

DRAFT

Stronghold Homes

Ground Investigation Report

Mulberry Farm

High Street

Stoke Golding

CV13 6HF

Report No: 25-10-09

January 2026



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EXECUTIVE SUMMARY

Site Location	Mulberry Farm, High Street, Stoke Golding, CV13 6HF
OS Grid Reference	SP 39709 97418
Development Proposals	It is proposed to redevelop the site with the construction of twenty-five residential dwellings with associated attenuation, landscaping, access and parking, at Mulberry Farm, High Street, Stoke Golding, CV13 6HF.
Published Geology	Geological maps identify that the investigation area is directly underlain by localised Quaternary superficial deposits of Oadby Member, overlying the Wolston Sand & Gravel Member, overlying the Wolston Clay Member, overlying the Triassic bedrock geology of the Gunthorpe Member of the Mercia Mudstone Formation.
Site History	Prior to the recent demolition works across the southern site area, the site has been the site of Mulberry Farm (farmyard) since the mid-20th century. Before this, a previous smaller farmyard was also present at the site in the 1800s (as far back as the 1880s), the northern areas have remained fields, and encroached upon by the farmyard gradually until the 2000s.
Ground Conditions Encountered	The exploratory fieldwork undertaken during this investigation has identified that the site is underlain by highly variable ground conditions. The downward succession was generally in accordance with the published geology of the Oadby Member, overlying the Wolston Sand & Gravel Member, and overlying the Wolston Clay Member. However, these strata were encountered as highly variable soils in and of themselves (cohesive to granular), and were present at differing thicknesses, whilst being locally present/absent from differing site areas. It is considered that the change in topography likely influences this to some degree; however, it is primarily considered that the overlying glacial deposits are a mixture of cross-bedded materials, with no current discernible wider-structure or zoning. Glacial/glaciolacustrine deposits, such as those recorded/encountered to underlie much of the site, typically comprise heterogeneous soils that can exhibit significant variability in stiffness, permeability, and shear strength. The overlying Made Ground was encountered across the site from ground level, down to a depth of between 0.40m and 0.90m. The material varied across the site and consisted of seemingly reworked natural glacial soils with small inclusions of brick and other man-made material, to more heavily anthropogenic material containing larger quantities of flint, concrete and brick, charcoal, ceramic, metal and concrete. The underlying superficial glacial deposits were then encountered to depths exceeding 5m bgl, as variable loose to medium dense granular soils and soft to firm becoming stiff cohesive soils, typically increasing in density/strength with depth.
Groundwater Encountered	Groundwater was encountered within three of the exploratory holes at the site during the initial intrusive works at variable depths ranging from 1.10m bgl and 2.10m bgl; however, the remaining six exploratory holes were all dry to depths up to >5.0m bgl. Monitoring of the standpipe in CT2, undertaken as part of the project (one of the positions where groundwater was encountered), over four ~weekly visits, also reveals rising groundwater levels as shallow as 0.36m bgl. It is considered likely that the groundwater level is attributed to perched groundwater and/or surface water, and unlikely to represent a water table, given the high disparity across the site.
Ground/Groundwater Contamination	There is an elevated risk perceived to Human Health at the site from broken cement sheets, which have been proven to comprise asbestos (chrysotile) present across the surface.
Foundations	Conventional shallow foundations have been considered within the geotechnical assessment of the site – see section 6 of this report.
Gas Protection	Based on the conditions measured during the monitoring visits carried out to date, In accordance with BS8485:2015 and CIRIA C665, 2007 the site is classified as a Characteristic Situation 1 (CS1). Therefore, it is currently considered that no ground gas protection is required with regard to methane or carbon dioxide gas or radon.
Chemical Attack On Buried Concrete	Therefore, in accordance with the BRE Special Digest, these results have been assessed in relation to strata type and require a Design Sulphate Class of DS-1 and a site with an Aggressive Chemical Environment Classification (ACEC) of AC-1.

Waste Soil Classification	From the results of the HazWasteOnline spreadsheets and the WAC testing, currently, the waste soil on this site is classified as 17-05-04, Inert. However, the ACM fragments on the surface would be considered Hazardous and should not be mixed with other materials.
Recommendations	Asbestos survey/removal verification Visible fragments of asbestos cement are present at ground level, likely originating from the recently demolished agricultural structures. It is considered that prior to the development, the fragments of asbestos cement are hand-picked and removed by a specialist asbestos removal company. Following this, a specialist asbestos surveyor should survey the site to prove all asbestos cement/materials has been removed, as any remedial measures (which these would likely constitute), undertaken at the site will require independent verification once completed to satisfy the relevant regulatory authorities and other interested parties. This usually involves a small validation investigation to confirm that the recommended work has been successful. Failure to remove the fragments of asbestos prior to the development risks reworking the fragments into the soil matrix during the development, which would require further remediation, including a suitable clean cover layer, and protection of workers. Asbestos Waste Given that the sitework took place on the last day/s of the farmyard demolition, the site was covered in rubble (including pieces of potential discarded ACM material), and stockpiles of demolition materials of all forms (awaiting removal). As stated above, whilst no visible ACM was identified in situ within the soil makeup, however, locally across the site, in stockpiles and littered on the surface, possible ACM material was noted at the surface – consisting of a cement siding/roofing sheet fragment based on undulating shape, and recent demolition of possibly asbestos-clad structures. As such, as part of the laboratory testing scheduled by Geo-Integrity, the fragment of suspected ACM identified on the surface was sent to the lab for ACM identification. The lab identified the suspected material as chrysotile, in the form of a bound cement sheet. As such, given that the soil testing has shown that ACM is not present within the soils, it is considered that the source of the ACM is very likely the recent demolition, and therefore, the ACM on site is limited to surface fragments. Therefore, asbestos has been considered as a separate waste stream from the soils on site (providing the above recommended works under sections 7.2 & 7.3 of this report (hand picking/removal of surface ACM)) are completed prior to development on the site. The asbestos fragments in isolation are hazardous waste; however, should they become mixed with any other demolition materials (such as brick, concrete, timber or soil), if those are present in the same load and cannot be separated, then the entire load becomes hazardous because asbestos is present. Analytical results relevant to the materials being disposed of should be provided to the landfill operators or waste management contractors to confirm whether it meets their license agreements and to confirm tipping costs. All wastes removed from the site should be consigned, transported, and disposed of in full accordance with all relevant UK legislation. Dewatering trial It is recommended that a dewatering trial be undertaken prior to groundworks commencing. It is, however, anticipated that conventional pumping from sumps should be sufficient in most cases. Furthermore, it should be noted that the investigation works were undertaken during the wet winter season, when groundwater levels are likely to be near their shallowest, and seasonally, the levels are likely to be deeper. Watching brief We recommend a watching brief should be undertaken during the construction phase, and if during development any previously undiscovered contamination (including visual or olfactory evidence) is found then site management should be immediately informed and inspection by a suitably qualified person should be undertaken.

This executive summary must be read in conjunction with this report and the previous site reports.

1 GROUND INVESTIGATION REPORT

1.1 INTRODUCTION

Geo-Integrity Ltd were commissioned by Scott Jordan of Stronghold Homes, on the 15th of October 2025 (under Purchase Order Number SJ/MF/6), to undertake an additional site investigation at Mulberry Farm, High Street, Stoke Golding, CV13 6HF. This Phase I desk study and Phase II intrusive investigation have been completed to gather geotechnical and geo-environmental data.

This report describes desk-based searches of geological, environmental and historical information, the fieldwork and laboratory testing undertaken and provides an interpretative section of the geotechnical and geo-environmental data from this investigation to inform the proposed development.

The site is located at National Grid Reference SP 39709 97418.

The report is likely to be reviewed by Hinckley and Bosworth Borough Council with reference to the NPPF. Once the development is completed, and as a minimum, land must not be capable of being determined as 'contaminated land' under the terms of Part IIA of the Environmental Protection Act 1990. However, it also states that "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner." As such, this desk study report is the first stage in investigating whether the site is likely to be considered "contaminated", in accordance with the ground conditions and pollution guidance section paragraph/s.

The objectives of this phase I and phase II interpretative report are:-

-  To undertake a site walkover to identify any potential pollution sources or geotechnical hazards on the site.
-  To gather historical, geological and environmental information.
-  To complete a preliminary site conceptual model so that potential pollutant linkages can be established and investigated further.
-  Briefly summarise the site development proposals and site setting.
-  To describe and report the fieldwork undertaken at the site.
-  To describe and report the chemical laboratory work undertaken on selected samples.
-  To describe and report the geotechnical laboratory work undertaken on selected samples.

- To provide an interpretation of the results of this investigation with regard to the geo-environmental and waste disposal implications for the proposed development.

The investigation was performed in accordance with the general requirements of BS 5930:2015+A1-2020, BS EN 1997-2 (2009), BS EN ISO 22475-1 (2006) and other relevant related standards identified below. The initial fieldwork took place between the 4th and 5th of November 2025.

1.2 SOURCES OF INFORMATION

The following sources of information have been used to compile this report:-

- Extracts of available historical Ordnance Survey (OS) maps covering the period from 1886 to 2025, which are presented in the Appendices.
- Groundsure Report Ref GS-W4U-FDM-71R-L9Y included in the Appendices.
- The British Geological Survey (BGS) and Environment Agency (EA) websites.
- A site reconnaissance visit undertaken on 4th November 2025.
- Information from various internet sites on site history and environmental setting.

It should be noted that the information provided in the desk study is obtained from independent third-party sources. It is provided in good faith, but no guarantee can be provided as to its accuracy. The desk study information is not necessarily exhaustive, and further information relevant to the site may be available from other sources.

1.3 DEVELOPMENT PROPOSALS

It is proposed to redevelop the site with the construction of twenty-five residential dwellings with associated attenuation, landscaping, access and parking, at Mulberry Farm, High Street, Stoke Golding, CV13 6HF.

2 PHASE I DESK STUDY

2.1 WALKOVER SURVEY

A site walkover survey was initially undertaken on the 4th November 2025, at the very end of the demolition stage. Site location and layout plans are included in the Appendices, along with a selection of photographs taken during the survey.

The site is located to the northeast (within a fringe residential/rural area) of the village of Stoke Golding, Leicestershire. The site is situated off the High Street.

The investigation area consists of the recently demolished Mulberry Farm – farm yard, along with a small portion of the open, undeveloped fields to the north.

The topography of the investigation area generally consisted of a northward-dipping slope, with an estimated change in level from 107m Aod in the south to 99m Aod at the interface between the old farmyard and open fields (where the proposed development zone ends).

The investigation area is bordered by the White Swan pub/restaurant to the southeast, High Street and residential houses to the east, along with open, undeveloped fields to the southwest and north.

Given that the sitework took place on the last day/s of the farmyard demolition, the site was covered in rubble (including pieces of potential discarded ACM material), and stockpiles of demolition materials of all forms (awaiting removal). Other than this, given the demolition, there were no remaining potential point sources of contamination encountered during the walkover.

3 GEOLOGY

3.1.1 Published Geology

Reference to the British Geological Survey website and Sheet 155; Coalville, 2010; indicates that the site is directly underlain by localised Quaternary superficial deposits of Oadby Member, overlying the Wolston Sand & Gravel Member, overlying the Wolston Clay Member, overlying the Triassic bedrock geology of the Gunthorpe Member of the Mercia Mudstone Formation.

Notable alluvium deposits are also recorded to overlie all other geologies 39m west of the site, in a linear feature – likely representing a dry valley or historic watercourse feature.

Furthermore, maps indicated an area of worked ground (undivided) 197m west of the site, and an area of disturbed ground 300m south of the site.

3.1.1.1 Superficial

Whilst not recorded on the site itself, Alluvium deposits may be present in areas of old ponds or unrecorded smaller tributaries. Alluvium Deposits are normally soft to firm consolidated, compressible silty clay, but can contain layers of silt, sand, peat and basal gravel. A stronger desiccated surface zone may be present where vegetation is currently/historically present, given the high clay content. Alluvium is typically encountered up to a few metres in thickness (dependent on historical alluvial features).

The Oadby Member is a glacial diamicton, represented in this area as a grey, weathering to brown clay with variable sand and gravel content, characterised by Cretaceous and Jurassic rock fragments. The superficial member occurs up to 20m in thickness, but typically only 1-7m is encountered in this area. Geological maps indicate that the strata's propensity would likely be limited to the very southeastern site area.

The Wolston Sand and Gravel Member (also known as the Wigston Sand and Gravel Member) is a Glaciofluvial sands and gravels with clasts generally dominated by lithologies such as Bunter pebbles and coal. It attains a probable maximum thickness of over 25m in the area between Leicester and Coventry.

The Wolston Clay Member (also known as the Bosworth Clay Member) is a glacial lacustrine, commonly laminated clays and silts/ the member also attains a probable maximum thickness of over 25m, but may be significantly thinner.

3.1.1.2 Bedrock

In the area beneath the site, the Mercia Mudstone is subdivided, with the Gunthorpe Member recorded. The Gunthorpe Member is generally represented as a reddish brown and greenish grey mudstone and siltstone, weathering to a clay. The formation contains common gypsum veins and nodules. The deposit occurs up to 60m to 200m in thickness in this area.

3.2 HISTORY OF THE SITE

The history of the site has been established by the review of freely available information and old Ordnance Survey maps going back to 1886. The maps and any other relevant information are included in the appendices and indicate the following.

3.2.1 Ordnance Survey

The earliest maps dated 1880s, record the investigation area to consist of two fields with a farmyard situated to the southeast. The farmyard of this time includes a small collection of structures and outbuildings, surrounded by open, undeveloped land.

There are limited surrounding land uses of significance; however, notable areas of extraction (gravel/clay pits, etc.) are indicated 250m southwest of the site on Crown Hill.

Subsequent maps dated 1901 show no structures on the site or in the area previously identified. This layout persists through until the 1955 maps.

From 1967 maps onwards, structures are once again recorded in the southern site area in connection with the farmyard and are recorded as Mulberry Farm. Notably, at this time, a small pond is situated in the central southern site area.

Mulberry Farm was expanded in the 1970s with additional farm structures, and further so in the 1980s and 1990s, and 2000s, until the farmyard's footprint matches the recently demolished layout.

No further significant changes are shown on the site.

3.3 AERIAL IMAGERY

Aerial Imagery of the site from 1999 shows the southern section to be covered in the Mulberry Farm farmyard, and the northern fields (outside the development area) to be open and undeveloped.

The next images for 2008 show some additional construction in the northeast of the farmyard (the farmyard's footprint matches the recently demolished layout). No further significant changes are then shown on the site.

3.4 UNEXPLODED ORDNANCE AND BOMB SITES

Reference to the site-specific unexploded bomb risk map (UXO) produced by Zetica indicates that the site is located in an area where there is a low risk of unexploded ordnance. Low risk regions are those with a bombing density of <15 bombs per 1000 acres or less.

Care is however, required when assessing the risk for specific sites where the risk may be higher because of local wartime activity, such as munitions factories, pivotal infrastructure, airfields and dummy airfields, many of which were removed from historical maps in the interest of national security.

3.5 HYDROLOGY

The nearest surface watercourse is shown to be the Ashby-de-la-Zouch Canal 132m north of the site. Canals are manmade watercourses for inland navigation and are typically lined and not in continuity with groundwater.

However, overspill drains (inland rivers) are located to the north of the canal at 15m northwest of the site.

The nearest WFD surface water body to the site is recorded as the Stoke Golding Brook 1,579m north of the site.

There are no recorded surface water abstraction licenses located within 1000m of the site.

3.6 HYDROGEOLOGY

Reference to the Environment Agency website indicates that the site is located on the following aquifers and aquicludes;

-  Secondary (undifferentiated layers) – associated with the superficial Oadby Member deposits beneath the site.
-  Secondary A Aquifer – associated with the superficial Wolston Sand & Gravel Member deposits beneath the site.
-  Secondary (undifferentiated layers) – associated with the superficial Wolston Clay Member beneath the site.
-  Secondary B Aquifer - associated with the Gunthorpe Member.

The aquifer designation data is based on geological mapping provided by the British Geological Survey. The maps are divided into two different types of aquifer designation:

Superficial (Drift) - permeable unconsolidated (loose) deposits. For example, sands and gravels.

Bedrock - solid permeable formations e.g., sandstone, chalk and limestone.

For each type, there are four designations: -Principal, Secondary A, Secondary B and Unproductive Strata, ranked by importance.

The site is recorded to be located outside of any Source Protection Zones.

There are no recorded groundwater abstraction licenses located within 1000m of the site.

3.7 WASTE TREATMENT AND LANDFILL SITES

3.7.1 Landfills

There are no records of operational or historical landfill sites within the vicinity of the site area.

3.7.2 Other Waste Treatment Sites

There are no records of other waste treatment sites in close vicinity to the site area.

3.8 INDUSTRIAL USAGE SITES

There are numerous past/present potentially contaminative activities that have been found within 250m of the site. The most significant includes the farm itself (with associated farmyard activities). However, surrounding instances of note include the following;

-  Boot Factory – 32m east of the site – 1930
-  Unspecified Works – 95m west of the site – 1968
-  Electrical Substation – from 115m south of the site.
-  Open Storage Tank – 117m northeast of the site
-  Blacksmiths – 124m south of the site (1901)
-  Dairy Farm – 132m northeast of the site
-  Unspecified tanks – 136m west of the site (1968)
-  Tanks – 142m west of the site (1963)
-  Unspecified Factory – 164m southwest of the site (1988)
-  Unspecified Pits/groundworkings – 189m and 190m south east, and 235m, 235m and 267m west of the site (1887-1955).
-  Vehicle Garage – 206m south of the site (1983)

There are, however, no active or inactive fuel filling stations identified within 500m of the site.

3.8.1 Historical Site Usage

Prior to the recent demolition works across the southern site area, the site has been the site of Mulberry Farm (farmyard) since the mid-20th century. Before this, a previous smaller farmyard was also present at the site in the 1800s (as far back as the 1880s), the northern areas have remained fields, and encroached upon by the farmyard gradually until the turn of the millennium.

Therefore, it is considered that Made Ground is possibly present beneath the site, relating to this historical development/redevelopment at the site. Furthermore, given the age of the building, there is a possibility for asbestos-containing materials within the made soils or from the/as part of the structure of the existing features at the site.

Additionally, given the site usage as a farmyard, small-scale areas of TPH/PAHs may be present where vehicles/tanks/plant may have historically been stored/parked.

Given that the sitework took place on the last day/s of the farmyard demolition, the site was covered in rubble (including pieces of potential discarded ACM material), and stockpiles of demolition materials of all forms (awaiting removal). Other than this, given the demolition, there were no remaining potential point sources of contamination encountered during the walkover.

3.9 WORKED OUT GROUND/MADE GROUND

Information supplied by the desk study material identified a number of instances of worked/made ground, recorded as follows;

-  Ponds – from 66m southwest of the site (negligible influence).
-  Canal – 124m northwest (negligible influence).
-  Unspecified Pit – 189m-190m southeast of the site.
-  Worked Ground (void) & unspecified pits – 197m-236m west of the site.
-  Disturbed Ground (historical earthwork) – 300m south of the site.

3.10 GROUND GASES

3.10.1 Radon

Information obtained from the BGS and the National Geoscience Information Service indicates that the site lies within an area where less than 1% of homes exceed the action level of 200Bq/m³ for radon gas. Therefore, no radon protection measures are necessary in the construction of new dwellings or extensions on this site.

However, should the development proposals change to include a basement, as radon levels may be higher in an underground room and in accordance with BRE Quick Guide 7, Reducing Radon, Underground Rooms – Cellars and Basements, 2015, appropriate mitigation options could be considered during the design phase.

3.10.2 Landfill Gasses

In accordance with BS8576:2013, the site has been provisionally assessed for the risk of ground gases. This has been done with reference to “A pragmatic approach to ground gas risk assessment for the 21st Century” Card and Wilson, 2011.

-  No credible sources or pathways for landfill gas migration from an off-site landfill have been identified.
-  The site has not been a registered landfill.
-  The Made Ground is not expected to be 5m deep or an average of 3m in thickness at the site.
-  The site is not located on a carbonate-rich rock that can produce carbon dioxide.
-  Radon protection measures are not recommended for this site.

- The site does not significantly lie on a potentially naturally organic soil or significantly humic, or degradable Made Ground soil.

However, a pond was identified on old maps – potentially humic/backfilled as part of the expansion of the farmyard in the south-central site area. Furthermore, information supplied by the desk study material identified a number of instances of worked/made ground, recorded as an unspecified Pit 189m east of the site, and worked ground/unspecified pits 197m west of the site.

Therefore, it is considered that the site is unlikely to be at significant risk from ground gases; however, given the presence of identified possibly historical degassing features on and off-site that as part of the Phase II investigation, confirmatory ground gas testing will be undertaken.

3.11 POTENTIAL GEOTECHNICAL HAZARDS

The desk study information identified that the site does not lie within an area likely to be affected by coal mining or non-coal mining activities.

The risk of naturally occurring geotechnical hazards at the site is recorded in the Groundsure report to be as follows:

Ground Stability Hazard	Maximum Hazard Potential Rating
Collapsible deposits	Very Low
Compressible deposits	Moderate
Ground dissolution of soluble rocks	Negligible
Shrinking and swelling clays	Low
Landslides	Very Low
Running sand	Low

Glaciolacustrine deposits, such as those recorded to underlie much of the site, typically comprise finely laminated silts and clays; present notable geotechnical risks for development due to their stratified, low-strength, and often highly compressible nature. These deposits, formed through the seasonal deposition of suspended glacial sediments, can exhibit significant variability in stiffness, permeability, and shear strength, complicating the prediction of settlement and bearing capacity. Their fine-grained composition and heterogeneity make them prone to consolidation under structural loading, while groundwater conditions within these layered sequences may further challenge excavation stability and foundation design.

3.12 POTENTIALLY SENSITIVE LAND USES

The site is located within a Nitrate Vulnerable Zone.

4 INITIAL CONCEPTUAL SITE MODEL

In accordance with the Environment Agency guidance LCRM *Land Contamination: Risk Management*, (EA, 2019), this desk study and site reconnaissance report constitutes a preliminary risk assessment in order to establish the potential presence of pollutant linkages.

Reference to the desk study and walkover survey indicates that, given that the sitework took place on the last day/s of the farmyard demolition, the site was covered in rubble (including pieces of potential discarded ACM material), and stockpiles of demolition materials of all forms (awaiting removal). Other than this, given the demolition, there were no remaining potential point sources of contamination encountered during the walkover.

Prior to the recent demolition works across the southern site area, the site has been the site of Mulberry Farm (farmyard) since the mid-20th century. Before this, a previous smaller farmyard was also present at the site in the 1800s (as far back as the 1880s), the northern areas have remained fields, and encroached upon by the farmyard gradually until the turn of the millennium.

Therefore, it is considered that Made Ground is possibly present beneath the site, relating to this historical development/redevelopment at the site. Furthermore, given the age of the building, there is a possibility for asbestos-containing materials within the made soils or from the/as part of the structure of the existing features at the site.

Additionally, given the site usage as a farmyard, small-scale areas of TPH/PAHs may be present where vehicles/tanks/plant may have historically been stored/parked.

It is considered that there may be a potential risk of contamination at the site, which may impact both human health and the environment, via a source/pathway/receptor's linkage. Therefore, as part of the Phase II investigation, both a Human Health and Environmental risk assessment has been undertaken, including sampling of the soils across the investigation area.

Furthermore, a pond was identified on old maps, potentially humic/backfilled as part of the expansion of the farmyard in the south-central site area. Furthermore, information supplied by the desk study material identified a number of instances of worked/made ground, recorded as an unspecified Pit 189m east of the site, and worked ground/unspecified pits 197m west of the site.

Therefore, it is considered that the site is unlikely to be at significant risk from ground gases; however, given the presence of identified possibly historical degassing features on and off-site that as part of the Phase II investigation, confirmatory ground gas testing will be undertaken.

The diagram below illustrates the potential linkages.

Potential Source	Potential Pathway	Potential Receptor	Considered Risk
Historic contaminants (such as metals and inorganic substances) within the ground from long human history	Ingestion, inhalation, or absorption from direct contact with soil.	End Users	Medium risk
	Leaching through the ground	Controlled Waters	Medium risk
	Possible contact during work phase	Construction Workers	Medium risk
Historic hydrocarbons within the ground from long human history	Ingestion, inhalation, or absorption from direct contact with soil.	End Users	Medium risk
	Volatile vapours possible	End Users	Medium risk
	Leaching through the ground	Controlled Waters	Low/Medium risk
	Possible contact during work phase	Construction Workers	Medium risk
	Possible contact	Underground services	Medium risk
Historic asbestos within the made ground from long human history	Inhalation from exposed soil.	End Users	High risk
	Possible contact during work phase	Construction Workers	High risk
Ground gas from organic soil and made ground	Inhalation in buildings if present	End Users	Low/Medium risk

5 PHASE II INTRUSIVE INVESTIGATION

5.1 SITE WORK AND SAMPLING STRATEGY

The fieldwork was undertaken in accordance with BS 5930:2015+A1:2020, BS EN 1997-2 (2007) (NA 2009) and BS EN ISO 22475-1 (2006), with the exploratory locations being selected by Geo-Integrity Ltd. The exploratory hole locations can be seen in the Appendices.

The initial fieldwork was undertaken between the 4th and 5th of November 2025 and consisted of three continuous tube (window) sampler boreholes to 5.0m bgl, and six machine excavated trial pits across the site. Two of the trial pits were utilised as infiltration pits, undertaken in general accord with 'BRE 365'.

Exploratory Hole	Location Reasoning
CT1,CT3	Positioned to give good coverage of the site areas' ground conditions.
TP1,2,4	Positioned to give good coverage of the site areas' ground conditions.
SA1,SA2	Positioned on the downslope area of the investigation areas, where infiltration measures are likely to be situated.
CT2 & TP3	Located in the area of the backfilled pond identified on the 1963 maps.

Disturbed samples were taken at selected depths down to the base of the holes for subsequent laboratory testing and inspection. On completion, all exploratory holes were carefully backfilled with arisings in thin layers, ensuring that the excavated material was replaced in the same order as it had been removed.

Additionally, within CT2 a groundwater and gas monitoring standpipes were installed to 1.90m depth (deeper installation was not possible due to collapsing sediment and the groundwater tables influence).

5.2 GROUND CONDITIONS

5.2.1 Summary

The site and laboratory test work revealed that the general succession of strata can be represented by highly variable ground conditions. Roughly speaking, the downward succession was generally in accordance with the published geology of the Oadby Member, overlying the Wolston Sand & Gravel Member, and overlying the Wolston Clay Member. However, these strata were encountered as highly variable soils in and of themselves (cohesive to granular), and were present at differing thicknesses, whilst being locally present/absent from differing site areas.

It is considered that the change in topography likely influences this to some degree; however, it is primarily considered that the overlying glacial deposits are a mixture of cross-bedded materials, with no current discernible wider-structure or zoning. Glacial/glaciolacustrine deposits, such as those recorded/encountered to underlie much of the site, typically comprise heterogeneous soils that can exhibit significant variability in stiffness, permeability, and shear strength.

Descriptions of the strata encountered are given on the exploratory hole records and are summarised below. Further information is provided on the exploratory hole logs within the appendices.

5.2.2 Topsoil

Encountered in a single exploratory hole (SA2 – positioned to the north of the farmyard/field boundary) from ground level to a depth of 0.30m below ground level. The material generally consisted of a soft, dark-brown, silty sandy organic clay.

5.2.3 Made Ground

Encountered at all but one (SA2) of the test locations, from ground level, down to a depth of between 0.40m and 0.90m. The material varied across the site and consisted of seemingly reworked natural glacial soils with small inclusions of brick and other man-made material, to more heavily anthropogenic material containing larger quantities of flint, concrete and brick, charcoal, ceramic, metal and concrete.

No visible ACM was identified in situ within the soil makeup; however, locally across the site, in stockpiles and littered on the surface (in the case of TP2), possible asbestos-containing material was

noted at the surface – consisting of a cement siding/roofing sheet fragment based on undulating shape, and recent demolition of possibly asbestos-clad structures.

5.2.4 *Oadby Member*

Encountered at seven of the nine exploratory locations from depths of between 0.30m and 0.90m below ground level, down to a depth of between 0.95m and >3mbgl.

Represented in general as a soft, firm and stiff, brown and grey, silty sandy gravelly clay (locally with light grey silt inclusions). Granular components consist of fine to medium, sub-angular flint and sandstone.

Laboratory tests undertaken on representative samples revealed moisture contents ranging from 23% to 27%, a plasticity index ranging from 21% to 32% and a modified plasticity index ranging from 19% to 32%, which equates to an NHBC Volume Change Potential of medium.

SPT 'N' values undertaken within the boreholes ranged from 8 to 12, and the results are interpreted to indicate generally soft to firm clay soils.

5.2.5 *Wolston Sand & Gravel Member*

Encountered at two of the nine exploratory locations, typically as an impersistent granular layer separating the Oadby Member and the underlying Wolston Clay Member.

-  From 0.95m to >2.50m in CT2 – encountered as a medium dense brown clayey silty very sandy gravel. The gravel is encountered as fine to medium, angular to sub-angular of flint.
-  From 1.07m to >1.40m in SA2 – encountered as a loose (soil density assumed through ease of excavation) brown slightly clayey silty gravelly sand.

The gravel is encountered as fine to coarse, angular to sub-angular of flint.

Laboratory tests undertaken on representative samples revealed a fines fraction ranging from 15% to 20%, a sand content of 36% to 65% and a gravel content of 15% to 49%, which equates to a non-shrinkable soil under NHBC Volume Change Potential classifications.

A single SPT 'N' test undertaken within the strata in CT2 provided an SPT N value of 19, equivalent to medium dense granular soils.

5.2.6 *Wolston Clay Member*

Encountered at six of the exploratory locations from depths of between 0.60m and 1.80m below ground level, down to a depth in excess of 5m bgl. Represented in general as a firm becoming stiff brown, reddish brown and grey silty sandy slightly gravelly clay. Gravel is fine to coarse, angular to rounded, of flint and sandstone.

Laboratory tests undertaken on representative samples revealed moisture contents ranging from 22% to 27%, a plasticity index ranging from 20% to 31% and a modified plasticity index ranging from 20% to 31%, which equates to an NHBC Volume Change Potential of medium. Particle size distribution testing also identified that the material consists of >62% fines and up to 38% granular particles.

SPT 'N' values undertaken within the boreholes ranged from 13 to 23; the penetration resistance of the strata generally increased with depth, and the results are interpreted to indicate generally firm, becoming stiff clay soils.

5.2.7 *Groundwater*

Groundwater was encountered within three of the exploratory holes at the site during the initial intrusive works at variable depths ranging from 1.10m bgl and 2.10m bgl; however, the remaining six exploratory holes were all dry to depths up to >5.0m bgl

Monitoring of the standpipe in CT2, undertaken as part of the project, did, however, reveal the following rising groundwater levels.

Date	Standpipe Installation	Depth to Groundwater (m bgl)
14/11/25	CT2	0.82m
19/11/25	CT2	0.63m
26/11/25	CT2	0.52m
2/12/25	CT2	0.36m

It is considered likely that the groundwater level is attributed to perched groundwater and/or surface water, and unlikely to represent a water table, given the high disparity across the site.

5.2.8 BRE365 Infiltration Testing

The two exploratory holes (SA1 & SA2) were tested for their infiltration potential using the general methods set out in BRE 365. However calculation of infiltration rates was not possible due to mitigating factors;

-  SA1 – excavated within the Wolston Sand & Gravel encountered an influx of groundwater from depth (1.40m), filling the pit to 0.90m below ground level over two hours, and forming a standing level.
-  SA2 – excavated within the Oadby Member to 1.70m and filled to 1.20m bgl. Over the course of 22 hours, only a 1cm drop in water level was recorded.

As such, it is considered that, given the perched groundwater situated within the granular deposits and the effective impermeability of the cohesive deposits, infiltration measures are unlikely to be suitable at the site.

5.2.9 Ground Gas

Ground gas monitoring was undertaken within the borehole standpipes at CT2 as part of this investigation, on four occasions (the 14th, 19th and 26th of November and the 2nd December 2025), using a calibrated Gas Data GFM Series gas analyser.

CT2 was positioned and installed with a ground gas installation, due to an identified historical pond on site, and to be nearer the identified ground workings identified by the desk study.

The results revealed oxygen levels of between 16% and 19.8% by volume, a carbon dioxide level of between 0.4% and 1.2% by volume, and a methane level below detectable limits. Stable ground gas flow rates were recorded between 0l/h and 1.7l/h.

5.2.10 Sulphate and pH Tests

Soluble sulphate and pH tests were carried out on six soil samples recovered from the exploratory holes. These recorded values as shown in the table below:

Parameter	Range
Soluble Sulphate (mg/l)	<10 – 400
pH units	7.6 – 8.1

5.2.11 Evidence of Contamination

No visible ACM was identified in situ within the soil makeup; however, locally across the site, in stockpiles and littered on the surface (in the case of TP2), possible asbestos-containing material was noted at the surface – consisting of a cement siding/roofing sheet fragment based on undulating shape, and recent demolition of possibly asbestos-clad structures.

Other than this, no obvious or significant contamination was identified within the natural or Made Ground soils encountered during the field work. However, some man-made materials were encountered within the Made Ground, such as brick, metal and concrete, which may contain elevated levels of possible contaminants. Therefore, targeted chemical testing has been undertaken at the site, see environmental risk assessments below.

5.3 GEOENVIRONMENTAL TESTING

Geo-environmental laboratory testing was scheduled by Geo-Integrity on eight soil samples recovered during the fieldwork (seven from the Made Ground and one from the Topsoil). The testing was carried out at an MCERTS and UKAS accredited laboratory. The results are presented in the Appendices.

Soil samples were tested for a varied suite containing the following

-  Metals and inorganic substances
-  Speciated Polyaromatic Hydrocarbons (PAH)
-  Benzene, Toluene, Ethylbenzene and Xylene (BTEX)
-  Total Petroleum Hydrocarbons (TPH), with eight band split
-  The presence or absence of Asbestos.

Additionally, the fragment of suspected ACM identified on the soil surface at TP2 was double-bagged and sent to the lab for ACM identification.

Furthermore, a representative Made Ground soil sample was tested for a single-stage inert WAC test for final waste classification.

6 GEOTECHNICAL INTERPRETATIVE SECTION

6.1 GENERAL GROUND CONDITIONS INTERPRETATION

The exploratory fieldwork undertaken during this investigation has identified that the site is underlain by highly variable ground conditions. The downward succession was generally in accordance with the published geology of the Oadby Member, overlying the Wolston Sand & Gravel Member, and overlying the Wolston Clay Member. However, these strata were encountered as highly variable soils in and of themselves (cohesive to granular), and were present at differing thicknesses, whilst being locally present/absent from differing site areas.

It is considered that the change in topography likely influences this to some degree; however, it is primarily considered that the overlying glacial deposits are a mixture of cross-bedded materials, with no current discernible wider-structure or zoning. Glacial/glaciolacustrine deposits, such as those recorded/encountered to underlie much of the site, typically comprise heterogeneous soils that can exhibit significant variability in stiffness, permeability, and shear strength.

The overlying Made Ground was encountered across the site from ground level, down to a depth of between 0.40m and 0.90m. The material varied across the site and consisted of seemingly reworked natural glacial soils with small inclusions of brick and other man-made material, to more heavily anthropogenic material containing larger quantities of flint, concrete and brick, charcoal, ceramic, metal and concrete. The underlying superficial glacial deposits were then encountered to depths exceeding 5m bgl, as variable loose to medium dense granular soils and soft to firm becoming stiff cohesive soils, typically increasing in density/strength with depth.

Groundwater was encountered within three of the exploratory holes at the site during the initial intrusive works at variable depths ranging from 1.10m bgl and 2.10m bgl; however, the remaining six exploratory holes were all dry to depths up to >5.0m bgl. Monitoring of the standpipe in CT2, undertaken as part of the project (one of the positions where groundwater was encountered), over four weekly visits, also reveals rising groundwater levels as shallow as 0.36m bgl. It is considered likely that the groundwater level is attributed to perched groundwater and/or surface water, and unlikely to represent a water table, given the high disparity across the site.

The desk study recorded the site as a moderate risk from compressible deposits. Glaciolacustrine deposits, such as those recorded to underlie much of the site, typically comprise finely laminated silts and clays; present notable geotechnical risks for development due to their stratified,

low-strength, and often highly compressible nature. These deposits, formed through the seasonal deposition of suspended glacial sediments, can exhibit significant variability in stiffness, permeability, and shear strength, complicating the prediction of settlement and bearing capacity. Their fine-grained composition and heterogeneity make them prone to consolidation under structural loading, while groundwater conditions within these layered sequences may further challenge excavation stability and foundation design. No significant desiccation has been identified within the soils encountered on site.

Additionally, given that the deposits are variably cohesive with a medium volume change potential, the effects of any trees or hedgerows within desiccation influencing distance of the development (as described in the NHBC Standards, Chapter 4.2) should also be considered during design and construction. Where such vegetation is within the influence of new buildings, then foundations will need to extend to depths where soils are moisture/volume stable and appropriate precautionary foundation and floor slab design measures adopted in accordance with the NHBC Building Near Trees protocol.

6.2 EXCAVATIONS

Conventional excavation equipment and plant should be sufficient for excavating shallow foundations and service trenches at the site.

It is considered likely that locally shallow excavations will incur groundwater influx from depths of 1.10m bgl, in the short term, filling trenches as shallow as 0.36m bgl (over a number of days), and a dewatering trial should be undertaken prior to groundworks commencing. It is, however, anticipated that conventional pumping from sumps should be sufficient in most cases.

It is also worth noting that excavations may be unstable where significant Made Ground is encountered, and given the information gleaned from historical maps, old foundations may be present within the footprint of the proposed hotel.

It should be noted that the investigation works were undertaken during the wet winter season, when groundwater levels are likely to be near their shallowest, and seasonally, the levels are likely to be deeper.

6.3 FOUNDATIONS

It is understood that the development at the site will include the construction of twenty-five residential dwellings. Therefore, we have provided the following interpretative geotechnical analysis and recommendations with regard to the ground conditions and foundation of the development.

6.3.1 *Shallow Foundations*

Shallow foundations may be considered at the site, providing the following criterion is followed;

Dewatering can be achieved locally.

The Made Ground (including reworked deposits, hardstanding, and topsoil) is considered unsuitable as a bearing stratum due to its variability and potential for unacceptable total and differential settlement under applied foundation loadings.

However, the underlying superficial deposits are considered to be a suitable bearing stratum for conventional shallow foundations at not less than 1.25m below existing ground level or 0.20m into the top of the formation, whichever is the deeper.

At this depth, a net allowable bearing pressure of 80kPa may be adopted for foundations not exceeding 1.0m in width. This allows for a factor of safety of three against shear failure and for settlements generally not to exceed 25mm, taking place over a number of years.

Foundations exceeding 1.10m are likely to incur an influx of groundwater to some degree in the short term (and below 0.36m in the long term), and dewatering is likely to be required locally. Notably, however, Groundwater was not encountered at all in many exploratory holes, indicating that these inflows are not indicative of a consistent groundwater level, and may indicate localised perched surface water.

It is recommended that a dewatering trial be undertaken prior to groundworks commencing. It is, however, anticipated that conventional pumping from sumps should be sufficient in most cases. Furthermore, it should be noted that the investigation works were undertaken during the wet winter season, when groundwater levels are likely to be near their shallowest, and seasonally, the levels are likely to be deeper.

To be conservative, the soils should be considered as having a medium volume change potential to depth. However, non-shrinkable granular horizons will be encountered across the site. As such, it is recommended that foundations be reinforced to guard against differential settlement. Depending on

the depth at which groundwater is encountered on site, and the depth of the footing trench, this may be complex to achieve as such alternatively, the usage of mass filling the footing trenches and then using a reinforced ring beam type structure may be a suitable alternative. This should, however, be adequately designed by a structural engineer.

Should foundations be constructed within the vicinity of trees or shrubs on this site, then they will require deepening in accordance with the guidelines given in NHBC Building Standards Chapter 4.2. Should trees not to be removed, mature tree heights should be assumed when determining the foundation depths.

6.3.2 Piled Foundations

Should the above quoted allowable bearing pressure prove insufficient or ineffective at greater depths, a piled foundation solution may be adopted.

Piles would extend through the Made Ground and terminate in the underlying superficial and bedrock geology.

The advice of specialist piling contractors should be sought to formulate a suitable piling technique and type for the ground conditions encountered at this site, before the commencement of the works.

It is considered that a specialist piling contractor would require additional phases of ground investigation to include deeper ground investigation at the site, >5m (likely 10-25m deep) in order to adequately design piles for the site. It is, however, anticipated that the high variability in soils at the site may make hollow piles difficult to design, necessitating numerous boreholes.

6.4 FLOOR SLAB DESIGN

Floor slabs at the site can be ground bearing, provided the Made Ground is stripped and removed and is based on a blanket of good quality, free draining, well compacted granular material, placed prior to the construction of the floor slab, in order to make up the level.

Alternatively, in areas of thicker Made Ground >600mm, suspended ground floors could be used.

6.5 SLOPE STABILITY

It is assumed that in its present state, the slope is at a stable angle. However, the walkover was undertaken during demolition when near-surface soils had been disturbed. It is possible that the proposed development at the site may impact on its stability.

“Human activity is a common cause of slope instability, failures can be induced by undercutting the foot of the slope, by loading the crest of the slope or by altering the pore pressure distribution within the slope, for example if natural drainage is impeded.”

Therefore, in the absence of detailed ground analysis, as a guide, consideration should be given to avoiding the following to avoid possible instability:

- Increasing/redirecting water flow through the slope (e.g. sheet piling, retaining walls >1m, soakaways).
- Long continuous open foundation/retaining-wall excavations, parallel to ground contours.
- Unduly loading the slope, such as infilling following ground contours, say 1m above existing ground levels.
- Permanent cuttings following ground contours more than say 1m.

Temporary works should also be sufficient to support the slope in the short term. It should also be noted that typical temporary works, such as sheet piles, can increase/redirect water flow through the slope, causing failure elsewhere on the slope, in previously stable areas. Particular care should be paid to the area adjacent to the existing structures situated adjacent to the areas of concern.

6.6 SULPHATE ATTACK ON UNDERGROUND CONCRETE

Six soil samples from this investigation were scheduled for the measurement of water-soluble sulphate and pH to give an indication of the aggressivity of the ground in relation to buried concrete, as set out in the Building Research Establishment (BRE) Special Digest 1 (2005) Concrete in Aggressive Ground, Part 1: Assessing the aggressive chemical environment. The samples were recovered from depths ranging from 0.20m to 2.50m and were sourced from representative areas of Topsoil, Made Ground, Oadby Member, and Wolston Clay Member Soils.

Additionally, total sulphur and acid-soluble sulphate testing (to investigate the potential for sulphate ions/pyrite) was undertaken on a sample of less weathered Wolston Clay Member Soils.

Therefore, in accordance with the BRE Special Digest, these results have been assessed in relation to strata type and require a Design Sulphate Class of DS-1 and a site with an Aggressive Chemical Environment Classification (ACEC) of AC-1.

The recommendations given in the above digest, with respect to suitable concrete design and other associated precautions against sulphate attack, should be followed for all below-ground level concrete.

6.7 ACCESS ROADS AND PARKING

The structural design of a road or hard standing is based on the strength of the subgrade, which is assessed on the California Bearing Ratio (CBR) scale.

Made Ground has been proven across the site, and given the unknown origin of the soil, its variability and the likelihood and proven possibility for soft spots, we recommend that any areas of soft or deleterious material should be excavated, replaced with a properly compacted coarse-grained fill and proof rolled prior to construction.

Natural site-won soils from the site area are considered to be frost susceptible, and conservative CBR percentages are estimated based on soil conditions to be ~1-2%, assuming some probability of material saturation.

In addition, to avoid uneven and excessive settlement in hard-standing areas, it is recommended that the following precautions are taken:-

-  Heavy proof-rolling of the exposed sub-grade strata
-  Excavation of soft spots encountered and replacement with well-compacted granular material
-  The usage of a geotextile separator layer above the sub-grade
-  All materials within 450mm of final finished levels in roads or pavement should comprise non-frost susceptible soils in accordance with BS 812-124.

6.8 INFILTRATION MEASURES

It is considered that, given the perched groundwater situated within the granular deposits and the effective impermeability of the cohesive deposits, conventional infiltration measures are unlikely to be suitable at the site. This has been corroborated by the results of the BRE365 infiltration testing conducted on site.

6.9 GAS PROTECTION

The risk of ground gases impacting the site was assessed by reference to the paper “A pragmatic approach to ground gas risk assessment for the 21st Century” Card and Wilson, 2011. And

determined that the site is unlikely to be at significant risk from ground gases; however, given the presence of identified possibly historical degassing features on (pond) and off-site (groundworkings), as part of the Phase II investigation, confirmatory ground gas testing has been undertaken.

Confirmatory monitoring visits undertaken at the site, in conjuncture with groundwater level monitoring, recorded no methane gas above detectable limits or carbon dioxide levels above 5% and a representative GSV of 0.02 within the installation, situated in the area of the pond.

Based on the conditions measured during the monitoring visits carried out to date, In accordance with BS8485:2015 and CIRIA C665, 2007 the site is classified as a Characteristic Situation 1 (CS1). Therefore, it is currently considered that no ground gas protection is required with regard to methane or carbon dioxide gas.

Furthermore, the site is located in an area where less than 1% of homes exceed the action level of 200Bq/m³ for radon gas, and no radon protection measures are necessary in the construction of new dwellings or extensions.

However, should the development proposals change to include a basement, as radon levels may be higher in an underground room and in accordance with BRE Quick Guide 7, Reducing Radon, Underground Rooms – Cellars and Basements, 2015, appropriate mitigation options could be considered during the design phase.

Full details of gas concentrations and gas flow data recorded during the monitoring visits are given in the Appendices.

7 GEO-ENVIRONMENTAL INTERPRETATION SECTION

7.1 RISKS TO HUMAN HEALTH

7.1.1 Introduction

Environment Agency guidance LCRM *Land Contamination: Risk Management*, (EA, 2019) states that human health risk assessment should be undertaken by a tiered approach using the source-pathway-receptor principle. A desk study constitutes the first tier, and this has been undertaken as part of this investigation. The conclusions of this phase were that:-

“Reference to the desk study and walkover survey indicates that, given that the sitework took place on the last day/s of the farmyard demolition, the site was covered in rubble (including pieces of potential discarded ACM material), and stockpiles of demolition materials of all forms (awaiting removal). Other than this, given the demolition, there were no remaining potential point sources of contamination encountered during the walkover.

Prior to the recent demolition works across the southern site area, the site has been the site of Mulberry Farm (farmyard) since the mid-20th century. Before this, a previous smaller farmyard was also present at the site in the 1800s (as far back as the 1880s), the northern areas have remained fields, and encroached upon by the farmyard gradually until the turn of the millennium.

