



#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_1\_2  
**Grid Ref:** 447951, 311802

**Map Name:** National Grid

**Map date:** 1991

**Scale:** 1:2,500

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



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

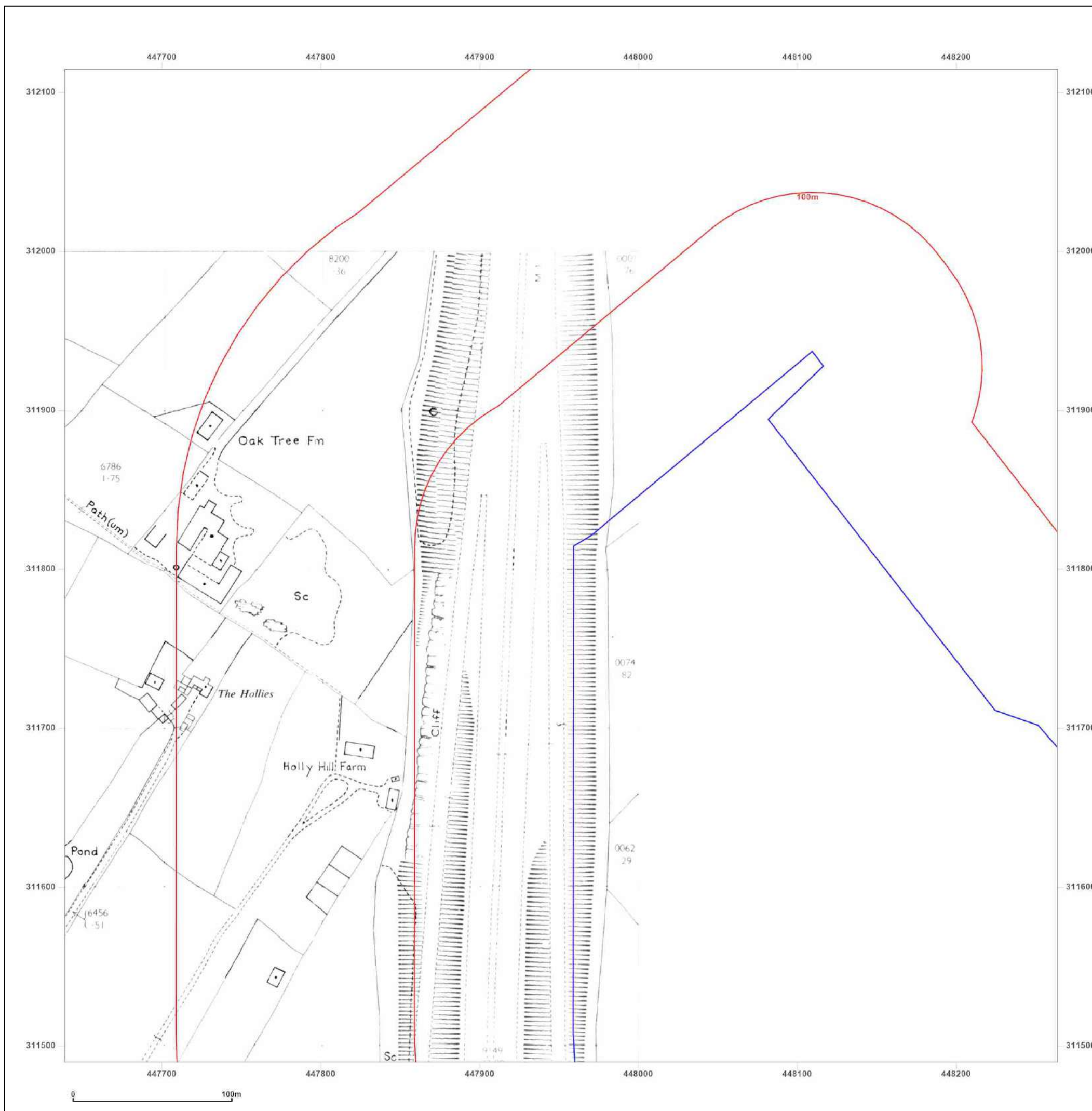


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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_1\_2  
**Grid Ref:** 447951, 311802

**Map Name:** National Grid

**Map date:** 1989-1993

**Scale:** 1:2,500

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



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

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

Surveyed 1963  
 Revised 1989  
 Edition N/A  
 Copyright 1989  
 Levelled 1963

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

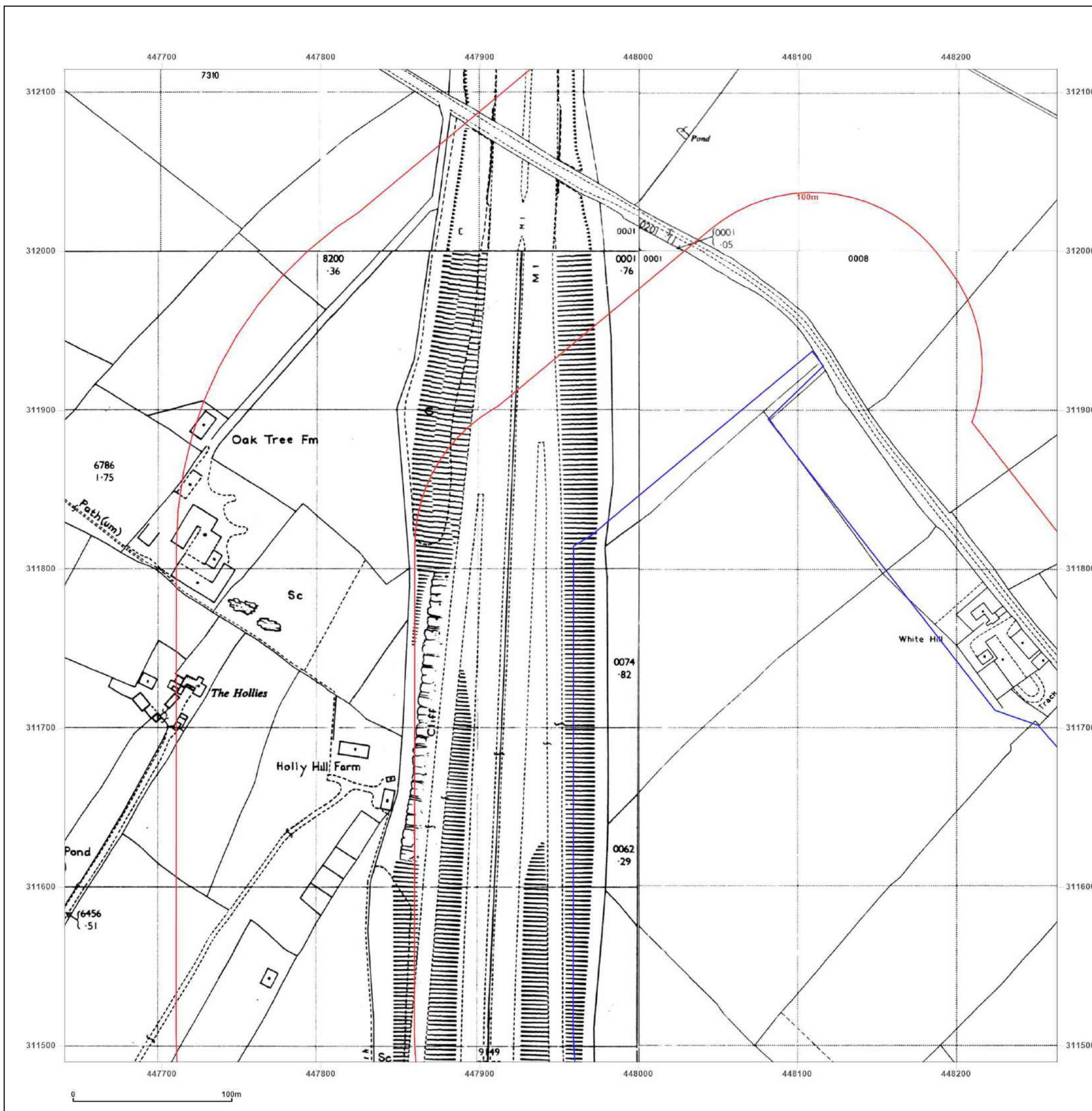


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**Site Details:**

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_1\_2  
**Grid Ref:** 447951, 311802

**Map Name:** National Grid

**Map date:** 1993

**Scale:** 1:2,500

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



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

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



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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_2\_1  
**Grid Ref:** 448576, 311176

**Map Name:** County Series

**Map date:** 1884

**Scale:** 1:2,500

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



Surveyed 1884  
 Revised 1884  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

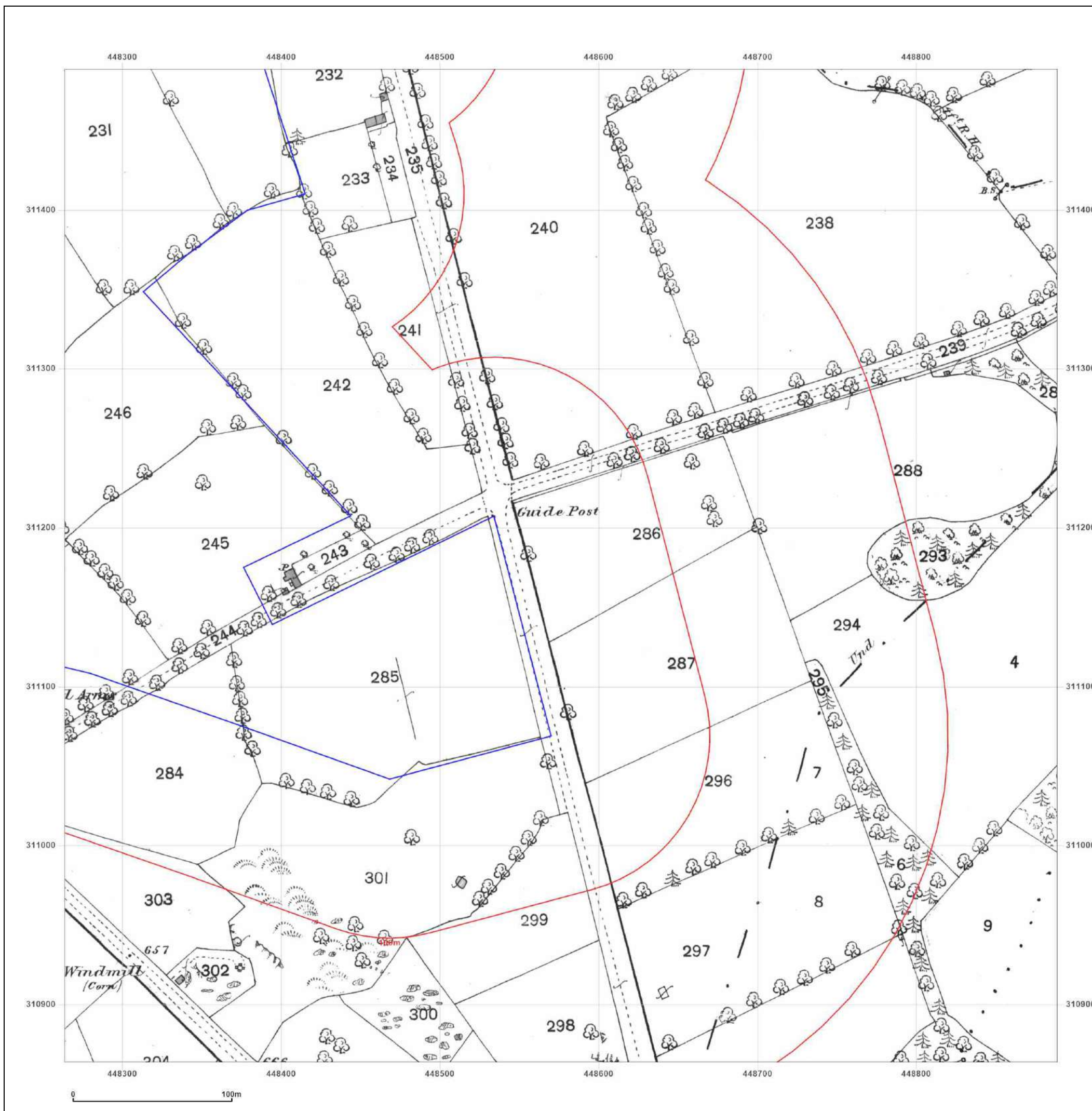


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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_2\_1  
**Grid Ref:** 448576, 311176

