

Our ref: DL/82907 C

27 November 2024

Mr G Rawdon
Hickley and Bosworth Council
Hinckley Hub
Rigby Road
Hinckley
Leicestershire
LE10 0FR

PRP Leicester
Park House 21-22 Warren Park Way
Enderby Leicester LE19 4SA

Telephone: 0116 275 1710

leicester@prp.uk.com
www.prp.uk.com

Dear Giles

Re: The Coppice, Burbage – Ground Gas Technical Addendum

In 1999 Nicholls Colton undertook a ground gas investigation at the site to the north/north west of the proposed development site. This investigation recorded elevated levels of methane and carbon dioxide, and it was considered possible that the ground gases recorded were associated with fill material used to backfill a ditch. The developer built the houses prior to the completion of the gas investigation, with the majority of the houses built without gas protection measures.

In 2015 a ground gas monitoring investigation, within the proposed development site, was undertaken by Nicholls Colton Geotechnical (ref: G16195-IR dated: July 2020) across the site. During the ground gas monitoring period, a maximum level of 5.3% carbon dioxide and 0.3% methane was recorded. Further investigation works were undertaken in 2020, however, additional gas monitoring was not undertaken.

To reduce the risk from ground gas to the proposed development and the existing development to the north/north west, it was recommended that a ground gas venting trench is constructed along the common boundary between the two sites, together with a 20m return within the north west corner, providing a preferential pathway for ground gases to vent to the atmosphere, reducing the ground gas risk to both sites. It was also recommended that a gas resistant membrane is installed within plots 1 to 4 of the proposed site.

A Remediation Method Statement (ref:82907-01 A, dated August 2024), was produced by PRP, in line with the findings and recommendations of the approved Nicholls Colton Geotechnical reports.

Due to conflict between root protection areas and the excavation required to implement the gas venting trench, a continuous gas venting trench along the common boundary is not a feasible option.

The feasibility of the gas venting trench was discussed with Hickley and Bosworth Council, who have advised that the gas venting trench is required, unless suitable evidence is submitted to prove that ground gases are no longer a risk to the end users.

To determine if ground gases pose a risk to the end user, further gas monitoring will be required. This will take the form of continuous gas monitoring within borehole positioned in the vicinity of WS200 and WS300, where elevated ground gases were encountered during the Nicholls Colton investigation. Below is the proposed scope of works for this method of investigation, with a proposed borehole location plan appended.

- Continuous gas monitoring

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of PRP.UK Ltd.

Registered Office: Park House
21-22 Warren Park Way Enderby
Leicester LE19 4SA

Registered in England:
Number 5076857

Leicester: 0116 275 1710
leicester@prp.uk.com

Northampton: 01604 889870
northampton@prp.uk.com

London: 020 3693 4462
london@prp.uk.com

Directors:

J M Norris
BSc CEng MStructE MaPS
B M Smith
BEng CEng MStructE FGS
M L Sharlott
BSc (Hons) Tech IOSH
CMaPS MRICS

Directors:

S L Maunder
AAT
D Edwards
MEng CEng MICE
H K Patel
MEng
J Martin
MEng CEng MICE

Associates & Consultants:

A Walton
BEng CEng MStructE FGS ACI Arb
F Wing
MEng
C A Lambert
BSc CEng MICE MStructE

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- Installation of two gas monitoring boreholes along the northern boundary
- Continuous gas monitoring very hour for four weeks

Once the above scope of works is approved by Hickley and Bosworth council the gas monitoring will be undertaken. Following the completion of the gas monitoring, a report will be produced and submitted to Hickley and Bosworth Council for approval.

With kind regards

Yours sincerely



Dominic Larkins
Senior Geo-environmental Engineer
PRP

Proposed Borehole Location Plan



- A - red line clarified - May 15 - JAF
- C - scheme reduced to 9 dwellings Nov 2019
- D - site area amended Jan 2020
- E - house type numbers amended Jan 2020
- F - plots 5 - 8 and road amended Feb 2020
- G - chicane added & turning head extended Apr 2020
- H - plot 9 removed to create additional green space June 2020
- J - chicane removed and bin collection points added June 2020
- K - plots 5 - 8 amended Feb 2021
- L - plot 5 handed March 2021
- M - retained trees to Southern boundary indicated March 2021
- N - parking and turning areas to plots 5 & 8 amended March 2021
- P - proposed footpath link added April 2021

hayward
ARCHITECTS LTD

19 Station Rd
Hinckley
Leicestershire
LE10 1AW
Tel: 01455 635665
Fax: 01455 618971
www.hayward-architects.co.uk

client		
Springbourne Homes Ltd		
project		
proposed housing off The Coppice Burbage		
drawing		
site layout		
scale	1: 500	sheet
date	Jan 2015	author JRH A2
job No	12/71	drawing No 26P

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 Window Sample Borehole

NICHOLLS COLTON GEOTECHNICAL
7-11 Harding Street
Leicester LE1 4DH

Client:
Springbourne Homes Limited.

Project:
Land Off The Coppice, Burbage, Near Hinckley, Leicestershire.

Drawing No:
G15147-IR/02

Title:
Exploratory Hole Location Plan.

Date:
October 2015