps, dating from 1885 to 2012 is summarised in Table 2 below. These maps reviewed are those obtained for a previous desk study of the wider site undertaken by MEC. Potentially contaminative land uses are shown in **bold**. Copies of key maps used in this review are provided in Appendix 2.

Table 2: Summary of the key features shown on historic maps

Data Source	Site / Surroundings
1885 – 1904 (1: 2,500 & 1:10,560 scale).	Site The site is undeveloped likely in use for agricultural purposes with a track cutting across the northern area of the site.
	Surroundings The surrounding fields are undeveloped with the village of Earl Shilton to the southeast. There is a <b>gas works</b> around 300 m southeast, however at this distance it is unlikely to have affected the subject site. By 1904 Earl Shilton has expanded to the south of the site.
1914 – 1938 (1:2,500 & 1:10,560 scale).	Site The site remains undeveloped
	Surroundings There is a <b>clay pit</b> 100 m east of the site. However, given the age, it is unlikely to affect the subject site. By 1938 Earl Shilton has been further developed to the south and southwest.
1950 – 1979 (1:2,500, 1:10,00 & 1:10,560 scale).	Site The site remains undeveloped
	Surroundings Earl Shilton has been further developed to the west. An <b>excavation</b> is marked around 250 m southwest of the site and in 1967-68 this is marked as a Romano-British pottery kiln (excavated from the 1950s). On 1962 mapping a raised <b>mound</b> with pond is present approximately 100 m east. By 1967-68 mapping a <b>spoil heap</b> is noted at 250 m west.
1983 – 2012 (1:1,250, 1:2,500 & 1:10,000 scale)	Site The site remains undeveloped
	Surroundings There are no significant changes.

- 2.3.2 In summary, historic plans show that the site has remained undeveloped since the earliest mapping. The site is currently still undeveloped and sits within the Avant homes residential development and has been used to store material associated with this development.
- 2.3.3 The historic maps do not show any evidence of potentially significant contaminative land uses on the site or within 250 m which are likely to have significantly impacted the site.

- 2.3.4 Given the nature of the historical mapping process (scale, representation of conditions at discrete time intervals frequency *etc.*), any such maps and plans may not provide a comprehensive account of a site's history. Therefore, identification of pertinent land uses and associated potentially contaminative activities may be absent from mapping records.

## 2.4 GEOLOGY

- 2.4.1 The British Geological Survey (BGS) indicates that the site is underlain by the following geological sequence:

Table 3: Summary of Published Geology

Geological Unit	Type	Description	Anticipated thickness on site (m)
Superficial	Wigston Member	Sand and gravel	Only found at the southern end of the site, no superficial deposits expected on the northern area
Bedrock	Gunthorpe Member-Mudstone	Siltstone and fine-grained sandstone with gypsum veins	70-90

- 2.4.2 There are no relevant historic borehole logs from the British Geological Survey, all those proximal to the site are restricted access/confidential.
- 2.4.3 There are no relevant references to made/filled ground from Groundsure. The closest worked ground is 78 m southeast and is the area with the pond mentioned in historical mapping but this is unlikely to impact on the site.

## 2.5 BACKGROUND SOIL CHEMISTRY

- 2.5.1 Data published by the BGS of estimated soil chemistry shows that there is not expected to be naturally elevated heavy metals on site with maximum estimated soil chemistry of 15 mg/kg arsenic, 100 mg/kg lead, 1.8 mg/kg cadmium, 20-40 mg/kg of chromium and 15-30 mg/kg of nickel.

## 2.6 HYDROGEOLOGY

- 2.6.1 The Aquifer status of groundwater held within the geological units, the presence Source Protection Zones and related abstractions are summarised in Table 4 below:

Table 4: Summary of Published Geology

Geological Unit	Aquifer Designation	Source Protection Zone	Location of Abstraction
Superficial	Secondary A	The site is not within a source protection zone	No active groundwater abstractions



Geological Unit	Aquifer Designation	Source Protection Zone	Location of Abstraction
Bedrock	Secondary B	The site is not within a source protection zone	No active groundwater abstractions

## 2.7 HYDROLOGY

- 2.7.1 The site is in the Thurlaston Brook Catchment area but there are no surface water features within 250m of the site or major surface water features within 1 km.
- 2.7.2 There are no surface water abstraction licences within 1 km of the site.
- 2.7.3 The flood risk on site is negligible. The highest flood risk within 50 m is 1 in 1000-year, 0.1 – 0.3 m.
- 2.7.4 The groundwater flood risk is negligible for the majority of the site with a low risk given to the southern area where superficial deposits of sand and gravel are expected.
- 2.7.5 A flood risk assessment is in preparation by IDOM and will be reported as a separate document.

## 2.8 CURRENT SITE ISSUES

- 2.8.1 Potentially significant environmental issues have been investigated within relevant distances of the site, based on the database of records supplied by Groundsure. These relate to the following searches:
- i.* Water discharge or pollution incidents within 250 m of the site;
  - ii.* Waste management sites within 250 m of the site;
  - iii.* Statutory authorisations within 50 m of the site;
  - iv.* Trade directory entries of possible contaminative use within 50 m of the site;
  - v.* Special protection or conservation areas within 50 m of the site; and
  - vi.* Any other relevant issues.
- 2.8.2 Potentially significant environmental issues identified by the above searches are summarised in Table 2.

Table 5: Potentially significant environmental issues

Environmental Category	Description
Water discharge or pollution incidents within 250 m	There have been no water discharge or pollution incidents within 250 m.

Environmental Category	Description
Waste management sites within 250 m	There are no active waste management sites within 250 m.
Statutory authorisations within 50 m	There are no statutory authorisations within 50 m.
Trade directory entries of possible contaminative use within 50 m	There are no trade directory entries of possible contaminative use within 50 m.
Special protection or conservation areas within 50 m	There are no special protection or conservation areas within 50 m.

## 2.9 INDICATIVE GROUND STABILITY HAZARDS

2.9.1 The following natural ground subsidence hazard rating have been prescribed:

Table 6: Summary of Natural Ground Subsidence Hazards

Geological Unit	Type	Hazard rating
Bedrock	Shrink swell clays	Very low
Superficial Deposits	Running sands	Negligible/Very low
Bedrock	Compressible deposits	Negligible
Bedrock	Collapsible deposits	Negligible
Bedrock	Landslides	Negligible
Bedrock	Ground dissolution of soluble rocks	Negligible

2.9.2 There are no significant ground stability hazards noted on the site.

## 2.10 MINING, GROUND WORKINGS AND NATURAL CAVITIES

2.10.1 There are no mining, ground working or natural cavities that may influence the site.

## 2.11 RADON GAS

2.11.1 The licensed Radon Potential Dataset for the site has been consulted. The Radon Potential is shown in six discrete Radon Classes (RnC1 to RnC6) as set out in Table 4. The Radon Class is defined as a percentage probability range of dwellings exceeding the Radon Action Level.

Table 7: Radon Classes, Risk and Mitigation

Radon Class (probability range)	General Risk	Affected Area ?	Building Control Regulations (England and Wales)
1 (0 to <1%)	low	No	No *
2 (1 to <3%)	medium	Yes	No *
3 (3 to <5%)		Yes	Yes - Basic
4 (5 to <10%)		Yes	Yes - Basic
5 (10 to <30%)	high	Yes	Yes - Full
6 (30 to 100%)		Yes	Yes - Full

\* Fitting radon protection in new buildings might be considered if there is a high risk location such as a routinely occupied basement

2.11.2 The licensed Radon Potential Dataset has been obtained from Groundsure which illustrates the 25 m tiled mapping. This data is the highest resolution radon dataset available for the UK, produced to a 50 m accuracy. This data has been pre-buffered to account for the relative accuracy and other uncertainties, so no additional buffering on site is required.

