



**Intelligent
Ground
Solutions**



Preliminary Risk Assessment

Markfield

LE67 9QB

For Burrows Graham

21 August 2025

Report ref. 25/4467A.2

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Revision log

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Executive Summary

Brief	A Preliminary Risk Assessment has been undertaken prior to the proposed redevelopment of the site for commercial/industrial/logistics use across six units.
Site Location	Markfield, LE67 9QB. Grid reference 483190, 153180. The site currently comprises agricultural land adjacent to the M1 Junction 22 roundabout. Cliffe Hill Farm is located in the south-west of the site.
Site History	The site use has remained consistent since 1883 where the mapping shows the site as predominantly agricultural fields with residential properties in the south-west later utilised as Markfield Kennels and more recently as Cliffe Hill Farm. The surrounding area has predominantly been agricultural with farm buildings and sporadic residential properties. The adjacent M1 motorway was constructed between 1960 and 1967.
Environmental Setting	The site is considered to be of a low to moderate environmental sensitivity given the underlying Secondary B and Secondary Undifferentiated Aquifers, lack of active potable groundwater abstractions and the agricultural use of the land.
Contamination Potential Risk	Potential contamination risks to the site may be present locally from the agricultural practices on-site and development of the farm area in the southwest. Potential soil and groundwater contamination may include asbestos, fuels/hydrocarbons (TPHs) and polycyclic aromatic hydrocarbons (PAHs), though predominantly these risks are considered to be localised to the southwest area in the vicinity of the farm buildings in this area. Other localised impact from spills/leaks from farm machinery cannot be entirely ruled out but is considered unlikely and highly localised if present. The preliminary risk assessment has identified a predominantly low, locally a low/moderate risk of soil contamination, low risk of groundwater contamination, and a low risk of hazardous ground gas at the site.
Development Considerations	Geotechnical characterisation of excavated materials acquired as part of proposed cut and fill operations will be required to assess their engineering properties and determine suitability for reuse in accordance with relevant specifications and acceptability criteria. Ground conditions across the site are variable with areas of absence of superficial deposits and areas of mudstone and volcanoclastic siltstone bedrock. This variability presents a potential risk of differential settlement due to anticipated variations in compressibility and bearing capacity across the site. An intrusive site investigation will be required to characterise subsurface conditions and inform appropriate foundation design.
Recommendations	An intrusive investigation is required to assess the potential contaminant linkages. This will refine the ground model and provide information on the soil, groundwater and ground gas risks at the site. When development works take place on site, a watching brief should be imposed to ensure that any impacts unidentified in the site investigation can be characterised and treated appropriately.
This table is a summary only, full details and limitations of the assessment are provided within the main body of the report.	

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1.0 Introduction

Geo² Limited were commissioned by Burrows Graham to conduct a Preliminary Risk Assessment of a site located adjacent to the M1 Junction 22, Markfield, LE67 9QB.

The site is approximately 29.78 hectares in area and located at grid reference 448194, 311444.

The study was undertaken prior to proposed redevelopment of the site for commercial/industrial/logistics use across six units. The proposed build area is approximately 18.37 hectares. Significant earthworks are anticipated to create several plateaus to facilitate the development. The proposed plan is included as Drawing 1 within Appendix D.

1.1 Scope of Works

The Preliminary Risk Assessment, consisting of desk study and site walkover, was conducted in order to assess the potential for contaminant sources to be present on site, resulting from the past and current land use.

The desk study was also undertaken to identify possible sensitive environmental receptors that may be at risk from sources, if present on site, within the locality of the site.

The scope of the Preliminary Risk Assessment has given consideration to guidance on Land Contamination: Risk Management pages of the GOV.UK web pages, the relevant requirements of the National Planning Policy Framework (NPPF) (as amended, 2024) (paragraphs 187 & 196-197) and the Planning Practice Guidance (Land Affected by Contamination).

1.2 Site-Specific Constraints

- No access was provided to the farm and associated fields in the southwest of the site as we were unable to communicate with the landowner of these areas to agree access.
- The Consultant undertaking the Site inspection maintained a general awareness for evidence of invasive plant species, particularly Japanese Knotweed. While none were observed during the walkover, it should be noted that the Consultant is not a trained ecologist and a separate survey undertaken by an experienced Ecologist would be necessary if a more robust assessment is needed.

2.0 Description of the Site and Surroundings

2.1 Site Description

The site is located approximately 12.5 km northwest of Leicester city centre, immediately northeast of Junction 22 of the M1.

The site is currently a series of agricultural fields with some agricultural and residential properties along the southwestern perimeter known as Cliff Hill Farm.

The area shown within the blue site boundary on Figure A below, will be referred to throughout this document as 'the site'.

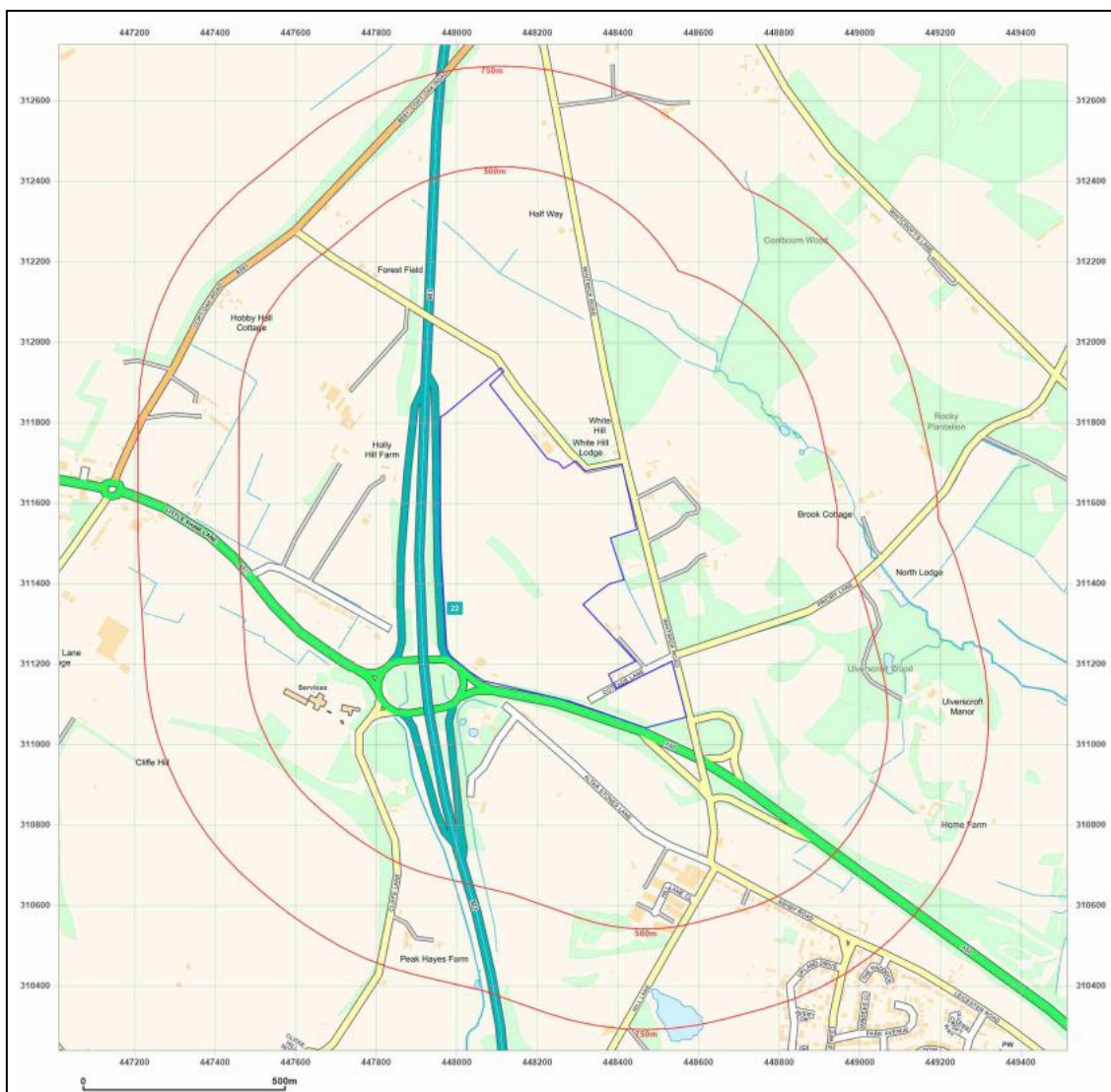


Figure A: Site Location Plan. Blue line is approximate site boundary, and red lines are 500 m and 750 m buffers.