Therefore, it is considered that Made Ground is possibly present beneath the site, relating to this historical development/redevelopment at the site. Furthermore, given the age of the building, there is a possibility for asbestos-containing materials within the made soils or from the/as part of the structure of the existing features at the site.

Additionally, given the site usage as a farmyard, small-scale areas of TPH/PAHs may be present where vehicles/tanks/plant may have historically been stored/parked.

It is considered that there may be a potential risk of contamination at the site, which may impact both human health and the environment, via a source/pathway/receptor's linkage.”

Therefore, as part of the investigation, chemical testing was undertaken at the site. Results are analysed under the second tier, known as a Generic Quantitative Risk Assessment (GQRA), which uses generic guideline values to compare site chemical data against, and the final tier would be a Detailed Quantitative Risk Assessment (DQRA), which use data derived from the ground investigation to assess risks to identified receptors.

The assessment included in this report comprises a GQRA, which is undertaken by comparing soil contaminant concentrations from this investigation with conservative Generic Assessment Criteria (GAC). GAC for various land use and exposure scenarios have been selected from the following sources:

-  CL:AIRE Category 4 Screening Levels (C4SL);
-  LQM Suitable for Use Levels (S4UL);
-  CL:AIRE/EIC/AGS GAC

The GACs have been derived using the Environment Agency Contaminated Land Exposure Assessment (CLEA) model, for a range of land uses and exposure scenarios, including:

-  Residential with the consumption of home-grown produce;
-  Residential without the consumption of home-grown produce;
-  Commercial;
-  Allotments;
-  Public Open Space near residential housing (POS_{resi}); and
-  Public Open Space public park scenario (POS_{park})

It is considered that, as the development at the site will include residential dwellings with private gardens that for the purposes of this assessment, a “Residential with the consumption of home-grown produce” has been selected.

7.1.2 Results of Chemical Testing

Of the eight soil samples screened as part of this investigation, screened against the relevant GAC for a ‘Residential with the consumption of home-grown produce’ land use scenario as described above, only one has identified an elevated determinant, where marginally elevated lead was identified within the Made Ground at 0.20m bgl in TP1.

All of the other six Made Ground samples and the Topsoil sample screened against the relevant GAC for a ‘Residential with the consumption of home-grown produce’ land use scenario, (the most stringent land use), and of all the contaminants tested for, none recorded values higher than their relevant GAC for a ‘Residential with the consumption of home-grown produce’ land use scenario.

7.1.2.1 Lead

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The levels of lead were recorded at concentrations of between 24mg/kg and 230mg/kg across the eight soil samples, whilst the relevant GAC is given as 200mg/kg. The single exceeding sample recorded a concentration of 230mg/kg from TP1 at 0.20m, within the near-surface Made Ground. All other samples recorded levels significantly below the GAC and ranged from 24mg/kg to 150mg/kg.

7.1.2.1.1 Pb Statistical Analysis & Conclusions

All seven made ground soil samples tested for lead during the supplementary ground investigation, and the four tested during the initial Investigation, ranging from 24mg/kg and 230mg/kg, have been analysed using the methodology set out by CL:AIRE. Firstly, a 'true mean concentration (μ)' within the planning scenario was established, the outliers and the normal/non-normal distribution are taken into account. Once this had been established, the 'upper confidence limit of 95% on μ ' is subsequently compared with the relevant environmental standard value, or 'Critical Concentration (Cc)'.

In this instance, the distribution was normal, so the one-sample T-test was undertaken on these results, and a >95% (100%) upper confidence limit (μ) of 150mg/kg was established for the site, below that of the SSAC critical concentration (Cc) of 200mg/kg.

As such, given the spread of results, it is considered that the elevated lead value encountered within the near surface soils does not represent a significant risk of significant harm to human health at the proposed development.

This analysis is, however, dependent on the agreement of the Local Authority.

7.1.2.2 Asbestos

Screening for the presence of asbestos did not reveal any asbestos-containing material (ACM) or fibres in the eight samples of soils tested.

However, given that the sitework took place on the last day/s of the farmyard demolition, the site was covered in rubble (including pieces of potential discarded ACM material), and stockpiles of demolition materials of all forms (awaiting removal).

As stated above, whilst no visible ACM was identified in situ within the soil makeup, however, locally across the site, in stockpiles and littered on the surface (in the case of TP2), possible asbestos-containing material was noted at the surface – consisting of a cement siding/roofing sheet fragment based on undulating shape, and recent demolition of possibly asbestos-clad structures.

As such as part of the geo-environmental laboratory testing scheduled by Geo-Integrity, the fragment of suspected ACM identified on the soil surface at TP2 was double-bagged and sent to the lab for ACM identification.

The lab identified the suspected material as chrysotile in the form of a bound cement sheet. Corrugated chrysotile sheeting became a common cladding material for agricultural buildings because it offered a practical mix of durability, affordability, and ease of installation. Farmers needed structures that could withstand weather, resist corrosion from livestock environments, and cover large areas without high costs. Asbestos-cement sheets delivered exactly that: they were strong, lightweight enough to handle on-site, fire-resistant, and required very little maintenance over decades. Those qualities made them an attractive, economical choice for barns, sheds, and other rural buildings long before the health risks of asbestos were widely understood, prior to the ban of its use in construction in 1999.

As such, given that the soil testing has shown that ACM is not present within the soils, it is considered that the source of the ACM is very likely the recent demolition, and therefore, the ACM on site is limited to surface fragments.

7.1.3 Risk to End Users

Given the findings of the desk study, walkover survey, intrusive investigation, and laboratory testing, a source-pathway-receptor linkage has been identified at the site, posing a risk to human health relating to encountered demolition materials (asbestos cement) present on the surface across the demolished farm yard area. The broken cement sheets have been proven to comprise asbestos (chrysotile). The cement sheets formed the roofs and cladding of barns, and broken fragments were visible at ground level.

The near-surface soil testing has proven that asbestos fibres are not present within the near-surface soil matrix, and it is not considered to be a risk from the soil/ground itself, as chemical testing has not identified any significant risk. **However, remedial measures will be required to deal with asbestos cement fragments present at ground level.**

7.1.4 Risk to Surrounding Residents

Given the results of the intrusive investigation and laboratory testing, it is considered that there is no further significant risk to surrounding residents of the site, other than those encompassed by the risk to end users (see above section).

7.1.5 Reducing the Risk to Construction Workers

Given that bulk pieces of corrugated asbestos cement have been identified across the site, construction workers should be made aware of the contamination, and a programme of working should be identified. An asbestos survey should be undertaken to identify any other potential ACM on site. It is recommended that a specialist asbestos company should be consulted with respect to their safe removal and disposal during the clearing of the site, and this should be undertaken prior to any other development works on the site.

To reduce the risk to as low as reasonably practicable for the construction workers, it is recommended that high standards of personal hygiene should be maintained amongst the site personnel at all times. All personnel coming into contact with the soil, ground workers in particular, should be instructed to use gloves when on-site to avoid dermal contact and restrict inadvertent hand-to-mouth ingestion. Washing facilities should be provided for the site staff to use and should be used prior to eating or smoking. Reference should be made to the HSE Document, "Protection of Workers and the General Public during Development of Contaminated Land".

It is recommended that a watching brief for undiscovered contamination is included in the Works Method Statement. Given the long human history of the site, it is always possible that some previously undiscovered contamination may be encountered. If this is the case, the area should be isolated, and contact should be made with a suitably qualified professional for further advice. This is particularly important if the contamination is possibly ACM or liquid-based.

We recommend that the conclusions of this report are agreed with the relevant Local Authority at the earliest stage, to reduce potential delays to the development.

7.2 REMEDIAL MEASURES OR FURTHER WORK REQUIRED

A localised risk of asbestos has been identified and zoned to fragments of chrysotile asbestos sheeting encountered across the surface of the site, from the recent demolition works. To break the pollutant linkage, this material needs to be excluded from the end users, and special control measures need to be in place to protect the surrounding residents and construction workers.

As remedial measures will be required prior to any development associated with the asbestos survey and subsequent hand-picking and removal of asbestos by a specialist asbestos removal company, this will require independent verification once completed to satisfy the relevant regulatory authorities and other interested parties, including future owners of the site, banks, insurers, and mortgage

companies. This usually involves a small validation by the asbestos remover/surveyor to confirm that the recommended work has been successful.

It is also recommended that a watching brief for undiscovered contamination is included in the Works Method Statement. Given the long human history of the surrounding area, it is always possible that some previous undiscovered contamination may be encountered. If this is the case, the area should be isolated and contact made to a suitably qualified professional for further advice. This is particularly important if the contamination is possibly ACM or liquid-based.

7.3 POST REMEDIATION VERIFICATION

Any remedial measures undertaken at the site will require independent verification once completed to satisfy the relevant regulatory authorities and other interested parties, including future owners of the site, banks, insurers and mortgage companies. This usually involves a small validation by the asbestos remover/surveyor to confirm that the recommended clearance work has been successful, and that no significant residual risk remains.

7.4 RISK TO CONTROLLED WATERS

The Phase I investigation concluded that the site is a potential risk to controlled waters and the environment from the past land usage at the site. However, it was identified that there are several significant mitigating factors reducing significant risks from the site, including:

-  The nearest surface watercourse is shown to be the Ashby-de-la-Zouch Canal 132m north of the site. Canals are manmade watercourses for inland navigation and are typically lined and not in continuity with groundwater.
-  The nearest WFD surface water body to the site is recorded as the Stoke Golding Brook, >1.5km north of the site.
-  There are no recorded groundwater or surface water abstraction licenses located within 1000m of the site.
-  The site is recorded to be located outside of any Source Protection Zones.

Statistically, none of the metal and inorganic contaminants tested for within the total soil chemical tests recorded significantly elevated values. Locally, some elevated lead was identified and statistically risked away (for human health purposes). Furthermore, the elevated lead levels were only identified in one of the samples and are again unlikely to be significantly mobilised to the controlled waters or down into the aquifer, given the impermeable nature of the soils. This is further

demonstrated in the WAC test, where leachate testing of the Made Ground also identified no identifiable levels of leachable lead ($<0.035\text{mg/kg}$, which is the lab detection limit).

Fundamentally, these factors and the development at the site inhibit pathways further; it is considered that there is no significantly elevated risk of significant harm to Controlled Waters pollution from development at this site.

The Environment Agency is the regulatory body charged with the protection of controlled waters and may be a consultee in the planning process. We recommend that the conclusions of this report are agreed with the relevant Local Authority at the earliest stage, to reduce potential delays to the development.

7.5 RISK TO UNDERGROUND WATER SUPPLY PIPES

Based upon the guidance document from the UK Water Industry Research (UK WIR), 'Contaminated Land Assessment Guidance', February 2014, and the results of the samples tested from the site, it is considered that barrier pipe could be required due to background levels of hydrocarbons within the near surface Made Ground soils encountered down to depths of 0.90m bgl.

This should be confirmed with the local water company, as not all authorities use this guidance.

8 WASTE DISPOSAL CLASSIFICATION

8.1 INTRODUCTION

Excavation for foundations or services will produce waste soil and possibly other waste streams. As a waste producer, you have a duty of care under section 34 of the Environmental Protection Act 1990 to ensure, amongst other things, that these wastes are: -

-  Correctly stored
-  Correctly classify
-  Handed only to an authorised person
-  Disposed of properly.

To aid with these obligations, we have used HazWasteOnline to undertake the Hazard Assessment Screen as part of this investigation, to establish whether the sampled soils should be considered as either hazardous or non-hazardous waste. This classification process is in line with the Environment Agency's guidance WM3 "Guidance on the classification and assessment of waste", 2021.

8.2 RESULTS OF HAZARD ASSESSMENT

The full results of the HazWasteOnline analyses can be seen in the Appendices.

The HazWasteOnline classification summary sheet from this investigation provides a waste classification of non-hazardous waste for all soil samples tested. No visible pieces of ACM or fibres were detected within the near surface soils across the site.

8.2.1 *Asbestos on the surface*

However, given that the sitework took place on the last day/s of the farmyard demolition, the site was covered in rubble (including pieces of potential discarded ACM material), and stockpiles of demolition materials of all forms (awaiting removal).

As stated above, whilst no visible ACM was identified in situ within the soil makeup, however, locally across the site, in stockpiles and littered on the surface (in the case of TP2), possible asbestos-containing material was noted at the surface – consisting of a cement siding/roofing sheet fragment based on undulating shape, and recent demolition of possibly asbestos-clad structures.

As such, as part of the geo-environmental laboratory testing scheduled by Geo-Integrity, the fragment of suspected ACM identified on the surface at TP2 was sent to the lab for ACM identification.

The lab identified the suspected material as chrysotile, in the form of a bound cement sheet.

As such, given that the soil testing has shown that ACM is not present within the soils, it is considered that the source of the ACM is very likely the recent demolition, and therefore, the ACM on site is limited to surface fragments. Therefore, asbestos has been considered as a separate stream from the soils on site (providing the recommended works under sections 7.2 & 7.3 of this report (hand picking/removal of surface ACM) are completed prior to development on the site.

8.2.2 Waste Acceptance Criteria (WAC) Testing Results

To further classify the waste soil for landfill disposal, Waste Acceptance Criteria (WAC) testing has been carried out on a representative sample of the Made Ground collected from depths of 0.40m bgl.

The results show that this Made Ground soil passes the inert waste criteria. The laboratory testing results are presented in the Appendices.

Furthermore, uncontaminated soil can be classified as inert without testing, in accordance with EU Council Decision 2003/33/EC para. 2.1.1. As such, given the testing results, currently the underlying London Clay soils from the site can be disposed of at an INERT Landfill site. In addition, the HazWasteOnline results corroborate this.

Analytical results relevant to the materials being disposed of should be provided to the landfill operators or waste management contractors to confirm whether it meets their license agreements and to confirm tipping costs.

All wastes removed from the site should be consigned, transported, and disposed of in full accordance with all relevant UK legislation.

8.3 WASTE CLASSIFICATION

From the results of the HazWasteOnline spreadsheets and the WAC testing, currently, the waste soil on this site is classified as follows.

Stata/ Waste Stream	Description of Material	Recommended Classification	Recommended List of Waste code	Recommended Landfill Tax Rate
Asbestos sheeting on the ground surface	demolition rubble containing identifiable pieces of ACM (>0.1% asbestos)	Hazardous (possibly mixed waste)*	17 06 05	Standard Rate
Made Ground	Naturally occurring soils and stones (subsoil), including small amounts of Group 2 Materials:- concrete.**	Inert	17 05 04	Lower Rate
Natural Soil	Naturally occurring soils and stones (subsoil)	Inert	17 05 04	Lower Rate

**Under section 63(2) of the Finance Act 1996, it states where a disposal to landfill consists mainly of qualifying material(s), but includes a small amount of standard-rated material, the whole load is taxable at the lower rate. As such, the surrounding Made Ground soils (excluding any Topsoil) are considered to be taxable at the lower rate. The natural soils are taxable at the lower rate.

*Secondly, the asbestos fragments in isolation are hazardous waste; however, should they become mixed with any other demolition materials (such as brick, concrete, timber or soil), if those are present in the same load and cannot be separated, then the entire load becomes hazardous because asbestos is present. Where the waste contains identifiable pieces of asbestos-containing material (i.e. any particle of a size that can be identified as potentially being asbestos by a competent person if examined by the naked eye), then these pieces must be assessed separately. The waste is

hazardous if the concentration of asbestos in the piece of asbestos-containing material is 0.1% or more. The waste is regarded as a mixed waste and classified accordingly (see example 1 for advice on how to apply the list of waste codes to mixed waste).

Analytical results relevant to the materials being disposed of should be provided to the landfill operators or waste management contractors to confirm whether it meets their license agreements and to confirm tipping costs.

All wastes removed from the site should be consigned, transported, and disposed of in full accordance with all relevant UK legislation.

8.4 RE-USE OF MATERIAL ON SITE

Currently, if surplus arisings are 'fit for re-use' on the site and have not been treated, its re-use is allowed within the planning law. If it needs treating prior to re-use, exemptions can be sought from the Environment Agency to allow this activity.

Based upon the human health and groundwater risk assessments, the underlying soil may be considered suitable for re-use on site only after a specialist asbestos surveyor confirms and verifies that no surface asbestos is present (see sections 7.2 and 7.3). Mixing asbestos into the "fit for re-use" soils would create a significant risk to end users.

This analysis is, however, dependent on the agreement of the Local Authority.

9 RECOMMENDATIONS

9.1 ASBESTOS SURVEY/REMOVAL VERIFICATION

This investigation has identified visible fragments of asbestos cement present at ground level, likely originating from the recently demolished agricultural structures. It is considered that prior to the development, the fragments of asbestos cement/materials are hand-picked and removed by a specialist asbestos removal company. Following this, a specialist asbestos surveyor should survey the site to prove all asbestos cement has been removed, as any remedial measures (which these would likely constitute), undertaken at the site will require independent verification once completed to satisfy the relevant regulatory authorities and other interested parties, including future owners of the site, banks, insurers, and mortgage companies. This usually involves a small validation investigation to confirm that the recommended work has been successful. Failure to remove the fragments of asbestos prior to the development risks reworking the fragments into the soil matrix during the development, which would require further remediation, including a suitable clean cover layer, and enhanced protection of workers during development.

9.1.1 *Asbestos Waste*

Given that the sitework took place on the last day/s of the farmyard demolition, the site was covered in rubble (including pieces of potential discarded ACM material), and stockpiles of demolition materials of all forms (awaiting removal).

As stated above, whilst no visible ACM was identified in situ within the soil makeup, however, locally across the site, in stockpiles and littered on the surface (in the case of TP2), possible asbestos-containing material was noted at the surface – consisting of a cement siding/roofing sheet fragment based on undulating shape, and recent demolition of possibly asbestos-clad structures.

As such, as part of the geo-environmental laboratory testing scheduled by Geo-Integrity, the fragment of suspected ACM identified on the surface at TP2 was sent to the lab for ACM identification.

The lab identified the suspected material as chrysotile, in the form of a bound cement sheet.

As such, given that the soil testing has shown that ACM is not present within the soils, it is considered that the source of the ACM is very likely the recent demolition, and therefore, the ACM on site is limited to surface fragments. Therefore, asbestos has been considered as a separate stream from

the soils on site (providing the above recommended works under sections 7.2 & 7.3 of this report (hand picking/removal of surface ACM)) are completed prior to development on the site.

The asbestos fragments in isolation are hazardous waste; however, should they become mixed with any other demolition materials (such as brick, concrete, timber or soil), if those are present in the same load and cannot be separated, then the entire load becomes hazardous because asbestos is present. Where the waste contains identifiable pieces of asbestos-containing material (i.e. any particle of a size that can be identified as potentially being asbestos by a competent person if examined by the naked eye), then these pieces must be assessed separately. The waste is hazardous if the concentration of asbestos in the piece of asbestos-containing material is 0.1% or more. The waste is regarded as a mixed waste and classified accordingly (see example 1 for advice on how to apply the list of waste codes to mixed waste).

Analytical results relevant to the materials being disposed of should be provided to the landfill operators or waste management contractors to confirm whether it meets their license agreements and to confirm tipping costs.

All wastes removed from the site should be consigned, transported, and disposed of in full accordance with all relevant UK legislation.

9.2 DEWATERING TRIAL

It is recommended that a dewatering trial be undertaken prior to groundworks commencing. It is, however, anticipated that conventional pumping from sumps should be sufficient in most cases. Furthermore, it should be noted that the investigation works were undertaken during the wet winter season, when groundwater levels are likely to be near their shallowest, and seasonally, the levels are likely to be deeper.

9.3 WATCHING BRIEF

We recommend a watching brief should be undertaken during the construction phase, and if during development any previously undiscovered contamination (including visual or olfactory evidence) is found then site management should be immediately informed and inspection by a suitably qualified person should be undertaken.

10 REFERENCES

- Building Research Establishment (BRE) BR 211, Radon: guidance on protective measures for new buildings. 2007.
- National House Building Council (NHBC) Standards, Chapter 4.2 Building Near Trees. 2011.
- National House Building Council (NHBC) Standards, Chapter 4.1 Land Quality – Managing Ground Conditions. 2011.
- Environment Agency, ‘Land contamination: risk management’, LCRM, 2019.
- Health and Safety Executive (HSE), “Protection of Workers and the General Public during Development of Contaminated Land” HS(G) 66. HMSO London 1991.
- Environment Agency, ‘Human Health Toxicological Assessment of Contaminants in Soil’, August 2008.
- BGS Geology of Britain Viewer: 2016. www.bgs.ac.uk. British Geological Survey.
- BRE Special Digest 1: 2005: Concrete in aggressive ground. Building Research Establishment.
- BS 1377: 2018: Methods of test for soils for civil engineering purposes. British Standards Institution.
- BS 5930: 2015+A1 2020: Code of practice for ground investigations. British Standards Institution.
- BS EN 1997-2: 2007+NA 2009: Eurocode 7 - Geotechnical design - Part 2 Ground investigation and testing. British Standards Institution.
- BS EN ISO 14688-1:2018: Geotechnical investigation and testing - Identification and classification of soil - Part 1 Identification and description. British Standards Institution.
- BS EN ISO 14688-2:2018: Geotechnical investigation and testing - Identification and classification of soil - Part 2 Principles for a classification. British Standards Institution. Investigation of Potentially Contaminated Sites – Code of Practice, BS10175, 2011.
- Environment Agency, “Waste Sampling and Testing for Disposal to Landfill” March 2013
- G Card and S Wilson, An Alternative Approach for Ground Gas Risk Assessment, 2011.



APPENDIX A



Geo-Integrity, - 07858 367 125 Email:- info@geo-integrity.co.uk





Key

-  Trial Pit
-  Continuous Tube Borehole
-  Infiltration Test Pit



4 Church Street
Maids Moreton
MK18 1QE

Tel:- 01280 816409
Mob:- 07858 367 125
[www. geo-integrity.co.uk](http://www.geo-integrity.co.uk)

Proposed Exploratory Hole Location Plan

SITE:- Mulberry Farm,
High Street, Stoke
Golding, CV13 6HF

JOB NO.: 25-10-09

CLIENT:- Stronghold
Homes.

Drawn
DL

Checked
MB

Scale: Not To Scale, for
indicative purposes only



View of the old farmyard area from the site entrance area off the High Street



View of the old farmyard area from the northern site boundary.

January 2025

SITE PHOTOGRAPHS

Report No.:- 25-10-09



View of an old well identified in the southeastern area of the site.



View of the southern site area (area of the backfilled pond) looking eastwards.

January 2025

SITE PHOTOGRAPHS

Report No.:- 25-10-09



View of the southwestern site area



View of the northern site area looking westwards, where the old farmyard met the open fields
(& area of SA2)



View of the northern site area looking eastwards, where the old farmyard met the open fields
(& area of SA1)



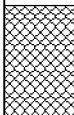
View of the old farmyard (looking southwards) from the north west zone, where the old farmyard
met the open fields
(& area of SA1)



APPENDIX B



Geo-Integrity, - 07858 367 125 Email:- info@geo-integrity.co.uk

					www.geo-integrity.co.uk info@geo-integrity.co.uk 01280 816409		Site Mulberry Farm, High Street, Stoke Golding, CV13 6HF		Number CT1		
Excavation Method Drive-in Windowless Sampler			Dimensions 87mm to 2m 57mm to 5m 77mm to 3m 67mm to 4m		Ground Level (mOD)		Client Hayward Architects			Job Number 25-10-09	
			Location (Observed measurements) 439773 E 297404 N		Dates 04/11/2025- 05/11/2025		Project Contractor AA			Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description			Legend	Water	
0.10-0.40	D				(0.40)	MADE GROUND - Soft dark brown sandy gravelly organic CLAY. Gravel is fine to coarse angular of flint and brick. with brick and concrete cobbles					
0.40-0.90	D				0.40 (0.50)	MADE GROUND - Firm brown slightly gravelly CLAY. Gravel is fine to medium angular flint, with charcoal					
0.90-1.50 1.00 1.00-1.45	D PP 100kPa SPT N=8		1,1/2,1,2,3		0.90 (0.60)	OADBY MEMBER - Soft to firm brown slightly gravelly CLAY. Gravel is fine to medium angular of flint					
1.50 1.50-2.00	PP 150kPa D				1.50 (0.50)	WOLSTON CLAY MEMBER - Firm brown CLAY with occasional light grey silt inclusions					
2.00 2.00-2.45 2.00-2.50	PP 162.5kPa SPT N=17 D		3,2/4,4,4,5		2.00	WOLSTON CLAY MEMBER - Firm becoming Stiff brown silty CLAY					
2.50 2.50-3.00	PP 162.5kPa D										
3.00 3.00-3.45 3.00-3.50	PP 187.5kPa SPT N=20 D		4,3/4,5,5,6								
3.50 3.50-4.00	PP 175kPa D				(3.00)						
4.00 4.00-4.45 4.00-4.50	PP 175kPa SPT N=20 D		3,3/4,4,6,6								
4.50	PP 162.5kPa										
5.00 5.00-5.45	PP 200kPa SPT N=23		4,5/5,5,6,7		5.00						
Remarks									Scale (approx) 1:25	Logged By DL	
									Figure No. 25-10-09.CT01		



www.geo-integrity.co.uk
info@geo-integrity.co.uk
01280 816409

Site
Mulberry Farm, High Street, Stoke Golding, CV13 6HF

Number
CT2

Excavation Method
Drive-in Windowless Sampler

Dimensions
87mm to 2m
77mm to 2.5m

Ground Level (mOD)

Client
Hayward Architects

Job
Number
25-10-09

Location (Observed measurements)
439707 E 297387 N

Dates
04/11/2025-
05/11/2025

Project Contractor
AA

Sheet
1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.10-0.30	D				(0.30)	MADE GROUND - Soft dark brown sandy gravelly organic CLAY. Gravel is fine to coarse angular of flint and brick. with brick and concrete cobbles			
0.30-0.70	D				0.30 (0.40)	MADE GROUND - Stiff brown and occasional dark brown gravelly CLAY with roots. Gravel is fine to medium angular of flint and brick			
0.70-0.95	D				0.70 (0.25)	OADBY MEMBER - Firm brown very sandy gravelly CLAY. Gravel is fine to coarse angular of flint.			
0.95-1.50 1.00-1.45	D SPT N=19		Roots Depth 3,4/4,4,5,6 Water strike(1) at 1.10m, no rise after 20 mins.		0.95	WOLSTON SAND AND GRAVEL MEMBER - Medium dense brown clayey silty very sandy GRAVEL. Gravel is fine to medium angular to sub-angular of flint		▼1	
1.50-2.00	D				(1.55)				
2.00-2.45	SPT N=26		7,8/0,8,9,9			Borehole collapsed in to 1.90m			
					2.50	Complete at 2.50m			

Remarks

Scale (approx)
1:25

Logged By
DL

Figure No.
25-10-09.CT02



 www.geo-integrity.co.uk info@geo-integrity.co.uk 01280 816409					Site Mulberry Farm, High Street, Stoke Golding, CV13 6HF		Number CT3		
Excavation Method Drive-in Windowless Sampler		Dimensions 87mm to 2m 57mm to 5m 77mm to 3m 67mm to 4m		Ground Level (mOD)		Client Hayward Architects		Job Number 25-10-09	
		Location (Observed measurements) 439659 E 297403 N		Dates 04/11/2025- 05/11/2025		Project Contractor AA		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.10-0.30	D		1,2/3,2,4,3		(0.30)	MADE GROUND - Soft dark brown sandy gravelly organic CLAY. Gravel is fine to coarse angular of flint and brick. with brick and concrete cobbles			
0.30-0.50	D				0.30 (0.20)	MADE GROUND - Firm dark brown silty CLAY.			
0.50-1.00	D				0.50	OADBY MEMBER - Firm brown slightly gravelly CLAY with light grey silt inclusions. Gravel is medium sub-angular flint.			
1.00 1.00-1.45 1.00-1.50	PP 137.5kPa SPT N=12 D				(1.00)	WOLSTON CLAY MEMBER - Firm becoming stiff brown silty CLAY.			
1.50 1.50-2.00	PP 150kPa D				1.50				
2.00 2.00-2.45 2.00-2.50	PP 150kPa SPT N=13 D		2,2/3,3,3,4						
2.50 2.50-3.00	PP 137.5kPa D								
3.00 3.00-3.45 3.00-3.50	PP 150kPa SPT N=17 D		3,3/4,3,5,5		(3.50)				
3.50 3.50-4.00	PP 150kPa D								
4.00 4.00-4.45 4.00-4.50	PP 137.5kPa SPT N=18 D		3,4/4,4,5,5						
4.50	PP 125kPa								
5.00 5.00-5.45	PP 137.5kPa SPT N=22		4,4/4,5,6,7		5.00				
Remarks							Scale (approx) 1:25	Logged By DL	
							Figure No. 25-10-09.CT03		

Site	
------	--

Mulberry Farm, High Street, Stoke Golding, CV13 6HF

Trial Pit Number
SA1

Machine : JCB 3CX

Method : Trial Pit

Dimensions

Ground Level (mOD)

Client	
---------------	--

Hayward Architects

Job
Number
25-10-09

Location (Observed measurements)

439648 F 297435 N

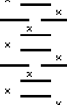
Dates

04/11/2025-
05/11/2025

Project Contractor

AA

Sheet
1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.20	D				(0.40)	MADE GROUND - Dark brown, silty, sandy, gravelly CLAY. Gravel is fine to coarse, angular to rounded of flint and rare brick.		
0.50	D				0.40	OADBY MEMBER - Firm brown silty CLAY.		
					(0.67)	Broken land drain encountered at this depth.		
1.10	D		Rising(1) at 1.40m.		1.07	WOLSTON SAND AND GRAVEL MEMBER - (loose) brown slightly clayey silty gravelly SAND. Gravel is fine to coarse, angular to rounded of flint.		
					(0.33)	soil density assumed through ease of excavation		
					1.40	Complete at 1.40m		

Plan

Remarks



Scale (approx)

1:25

Logged By

DL

Figure No.

25-10-09 SA1

Machine : JCB 3CX
Method : Trial Pit

Dimensions

Ground Level (mOD)

Client	Hayward Architects
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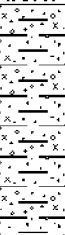
Job
Number
25-10-09

Location (Observed measurements)
439738 E 297445 N

Dates	04/11/2025- 05/11/2025
--------------	---------------------------

Project Contractor
AA

Sheet
1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.20	D				0.30	TOPSOIL - Soft dark brown silty sandy organic CLAY.		
0.50-1.00	D				0.80	OADBY MEMBER - Firm to stiff, brown, silty, sandy, gravelly CLAY. Gravel is fine to coarse, angular to rounded of flint.		
1.50-1.70	D				1.10	OADBY MEMBER - Firm to stiff, grey, silty, sandy, gravelly CLAY. Gravel is fine to coarse, angular to rounded of flint.		
					1.70	Complete at 1.70m		

Plan

Remarks

Site	
------	--

Mulberry Farm, High Street, Stoke Golding, CV13 6HF

**Trial Pit
Number**
TP1

Machine : JCB 3CX

Method : Trial Pit

Dimensions

Ground Level (mOD)

Client	
---------------	--

Hayward Architects

Job
Number
25-10-09

Location (Observed measurements)

439693 E 297435 N

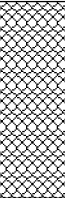
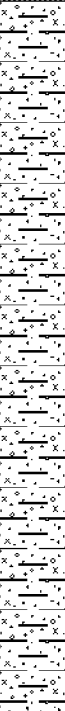
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04/11/2025-
05/11/2025

Project Contractor

AA

Sheet
1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.20-0.50	D				(0.65)	MADE GROUND - Soft black brown and grey silty sandy gravelly CLAY. Gravel is fine to coarse, angular of flint, brick, charcoal, ceramic and metal.		
0.50-1.00	D				0.65	WOLSTON CLAY MEMBER - Firm to stiff reddish brown silty slightly sandy CLAY.		
1.00-1.50	D							
1.50-2.00	D				(2.35)			
2.00-2.50	D							
2.50-3.00	D				3.00	Complete at 3.00m		

Plan

Remarks

Scale (approx)

1:25

Logged By

DL

Figure No.

25-10-09.TP1

Site Mulberry Farm, High Street, Stoke Golding, CV13 6HF		Trial Pit Number TP2	
Client Hayward Architects		Job Number 25-10-09	
Project Contractor AA		Sheet 1/1	
Description		Legend	Water
MADE GROUND: Soft, black, brown and grey silty, sandy, gravelly CLAY. Gravel is fine to coarse, angular of flint, brick, charcoal, ceramic and metal. Possible ASBESTOS CONTAINING MATERIAL at surface. Cement siding/roofing sheet based on shape.			
WOLSTON CLAY MEMBER - Firm to stiff reddish brown silty slightly sandy sandy slightly gravelly CLAY. Gravel is fine to coarse, angular to rounded of flint and sandstone.			
Complete at 3.00m			
Remarks			
Scale (approx) 1:25		Logged By DL	Figure No. 25-10-09.TP2

Machine : JCB 3CX
Method : Trial Pit

Dimensions
0.6 x 1.79 x 3.0

Ground Level (mOD)

Client	Hayward Architects
---------------	--------------------

Job
Number
25-10-09

Location (Observed measurements)
439701 E 297397 N

Dates	04/11/2025- 05/11/2025
--------------	---------------------------

Project Contractor
AA

Sheet
1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10	D				(0.20) 0.20	MADE GROUND - Soft black brown and grey silty sandy gravelly CLAY. Gravel is fine to coarse angular of flint brick charcoal ceramic and metal.		
0.50	D				(0.60)	MAE GROUND - (loose) Yellowish brown clayey silty very sandy GRAVEL. Gravel is fine to coarse, angular to sub-rounded of flint.		
1.00-1.50	D				0.80	OADBY MEMBER - Firm to stiff, grey and brown silty, slightly sandy, slightly gravelly CLAY. Gravel is fine to coarse, angular to rounded of flint.		
					(1.00)			
								
								
2.00-2.50	D				1.80	WOLSTON CLAY MEMBER - Firm reddish brown very clayey very sandy SILT.		
2.50-3.00	D				(1.20)			
					3.00	Complete at 3.00m		

Plan

Remarks

Machine : JCB 3CX

Method : Trial Pit

Dimensions

Ground Level (mOD)

Client

Hayward Architects

Job
Number
25-10-09

Location (Observed measurements)

439744 F 297392 N

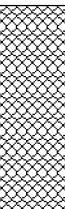
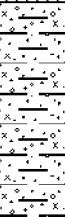
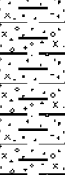
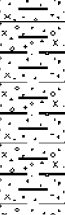
Dates

04/11/2025-
05/11/2025

Project Contractor

AA

Sheet
1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.20-0.50	D				(0.70)	MADE GROUND. Soft, black, brown and grey silty, sandy, gravelly CLAY. Gravel is fine to coarse, angular of flint, brick, charcoal, ceramic and metal.		
1.00-1.50	D				0.70	OADBY/WOLSTON CLAY - Firm, reddish brown and grey silty, sandy, gravelly CLAY. Gravel is fine to coarse, angular to rounded of flint and sandstone.		
1.50-2.00	D				(1.40)			
2.00-2.50	D				2.10	OADBY/WOLSTON CLAY - Stiff, grey and dark brown, silty, sandy, gravelly CLAY. Gravel is fine to coarse, angular to rounded of flint.		
2.50-3.00	D				(0.90)			
					3.00	Complete at 3.00m		

Plan

Remarks

Scale (approx)

1:25

Logged By

DL

Figure No.

25-10-09.TP4

Trial Pit Infiltration Testing to BRE Digest 365

Client: Hayward Architects
Site: Stoke Golding
Dimensions: 0.45m x 1.40m x 1.40m
 (width x length x depth)

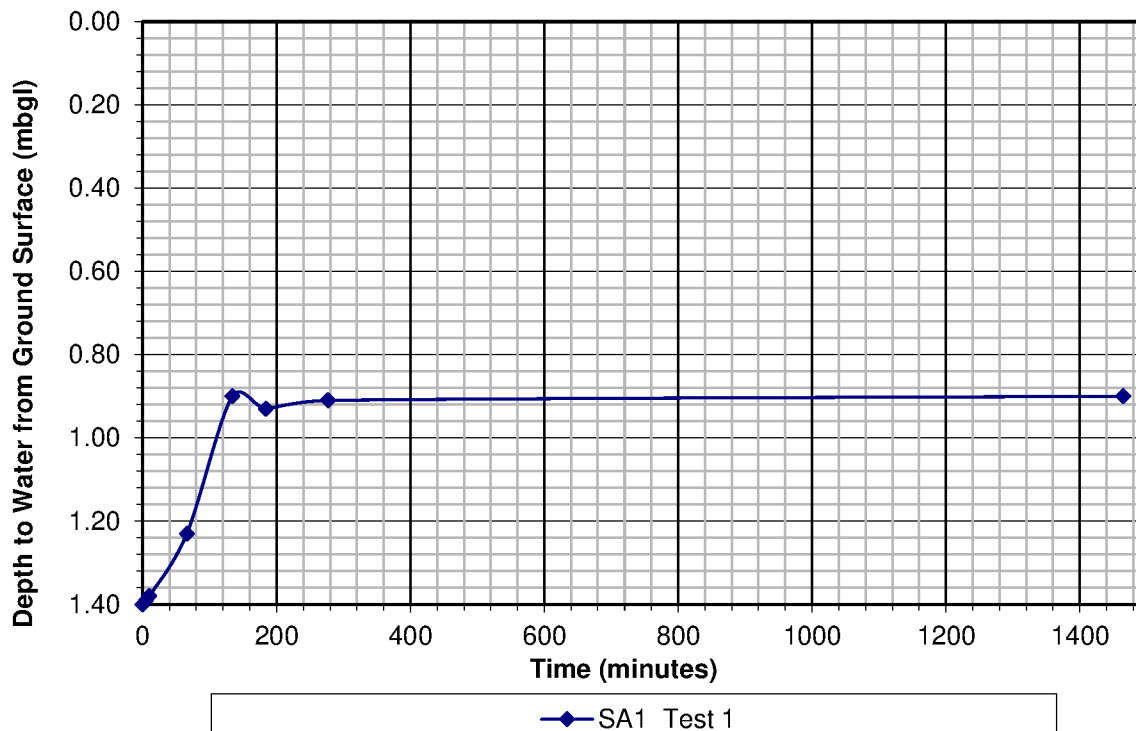
Report No: 25-10-09
Date Tested 4-5/11/25
Test Locatic SA1

Test Response Zone Description - : Wolston Sand & Gravel

Time	Depth BGL	Time	Depth BGL	Time	Depth BGL
0	1.40	1465	0.90		
5	1.39				
10	1.38				
66	1.23				
134	0.90				
184	0.93				
277	0.91				

Unable to Calculate Soil Infiltration Rate

Comments: groundwater infiltrated in (and collapses noted)



Trial Pit Infiltration Testing to BRE Digest 365

Client: Hayward Architects
Site: Stoke Golding
Dimensions: 0.45m x 1.30m x 1.70m
 (width x length x depth)

Report No: 25-10-09

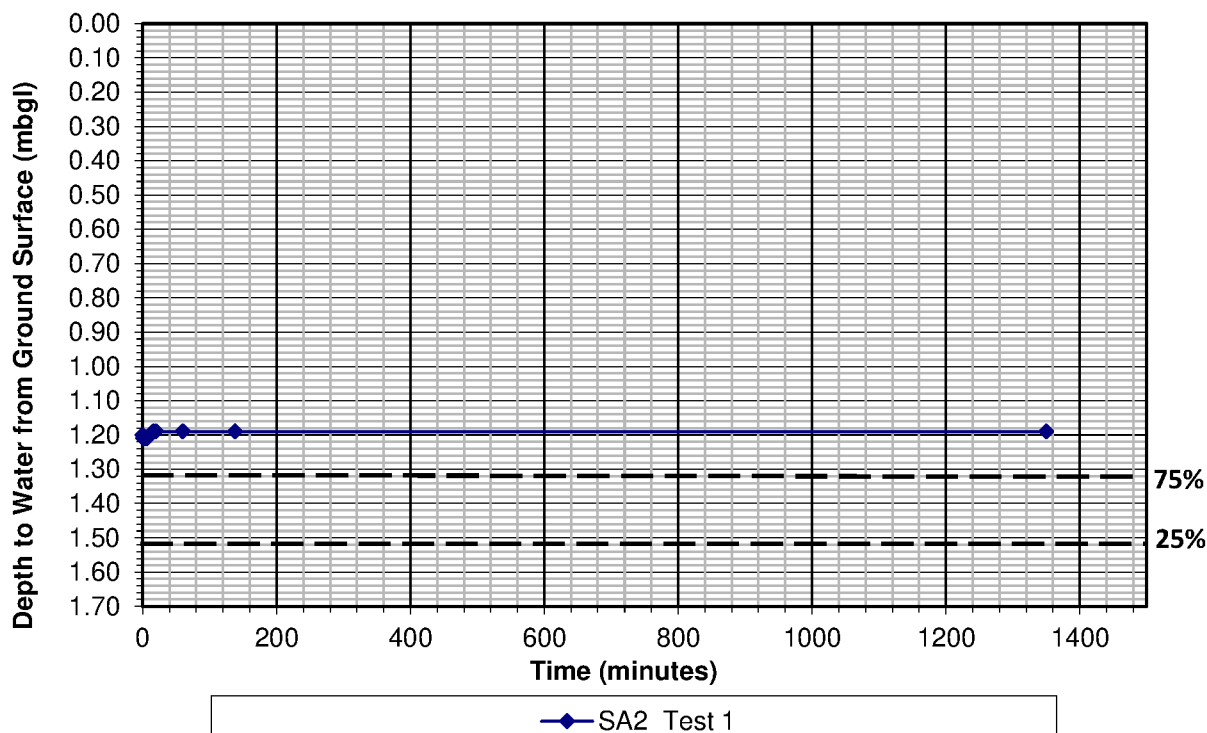
Date Tested 4-5/11/25

Test Locatic SA2

Test Response Zone Description - : Oadby Member

Time	Depth BGL	Time	Depth BGL	Time	Depth BGL
0	1.20	16	1.19		
1	1.21	20	1.19		
2	1.21	60	1.19		
3	1.21	138	1.19		
4	1.21	1350	1.19		
5	1.21				
6	1.21				

Unable to Calculate Soil Infiltration Rate
Comments: Insufficient drop in water level





Date	Job No.	BH	CH4(%)	LEL(%)	CO2(%)	O2(%)	H2S (ppm)	CO (ppm)	Hex(%)	PIDCf()	Flw (lh)	AP (mbar)	GW (m bgl)	Pmp (s)	Bal(%)
14/11/25	25-10-09	CT2	0	0	1	16	0	0	0	1	1.7	992	0.82	60	83
19/11/25	25-10-09	CT2	0	0	1	18.1	0	0	0	1	0	1002	0.63	63	80.9
26/11/25	25-10-09	CT2	0	0	1.2	19.5	0	0	0	1	0	1010	0.52	62	79.3
02/12/25	25-10-09	CT2	0	0	0.4	19.8	0	0	0	1	0	991	0.36	63	79.8



APPENDIX C



Geo-Integrity, - 07858 367 125 Email:- info@geo-integrity.co.uk

Geotechnical Testing Facility

Telephone:- 01327 860947/860060

Email: lab@listersgeotechnics.co.uk

PROJECT INFORMATION		SAMPLE INFORMATION		
Site Location:- Mulberry Farm, High Street, Stoke Golding, CV13 6H	Client Reference:-	Laboratory Tests Undertaken:-		
		TEST TYPE	TEST METHOD	TESTED
Date Samples Received:- 11 November 2025 Date Testing Completed:- 02 December 2025		Natural Moisture Contents (MC%)	(BS 1377:Part 2:1990 Clause 3.2)	✓
		Liquid Limits (%)	(BS 1377:Part 2:1990 Clause 4.3)	✓
		Plastic Limits (%)	(BS 1377:Part 2:1990 Clause 5.3)	✓
		Plasticity Index (%)	(BS 1377:Part 2:1990 Clause 5.4)	✓
		Saturated Moisture Content (%)	(BS1377 : Part 2 : 1990, clause 3.3)	
		PSD - Wet Sieving	(BS 1377:Part 2:1990 Clause 9.2)	✓
		Engineering Sample Descriptions	(BS 5930 : Section 6)	
		Passing 425/63 (µm)	-	✓
		Hydrometer	(BS 1377:Part 2:1990 Clause 9.5)	
		Loss on Ignition (%)	-	
		Soil Suctions (kPa)	BRE Digest IP 4/93, 1993	
		Bulk Density (Mg/m ³)	(BS 1377:Part 2:1990 Clause 7.2)	
		Strength Tests	(BS 1377:Part 7:1990 Clause 8 & 9)	
		Soluble Sulphate Content (SO ₄ g/l)	(BS 1377:Part 3:1990 Clause 5.3)	
		pH value	(BS 1377:Part 3:1990 Clause 9.4)	
California Bearing Ratios (CBR)	(BS 1377:Part 4:1990 Clause 7)			
Compaction Tests	(BS 1377:Part 4:1990 Clauses 3.0-3.6)			
The results relate only to the samples tested				
This test-report may not be reproduced, except with full and written approval of GROUNDTECH LABORATORIES		Laboratory testing in accord with BS EN ISO/IEC 17025-2000 and Quality Management in accord with ISO 9001		
Signed on behalf of GroundTech Laboratories:-_____ Technical Signatory				Quality Assured to ISO 9001
GEOTECHNICAL LABORATORY TEST RESULTS			Report No:	25.11.009

GroundTech Laboratories

Geotechnical Testing Facility

Slapton Hill Barn, Blakesley Road, Slapton, Towcester, Northants. NN12 8QD

Telephone: 01327 860947/860060

Fax: 01327 860430

Email: groundtech@listersgeotechnics.co.uk

**Quality Assured
to ISO 9001**

SAMPLES				CLASSIFICATION TESTS							CLASSIFICATION TESTS							STRENGTH TESTS					CHEMICAL TESTS											
Test Location	Sample Type	Sample Depth -m	Test Type	WC %	LL %	PL %	PI %	Passing 425 µm %	Modified PI %	Class	Passing 63 µm %	WC/ LL	PL+ 2%	Liquidity Index	Loss on Ignition %	Soil Suction kPa	Bulk Density Mg/m³	Test Type	Cell Pressure kN/m²	Deviator Stress kN/m²	Apparent Cohesion kN/m²	φ	pH Value	Soluble Sulphate Content SO4 g/l										
CT 01	D	0.90	PI/63	23	42	21	21	90	19	CI	58	0.55	23	0.10																				
	D	1.50	PI/63	27	52	26	26	100	26	CH	100	0.52	28	0.04																				
	D	2.50	PI/63	26	60	29	31	100	31	CH	99	0.43	31	-0.10																				
CT 02	D	0.95	PSD																															
CT 03	D	1.00	PI/63	27	58	26	32	99	32	CH	98	0.47	28	0.03																				
	D	2.00	PI/63	27	58	27	31	100	31	CH	99	0.47	29	0.00																				
	D	3.50	PI/63	23	52	25	27	100	27	CH	99	0.44	27	-0.07																				
SA 01	D	1.10	PSD																															
TP 01	D	1.00	PI/63	29	50	23	27	99	27	CI	96	0.58	25	0.22																				
	D	2.50	PI/63	26	51	25	26	100	26	CH	99	0.51	27	0.04																				
TP 02	D	1.00	PI/63	22	40	20	20	100	20	CI	94	0.55	22	0.10																				
TP 03	D	2.00	PSD																															
Symbols:				U	Undisturbed Sample					R	Remoulded			PI											Plasticity Index			T	Triaxial Undrained			L	100mm specimen	
				D	Disturbed Sample					63	Passing 63µm			F											Filter Paper Suction Tests			M	Multistage Triaxial			S	38mm specimen	
				B	Bulk Sample					H	Hydrometer			CC											Continuous Core			HP	Hand Penetrometer					
				W	Water Sample					PSD	Wet Sieving							V	Vane Test															
LABORATORY TEST RESULTS																					Project Reference 25.11.009													