2.11.3 The site specific Radon Potential Dataset and Guidance issued by the Buildings Research Establishment (BRE-211) indicates that:

- i. The site lies within an area designated RnC1 and no radon protection measures are required under the Building Control Regulations.

## 2.12 UXO

2.12.1 Regional Unexploded Bomb Risk Maps published by Zetica have been consulted which show that the site falls in a low risk area for UXO.

## 2.13 AIR QUALITY

2.13.1 The site does not lie within a designated Air Quality Management Area (AQMA) for Hinckley and Bosworth Borough Council.

## 2.14 ECOLOGY AND WOODLAND

2.14.1 Information from environmental designations dataset was obtained from a review of the Groundsure Enviro data Viewer (<https://wimby.co.uk/>) website in order to identify any ecological receptors that might be relevant to the contamination risk assessment for the site. There are no potentially relevant receptors which could be affected by the site.

## 2.15 ARCHAEOLOGICAL SITES AND ANCIENT MONUMENTS

2.15.1 Information from the visual and cultural designations dataset was obtained from a review of the Groundsure Enviro data Viewer (<https://wimby.co.uk/>) website in order to identify any archaeological, historic building or historic site receptors that might be

relevant to the contamination risk assessment for the site. There are no receptors with a viable contamination migration pathway from the site.

## **2.16 PREVIOUS INVESTIGATIONS**

- 2.16.1 A site investigation has previously been carried out on the site, Report: Proposed Mixed Use Development Westfield Farm, Earl Shilton, Leicestershire, Phase II Ground Investigation. Ref: 20851/10-17/5105 REV B, M-E-C. This report investigated the wider Avant Homes development in Earl Shilton with limited investigation coinciding with the subject site. Two trial holes and one window sample hole were advanced in the area. These identified topsoil over dark, greyish-brown silty sand and clayey sand with plant remains in the south and reddish-brown sand in the north. Loose, clayey silty sand was identified in WS1 in the southern corner of the site. These are likely to be superficial deposits of the Wigston Formation. This was underlain by stiff clay in the north likely to be the highly weathered Gunthorpe Formation
- 2.16.2 Only one sample was taken for contamination testing from this area – topsoil from WS01. This was only analysed for cyanide and arsenic – neither of which were found to be elevated.
- 2.16.3 The gas monitoring carried out indicated maximum carbon dioxide concentrations of 0.8 % v/v with a single flow rate of 0.1 litres/hr on one monitoring occasion.
- 2.16.4 From the wider site, there were two exceedances of residential soil screening levels for the PAH compounds: Benzo(b)fluoranthene and two for Dibenzo(a,h)anthracene. One sample was noted to contain asbestos. These were located well to the north around the former farm yard.

## **2.17 PRELIMINARY CONCEPTUAL SITE MODEL AND RISK ASSESSMENT**

- 2.17.1 From the Phase 1 assessment a preliminary site conceptual model and risk assessment have been produced using the framework established in Part IIA of the *Environmental Protection Act 1990* and detailed in Environment Agency guidance *Land Contamination Risk Management* published on gov.uk.
- 2.17.2 Risk from contamination has been assessed using the source-pathway-receptor and pollutant linkage methodology, whereby a risk can only exist if all elements of: source, pathway and receptor, are present.
- 2.17.3 Potential Sources

Potential sources of contamination on the site include:

- i. Limited potential for made ground. The previous investigation found made ground in other development areas outside the site, but none was identified in the site area.

- ii.* Limited potential for asbestos. Asbestos was identified in the wider site investigation but not within the subject site.

#### 2.17.4 Potential Pathways

Potential pathways for exposure to these contaminants include:

- i.* Direct exposure (dermal and ingestion), and
- ii.* Inhalation of gas, vapours and dusts.

#### 2.17.5 Potential Receptors

Potential receptors include:

- i.* Construction workers (they are also the current users);
- ii.* Future site users;
- iii.* Buried infrastructure (water supply pipes)

#### 2.17.6 Pollutant Linkages and Risk Ratings

2.17.7 From the Phase 1 assessment a preliminary conceptual site model has been produced as Table 8 which identifies the potential pollutant linkages. These have been used to inform the Phase 2 intrusive investigation presented in the subsequent sections.

Table 8: Preliminary Conceptual Model

Possible Pollutant Linkage			Risk Characterisation
Potential Sources	Pathways	Receptors	
Heavy metals and hydrocarbons (made ground)	Contact with contaminated soil	Human health (construction workers)	<b>Low risk identified</b> There is limited potential for made ground and the site is not currently open for public access as it is within the Avant Homes construction site.
	Ingestion and inhalation of contaminated soil and dust	Human health (construction workers)	
Heavy metals and hydrocarbons (made ground)	Contact with contaminated soil	Human health (future residents)	<b>Low risk identified</b> Previous investigation identified natural soil sequence at the site. Significant levels of contamination are considered unlikely.
	Ingestion and inhalation of contaminated soil and dust	Human health (future residents)	
Asbestos (made ground)	Ingestion and inhalation of contaminated soil and dust	Human health (future residents and construction workers)	<b>Low risk</b> Asbestos was only noted during previous walkovers in the area of former farm buildings to the north. Potential for asbestos contamination on site is low
Contamination (all forms)	Vertical migration to aquifer	Controlled waters	<b>Low risk identified</b> Potential for contamination but site is low. Underlying soils are anticipated to be of low permeability.

Possible Pollutant Linkage			Risk Characterisation
Potential Sources	Pathways	Receptors	
Contamination (all forms)	Horizontal migration to surface water	Controlled waters	<b>Low risk identified</b> No surface waters in the vicinity
Hydrocarbons	Direct contact	Plastic water pipes	<b>Low risk identified</b> Cannot rule out presence of hydrocarbon contamination at this stage but there was limited contamination noted in previous studies.
Hazardous Gas/Vapours In soil	Ingress into buildings and voids	Human health (future residents and construction workers)	<b>Low risk identified</b> Limited potential for made ground and previous gas monitoring indicated low gas generation potential.
Adjacent Land	Migration of contamination	Current Site	<b>Low risk identified</b> Low contamination potential from previous land uses. The subsequent surrounding housing development also unlikely to be a source of significant pollution impacting the subject site.

### SECTION 3 CONCLUSIONS

- 3.1 The site has remained undeveloped with surrounding land uses also having a low contamination potential. Previous third-party investigation data identified natural soils and no significant levels of ground gas within the borehole located within the site.
- 3.2 The use of the area for materials storage serving the surrounding Avant Homes development may introduce minor shallow contamination such as elevated pH from waste cement, leaks of hydraulic fluid and fuel from plant and machinery.
- 3.3 A Phase 2 investigation will be undertaken to confirm shallow soil chemical quality as well as assessing ground conditions for foundation design.