Extract from Groundsure report (Appendix B).

2.2 Site Walkover

A site walkover, escorted by one of the farmers was undertaken on the 12th of May 2025, with a photographic survey included in Appendix A. The site walkover findings are detailed below.

The site contains several agricultural fields (arable and grazing) with mature trees in the centre of fields and along the field boundaries. Hedgerows also form the field boundaries. An overhead powerline runs northeast – southwest through the fields. Access to the site is via three gates off Whitwick Road and internal gates utilise gaps in field boundaries. At present there are no tracks across the fields, but they may be revealed after the cutting of long grass present across the site. Small ditches were located along side the hedgerows of the centre field.

No visual or olfactory evidence of contamination was observed during the walkover.

The fields in the southwest, closest to the roundabout were not able to be accessed during the site walkover.

2.3 Site Infrastructure

2.3.1 Surfacing and Drainage

The site contains little to no hard standing. There are drainage ditches dug adjacent to most of the fields. There is likely a drainage solution associated with the M1 slip road embankment, however the construction is unknown and no related drainage features were observed at the toe of the embankment though this was predominantly obscured by vegetation.

2.3.2 Fuel Storage Infrastructure

There is no evidence or record of fuel storage infrastructure on the site. The nearest fuel station is 302m southwest of the site. There are also two garages recorded within 500m, to the south of the site.

2.4 Site Surroundings

The site is located immediately northeast of Junction 22 of the M1. The nearest residential properties are situated along the northern, eastern and southern boundaries of the site. The surrounding land uses of the site are summarised in Table 1 on the following page.

Direction	Land Use
North	Agricultural land and White Hill Farm
East	Agricultural land and residential properties
South	A50, residential and commercial properties, Old Cliffe Hill Quarry 500m southwest and agricultural land
West	M1 motorway with residential properties and agricultural land beyond

Table 1. Land Uses in the Surrounding Area.

3.0 Desk Study

3.1 Desk Study Data

Information regarding the environmental setting of the site was obtained from the Groundsure report, which collated information from a variety of sources. A copy of the Groundsure report is presented in Appendix B.

Where indicated in Table 2 below, the data from the Groundsure report has been supplemented with additional information obtained from freely available online data.

Site Geology	British Geological Survey (BGS) data indicates bedrock consists of mostly Gunthorpe Member Mudstone with inclusions of Beacon Hill and Bradgate Formations Volcaniclastic Siltstones. Superficial deposits are indicated to predominantly comprise Oadby Member (diamicton) with areas of Head deposits (clay, silt, sand and gravel) as well as areas with no superficial deposits (in the centre of the site). There are no BGS boreholes located on-site. A ground investigation undertaken in the southwestern part of the site by BWB in 2024 encountered topsoil over the Oadby Member comprising firm and stiff, medium and high strength, clay across the majority of the area. Head deposits reported as orangish brown and brown angular to subangular cobbles of siltstone, clayey fine to coarse gravel of siltstone or firm clay with fine and medium gravel of siltstone were locally present overlying the Oadby Member. The Gunthorpe Member was encountered from 1.0 m below ground level (m bgl) to a maximum depth of 8.38 m bgl comprising firm to stiff reddish brown gravelly silty clay. In the centre of the site the Bradgate Formation was encountered as firm light brown and light orangish brown gravelly clay becoming subangular to subrounded coarse gravel at depth. Additionally in the centre of the site the Beacon Hill Formation was encountered comprising blueish grey fine to coarse sand becoming subangular to subrounded fine to coarse gravel of volcaniclastic siltstone with medium cobble content at depth. The BWB report notes a rock outcrop was present in the southwestern part of the site. The outcrop was reportedly approximately 6m wide by 10m long, and 2 to 3m high, consisting of brown volcaniclastic siltstone, possibly metamorphosed, with medium to widely spaced discontinuities. The Groundsure report shows the site has the following risk ratings associated with these ground stability hazards: • Shrink swell clays – Low • Running sands – Very low • Compressible deposits – Negligible • Collapsible deposits – Very low • Landslides – Low • Ground dissolution of soluble rocks – Negligible
Mining	The BGS maps an Igneous Rock Quarry approximately 500m to the southwest of the site at Cliffe Hill Quarry. There are also three other igneous rock quarries 1.1-2.7km east of the site.

Radon	Reference should be made to the Radon mapping provided within the Groundsure report in Appendix B. The site is predominantly in a low probability radon area (less than 1% of homes are estimated to be at or above the Action Level). As such, no radon protective measures are necessary in the construction of new buildings where they lay wholly within these areas. The site contains areas where 3-5% of properties will be affected by radon, this coincides with the Volcanoclastic deposits. Units 3 and 4 appear to lie within this area, hence, will likely require basic Radon protection measures to be incorporated.
Site Hydrogeology	The bedrock is classified as a Secondary B aquifer – Layers of rock or drift deposits that have high intergranular and/or fracture permeability meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. The superficial deposits are a Secondary Undifferentiated Aquifer – defined where it is not possible to apply either a Secondary A or B definition because of the variable characteristics of the rock type. The site is not located within a Source Protection Zone (SPZ), total catchment. A historical potable groundwater abstraction point is located approximately 320m northeast, operated by the Trustees for Shuttlewood Clarke Foundation. The groundwater beneath the site in the combined productive bedrock and productive superficial aquifers has been classed as low vulnerability. During the BWB ground investigation groundwater was recorded between 1.2 m and 3.8 m bgl during drilling and between 0.31 m and 1.39 m bgl during subsequent monitoring.
Site Hydrology	The nearest surface water feature is an unnamed stream located immediately adjacent to the east of the site. Surface water drainage ditches are present across the site along field boundaries. At the time of report writing the Environment Agency Data Catchment explorer¹ shows that the site feeds into two catchment areas, Rothley Brook Catchment in the west and Quorn Brook Catchment in the east. In 2022 Rothley Brook was classified as being of Moderate ecological status. Physio-chemical quality element elements are described as Good. It is noted as being described as failing river quality for some priority hazardous substances in 2019. In 2022 Quorn Brook was classified as being of Moderate ecological status. Physio-chemical quality element elements are described as Good. There have been no pollution incidents to water recorded within 500 m of the site since 2006. The nearest discharge consent is located approximately 220 m southwest relating to site drainage to a tributary of Rothley Brook.
Waste and Infilled Land	There is a licensed waste transfer station located approximately 380 m south. There are two historical landfills approximately 450 m southeast and 470 m south of the site. There is infilled land present to the west and south of the site associated with the constructions of the M1 and A50 embankments.
Local Industrial Land Use	The closest industrial land use recorded for the site is a corn mill from 1883 located 110m south. Beyond that two smithies are recorded to have been c.315m

¹ <https://environment.data.gov.uk/catchment-planning>

	to the southeast as early as 1901. In 1968 there was a garage noted c.345m to the southeast.
Sensitive Environmental Receptors	It is understood from information provided within the Groundsure Report, that there are two designated ancient woodlands within 500m of the site, Ulverscroft Wood c.290m southeast and an unnamed woodland c.310m northeast. Cliffe Hill Quarry, c.530m southwest is recorded as a SSSI. Historic England Records (historicengland.org.uk) indicate that no areas of designated heritage interest are located on or adjacent to the site.
Unexploded Ordnance (UXO)	A review of Zetica online risk mapping for the area indicates the site is located in a Low-risk area with respect to UXO.