GroundTech Laboratories

Geotechnical Testing Facility

Slapton Hill Barn, Blakesley Road, Slapton, Towcester, Northants. NN12 8QD

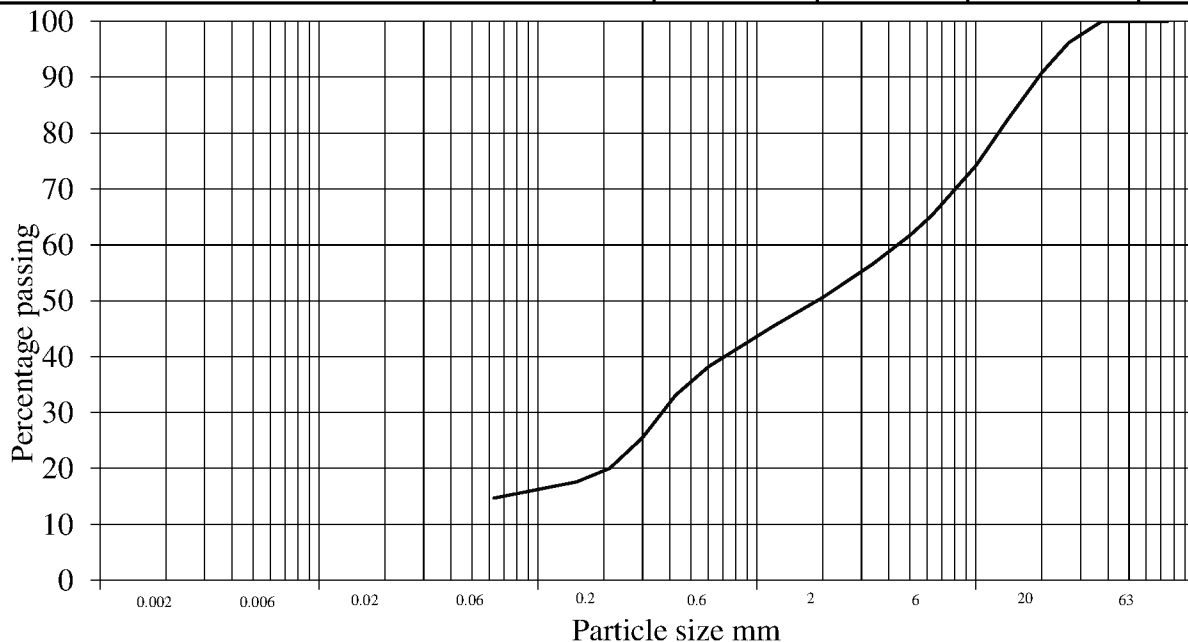
Telephone: 01327 860947/860060

Fax: 01327 860430

Email: groundtech@listersgeotechnics.co.uk

**Quality
Assured
ISO 9001**

		Test Method: BS 1377 : Part 2 : 1990 : 9.2			
		BS test sieve	Cumulative Passing - %	Hydrometer Particle Diameter	Cumulative Passing - %
Site:	Mulberry Farm, High Street, Stoke Golding, CV13 6H	75mm	100.00		
		63mm	100.00		
Test Location:	CT 02	50mm	100.00		
		37.5mm	100.00		
Sample Depth:	0.95m -1.50m	26.5mm	96.20		
		20mm	90.80		
Hydrometer No.:		14mm	82.50		
		10mm	74.20		
SG Gs:		6.3mm	65.30		
		5mm	61.70		
Water Visc. (N):		3.5mm	56.50		
		2mm	50.60		
Dry Mass of Soil after pretreatment (g):		1.18mm	45.40		
		600µm	38.20		
		425µm	33.10		
		300µm	25.50		
		212µm	20.00		
		150µm	17.60		
		63µm	14.70		



CLAY	SILT			SAND			GRAVEL			COBBLES
	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	
15%				36%			49%			0%

PARTICLE SIZE DISTRIBUTION

Project Reference
25.11.009

GroundTech Laboratories

Geotechnical Testing Facility

Slapton Hill Barn, Blakesley Road, Slapton, Towcester, Northants. NN12 8QD

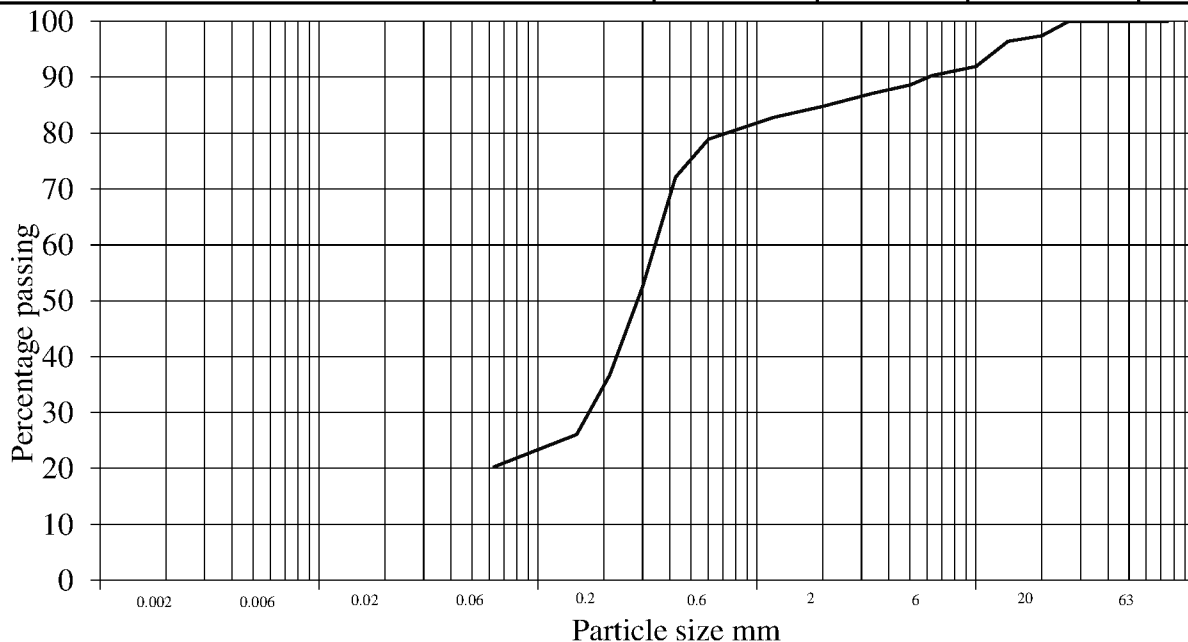
Telephone: 01327 860947/860060

Fax: 01327 860430

Email: groundtech@listersgeotechnics.co.uk

**Quality
Assured
ISO 9001**

		Test Method: BS 1377 : Part 2 : 1990 : 9.2			
		BS test sieve	Cumulative Passing - %	Hydrometer Particle Diameter	Cumulative Passing - %
Site: Mulberry Farm, High Street, Stoke Golding, CV13 6H Test Location: SA 01 Sample Depth: 1.10m Hydrometer No.: SG Gs: Water Visc. (N): Dry Mass of Soil after pretreatment (g):		75mm	100.00		
		63mm	100.00		
		50mm	100.00		
		37.5mm	100.00		
		26.5mm	100.00		
		20mm	97.40		
		14mm	96.40		
		10mm	91.90		
		6.3mm	90.30		
		5mm	88.60		
		3.5mm	87.10		
		2mm	84.80		
		1.18mm	82.80		
		600µm	78.90		
		425µm	72.10		



CLAY	SILT			SAND			GRAVEL			COBBLES
	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	
20%				65%			15%			0%

PARTICLE SIZE DISTRIBUTION

Project Reference
25.11.009

GroundTech Laboratories

Geotechnical Testing Facility

Slapton Hill Barn, Blakesley Road, Slapton, Towcester, Northants. NN12 8QD

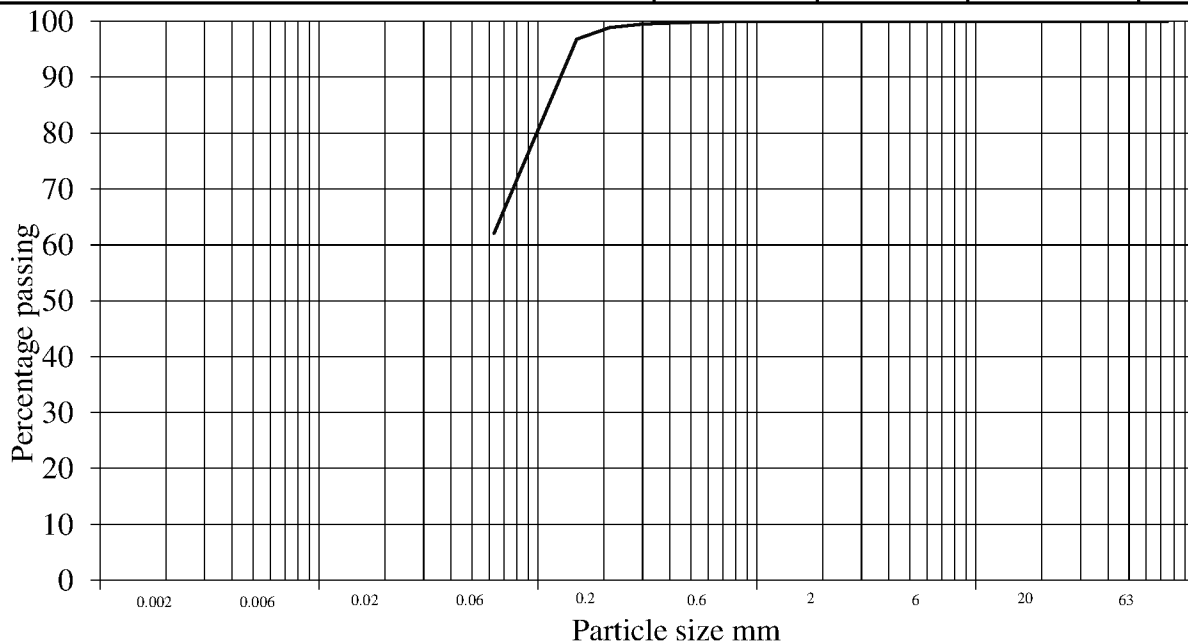
Telephone: 01327 860947/860060

Fax: 01327 860430

Email: groundtech@listersgeotechnics.co.uk

**Quality
Assured
ISO 9001**

		Test Method: BS 1377 : Part 2 : 1990 : 9.2			
		BS test sieve	Cumulative Passing - %	Hydrometer Particle Diameter	Cumulative Passing - %
Site: Mulberry Farm, High Street, Stoke Golding, CV13 6H Test Location: TP 03 Sample Depth: 2.00m -2.50m Hydrometer No.: SG Gs: Water Visc. (N): Dry Mass of Soil after pretreatment (g):		75mm	100.00		
		63mm	100.00		
		50mm	100.00		
		37.5mm	100.00		
		26.5mm	100.00		
		20mm	100.00		
		14mm	100.00		
		10mm	100.00		
		6.3mm	100.00		
		5mm	100.00		
		3.5mm	100.00		
		2mm	100.00		
		1.18mm	100.00		
		600µm	99.90		
		425µm	99.70		
		300µm	99.50		
		212µm	98.90		
		150µm	96.80		
		63µm	62.10		



CLAY	SILT			SAND			GRAVEL			COBBLES
	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	
	62%			38%			0%			0%

PARTICLE SIZE DISTRIBUTION

Project Reference
25.11.009



Geo-Integrity
4 Church Street
Buckingham
MK18 1QE

7 - 11 Harding Street
Leicester
LE1 4DH

Analytical Test Report: L25/12000/GIN - 25-90111

Your Project Reference: **Mullbery Farm, High Street, Stoke Golding, CV13 6HF 25-10-09**

Your Order Number: Q24-00626/1 Samples Received / Instructed: 11/11/2025 / 11/11/2025

Report Issue Number: 1 Sample Tested: 11/11 to 21/11/2025

Samples Analysed: 11 sample(s) Report issued: 21/11/2025

Signed

James Gane
Analytical Services Manager
CTS

Notes:

General

Please refer to Methodologies page for details pertaining to the analytical methods undertaken.

Samples will be retained for 14 days after issue of this report with the exception of the asbestos test portion which is held for 6 months unless otherwise requested.

Moisture Content was determined in accordance with CTS method statement MS - CL - Sample Prep, oven dried at <30°C.

Moisture Content is reported as a percentage of the dry mass of soil, this calculation is in accordance with BS1377, Part 2, 1990, Clause 3.2

Stone Content was determined in accordance with CTS method statement MS - CL - Sample Prep and refers to the percentage of stones retained on a 10mm BS test sieve.

Where specification limits are included these are for guidance only. Where a measured value has been highlighted this is not implying acceptance or failure and certainty of measurement values have not been taken into account.

Uncertainty of measurement values are available on request.

Samples were supplied by customer, results apply to the samples as received.

Asbestos

Please note: Where further analysis is required samples identified as containing asbestos are screened and tested on an as received basis. No correction is made for moisture content and other than the asbestos test(s) these results are not covered by our accreditation

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation

Deviating Samples

On receipt samples are compared against our sample holding and handling protocols, where any deviations have been noted these are reported on our deviating sample page (if present)

Accreditation Key

This report shall not be reproduced except in full

UKAS = UKAS Accreditation, MCERTS = MCERTS Accreditation, u = Unaccredited, subUKAS - Subcontracted to a laboratory UKAS accredited for this test, subMCERTS - Subcontracted to a laboratory MCERTS accredited for this test

MCERTS Accreditation only covers the SAND, CLAY and LOAM matrices

UKAS accreditation on waters only covers the Ground water and Surface water matrices

Date of Issue: 27.08.25

Issued by: J. Gane

Issue No: 4

Rev No: 27

L25/12000/GIN - 25-90111

Project Reference - Mullberry Farm, High Street,
Stoke Golding, CV13 6HF 25-10-09

Analytical Test Results - Solid

7 - 11 Harding Street
Leicester
LE1 4DH

Lab Reference			637240	637241	637242	637243	637244	637245
Client Sample ID			-	-	-	-	-	-
Client Sample Location			SA1	SA2	TP1	TP2	TP2	TP3
Client Sample Type			-	-	-	-	-	-
Client Sample Number			-	-	-	-	-	-
Depth - Top (m)			0.20	0.20	0.20	0.00	0.20	0.50
Depth - Bottom (m)			0.20	0.20	0.20	0.00	0.20	0.50
Date of Sampling			05/11/2025	05/11/2025	05/11/2025	05/11/2025	05/11/2025	05/11/2025
Time of Sampling			-	-	-	-	-	-
Sample Matrix			Clay	Clay	Clay	Bulk	Clay	Clay
Determinant	Units	Accreditation						
Arsenic	(mg/kg)	MCERTS	14	11	17	-	12	27
Cadmium	(mg/kg)	MCERTS	1.8	1.6	2.0	-	2.2	2.9
Chromium (Total)	(mg/kg)	UKAS	4.0	4.4	6.3	-	7.9	< 1.0
Copper	(mg/kg)	MCERTS	34	28	48	-	45	24
Lead	(mg/kg)	MCERTS	75	68	230	-	110	28
Mercury	(mg/kg)	UKAS	< 2.5	< 2.5	< 2.5	-	< 2.5	< 2.5
Nickel	(mg/kg)	MCERTS	21	21	25	-	28	36
Selenium	(mg/kg)	u	< 8.0	< 8.0	< 8.0	-	< 8.0	< 8.0
Zinc	(mg/kg)	MCERTS	140	74	330	-	410	140
Chromium (Hexavalent)	(mg/kg)	u	1.2	< 1.0	< 1.0	-	< 1.0	< 1.0
Acenaphthene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02	-	< 0.02	< 0.02
Acenaphthylene	(mg/kg)	UKAS	< 0.02	< 0.02	< 0.02	-	0.07	< 0.02
Anthracene	(mg/kg)	UKAS	< 0.02	< 0.02	< 0.02	-	0.08	< 0.02
Benzo (a) anthracene	(mg/kg)	MCERTS	0.10	0.05	0.05	-	0.18	< 0.02
Benzo (a) pyrene	(mg/kg)	MCERTS	0.12	0.05	0.04	-	0.25	< 0.02
Benzo (b) fluoranthene	(mg/kg)	MCERTS	0.20	0.08	0.08	-	0.37	< 0.02
Benzo (g, h, i) perylene	(mg/kg)	MCERTS	0.10	0.04	0.04	-	0.29	< 0.02
Benzo (k) fluoranthene	(mg/kg)	MCERTS	0.06	< 0.02	< 0.02	-	0.11	< 0.02
Chrysene	(mg/kg)	MCERTS	0.15	0.06	0.05	-	0.23	< 0.02
Dibenzo (a,h) anthracene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02	-	0.08	< 0.02
Fluoranthene	(mg/kg)	MCERTS	0.25	0.11	0.08	-	0.38	< 0.02
Fluorene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02	-	< 0.02	< 0.02
Indeno (1, 2, 3-cd) pyrene	(mg/kg)	MCERTS	0.10	0.03	0.04	-	0.24	< 0.02
Naphthalene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02	-	< 0.02	< 0.02
Phenanthrene	(mg/kg)	MCERTS	0.11	0.05	< 0.02	-	0.16	< 0.02
Pyrene	(mg/kg)	MCERTS	0.20	0.09	0.06	-	0.34	< 0.02
Total PAH (Sum of USEPA 16)	(mg/kg)	UKAS	1.5	0.81	0.64	-	2.8	< 0.32
Asbestos	-	UKAS	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	Chrysotile	No Asbestos Detected	No Asbestos Detected

L25/12000/GIN - 25-90111

Project Reference - Mullberry Farm, High Street,
Stoke Golding, CV13 6HF 25-10-09

Analytical Test Results - Solid

7 - 11 Harding Street
Leicester
LE1 4DH

Lab Reference			637246	637247	637248
Client Sample ID			-	-	-
Client Sample Location			CT1	CT2	CT3
Client Sample Type			-	-	-
Client Sample Number			-	-	-
Depth - Top (m)			0.40	0.10	0.30
Depth - Bottom (m)			0.40	0.10	0.30
Date of Sampling			04/11/2025	04/11/2025	04/11/2025
Time of Sampling			-	-	-
Sample Matrix			Clay	Clay	Clay
Determinant	Units	Accreditation			
Arsenic	(mg/kg)	MCERTS	< 10	18	< 10
Cadmium	(mg/kg)	MCERTS	1.4	2.4	2.0
Chromium (Total)	(mg/kg)	UKAS	6.2	< 1.0	5.8
Copper	(mg/kg)	MCERTS	22	86	23
Lead	(mg/kg)	MCERTS	24	150	43
Mercury	(mg/kg)	UKAS	< 2.5	< 2.5	< 2.5
Nickel	(mg/kg)	MCERTS	25	34	31
Selenium	(mg/kg)	u	< 8.0	< 8.0	< 8.0
Zinc	(mg/kg)	MCERTS	60	180	30
Chromium (Hexavalent)	(mg/kg)	u	< 1.0	< 1.0	< 1.0
Acenaphthene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02
Acenaphthylene	(mg/kg)	UKAS	< 0.02	0.06	< 0.02
Anthracene	(mg/kg)	UKAS	< 0.02	0.12	< 0.02
Benzo (a) anthracene	(mg/kg)	MCERTS	< 0.02	0.45	0.03
Benzo (a) pyrene	(mg/kg)	MCERTS	< 0.02	0.43	< 0.02
Benzo (b) fluoranthene	(mg/kg)	MCERTS	< 0.02	0.62	0.03
Benzo (g, h, i) perylene	(mg/kg)	MCERTS	< 0.02	0.25	< 0.02
Benzo (k) fluoranthene	(mg/kg)	MCERTS	< 0.02	0.20	< 0.02
Chrysene	(mg/kg)	MCERTS	< 0.02	0.47	0.02
Dibenzo (a,h) anthracene	(mg/kg)	MCERTS	< 0.02	0.07	< 0.02
Fluoranthene	(mg/kg)	MCERTS	< 0.02	0.74	0.04
Fluorene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02
Indeno (1, 2, 3-cd) pyrene	(mg/kg)	MCERTS	< 0.02	0.25	< 0.02
Naphthalene	(mg/kg)	MCERTS	< 0.02	0.04	< 0.02
Phenanthrene	(mg/kg)	MCERTS	< 0.02	0.27	< 0.02
Pyrene	(mg/kg)	MCERTS	< 0.02	0.66	0.04
Total PAH (Sum of USEPA 16)	(mg/kg)	UKAS	< 0.32	4.7	0.42
Asbestos	-	UKAS	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected



L25/12000/GIN - 25-90111

Project Reference - Mullberry Farm, High Street,
Stoke Golding, CV13 6HF 25-10-09

Analytical Test Results - Chemical Analysis

7 - 11 Harding Street
Leicester
LE1 4DH

Lab Reference			637240	637241	637242	637245	637249	637250
Client Sample ID			-	-	-	-	-	-
Client Sample Location			SA1	SA2	TP1	TP3	TP3	TP3
Client Sample Type			-	-	-	-	-	-
Client Sample Number			-	-	-	-	-	-
Depth - Top (m)			0.20	0.20	0.20	0.50	1.00	2.50
Depth - Bottom (m)			0.20	0.20	0.20	0.50	1.00	2.50
Date of Sampling			05/11/2025	05/11/2025	05/11/2025	05/11/2025	05/11/2025	05/11/2025
Time of Sampling			-	-	-	-	-	-
Sample Matrix			Clay	Clay	Clay	Clay	Clay	Sand
Determinant	Units	Accreditation						
Water soluble sulphate (as SO ₄)	(mg/l)	u	< 10	< 10	400	79	31	64
Acid Soluble Sulphate	(%)	u	-	-	-	-	-	0.06
Total Sulphur	(%)	UKAS	-	-	-	-	-	0.08
pH Value	pH Units	MCERTS	8.1	7.8	7.6	7.9	8.1	8.1

L25/12000/GIN - 25-90111

Project Reference - Mullberry Farm, High Street,
Stoke Golding, CV13 6HF 25-10-09

Analytical Test Results - VPH / EPH

7 - 11 Harding Street
Leicester
LE1 4DH

Lab Reference			637240	637241	637242	637244	637245	637246
Client Sample ID			-	-	-	-	-	-
Client Sample Location			SA1	SA2	TP1	TP2	TP3	CT1
Client Sample Type			-	-	-	-	-	-
Client Sample Number			-	-	-	-	-	-
Depth - Top (m)			0.20	0.20	0.20	0.20	0.50	0.40
Depth - Bottom (m)			0.20	0.20	0.20	0.20	0.50	0.40
Date of Sampling			05/11/2025	05/11/2025	05/11/2025	05/11/2025	05/11/2025	04/11/2025
Time of Sampling			-	-	-	-	-	-
Sample Matrix			Clay	Clay	Clay	Clay	Clay	Clay
Determinant	Units	Accreditation						
Benzene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
m&p Xylene	(mg/kg)	MCERTS	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
o-Xylene	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	(mg/kg)	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Total >C ₅ to C ₄₀ [EH_2D+HS_1D_Total]	(mg/kg)	MCERTS	86	88	34	140	16	28
Total TPH >C ₅ to C ₆ [HS_MS_1D_TOTAL]	(mg/kg)	u	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total TPH >C ₆ to C ₇ [HS_MS_1D_TOTAL]	(mg/kg)	u	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total TPH >C ₇ to C ₈ [HS_MS_1D_TOTAL]	(mg/kg)	u	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total TPH >C ₈ to C ₁₀ [EH_2D_TOTAL]	(mg/kg)	MCERTS	6.6	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Total TPH >C ₁₀ to C ₁₂ [EH_2D_TOTAL]	(mg/kg)	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Total TPH >C ₁₂ to C ₁₆ [EH_2D_TOTAL]	(mg/kg)	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Total TPH >C ₁₆ to C ₂₁ [EH_2D_TOTAL]	(mg/kg)	MCERTS	7.9	18	7.4	13	< 5.0	< 5.0
Total TPH >C ₂₁ to C ₃₅ [EH_2D_TOTAL]	(mg/kg)	MCERTS	66	55	21	110	< 10	20
Total TPH >C ₃₅ to C ₄₄ [EH_2D_TOTAL]	(mg/kg)	u	14	16	13	20	11	12



L25/12000/GIN - 25-90111

Project Reference - Mullbery Farm, High Street,
Stoke Golding, CV13 6HF 25-10-09

Analytical Test Results - VPH / EPH

7 - 11 Harding Street
Leicester
LE1 4DH

Lab Reference			637247	637248
Client Sample ID			-	-
Client Sample Location			CT2	CT3
Client Sample Type			-	-
Client Sample Number			-	-
Depth - Top (m)			0.10	0.30
Depth - Bottom (m)			0.10	0.30
Date of Sampling			04/11/2025	04/11/2025
Time of Sampling			-	-
Sample Matrix			Clay	Clay
Determinant	Units	Accreditation		
Benzene	(mg/kg)	MCERTS	< 0.01	< 0.01
Toluene	(mg/kg)	MCERTS	< 0.01	< 0.01
Ethylbenzene	(mg/kg)	MCERTS	< 0.01	< 0.01
m&p Xylene	(mg/kg)	MCERTS	< 0.02	< 0.02
o-Xylene	(mg/kg)	MCERTS	< 0.01	< 0.01
MTBE	(mg/kg)	MCERTS	< 0.01	< 0.01
Total >C ₅ to C ₄₀ [EH_2D+H5_1D_Total]	(mg/kg)	MCERTS	150	30
Total TPH >C ₅ to C ₆ [HS_MS_1D_TOTAL]	(mg/kg)	u	< 1.0	< 1.0
Total TPH >C ₆ to C ₇ [HS_MS_1D_TOTAL]	(mg/kg)	u	< 1.0	< 1.0
Total TPH >C ₇ to C ₈ [HS_MS_1D_TOTAL]	(mg/kg)	u	< 1.0	< 1.0
Total TPH >C ₈ to C ₁₀ [EH_2D_TOTAL]	(mg/kg)	MCERTS	< 5.0	< 5.0
Total TPH >C ₁₀ to C ₁₂ [EH_2D_TOTAL]	(mg/kg)	MCERTS	< 5.0	< 5.0
Total TPH >C ₁₂ to C ₁₆ [EH_2D_TOTAL]	(mg/kg)	MCERTS	47	< 5.0
Total TPH >C ₁₆ to C ₂₁ [EH_2D_TOTAL]	(mg/kg)	MCERTS	27	< 5.0
Total TPH >C ₂₁ to C ₃₅ [EH_2D_TOTAL]	(mg/kg)	MCERTS	72	20
Total TPH >C ₃₅ to C ₄₄ [EH_2D_TOTAL]	(mg/kg)	u	12	12

L25/12000/GIN - 25-90111

Project Reference - Mullberry Farm, High Street, !

Analytical Test Results - VOC

7 - 11 Harding Street
Leicester
LE1 4DH

Lab Reference		637245	637246
Client Sample ID		-	-
Client Sample Location		TP3	CT1
Client Sample Type		-	-
Client Sample Number		-	-
Depth - Top (m)		0.50	0.40
Depth - Bottom (m)		0.50	0.40
Date of Sampling		05/11/2025	04/11/2025
Time of Sampling		-	-
Sample Matrix		Clay	Clay
Determinant	Units	Accreditation	
Benzene	(mg/kg)	MCERTS	< 0.01
Toluene	(mg/kg)	MCERTS	< 0.01
Ethylbenzene	(mg/kg)	MCERTS	< 0.01
m&p Xylene	(mg/kg)	MCERTS	< 0.02
o-Xylene	(mg/kg)	MCERTS	< 0.01
Dichlorodifluoromethane	(mg/kg)	UKAS	< 0.05
Chloromethane	(mg/kg)	UKAS	< 0.02
Vinyl Chloride	(mg/kg)	MCERTS	< 0.02
Bromomethane	(mg/kg)	u	< 0.05
Chloroethane	(mg/kg)	MCERTS	< 0.01
Trichlorofluoromethane	(mg/kg)	MCERTS	< 0.01
1,1-Dichloroethylene	(mg/kg)	MCERTS	< 0.01
Dichloromethane	(mg/kg)	u	1.1
MTBE	(mg/kg)	MCERTS	< 0.01
trans-1,2,-dichloroethylene	(mg/kg)	MCERTS	< 0.01
1,1-Dichloroethane	(mg/kg)	MCERTS	< 0.01
2,2-Dichloropropane	(mg/kg)	MCERTS	< 0.01
cis-1,2,-dichloroethylene	(mg/kg)	MCERTS	< 0.01
Bromochloromethane	(mg/kg)	MCERTS	< 0.05
Chloroform	(mg/kg)	MCERTS	< 0.01
1,1,1-Trichloroethane	(mg/kg)	MCERTS	< 0.01
1,1-Dichloropropene	(mg/kg)	MCERTS	< 0.01
Carbon Tetrachloride	(mg/kg)	MCERTS	< 0.01
1,2-dichloroethane	(mg/kg)	MCERTS	< 0.02
Trichloroethylene	(mg/kg)	MCERTS	< 0.01
1,2-Dichloropropane	(mg/kg)	MCERTS	< 0.01
Dibromomethane	(mg/kg)	MCERTS	< 0.02
Bromodichloromethane	(mg/kg)	MCERTS	< 0.01
cis-1,2-dichloropropylene	(mg/kg)	MCERTS	< 0.01
trans-1,3-dichloropropylene	(mg/kg)	MCERTS	< 0.01
1,1,2-Trichloroethane	(mg/kg)	MCERTS	< 0.01
1,3-Dichloropropane	(mg/kg)	MCERTS	< 0.01
Tetrachloroethylene	(mg/kg)	MCERTS	< 0.01
Chlorodibromomethane	(mg/kg)	MCERTS	< 0.01
1,2-Dibromoethane	(mg/kg)	MCERTS	< 0.01
Chlorobenzene	(mg/kg)	MCERTS	< 0.01
1,1,1,2-tetrachloroethane	(mg/kg)	MCERTS	< 0.01
Styrene	(mg/kg)	UKAS	< 0.01
Isopropylbenzene	(mg/kg)	MCERTS	< 0.01
Bromoform	(mg/kg)	MCERTS	< 0.05
1,1,2,2-Tetrachloroethane	(mg/kg)	MCERTS	< 0.01
1,2,3-Trichloropropane	(mg/kg)	MCERTS	< 0.02
n-Propylbenzene	(mg/kg)	MCERTS	< 0.01
Bromobenzene	(mg/kg)	MCERTS	< 0.01
1,3,5-Trimethylbenzene	(mg/kg)	UKAS	< 0.01
2-chlorotoluene	(mg/kg)	MCERTS	< 0.01
4-chlorotoluene	(mg/kg)	MCERTS	< 0.01
tert-butylbenzene	(mg/kg)	UKAS	< 0.01
1,2,4-trimethylbenzene	(mg/kg)	UKAS	< 0.01
sec-Butylbenzene	(mg/kg)	UKAS	< 0.01
4-Isopropyltoluene (P-Cymene)	(mg/kg)	UKAS	< 0.01
1,3-Dichlorobenzene	(mg/kg)	u	< 0.01
1,4-Dichlorobenzene	(mg/kg)	u	< 0.01
n-Butylbenzene	(mg/kg)	UKAS	< 0.01
1,2-Dichlorobenzene	(mg/kg)	MCERTS	< 0.01
1,2-Dibromo-3-chloropropane	(mg/kg)	u	< 0.05
1,2,4-Trichlorobenzene	(mg/kg)	u	< 0.05
Hexachlorobutadiene	(mg/kg)	u	< 0.05
Naphthalene	(mg/kg)	u	< 0.05
1,2,3-Trichlorobenzene	(mg/kg)	u	< 0.05

L25/12000/GIN - 25-90111

Project Reference - Mullberry Farm, High Street, !

Analytical Test Results - SVOC

7 - 11 Harding Street
Leicester
LE1 4DH

Lab Reference		637245	637246
Client Sample ID		-	-
Client Sample Location		TP3	CT1
Client Sample Type		-	-
Client Sample Number		-	-
Depth - Top (m)		0.50	0.40
Depth - Bottom (m)		0.50	0.40
Date of Sampling		05/11/2025	04/11/2025
Time of Sampling		-	-
Sample Matrix		Clay	Clay
Determinant	Units	Accreditation	
1,2,4-Trichlorobenzene	(mg/kg)	u	< 0.2
1,2-Dichlorobenzene	(mg/kg)	u	< 0.1
1,3-Dichlorobenzene	(mg/kg)	u	< 0.1
1,4-Dichlorobenzene	(mg/kg)	u	< 0.2
1-Chloronaphthalene	(mg/kg)	u	< 0.1
2,3,4,6-Tetrachlorophenol	(mg/kg)	u	< 0.6
2,4,5-Trichlorophenol	(mg/kg)	u	< 0.2
2,4,6-Trichlorophenol	(mg/kg)	u	< 0.3
2,4-Dichlorophenol	(mg/kg)	u	< 0.2
2,4-Dimethylphenol	(mg/kg)	u	< 0.2
2,4-Dinitrophenol	(mg/kg)	u	< 2.0
2,6-Dichlorophenol	(mg/kg)	u	< 0.3
2,6-Dinitrotoluene	(mg/kg)	u	< 0.6
2-Chlorophenol	(mg/kg)	u	< 0.2
2-Methylnaphthalene	(mg/kg)	u	< 0.2
2-Methylphenol	(mg/kg)	u	< 0.2
2-Nitroaniline	(mg/kg)	u	< 0.4
2-Nitrophenol	(mg/kg)	u	< 0.6
3,3-Dichlorobenzidine	(mg/kg)	u	< 0.3
3/4-Methylphenol	(mg/kg)	u	< 0.2
3-Nitroaniline	(mg/kg)	u	< 0.6
4-Chlorophenyl phenyl ether	(mg/kg)	u	< 0.2
4,6-Dinitro-2-methylphenol	(mg/kg)	u	< 1.0
4-Bromophenyl phenyl ether	(mg/kg)	u	< 0.2
4-Chloro-3-methylphenol	(mg/kg)	u	< 0.2
4-Chloroaniline	(mg/kg)	u	< 0.2
4-Nitroaniline	(mg/kg)	u	< 0.3
4-Nitrophenol	(mg/kg)	u	< 0.6
Acenaphthene	(mg/kg)	u	< 0.1
Acenaphthylene	(mg/kg)	u	< 0.1
Aniline	(mg/kg)	u	< 0.2
Anthracene	(mg/kg)	u	< 0.1
Azobenzene	(mg/kg)	u	< 0.2
Benz[a]anthracene	(mg/kg)	u	< 0.1
Benzo[ghi]perylene	(mg/kg)	u	< 0.1
Benzo[a]pyrene	(mg/kg)	u	< 0.2
Benzo[b]fluoranthene	(mg/kg)	u	< 0.1
Benzo[k]fluoranthene	(mg/kg)	u	< 0.1
Benzyl Alcohol	(mg/kg)	u	< 0.3
Benzyl butyl phthalate	(mg/kg)	u	< 0.2
Bis(2-chloroethoxy)methane	(mg/kg)	u	< 0.1
Bis(2-chloroethyl)ether	(mg/kg)	u	< 0.2
Bis(2-chloroisopropyl)ether	(mg/kg)	u	< 0.2
Bis(2-ethylhexyl) phthalate	(mg/kg)	u	< 0.2
Chrysene	(mg/kg)	u	< 0.1
Dibenz(a,h)anthracene	(mg/kg)	u	< 0.2
Dibenzofuran	(mg/kg)	u	< 0.1
Dibutyl phthalate	(mg/kg)	u	< 0.1
Diethyl Phthalate	(mg/kg)	u	< 0.2
Dimethyl phthalate	(mg/kg)	u	< 0.2
Di-n-octyl phthalate	(mg/kg)	u	< 0.2
Diphenylamine	(mg/kg)	u	< 0.1
Fluoranthene	(mg/kg)	u	< 0.1
Fluorene	(mg/kg)	u	< 0.1
Hexachlorobenzene	(mg/kg)	u	< 0.3
Hexachlorobutadiene	(mg/kg)	u	< 0.3
Hexachlorocyclopentadiene	(mg/kg)	u	< 1.0
Hexachloroethane	(mg/kg)	u	< 0.2
Indeno[1,2,3-cd]pyrene	(mg/kg)	u	< 0.2
Isophorone	(mg/kg)	u	< 0.2
Methyl Methanesulfonate	(mg/kg)	u	< 0.3
Naphthalene	(mg/kg)	u	< 0.1
NitroBenzene	(mg/kg)	u	< 0.3
N-Nitrosodimethylamine	(mg/kg)	u	< 0.2
Pentachlorophenol	(mg/kg)	u	< 1.0
Phenanthrene	(mg/kg)	u	< 0.1
Phenol	(mg/kg)	u	< 0.1
Pyrene	(mg/kg)	u	< 0.1

L25/12000/GIN - 25-90111

7 - 11 Harding Street
Leicester
LE1 4DH

Project Reference - Mullbery Farm, High Street, Stoke Golding, CV13 6HF 25-10-09

Certificate Of Analysis - WAC Suite

Lab Reference	637246
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Client Sample ID	-
Client Sample Location	CT1
Client Sample Type	-
Client Sample Number	-
Depth - Top (m)	0.4
Depth - Bottom (m)	0.4
Date of Sampling	04/11/2025
Time of Sampling	-
Sample Description	Brown slightly gravelly silty clay
Sample Matrix	Clay
Moisture Content (%)	24
Stone content (%)	< 0.1

Determined Result	Inert Waste Landfill	Stable non reactive hazardous waste in a non hazardous landfill	Hazardous Waste Landfill
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Solid Analysis

Total Organic Carbon	%	MCERTS	1.2	3.0	5.0	6.0
Loss on Ignition	%	UKAS	4.4	-	-	10.0
BTEX	mg/kg	MCERTS	< 0.06	6.00	-	-
PCB's (7 Congeners)	mg/kg	MCERTS	< 0.025	1.00	-	-
Mineral Oil (>C10 to C40) [EH_CU_1D_Tota	mg/kg	u	29	500	-	-
PAH	mg/kg	u	< 0.34	100	-	-
pH	units	MCERTS	8.2	-	> 6	-

Eluate Analysis

Arsenic	mg/kg	UKAS	0.03	0.50	2	25
Barium	mg/kg	UKAS	0.09	20	100	300
Cadmium	mg/kg	UKAS	< 0.0025	0.04	1	5
Chromium (total)	mg/kg	UKAS	0.01	0.5	10	70
Copper	mg/kg	UKAS	0.03	2.0	50	100
Mercury	mg/kg	UKAS	< 0.00050	0.01	0.2	2
Molybdenum	mg/kg	UKAS	0.07	0.5	10.0	30
Nickel	mg/kg	UKAS	< 0.075	0.4	10.0	40
Lead	mg/kg	UKAS	< 0.035	0.5	10.0	50
Antimony	mg/kg	UKAS	< 0.050	0.06	0.7	5
Selenium	mg/kg	UKAS	0.01	0.1	0.5	7
Zinc	mg/kg	u	< 0.25	4	50	200
Chloride	mg/kg	UKAS	24	800	15000	25000
Fluoride	mg/kg	u	4	10	150	500
Sulphate (as SO ₄)	mg/kg	UKAS	100	1000	20000	50000
Total Dissolved Solids	mg/kg	u	1300	4000	60000	100000
Phenol Index	mg/kg	u	< 1.0	1	-	-
Dissolved Organic Carbon	mg/kg	UKAS	40.0	500	800	1000

L25/12000/GIN - 25-90111

7 - 11 Harding Street
Leicester
LE1 4DH

Project Reference - Mullbery Farm, High Street, Stoke Golding, CV13 6HF 25-10-09

Sample Descriptions

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Description	Moisture Content (%)	Stone Content (%)	Passing 2mm test sieve (%)
637240	-	SA1	-	-	Dark brown silty sandy clay with rare organic matter	23	< 0.1	82
637241	-	SA2	-	-	Dark brown silty sandy clay with rare organic matter	55	< 0.1	80
637242	-	TP1	-	-	Dark brown slightly gravelly slightly sandy silty clay with rare brick fragments	26	< 0.1	77
637244	-	TP2	-	-	Dark brown slightly gravelly slightly sandy silty clay with rare organic matter	26	4.2	-
637245	-	TP3	-	-	Brown slightly gravelly sandy silty clay	14	18	77
637246	-	CT1	-	-	Brown slightly gravelly silty clay	24	< 0.1	100
637247	-	CT2	-	-	Dark brown slightly gravelly silty sandy clay with rare brick fragments	24	7.9	-
637248	-	CT3	-	-	Brown silty clay	23	< 0.1	-
637249	-	TP3	-	-	Brown silty clay	-	-	100
637250	-	TP3	-	-	Brown very silty sand	-	-	100

L25/12000/GIN - 25-90111

7 - 11 Harding Street
Leicester
LE1 4DH

Project Reference - Mullbery Farm, High Street, Stoke Golding, CV13 6HF 25-10-09

Sample Comments

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Comments
637240	-	SA1	-	-	VPH/BTEX - Sample taken from container with headspace.
637241	-	SA2	-	-	VPH/BTEX - Sample taken from container with headspace.
637242	-	TP1	-	-	
637244	-	TP2	-	-	VPH/BTEX - Sample taken from container with headspace.
637245	-	TP3	-	-	VOC - Sample taken from container with headspace. VPH/BTEX - Sample taken from container with headspace.
637246	-	CT1	-	-	VOC - Sample taken from container with headspace.
637247	-	CT2	-	-	VPH/BTEX - Sample taken from container with headspace.
637248	-	CT3	-	-	
637249	-	TP3	-	-	
637250	-	TP3	-	-	

L25/12000/GIN - 25-90111

Project Reference - Mullberry Farm, High Street, Stoke Golding, CV13 6HF 25-10-09

Analysis Methodologies - Please refer to sample comments page (if present) for any changes to methods

Test Code	Test Name / Reference	Sample condition for analysis	Sample Preparation	Test Details
ANIONSS	MS - CL - Anions by Aquakem (2:1Extract)	Oven dried	Passing 2mm test sieve	Determination of Anions (inc Sulphate, chloride etc.) in soils by Aquakem. Analysis is based on a 2:1 water to soil extraction ratio
WACMETALS1	MS-CL-Metals in Waters by ICP-MS (WAC)	As received	MS-CL-Soil Leachate Preparation	Determination of dissolved metals in leachates via ICP-MS, expressed as quantity of analyte leached from the original material.
WACDOC	MS - CL - DOC (WAC)	As received	BSEN:12457 Leaching	Determination of dissolved organic carbon in a leachate as part of a WAC test
SKALARHCS	MS - CL - Hexavalent Chromium by Skalar	As received	Passing 10mm test sieve	Determination of hexavalent chromium in soil using Skalar segmented flow analyser
ICPMETS	MS - CL - ICP Metals	Air dried	Passing 10mm test sieve	Determination of metals in soils via ICP
WACPHS	MS - CL - pH in Soils (WAC)	As received	BSEN:12457 Leaching	Determination of pH in soils as part of a WAC test via pH probe
PHS	MS - CL - pH in Soils	As received	Passing 10mm test sieve	Determination of pH in soils using a pH probe (using a 1:3 soil to water extraction)
PCB7S	MS - CL - PCB Soils	As received	Passing 10mm test sieve	Determination of PCB's (7 congeners) in soils via GC-MS
PAHASRDSW	MS - CL - PAH (As Received - WAC)	As received	Passing 10mm test sieve	Determination of Polyaromatic hydrocarbons in soil via GC-MS
PAHASRDS	MS - CL - PAH (As Received)	As received	Passing 10mm test sieve	Determination of Polyaromatic hydrocarbons in soil via GC-MS
WACANIONS	MS - CL - Anions by Aquakem (WAC)	As received	BSEN:12457 Leaching	Determination of sulphate, chloride and fluoride in a leachate as part of a WAC test using a Aquakem analyser
SVOCS	MS - CL - Semi VOC	As received	Passing 10mm test sieve	Determination of Semi volatile organic compounds in soil via GC-MS
TDSL	MS-CL-Conductivity in Water(TDS by Calc)	As received	BSEN:12457 Leaching	Determination of total dissolved solids in leachates (by calculation)
ASSO4S	MS - CL - Acid Soluble Sulphate	Oven Dried	Passing 2mm test sieve	Determination of total sulphate in soils by acid extraction followed by ICP analysis
WACTOCS	MS - CL - TOC Eltra (WAC)	Air dried	Passing 10mm test sieve	Determination of Total Organic Carbon in soil as part of a WAC test
TPHSC	MS - CL - TPH (GC-FID) Scrubbed	As received	Passing 10mm test sieve	Determination of Total Petroleum Hydrocarbons in soil using GC-FID. Sample is subjected to a fluorocil cleanup (scrubbing stage) prior to analysis
WACSKALAR	MS - CL - Phenols by Skalar (WAC)	As received	BSEN:12457 Leaching	Determination of Total Phenols within leachate as part of a WAC test using a Skalar Segmented flow analyser
GCXGCS	MS - CL - TPH & EPH by GCXGC	As received	Passing 10mm test sieve	Determination of TPH and EPH in soils via GCxGC-FID
CWGS	Calculation from VPH-S and EPH-S	As received	Passing 10mm test sieve	Determination of TPH CWG (Volatile Petroleum Hydrocarbons and Extractable Petroleum Hydrocarbons) in soils via Headspace-GC-MS and GC-GC-FID respectively
VOCS	MS - CL - VOC and MBTEX	As received	Passing 10mm test sieve	Determination of VOCs (inc BTEX) in soils via Headspace-GC-MS
VPHS	MS - CL - VPH	As received	Passing 10mm test sieve	Determination of VPH in soils via Headspace-GC-MS
ASB	MS - AS - Asbestos	-	-	Fibre identification is in accordance with in house documented methods which are based on the procedure documented in the HSE Document HSG 248 "Asbestos: The analysts guide for sampling, analysis and clearance procedures"
SAMPLEPREP	MS - CL - Sample Preparation	-	-	Preparation of samples (including determination of moisture content) to allow for subsequent analysis

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Project Reference - Mullbery Farm, High Street, Stoke Golding, CV13 6HF 25-10-09

Analysis Methodologies - Please refer to sample comments page (if present) for any changes to methods

Test Code	Test Name / Reference	Sample condition for analysis	Sample Preparation	Test Details
LEACH-SS-P	MS-CL-Soil Leachate Preparation (SS)	As Received	All crushed to pass 4mm test sieve	Preparation of single stage soil leachates in accordance with MS-CL-Soil Leachate Preparation
1377LOI	BS1377 LoI	Oven dried	Passing 2mm test sieve	Testing was in accordance with BS 1377: Part 3: 2018 + A1 :2021 Clause 6. Determination of the mass loss on ignition. Some information required by BS1377: 2016: Part 1 has not been reported. This information is available on request.
1377TS-ELT	BS1377 Total Sulphur Content by HTC	Oven dried	BS1377 : Part 1 : 2016	Total Sulphur Content testing of Soil in accordance with BS 1377 : Part 3 : 2018 + A1 : 2021 Clause 7.10 (using Eltra CS-800 Analyser)

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Project Reference - Mullbery Farm, High Street, Stoke Golding, CV13 6HF 25-10-09

Sample Deviations

Deviations are listed below against each sample and associated test method, where deviation(s) are noted it means data may not be representative of the sample at the time of sampling and it is possible that results provided may be compromised.