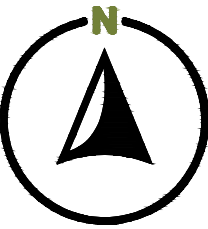


Accommodation Schedule			
Affordable 20%			
House Type	Arrangement	Accommodation	Total Units
Howarth	Semi/End	2 BED	4
Total			4
Open Market			
House Type	Arrangement	Accommodation	Total Units
Ripon	Semi/End	2 BED	7
Fernlee	Semi/End	2 BED	1
Cadeby	Detached	3 BED	3
Leyburn	Detached	3 BED	2
Horbury	Detached	4 BED	1
Total			14
Grand Total			18

- KEY
- Existing trees retained
  - Indicative landscaping
  - Existing trees to be removed
  - Indicates block pavings
  - Application boundary
  - Indicates affordable housing
  - Other land within applicant's control
  - Indicates bin storage area



Notes  
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Revision	Date	Amendment	Initials
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Client **AVANT homes**

Project **WESTFIELD AVENUE,  
EARL SHILTON**

Title **PLANNING LAYOUT**

Dwg No. **WES-01-PL**

Revision **1** Scale @A2 **1:500**

Drawn **DS** Date **JUN 2023**



**APPENDIX 2**    ▪    Historical Plans

Site Details:

Leicestershire, Westfield  
Farm, Earl Shilton, LE9 7PB

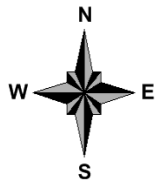
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Report Ref: EMS-251552\_339586  
Grid Ref: 445927, 297950

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A  
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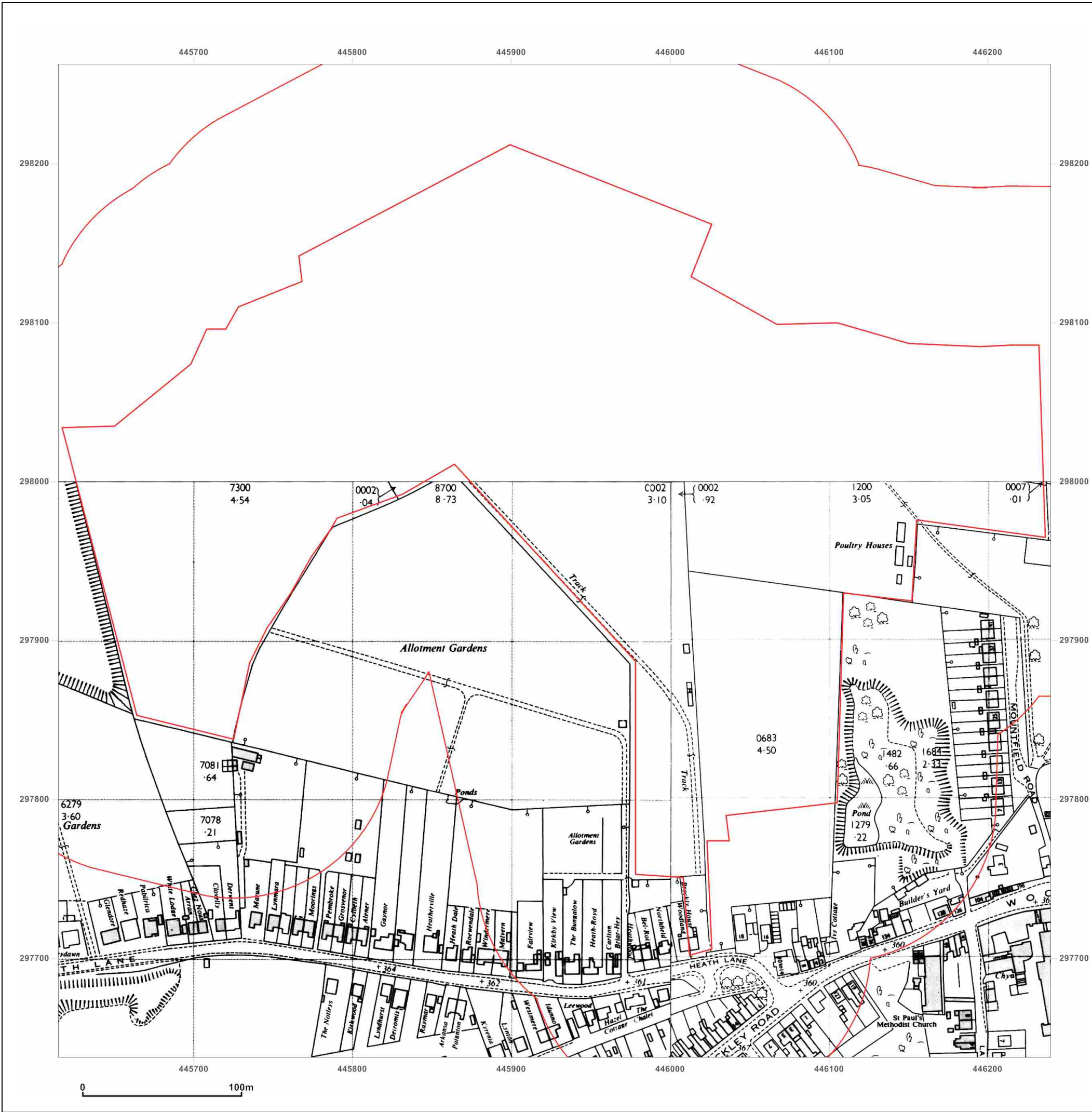


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Site Details:

Leicestershire, Westfield  
Farm, Earl Shilton, LE9 7PB

Client Ref: EMS\_251552\_339586  
Report Ref: EMS-251552\_339586  
Grid Ref: 445927, 297950

Map Name: National Grid

Map date: 1964-1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A  
Revised N/A  
Edition N/A  
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Revised N/A  
Edition N/A  
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Surveyed 1968  
Revised 1968  
Edition N/A  
Copyright 1969  
Levelled 1963