Table 2. Environmental Assessment of the Site.

3.2 Environmental Sensitivity

Given the above, the site is considered to be of a low to moderate environmental sensitivity given the underlying Secondary B and Secondary Undifferentiated Aquifers, absence of active potable groundwater abstractions and agricultural land use.

4.0 Site History

Details regarding the development of the site, its immediate surroundings and potentially contaminative land uses were obtained from a review of historical maps.

Copies of the maps are provided in Appendix B and a detailed summary provided in Table 3 below and on the following page. All distances given are approximate and are relative to the site, unless otherwise stated.

Date	On-Site	Off-Site	Potential Contamination
1883 – 1960	The site is undeveloped fields with hedgerows and a footpath. Buildings are present on the southwest boundary.	The surrounding land use comprises undeveloped agricultural land, with unnamed roads running to the east, south and west. White Hill Farm is present adjacent to the east.	N/A
1967 – 1968	The site remains unchanged. The buildings in the southwest are denoted as Markfield Kennels	The M1 has been constructed immediately west of the site running north to south with junction 22 and associated roundabout of the M1 being constructed adjacent to the southwest corner of the site.	N/A
1972 - present	The southwest of the site is occupied by Cliffe Hill Farm from circa 1992 to the present day.	The new A50 underwent construction to its present day location which included the creation of an embankment. The site now resembles the present day.	N/A

Table 3. Detailed Summary Review of Historical Mapping

Table 4 below provides a brief summary of the historical land use on site and local to the site.

Key Historical Activities	
On-Site	The site use has remained consistent since 1883 where the mapping shows the agricultural fields with residential properties in the south-west later utilised as Markfield Kennels and more recently as Cliffe Hill Farm.
Off-Site	Between 1960 and 1967 the M1 was constructed to the west. Between 1968 and 1972 the A50 underwent development raising it onto an embankment.

Table 4. Brief Summary of Historical Land Use On-Site and Off-Site.

5.0 Existing Reports

The following report for the site has been provided to Geo2 by the client for review, the report covers the southwestern area of the site only:

- BWB, *Phase 2 Geo-Environmental Assessment*, ref: MAR-BWB-EGT-XX-RP-G-0001_Ph2, April 2024

The report is summarised in the following section to provide further background data on the development site.

5.1 BWB 2024, Phase 2 Geo-Environmental Assessment

BWB undertook a ground investigation in February 2024 to determine the ground and groundwater conditions across the southwestern area of the site, assess the potential presence of contamination, determine the ground gas regime and determine strength properties of the soil beneath the site to enable foundation design.

The investigation comprised nineteen machine excavated trial pits and five sonic boreholes with rotary core follow-on. Ground conditions and groundwater level reported are discussed in earlier sections of this report.

At the time of the investigation the site comprised agricultural fields utilised for grazing. A small residential dwelling with outbuildings, equestrian ménage and paddocks were located in the south-west. Two small fields along the southern boundary were noted to have been utilised for horse grazing, with the paddocks constructed in the larger of the two fields.

5.1.1 Environmental Testing Results

A total of ten soil samples were collected for laboratory analysis. Soil samples were screened against the LQM S4ULs for a commercial end use development. No contaminant concentrations were recorded above the screening criteria. Pesticides and herbicide concentrations were below the laboratory's methodology limit of detection. No asbestos was identified within the samples tested.

No groundwater or surface water testing was undertaken as part of the investigation. Soil leachability testing for a number of metals identified marginally elevated concentrations of copper and zinc, assumed to be naturally occurring. Lead and cadmium were also identified in isolated samples as marginally elevated however due to the cohesive nature of the underlying superficial deposits and limited sensitivity of controlled water receptors they are not considered further by BWB.

5.1.2 Ground Gas Monitoring

At the time of writing BWB had only completed two of the four ground gas monitoring rounds, additional data has not been provided to Geo². During the two monitoring rounds atmospheric pressure had been noted to have been falling, representing a worst-case gassing scenario. The results

reported a maximum concentration of 4.1 % v/v for carbon dioxide, negligible methane (<0.1 % v/v) and negligible flow (<0.1 l/hr). Based on this data the site was assessed to be representative of Characteristic Situation 1.

It is noted that no exploratory holes were advanced within the developed farm area where Made Ground is likely to be present.

5.1.3 BWB Geotechnical Summary

Topsoil was present across the majority of the area and Made Ground was recorded in one of the locations. The site investigation confirmed an area of no superficial deposits in the centre and southeast of their study area. They encountered the Gunthorpe Member clays and mudstones as well as the Bradgate and Beacon Hill volcanoclastic siltstones in the centre of the site.

Topsoil and Made Ground extended to a maximum of 0.50m bgl.

The superficial deposits base depths varied from 0.40 – 4.20m bgl and SPT N_{60} values ranged from 15 - >50.

The Gunthorpe Member was in places not present and at its greatest extent extended to 8.38m bgl. SPT N_{60} values ranged from 22 - >50.

The volcanoclastic siltstones were observed from 1.40 – 8.07m bgl. All SPT N_{60} values exceeded 50.

BWBs report concluded;

- Earthworks will be required to prepare level platforms for the proposed development.
- The Topsoil layer is likely to have a significant organic matter content and it will therefore need to be removed and will not be suitable for reuse.
- They anticipate that the site-won material excavated at the site will predominantly comprise Superficial soils of the Oadby Till and Head Deposits, and the excavated bedrock strata of the Bradgate Formation and the Beacon Hill Formation (and possibly to a lesser degree, strata of the Gunthorpe Member).
- They consider “that the Oadby Till and weathered Gunthorpe Member below the site are likely to provide a suitable founding medium for the buildings and spread foundations are likely to be suitable. Foundations designed to net bearing pressures of at least 100kN/m² are likely to be feasible if supported on clays of at least a firm consistency (medium undrained strength). Foundation widths will be limited by required settlement tolerances and loading requirements”.
- They state the Bradgate and Beacon Hill Formations are likely to provide a higher net bearing pressure, though may not be needed.

5.1.4 BWB Infiltration Test

During the BWB site investigation, two trial pit soakaway tests were undertaken to inform infiltration rates in SA102 and SA103. One fill was undertaken in both pits and both tests were deemed to fail due to not ascertaining a 25% effective depth within the test.

6.0 Preliminary Risk Assessment

6.1 Source – Pathway – Receptor

UK legislation and guidance on assessing potentially contaminated land recommends the use of a risk assessment process based on a review of source/pathway/receptor relationships for various environmental media. The first stage of any risk assessment is to identify, using the desk study data and site information, the presence and extent of any hazard at the site, theoretical or demonstrable.

A key component of the overall risk assessment process is identification of “significant contaminant linkages” between contaminants and receptors. This can be accomplished through development of a site-specific conceptual model in which the potential contaminants, pathways and receptors identified on-site are described.

Each element can be defined as follows:

- **Contaminant source:** A substance either on or under the land and which has the potential to cause harm or pollution to human or environmental receptors.
- **Pathway:** A route or means by which a receptor can be exposed to or affected by a source.
- **Receptor:** A living organism or an ecological system, or controlled water, or property including buildings, crops and livestock.

The presence of all three of the above elements identifies a contamination linkage and a potentially unacceptable risk. To ensure that any risk present to, or, from the site can be appropriately managed each of these contamination linkages will be targeted by the investigation.