Observations on receipt

A - No date of sampling provided

W - No time of sampling provided for water sample

C - Received in inappropriate container

H - Contains headspace

T - Temperature on receipt exceeds storage temperature

R - Sample(s) received with less than 96 hours for testing to commence/complete, any result formally classed as deviating will be marked with an X against the applicable test (i.e. RX)

Observations whilst in laboratory

X - Exceeds sampling to extraction or analysis timescales

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Test	Deviations
637240	-	SA1	-	-	MS - CL - pH in Soils	R
637240	-	SA1	-	-	MS - CL - VPH	R
637241	-	SA2	-	-	MS - CL - pH in Soils	R
637241	-	SA2	-	-	MS - CL - VPH	R
637242	-	TP1	-	-	MS - CL - pH in Soils	R
637242	-	TP1	-	-	MS - CL - VPH	R
637244	-	TP2	-	-	MS - CL - VPH	RX
637245	-	TP3	-	-	MS - CL - pH in Soils	R
637245	-	TP3	-	-	MS - CL - VOC and MBTEX	R
637245	-	TP3	-	-	MS - CL - VPH	R
637246	-	CT1	-	-	MS-CL-Soil Leachate Preparation (SS)	C
637246	-	CT1	-	-	MS - CL - pH in Soils (WAC)	RX
637246	-	CT1	-	-	MS - CL - VOC and MBTEX	RX
637246	-	CT1	-	-	MS - CL - VPH	R
637247	-	CT2	-	-	MS - CL - VPH	RX
637248	-	CT3	-	-	MS - CL - VPH	R
637249	-	TP3	-	-	MS - CL - pH in Soils	R
637250	-	TP3	-	-	MS - CL - pH in Soils	R



L25/12000/GIN - 25-90111

Project Reference - Mullbery Farm, High Street, Stoke Golding, CV13 6HF 25-10-09

HWOL TPH Acronym Index

7 - 11 Harding Street
Leicester
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Acronym	Description
HS	Headspace Analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics and Aromatics
AL	Aliphatics Only
AR	Aromatics Only
2D	GC-GC - Double Coil Gas Chromatography
#1	EH_Total but with humics mathmatically subtracted
#2	EH_Total but with fatty acids mathmatically subtracted
_	Operator - underscore to separate acronyms (except for +)
+	Operator to indicate cumlative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Client/client ref: Mulberry Farm, High Street,
Stoke Golding, CV13 6HF
Project ref: 25-10-09
Site ref: Mulberry Farm, High Street, Stoke
Golding, CV13 6HF
Data description: 1 marginally elevated lead
results 230 from population of seven
Contaminant(s): Lead
Test scenario: Planning

Lead (mg/kg)										
Critical concentration, C_c	200									
Notes										
Sample size, n	7	0	0	0	0	0	0	0	0	0
Sample mean, $\bar{x}$	94.2857143	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data
Standard deviation, s	75.3938863									
Number of non-detects	0									
Set non-detect values to:	Detection limit	Detection limit	Detection limit	Detection limit	Detection limit	Detection limit	Detection limit	Detection limit	Detection limit	Detection limit
Outliers?	No									
Distribution	Normal									
Statistical approach	Auto: One-sample t	Auto	Auto	Auto	Auto	Auto	Auto	Auto	Auto	Auto

Test scenario:	Planning: Is true mean lower than critical concentration ($\mu < C_c$)?	Evidence level required:	95%	Use Normal distribution so best for outliers?
t statistic, t_0 (or k_0)	-3.70976645			
Upper confidence limit (on true mean concentration, μ)	149.658989			
Evidence level	100%			
Base decision on:	evidence level			
Result	$\mu < C_c$			
Select dataset	☒ Y	☐ Y	☐ Y	☐ Y

Back to data	Go to outlier test	Go to normality test	Show individual summary
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Client/client ref: Mulberry Farm, High Street,
Stoke Golding, CV13 6HF
Project ref: 25-10-09
Site ref: Mulberry Farm, High Street, Stoke
Golding, CV13 6HF
Data description: 1 marginally elevated lead
results 230 from population of seven
Contaminant(s): Lead
Test scenario: Planning

Critical concentration, C_c							
Notes							
Sample size, n	0	0	0	0	0	0	0
Sample mean, $\bar{x}$	No Data	No Data	No Data	No Data	No Data	No Data	No Data
Standard deviation, s							
Number of non-detects							
Set non-detect values to:	Detection limit	Detection limit	Detection limit	Detection limit	Half detection limit	Half detection limit	Half detection limit ▼
Outliers?							
Distribution							
Statistical approach	Auto	Auto	Auto	Auto	Auto	Auto	Auto ▼

Test scenario:							
t statistic, t_0 (or k_0)							
Upper confidence limit (on true mean concentration, μ)							
Evidence level							
Base decision on:							▼
Result							
Select dataset	☐ Y	☐ Y	☐ Y	☐ Y	☐ Y	☐ Y	☐ Y

Back to data							
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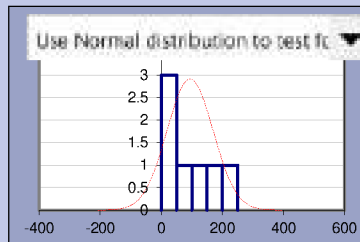
Test Results

Client/client ref: Mulberry Farm, | Site ref: Mulberry Farm, High Street, Stoke Golding. Date: 06-Jan-2026

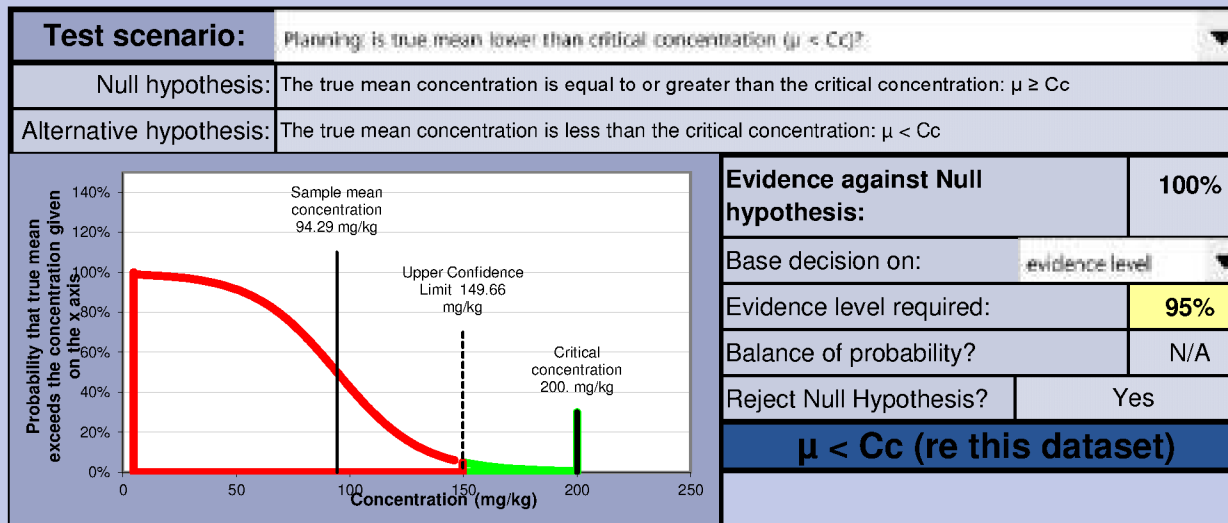
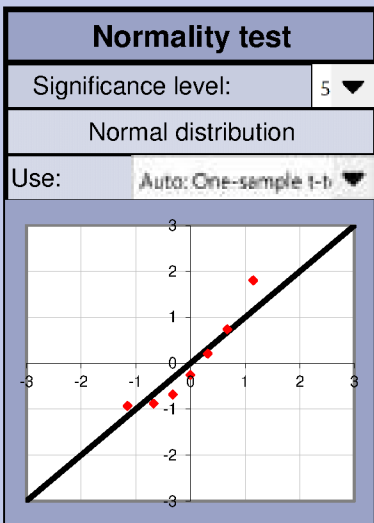
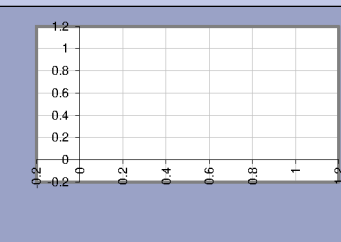
Project ref: 25-10-09

Data description: 1 marginally elevated lead results User details: D.LUSARDI

Dataset:	Lead (mg/kg) ▼
Sample mean, ($\bar{x}$ mg/kg)	94.286
Sample standard deviation, s	75.394
Sample size, n	7
Critical concentration, Cc (mg/kg)	200



Outliers & non-detects	
Outliers present?	NO
Significance level	5% ▼
Outliers removed?	0
Non-detects	0



[Back to data](#)

[Back to summary](#)

[Go to outlier test](#)

[Go to normality test](#)

Waste Classification Report

HazWasteOnline™ classifies waste as either **hazardous** or **non-hazardous** based on its chemical composition, related legislation and the rules and data defined in the current UK or EU technical guidance (Appendix C) (note that HP 9 Infectious is not assessed). It is the responsibility of the classifier named below to:

- understand the origin of the waste
- select the correct List of Waste code(s)
- confirm that the list of determinands, results and sampling plan are fit for purpose
- select and justify the chosen metal species (Appendix B)
- correctly apply moisture correction and other available corrections
- add the meta data for their user-defined substances (Appendix A)
- check that the classification engine is suitable with respect to the national destination of the waste (Appendix C)



D6BGB-3OBRA-BT5FB

To aid the reviewer, the laboratory results, assumptions and justifications managed by the classifier are highlighted in pale yellow.

Report is invalid if pages are removed.

Job name

Stoke Golding

Description/Comments

Project

25-10-09

Site

Mulberry Farm, High Street, Stoke Golding, CV13 6HF

Classified by

Name: **Danny Lusardi**
Date: **06 Jan 2026 16:11 GMT**
Telephone: **01280 816409**
Company: **Geo-Integrity Limited**
Geo-Integrity Limited

HazWasteOnline™ provides a two day, hazardous waste classification course that covers the use of the software and both basic and advanced waste classification techniques. Certification has to be renewed every 3 years.

HazWasteOnline™ Certification:

-

Course

Hazardous Waste Classification

Date

-

Purpose of classification

2 - Material Characterisation

Address of the waste

Mulberry Farm, High Street, Stoke Golding, CV13 6HF

Post Code CV13 6HF

SIC for the process giving rise to the waste

Description of industry/producer giving rise to the waste

Proposed redevelopment of site - construction

Description of the specific process, sub-process and/or activity that created the waste

Potential waste to be created by grading and/or excavation of the site underlying ground (soils/materials) - only applies to excess material with no intended usage.

Description of the waste

Made Ground and Natural soils

Job summary

#	Sample name	Depth [m]	Classification Result	Hazard properties	Page
1	SA1	0.20	Non Hazardous		3
2	SA2	0.20	Non Hazardous		6
3	TP1	0.20	Non Hazardous		9
4	TP2	0.20	Non Hazardous		12
5	TP3	0.50	Non Hazardous		14
6	CT1	0.40	Non Hazardous		17
7	CT2	0.10	Non Hazardous		19
8	CT3	0.30	Non Hazardous		21

Related documents

#	Name	Description
1	WM3 v1.2 2021 compliant	waste stream template used to create this Job

Report

Created by: Danny Lusardi

Created date: 06 Jan 2026 16:11 GMT

Appendices	Page
Appendix A: Classifier defined and non GB MCL determinands	23
Appendix B: Rationale for selection of metal species	24
Appendix C: Version	24

Classification of sample: SA1

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	SA1	LoW Code:	Chapter:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	0.20 m	Entry:		17 05 04 (Soil and stones other than those mentioned in 17 05 03)
Moisture content:	23% (wet weight correction)			

Hazard properties

None identified

Determinands

Moisture content: 23% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number									
1	pH		PH		8.1	pH		8.1	pH	8.1 pH		
2	arsenic { arsenic trioxide }				14	mg/kg	1.32	14.233	mg/kg	0.00142 %	✓	
	033-003-00-0	215-481-4	1327-53-3									
3	cadmium { cadmium sulfate }				1.8	mg/kg	1.855	2.57	mg/kg	0.000257 %	✓	
	048-009-00-9	233-331-6	10124-36-4									
4	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				4	mg/kg	1.462	4.502	mg/kg	0.00045 %	✓	
		215-160-9	1308-38-9									
5	copper { copper sulphate pentahydrate }				34	mg/kg	3.929	102.863	mg/kg	0.0103 %	✓	
	029-023-00-4	231-847-6	7758-99-8									
6	mercury { mercury dichloride }				2.5	mg/kg	1.353	2.605	mg/kg	0.000261 %	✓	
	080-010-00-X	231-299-8	7487-94-7									
7	nickel { nickel chromate }				21	mg/kg	2.976	48.126	mg/kg	0.00481 %	✓	
	028-035-00-7	238-766-5	14721-18-7									
8	lead { lead chromate }			1	75	mg/kg	1.56	90.079	mg/kg	0.00578 %	✓	
	082-004-00-2	231-846-0	7758-97-6									
9	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				8	mg/kg	1.405	8.655	mg/kg	0.000865 %	✓	
	034-002-00-8											
10	zinc { zinc chromate }				140	mg/kg	2.774	299.053	mg/kg	0.0299 %	✓	
	024-007-00-3	236-878-9	13530-65-9									
11	chromium in Cr(VI) compounds { chromium(VI) oxide }				1.2	mg/kg	1.923	1.777	mg/kg	0.000178 %	✓	
	024-001-00-0	215-607-8	1333-82-0									
12	TPH (C6 to C40) petroleum group		TPH		86	mg/kg		66.22	mg/kg	0.00662 %	✓	
13	naphthalene				0.02	mg/kg		0.0154	mg/kg	0.00000154 %	✓	
	601-052-00-2	202-049-5	91-20-3									
14	acenaphthylene				0.02	mg/kg		0.0154	mg/kg	0.00000154 %	✓	
		205-917-1	208-96-8									
15	acenaphthene				0.02	mg/kg		0.0154	mg/kg	0.00000154 %	✓	
		201-469-6	83-32-9									

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
16	fluorene	201-695-5	86-73-7		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
17	phenanthrene	201-581-5	85-01-8		0.11 mg/kg		0.0847 mg/kg	0.00000847 %	✓	
18	anthracene	204-371-1	120-12-7		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
19	fluoranthene	205-912-4	206-44-0		0.25 mg/kg		0.193 mg/kg	0.0000193 %	✓	
20	pyrene	204-927-3	129-00-0		0.2 mg/kg		0.154 mg/kg	0.0000154 %	✓	
21	benzo[a]anthracene	601-033-00-9	200-280-6		0.1 mg/kg		0.077 mg/kg	0.0000077 %	✓	
22	chrysene	601-048-00-0	205-923-4		0.15 mg/kg		0.115 mg/kg	0.0000115 %	✓	
23	benzo[b]fluoranthene	601-034-00-4	205-911-9		0.2 mg/kg		0.154 mg/kg	0.0000154 %	✓	
24	benzo[k]fluoranthene	601-036-00-5	205-916-6		0.06 mg/kg		0.0462 mg/kg	0.00000462 %	✓	
25	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5		0.12 mg/kg		0.0924 mg/kg	0.00000924 %	✓	
26	indeno[123-cd]pyrene	205-893-2	193-39-5		0.1 mg/kg		0.077 mg/kg	0.0000077 %	✓	
27	dibenz[a,h]anthracene	601-041-00-2	200-181-8		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
28	benzo[ghi]perylene	205-883-8	191-24-2		0.1 mg/kg		0.077 mg/kg	0.0000077 %	✓	
29	PAHs (total)				1.5 mg/kg		1.155 mg/kg	0.000116 %	✓	
30	benzene	601-020-00-8	200-753-7		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
31	toluene	601-021-00-3	203-625-9		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
32	ethylbenzene	601-023-00-4	202-849-4		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
33	xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]		<0.03 mg/kg		<0.03 mg/kg	<0.000003 %		<LOD
Total:								0.0611 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 2: Oxidizing "waste which may, generally by providing oxygen, cause or contribute to the combustion of other materials"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 2 mg/kg (0.0002%)

because: It is considered that based on the levels of CrVI identified at ?mg/kg, at the laboratory detection limit of 1mg/kg, with no other occurrences, it is considered that there is insufficient Chromium(VI) oxide (CrO₃) (the most likely species) to facilitate any significant oxidation, with any oxidation likely taking place during excavation. Furthermore a waste containing substances that are classified with the hazard class oxidising, category and statement codes in Table C2.1 can be tested to show whether it displays that hazardous property or not. Where the waste contains only one such substance, and that substance is assigned a specific concentration limit in the MCL under the GB CLP, the waste can be assumed not be hazardous by HP 2 if the concentration of the oxidising substance is below that limit.

Hazard Statements hit:

Ox. Sol. 1; H271 "May cause fire or explosion; strong oxidiser."

Because of determinand:

chromium(VI) oxide (compound conc.: 0.00017%)

HP 3(I): Flammable "flammable liquid waste: liquid waste having a flash point below 60°C or waste gas oil, diesel and light heating oils having a flash point > 55°C and ≤ 75°C"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 500 mg/kg (0.05%)

because: HP 3 Flammable : components of concern : TPH HP 3 can be discounted as this is a solid waste without a free draining liquid phase. Ref:Guidance on the classification and assessment of waste (1st Edition v1.1) Technical Guidance WM3, 2021.

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.00662%)

Classification of sample: SA2

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
SA2	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.20 m	
Moisture content:	
55%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 55% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	pH		PH		7.8 pH		7.8 pH	7.8 pH		
2	arsenic { arsenic trioxide }				11 mg/kg	1.32	6.536 mg/kg	0.000654 %	☒	
	033-003-00-0	215-481-4	1327-53-3							
3	cadmium { cadmium sulfate }				1.6 mg/kg	1.855	1.335 mg/kg	0.000134 %	☒	
	048-009-00-9	233-331-6	10124-36-4							
4	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				4.4 mg/kg	1.462	2.894 mg/kg	0.000289 %	☒	
		215-160-9	1308-38-9							
5	copper { copper sulphate pentahydrate }				28 mg/kg	3.929	49.506 mg/kg	0.00495 %	☒	
	029-023-00-4	231-847-6	7758-99-8							
6	mercury { mercury dichloride }				2.5 mg/kg	1.353	1.523 mg/kg	0.000152 %	☒	
	080-010-00-X	231-299-8	7487-94-7							
7	nickel { nickel chromate }				21 mg/kg	2.976	28.126 mg/kg	0.00281 %	☒	
	028-035-00-7	238-766-5	14721-18-7							
8	lead { lead chromate }			1	68 mg/kg	1.56	47.73 mg/kg	0.00306 %	☒	
	082-004-00-2	231-846-0	7758-97-6							
9	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				8 mg/kg	1.405	5.058 mg/kg	0.000506 %	☒	
	034-002-00-8									
10	zinc { zinc chromate }				74 mg/kg	2.774	92.379 mg/kg	0.00924 %	☒	
	024-007-00-3	236-878-9	13530-65-9							
11	chromium in Cr(VI) compounds { chromium(VI) oxide }				<1 mg/kg	1.923	<1.923 mg/kg	<0.000192 %		<LOD
	024-001-00-0	215-607-8	1333-82-0							
12	TPH (C6 to C40) petroleum group		TPH		88 mg/kg		39.6 mg/kg	0.00396 %	☒	
13	naphthalene				0.02 mg/kg		0.009 mg/kg	0.0000009 %	☒	
	601-052-00-2	202-049-5	91-20-3							
14	acenaphthylene				0.02 mg/kg		0.009 mg/kg	0.0000009 %	☒	
		205-917-1	208-96-8							
15	acenaphthene				0.02 mg/kg		0.009 mg/kg	0.0000009 %	☒	
		201-469-6	83-32-9							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP Index number	EC Number	CAS Number							
16	fluorene	201-695-5	86-73-7		0.02 mg/kg		0.009 mg/kg	0.0000009 %	✓	
17	phenanthrene	201-581-5	85-01-8		0.05 mg/kg		0.0225 mg/kg	0.00000225 %	✓	
18	anthracene	204-371-1	120-12-7		0.02 mg/kg		0.009 mg/kg	0.0000009 %	✓	
19	fluoranthene	205-912-4	206-44-0		0.11 mg/kg		0.0495 mg/kg	0.00000495 %	✓	
20	pyrene	204-927-3	129-00-0		0.09 mg/kg		0.0405 mg/kg	0.00000405 %	✓	
21	benzo[a]anthracene	601-033-00-9	200-280-6		0.05 mg/kg		0.0225 mg/kg	0.00000225 %	✓	
22	chrysene	601-048-00-0	205-923-4		0.06 mg/kg		0.027 mg/kg	0.0000027 %	✓	
23	benzo[b]fluoranthene	601-034-00-4	205-911-9		0.08 mg/kg		0.036 mg/kg	0.0000036 %	✓	
24	benzo[k]fluoranthene	601-036-00-5	205-916-6		0.02 mg/kg		0.009 mg/kg	0.0000009 %	✓	
25	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5		0.05 mg/kg		0.0225 mg/kg	0.00000225 %	✓	
26	indeno[123-cd]pyrene	205-893-2	193-39-5		0.03 mg/kg		0.0135 mg/kg	0.00000135 %	✓	
27	dibenz[a,h]anthracene	601-041-00-2	200-181-8		0.02 mg/kg		0.009 mg/kg	0.0000009 %	✓	
28	benzo[ghi]perylene	205-883-8	191-24-2		0.04 mg/kg		0.018 mg/kg	0.0000018 %	✓	
29	PAHs (total)				0.81 mg/kg		0.365 mg/kg	0.0000365 %	✓	
30	benzene	601-020-00-8	200-753-7		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
31	toluene	601-021-00-3	203-625-9		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
32	ethylbenzene	601-023-00-4	202-849-4		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
33	xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]		<0.03 mg/kg		<0.03 mg/kg	<0.000003 %		<LOD
Total:								0.0258 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60°C or waste gas oil, diesel and light heating oils having a flash point > 55°C and ≤ 75°C"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 500 mg/kg (0.05%) because: HP 3 Flammable : components of concern : TPH HP 3 can be discounted as this is a solid waste without a free draining liquid phase. Ref:Guidance on the classification and assessment of waste (1st Edition v1.1) Technical Guidance WM3, 2021.

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."



Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.00396%)

Classification of sample: TP1

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
TP1	Chapter:
Sample Depth:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
0.20 m	Entry:
Moisture content:	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
26%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 26% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number									
1	pH		PH		7.6	pH		7.6	pH	7.6 pH		
2	arsenic { arsenic trioxide }				17	mg/kg	1.32	16.61	mg/kg	0.00166 %	✓	
	033-003-00-0	215-481-4	1327-53-3									
3	cadmium { cadmium sulfate }				2	mg/kg	1.855	2.745	mg/kg	0.000274 %	✓	
	048-009-00-9	233-331-6	10124-36-4									
4	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				6.3	mg/kg	1.462	6.814	mg/kg	0.000681 %	✓	
		215-160-9	1308-38-9									
5	copper { copper sulphate pentahydrate }				48	mg/kg	3.929	139.56	mg/kg	0.014 %	✓	
	029-023-00-4	231-847-6	7758-99-8									
6	mercury { mercury dichloride }				2.5	mg/kg	1.353	2.504	mg/kg	0.00025 %	✓	
	080-010-00-X	231-299-8	7487-94-7									
7	nickel { nickel chromate }				25	mg/kg	2.976	55.061	mg/kg	0.00551 %	✓	
	028-035-00-7	238-766-5	14721-18-7									
8	lead { lead chromate }			1	230	mg/kg	1.56	265.481	mg/kg	0.017 %	✓	
	082-004-00-2	231-846-0	7758-97-6									
9	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				8	mg/kg	1.405	8.318	mg/kg	0.000832 %	✓	
	034-002-00-8											
10	zinc { zinc chromate }				330	mg/kg	2.774	677.447	mg/kg	0.0677 %	✓	
	024-007-00-3	236-878-9	13530-65-9									
11	chromium in Cr(VI) compounds { chromium(VI) oxide }				<1	mg/kg	1.923	<1.923	mg/kg	<0.000192 %		<LOD
	024-001-00-0	215-607-8	1333-82-0									
12	TPH (C6 to C40) petroleum group		TPH		34	mg/kg		25.16	mg/kg	0.00252 %	✓	
13	naphthalene				0.02	mg/kg		0.0148	mg/kg	0.00000148 %	✓	
	601-052-00-2	202-049-5	91-20-3									
14	acenaphthylene				0.02	mg/kg		0.0148	mg/kg	0.00000148 %	✓	
		205-917-1	208-96-8									
15	acenaphthene				0.02	mg/kg		0.0148	mg/kg	0.00000148 %	✓	
		201-469-6	83-32-9									

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
16	fluorene	201-695-5	86-73-7		0.02 mg/kg		0.0148 mg/kg	0.00000148 %	✓	
17	phenanthrene	201-581-5	85-01-8		0.02 mg/kg		0.0148 mg/kg	0.00000148 %	✓	
18	anthracene	204-371-1	120-12-7		0.02 mg/kg		0.0148 mg/kg	0.00000148 %	✓	
19	fluoranthene	205-912-4	206-44-0		0.08 mg/kg		0.0592 mg/kg	0.00000592 %	✓	
20	pyrene	204-927-3	129-00-0		0.06 mg/kg		0.0444 mg/kg	0.00000444 %	✓	
21	benzo[a]anthracene	601-033-00-9	200-280-6		0.05 mg/kg		0.037 mg/kg	0.0000037 %	✓	
22	chrysene	601-048-00-0	205-923-4		0.05 mg/kg		0.037 mg/kg	0.0000037 %	✓	
23	benzo[b]fluoranthene	601-034-00-4	205-911-9		0.08 mg/kg		0.0592 mg/kg	0.00000592 %	✓	
24	benzo[k]fluoranthene	601-036-00-5	205-916-6		0.02 mg/kg		0.0148 mg/kg	0.00000148 %	✓	
25	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5		0.04 mg/kg		0.0296 mg/kg	0.00000296 %	✓	
26	indeno[123-cd]pyrene	205-893-2	193-39-5		0.04 mg/kg		0.0296 mg/kg	0.00000296 %	✓	
27	di-benz[a,h]anthracene	601-041-00-2	200-181-8		0.02 mg/kg		0.0148 mg/kg	0.00000148 %	✓	
28	benzo[ghi]perylene	205-883-8	191-24-2		0.04 mg/kg		0.0296 mg/kg	0.00000296 %	✓	
29	PAHs (total)				0.64 mg/kg		0.474 mg/kg	0.0000474 %	✓	
30	benzene	601-020-00-8	200-753-7		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
31	toluene	601-021-00-3	203-625-9		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
32	ethylbenzene	601-023-00-4	202-849-4		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
33	xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]		<0.03 mg/kg		<0.03 mg/kg	<0.000003 %		<LOD
Total:								0.111 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60°C or waste gas oil, diesel and light heating oils having a flash point > 55°C and ≤ 75°C"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 500 mg/kg (0.05%)

because: HP 3 Flammable : components of concern : TPH HP 3 can be discounted as this is a solid waste without a free draining liquid phase. Ref:Guidance on the classification and assessment of waste (1st Edition v1.1) Technical Guidance WM3, 2021.

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."



Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.00252%)

Classification of sample: TP2

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
TP2	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.20 m	
Moisture content:	
14%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 14% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	arsenic { arsenic trioxide }				12 mg/kg	1.32	13.626 mg/kg	0.00136 %	☒	
	033-003-00-0	215-481-4	1327-53-3							
2	cadmium { cadmium sulfate }				2.2 mg/kg	1.855	3.509 mg/kg	0.000351 %	☒	
	048-009-00-9	233-331-6	10124-36-4							
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				7.9 mg/kg	1.462	9.93 mg/kg	0.000993 %	☒	
		215-160-9	1308-38-9							
4	copper { copper sulphate pentahydrate }				45 mg/kg	3.929	152.054 mg/kg	0.0152 %	☒	
	029-023-00-4	231-847-6	7758-99-8							
5	mercury { mercury dichloride }				2.5 mg/kg	1.353	2.91 mg/kg	0.000291 %	☒	
	080-010-00-X	231-299-8	7487-94-7							
6	nickel { nickel chromate }				28 mg/kg	2.976	71.668 mg/kg	0.00717 %	☒	
	028-035-00-7	238-766-5	14721-18-7							
7	lead { lead chromate }			1	110 mg/kg	1.56	147.559 mg/kg	0.00946 %	☒	
	082-004-00-2	231-846-0	7758-97-6							
8	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				8 mg/kg	1.405	9.666 mg/kg	0.000967 %	☒	
	034-002-00-8									
9	zinc { zinc chromate }				410 mg/kg	2.774	978.164 mg/kg	0.0978 %	☒	
	024-007-00-3	236-878-9	13530-65-9							
10	chromium in Cr(VI) compounds { chromium(VI) oxide }				<1 mg/kg	1.923	<1.923 mg/kg	<0.000192 %		<LOD
	024-001-00-0	215-607-8	1333-82-0							
11	TPH (C6 to C40) petroleum group				140 mg/kg		120.4 mg/kg	0.012 %	☒	
			TPH							
12	naphthalene				0.02 mg/kg		0.0172 mg/kg	0.00000172 %	☒	
	601-052-00-2	202-049-5	91-20-3							
13	acenaphthylene				0.02 mg/kg		0.0172 mg/kg	0.00000172 %	☒	
		205-917-1	208-96-8							
14	acenaphthene				0.02 mg/kg		0.0172 mg/kg	0.00000172 %	☒	
		201-469-6	83-32-9							
15	fluorene				0.02 mg/kg		0.0172 mg/kg	0.00000172 %	☒	
		201-695-5	86-73-7							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP Index number	EC Number	CAS Number							
16	phenanthrene	201-581-5	85-01-8		0.16 mg/kg		0.138 mg/kg	0.0000138 %	✓	
17	anthracene	204-371-1	120-12-7		0.08 mg/kg		0.0688 mg/kg	0.00000688 %	✓	
18	fluoranthene	205-912-4	206-44-0		0.38 mg/kg		0.327 mg/kg	0.0000327 %	✓	
19	pyrene	204-927-3	129-00-0		0.34 mg/kg		0.292 mg/kg	0.0000292 %	✓	
20	benzo[a]anthracene	200-033-00-9	200-280-6		0.18 mg/kg		0.155 mg/kg	0.0000155 %	✓	
21	chrysene	205-048-00-0	205-923-4		0.23 mg/kg		0.198 mg/kg	0.0000198 %	✓	
22	benzo[b]fluoranthene	205-034-00-4	205-911-9		0.37 mg/kg		0.318 mg/kg	0.0000318 %	✓	
23	benzo[k]fluoranthene	205-036-00-5	205-916-6		0.11 mg/kg		0.0946 mg/kg	0.00000946 %	✓	
24	benzo[a]pyrene; benzo[def]chrysene	200-032-00-3	200-028-5		0.25 mg/kg		0.215 mg/kg	0.0000215 %	✓	
25	indeno[123-cd]pyrene	205-893-2	193-39-5		0.24 mg/kg		0.206 mg/kg	0.0000206 %	✓	
26	dibenz[a,h]anthracene	200-041-00-2	200-181-8		0.08 mg/kg		0.0688 mg/kg	0.00000688 %	✓	
27	benzo[ghi]perylene	205-883-8	191-24-2		0.29 mg/kg		0.249 mg/kg	0.0000249 %	✓	
28	PAHs (total)				2.8 mg/kg		2.408 mg/kg	0.000241 %	✓	
29	benzene	200-020-00-8	200-753-7		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
30	toluene	203-021-00-3	203-625-9		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
31	ethylbenzene	202-023-00-4	202-849-4		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
32	xylene	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	202-422-2 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]		<0.03 mg/kg		<0.03 mg/kg	<0.000003 %		<LOD
Total:								0.146 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(I): Flammable "flammable liquid waste: liquid waste having a flash point below 60°C or waste gas oil, diesel and light heating oils having a flash point > 55°C and <= 75°C"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 500 mg/kg (0.05%) because: HP 3 Flammable : components of concern : TPH HP 3 can be discounted as this is a solid waste without a free draining liquid phase. Ref:Guidance on the classification and assessment of waste (1st Edition v1.1) Technical Guidance WM3, 2021.

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.012%)

Classification of sample: TP3

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
TP3	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.50 m	
Moisture content:	
14%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 14% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	pH		PH		7.9 pH		7.9 pH	7.9 pH		
2	arsenic { arsenic trioxide }				27 mg/kg	1.32	30.658 mg/kg	0.00307 %	✓	
	033-003-00-0	215-481-4	1327-53-3							
3	cadmium { cadmium sulfate }				2.9 mg/kg	1.855	4.625 mg/kg	0.000463 %	✓	
	048-009-00-9	233-331-6	10124-36-4							
4	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				1 mg/kg	1.462	1.257 mg/kg	0.000126 %	✓	
		215-160-9	1308-38-9							
5	copper { copper sulphate pentahydrate }				24 mg/kg	3.929	81.096 mg/kg	0.00811 %	✓	
	029-023-00-4	231-847-6	7758-99-8							
6	mercury { mercury dichloride }				2.5 mg/kg	1.353	2.91 mg/kg	0.000291 %	✓	
	080-010-00-X	231-299-8	7487-94-7							
7	nickel { nickel chromate }				36 mg/kg	2.976	92.145 mg/kg	0.00921 %	✓	
	028-035-00-7	238-766-5	14721-18-7							
8	lead { lead chromate }			1	28 mg/kg	1.56	37.56 mg/kg	0.00241 %	✓	
	082-004-00-2	231-846-0	7758-97-6							
9	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				8 mg/kg	1.405	9.666 mg/kg	0.000967 %	✓	
	034-002-00-8									
10	zinc { zinc chromate }				140 mg/kg	2.774	334.007 mg/kg	0.0334 %	✓	
	024-007-00-3	236-878-9	13530-65-9							
11	chromium in Cr(VI) compounds { chromium(VI) oxide }				<1 mg/kg	1.923	<1.923 mg/kg	<0.000192 %		<LOD
	024-001-00-0	215-607-8	1333-82-0							
12	TPH (C6 to C40) petroleum group		TPH		16 mg/kg		13.76 mg/kg	0.00138 %	✓	
13	naphthalene				0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
	601-052-00-2	202-049-5	91-20-3							
14	acenaphthylene				0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
		205-917-1	208-96-8							
15	acenaphthene				0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
		201-469-6	83-32-9							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP Index number	EC Number	CAS Number							
16	fluorene	201-695-5	86-73-7		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
17	phenanthrene	201-581-5	85-01-8		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
18	anthracene	204-371-1	120-12-7		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
19	fluoranthene	205-912-4	206-44-0		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
20	pyrene	204-927-3	129-00-0		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
21	benzo[a]anthracene	601-033-00-9	200-280-6		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
22	chrysene	601-048-00-0	205-923-4		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
23	benzo[b]fluoranthene	601-034-00-4	205-911-9		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
24	benzo[k]fluoranthene	601-036-00-5	205-916-6		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
25	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
26	indeno[123-cd]pyrene	205-893-2	193-39-5		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
27	dibenz[a,h]anthracene	601-041-00-2	200-181-8		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
28	benzo[ghi]perylene	205-883-8	191-24-2		0.02 mg/kg		0.0172 mg/kg	0.00000172 %	✓	
29	PAHs (total)				0.32 mg/kg		0.275 mg/kg	0.0000275 %	✓	
30	benzene	601-020-00-8	200-753-7		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
31	toluene	601-021-00-3	203-625-9		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
32	ethylbenzene	601-023-00-4	202-849-4		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
33	xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]		<0.03 mg/kg		<0.03 mg/kg	<0.000003 %		<LOD
Total:								0.0595 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60°C or waste gas oil, diesel and light heating oils having a flash point > 55°C and ≤ 75°C"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 500 mg/kg (0.05%) because: HP 3 Flammable : components of concern : TPH HP 3 can be discounted as this is a solid waste without a free draining liquid phase. Ref:Guidance on the classification and assessment of waste (1st Edition v1.1) Technical Guidance WM3, 2021.

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."



Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.00138%)

Classification of sample: CT1

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:	
CT1	Chapter:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry:	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.40 m		
Moisture content:		
24%		
(wet weight correction)		

Hazard properties

None identified

Determinands

Moisture content: 24% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	arsenic { arsenic trioxide }				10 mg/kg	1.32	10.034 mg/kg	0.001 %	✓	
	033-003-00-0	215-481-4	1327-53-3							
2	cadmium { cadmium sulfate }				1.4 mg/kg	1.855	1.973 mg/kg	0.000197 %	✓	
	048-009-00-9	233-331-6	10124-36-4							
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				6.2 mg/kg	1.462	6.887 mg/kg	0.000689 %	✓	
		215-160-9	1308-38-9							
4	copper { copper sulphate pentahydrate }				22 mg/kg	3.929	65.694 mg/kg	0.00657 %	✓	
	029-023-00-4	231-847-6	7758-99-8							
5	mercury { mercury dichloride }				2.5 mg/kg	1.353	2.572 mg/kg	0.000257 %	✓	
	080-010-00-X	231-299-8	7487-94-7							
6	nickel { nickel chromate }				25 mg/kg	2.976	56.549 mg/kg	0.00565 %	✓	
	028-035-00-7	238-766-5	14721-18-7							
7	lead { lead chromate }			1	24 mg/kg	1.56	28.451 mg/kg	0.00182 %	✓	
	082-004-00-2	231-846-0	7758-97-6							
8	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				8 mg/kg	1.405	8.542 mg/kg	0.000854 %	✓	
	034-002-00-8									
9	zinc { zinc chromate }				60 mg/kg	2.774	126.501 mg/kg	0.0127 %	✓	
	024-007-00-3	236-878-9	13530-65-9							
10	chromium in Cr(VI) compounds { chromium(VI) oxide }				<1 mg/kg	1.923	<1.923 mg/kg	<0.000192 %		<LOD
	024-001-00-0	215-607-8	1333-82-0							
11	TPH (C6 to C40) petroleum group				28 mg/kg		21.28 mg/kg	0.00213 %	✓	
			TPH							
12	naphthalene				0.02 mg/kg		0.0152 mg/kg	0.00000152 %	✓	
	601-052-00-2	202-049-5	91-20-3							
13	acenaphthylene				0.02 mg/kg		0.0152 mg/kg	0.00000152 %	✓	
		205-917-1	208-96-8							
14	acenaphthene				0.02 mg/kg		0.0152 mg/kg	0.00000152 %	✓	
		201-469-6	83-32-9							
15	fluorene				0.02 mg/kg		0.0152 mg/kg	0.00000152 %	✓	
		201-695-5	86-73-7							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
16	phenanthrene	201-581-5	85-01-8		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
17	anthracene	204-371-1	120-12-7		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
18	fluoranthene	205-912-4	206-44-0		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
19	pyrene	204-927-3	129-00-0		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
20	benzo[a]anthracene	601-033-00-9	200-280-6		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
21	chrysene	601-048-00-0	205-923-4		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
22	benzo[b]fluoranthene	601-034-00-4	205-911-9		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
23	benzo[k]fluoranthene	601-036-00-5	205-916-6		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
24	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
25	indeno[123-cd]pyrene	205-893-2	193-39-5		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
26	dibenz[a,h]anthracene	601-041-00-2	200-181-8		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
27	benzo[ghi]perylene	205-883-8	191-24-2		0.02 mg/kg		0.0152 mg/kg	0.00000152 %		
28	PAHs (total)				0.32 mg/kg		0.243 mg/kg	0.0000243 %		
29	benzene	601-020-00-8	200-753-7		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
30	toluene	601-021-00-3	203-625-9		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
31	ethylbenzene	601-023-00-4	202-849-4		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
32	xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]		<0.03 mg/kg		<0.03 mg/kg	<0.000003 %		<LOD
Total:								0.0319 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60°C or waste gas oil, diesel and light heating oils having a flash point > 55°C and ≤ 75°C"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 500 mg/kg (0.05%)

because: HP 3 Flammable : components of concern : TPH HP 3 can be discounted as this is a solid waste without a free draining liquid phase. Ref:Guidance on the classification and assessment of waste (1st Edition v1.1) Technical Guidance WM3, 2021.

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.00213%)

Classification of sample: CT2

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	CT2	LoW Code:	Chapter:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	0.10 m	Entry:		17 05 04 (Soil and stones other than those mentioned in 17 05 03)
Moisture content:	24%			
	(wet weight correction)			

Hazard properties

None identified

Determinands

Moisture content: 24% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	arsenic { arsenic trioxide }				18 mg/kg	1.32	18.062 mg/kg	0.00181 %	✓	
	033-003-00-0	215-481-4	1327-53-3							
2	cadmium { cadmium sulfate }				2.4 mg/kg	1.855	3.383 mg/kg	0.000338 %	✓	
	048-009-00-9	233-331-6	10124-36-4							
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				1 mg/kg	1.462	1.111 mg/kg	0.000111 %	✓	
		215-160-9	1308-38-9							
4	copper { copper sulphate pentahydrate }				86 mg/kg	3.929	256.803 mg/kg	0.0257 %	✓	
	029-023-00-4	231-847-6	7758-99-8							
5	mercury { mercury dichloride }				2.5 mg/kg	1.353	2.572 mg/kg	0.000257 %	✓	
	080-010-00-X	231-299-8	7487-94-7							
6	nickel { nickel chromate }				34 mg/kg	2.976	76.907 mg/kg	0.00769 %	✓	
	028-035-00-7	238-766-5	14721-18-7							
7	lead { lead chromate }			1	150 mg/kg	1.56	177.819 mg/kg	0.0114 %	✓	
	082-004-00-2	231-846-0	7758-97-6							
8	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				8 mg/kg	1.405	8.542 mg/kg	0.000854 %	✓	
	034-002-00-8									
9	zinc { zinc chromate }				180 mg/kg	2.774	379.503 mg/kg	0.038 %	✓	
	024-007-00-3	236-878-9	13530-65-9							
10	chromium in Cr(VI) compounds { chromium(VI) oxide }				<1 mg/kg	1.923	<1.923 mg/kg	<0.000192 %		<LOD
	024-001-00-0	215-607-8	1333-82-0							
11	TPH (C6 to C40) petroleum group				150 mg/kg		114 mg/kg	0.0114 %	✓	
			TPH							
12	naphthalene				0.04 mg/kg		0.0304 mg/kg	0.00000304 %	✓	
	601-052-00-2	202-049-5	91-20-3							
13	acenaphthylene				0.04 mg/kg		0.0304 mg/kg	0.00000304 %	✓	
		205-917-1	208-96-8							
14	acenaphthene				0.04 mg/kg		0.0304 mg/kg	0.00000304 %	✓	
		201-469-6	83-32-9							
15	fluorene				0.04 mg/kg		0.0304 mg/kg	0.00000304 %	✓	
		201-695-5	86-73-7							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
16	phenanthrene	201-581-5	85-01-8		0.27 mg/kg		0.205 mg/kg	0.0000205 %	✓	
17	anthracene	204-371-1	120-12-7		0.12 mg/kg		0.0912 mg/kg	0.00000912 %	✓	
18	fluoranthene	205-912-4	206-44-0		0.74 mg/kg		0.562 mg/kg	0.0000562 %	✓	
19	pyrene	204-927-3	129-00-0		0.66 mg/kg		0.502 mg/kg	0.0000502 %	✓	
20	benzo[a]anthracene	601-033-00-9	200-280-6		0.45 mg/kg		0.342 mg/kg	0.0000342 %	✓	
21	chrysene	601-048-00-0	205-923-4		0.47 mg/kg		0.357 mg/kg	0.0000357 %	✓	
22	benzo[b]fluoranthene	601-034-00-4	205-911-9		0.62 mg/kg		0.471 mg/kg	0.0000471 %	✓	
23	benzo[k]fluoranthene	601-036-00-5	205-916-6		0.2 mg/kg		0.152 mg/kg	0.0000152 %	✓	
24	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5		0.43 mg/kg		0.327 mg/kg	0.0000327 %	✓	
25	indeno[123-cd]pyrene	205-893-2	193-39-5		0.25 mg/kg		0.19 mg/kg	0.000019 %	✓	
26	dibenz[a,h]anthracene	601-041-00-2	200-181-8		0.07 mg/kg		0.0532 mg/kg	0.00000532 %	✓	
27	benzo[ghi]perylene	205-883-8	191-24-2		0.25 mg/kg		0.19 mg/kg	0.000019 %	✓	
28	PAHs (total)				4.7 mg/kg		3.572 mg/kg	0.000357 %	✓	
29	benzene	601-020-00-8	200-753-7		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
30	toluene	601-021-00-3	203-625-9		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
31	ethylbenzene	601-023-00-4	202-849-4		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
32	xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]		<0.03 mg/kg		<0.03 mg/kg	<0.000003 %		<LOD
Total:								0.0982 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60°C or waste gas oil, diesel and light heating oils having a flash point > 55°C and ≤ 75°C"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 500 mg/kg (0.05%)

because: HP 3 Flammable : components of concern : TPH HP 3 can be discounted as this is a solid waste without a free draining liquid phase. Ref:Guidance on the classification and assessment of waste (1st Edition v1.1) Technical Guidance WM3, 2021.