Surveyed 1968  
Revised 1968  
Edition N/A  
Copyright 1969  
Levelled 1964



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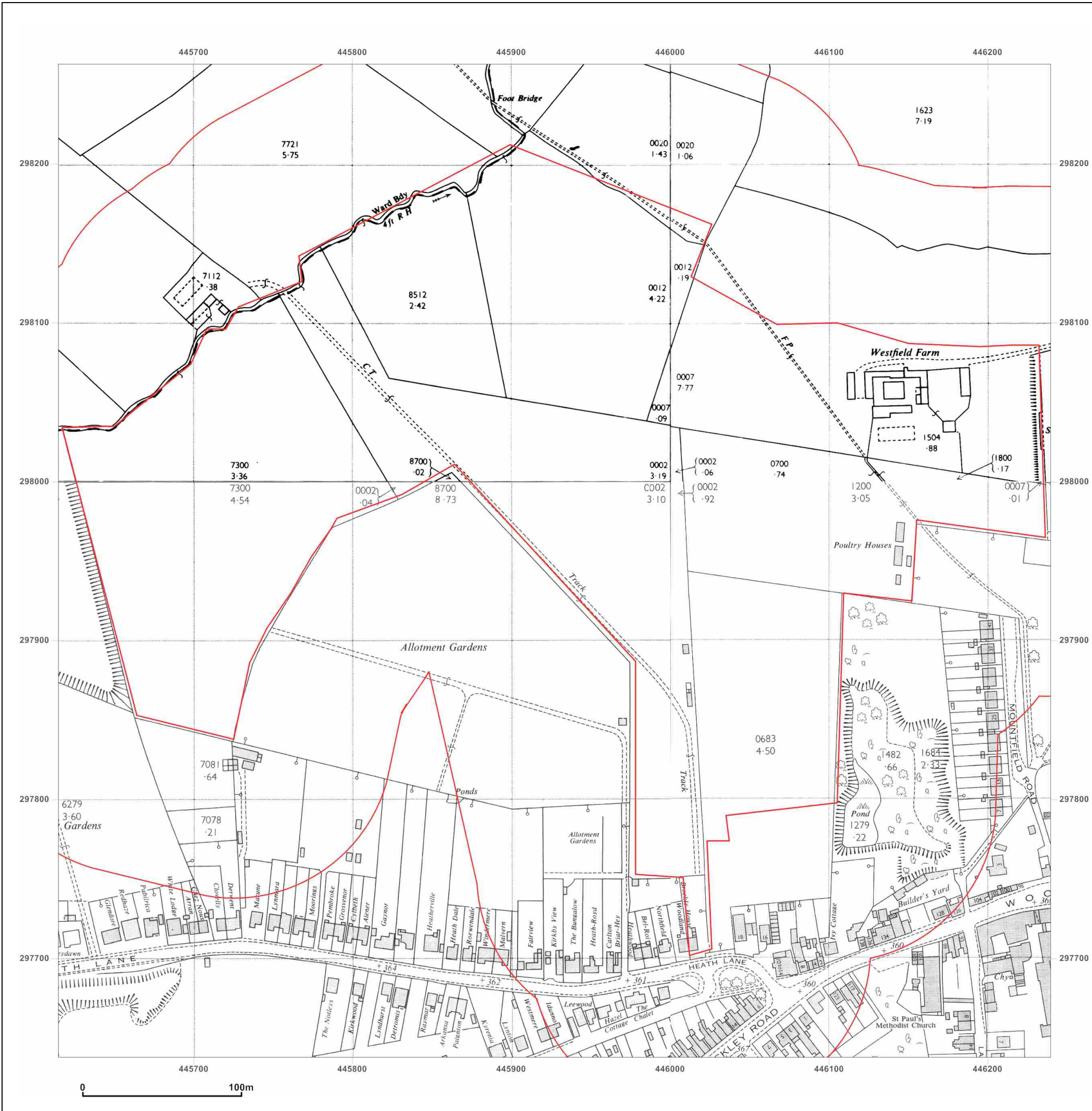


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Site Details:

Leicestershire, Westfield  
Farm, Earl Shilton, LE9 7PB

Client Ref: EMS\_251552\_339586  
Report Ref: EMS-251552\_339586  
Grid Ref: 445927, 297950

Map Name: National Grid

Map date: 1962

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A  
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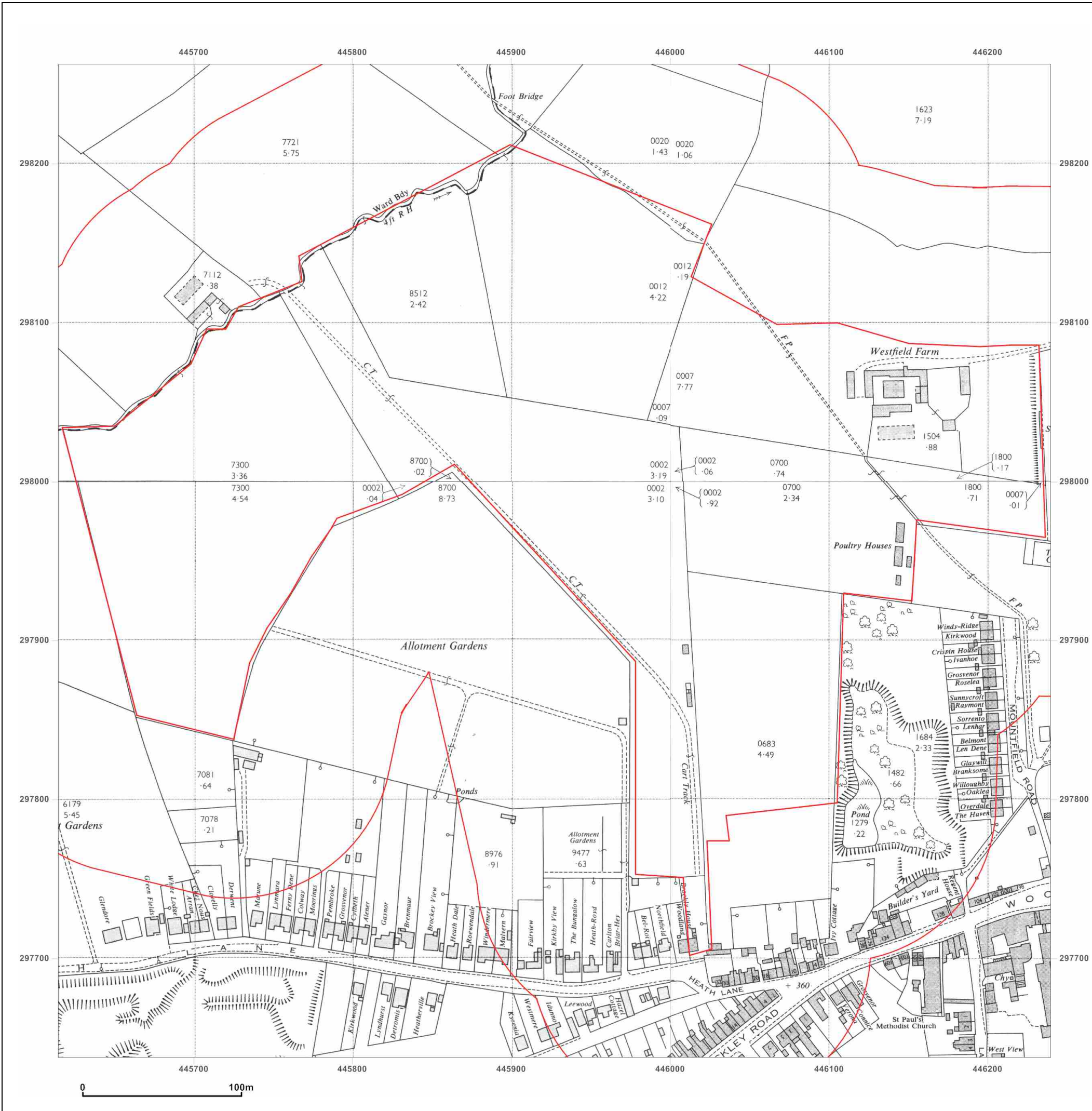


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**Report Ref:** EMS-251552\_339586

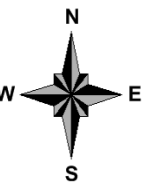
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**Map Name:** County Series