6.2 Hazard Identification

6.2.1 Potential On-Site Sources

Potentially contaminative on-site activities relate to the historical and current agricultural use of the site.

Geo² are not aware of any known leaks / spills which have occurred on site at the time of writing this report. Geo² are not aware of any complaints locally which would indicate a leak or spill has occurred.

6.2.2 Potential Off-Site Sources

No off-site sources of contamination have been identified within close proximity to the site. The landfills (closest c.450m) are considered unlikely to adversely impact the site and not considered further.

6.3 Initial Conceptual Site Model

Contamination linkages arise as a result of the interconnection of the contaminant source, contamination pathways and potential receptors. These contamination linkages are used to design the site investigation (if required), guiding the type of investigation, location of exploratory boreholes and the required sample analysis.

6.4 Risk Estimation

The objective of the qualitative risk assessment is to determine the significance of the risk, if any, which may occur as a result of the creation of pollutant linkages, which connect a potential receptor to an identified potential contaminant source at the site.

The perceived risk is based on a consideration of both the likelihood of an event (probability) occurring, and the severity of the potential consequence. Classification of these two factors is detailed in Appendix C.

6.5 Qualitative Risk Assessment

A qualitative risk assessment is undertaken, detailed in Table 5 on the following page, in line with guidance provided in CIRIA's Contaminated Land Risk Assessment: a guide to good practice CIRIA C552, 2001. The purpose of this assessment is to determine the relative significance of the identified contamination linkages by assessing the probability of an impact occurring and by assessing the perceived severity of an impact to a receptor.

Those linkages considered of low risk or less on the basis of the available site data will not be considered any further in this assessment. Linkages considered to be more significant are identified as presenting potentially unacceptable risk to the identified receptor. In these instances, further works may be considered necessary.

Source(s)	Pathway(s)	Receptor(s)	Comments	Risk	Requires Investigation
Potential contamination associated with agricultural use and Made Ground in the developed areas of the farm Potential for ACMs in the southwestern part of the site occupied by farm buildings.	Direct contact, inhalation and ingestion	Current and proposed site end users, principally within landscaped areas. (human health)	Made Ground soils are anticipated in the areas around the farm buildings in the southwest. Asbestos/ACMs may be present within shallow soils due to historical building practises. Risks to site end users will predominantly be mitigated via presence of buildings and hardstanding. Further assessment of risks where current areas of Made Ground will reside beneath proposed landscaped areas requires assessment as part of future investigation works.	Locally Low/Moderate	Yes
		Construction or maintenance workers. (human health)	Construction or maintenance workers excavating the ground may be exposed to potential contaminants. Short term risk would be mitigated by use of appropriate person protection equipment (PPE) and provision of suitable welfare facilities.	Low	No
	Leaching to groundwater, lateral and vertical flow, followed by migration within the aquifer	Unnamed stream located adjacent to the east and on-site field drains (controlled waters)	Low permeable superficial deposits underlie the site limiting migration of potential contaminants. Previous investigation identified elevated concentrations of leachable metals in soil however they are considered to be naturally occurring.	Low	No

Source(s)	Pathway(s)	Receptor(s)	Comments	Risk	Requires Investigation
		The bedrock is a Secondary B aquifer (controlled waters)	Any small leaks or spills are considered to have remained localised, with migration limited by the low permeability superficial deposits overlying the bedrock.	Low	No
Hazardous ground gases arising from Made Ground soils and possible organic matter	Inhalation noxious ground gases	Current and proposed site end users, principally within enclosed spaces. (human health)	Localised Made Ground soils are only expected in the developed farm area in the southwest. Previous investigation identified slightly elevated carbon dioxide however there was negligible flow. There are no records suggesting high percentages of organic matter in the soils. No landfills are recorded in close proximity to the site.	Low	No
Off-site sources	Migration of contaminants	Current and proposed site end users (human health) Groundwater beneath site (controlled waters)	Given that agricultural use of the surrounding area is similar to that on site and the low permeable superficial deposits, the risk is considered to be low.	Low	No

Table 5. Summary of Qualitative Risk Assessment

7.0 Geotechnical Constraints

7.1 Preliminary Ground Model

Based on the available information, it is anticipated that the ground conditions at the site will comprise Made Ground immediately adjacent to the M1 and A50 and in the area occupied by the farm building in the southwest. This will likely be underlain by superficial clay, silt, sand and gravel, however, some areas of the site are expected to contain variable thicknesses of superficial deposits with some areas containing up to 5m and others having no superficial deposits. The bedrock on site is expected to be predominantly Gunthorpe Mudstone member however there is an area of volcanoclastic siltstone central to the site which has been noted to outcrop at the surface by BWB.

7.2 Geotechnical Considerations

The geotechnical constraints that are considered to potentially be a risk during redevelopment are detailed below:

- The proposed site development is understood to involve cut and fill earthworks to establish formation levels for development platforms. Geotechnical characterisation of excavated materials will be required to assess their engineering properties and determine suitability for reuse in accordance with relevant specifications and acceptability criteria.
- Shallow groundwater has been encountered during third party investigation within the south west of the site. Excavations below the water table may be quickly inundated, as such local dewatering may be required. The effect of shallow perched groundwater within the superficial deposits should be carefully considered during the design of any earthworks required at the site and the protection of any cohesive formation layers. Further investigation should include installation of boreholes and monitoring of groundwater levels to further understand the hydrological regime.
- Ground conditions across the site are variable with areas absence of superficial deposits and areas of mudstone and volcanoclastic siltstone bedrock. This variability presents a potential risk of differential settlement due to anticipated variations in compressibility and bearing capacity across the site. An intrusive site investigation will be required to characterise subsurface conditions and inform appropriate foundation design.

8.0 Conclusions and Recommendations

8.1 Conclusions

A Preliminary Risk Assessment of the site known as Markfield, located at LE67 9QB was undertaken, prior to the proposed redevelopment of the site for commercial/industrial/logistics use across six units

8.1.1 Contaminated Land Considerations

The purpose of the assessment was to evaluate the potential for risk to be posed to human health and controlled waters from historical and current use of the site.

The historical and current activities on the site have been limited to agriculture with the vast majority of the site being undeveloped.

No known leaks or significant spills have been made known to Geo² at the time of writing this report. Localised hydrocarbon impact from spills/leaks from farm machinery cannot be entirely ruled out but is considered unlikely and highly localised if present.

The site is underlain by mudstone and localised volcanoclastic siltstone bedrock beneath, classed as a Secondary B Aquifer, overlain by low permeability superficial deposits classed as a Secondary Undifferentiated Aquifer. Consequently, Geo² consider the risk to underlying aquifers and to be **Low**.

Due to the likely presence of Made Ground soils in a limited area of the site, Geo² consider the risk to site end users from contaminants within shallow soils to be locally Low/Moderate and predominantly **Low** for the majority of the site.

The risk to surface waters from contamination arising from the site and to site end users from ground gases has been assessed as **Low**.

8.1.2 Geotechnical Considerations

Geotechnical characterisation of excavated materials acquired as part of proposed cut and fill operations will be required to assess their engineering properties and determine suitability for reuse in accordance with relevant specifications and acceptability criteria.

Ground conditions across the site are variable with areas absence of superficial deposits and areas of mudstone and volcanoclastic siltstone bedrock. This variability present a potential risk of differential settlement due to anticipated variations in compressibility and bearing capacity across the site. An intrusive site investigation will be required to characterise subsurface conditions and inform appropriate foundation design.