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.0114%)

Classification of sample: CT3

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	CT3	LoW Code:	Chapter:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	0.30 m	Entry:		17 05 04 (Soil and stones other than those mentioned in 17 05 03)
Moisture content:	23%			
	(wet weight correction)			

Hazard properties

None identified

Determinands

Moisture content: 23% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	arsenic { arsenic trioxide }				10 mg/kg	1.32	10.167 mg/kg	0.00102 %	✓	
	033-003-00-0	215-481-4	1327-53-3							
2	cadmium { cadmium sulfate }				2 mg/kg	1.855	2.856 mg/kg	0.000286 %	✓	
	048-009-00-9	233-331-6	10124-36-4							
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				5.8 mg/kg	1.462	6.527 mg/kg	0.000653 %	✓	
		215-160-9	1308-38-9							
4	copper { copper sulphate pentahydrate }				23 mg/kg	3.929	69.584 mg/kg	0.00696 %	✓	
	029-023-00-4	231-847-6	7758-99-8							
5	mercury { mercury dichloride }				2.5 mg/kg	1.353	2.605 mg/kg	0.000261 %	✓	
	080-010-00-X	231-299-8	7487-94-7							
6	nickel { nickel chromate }				31 mg/kg	2.976	71.043 mg/kg	0.0071 %	✓	
	028-035-00-7	238-766-5	14721-18-7							
7	lead { lead chromate }			1	43 mg/kg	1.56	51.645 mg/kg	0.00331 %	✓	
	082-004-00-2	231-846-0	7758-97-6							
8	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				8 mg/kg	1.405	8.655 mg/kg	0.000865 %	✓	
	034-002-00-8									
9	zinc { zinc chromate }				30 mg/kg	2.774	64.083 mg/kg	0.00641 %	✓	
	024-007-00-3	236-878-9	13530-65-9							
10	chromium in Cr(VI) compounds { chromium(VI) oxide }				<1 mg/kg	1.923	<1.923 mg/kg	<0.000192 %		<LOD
	024-001-00-0	215-607-8	1333-82-0							
11	TPH (C6 to C40) petroleum group				30 mg/kg		23.1 mg/kg	0.00231 %	✓	
			TPH							
12	naphthalene				0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
	601-052-00-2	202-049-5	91-20-3							
13	acenaphthylene				0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
		205-917-1	208-96-8							
14	acenaphthene				0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
		201-469-6	83-32-9							
15	fluorene				0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
		201-695-5	86-73-7							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
16	phenanthrene	201-581-5	85-01-8		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
17	anthracene	204-371-1	120-12-7		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
18	fluoranthene	205-912-4	206-44-0		0.04 mg/kg		0.0308 mg/kg	0.00000308 %	✓	
19	pyrene	204-927-3	129-00-0		0.04 mg/kg		0.0308 mg/kg	0.00000308 %	✓	
20	benzo[a]anthracene	601-033-00-9	200-280-6		0.03 mg/kg		0.0231 mg/kg	0.00000231 %	✓	
21	chrysene	601-048-00-0	205-923-4		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
22	benzo[b]fluoranthene	601-034-00-4	205-911-9		0.03 mg/kg		0.0231 mg/kg	0.00000231 %	✓	
23	benzo[k]fluoranthene	601-036-00-5	205-916-6		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
24	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
25	indeno[123-cd]pyrene	205-893-2	193-39-5		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
26	dibenz[a,h]anthracene	601-041-00-2	200-181-8		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
27	benzo[ghi]perylene	205-883-8	191-24-2		0.02 mg/kg		0.0154 mg/kg	0.00000154 %	✓	
28	PAHs (total)				0.42 mg/kg		0.323 mg/kg	0.0000323 %	✓	
29	benzene	601-020-00-8	200-753-7		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
30	toluene	601-021-00-3	203-625-9		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
31	ethylbenzene	601-023-00-4	202-849-4		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
32	xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]		<0.03 mg/kg		<0.03 mg/kg	<0.000003 %		<LOD
Total:								0.0292 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60°C or waste gas oil, diesel and light heating oils having a flash point > 55°C and ≤ 75°C"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 500 mg/kg (0.05%)

because: HP 3 Flammable : components of concern : TPH HP 3 can be discounted as this is a solid waste without a free draining liquid phase. Ref:Guidance on the classification and assessment of waste (1st Edition v1.1) Technical Guidance WM3, 2021.

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.00231%)

Appendix A: Classifier defined and non GB MCL determinands

* pH (CAS Number: PH)

Description/Comments: Appendix C4
Data source: WM3 1st Edition 2015
Data source date: 25 May 2015
Hazard Statements: None.

* chromium(III) oxide (worst case) (EC Number: 215-160-9, CAS Number: 1308-38-9)

Description/Comments: Data from C&L Inventory Database
Data source: <https://echa.europa.eu/information-on-chemicals/cl-inventory-database/-/discli/details/33806>
Data source date: 17 Jul 2015
Hazard Statements: Acute Tox. 4; H332, Acute Tox. 4; H302, Eye Irrit. 2; H319, STOT SE 3; H335, Skin Irrit. 2; H315, Resp. Sens. 1; H334, Skin Sens. 1; H317, Repr. 1B; H360FD, Aquatic Acute 1; H400, Aquatic Chronic 1; H410

* TPH (C6 to C40) petroleum group (CAS Number: TPH)

Description/Comments: Unknown Oil

Hazard statements taken from WM3 1st Edition 2015
Data source: WM3 1st Edition 2015
Data source date: 25 May 2015
Hazard Statements: Flam. Liq. 3; H226, Asp. Tox. 1; H304, STOT RE 2; H373, Muta. 1B; H340, Carc. 1B; H350, Repr. 2; H361d, Aquatic Chronic 2; H411

* acenaphthylene (EC Number: 205-917-1, CAS Number: 208-96-8)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 17 Jul 2015
Hazard Statements: Acute Tox. 4; H302, Acute Tox. 1; H330, Acute Tox. 1; H310, Eye Irrit. 2; H319, STOT SE 3; H335, Skin Irrit. 2; H315

* acenaphthene (EC Number: 201-469-6, CAS Number: 83-32-9)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 17 Jul 2015
Hazard Statements: Eye Irrit. 2; H319, STOT SE 3; H335, Skin Irrit. 2; H315, Aquatic Acute 1; H400, Aquatic Chronic 1; H410, Aquatic Chronic 2; H411

* fluorene (EC Number: 201-695-5, CAS Number: 86-73-7)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 06 Aug 2015
Hazard Statements: Aquatic Acute 1; H400, Aquatic Chronic 1; H410

* phenanthrene (EC Number: 201-581-5, CAS Number: 85-01-8)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 06 Aug 2015
Hazard Statements: Acute Tox. 4; H302, Eye Irrit. 2; H319, STOT SE 3; H335, Carc. 2; H351, Skin Sens. 1; H317, Aquatic Acute 1; H400, Aquatic Chronic 1; H410, Skin Irrit. 2; H315

* anthracene (EC Number: 204-371-1, CAS Number: 120-12-7)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 17 Jul 2015
Hazard Statements: Eye Irrit. 2; H319, STOT SE 3; H335, Skin Irrit. 2; H315, Skin Sens. 1; H317, Aquatic Acute 1; H400, Aquatic Chronic 1; H410

* fluoranthene (EC Number: 205-912-4, CAS Number: 206-44-0)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 21 Aug 2015
Hazard Statements: Acute Tox. 4; H302, Aquatic Acute 1; H400, Aquatic Chronic 1; H410

* pyrene (EC Number: 204-927-3, CAS Number: 129-00-0)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 2014
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 21 Aug 2015
Hazard Statements: Skin Irrit. 2; H315, Eye Irrit. 2; H319, STOT SE 3; H335, Aquatic Acute 1; H400, Aquatic Chronic 1; H410

• **indeno[123-cd]pyrene** (EC Number: 205-893-2, CAS Number: 193-39-5)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 06 Aug 2015
Hazard Statements: Carc. 2; H351

• **benzo[ghi]perylene** (EC Number: 205-883-8, CAS Number: 191-24-2)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 28/02/2015
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 23 Jul 2015
Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

• **PAHs (total)**

Description/Comments: Worst case scenario combining risk phrases and substance specific thresholds from benzo[a]pyrene (CLP# 601-032-00-3) and benzo[a]anthracene (CLP# 601-033-00-9)
Data source: 2008/1272/EC – Table 3.2 of Annex VI of regulation 1272/2008/EC - Classification, labelling and packaging of substances and mixtures and 2009/790/EC Annex IV – Annex IV of regulation 2009/790/EC - 1st Adaptation to Technical Progress for European Regulation 1272/2008
Data source date: 16 Dec 2008
Hazard Statements: Skin Sens. 1; H317 , Carc. 1B; H350 , Carc. 1B; H350 >= 0.01 % , Muta. 1B; H340 , Aquatic Acute 1; H400 (M=100) , Aquatic Chronic 1; H410 (M=100) , Repr. 1B; H360FD

• **ethylbenzene** (EC Number: 202-849-4, CAS Number: 100-41-4)

GB MCL index number: 601-023-00-4
Description/Comments:
Additional Hazard Statement(s): Carc. 2; H351
Reason for additional Hazards Statement(s):
20 Nov 2021 - Carc. 2; H351 hazard statement sourced from:: IARC Group 2B (77) 2000

Appendix B: Rationale for selection of metal species

arsenic {arsenic trioxide}

Reasonable case CLP species based on hazard statements/molecular weight and most common (stable) oxide of arsenic. Industrial sources include: smelting; main precursor to other arsenic compounds

cadmium {cadmium sulfate}

Worst Case Species Selected

chromium in Cr(III) compounds {chromium(III) oxide (worst case)}

(enter justification for selecting this species)

copper {copper sulphate pentahydrate}

Worst Case Species Selected

mercury {mercury dichloride}

Worst case CLP species based on hazard statements/molecular weight

nickel {nickel chromate}

Worst case CLP species based on hazard statements/molecular weight

lead {lead chromate}

Worst Case Species Selected

selenium {selenium compounds with the exception of cadmium sulposelenide and those specified elsewhere in this Annex}

(enter justification for selecting this species)

zinc {zinc chromate}

Worst Case Species Selected

chromium in Cr(VI) compounds {chromium(VI) oxide}

(enter justification for selecting this species)

Appendix C: Version

HazWasteOnline Classification Engine: WM3 1st Edition v1.2.GB - Oct 2021
HazWasteOnline Classification Engine Version: 2025.345.6921.12504 (11 Dec 2025)
HazWasteOnline Database: 2025.345.6921.12504 (11 Dec 2025)

This classification utilises the following guidance and legislation:

WM3 v1.2.GB - Waste Classification - 1st Edition v1.2.GB - Oct 2021

CLP Regulation - Regulation 1272/2008/EC of 16 December 2008

1st ATP - Regulation 790/2009/EC of 10 August 2009

2nd ATP - Regulation 286/2011/EC of 10 March 2011

3rd ATP - Regulation 618/2012/EU of 10 July 2012

4th ATP - Regulation 487/2013/EU of 8 May 2013

Correction to 1st ATP - Regulation 758/2013/EU of 7 August 2013

5th ATP - Regulation 944/2013/EU of 2 October 2013

6th ATP - Regulation 605/2014/EU of 5 June 2014

WFD Annex III replacement - Regulation 1357/2014/EU of 18 December 2014

Revised List of Waste 2014 - Decision 2014/955/EU of 18 December 2014

7th ATP - Regulation 2015/1221/EU of 24 July 2015

8th ATP - Regulation (EU) 2016/918 of 19 May 2016

9th ATP - Regulation (EU) 2016/1179 of 19 July 2016

10th ATP - Regulation (EU) 2017/776 of 4 May 2017

HP14 amendment - Regulation (EU) 2017/997 of 8 June 2017

13th ATP - Regulation (EU) 2018/1480 of 4 October 2018

14th ATP - Regulation (EU) 2020/217 of 4 October 2019

15th ATP - Regulation (EU) 2020/1182 of 19 May 2020

The Chemicals (Health and Safety) and Genetically Modified Organisms (Contained Use)(Amendment etc.) (EU Exit)

Regulations 2020 - UK: 2020 No. 1567 of 16th December 2020

The Waste and Environmental Permitting etc. (Legislative Functions and Amendment etc.) (EU Exit) Regulations 2020 - UK:

2020 No. 1540 of 16th December 2020

GB MCL List - version 1.1 of 09 June 2021

GB MCL List v2.0 - version 2.0 of 20th October 2023

GB MCL List v3.0 - version 3.0 of 11th January 2024

GB MCL List v4.0 - version 4.0 of 2nd March 2024

GB MCL List v5.0 - version 5.0 of 26th June 2024

GB MCL List v6.0 - version 6.0 of 15th February 2025

GB MCL List v7.0 - version 7.0 of 23rd September 2025



APPENDIX D



Geo-Integrity, - 07858 367 125 Email:- info@geo-integrity.co.uk

Mullberry Farm, HIGH STREET, STOKE GOLDING, LEICESTERSHIRE, CV13 6HF

Order Details

Date: 20/10/2025
Your ref: 25-10-09
Our Ref: GS-W4U-FDM-71R-L9Y

Site Details

Location: 439691 297439
Area: 1.61 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](#) ↗

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	2	9	25	-
17 >	1.2 >	Historical tanks >	0	0	2	0	-
17 >	1.3 >	Historical energy features >	0	0	8	4	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	1	0	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	2	12	31	-
22 >	2.2 >	Historical tanks >	0	0	3	0	-
23 >	2.3 >	Historical energy features >	0	0	15	7	-
24	2.4	Historical petrol stations	0	0	0	0	-
24 >	2.5 >	Historical garages >	0	0	2	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
26 >	3.7 >	Waste exemptions >	0	0	53	2	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	4.1 >	Recent industrial land uses >	0	0	4	-	-
33 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	1	-	-
33	4.3	Current or recent petrol stations	0	0	0	0	-
33	4.4	Electricity cables	0	0	0	0	-
33	4.5	Gas pipelines	0	0	0	0	-



34	4.6	Sites determined as Contaminated Land	0	0	0	0	-
34	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
34	4.8	Regulated explosive sites	0	0	0	0	-
34	4.9	Hazardous substance storage/usage	0	0	0	0	-
34	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
35	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
35 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
35	4.13	Radioactive Substance Authorisations	0	0	0	0	-
35 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	8	4	-
38	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.16	Pollutant release to public sewer	0	0	0	0	-
38	4.17	List 1 Dangerous Substances	0	0	0	0	-
38	4.18	List 2 Dangerous Substances	0	0	0	0	-
38 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	2	0	-
39	4.20	Pollution inventory substances	0	0	0	0	-
39	4.21	Pollution inventory waste transfers	0	0	0	0	-
39	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
40 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
42 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
44 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
45	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
45	5.5	Groundwater vulnerability- local information	None (within 0m)				
46 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	4
47 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	1
48	5.8	Potable abstractions	0	0	0	0	0
48	5.9	Source Protection Zones	0	0	0	0	-
48	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

49 >	6.1 >	Water Network (OS MasterMap) >	0	0	4	-	-
50 >	6.2 >	Surface water features >	0	0	3	-	-
50 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
51 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
51 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
52	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
52	7.2	Historical Flood Events	0	0	0	-	-
52	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
53	7.5	Flood Storage Areas	0	0	0	-	-
54	7.6	Flood Zone 2	None (within 50m)				
54	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
55	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
59	10.7	Designated Ancient Woodland	0	0	0	0	0
59	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60	10.11	Green Belt	0	0	0	0	0



60	10.12	Proposed Ramsar sites	0	0	0	0	0
60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
62	10.17	SSSI Impact Risk Zones	0	-	-	-	-
63 >	10.18 >	SSSI Units >	0	0	0	0	1
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65 >	11.4 >	Listed Buildings >	0	1	3	-	-
66 >	11.5 >	Conservation Areas >	1	0	1	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68 >	12.4 >	Environmental Stewardship Schemes >	1	0	1	-	-
68 >	12.5 >	Countryside Stewardship Schemes >	0	0	1	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	0	0	1	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	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
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73 >	14.2 >	Artificial and made ground (10k) >	0	0	1	1	-

74 >	14.3 >	Superficial geology (10k) >	3	1	5	12	-
75	14.4	Landslip (10k)	0	0	0	0	-
76 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
77	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
78 >	15.1 >	50k Availability >	Identified (within 500m)				
79 >	15.2 >	Artificial and made ground (50k) >	0	0	1	0	-
80	15.3	Artificial ground permeability (50k)	0	0	-	-	-
81 >	15.4 >	Superficial geology (50k) >	3	1	4	5	-
82 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
83	15.7	Landslip permeability (50k)	None (within 50m)				
84 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
85 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
85	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
86 >	16.1 >	BGS Boreholes >	0	0	10	-	-
Page	Section	Natural ground subsidence >					
88 >	17.1 >	Shrink swell clays >	Low (within 50m)				
90 >	17.2 >	Running sands >	Low (within 50m)				
92 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
94 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
95 >	17.5 >	Landslides >	Very low (within 50m)				
96 >	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
98	18.1	BritPits	0	0	0	0	-
99 >	18.2 >	Surface ground workings >	0	0	18	-	-
100	18.3	Underground workings	0	0	0	0	0
100	18.4	Underground mining extents	0	0	0	0	-



100	18.5	Historical Mineral Planning Areas	0	0	0	0	-
100	18.6	Non-coal mining	0	0	0	0	0
<u>100</u> >	<u>18.7</u> >	<u>JPB mining areas</u> >	Identified (within 0m)				
101	18.8	The Coal Authority non-coal mining	0	0	0	0	-
101	18.9	Researched mining	0	0	0	0	-
101	18.10	Mining record office plans	0	0	0	0	-
102	18.11	BGS mine plans	0	0	0	0	-
102	18.12	Coal mining	None (within 0m)				
102	18.13	Brine areas	None (within 0m)				
102	18.14	Gypsum areas	None (within 0m)				
102	18.15	Tin mining	None (within 0m)				
103	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
104	19.1	Natural cavities	0	0	0	0	-
104	19.2	Mining cavities	0	0	0	0	0
104	19.3	Reported recent incidents	0	0	0	0	-
104	19.4	Historical incidents	0	0	0	0	-
Page	Section	<u>Radon</u> >					
<u>106</u> >	<u>20.1</u> >	<u>Radon</u> >	Less than 1% (within 0m)				
Page	Section	<u>Soil chemistry</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<u>108</u> >	<u>21.1</u> >	<u>BGS Estimated Background Soil Chemistry</u> >	3	3	-	-	-
108	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
109	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
110	22.1	Underground railways (London)	0	0	0	-	-
110	22.2	Underground railways (Non-London)	0	0	0	-	-
110	22.3	Railway tunnels	0	0	0	-	-
110	22.4	Historical railway and tunnel features	0	0	0	-	-
110	22.5	Royal Mail tunnels	0	0	0	-	-



111	22.6	Historical railways	0	0	0	-	-
111	22.7	Railways	0	0	0	-	-
111	22.8	Crossrail 2	0	0	0	0	-
111	22.9	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 30/04/2022

Site Area: 1.61ha



Recent site history - 2019 aerial photograph



Capture Date: 14/09/2019

Site Area: 1.61ha



Recent site history - 2013 aerial photograph



Capture Date: 09/07/2013

Site Area: 1.61ha



Recent site history - 2008 aerial photograph



Capture Date: 20/09/2008

Site Area: 1.61ha



Recent site history - 1999 aerial photograph



Capture Date: 18/10/1999

Site Area: 1.61ha



[illegible]

1 Past land use



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

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1.1 Historical industrial land uses

Records within 500m

36

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
1	28m SE	Boot Factory	1955	1874347



ID	Location	Land use	Dates present	Group ID
2	32m E	Boot Factory	1930	1808836
A	95m W	Unspecified Works	1968	1794848
4	124m S	Smithy	1901	1793786
A	136m W	Unspecified Tanks	1968	1789077
5	164m SW	Unspecified Factory	1988	1806402
D	189m SE	Unspecified Pit	1955	1821602
D	190m SE	Unspecified Pit	1887 - 1930	1854974
F	235m W	Unspecified Pit	1955	1831152
F	236m W	Unspecified Ground Workings	1930	1785471
F	236m W	Unspecified Pit	1887 - 1901	1879277
7	267m W	Unspecified Pit	1887	1777661
G	331m SE	Cemetery	1886	1843008
G	332m SE	Cemetery	1927 - 1938	1820404
G	332m SE	Cemetery	1901	1867215
H	343m W	Cuttings	1887	1822572
I	371m SW	Unspecified Wharf	1955	1856811
I	371m SW	Unspecified Wharf	1968	1864851
H	374m W	Railway Sidings	1901 - 1930	1871454
H	376m W	Railway Sidings	1955	1870547
H	377m W	Railway Sidings	1887	1870770
H	381m W	Cuttings	1955	1838013
H	390m W	Railway Building	1887 - 1901	1866758
H	391m W	Railway Buildings	1955	1830626
H	393m W	Cuttings	1955	1830010
H	393m W	Railway Buildings	1930	1868904
H	405m W	Railway Sidings	1968	1858292
H	437m W	Goods Shed	1968	1848999
H	437m W	Goods Shed	1955	1857031



ID	Location	Land use	Dates present	Group ID
10	438m SW	Unspecified Wharf	1887	1824606
H	438m W	Railway Building	1887 - 1901	1836893
H	438m W	Goods Shed	1930	1867236
12	467m SW	Unspecified Wharf	1988	1856217
J	497m W	Railway Station	1955	1838681
J	497m W	Railway Station	1968	1839249
J	499m W	Railway Station	1887 - 1930	1870107

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

2

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
3	117m NE	Unspecified Tank	1994 - 1996	314198
A	142m W	Tanks	1963	293635

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

12

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
B	115m S	Electricity Substation	1994 - 1996	197231
B	116m S	Electricity Substation	1977 - 1983	196399
B	116m S	Electricity Substation	1991	190711
C	146m E	Electricity Substation	1977 - 1991	197269
C	147m E	Electricity Substation	1994 - 1996	205629
E	234m S	Electricity Substation	1994 - 1996	191620
E	234m S	Electricity Substation	1991	198174
E	235m S	Electricity Substation	1977 - 1983	196595
8	343m E	Electricity Substation	1975 - 1992	204968
9	417m S	Electricity Substation	1991	187860
11	459m SE	Electricity Substation	1991 - 1992	200855
13	487m SE	Electricity Substation	1975 - 1992	190964

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

1

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
6	206m S	Garage	1977 - 1983	61776

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

45

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

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

ID	Location	Land Use	Date	Group ID
1	28m SE	Boot Factory	1955	1874347
2	32m E	Boot Factory	1930	1808836
A	95m W	Unspecified Works	1968	1794848

ID	Location	Land Use	Date	Group ID
3	124m S	Smithy	1901	1793786
A	136m W	Unspecified Tanks	1968	1789077
4	164m SW	Unspecified Factory	1988	1806402
E	189m SE	Unspecified Pit	1955	1821602
E	190m SE	Unspecified Pit	1930	1854974
E	190m SE	Unspecified Pit	1901	1854974
E	190m SE	Unspecified Pit	1887	1854974
H	235m W	Unspecified Pit	1955	1831152
H	236m W	Unspecified Ground Workings	1930	1785471
H	236m W	Unspecified Pit	1901	1879277
H	236m W	Unspecified Pit	1887	1879277
5	267m W	Unspecified Pit	1887	1777661
I	331m SE	Cemetery	1886	1843008
I	332m SE	Cemetery	1927	1820404
I	332m SE	Cemetery	1938	1820404
I	332m SE	Cemetery	1901	1867215
K	343m W	Cuttings	1887	1822572
L	371m SW	Unspecified Wharf	1968	1864851
L	371m SW	Unspecified Wharf	1955	1856811
K	374m W	Railway Sidings	1930	1871454
K	374m W	Railway Sidings	1901	1871454
K	376m W	Railway Sidings	1955	1870547
K	377m W	Railway Sidings	1887	1870770
K	381m W	Cuttings	1955	1838013
K	390m W	Railway Building	1901	1866758
K	390m W	Railway Building	1887	1866758
K	391m W	Railway Buildings	1955	1830626
K	393m W	Cuttings	1955	1830010



ID	Location	Land Use	Date	Group ID
K	393m W	Railway Buildings	1930	1868904
K	405m W	Railway Sidings	1968	1858292
K	437m W	Goods Shed	1968	1848999
K	437m W	Goods Shed	1955	1857031
7	438m SW	Unspecified Wharf	1887	1824606
K	438m W	Goods Shed	1930	1867236
K	438m W	Railway Building	1901	1836893
K	438m W	Railway Building	1887	1836893
8	467m SW	Unspecified Wharf	1988	1856217
O	497m W	Railway Station	1968	1839249
O	497m W	Railway Station	1955	1838681
O	499m W	Railway Station	1930	1870107
O	499m W	Railway Station	1901	1870107
O	499m W	Railway Station	1887	1870107

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

3

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

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

ID	Location	Land Use	Date	Group ID
C	117m NE	Unspecified Tank	1994	314198
C	117m NE	Unspecified Tank	1996	314198
A	142m W	Tanks	1963	293635

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

22

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

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

ID	Location	Land Use	Date	Group ID
B	115m S	Electricity Substation	1994	197231
B	115m S	Electricity Substation	1996	197231
B	116m S	Electricity Substation	1977	196399
B	116m S	Electricity Substation	1983	196399
B	116m S	Electricity Substation	1991	190711
D	146m E	Electricity Substation	1991	197269
D	147m E	Electricity Substation	1994	205629
D	147m E	Electricity Substation	1996	205629
D	147m E	Electricity Substation	1977	197269
D	147m E	Electricity Substation	1983	197269
G	234m S	Electricity Substation	1994	191620
G	234m S	Electricity Substation	1996	191620
G	234m S	Electricity Substation	1991	198174
G	235m S	Electricity Substation	1977	196595
G	235m S	Electricity Substation	1983	196595
J	343m E	Electricity Substation	1992	204968
J	343m E	Electricity Substation	1975	204968
6	417m S	Electricity Substation	1991	187860
M	459m SE	Electricity Substation	1991	200855
M	459m SE	Electricity Substation	1992	200855
N	487m SE	Electricity Substation	1992	190964
N	488m SE	Electricity Substation	1975	190964

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**2**

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'.

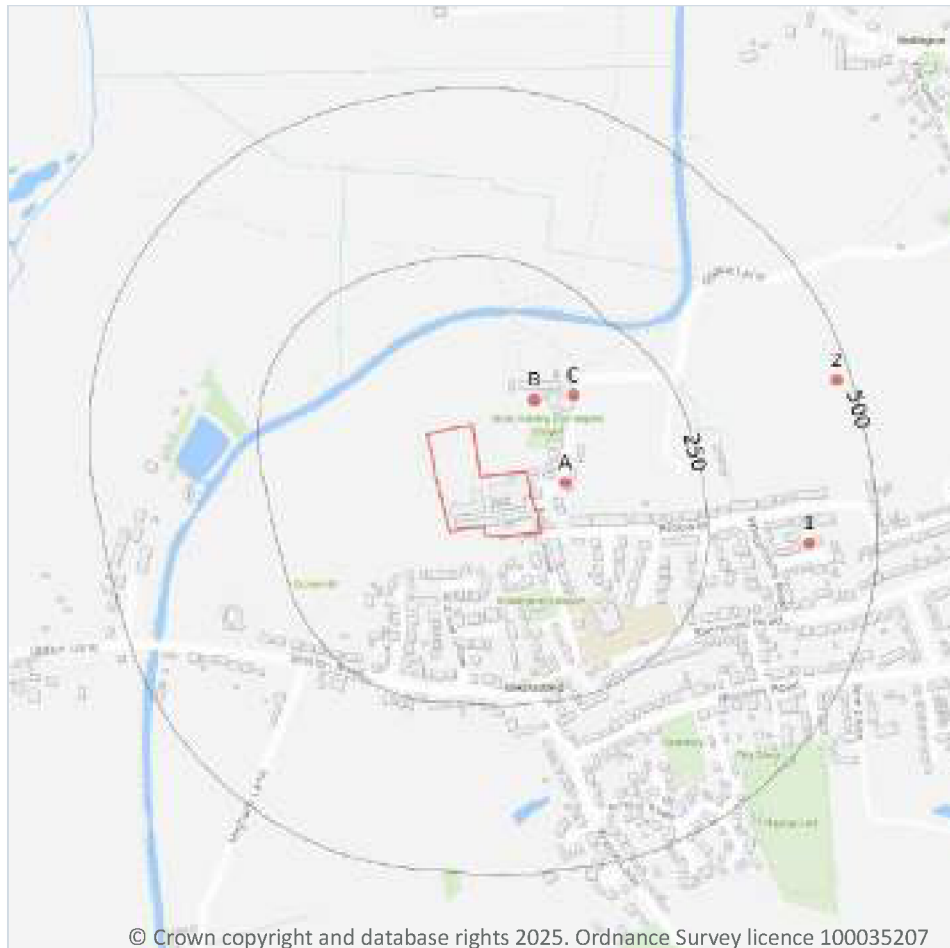
Features are displayed on the Past land use - un-grouped map on [page 20](#) >

ID	Location	Land Use	Date	Group ID
F	206m S	Garage	1977	61776
F	206m S	Garage	1983	61776

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**55**

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 25](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	52m E	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX467645	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	52m E	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX467645	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	52m E	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX467645	Using waste exemption	On a farm	Use of waste in construction
A	52m E	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX467645	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	52m E	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX467645	Using waste exemption	On a farm	Use of waste for a specified purpose
A	52m E	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX467645	Disposing of waste exemption	On a farm	Burning waste in the open
A	52m E	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX467645	Using waste exemption	On a farm	Use of mulch
A	52m E	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX467645	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
A	52m E	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX467645	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	52m E	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX467645	Disposing of waste exemption	On a farm	Disposal by incineration
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Treating waste exemption	Agricultural waste only	Recovery of scrap metal
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit



ID	Location	Site	Reference	Category	Sub-Category	Description
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Using waste exemption	Agricultural waste only	Use of mulch
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Storing waste exemption	Agricultural waste only	Storage of waste in a secure place
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Storing waste exemption	Agricultural waste only	Storage of waste in secure containers
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Treating waste exemption	Agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Using waste exemption	Agricultural waste only	Spreading of plant matter to confer benefit
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Using waste exemption	Agricultural waste only	Incorporation of ash into soil
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Using waste exemption	Agricultural waste only	Burning of waste as a fuel in a small appliance
B	98m E	Ivy House Farm High Street Nuneaton Warwickshire Cv13 6hf	EPR/RH0070W K/A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Using waste exemption	On a farm	Incorporation of ash into soil



ID	Location	Site	Reference	Category	Sub-Category	Description
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Using waste exemption	On a farm	Use of waste for a specified purpose
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX045840	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX045840	Storing waste exemption	On a farm	Storage of waste in secure containers
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX045840	Storing waste exemption	On a farm	Storage of waste in a secure place
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX045840	Storing waste exemption	On a farm	Storage of sludge
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX045840	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Disposing of waste exemption	On a farm	Burning waste in the open
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Disposing of waste exemption	On a farm	Disposal by incineration
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Using waste exemption	On a farm	Use of mulch
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX207671	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit



ID	Location	Site	Reference	Category	Sub-Category	Description
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX045840	Disposing of waste exemption	On a farm	Disposal by incineration
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX045840	Disposing of waste exemption	On a farm	Burning waste in the open
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX045840	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Using waste exemption	On a farm	Use of mulch
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Disposing of waste exemption	On a farm	Disposal by incineration
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Disposing of waste exemption	On a farm	Burning waste in the open
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Using waste exemption	On a farm	Use of waste for a specified purpose
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Using waste exemption	On a farm	Incorporation of ash into soil
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

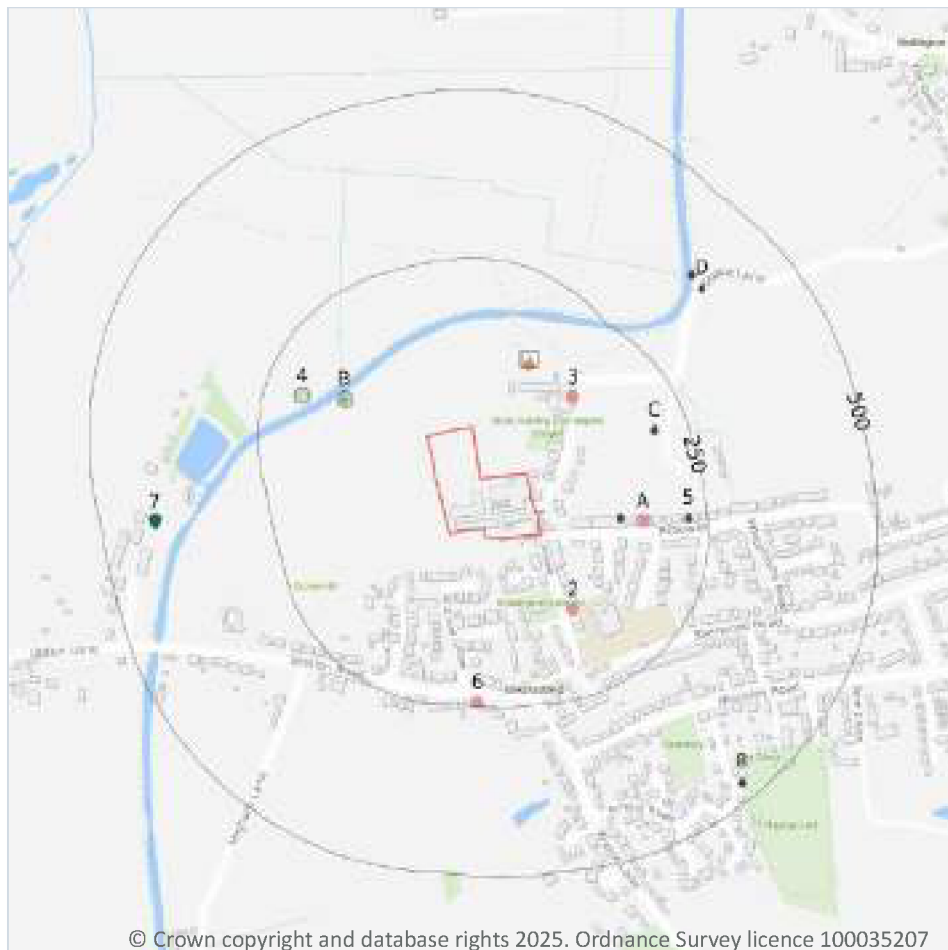


ID	Location	Site	Reference	Category	Sub-Category	Description
C	132m NE	Ivy House Farm, High Street, Stoke Golding, Nuneaton, Cv13 6hf	WEX338815	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
1	399m E	-	WEX341005	Disposing of waste exemption	Not on a farm	Disposal by incineration
2	479m E	-	WEX435364	Storing waste exemption	On a farm	Storage of sludge

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
- NGD current or recent tanks
- 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

4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 32 >](#)

ID	Location	Company	Address	Activity	Category
2	122m SE	Electricity Sub Station	Leicestershire, CV13	Electrical Features	Infrastructure and Facilities
3	132m NE	Fisher & Ridgway Ltd	Ivy House Farm, High Street, Stoke Golding, Leicestershire, CV13 6HF	Dairy Farming	Farming
A	154m E	Electricity Sub Station	Leicestershire, CV13	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
6	245m S	Electricity Sub Station	Leicestershire, CV13	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m **1**

Current or recent tanks identified from the Ordnance Survey NGD.

Features are displayed on the Current industrial land use map on [page 32 >](#)

ID	Location	Tank description	Activity	Date first identified
1	117m NE	Open Storage Tank	Commercial Activity: Distribution Or Storage	16/04/2014

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m **0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m **0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m **0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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.



4.11 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.

4.12 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 32 >](#)

ID	Location	Address	Details	
7	421m W	Stuart Davies Resprays, Willow Park Industrial Estate, Upton Lane, Stoke Golding, Nuneaton, CV13 6EU	Process: Respraying of Road Vehicles 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.

4.13 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.

4.14 Licensed Discharges to controlled waters

Records within 500m

12

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 32 >](#)

ID	Location	Address	Details	
A	121m E	STAPLETON LANE SWS, BARWELL, LEICESTERSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/03755/O Permit Version: 1 Receiving Water: SIBSON BROOK	Status: REVOKED (WRA 91, S88 & SCHD 10 AS AMENDED BY ENV ACT 1995) Issue date: 27/10/1979 Effective Date: 27/10/1979 Revocation Date: 27/03/2000
A	121m E	STAPLETON LANE SWS, BARWELL, LEICESTERSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/03755/O Permit Version: 1 Receiving Water: SIBSON BROOK	Status: REVOKED (WRA 91, S88 & SCHD 10 AS AMENDED BY ENV ACT 1995) Issue date: 27/10/1979 Effective Date: 27/10/1979 Revocation Date: 27/03/2000
B	135m NW	STOKE GOLDING SEWAGE PUMPING STN, NEAR NUNEATON, LEICESTERSHIRE, CV13 6EU	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: T/20/03180/O Permit Version: 1 Receiving Water: TRIB OF RIVER SENCE (ANKER)	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 01/05/1972 Effective Date: 01/05/1972 Revocation Date: 03/12/2018
B	135m NW	STOKE GOLDING SEWAGE PUMPING STN, NEAR NUNEATON, LEICESTERSHIRE, CV13 6EU	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/03180/O Permit Version: 2 Receiving Water: TRIB OF RIVER SENCE	Status: VARIED UNDER EPR 2010 Issue date: 04/12/2018 Effective Date: 04/12/2018 Revocation Date: -
B	135m NW	STOKE GOLDING SEWAGE PUMPING STN, NEAR NUNEATON, LEICESTERSHIRE, CV13 6EU	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: T/20/03180/O Permit Version: 2 Receiving Water: TRIB OF RIVER SENCE	Status: VARIED UNDER EPR 2010 Issue date: 04/12/2018 Effective Date: 04/12/2018 Revocation Date: -
C	200m E	BATTLING BROOK, SEWAGE PUMPING STATION, WARWICKSHIRE	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: T/19/03241/O Permit Version: 1 Receiving Water: TRIBUTARY OF THE RIVER ANKER	Status: REVOKED (WRA 91, S88 & SCHD 10 AS AMENDED BY ENV ACT 1995) Issue date: 01/06/1972 Effective Date: 01/06/1972 Revocation Date: 03/01/1997



ID	Location	Address	Details	
C	200m E	BATTLING BROOK, SEWAGE PUMPING STATION, WARWICKSHIRE	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: T/19/03241/O Permit Version: 2 Receiving Water: TRIBUTARY OF THE RIVER ANKER	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 01/06/1972 Effective Date: 04/01/1997 Revocation Date: 17/09/2007
5	221m E	STAPLETON LANE SWS, BARWELL, LEICESTERSHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/03755/O Permit Version: 1 Receiving Water: SIBSON BROOK	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 27/10/1979 Effective Date: 27/10/1979 Revocation Date: 27/03/2000
D	378m NE	ROSEWAY STREET CSO, REAR OF ROSEWAY, STOKE GOLDING, NEAR HINCKLEY, LEICESTERSHIRE, CV13 6HG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/03817/O Permit Version: 1 Receiving Water: DADLINGTON BROOK	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 27/10/1979 Effective Date: 27/10/1979 Revocation Date: 16/01/2018
D	382m NE	ROSEWAY STREET CSO, REAR OF ROSEWAY, STOKE GOLDING, NEAR HINCKLEY, LEICESTERSHIRE, CV13 6HG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/03817/O Permit Version: 2 Receiving Water: ASHBY DE LA ZOUCAL CANAL	Status: VARIED UNDER EPR 2010 Issue date: 17/01/2018 Effective Date: 17/01/2018 Revocation Date: 30/03/2018
D	382m NE	ROSEWAY STREET CSO, REAR OF ROSEWAY, STOKE GOLDING, NEAR HINCKLEY, LEICESTERSHIRE, CV13 6HG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: T/20/03817/O Permit Version: 3 Receiving Water: ASHBY DE LA ZOUCAL CANAL	Status: VARIED UNDER EPR 2010 Issue date: 17/01/2018 Effective Date: 31/03/2018 Revocation Date: -
8	473m SE	WYKIN LANE HOUSING DEVELOPMENT SPS, WYKIN LANE, STOKE GOLDING, LEICESTERSHIRE	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: T/20/11136/O Permit Version: 1 Receiving Water: DADDLINGTON HOUSE BROOK	Status: NEW CONSENT, BY APPLICATION (WRA 91, SECTION 88) Issue date: 02/08/1988 Effective Date: 02/08/1988 Revocation Date: -

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



4.15 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.

4.16 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.

4.17 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.

4.18 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.

4.19 Pollution Incidents (EA/NRW)

Records within 500m**2**

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 32 >](#)

ID	Location	Details	
B	133m NW	Incident Date: 15/03/2006 Incident Identification: 383805 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	194m W	Incident Date: 21/05/2003 Incident Identification: 159812 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 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.

4.21 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.

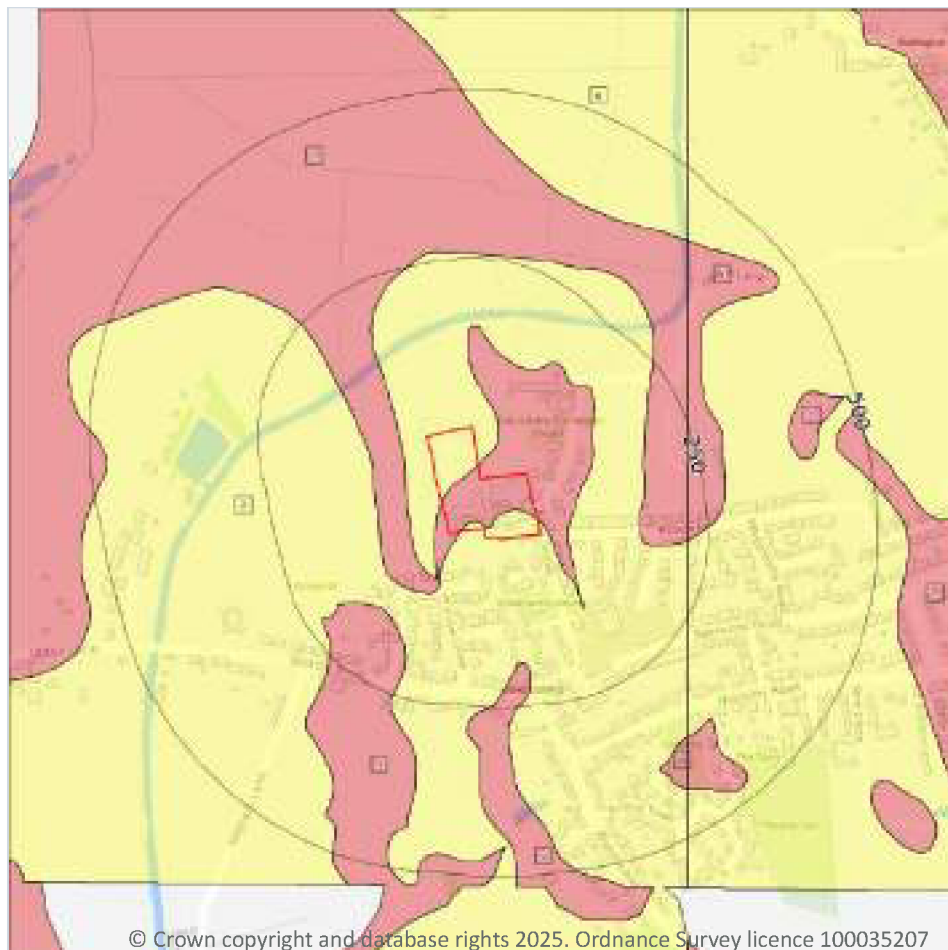
4.22 Pollution inventory radioactive waste

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

11

Aquifer status of groundwater held within superficial geology.