**Map date:** 1916

**Scale:** 1:2,500

**Printed at:** 1:2,500



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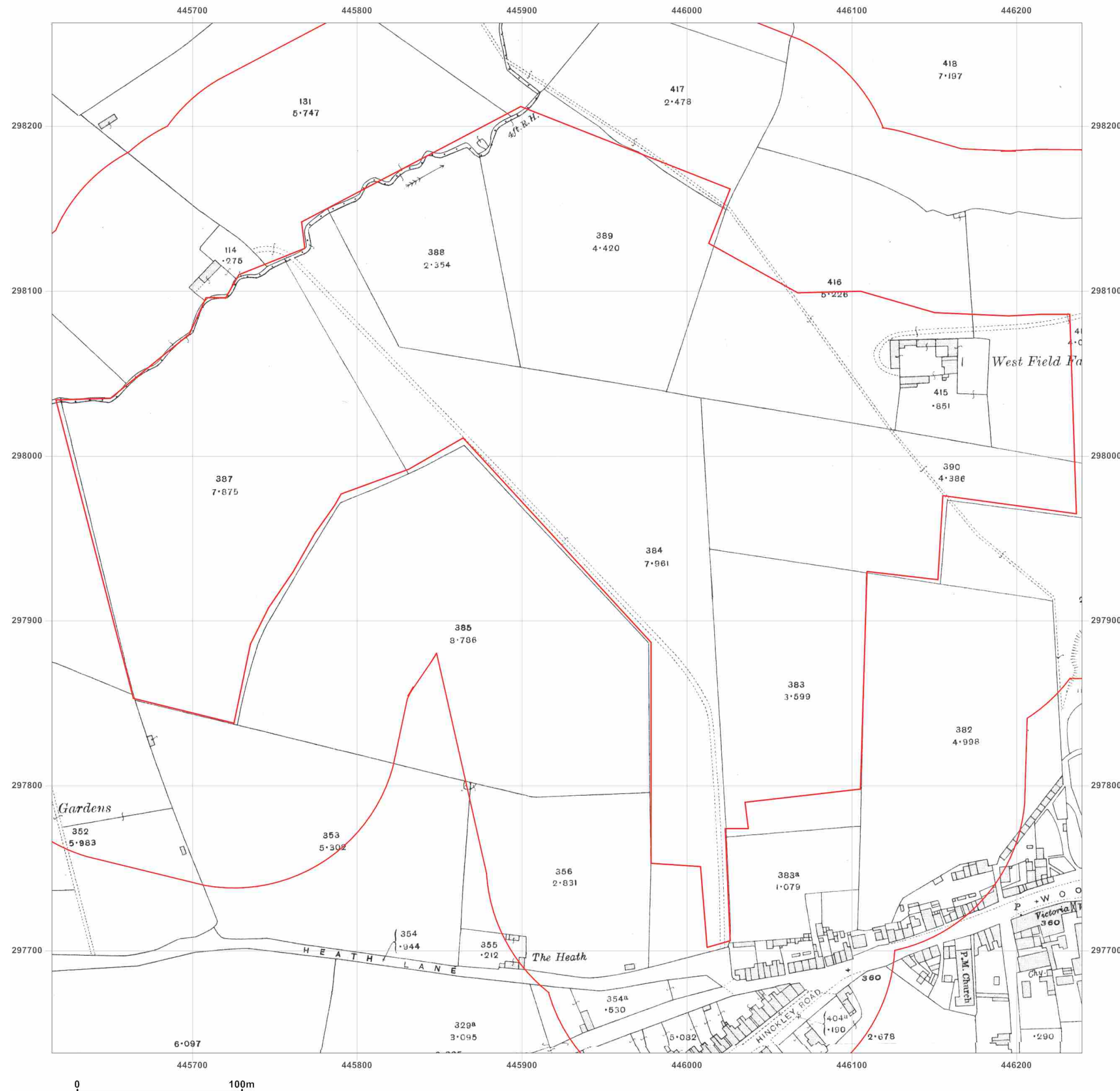


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Farm, Earl Shilton, LE9 7PB

Client Ref: EMS\_251552\_339586  
Report Ref: EMS-251552\_339586  
Grid Ref: 445927, 297950

Map Name: County Series

Map date: 1903

Scale: 1:2,500

Printed at: 1:2,500



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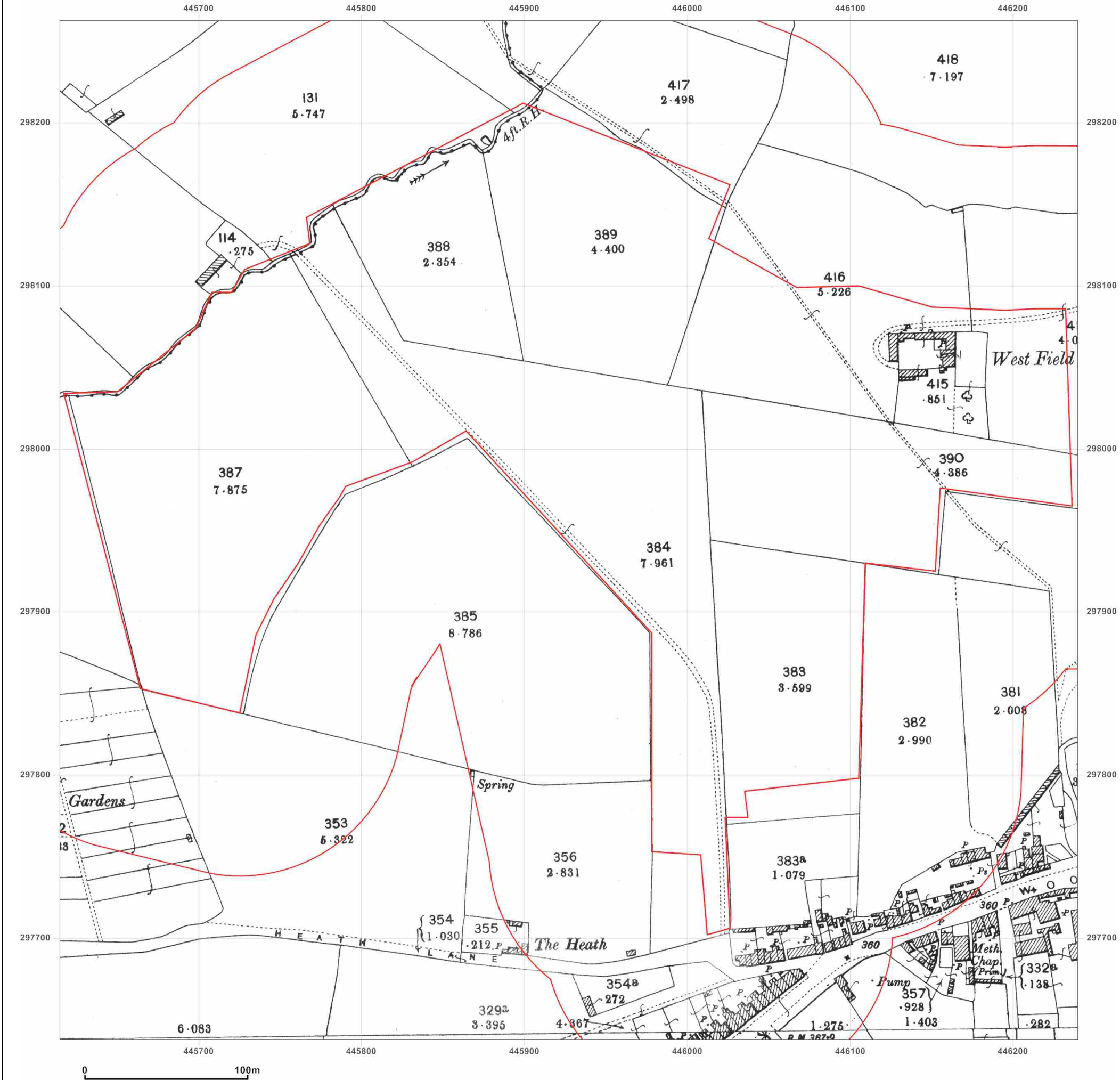


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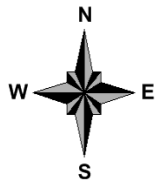
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Grid Ref: 445927, 297950