8.1.3 Recommendations

The following recommendations are made with regards further assessing risks to satisfy anticipated contaminated land conditions and provide information for geotechnical design purposes:

- Boreholes and trial pits will need to be undertaken in order to obtain the samples and testing required for the design of the foundations and areas of hardstanding. Consideration should be given to the sampling and analysis of topsoil to inform re-use options as it is envisaged that the topsoil strip will create surplus volumes of soil.
- Boreholes should be installed with groundwater monitoring wells to assess depth to groundwater within the proposed earthworks areas.
- When development works take place on site, a watching brief should be imposed to ensure that any impacts unidentified in the site investigation can be characterised and treated appropriately.
- Basic radon protection measures will be required in units which intersect with areas of higher radon potential. Based on the current master plan this is Units 3 & 4.

9.0 Report Limitations

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10.0 References

British Standards Institute

BS10175:2011 “Investigation of potentially contaminated land sites – code of practice”

British Geological Society

Geology of Britain Viewer

CIRIA

C552 Contaminated Land Risk Assessment, a guide to good practise, 2001.

C665, Assessing risks posed by hazardous ground gases to buildings, 2007.

CL:AIRE

Good Practice For Risk Assessment For Coal Mine Gas Emissions, October 2021.

Environmental Agency

Land Contamination Risk Management (LCRM) Guidance, 2020

Landmark

Groundsure Report, ref. GS-S10-OHG-YXD-NX4

Mining Remediation Authority

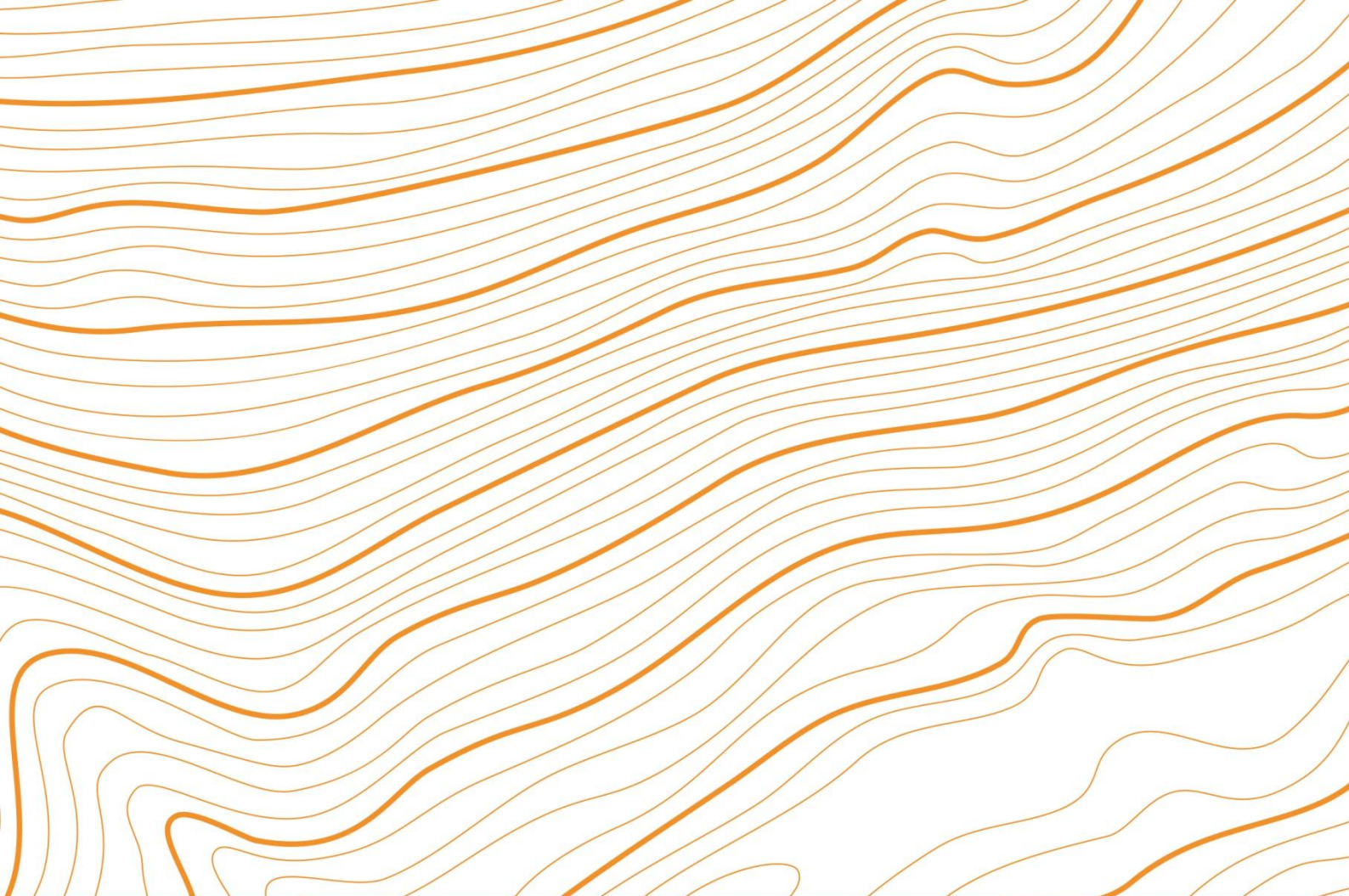
Mining Remediation Authority Interactive Viewer

Zetica UXO

Risk Maps Viewer

Ground Investigation Report

BWB, Phase 2 Geo-Environmental Assessment, ref: MAR-BWB-EGT-XX-RP-G-0001_Ph2, April 2024



Appendix A – Photographic Survey

4467 – Markfield – Photographic Survey 1

Image 1: Aerial image of the site – marked yellow lines are access gates and the numbers in fields correlate with the descriptions of the following images.



Image 2: View across field 2, with a power line running through.

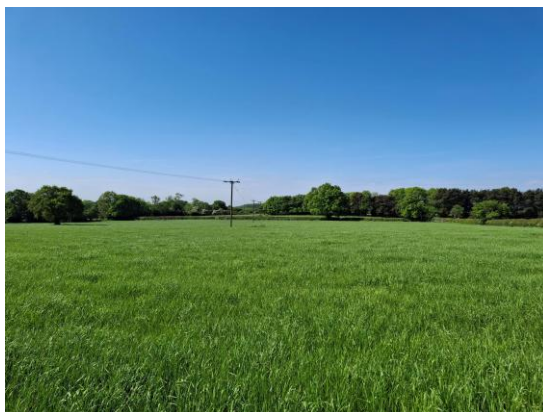


Image 3: View across western area of field 3 where the trees mark boundaries between farms



Image 4: Land west of the third field that is part of the site (not accessed due to ownership of another farmer) with power line running through.



Image 5: View across the southern section of field 3.



Image 6: Access gate in field 3 into the western fields of the site (owned by another farmer)



4467 – Markfield – Photographic Survey 2

Image 7: View across field 4 with power line running through.



Image 8: Gate that can be used to access field 4 from the road.



Image 9: Mature tree line bordering the south of field 4.



Image 10: Access gate off the road for field 5.



Image 11: View of field 5.



Image 12: View of field 6 and buildings bordering the site that are used to house farming equipment and cattle.