**Map Name:** County Series

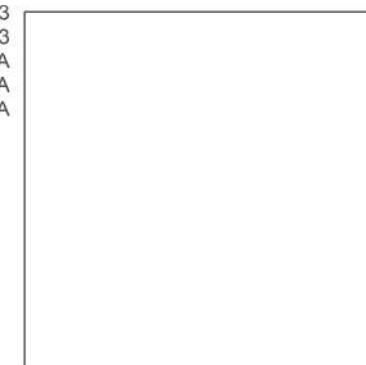
**Map date:** 1903

**Scale:** 1:2,500

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



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

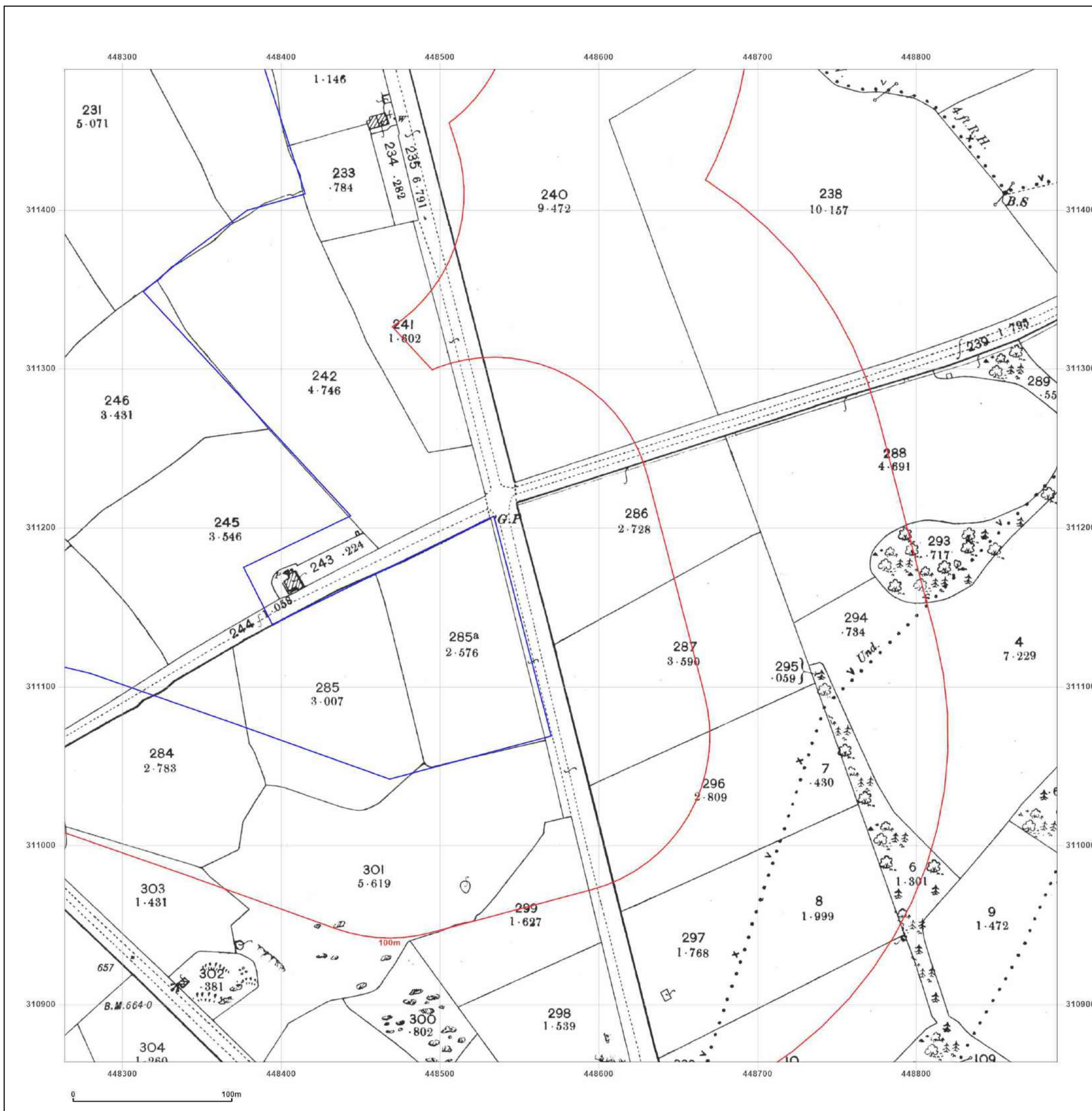


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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_2\_1  
**Grid Ref:** 448576, 311176

**Map Name:** County Series

**Map date:** 1929

**Scale:** 1:2,500

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



Surveyed 1929  
 Revised 1929  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

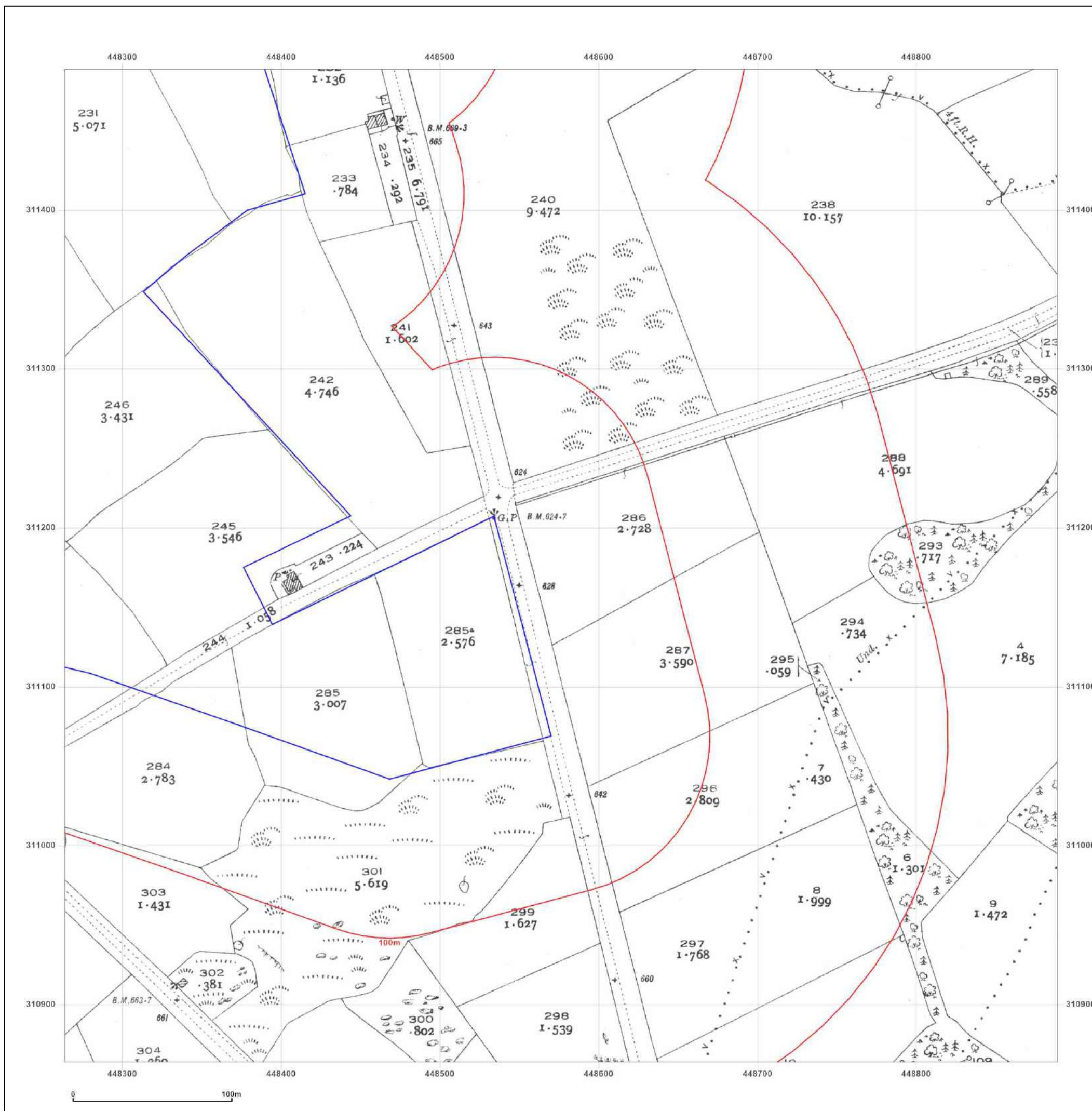


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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_2\_1  
**Grid Ref:** 448576, 311176