Map Name: County Series

Map date: 1888

Scale: 1:2,500

Printed at: 1:2,500



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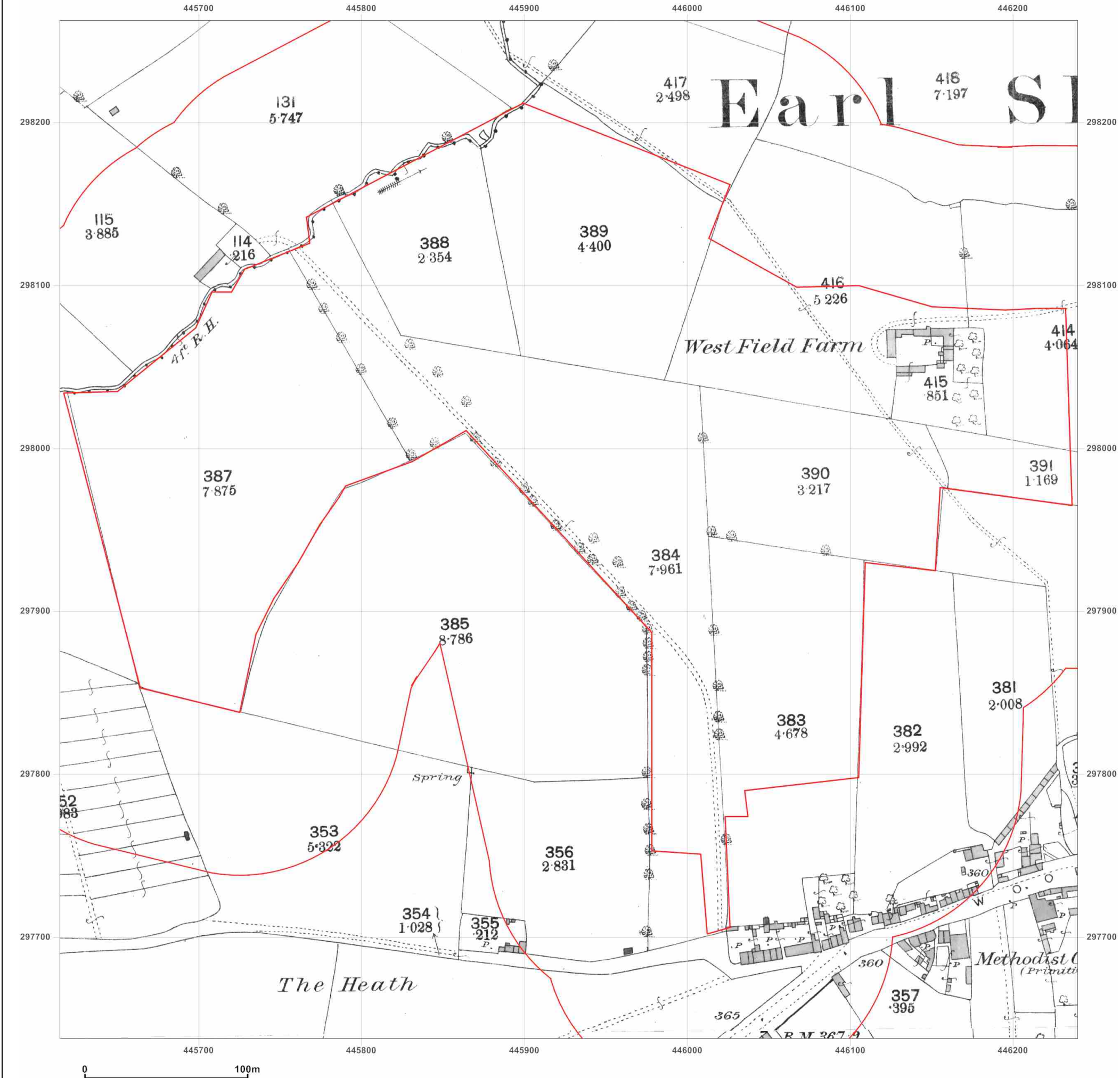


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**Client Ref:** EMS\_251552\_339586

**Report Ref:** EMS-251552\_339586

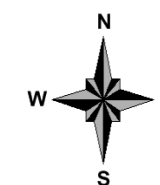
**Grid Ref:** 445927, 297950

**Map Name:** National Grid

**Map date:** 1989-1994

**Scale:** 1:2,500

**Printed at:** 1:2,500



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Edition N/A  
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Revised 1989  
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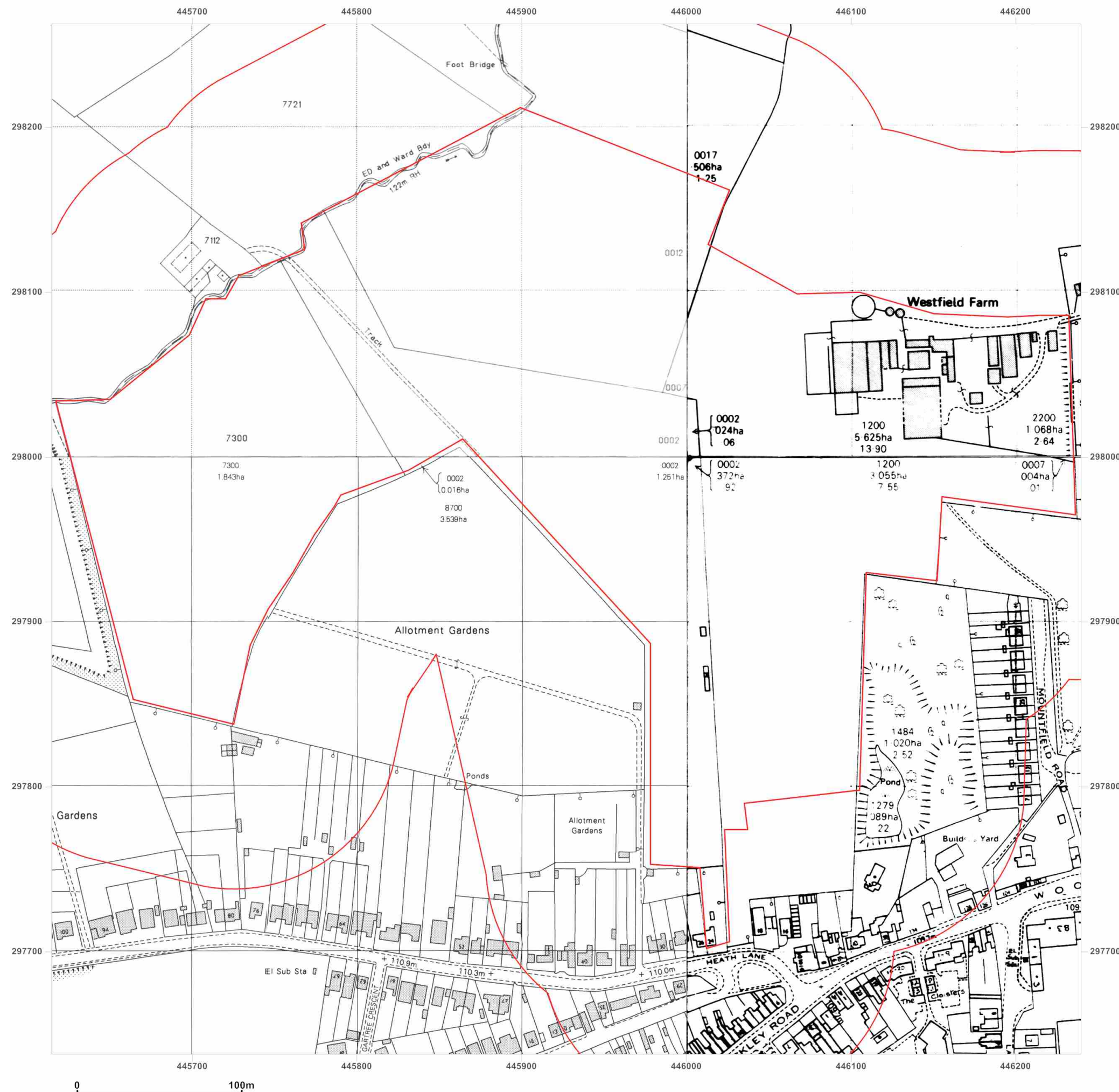