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

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

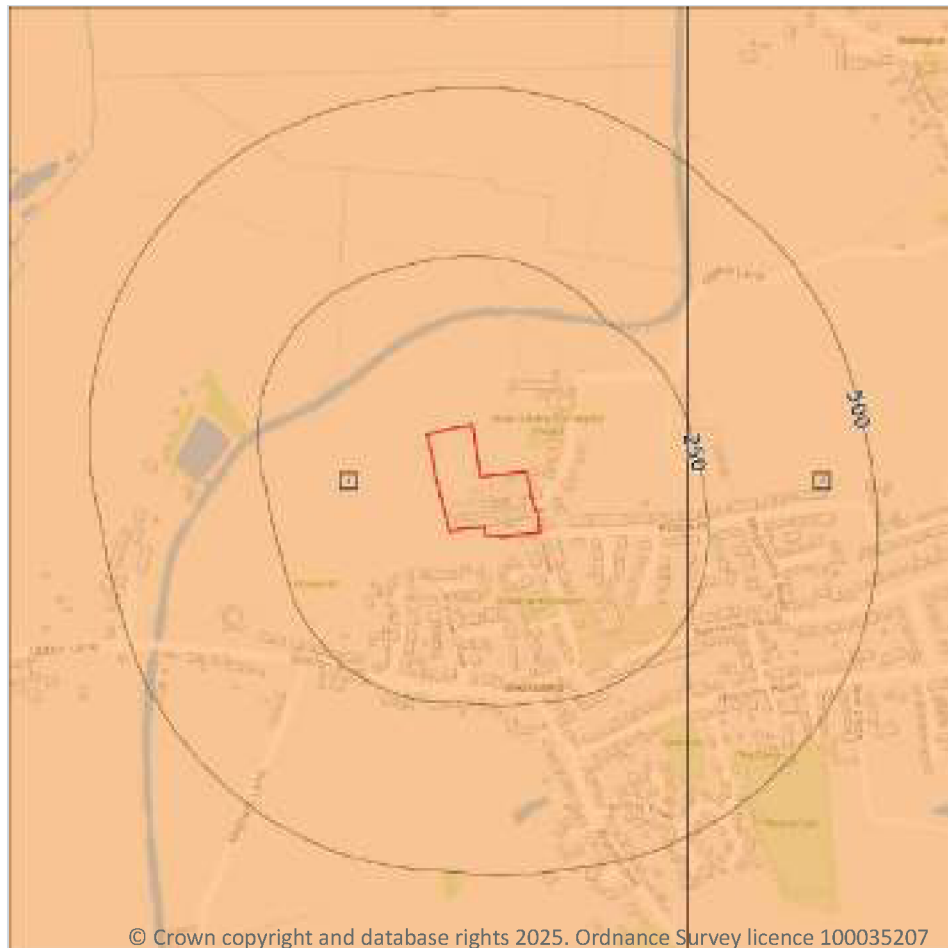


ID	Location	Designation	Description
3	147m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	185m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	219m 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
A	219m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	365m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
B	370m 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
B	371m 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
A	389m 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
7	454m 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

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 42](#) >

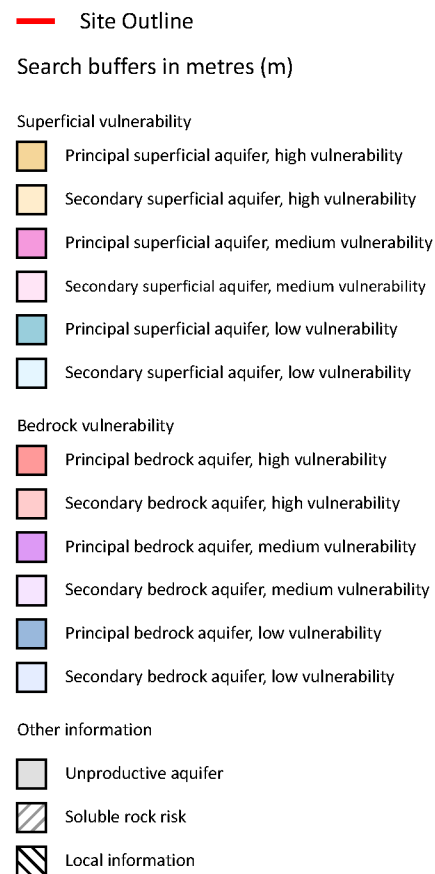
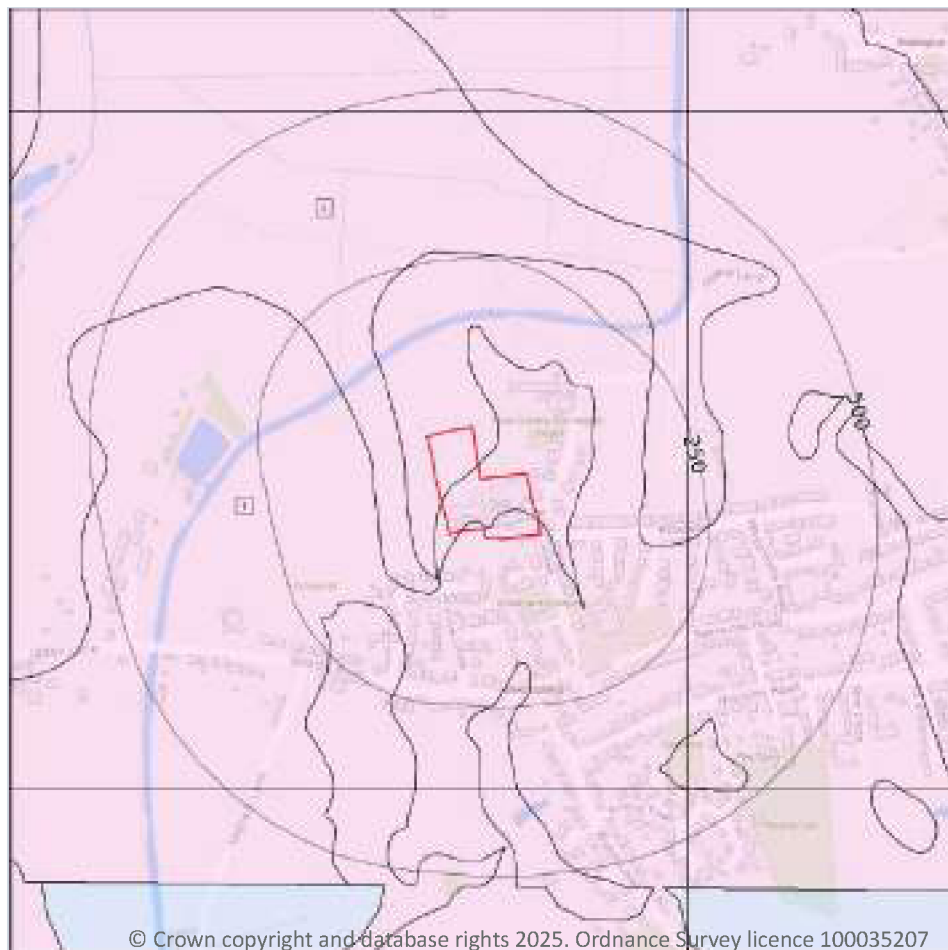
ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	219m E	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers



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

2

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

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

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

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

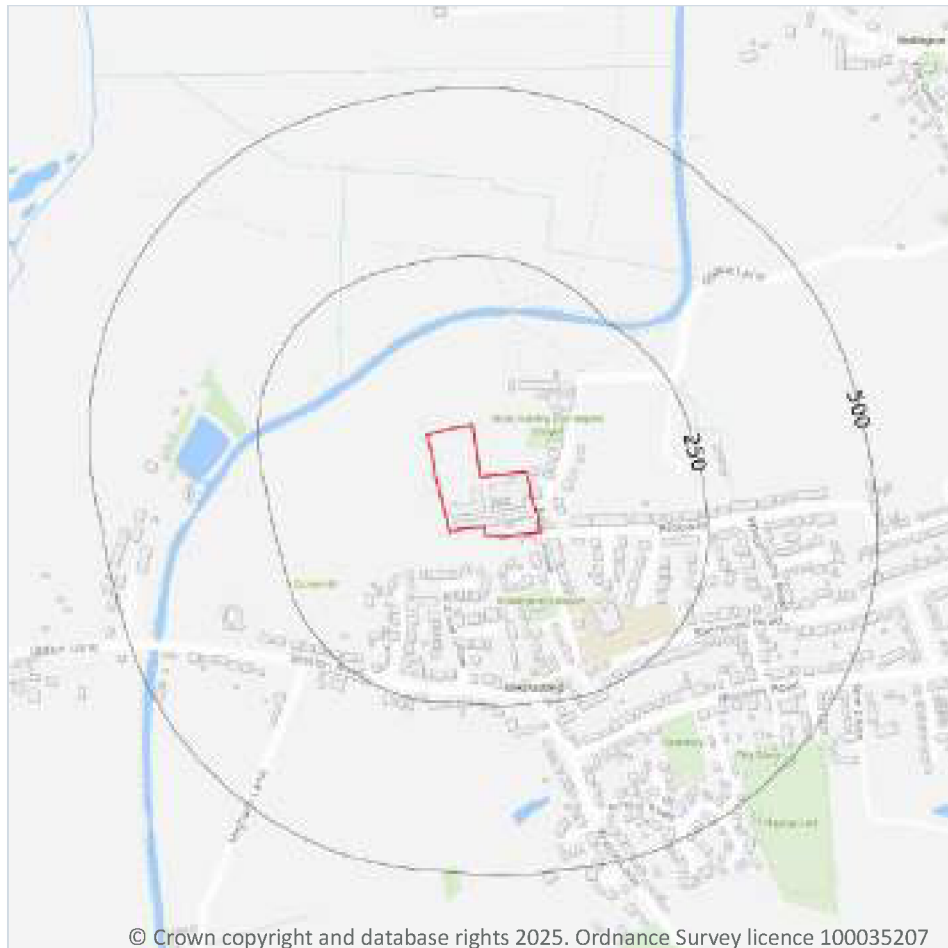
0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

4

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 46 >](#)

ID	Location	Details	
-	1266m N	Status: Historical Licence No: 03/28/20/0051 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: LODGE FARM, B'HOLE Data Type: Point Name: BURGESS Easting: 439700 Northing: 298800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 05/01/1966 Version End Date: -
-	1268m N	Status: Historical Licence No: 03/28/20/0051 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: LODGE FARM, WELL Data Type: Point Name: BURGESS Easting: 439600 Northing: 298800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 05/01/1966 Version End Date: -
-	1530m W	Status: Historical Licence No: 03/28/20/0029 Details: General Farming & Domestic Direct Source: Groundwater Midlands Region Point: FOX COVERT FARM, WELL Data Type: Point Name: FOX Easting: 438100 Northing: 297300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/11/1965 Expiry Date: - Issue No: 100 Version Start Date: 11/11/1965 Version End Date: -
-	1748m SW	Status: Active Licence No: 03/28/20/0095 Details: Transfer Between Sources (Pre Water Act 2003) Direct Source: Groundwater Midlands Region Point: WATLING STREET - BOREHOLE Data Type: Point Name: Horiba Mira Limited Easting: 438140 Northing: 296490	Annual Volume (m ³): 65000 Max Daily Volume (m ³): 500 Original Application No: NPS/WR/020671 Original Start Date: 16/04/1985 Expiry Date: - Issue No: 102 Version Start Date: 10/11/2015 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

1

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.



Features are displayed on the Abstractions and Source Protection Zones map on [page 46 >](#)

ID	Location	Details	
-	1638m SW	Status: Active Licence No: 03/28/20/0093 Details: Process Water Direct Source: Surface Water Midlands Region Point: HIGHAM ON THE HILL - RESERVOIR Data Type: Point Name: Horiba Mira Limited Easting: 438210 Northing: 296590	Annual Volume (m ³): 625000 Max Daily Volume (m ³): 2500 Original Application No: NPS/WR/020670 Original Start Date: 16/04/1985 Expiry Date: - Issue No: 102 Version Start Date: 10/11/2015 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
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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
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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.

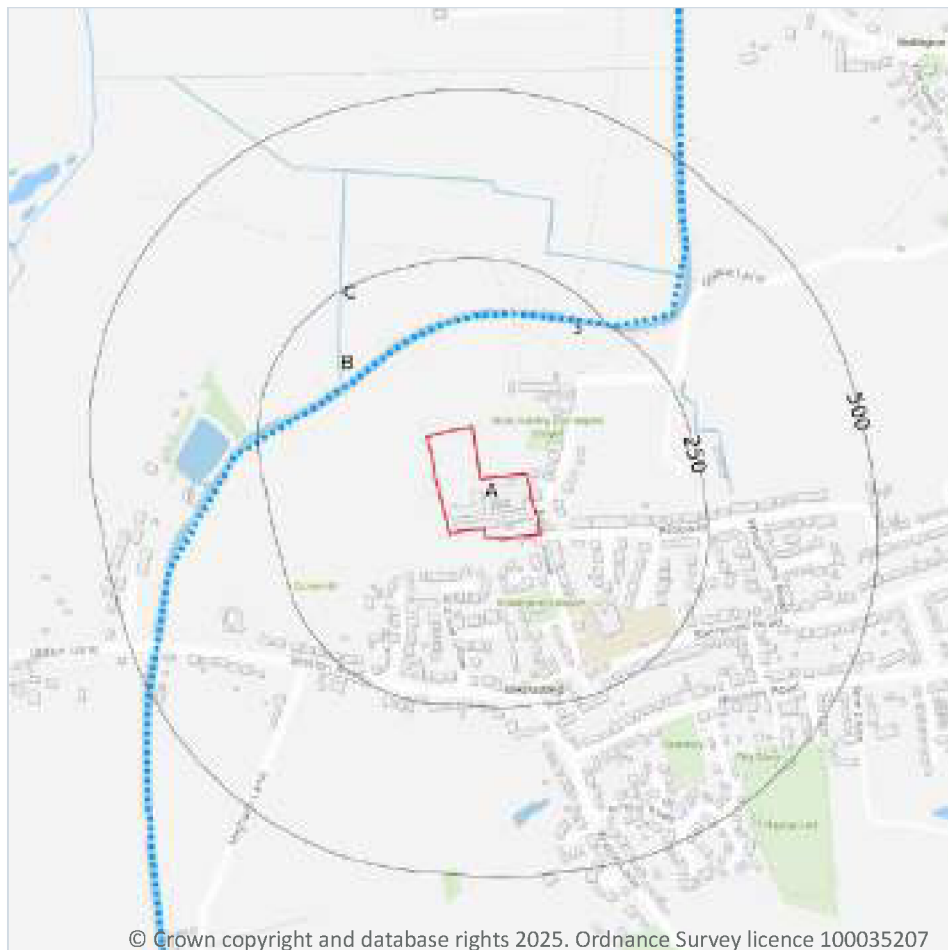
5.10 Source Protection Zones (confined aquifer)

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

4

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

Features are displayed on the Hydrology map on [page 49](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
3	132m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ashby-de-la-Zouch Canal



ID	Location	Type of water feature	Ground level	Permanence	Name
B	153m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	205m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	208m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

3

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 49 >](#)

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 49 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Stoke Golding Brook from Source to R Sence	GB104028046640	Sence Anker and Bourne Rivers and Lakes	Tame Anker and Mease

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



6.4 WFD Surface water bodies

Records identified

2

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

Features are displayed on the Hydrology map on [page 49 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	132m NW	Canal	Coventry and Ashby Canals	GB70410212 ↗	Moderate	Fail	Good	2019
-	1579m N	River	Stoke Golding Brook from Source to R Sence	GB104028046640 ↗	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 49 >](#)

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

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



- Site Outline
- Search buffers in metres (m)
- High
 - Moderate - High
 - Moderate
 - Low
 - Negligible

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

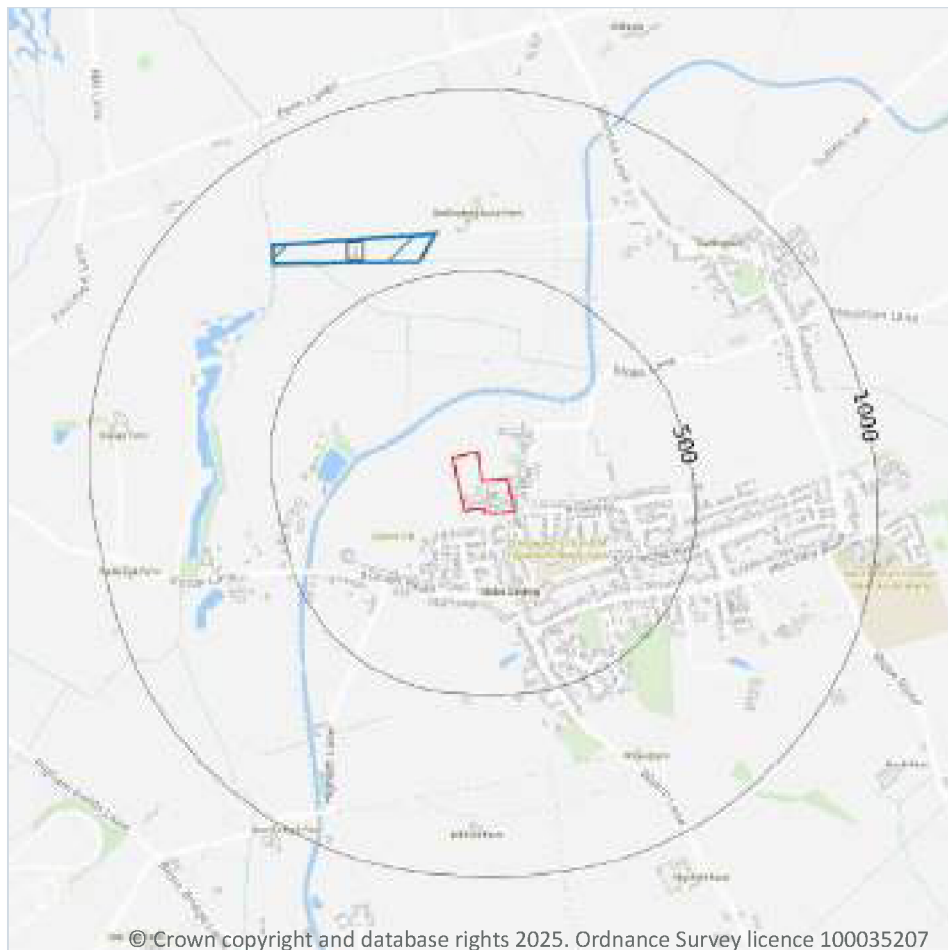
Moderate

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 56 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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.

Features are displayed on the Environmental designations map on [page 57](#) >

ID	Location	Name	Data source
1	544m N	Kendall's Meadow SSSI	Natural England



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**2**

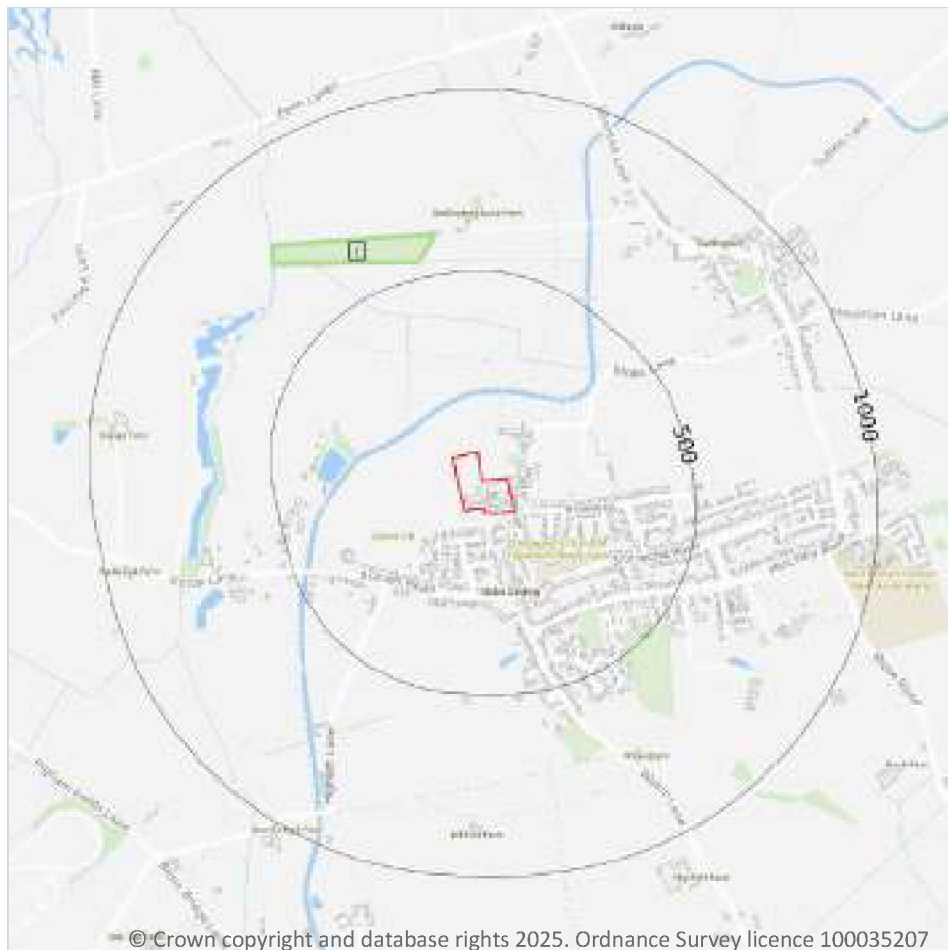
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	River Trent (source to confluence with Derwent)	Surface Water	308	Existing
1387m S	River Trent (source to confluence with Derwent)	Surface Water	308	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

0

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.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

1

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.

Features are displayed on the SSSI Impact Zones and Units map on [page 62](#) >

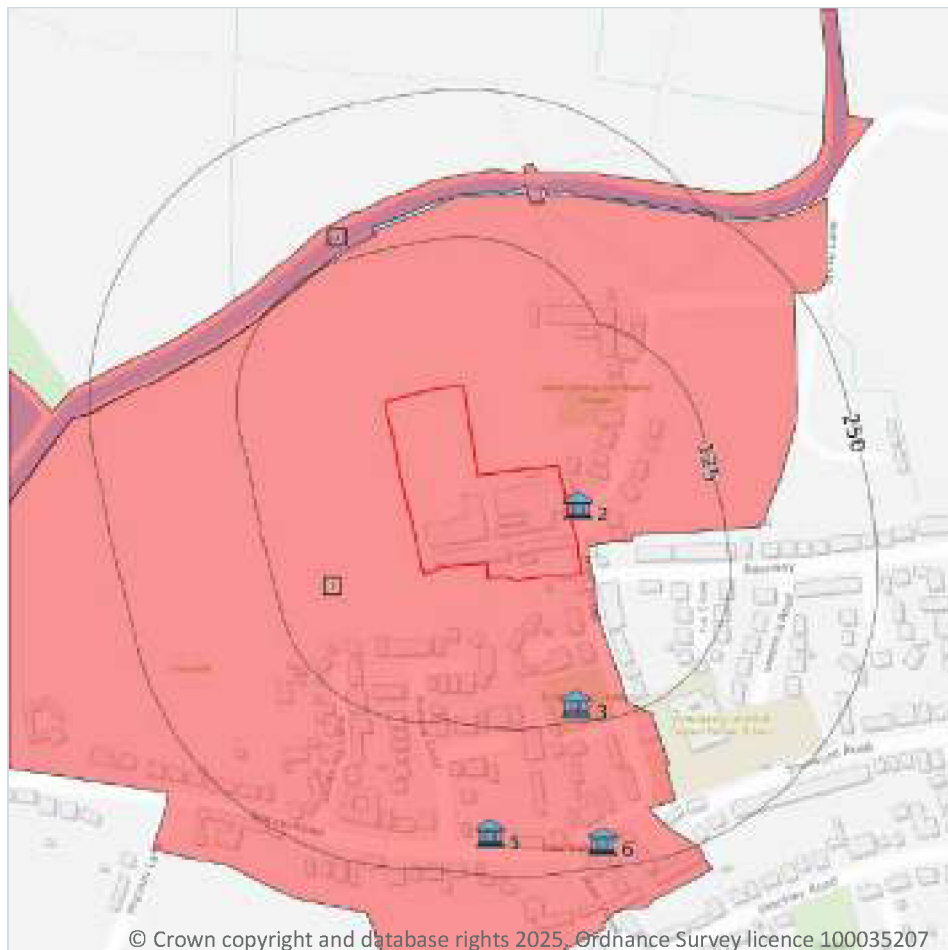
ID: 1
Location: 544m N
SSSI name: Kendall's Meadow
Unit name: Grassland
Broad habitat: Neutral Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland neutral grassland (MG4)	Favourable	21/06/2010

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**4**

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 64 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	9m E	The Birches	II	1294849	26/11/1985
3	110m S	Church Of St Margaret	I	1074214	08/03/1963
5	215m S	12, Station Road	II	1294814	08/03/1963
6	227m S	Woodyard Cottage	II	1074215	08/03/1963

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



11.5 Conservation Areas

Records within 250m

2

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.

Features are displayed on the Visual and cultural designations map on [page 64](#) >

ID	Location	Name	District	Date of designation
1	On site	Stoke Golding	Hinckley and Bosworth	15/06/2004
4	122m NW	Ashby-de-la-Zouch Canal	Hinckley and Bosworth	11/12/1990

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

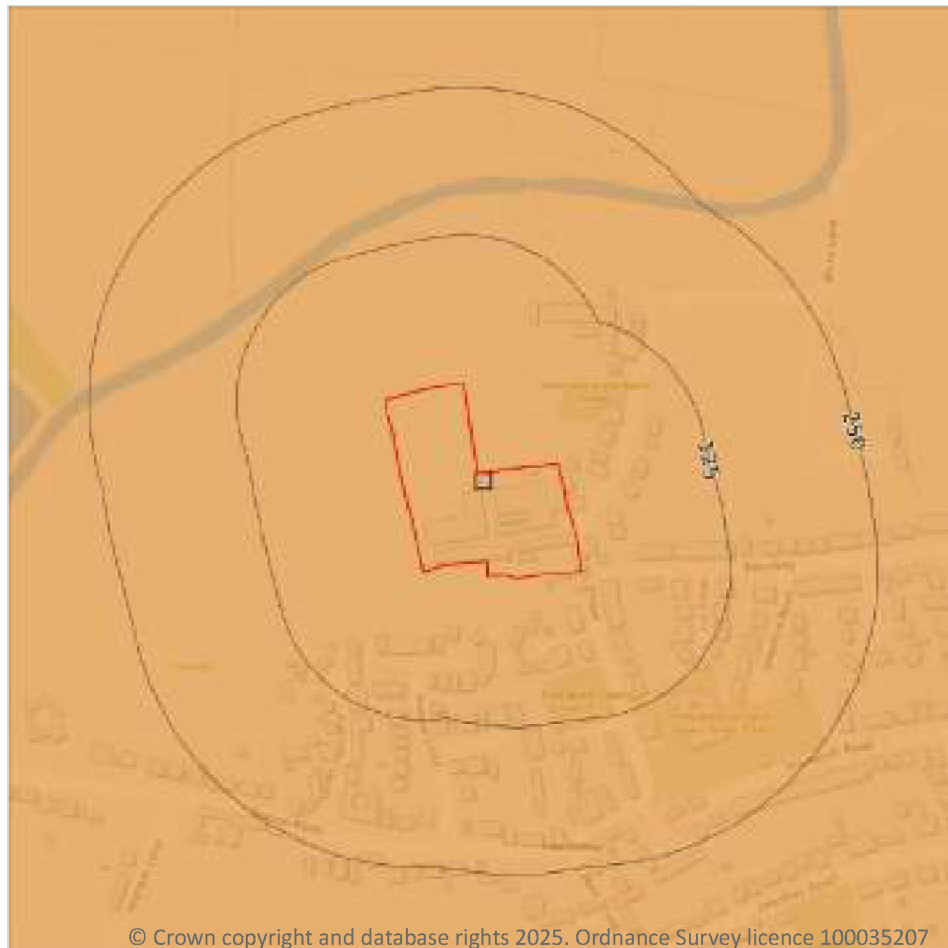
0

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

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



12 Agricultural designations



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

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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 67](#) >

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

2

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.

Location	Reference	Scheme	Start Date	End date
On site	AG00272966	Entry Level plus Higher Level Stewardship	01/08/2008	31/07/2018
50m E	AG00272966	Entry Level plus Higher Level Stewardship	01/08/2008	31/07/2018

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.

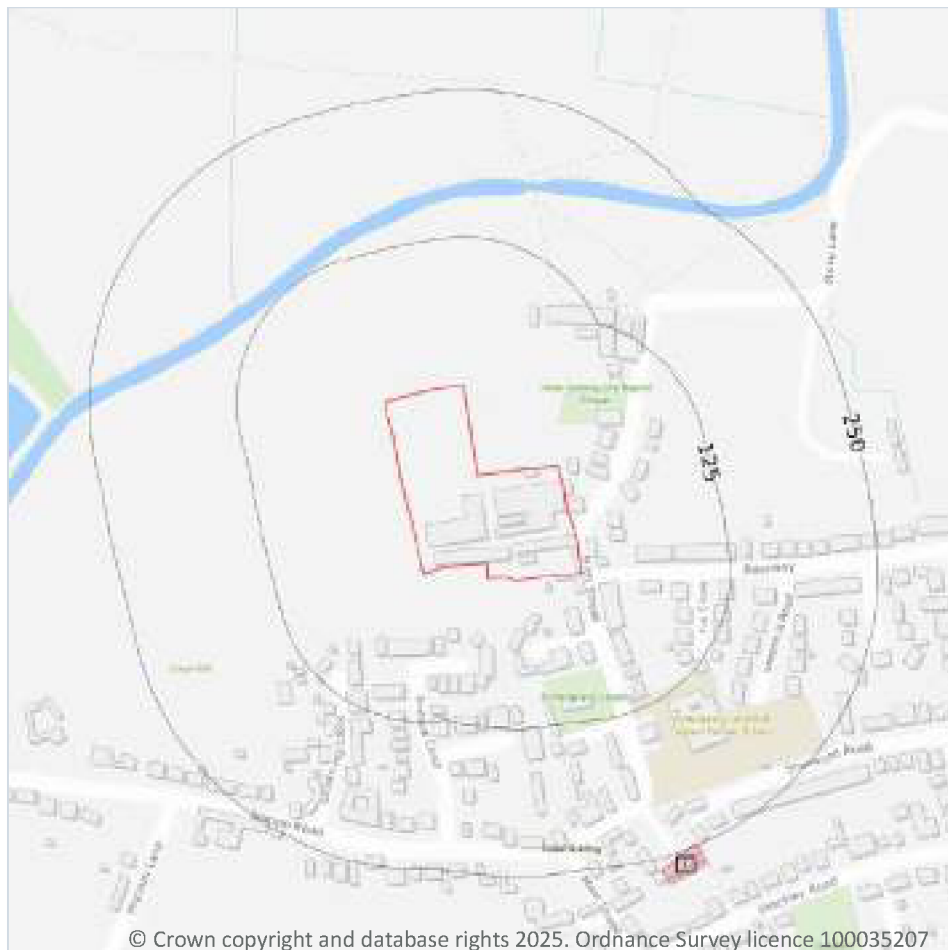
Location	Reference	Scheme	Start Date	End Date
50m E	1652579	Countryside Stewardship (Middle Tier)	01/01/2024	31/12/2028



This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

1

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

Features are displayed on the Habitat designations map on [page 70 >](#)

ID	Location	Main Habitat	Other habitats
1	248m S	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset

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

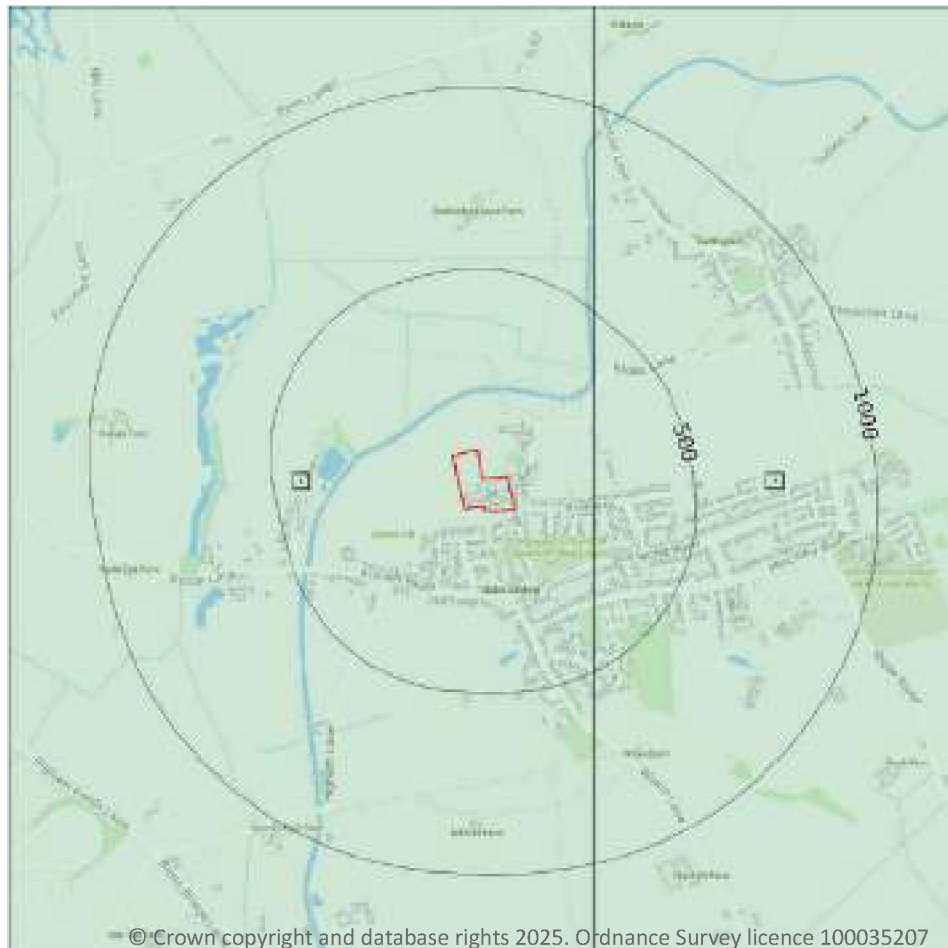
0

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

2

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

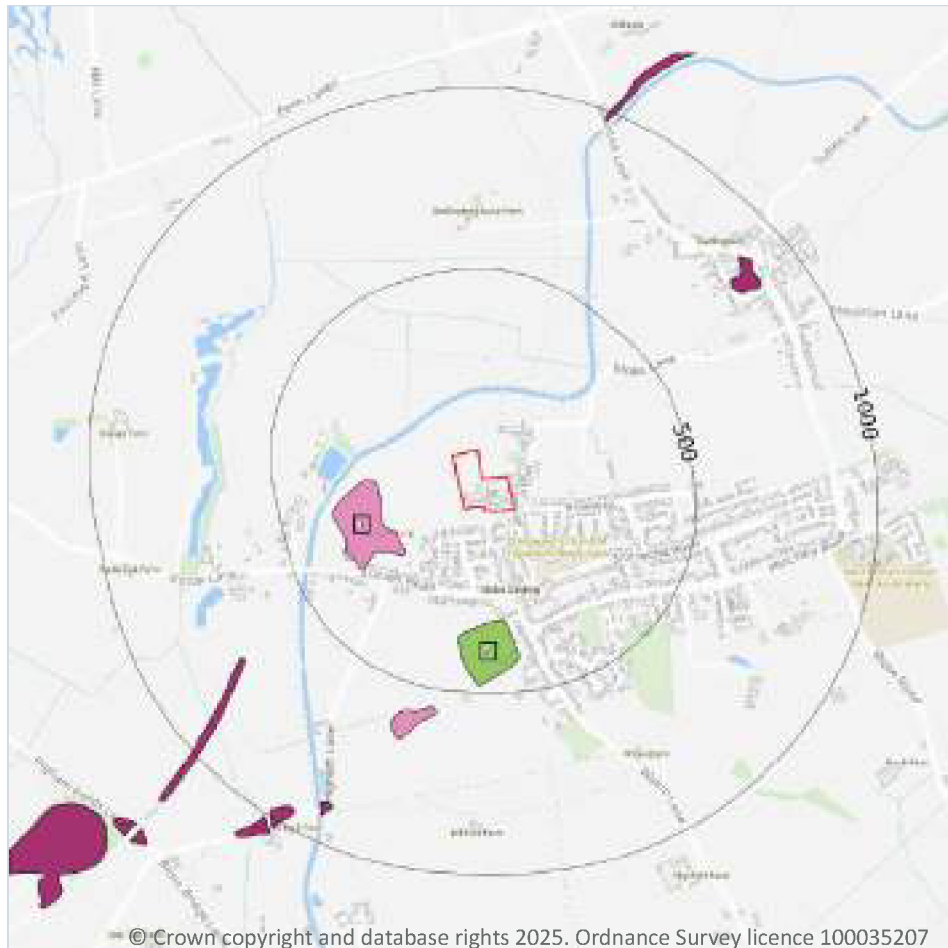
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SP39NE
2	219m E	Full	Full	Full	No coverage	SP49NW

This data is sourced from the British Geological Survey.



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



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

14.2 Artificial and made ground (10k)

Records within 500m

2

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

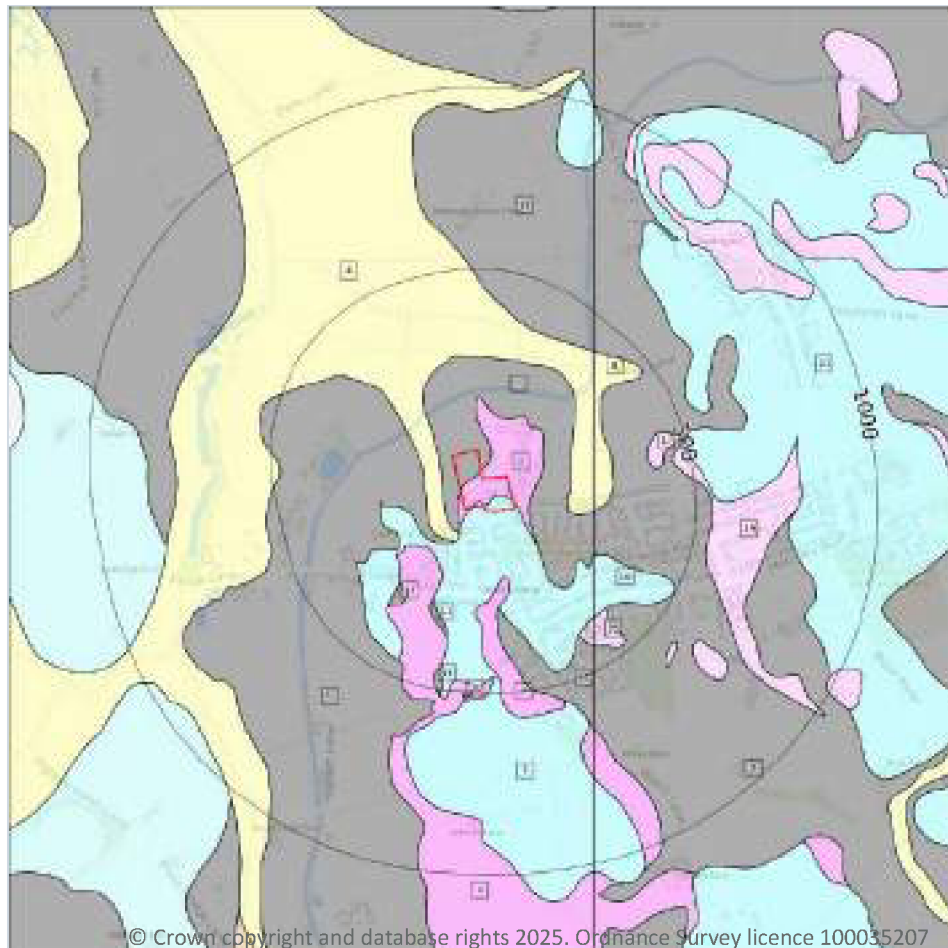
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 73 >](#)

ID	Location	LEX Code	Description	Rock description
1	197m W	WGR-VOID	Worked Ground (Undivided)	Void
2	300m S	DDGR-UNKNOWN	Disturbed Ground (Undivided)	Unknown/unclassified Entry

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

21

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 74 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	ODT-DMTN	Oadby Member - Diamicton	Diamicton
2	On site	WOSG-XSV	Wolston Sand And Gravel - Sand And Gravel	Sand And Gravel
3	On site	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
4	39m W	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel



ID	Location	LEX Code	Description	Rock description
5	88m W	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
6	147m SW	WOSG-XSV	Wolston Sand And Gravel - Sand And Gravel	Sand And Gravel
7	185m S	WOSG-XSV	Wolston Sand And Gravel - Sand And Gravel	Sand And Gravel
8	219m E	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
9	219m E	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
10	255m SE	ODT-DMTN	Oadby Member - Diamicton	Diamicton
11	261m S	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
12	265m S	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
13	269m SW	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
14	365m NE	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
15	371m SE	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
16	371m SE	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
17	389m E	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
18	435m S	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
19	454m E	GFDMP-XSV	Glaciofluvial Deposits, Mid Pleistocene - Sand And Gravel	Sand And Gravel
20	498m S	WOC-XCZS	Wolston Clay - Clay, Silt And Sand	Clay, Silt And Sand
21	499m E	ODT-DMTN	Oadby Member - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

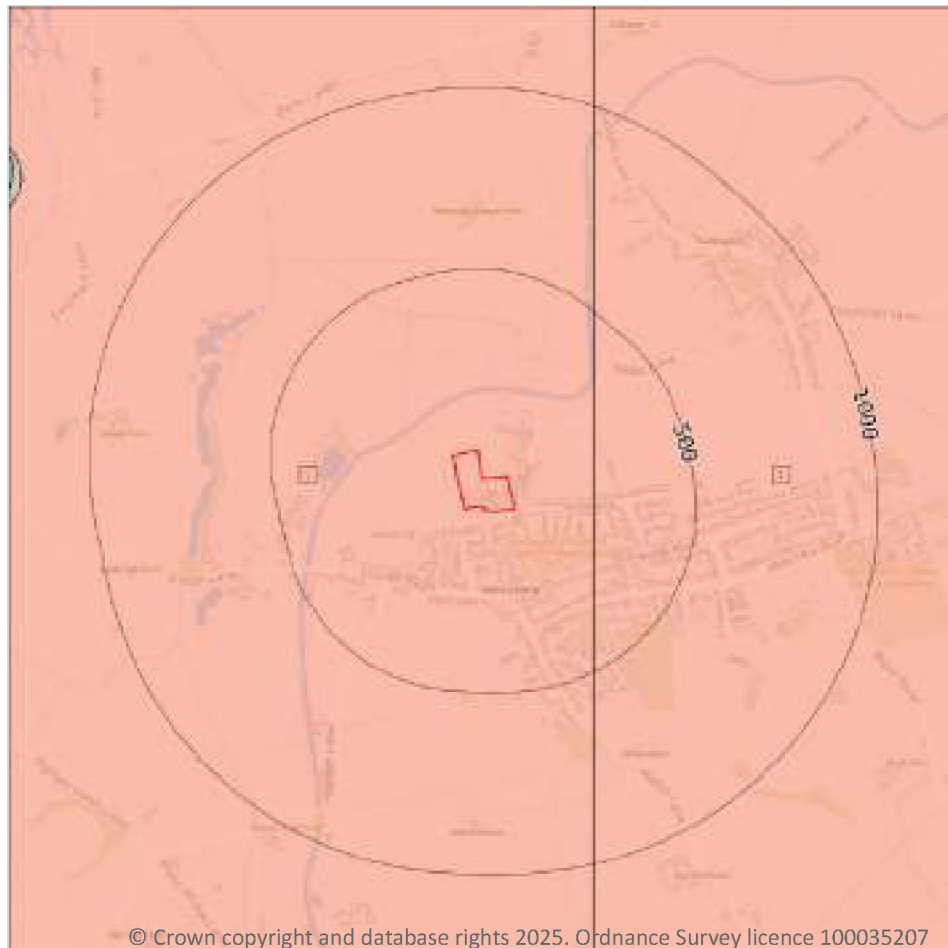
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

2

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 76 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	GUN-MDST	Gunthorpe Member - Mudstone	Ladinian Age - Anisian Age
2	219m E	GUN-MDST	Gunthorpe Member - Mudstone	Ladinian Age - Anisian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

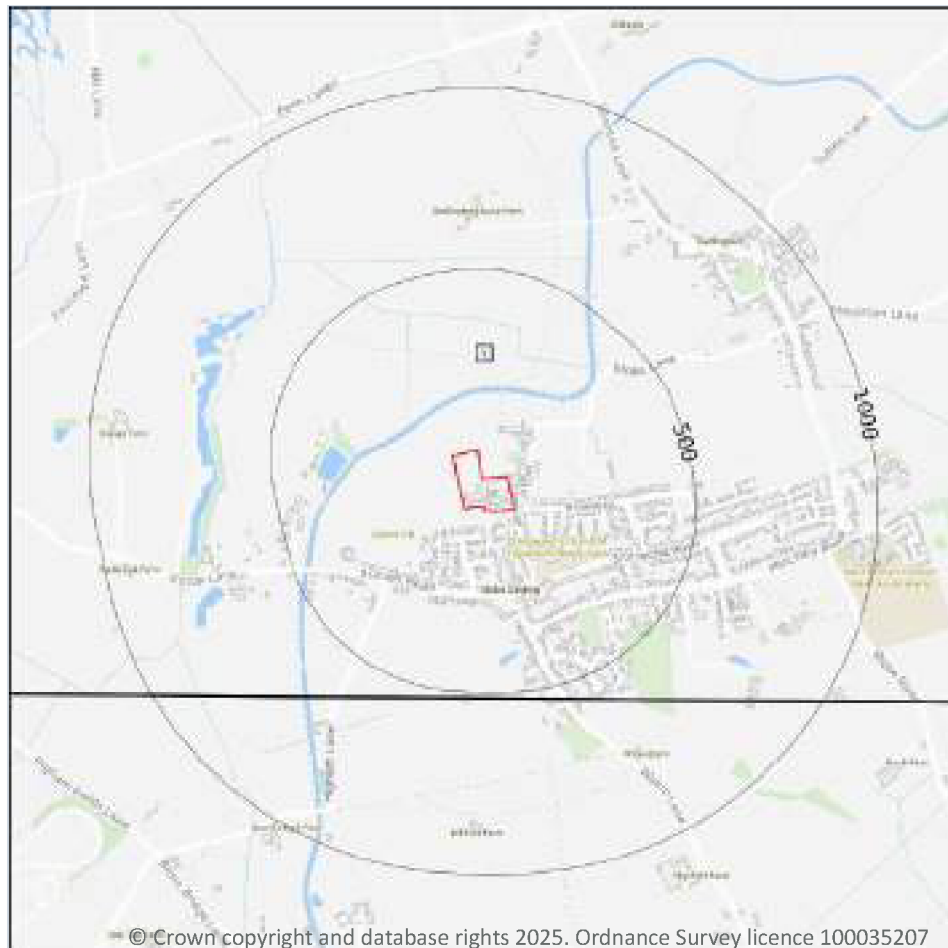
0

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)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

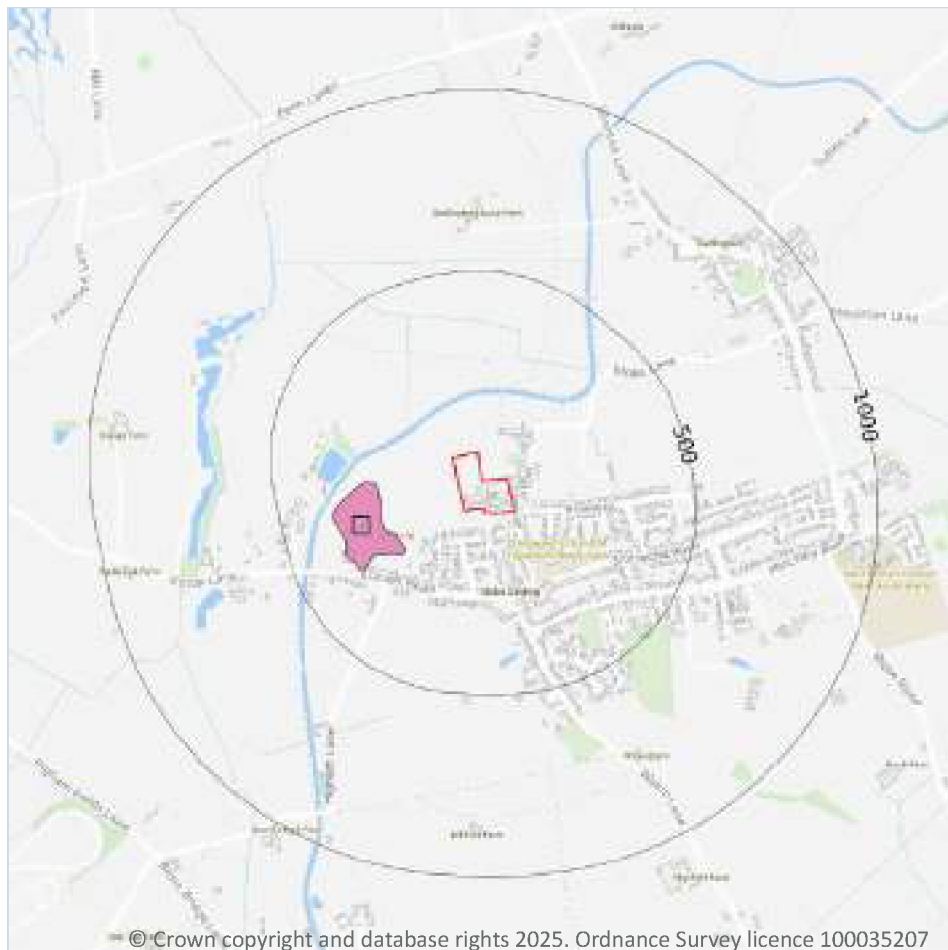
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 78](#) >

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

This data is sourced from the British Geological Survey.