**Map Name:** National Grid

**Map date:** 1959-1960

**Scale:** 1:2,500

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



Surveyed 1959  
 Revised 1959  
 Edition N/A  
 Copyright 1960  
 Levelled 1958

Surveyed 1958  
 Revised 1958  
 Edition N/A  
 Copyright 1959  
 Levelled 1954

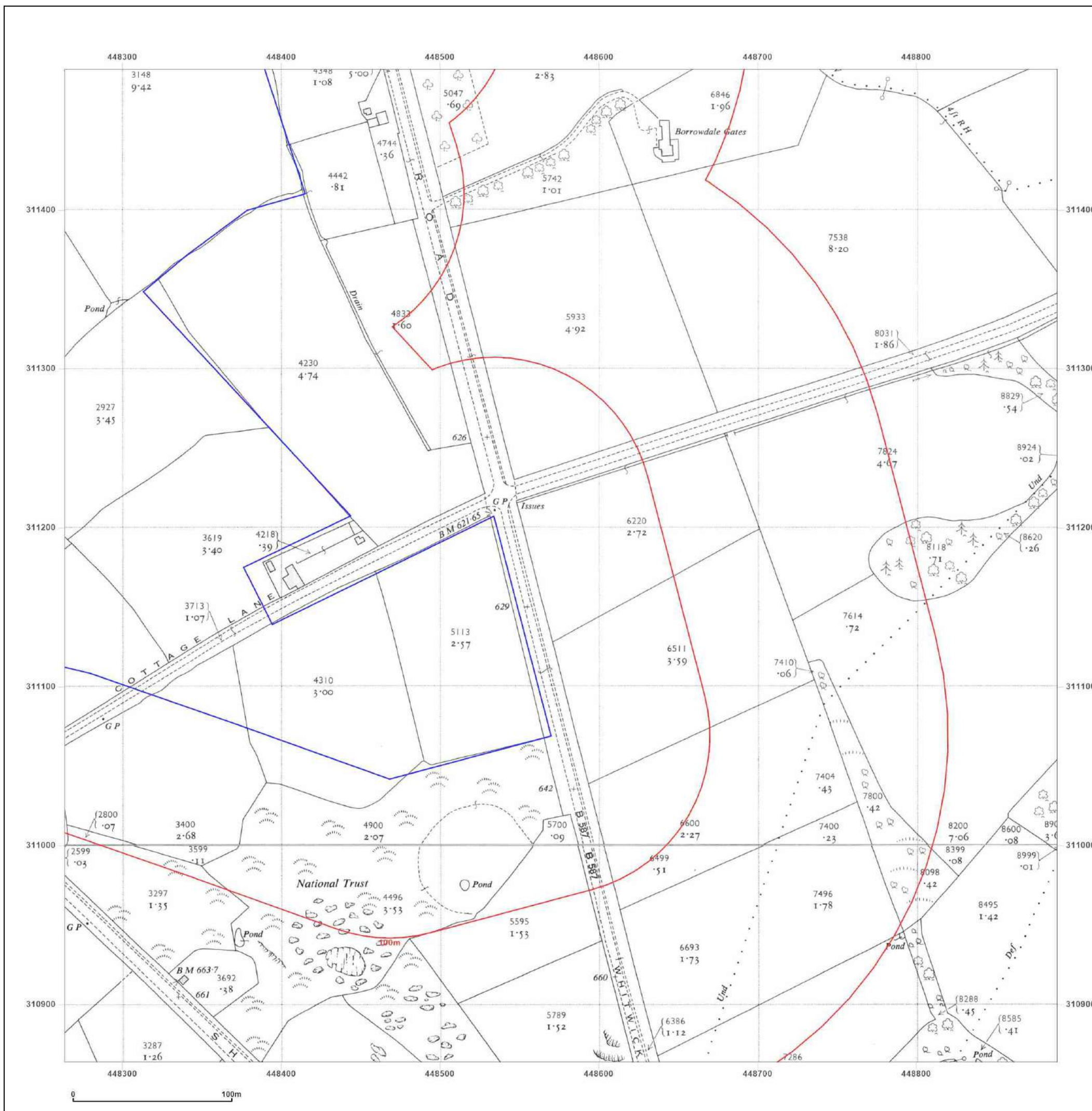


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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_2\_1  
**Grid Ref:** 448576, 311176

**Map Name:** National Grid

**Map date:** 1967

**Scale:** 1:2,500

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



Surveyed 1966  
 Revised 1966  
 Edition N/A  
 Copyright 1967  
 Levelled 1965

Surveyed 1966  
 Revised 1966  
 Edition N/A  
 Copyright 1967  
 Levelled 1964

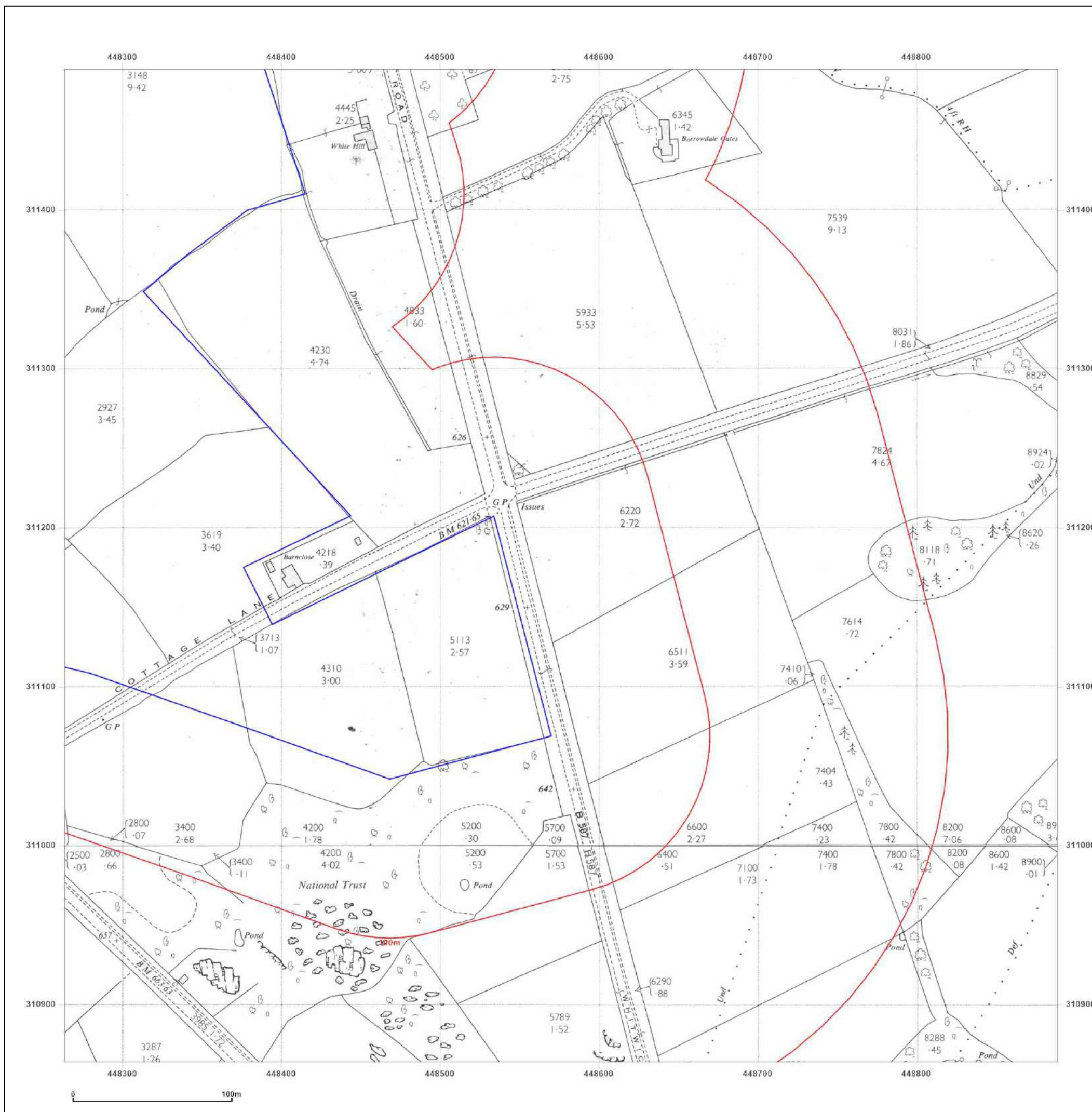


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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_2\_1  
**Grid Ref:** 448576, 311176

**Map Name:** National Grid

**Map date:** 1977-1982

**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 1981  
 Revised 1981  
 Edition N/A  
 Copyright 1982  
 Levelled 1964

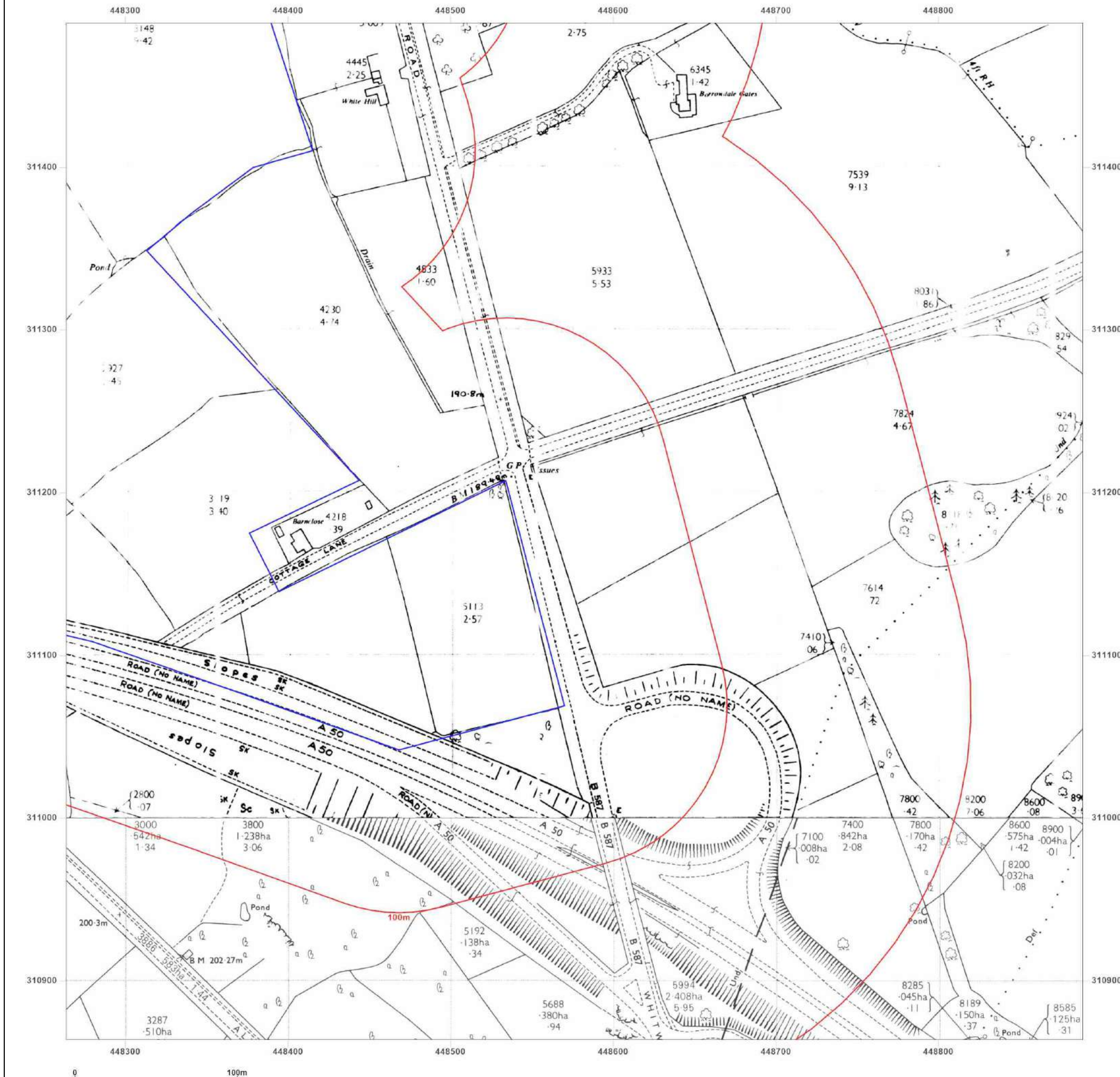


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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_2\_1  
**Grid Ref:** 448576, 311176