Appendix B – Desk Study Data

MARKFIELD, LE67 9PX

Order Details

Date: 29/04/2025
Your ref: 3858
Our Ref: GS-CL5-OWJ-OWZ-RLL

Site Details

Location: 448194 311444
Area: 29.78 ha
Authority: [Hinckley and Bosworth Borough Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

N/A: >10ha

[Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	6	1	5	13	-
16	1.2	Historical tanks	0	0	0	0	-
16	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
16 >	1.5 >	Historical garages >	0	0	0	3	-
17	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
18 >	2.1 >	Historical industrial land uses >	8	1	6	14	-
20	2.2	Historical tanks	0	0	0	0	-
20	2.3	Historical energy features	0	0	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20 >	2.5 >	Historical garages >	0	0	0	6	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	2	-
23	3.5	Historical waste sites	0	0	0	0	-
24 >	3.6 >	Licensed waste sites >	0	0	0	1	-
24 >	3.7 >	Waste exemptions >	0	0	22	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
27	4.1	Recent industrial land uses	0	0	0	-	-
27 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
28	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.7	Regulated explosive sites	0	0	0	0	-
29	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
29 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	1	-
30	4.12	Radioactive Substance Authorisations	0	0	0	0	-
30 >	4.13 >	Licensed Discharges to controlled waters >	0	0	2	2	-
31	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.15	Pollutant release to public sewer	0	0	0	0	-
31	4.16	List 1 Dangerous Substances	0	0	0	0	-
31	4.17	List 2 Dangerous Substances	0	0	0	0	-
32	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
32	4.19	Pollution inventory substances	0	0	0	0	-
32	4.20	Pollution inventory waste transfers	0	0	0	0	-
32	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
35 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
37 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	5.6 >	Groundwater abstractions >	0	0	0	1	12
43 >	5.7 >	Surface water abstractions >	0	0	0	0	3
44 >	5.8 >	Potable abstractions >	0	0	0	1	0
45	5.9	Source Protection Zones	0	0	0	0	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
46 >	6.1 >	Water Network (OS MasterMap) >	0	4	25	-	-



49 >	6.2 >	Surface water features >	0	3	12	-	-
49 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
50 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
50 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	Low (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	7
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
59	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
59 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	11
60	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
61	10.11	Green Belt	0	0	0	0	0
61	10.12	Proposed Ramsar sites	0	0	0	0	0



61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	1	1
63 >	10.17 >	SSSI Impact Risk Zones >	4	-	-	-	-
66 >	10.18 >	SSSI Units >	0	0	0	0	19
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
72	11.1	World Heritage Sites	0	0	0	-	-
72	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
72	11.3	National Parks	0	0	0	-	-
72	11.4	Listed Buildings	0	0	0	-	-
73	11.5	Conservation Areas	0	0	0	-	-
73	11.6	Scheduled Ancient Monuments	0	0	0	-	-
73	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
75 >	12.2 >	Open Access Land >	0	0	6	-	-
75	12.3	Tree Felling Licences	0	0	0	-	-
75 >	12.4 >	Environmental Stewardship Schemes >	1	1	3	-	-
76	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	13.1 >	Priority Habitat Inventory >	3	6	20	-	-
79	13.2	Habitat Networks	0	0	0	-	-
79	13.3	Open Mosaic Habitat	0	0	0	-	-
79	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
80 >	14.1 >	10k Availability >	Identified (within 500m)				
81 >	14.2 >	Artificial and made ground (10k) >	2	2	1	6	-
83 >	14.3 >	Superficial geology (10k) >	5	0	3	2	-



84	14.4	Landslip (10k)	0	0	0	0	-
85 >	14.5 >	Bedrock geology (10k) >	3	8	5	0	-
86	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
87 >	15.1 >	50k Availability >	Identified (within 500m)				
88 >	15.2 >	Artificial and made ground (50k) >	0	0	1	2	-
89	15.3	Artificial ground permeability (50k)	0	0	-	-	-
90 >	15.4 >	Superficial geology (50k) >	5	0	3	2	-
91 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
92	15.6	Landslip (50k)	0	0	0	0	-
92	15.7	Landslip permeability (50k)	None (within 50m)				
93 >	15.8 >	Bedrock geology (50k) >	3	7	6	0	-
94 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
95	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
96 >	16.1 >	BGS Boreholes >	0	1	8	-	-
Page	Section	Natural ground subsidence >					
98 >	17.1 >	Shrink swell clays >	Low (within 50m)				
100 >	17.2 >	Running sands >	Very low (within 50m)				
102 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
103 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
104 >	17.5 >	Landslides >	Low (within 50m)				
106 >	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
108	18.1	BritPits	0	0	0	0	-
109 >	18.2 >	Surface ground workings >	8	1	5	-	-
109	18.3	Underground workings	0	0	0	0	0
110	18.4	Underground mining extents	0	0	0	0	-
110 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-