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



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

15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 79 >](#)

ID	Location	LEX Code	Description	Rock description
1	195m SW	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

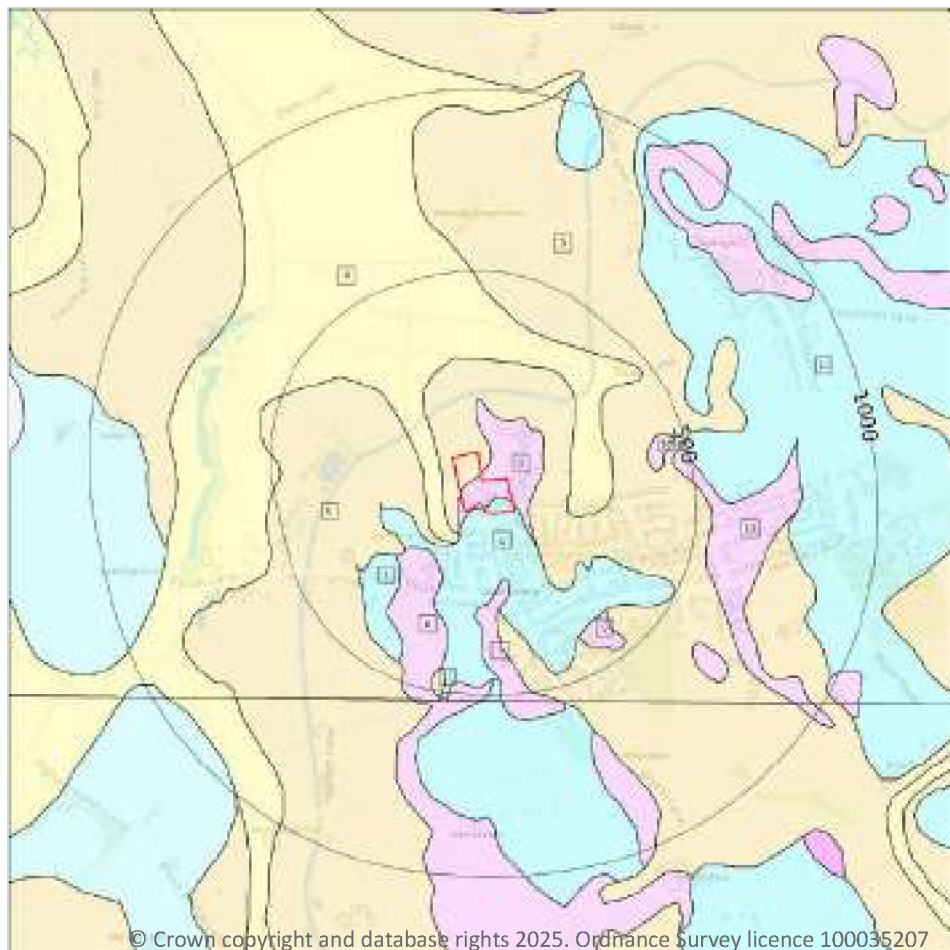
0

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

13

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 81](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ODT-DMTN	OADBY MEMBER	DIAMICTON
2	On site	WIGS-XSV	WIGSTON MEMBER	SAND AND GRAVEL
3	On site	BOSW-XCZ	BOSWORTH CLAY MEMBER	CLAY AND SILT
4	39m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	88m W	BOSW-XCZ	BOSWORTH CLAY MEMBER	CLAY AND SILT
6	147m SW	WIGS-XSV	WIGSTON MEMBER	SAND AND GRAVEL
7	185m S	WIGS-XSV	WIGSTON MEMBER	SAND AND GRAVEL
8	223m SW	ODT-DMTN	OADBY MEMBER	DIAMICTON
9	370m SE	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
10	389m E	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
11	435m S	BOSW-XCZ	BOSWORTH CLAY MEMBER	CLAY AND SILT
12	454m E	GFDMP-XSV	GLACIOFLUVIAL DEPOSITS, MID PLEISTOCENE	SAND AND GRAVEL
13	499m E	ODT-DMTN	OADBY MEMBER	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

4

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Low
On site	Intergranular	Very High	High
On site	Mixed	Low	Very Low
39m W	Intergranular	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15.7 Landslip permeability (50k)

Records within 50m

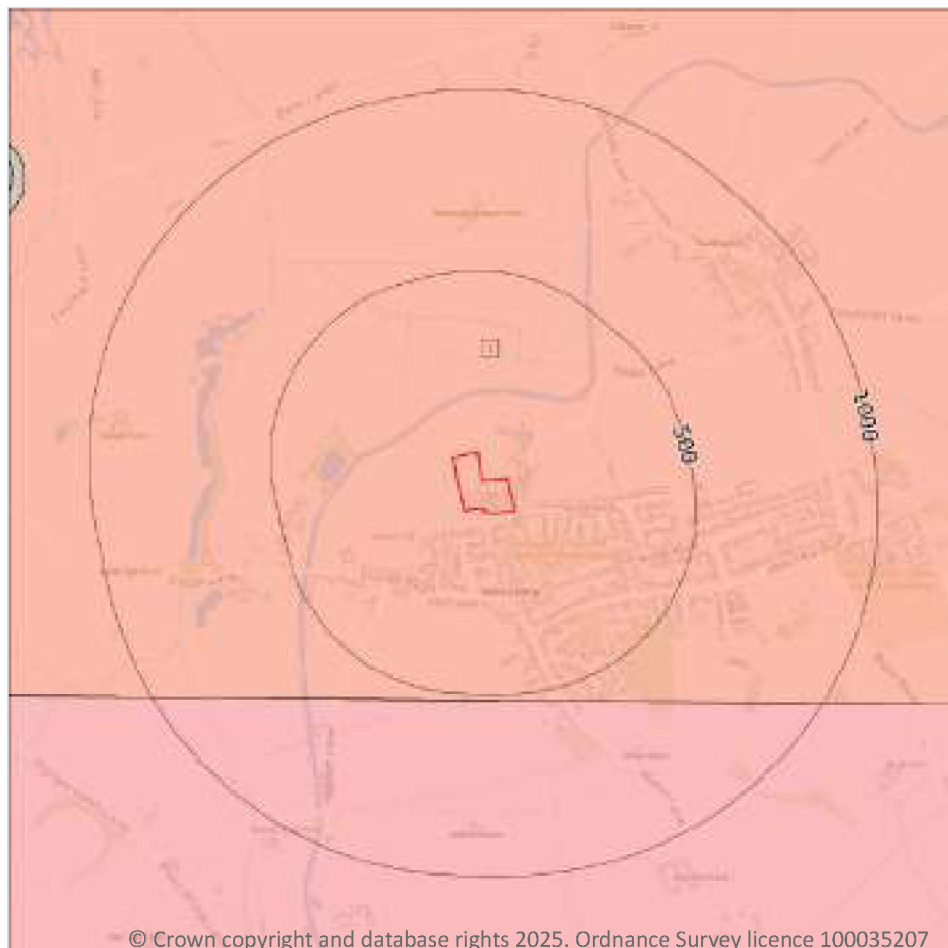
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

1

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 84](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	GUN-MDST	GUNTORPE MEMBER - MUDSTONE	ANISIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

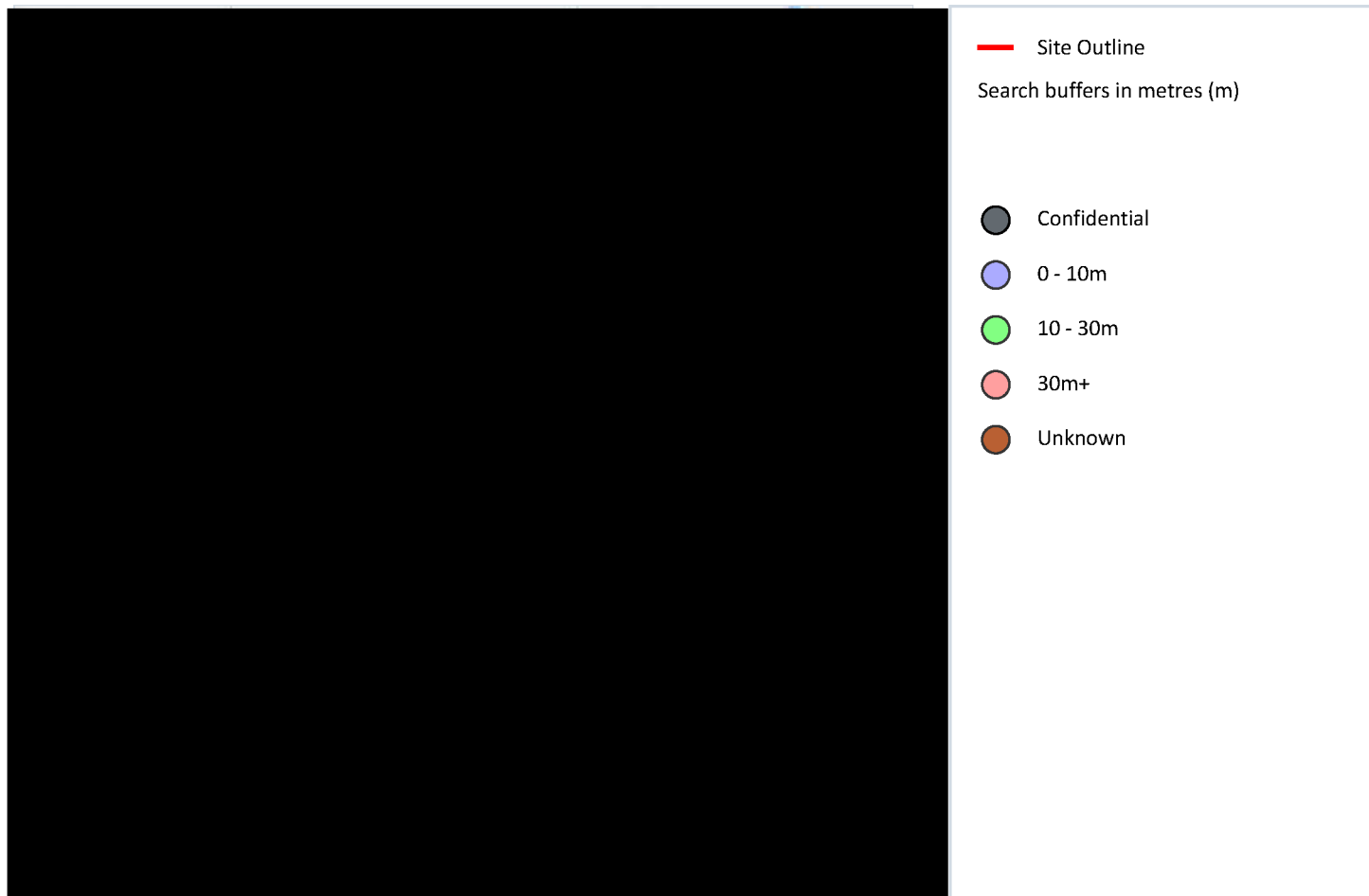
Records within 500m**0**

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

This data is sourced from the British Geological Survey.



16 Boreholes



16.1 BGS Boreholes

Records within 250m

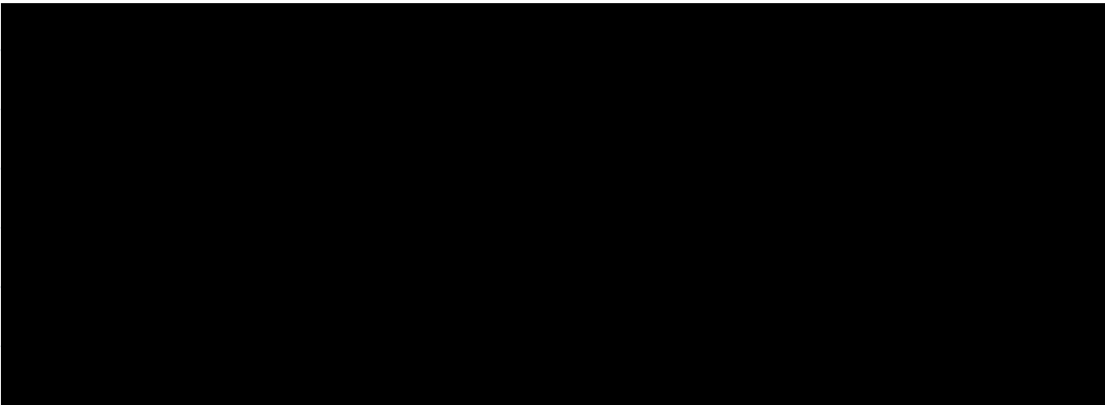
10

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

Features are displayed on the Boreholes map on [page 86](#) >

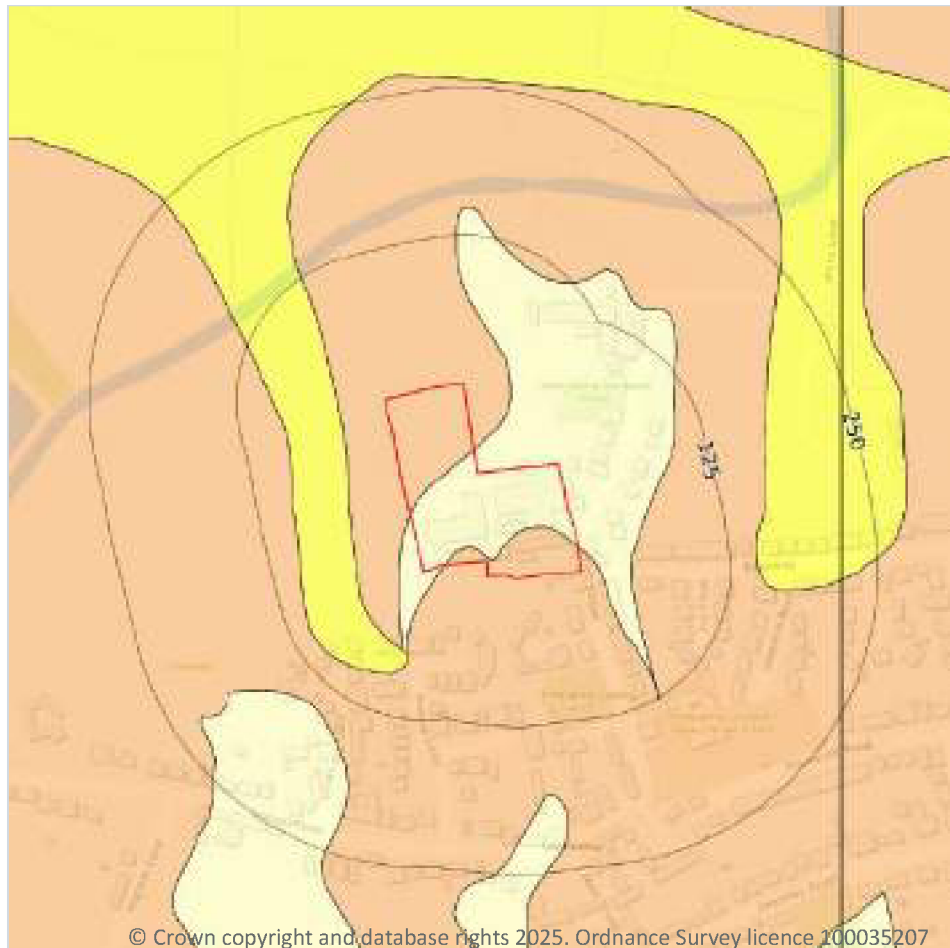
ID	Location	Grid reference	Name	Length	Confidential	Web link
					Y	N/A
					Y	N/A
					Y	N/A



ID	Location	Grid reference	Name	Length	Confidential	Web link
					Y	N/A
					Y	N/A
					Y	N/A
					Y	N/A
					Y	N/A
					Y	N/A
					Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 88](#) >

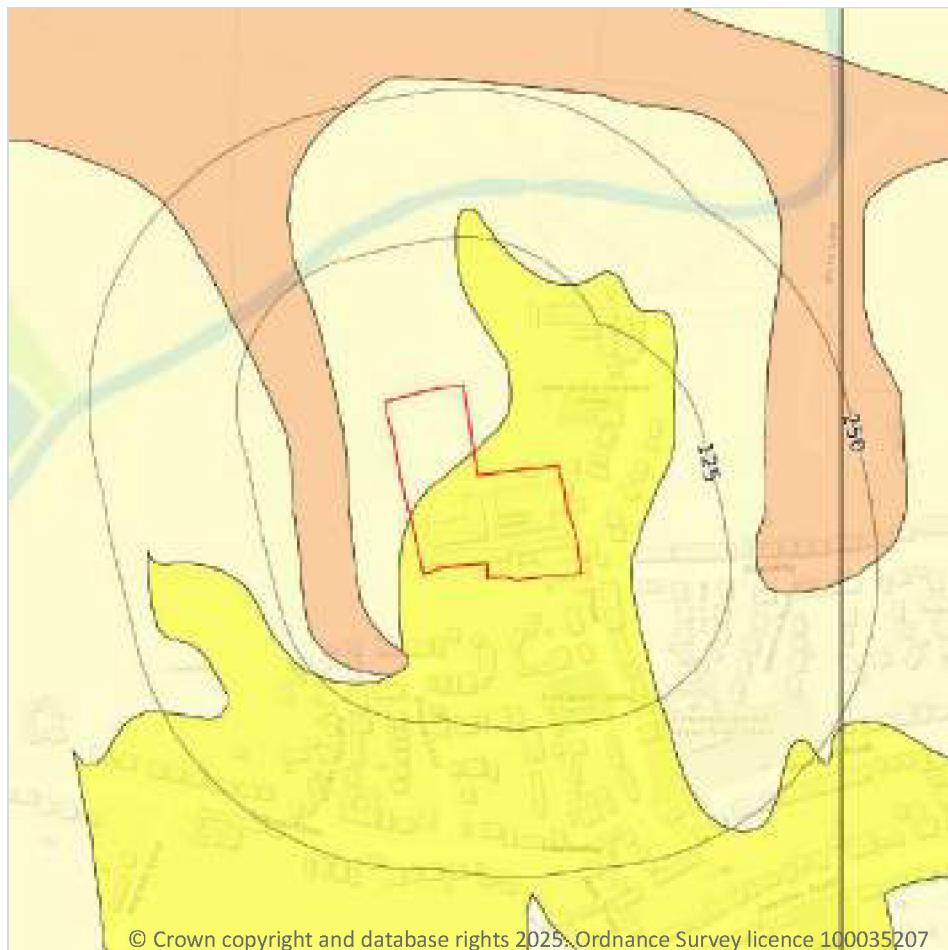
Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Low	Ground conditions predominantly medium plasticity.
39m W	Very low	Ground conditions predominantly low plasticity.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 90](#) >

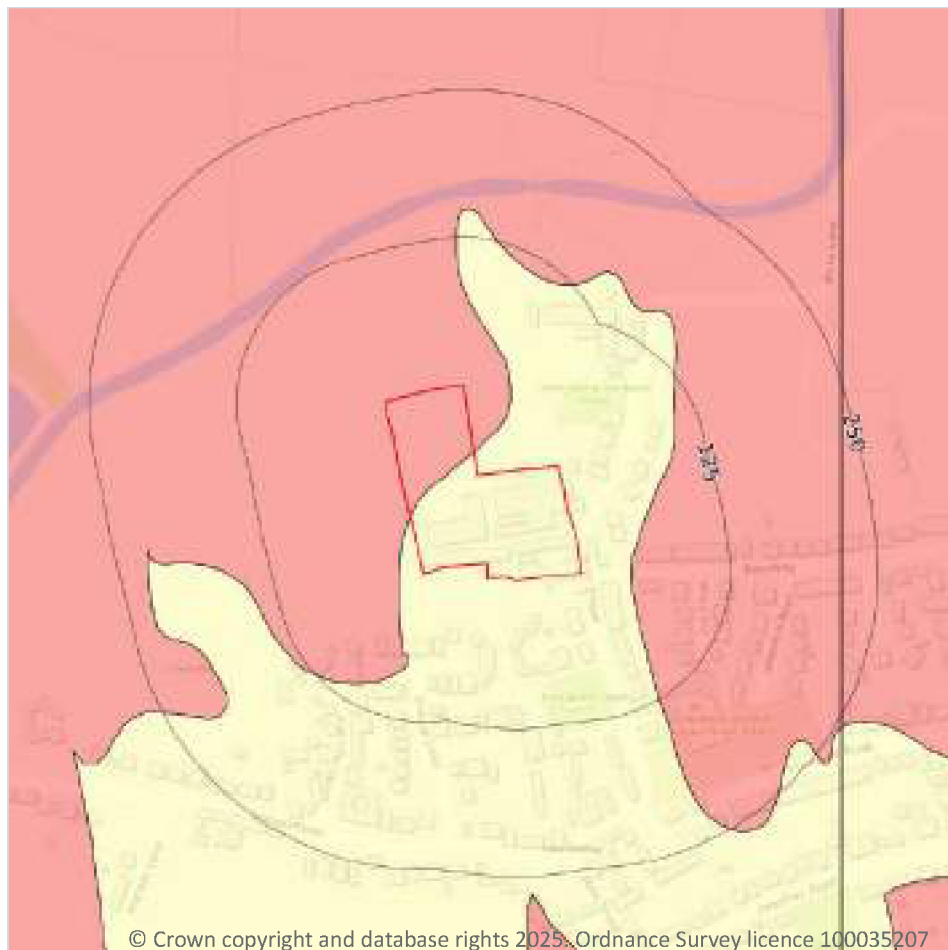
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

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.
39m W	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

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

2

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 92 >](#)

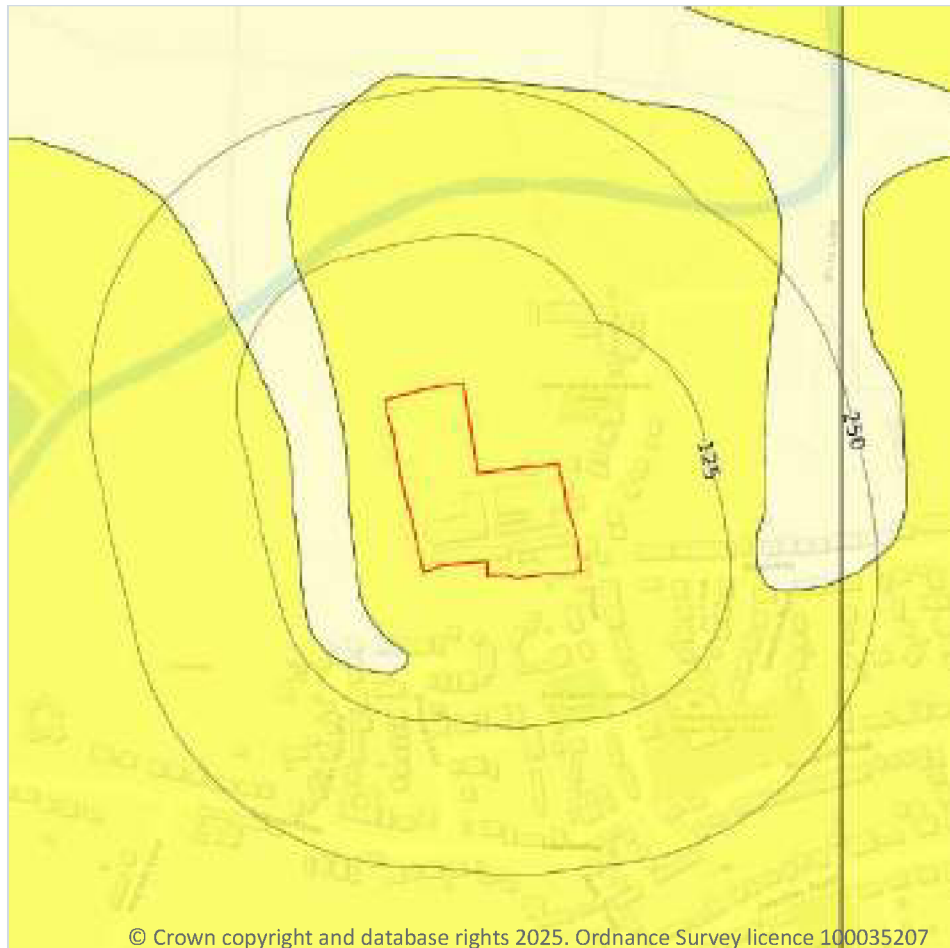
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

2

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.

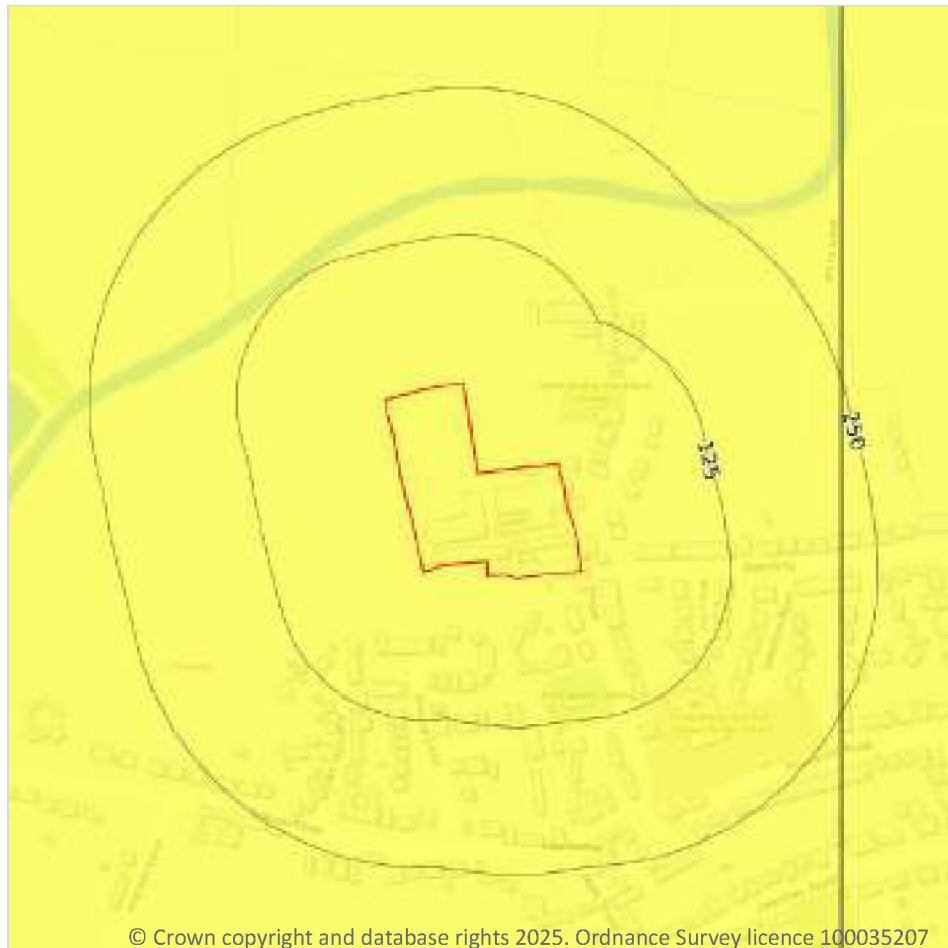
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 94](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
39m W	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

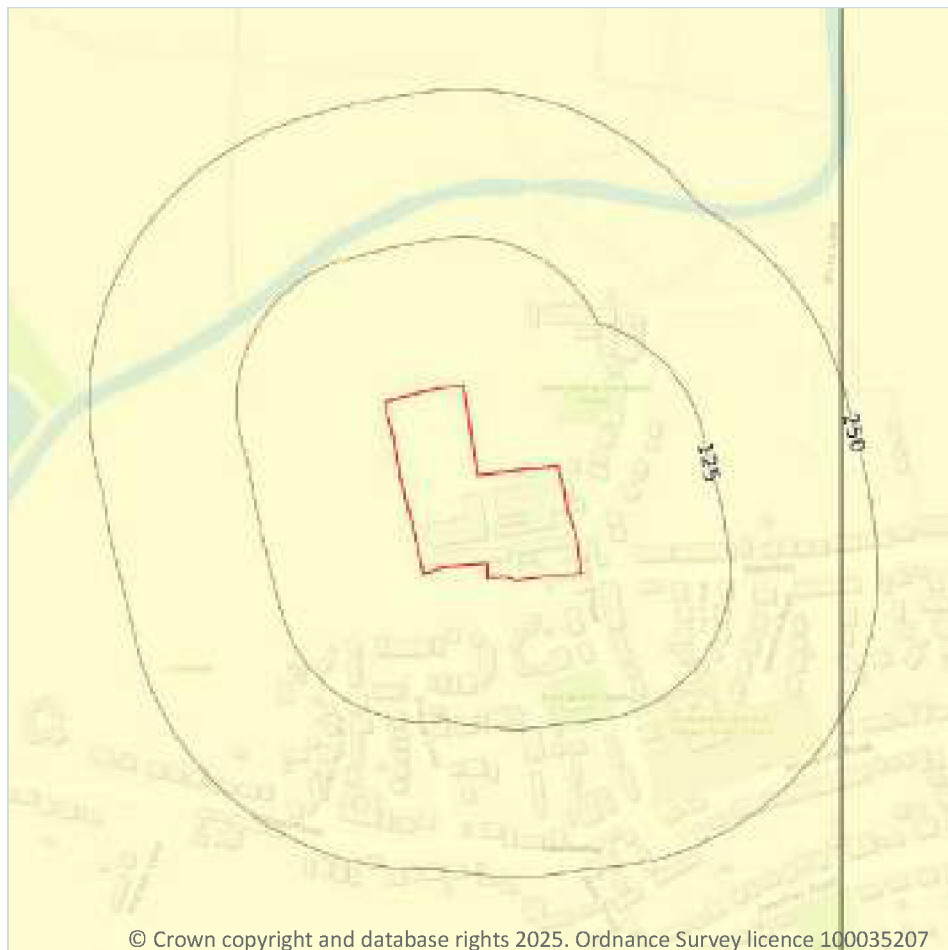
Features are displayed on the Natural ground subsidence - Landslides map on [page 95 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- 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 96](#) >

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

18

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 98](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	66m SW	Pond	1930	1:10560
A	66m SW	Pond	1901	1:10560
A	66m SW	Pond	1887	1:10560
A	67m SW	Pond	1968	1:10560
B	124m NW	Canal	1930	1:10560
B	124m NW	Canal	1901	1:10560
B	124m NW	Canal	1887	1:10560
C	127m NW	Canal	1955	1:10560
C	127m NW	Canal	1968	1:10560
C	127m NW	Canal	1988	1:10000
D	189m SE	Unspecified Pit	1955	1:10560
D	190m SE	Unspecified Pit	1930	1:10560
D	190m SE	Unspecified Pit	1901	1:10560
D	190m SE	Unspecified Pit	1887	1:10560
B	235m W	Unspecified Pit	1955	1:10560
B	236m W	Unspecified Ground Workings	1930	1:10560
B	236m W	Unspecified Pit	1901	1:10560
B	236m W	Unspecified Pit	1887	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 data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

1

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



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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

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

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

This data is sourced from The Coal Authority.

18.9 Researched mining

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

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

This data is sourced from Groundsure.

18.10 Mining record office plans

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

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

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

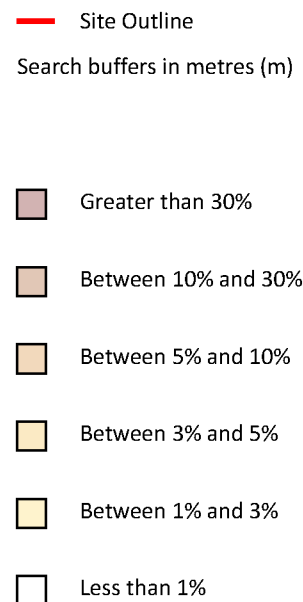
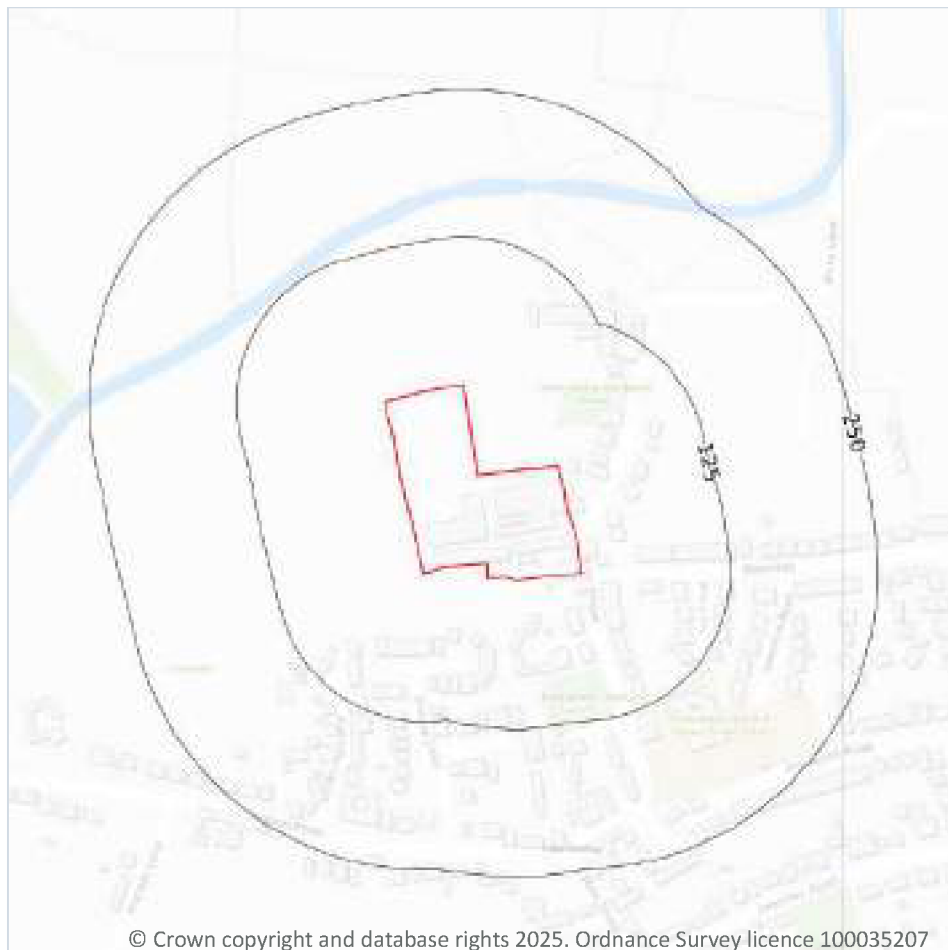
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a 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.



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 106](#) >

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

6

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
3m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
7m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
12m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

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 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.

22.9 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

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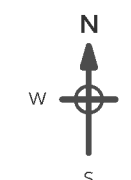
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Report Ref: GS-8ZT-8JT-X5D-9CL
Grid Ref: 439697, 297451

Map Name: County Series

Map date: 1888

Scale: 1:2,500

Printed at: 1:2,500



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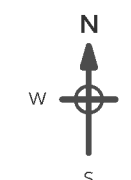
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Grid Ref: 439697, 297451

Map Name: National Grid

Map date: 1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1962
Edition N/A
Copyright 1963
Levelled 1923

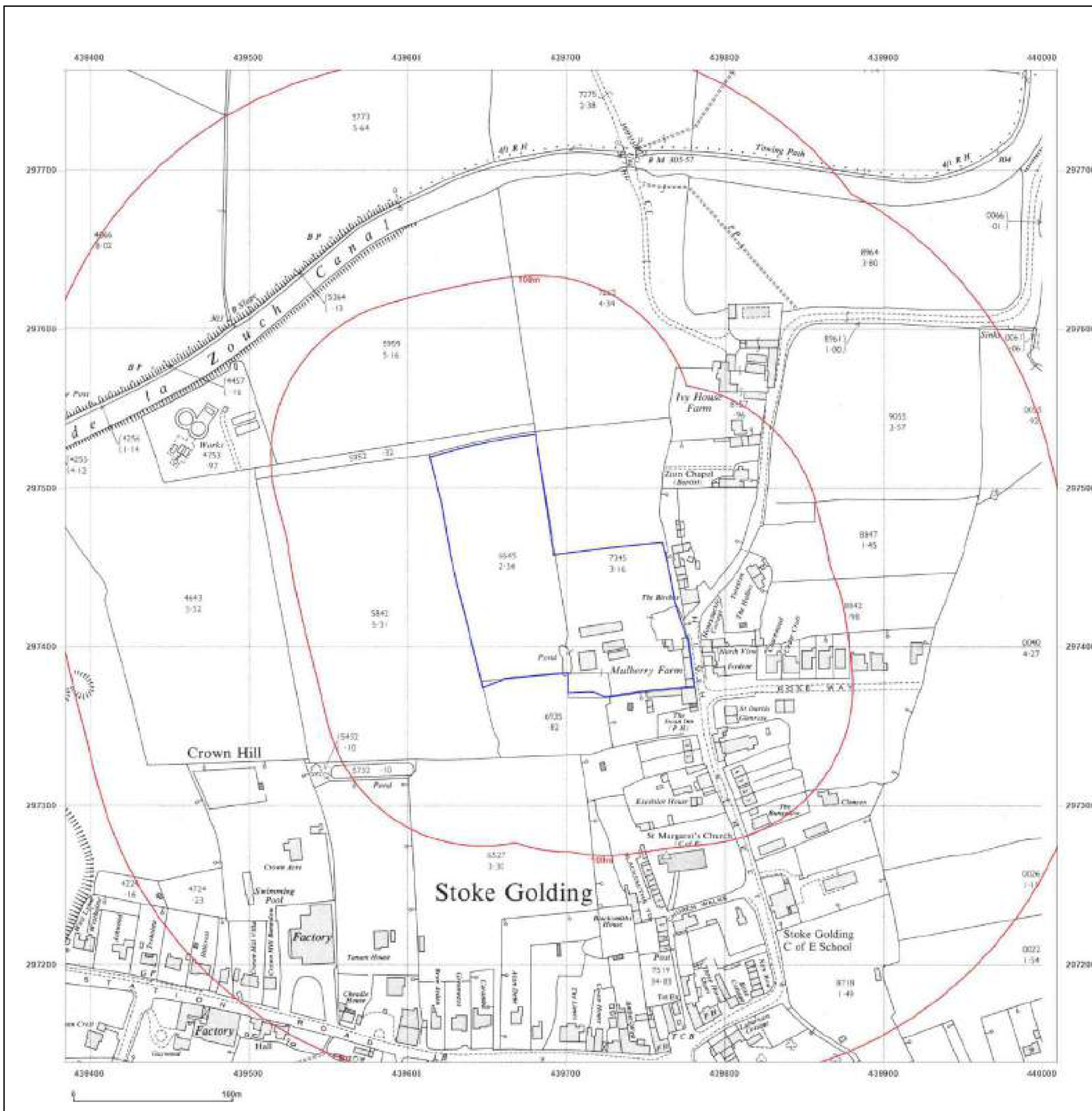


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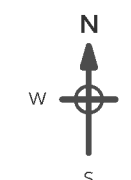
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Grid Ref: 439697, 297451

Map Name: National Grid

Map date: 1963-1964

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1963
Revised 1963
Edition N/A
Copyright 1964
Levelled 1927

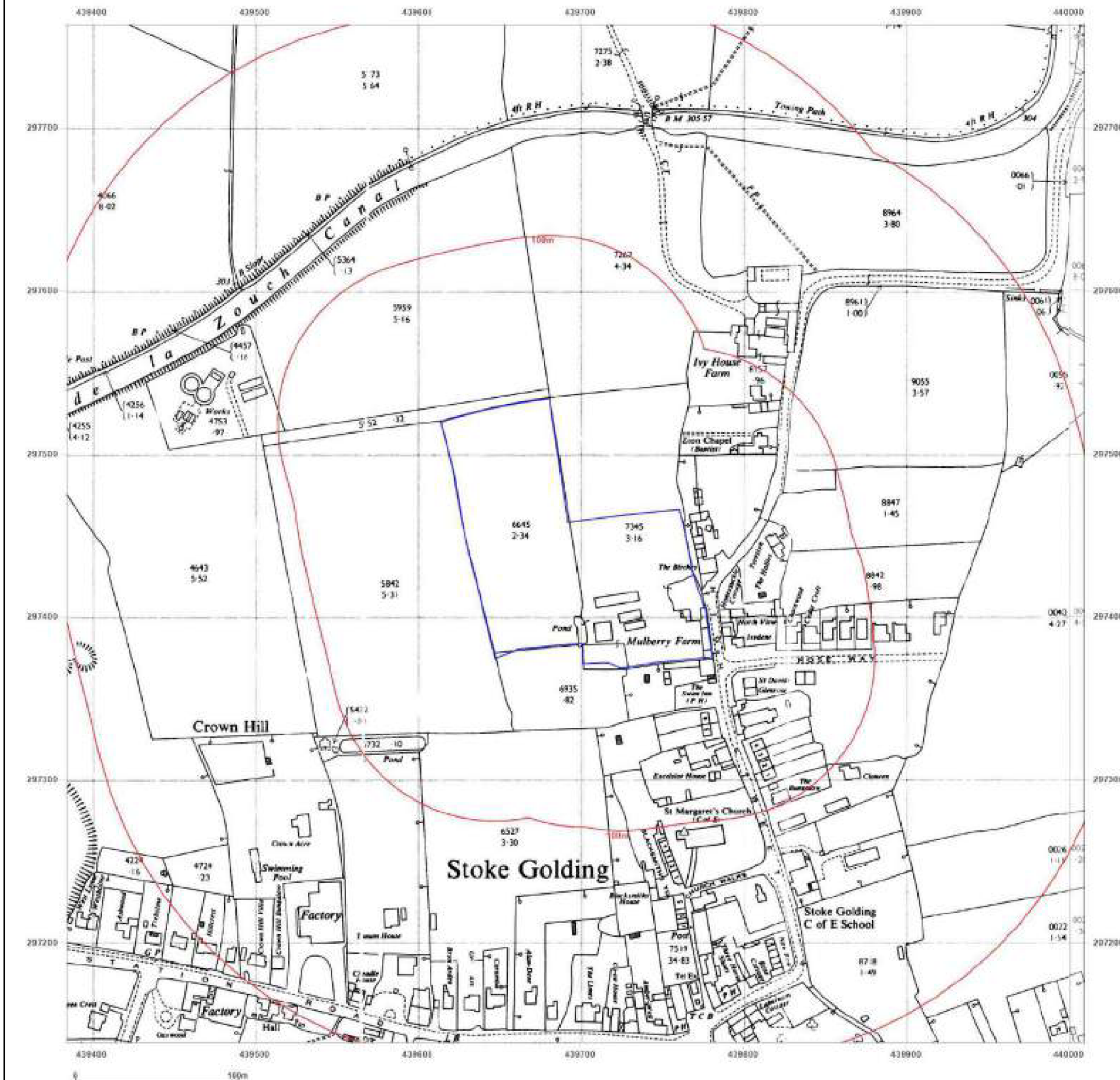


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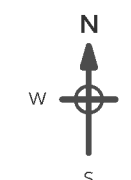
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Grid Ref: 439697, 297451

Map Name: National Grid

Map date: 1973-1977

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1975
Revised 1975
Edition N/A
Copyright 1977
Levelled 1963

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

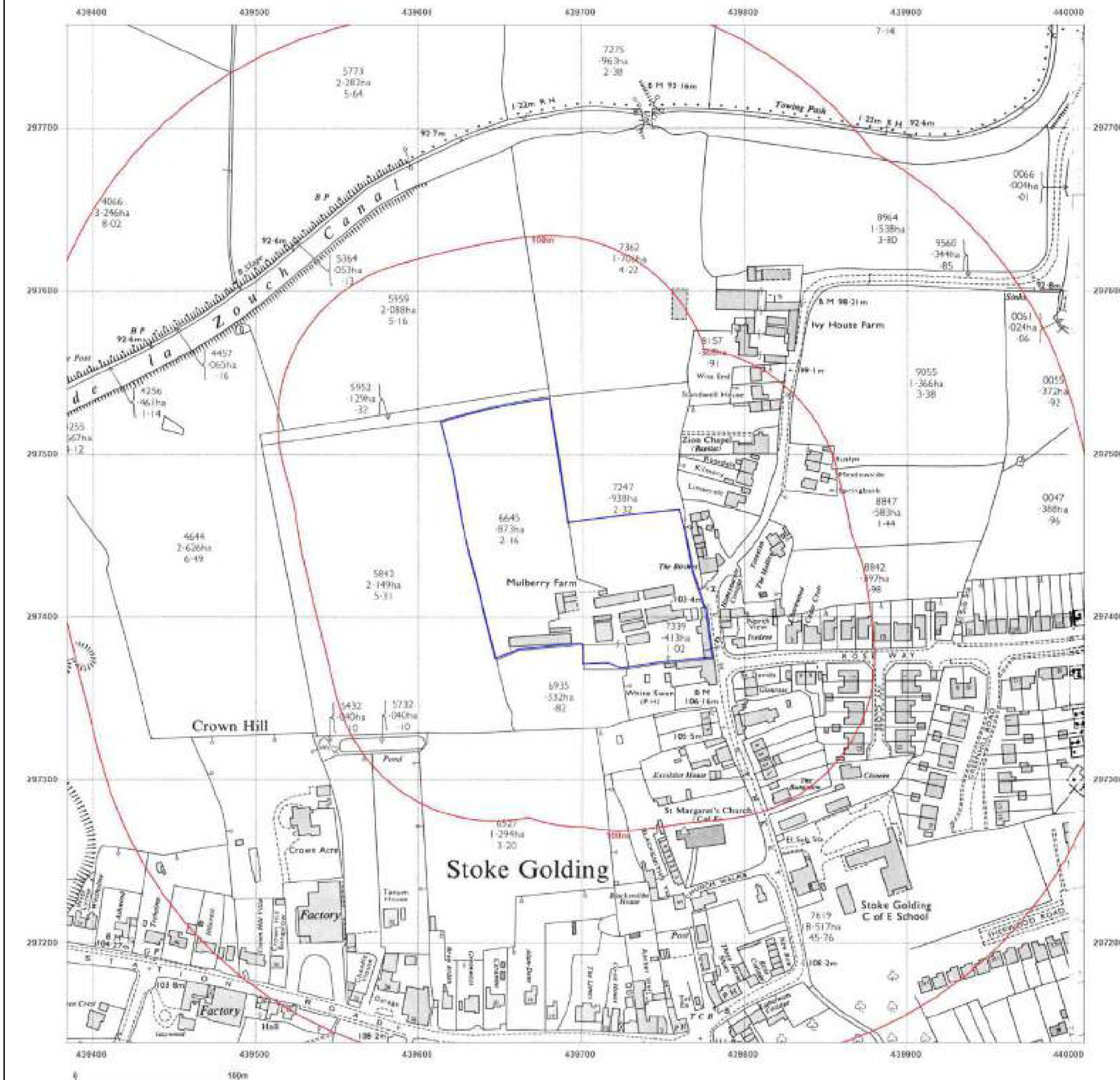


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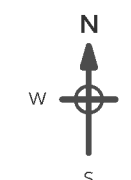
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Grid Ref: 439697, 297451