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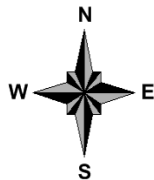
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Grid Ref: 445927, 297950

Map Name: National Grid

Map date: 1989-1994

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: EMS\_251552\_339586  
Report Ref: EMS-251552\_339586  
Grid Ref: 445927, 297950

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



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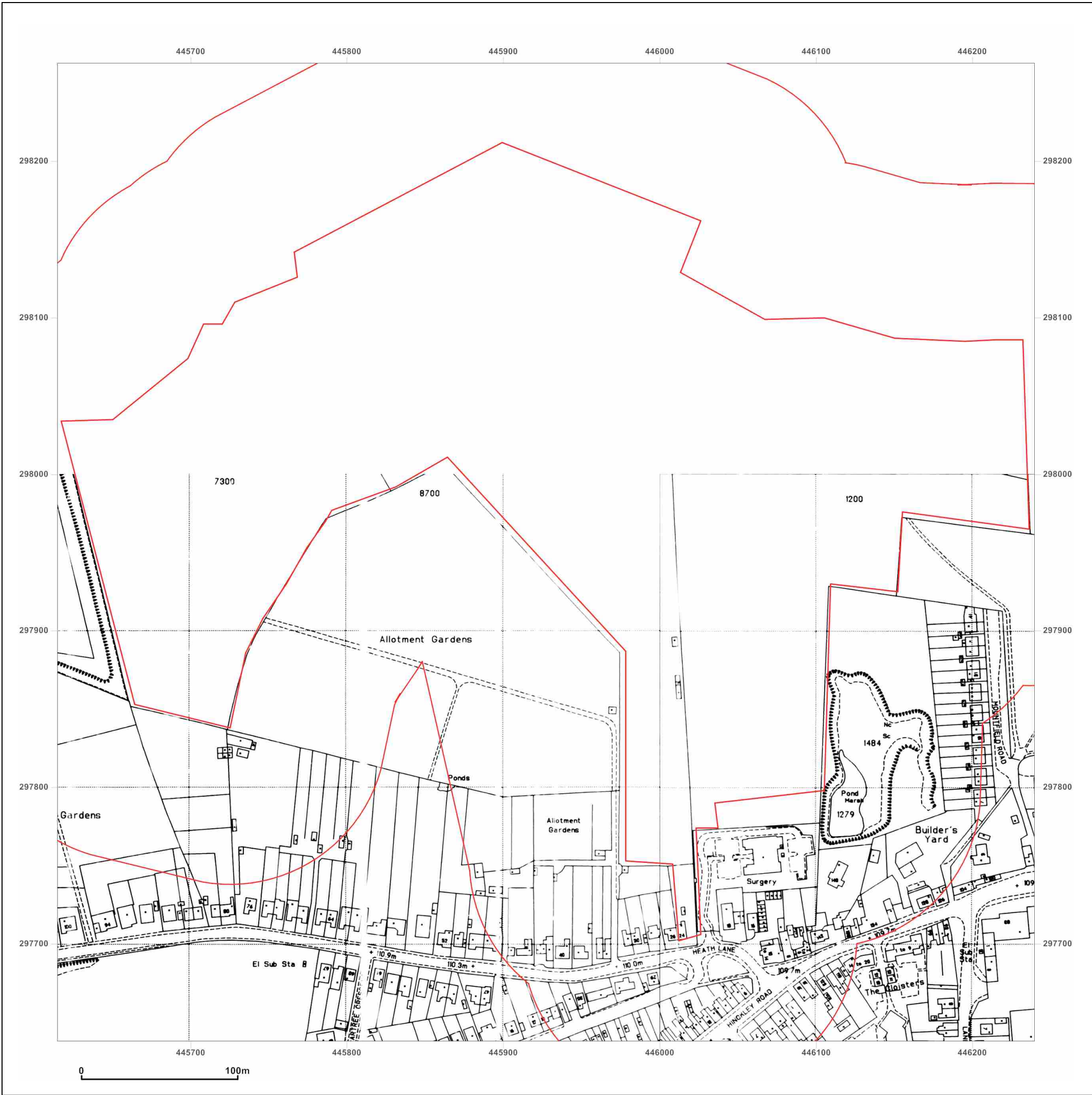


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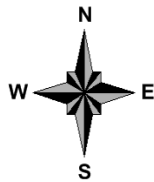
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Grid Ref: 445927, 297950

Map Name: National Grid

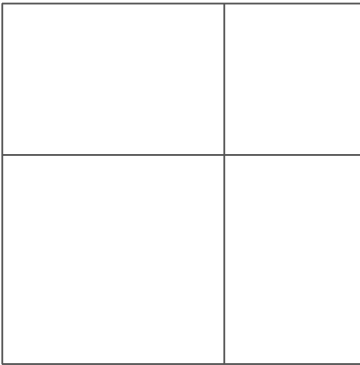
Map date: 1989-1991

Scale: 1:2,500

Printed at: 1:2,500



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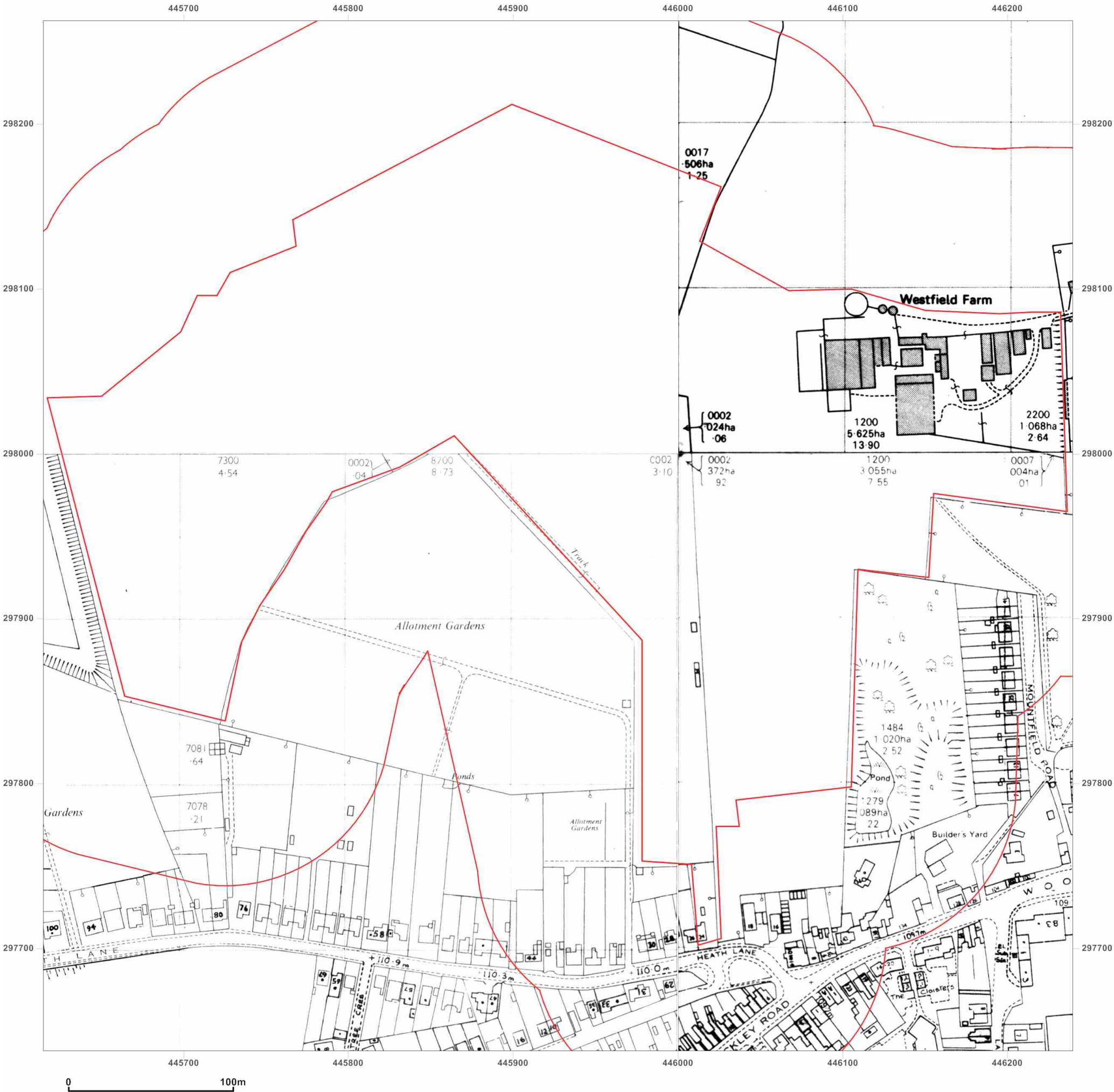