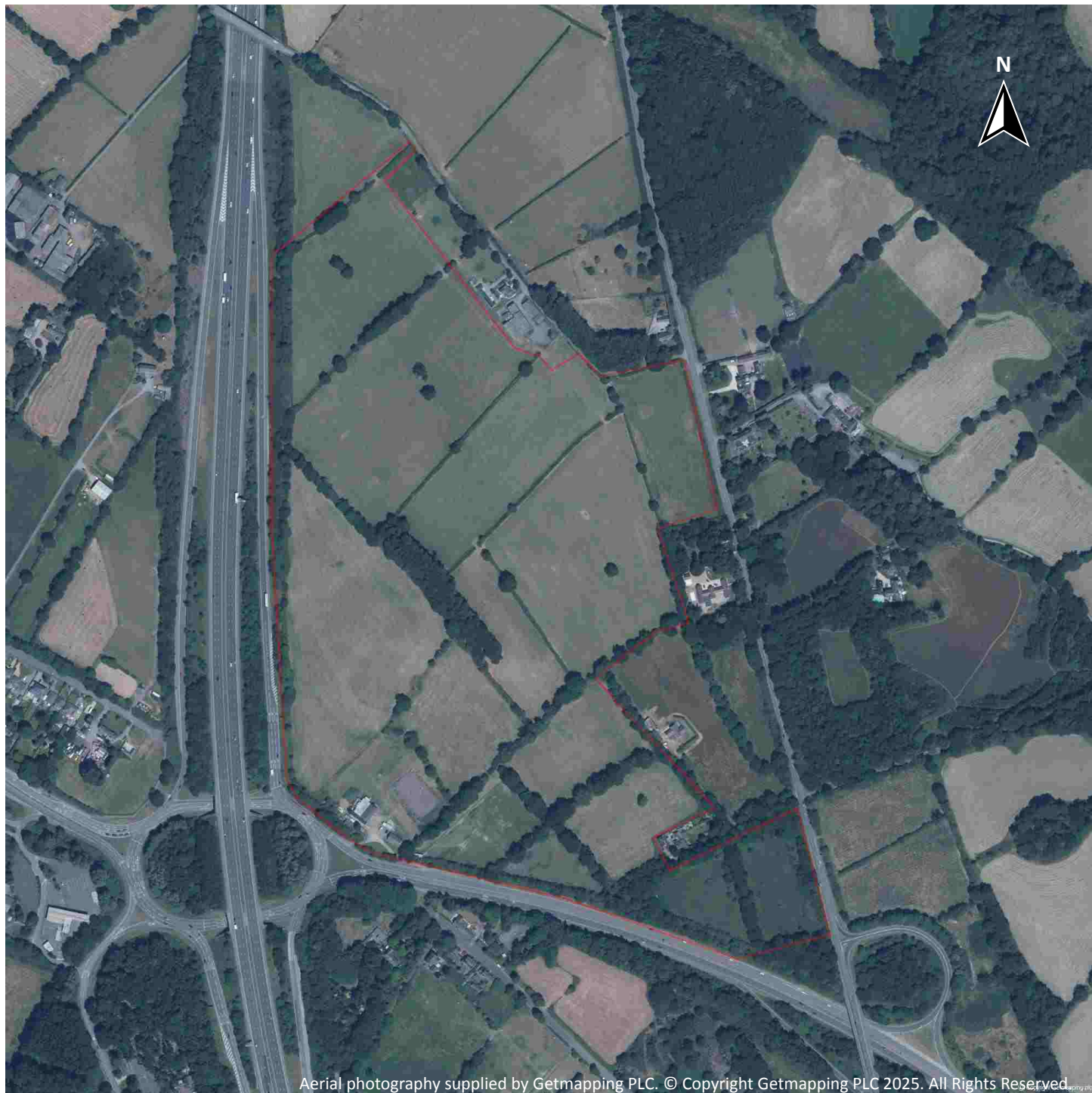


110	18.6	Non-coal mining	0	0	0	0	0
110 >	18.7 >	JPB mining areas >	Identified (within 0m)				
111	18.8	The Coal Authority non-coal mining	0	0	0	0	-
111	18.9	Researched mining	0	0	0	0	-
111	18.10	Mining record office plans	0	0	0	0	-
112	18.11	BGS mine plans	0	0	0	0	-
112	18.12	Coal mining	None (within 0m)				
112	18.13	Brine areas	None (within 0m)				
112	18.14	Gypsum areas	None (within 0m)				
112	18.15	Tin mining	None (within 0m)				
113	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
114	19.1	Natural cavities	0	0	0	0	-
114	19.2	Mining cavities	0	0	0	0	0
114	19.3	Reported recent incidents	0	0	0	0	-
114	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
116 >	20.1 >	Radon >	Between 3% and 5% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
118 >	21.1 >	BGS Estimated Background Soil Chemistry >	19	10	-	-	-
119	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
119	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
120	22.1	Underground railways (London)	0	0	0	-	-
120	22.2	Underground railways (Non-London)	0	0	0	-	-
120	22.3	Railway tunnels	0	0	0	-	-
120	22.4	Historical railway and tunnel features	0	0	0	-	-
120	22.5	Royal Mail tunnels	0	0	0	-	-
121	22.6	Historical railways	0	0	0	-	-



121	22.7	Railways	0	0	0	-	-
121	22.8	Crossrail 2	0	0	0	0	-
121	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 10/07/2022

Site Area: 29.78ha



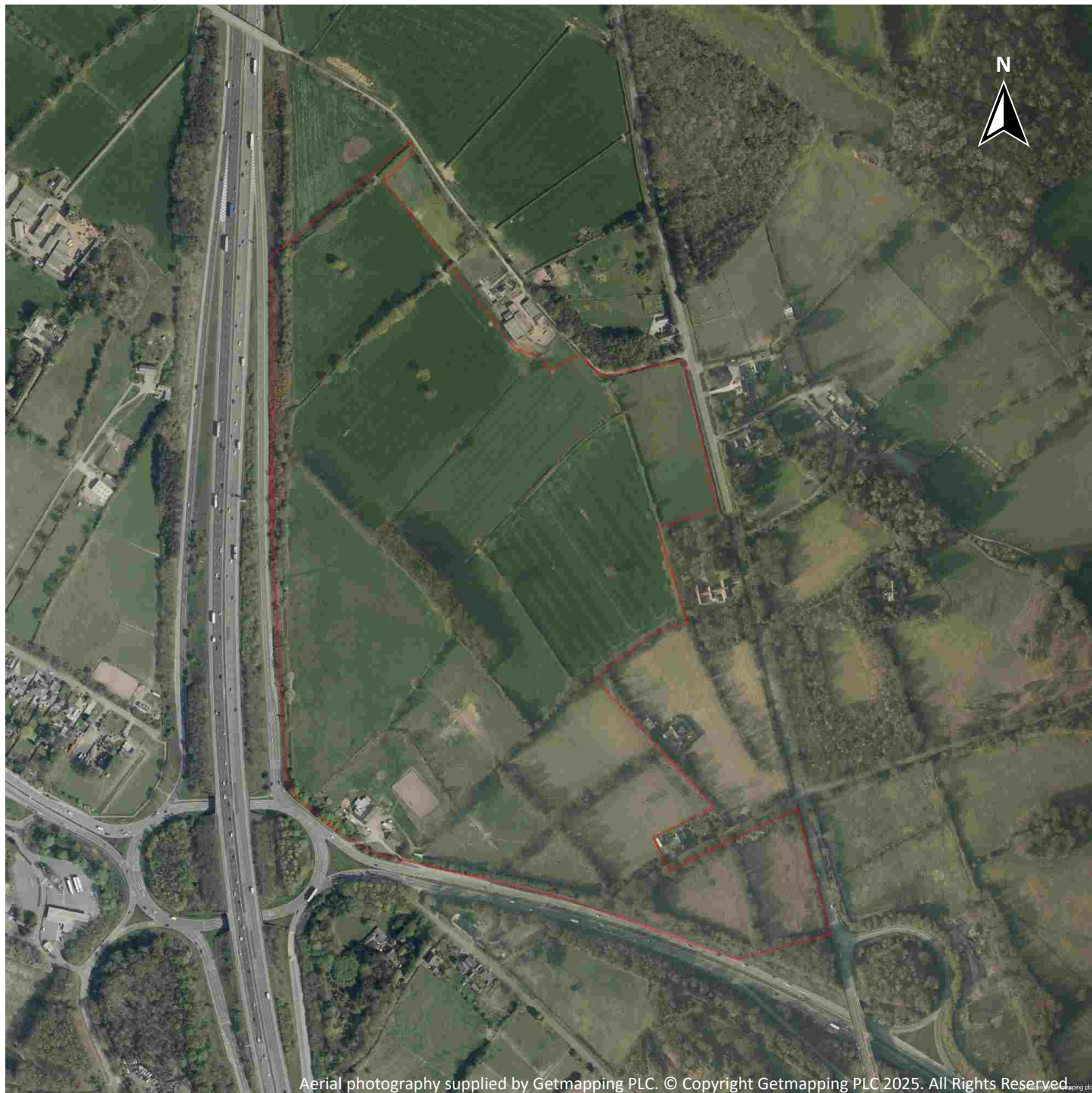
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 29 April 2025

Recent site history - 2019 aerial photograph



Capture Date: 20/04/2019

Site Area: 29.78ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 29 April 2025

Recent site history - 2011 aerial photograph



Capture Date: 09/10/2011

Site Area: 29.78ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 29 April 2025

Recent site history - 2010 aerial photograph



Capture Date: 25/10/2010

Site Area: 29.78ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 29 April 2025

Recent site history - 1999 aerial photograph



Capture Date: 11/07/1999

Site Area: 29.78ha



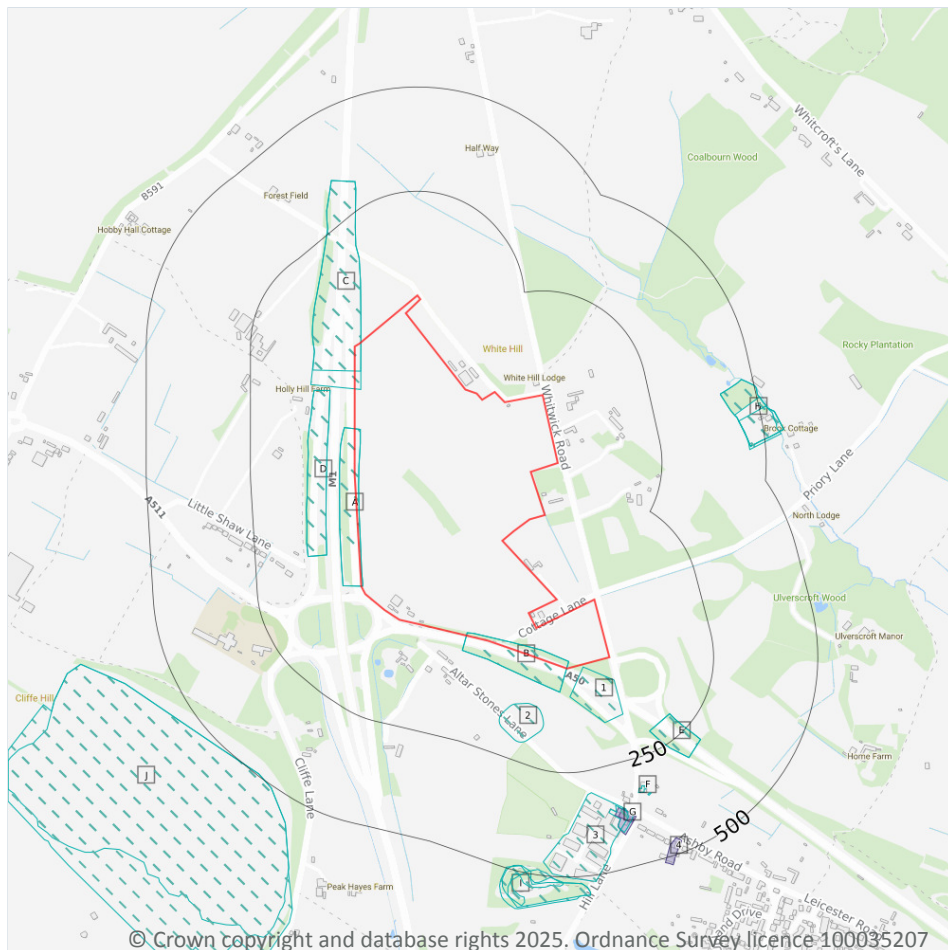
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 29 April 2025