Map Name: National Grid

Map date: 1983

Scale: 1:2,500

Printed at: 1:2,500



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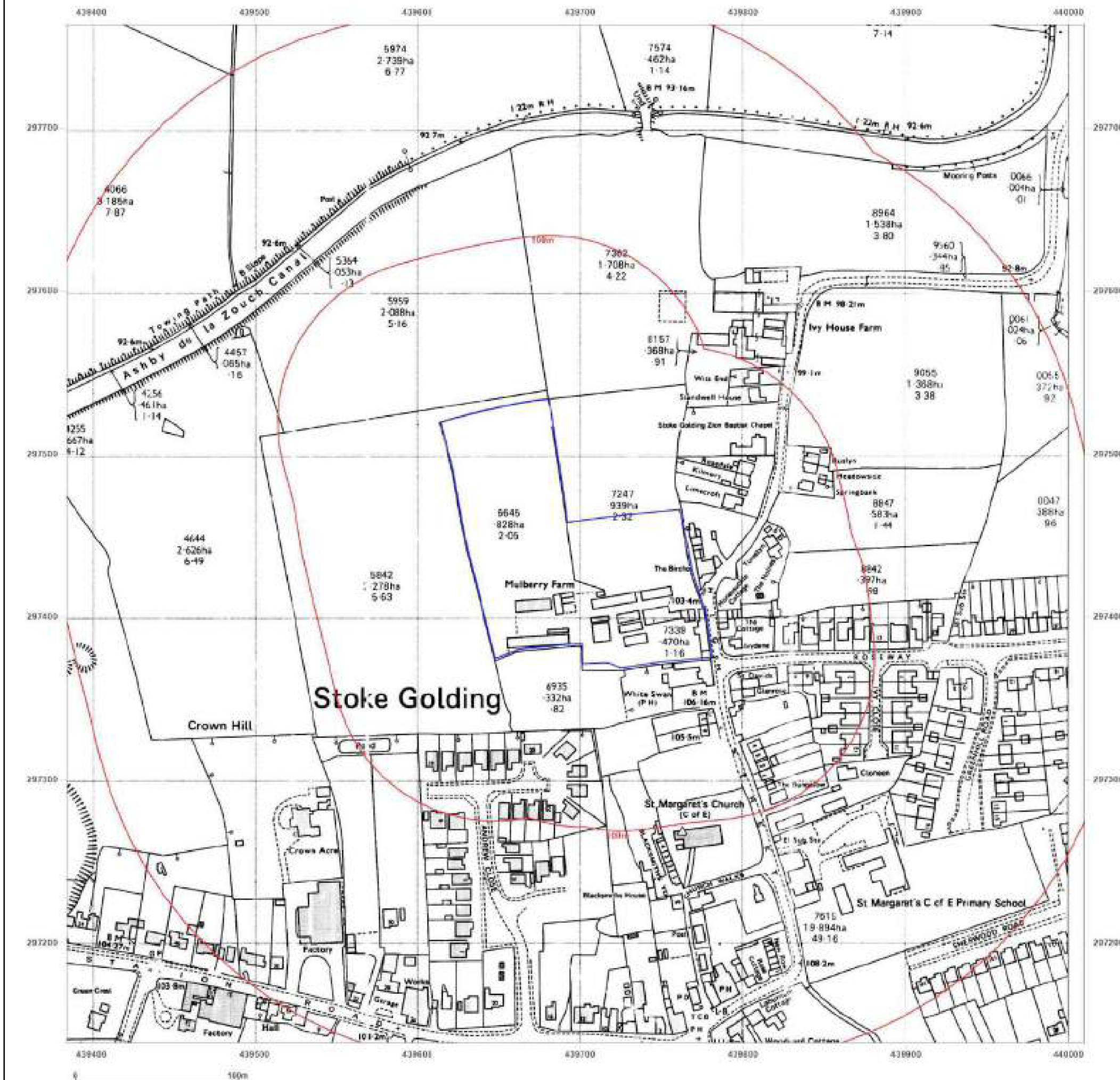


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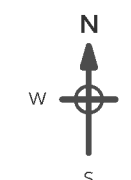
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Grid Ref: 439697, 297451

Map Name: National Grid

Map date: 1983

Scale: 1:2,500

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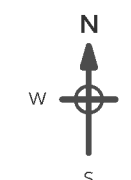
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Grid Ref: 439697, 297451

Map Name: National Grid

Map date: 1991-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1963
Revised 1992
Edition N/A
Copyright 1991
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

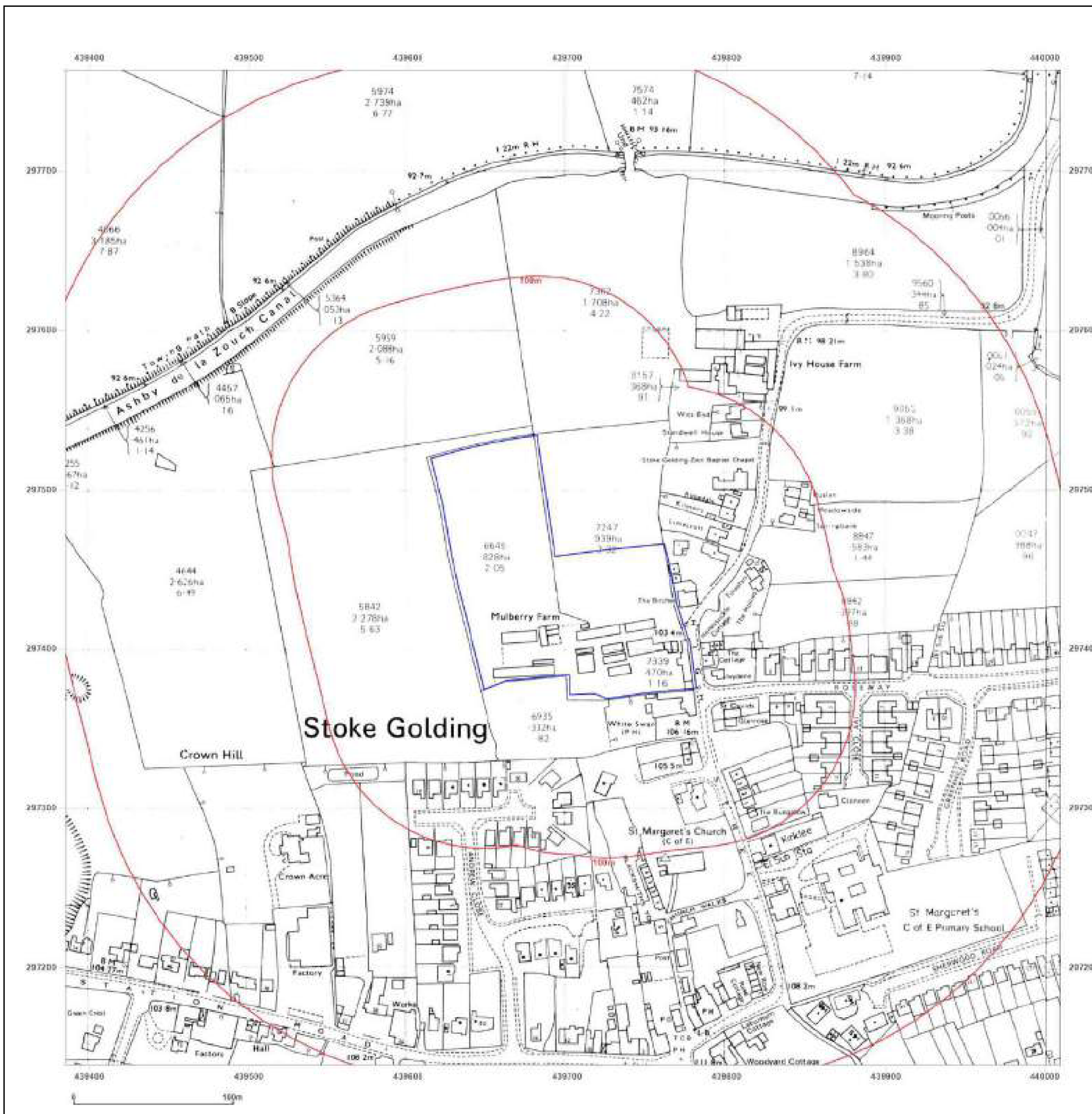


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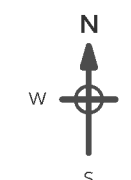
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Grid Ref: 439697, 297451

Map Name: National Grid

Map date: 1992-1994

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1993
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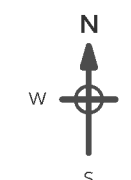
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Report Ref: GS-8ZT-8JT-X5D-9CL
Grid Ref: 439697, 297451

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

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Surveyed N/A
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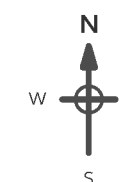
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Report Ref: GS-8ZT-8JT-X5D-9CL
Grid Ref: 439697, 297451

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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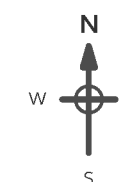
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Report Ref: GS-8ZT-8JT-X5D-9CL
Grid Ref: 439697, 297451

Map Name: County Series

Map date: 1886-1887

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1887
Edition N/A
Copyright N/A
Levelled N/A

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

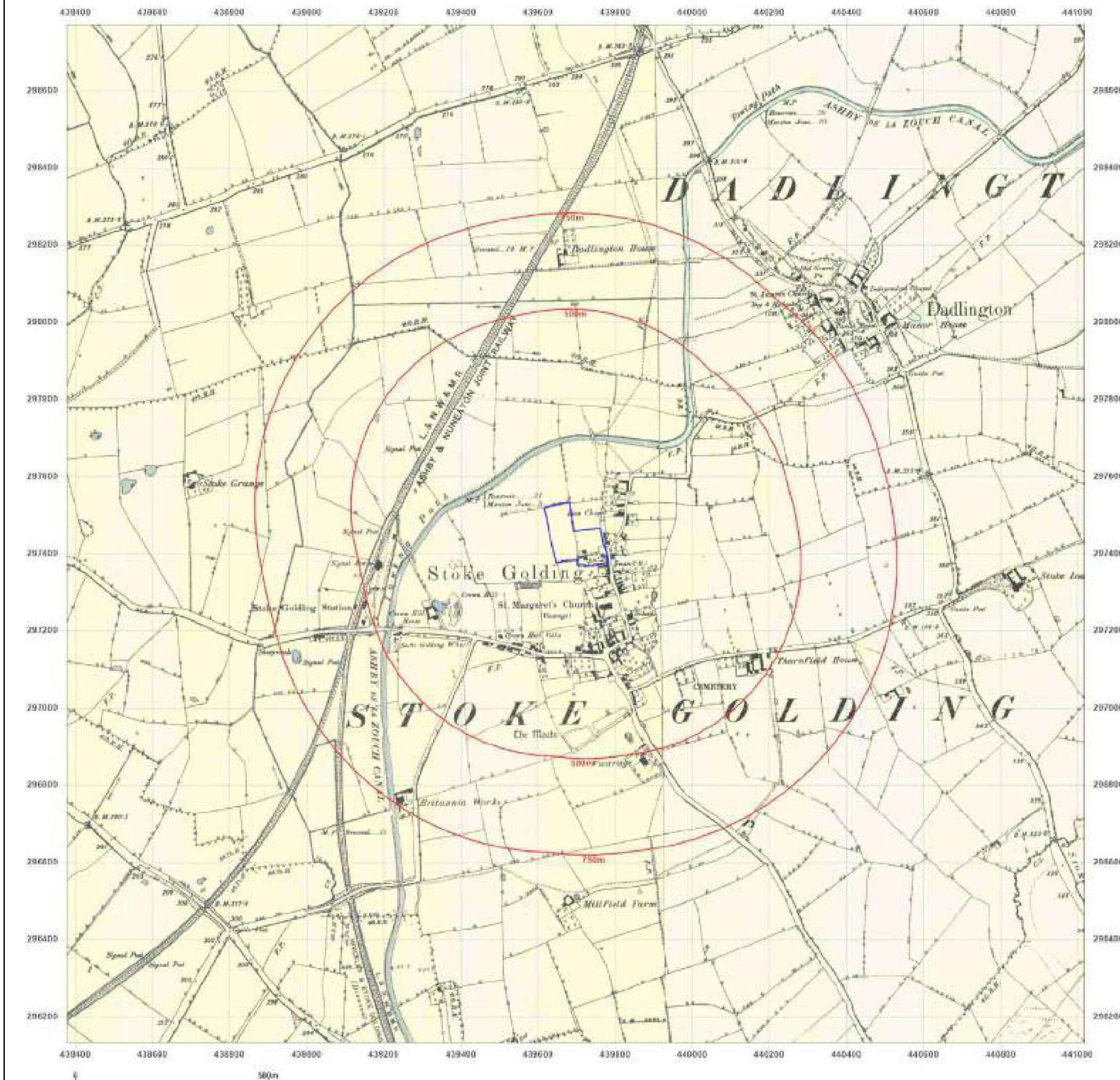


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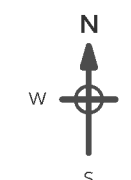
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Grid Ref: 439697, 297451

Map Name: County Series

Map date: 1901

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1887
Revised 1901
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1888
Revised 1901
Edition N/A
Copyright N/A
Levelled N/A

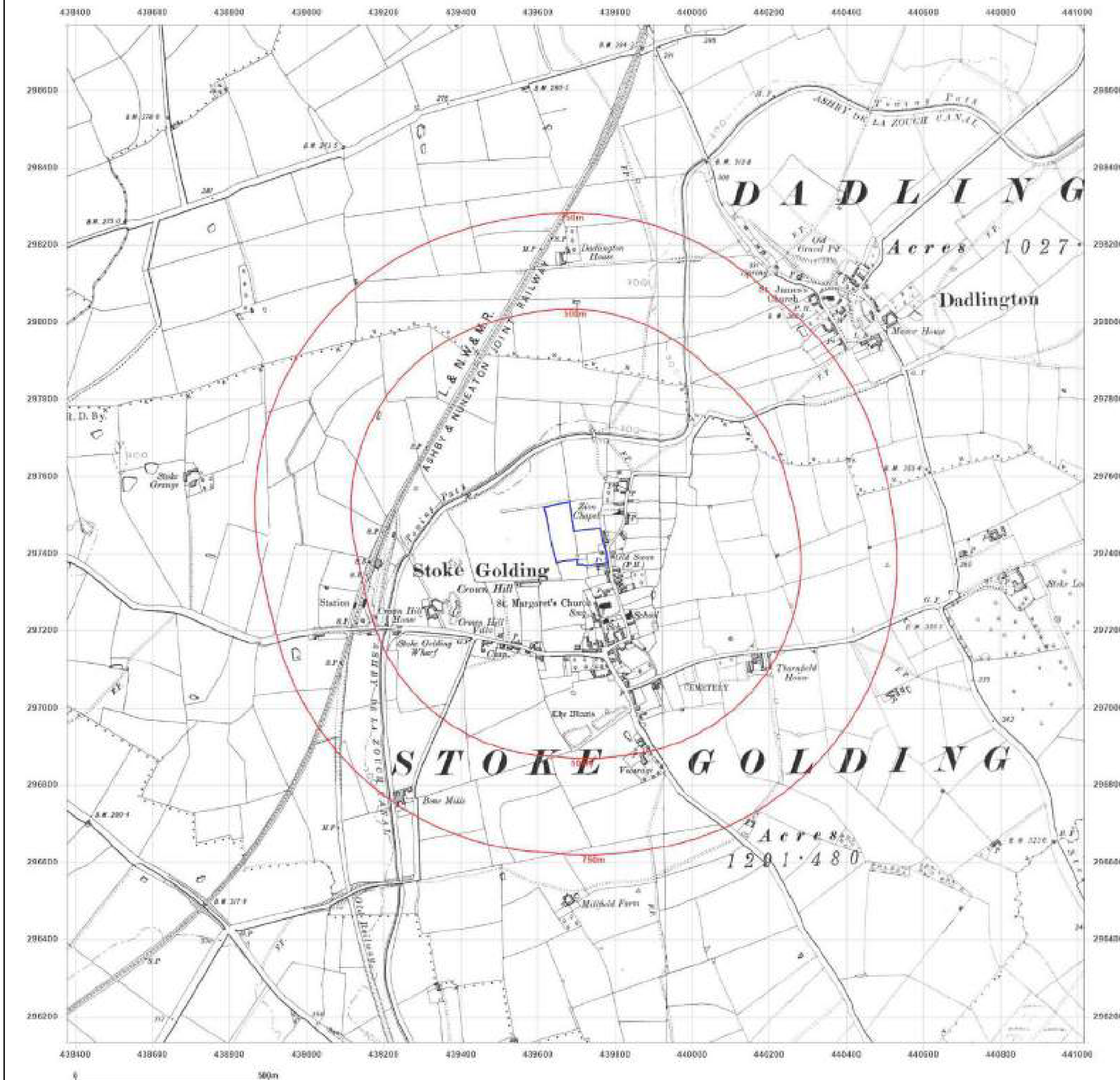


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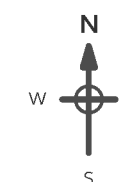
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Grid Ref: 439697, 297451

Map Name: County Series

Map date: 1927-1930

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1888
Revised 1930
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1888
Revised 1927
Edition N/A
Copyright N/A
Levelled N/A

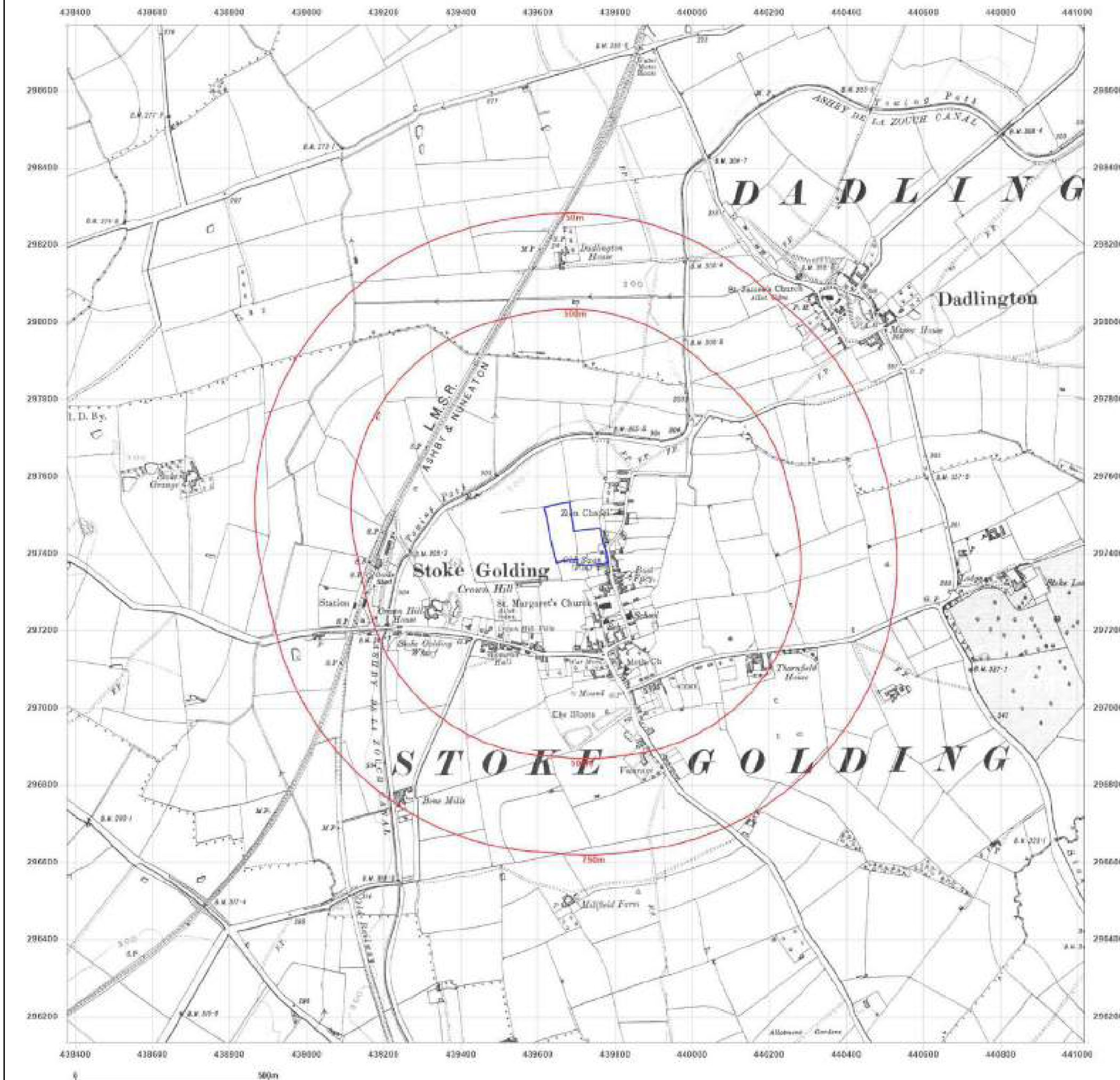


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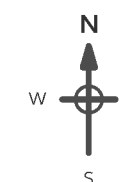
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Report Ref: GS-8ZT-8JT-X5D-9CL
Grid Ref: 439697, 297451

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

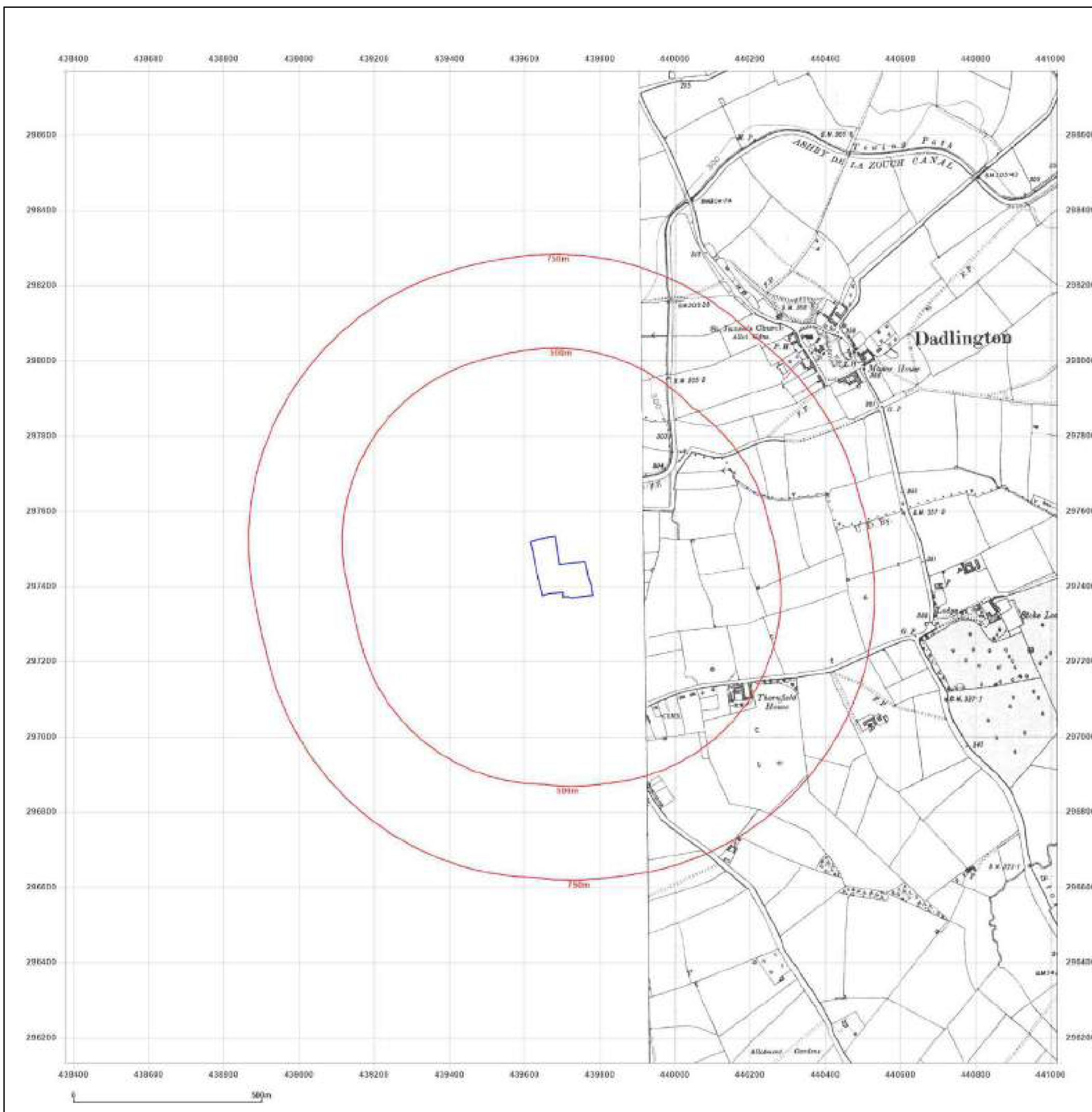


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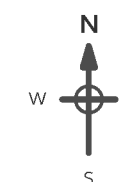
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Grid Ref: 439697, 297451

Map Name: Provisional

Map date: 1950-1955

Scale: 1:10,560

Printed at: 1:10,560



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

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

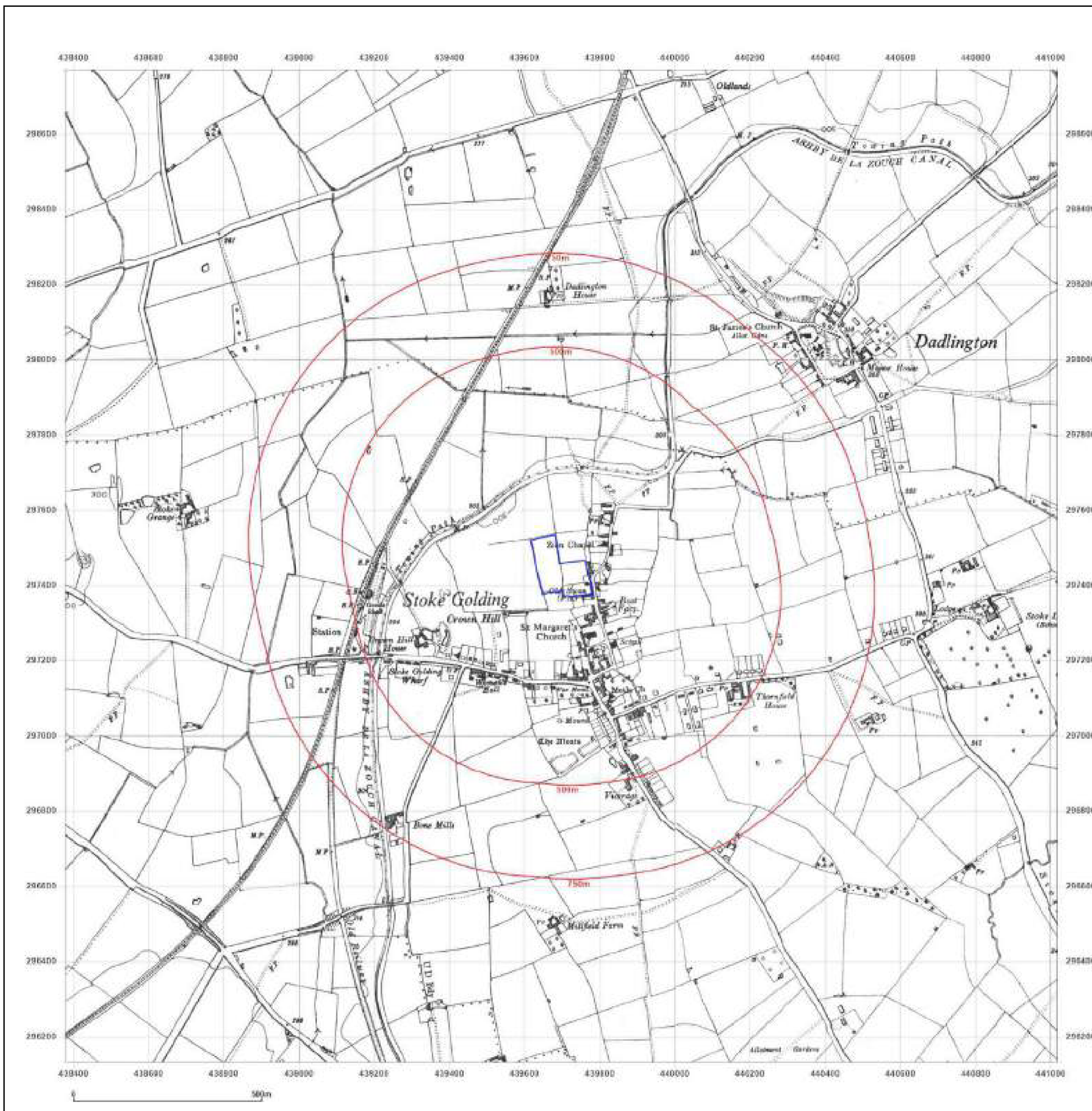


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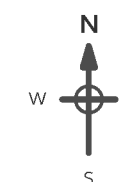
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Grid Ref: 439697, 297451

Map Name: Provisional

Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



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

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

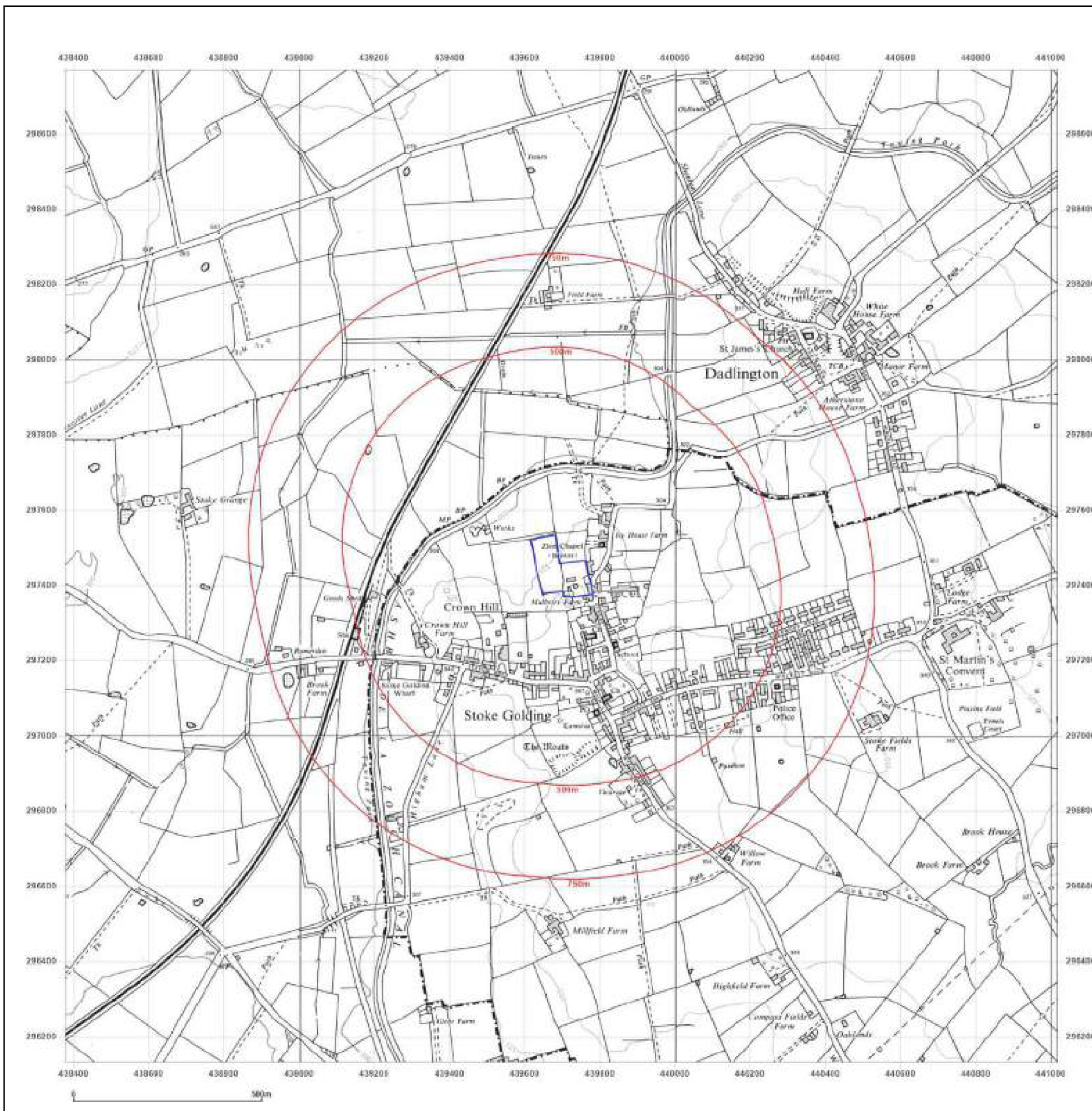


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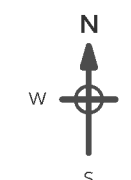
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Report Ref: GS-8ZT-8JT-X5D-9CL
Grid Ref: 439697, 297451

Map Name: National Grid

Map date: 1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1982
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

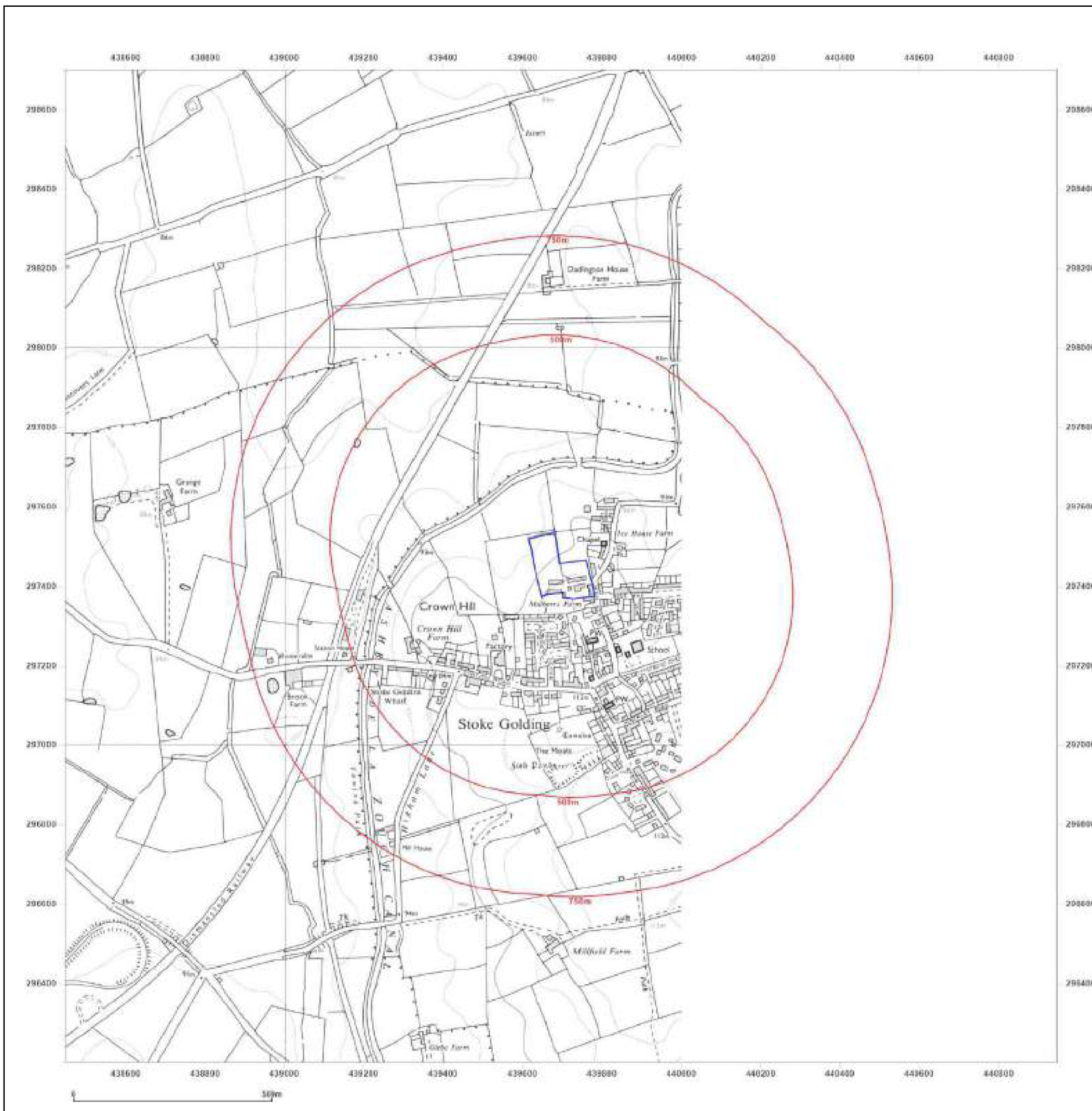


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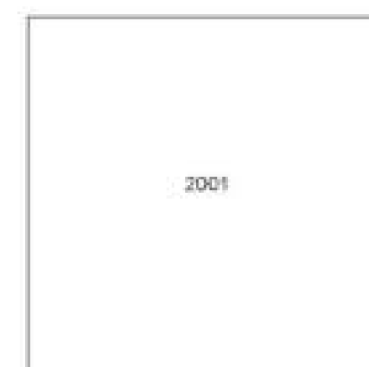
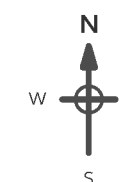
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Map Name: National Grid

Map date: 2001

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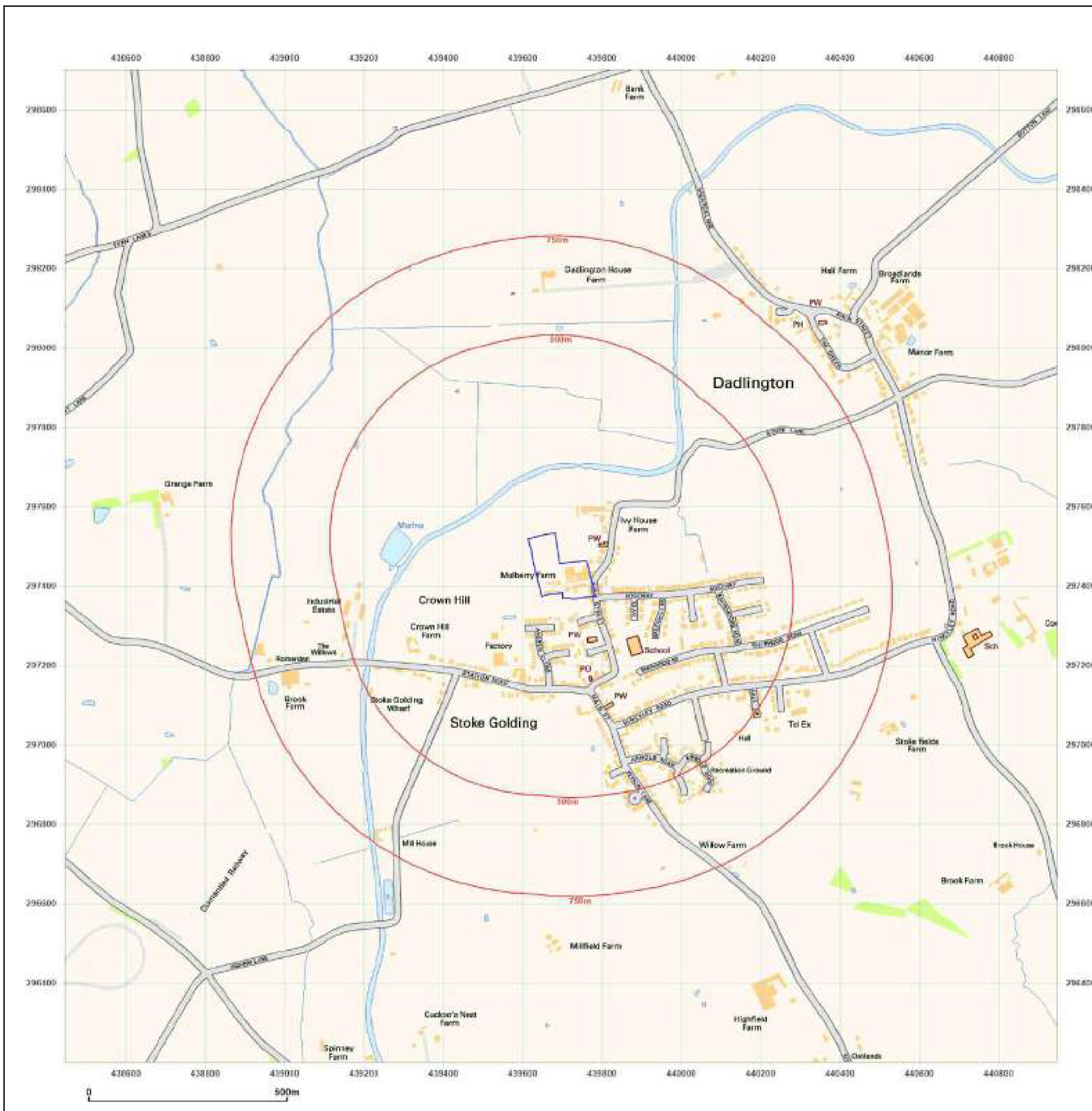


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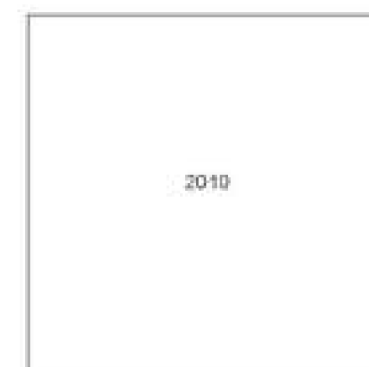
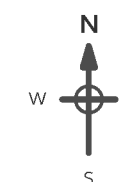
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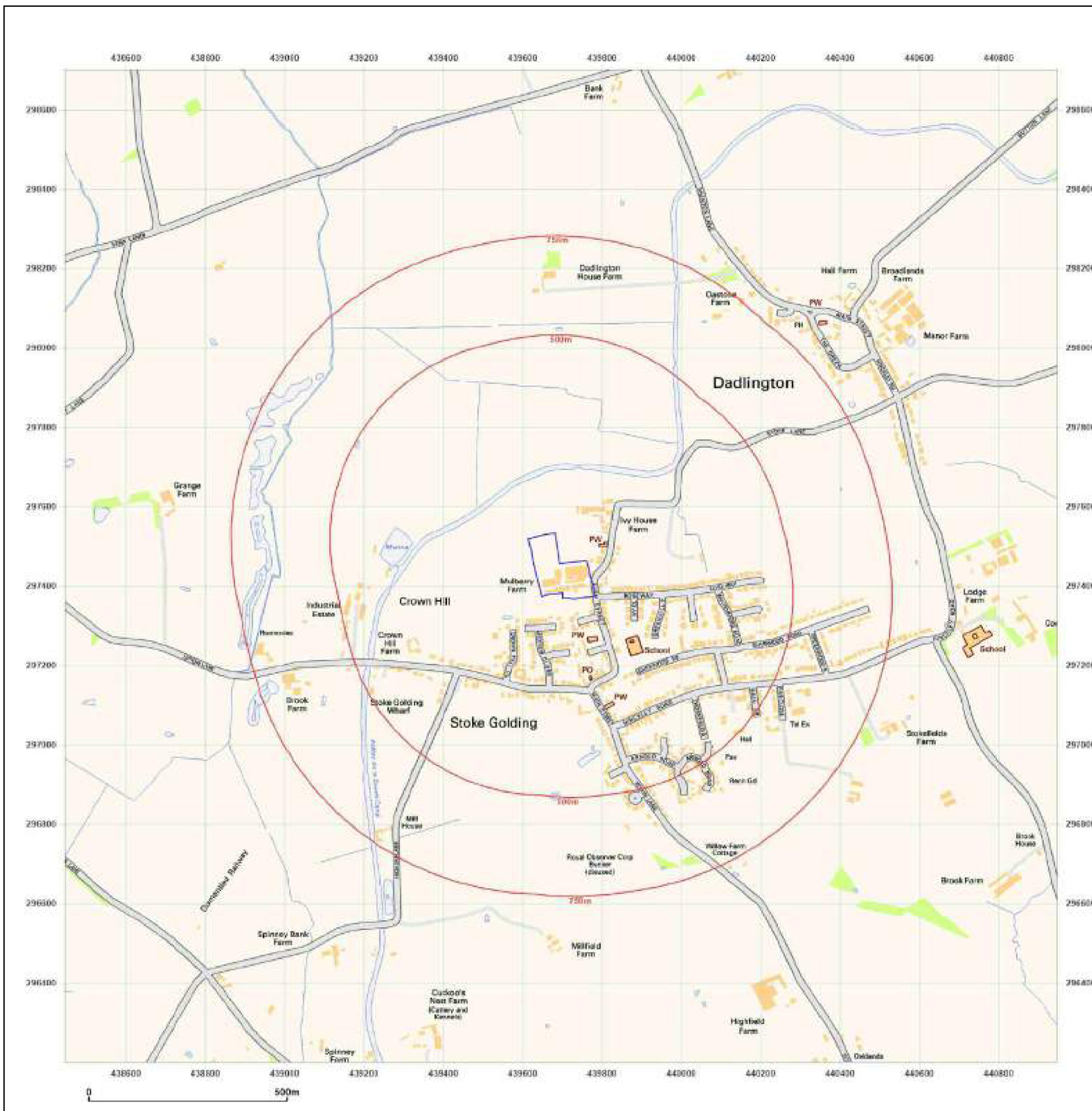


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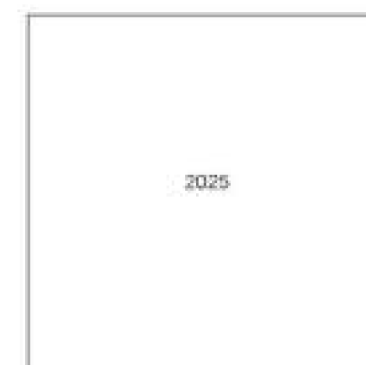
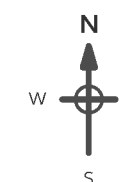
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Report Ref: GS-8ZT-8JT-X5D-9CL
Grid Ref: 439697, 297451

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

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