**Map Name:** National Grid

**Map date:** 1990-1993

**Scale:** 1:2,500

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



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

Surveyed 1990  
 Revised 1990  
 Edition N/A  
 Copyright 1990  
 Levelled N/A

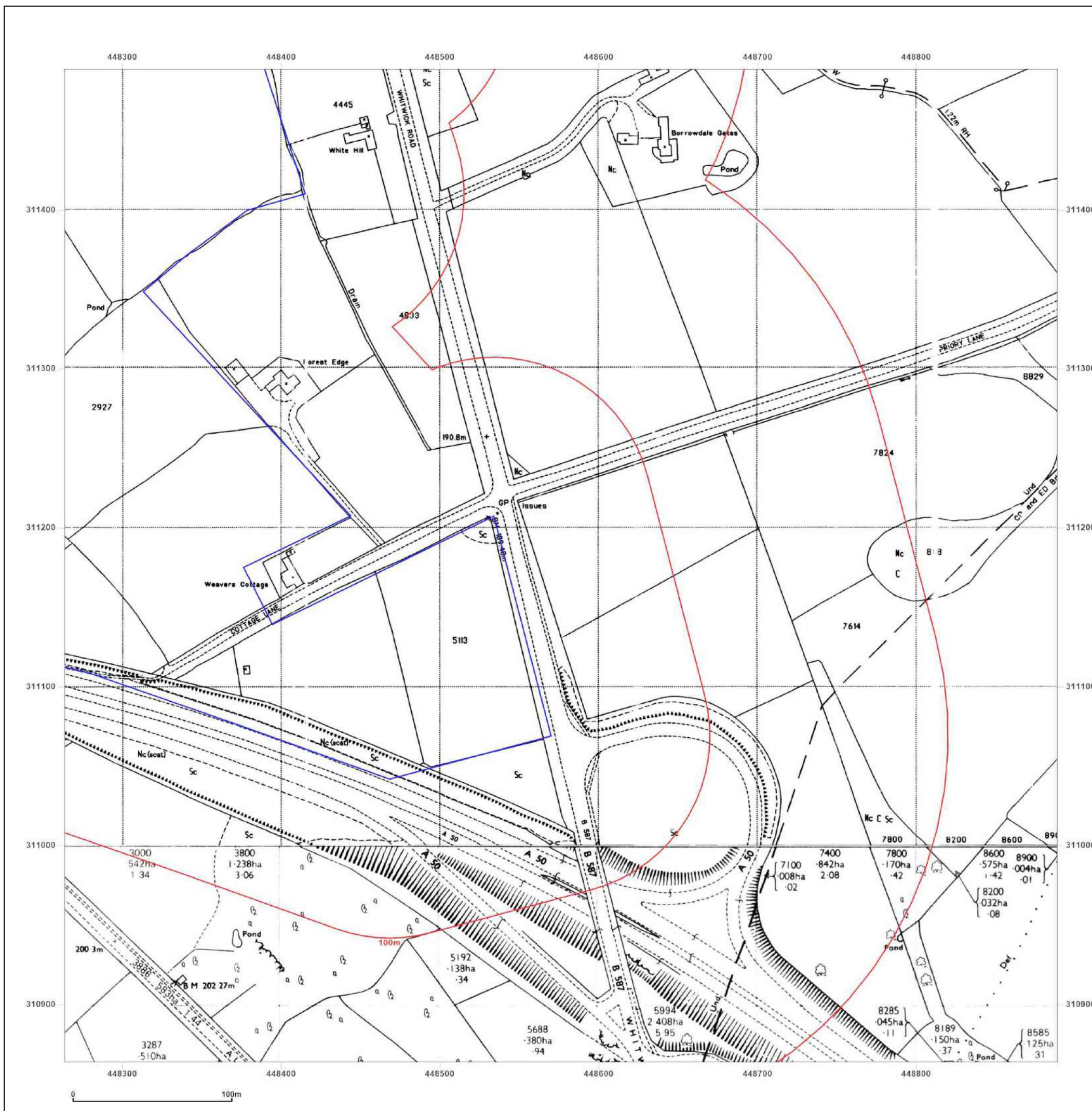


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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_2\_2  
**Grid Ref:** 448576, 311802

**Map Name:** County Series

**Map date:** 1884

**Scale:** 1:2,500

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



Surveyed 1884  
 Revised 1884  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

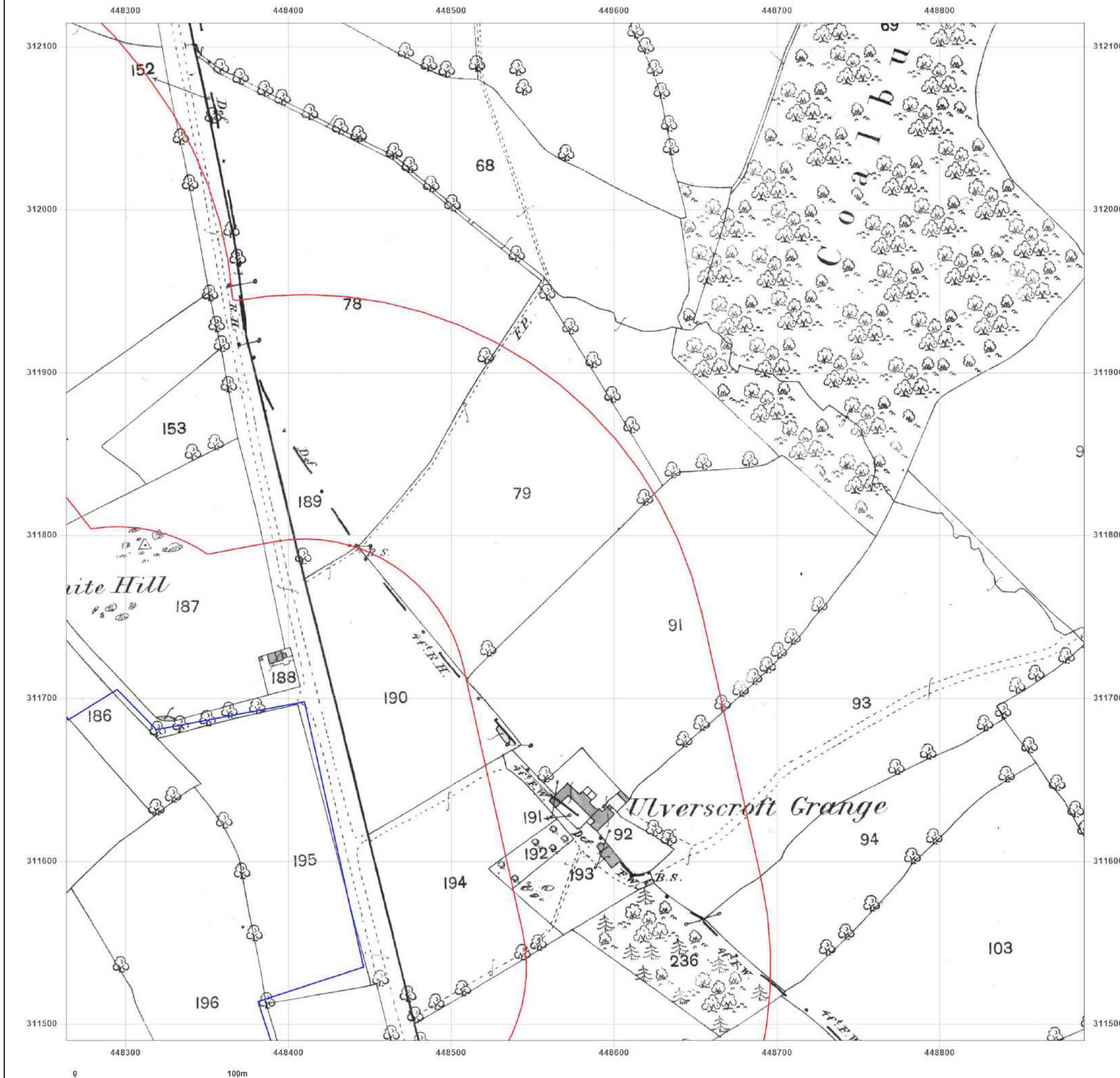


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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_2\_2  
**Grid Ref:** 448576, 311802

**Map Name:** County Series

**Map date:** 1903

**Scale:** 1:2,500

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



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

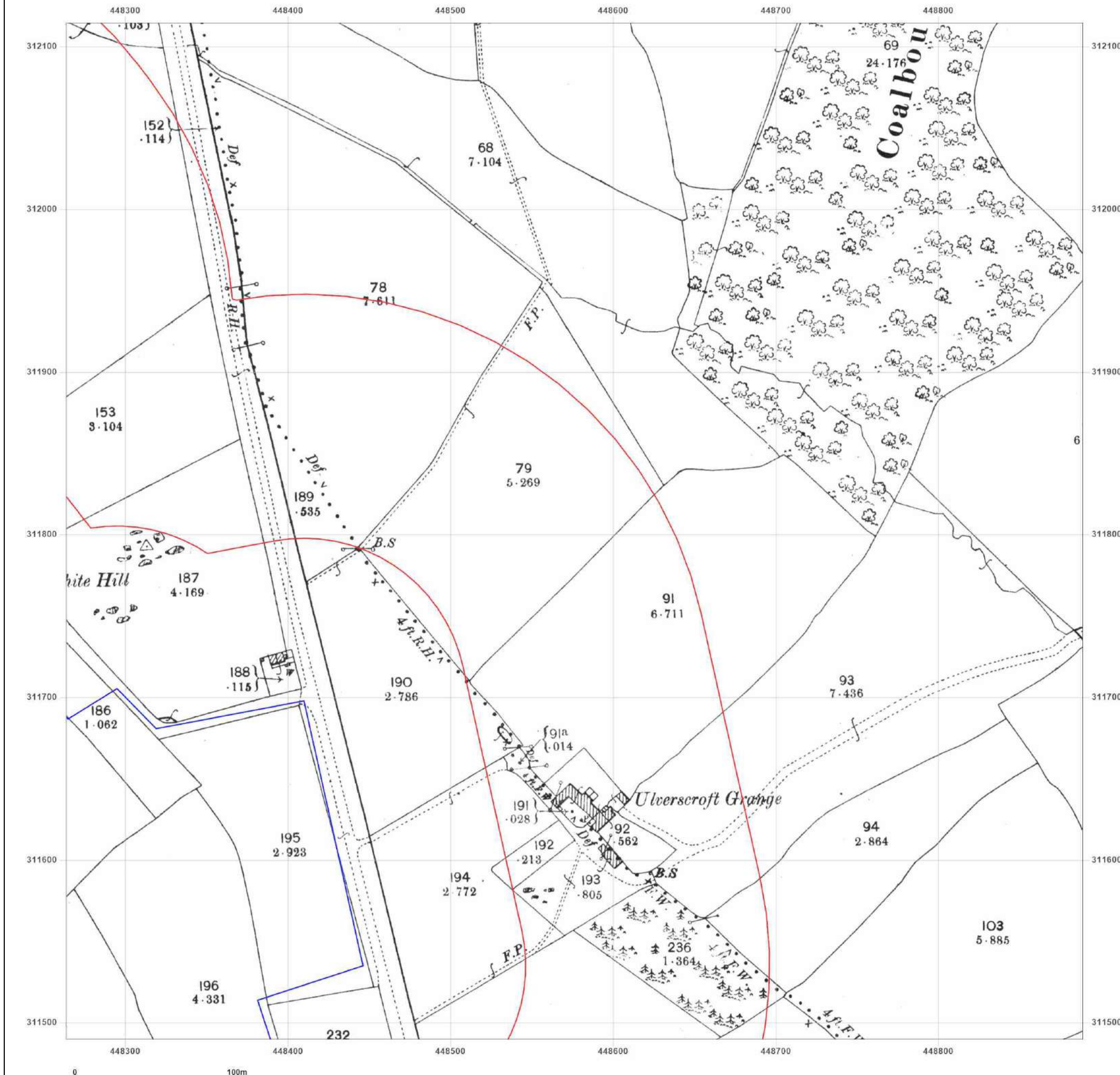


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#### Site Details:

MARKFIELD, LE67 9PX

Client Ref: 3858  
Report Ref: GS-S10-OHG-YXD-NX4\_LS\_2\_2  
Grid Ref: 448576, 311802

Map Name: County Series

Map date: 1929

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1929  
Revised 1929  
Edition N/A  
Copyright N/A  
Levelled N/A

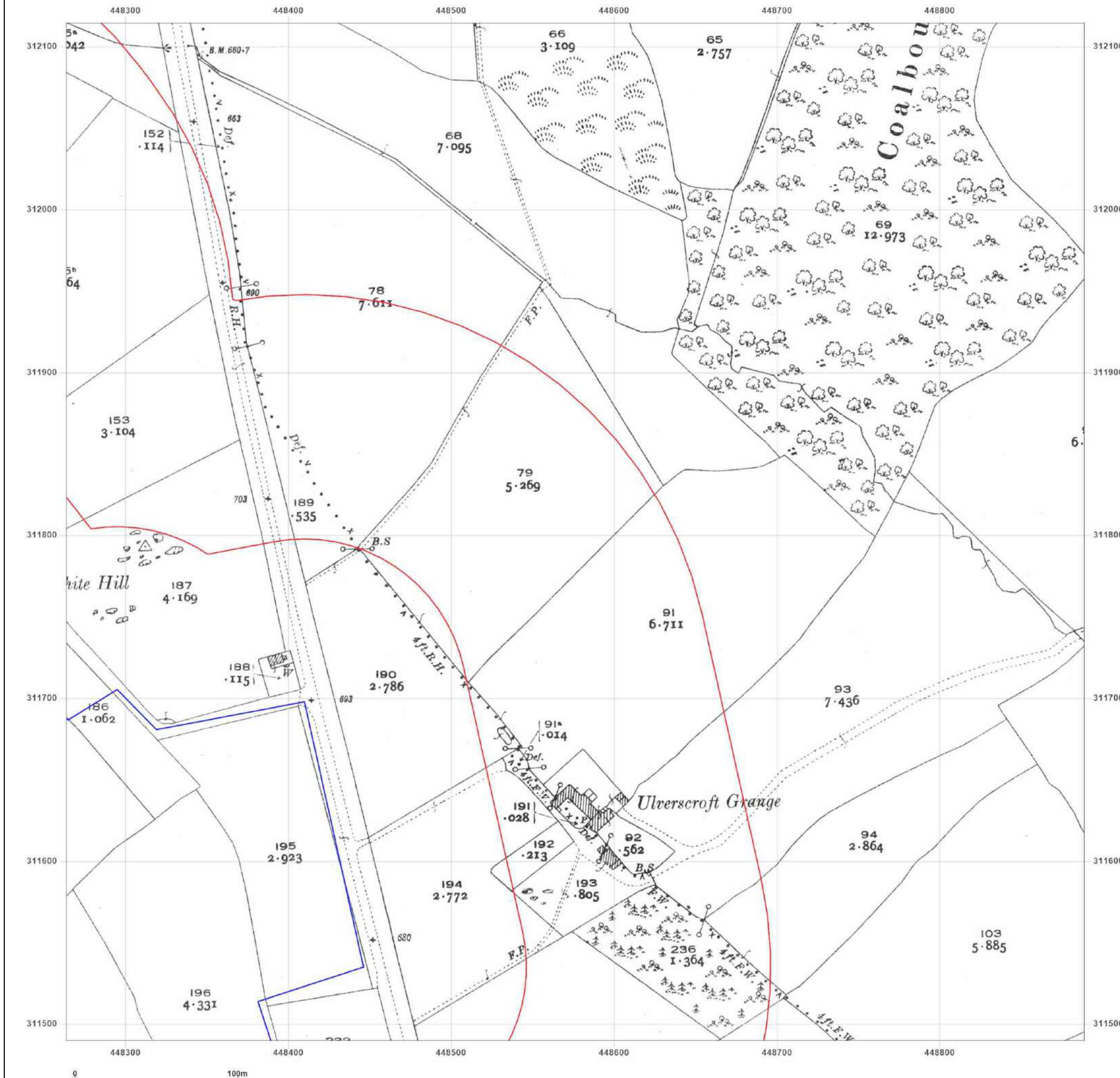


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#### Site Details:

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**Client Ref:** 3858  
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**Grid Ref:** 448576, 311802

**Map Name:** National Grid

**Map date:** 1960

**Scale:** 1:2,500

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



Surveyed 1959  
 Revised 1959  
 Edition N/A  
 Copyright 1960  
 Levelled 1928

Surveyed 1959  
 Revised 1959  
 Edition N/A  
 Copyright 1960  
 Levelled 1958

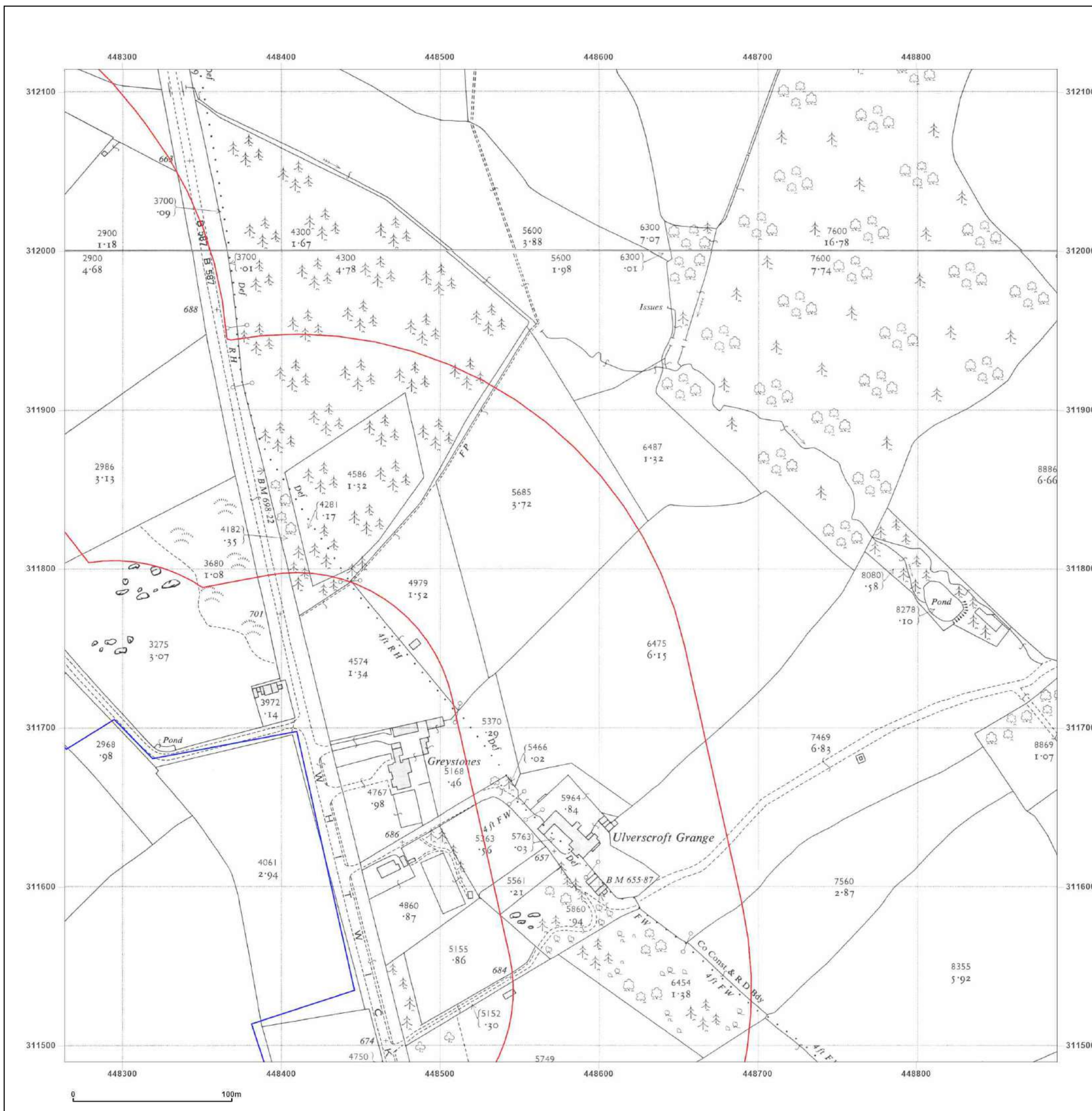


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#### Site Details:

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**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_LS\_2\_2  
**Grid Ref:** 448576, 311802