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

25

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 14](#) >

ID	Location	Land use	Dates present	Group ID
A	On site	Cuttings	1968 - 1980	1645136



ID	Location	Land use	Dates present	Group ID
A	On site	Cuttings	1992	1737260
B	On site	Cuttings	1992	1706108
B	On site	Cuttings	1980	1759944
C	On site	Cuttings	1968 - 1980	1746401
C	On site	Cuttings	1992	1766837
1	7m SE	Cuttings	1992	1585592
D	59m NW	Cuttings	1968 - 1980	1769799
D	59m NW	Cuttings	1992	1771886
2	110m S	Corn Mill	1883	1589523
E	197m SE	Cuttings	1992	1684881
E	197m SE	Cuttings	1980	1695353
3	303m SE	Industrial Estate	1992	1615099
F	318m SE	Smithy	1901	1609600
F	339m SE	Smithy	1883	1609599
G	347m SE	Garage	1968	1603505
H	417m E	Nurseries	1992	1675886
H	417m E	Nurseries	1980	1712548
H	439m E	Nurseries	1968	1682212
H	445m E	Unspecified Commercial/Industrial	1955	1599971
I	485m S	Unspecified Heap	1930 - 1955	1761636
I	486m S	Refuse Heap	1968	1643226
I	487m S	Refuse Heap	1901	1753274
J	496m SW	Unspecified Quarry	1980	1686492
J	496m SW	Unspecified Commercial/Industrial	1968 - 1980	1742531

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m**0**

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m**0**

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'.

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**3**

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 14 >](#)



ID	Location	Land use	Dates present	Group ID
G	354m SE	Garage	1959 - 1967	56921
G	358m SE	Garage	1972	55797
4	462m SE	Garage	1959 - 1972	55510

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

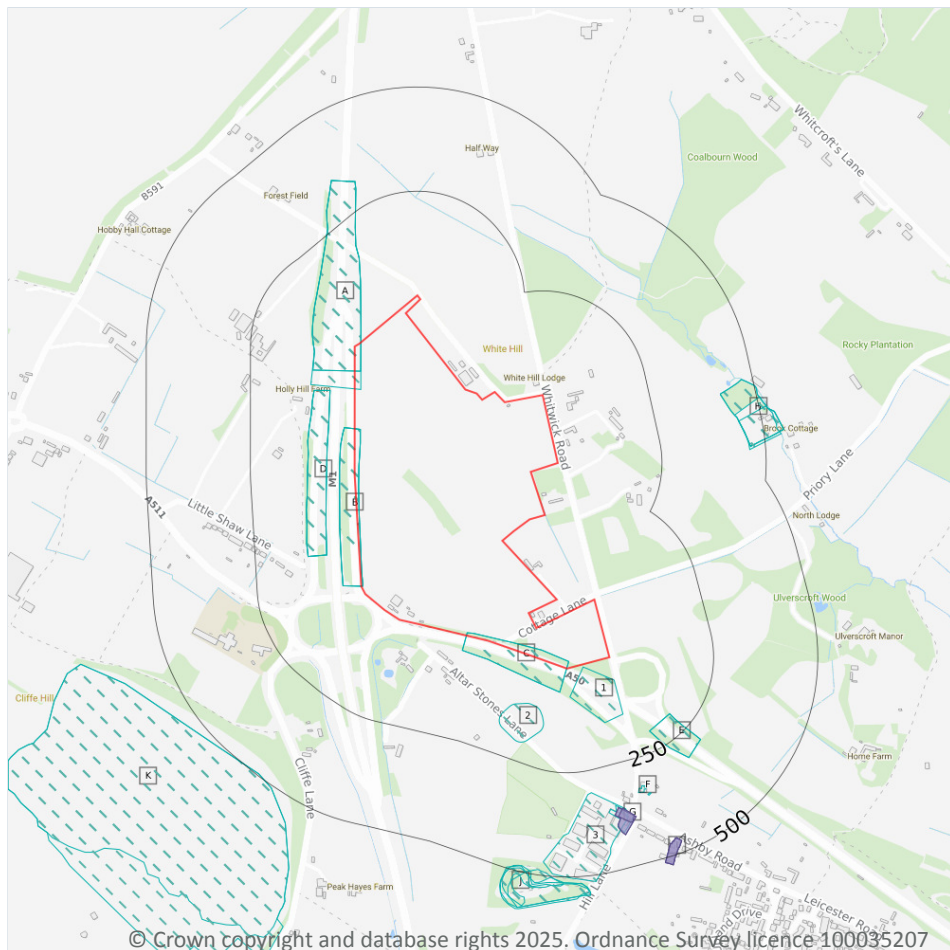
0

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 garages

2.1 Historical industrial land uses

Records within 500m

29

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 18](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Cuttings	1992	1766837
A	On site	Cuttings	1968	1746401
A	On site	Cuttings	1980	1746401



ID	Location	Land Use	Date	Group ID
B	On site	Cuttings	1992	1737260
B	On site	Cuttings	1968	1645136
B	On site	Cuttings	1980	1645136
C	On site	Cuttings	1992	1706108
C	On site	Cuttings	1980	1759944
1	7m SE	Cuttings	1992	1585592
D	59m NW	Cuttings	1992	1771886
D	59m NW	Cuttings	1968	1769799
D	59m NW	Cuttings	1980	1769799
2	110m S	Corn Mill	1883	1589523
E	197m SE	Cuttings	1992	1684881
E	197m SE	Cuttings	1980	1695353
3	303m SE	Industrial Estate	1992	1615099
F	318m SE	Smithy	1901	1609600
F	339m SE	Smithy	1883	1609599
G	347m SE	Garage	1968	1603505
H	417m E	Nurseries	1992	1675886
H	417m E	Nurseries	1980	1712548
H	439m E	Nurseries	1968	1682212
H	445m E	Unspecified Commercial/Industrial	1955	1599971
J	485m S	Unspecified Heap	1930	1761636
J	486m S	Refuse Heap	1968	1643226
J	487m S	Refuse Heap	1901	1753274
J	491m S	Unspecified Heap	1955	1761636
K	496m SW	Unspecified Quarry	1980	1686492
K	496m SW	Unspecified Commercial/Industrial	1980	1742531

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m**0**

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m**0**

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'.

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**6**

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 18](#) >

ID	Location	Land Use	Date	Group ID
G	354m SE	Garage	1959	56921
G	354m SE	Garage	1967	56921
G	358m SE	Garage	1972	55797
I	462m SE	Garage	1959	55510



ID	Location	Land Use	Date	Group ID
I	462m SE	Garage	1967	55510
I	462m SE	Garage	1972	55510

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Licensed waste sites
- 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.