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Client Ref: EMS\_251552\_339586  
Report Ref: EMS-251552\_339586  
Grid Ref: 445927, 297950

Map Name: National Grid

Map date: 1985-1988

Scale: 1:2,500

Printed at: 1:2,500



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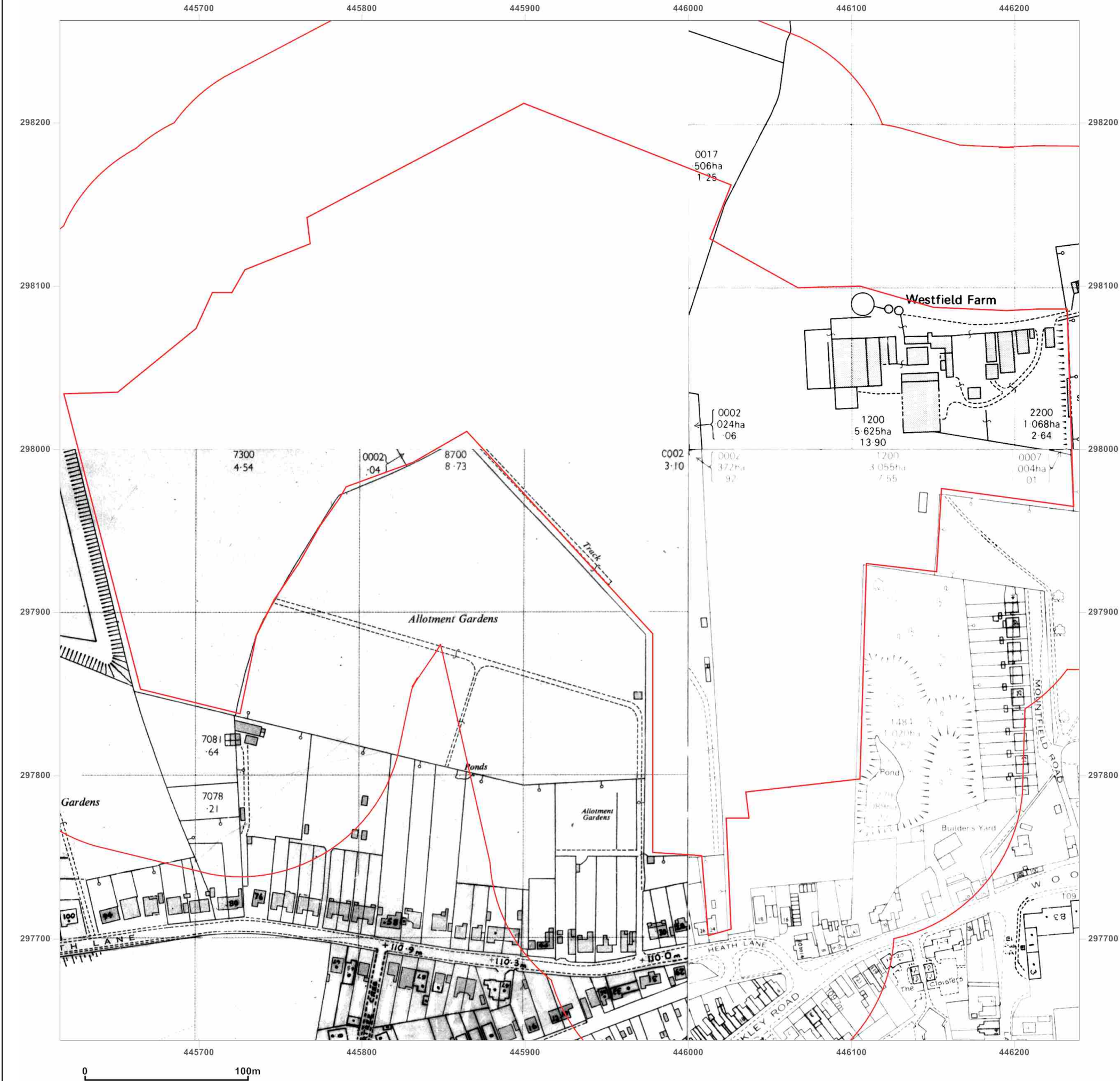


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Client Ref: EMS\_251552\_339586  
Report Ref: EMS-251552\_339586  
Grid Ref: 445927, 297950

Map Name: National Grid

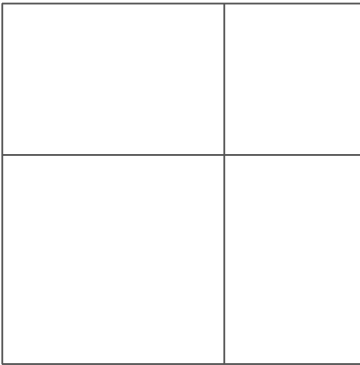
Map date: 1983-1985

Scale: 1:2,500

Printed at: 1:2,500



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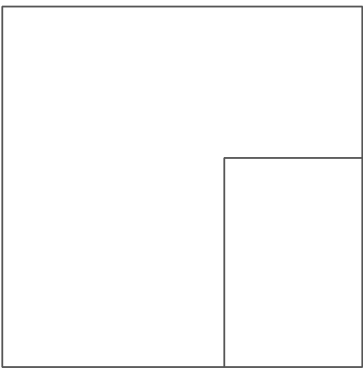
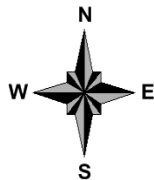
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Report Ref: EMS-251552\_339586  
Grid Ref: 445927, 297950

Map Name: National Grid

Map date: 1979

Scale: 1:2,500

Printed at: 1:2,500



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