**Map Name:** National Grid

**Map date:** 1967

**Scale:** 1:2,500

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



Surveyed 1966  
 Revised 1966  
 Edition N/A  
 Copyright 1967  
 Levelled 1965

Surveyed 1966  
 Revised 1966  
 Edition N/A  
 Copyright 1967  
 Levelled 1965

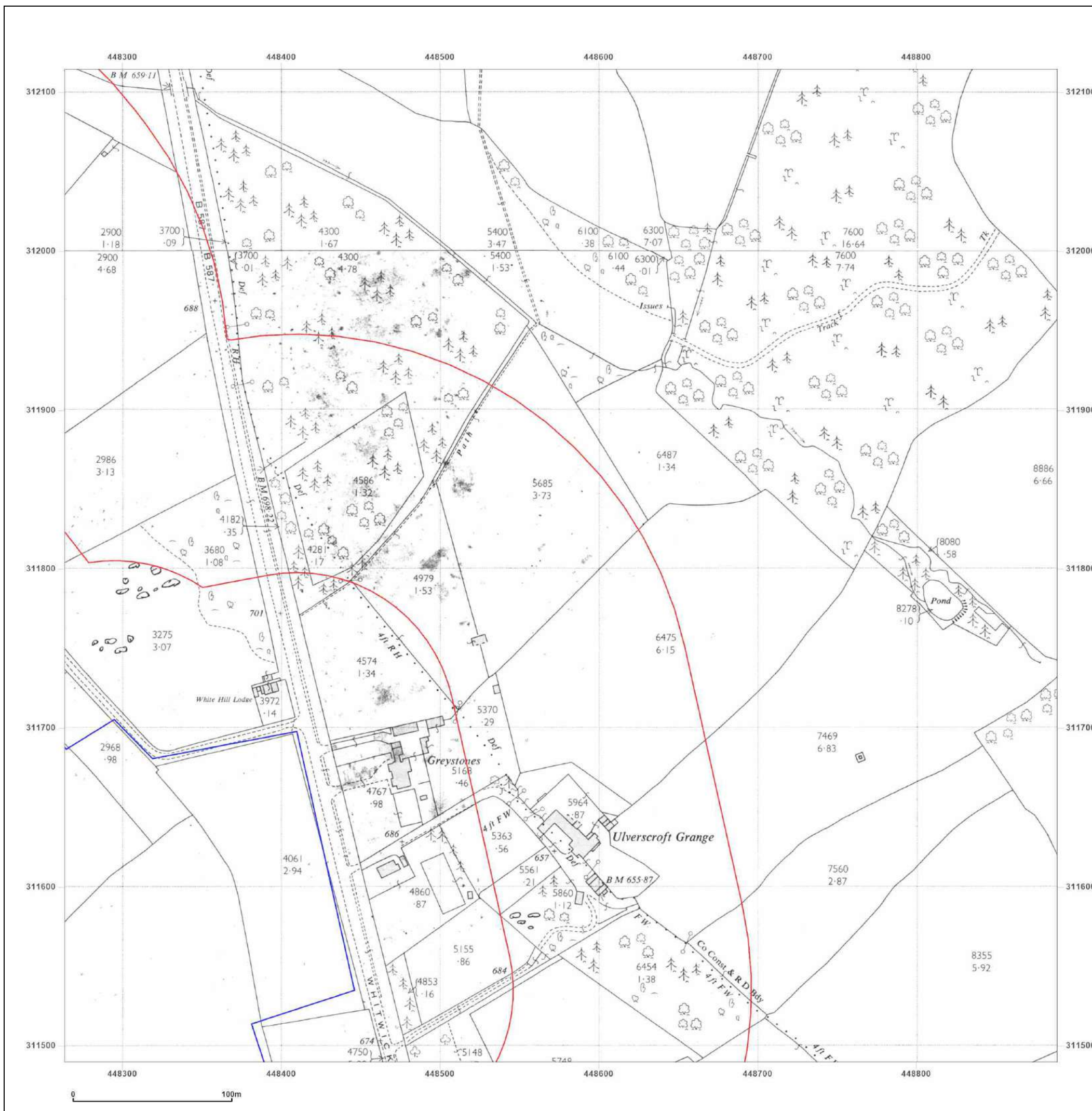


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#### Site Details:

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
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**Grid Ref:** 448576, 311802

**Map Name:** National Grid

**Map date:** 1977

**Scale:** 1:2,500

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



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

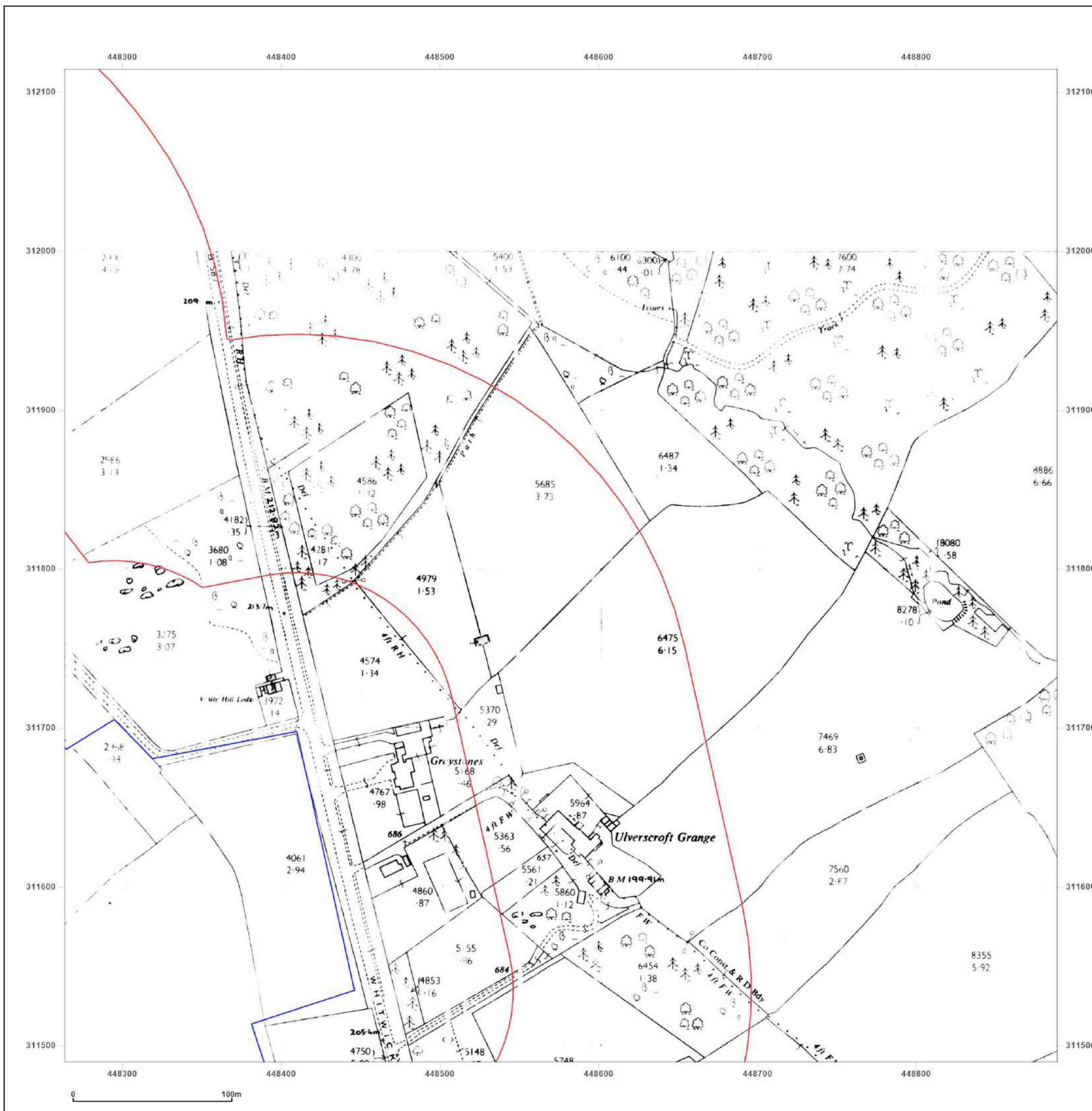


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#### Site Details:

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**Grid Ref:** 448576, 311802

**Map Name:** National Grid

**Map date:** 1993

**Scale:** 1:2,500

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



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

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

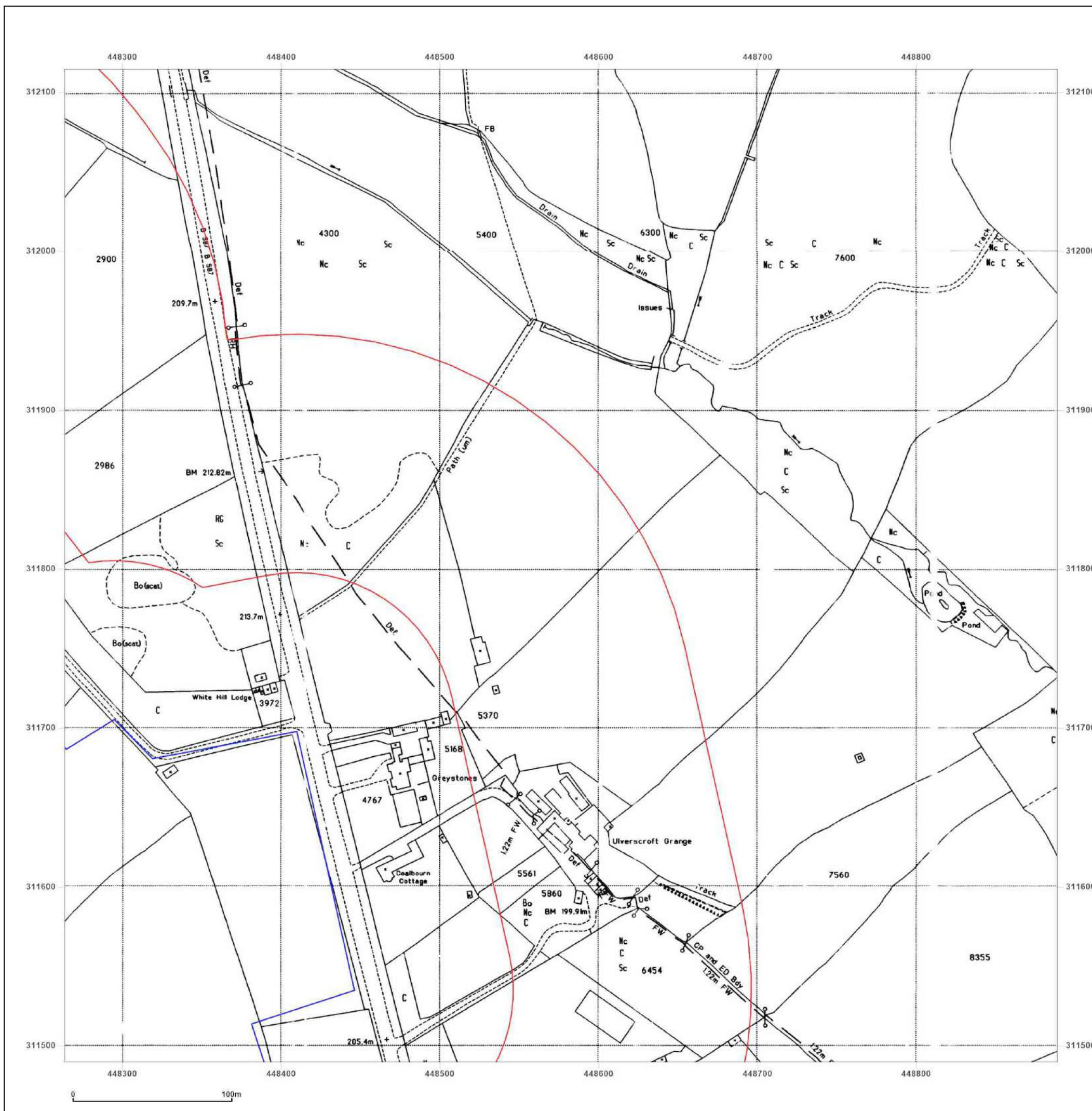


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**Site Details:**

MARKFIELD, LE67 9PX

**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_Landline\_1\_1  
**Grid Ref:** 447964, 311189

**Map Name:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250



2003



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Site Details:

MARKFIELD, LE67 9PX

Client Ref: 3858  
Report Ref: GS-S10-OHG-YXD-NX4\_Landline\_1\_2  
Grid Ref: 447964, 311489

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003

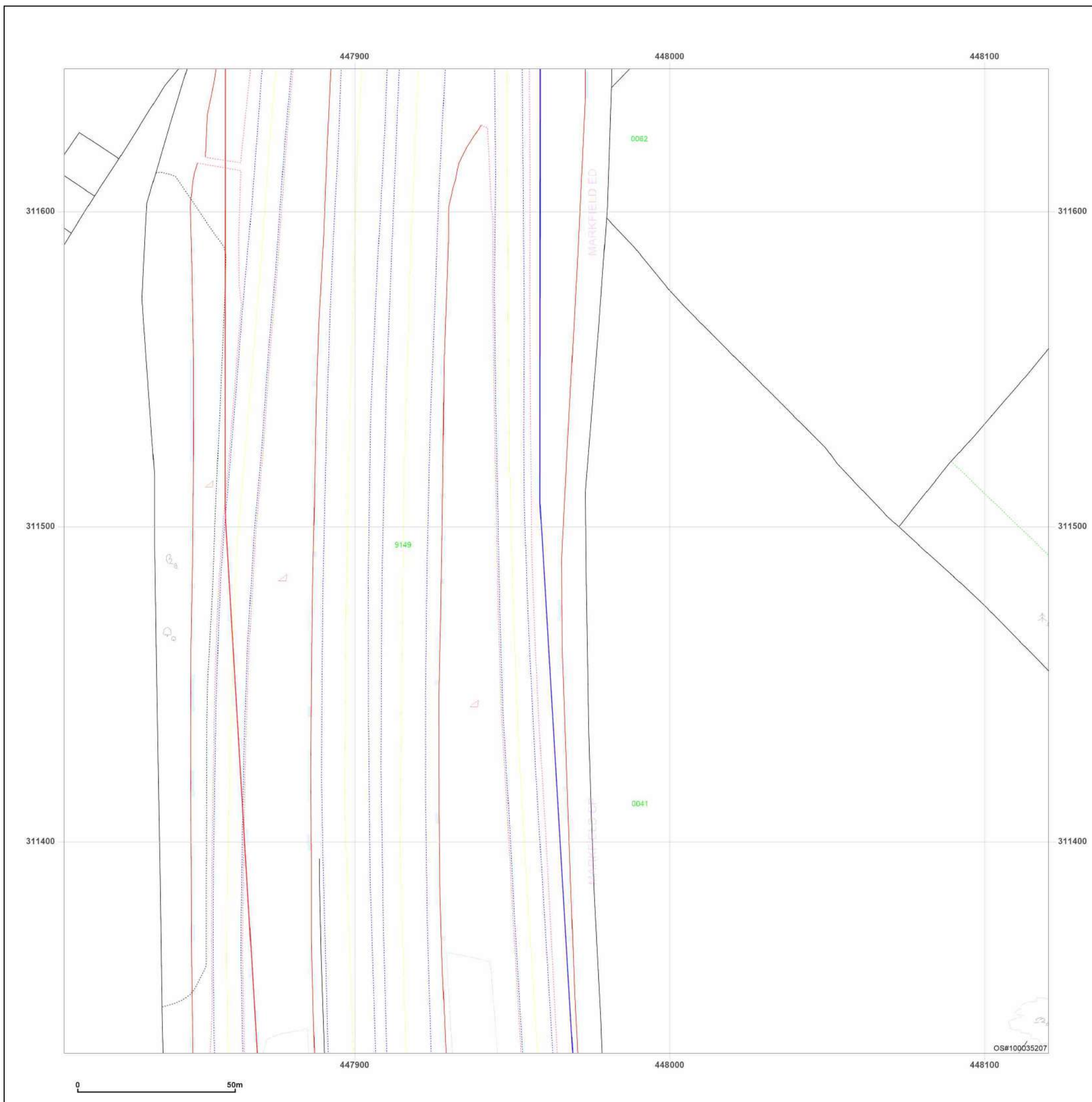


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**Site Details:**

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**Client Ref:** 3858  
**Report Ref:** GS-S10-OHG-YXD-NX4\_Landline\_1\_3  
**Grid Ref:** 447964, 311789

**Map Name:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250



2003

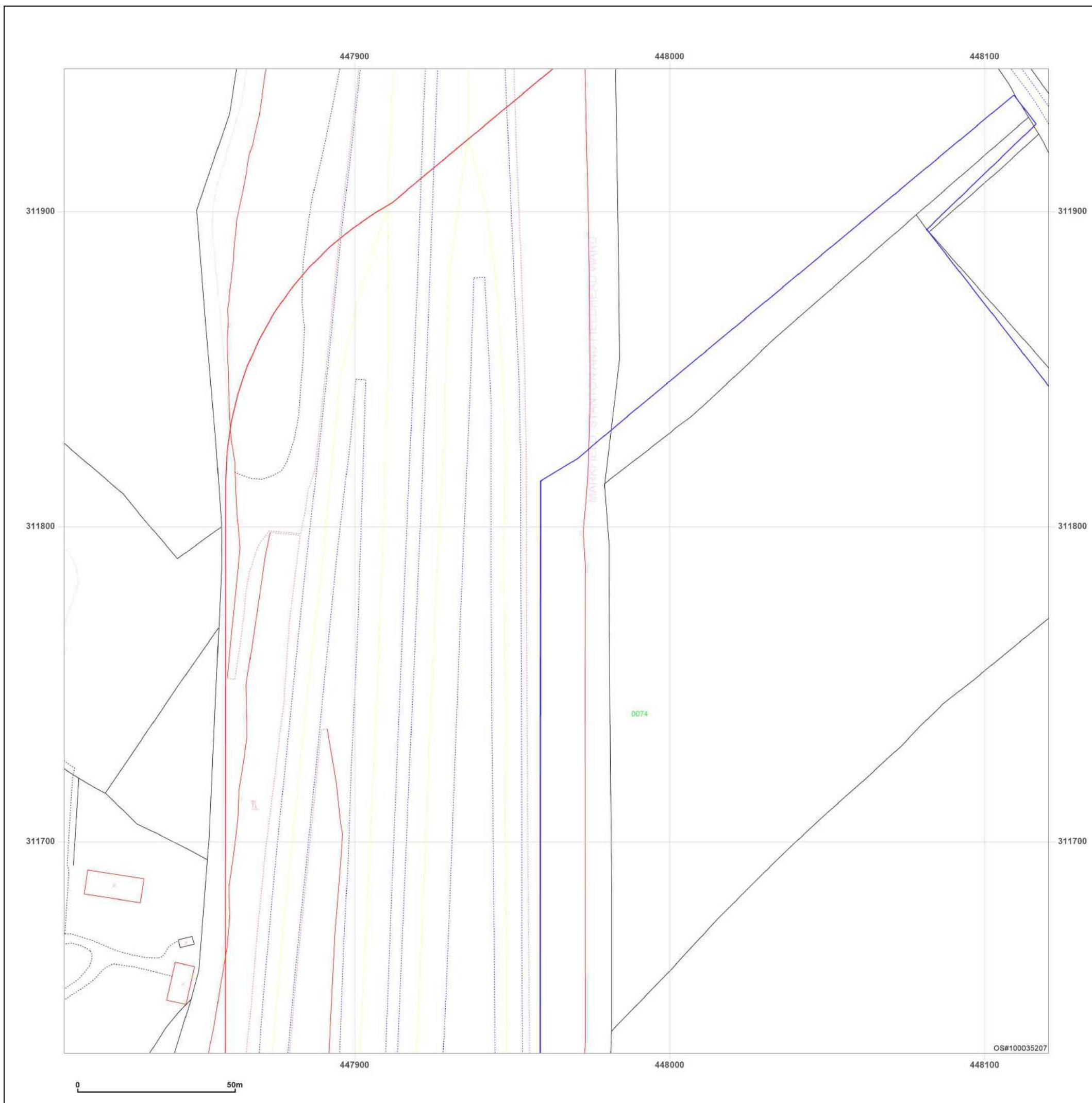


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**Site Details:**

MARKFIELD, LE67 9PX

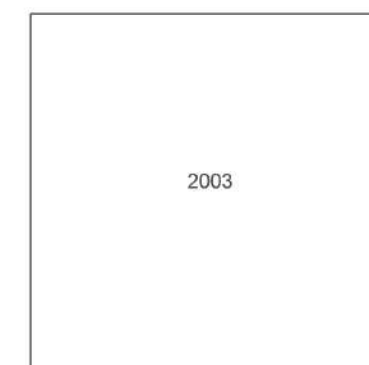
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**Map Name:** LandLine

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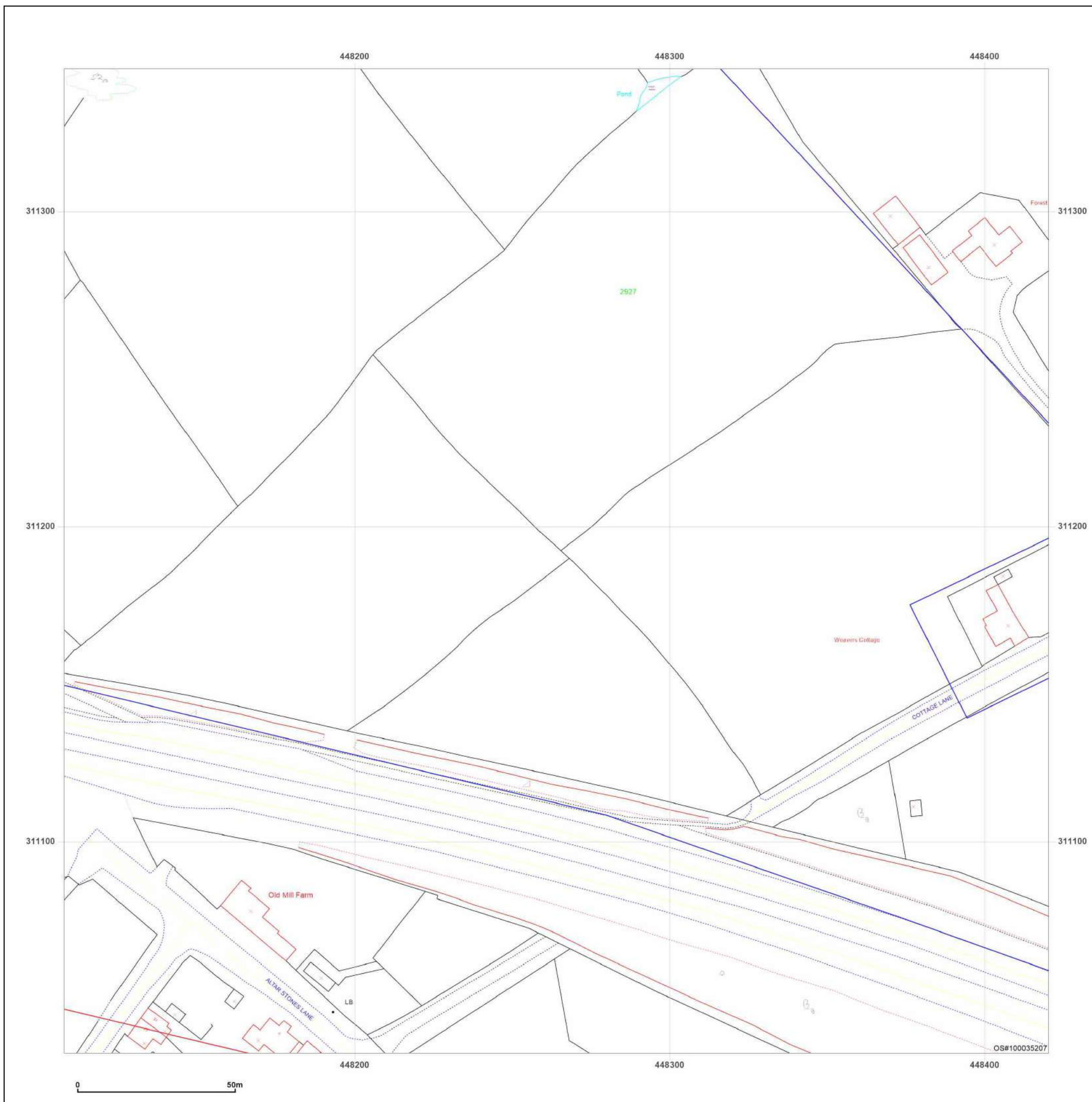


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**Site Details:**

MARKFIELD, LE67 9PX

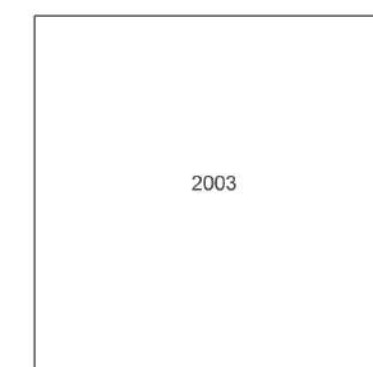
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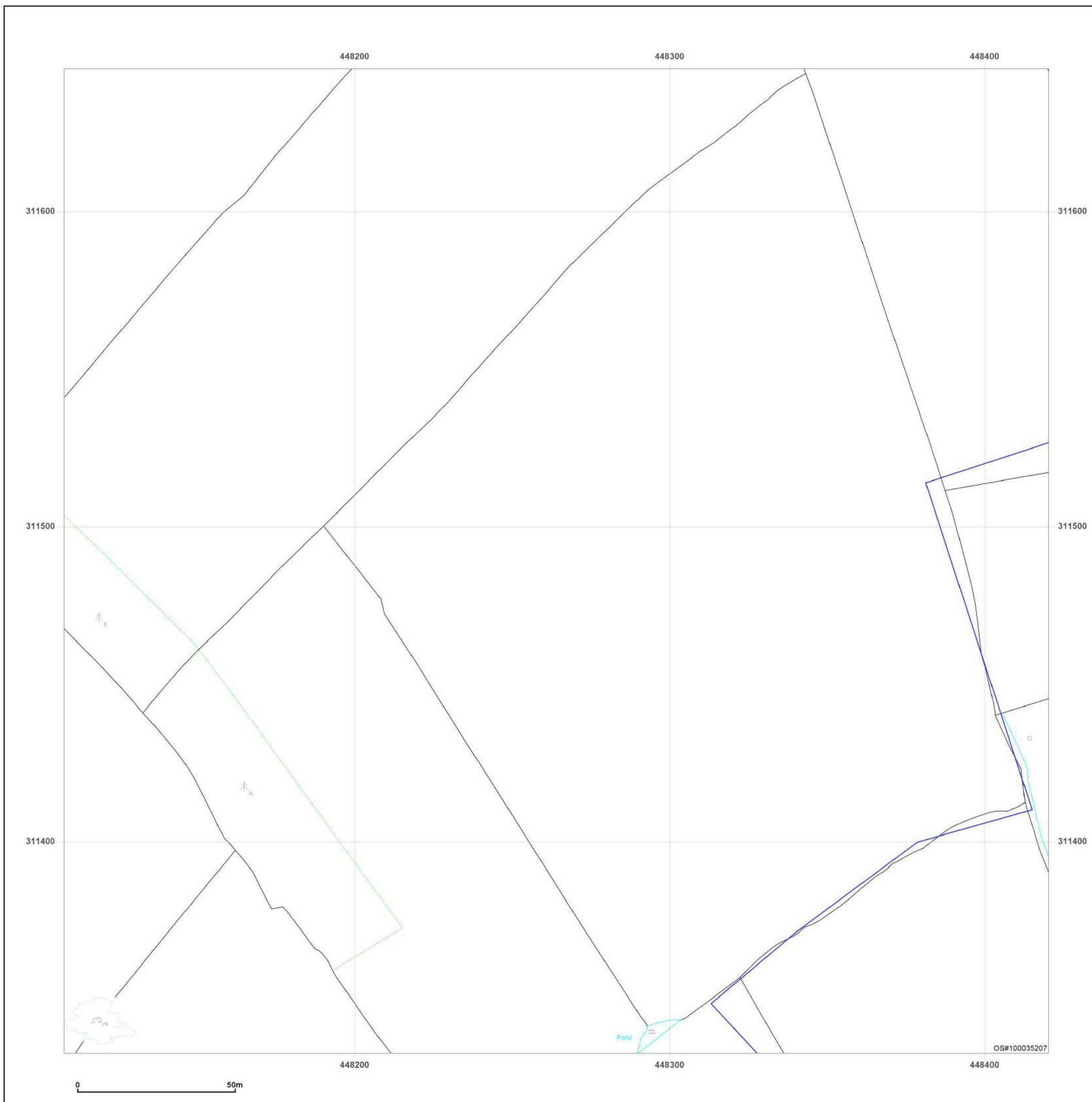


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Site Details:

MARKFIELD, LE67 9PX

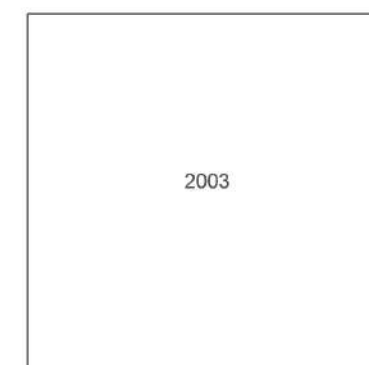
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Report Ref: GS-S1O-OHG-YXD-NX4\_Landline\_2\_3  
Grid Ref: 448264, 311789

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

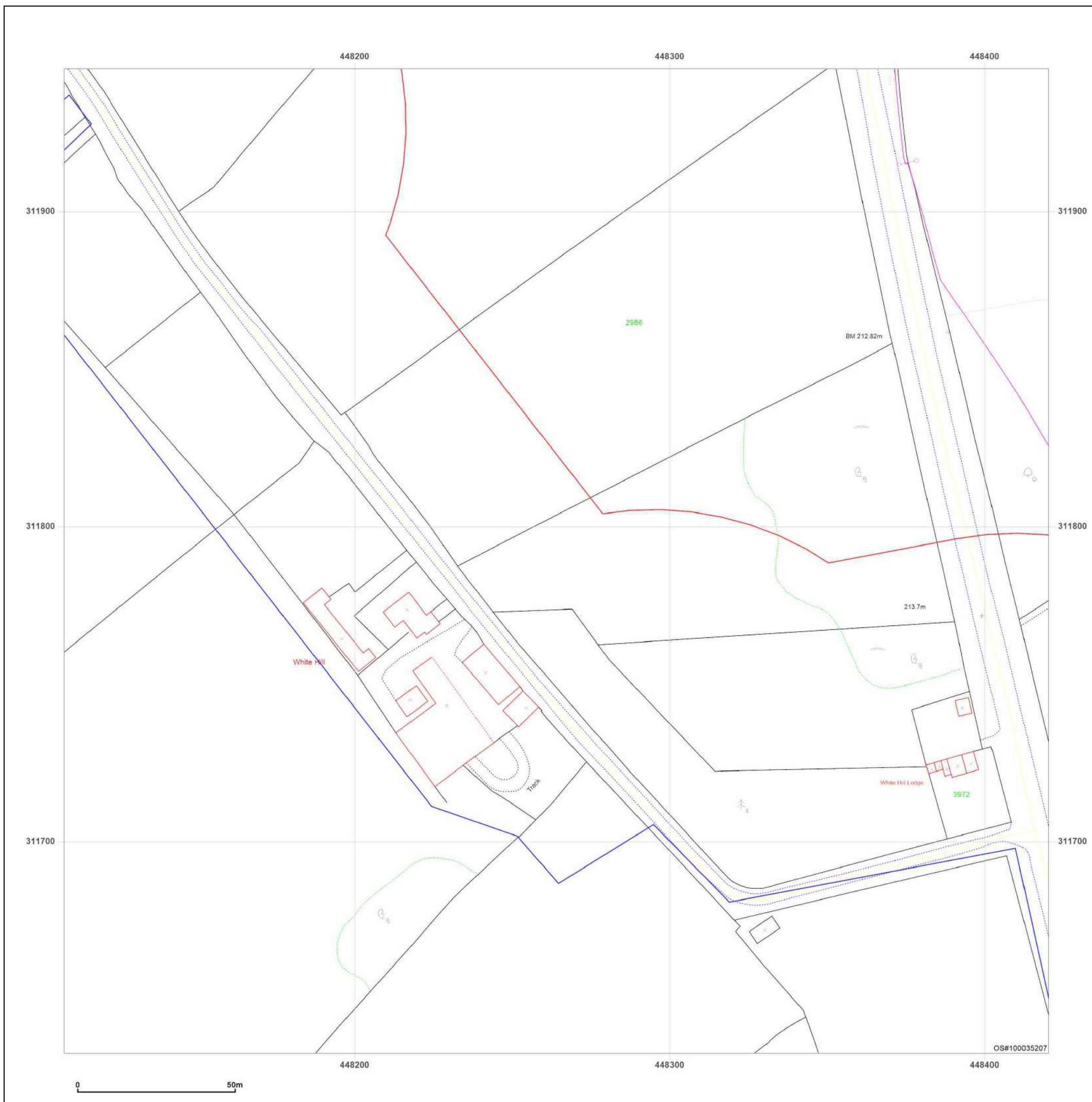


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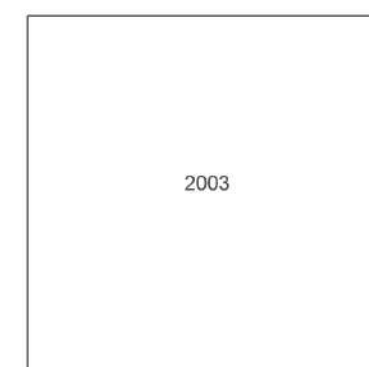
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**Grid Ref:** 448564, 311489

**Map Name:** LandLine

**Map date:** 2003

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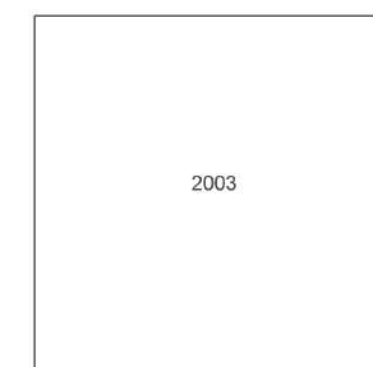
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**Report Ref:** GS-S10-OHG-YXD-NX4\_Landline\_3\_3  
**Grid Ref:** 448564, 311789

**Map Name:** LandLine

**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250



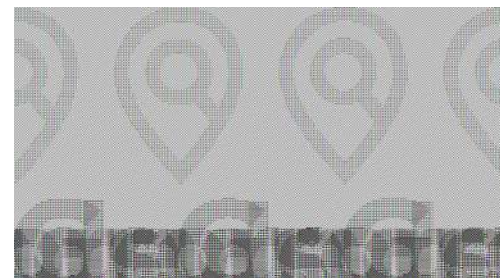
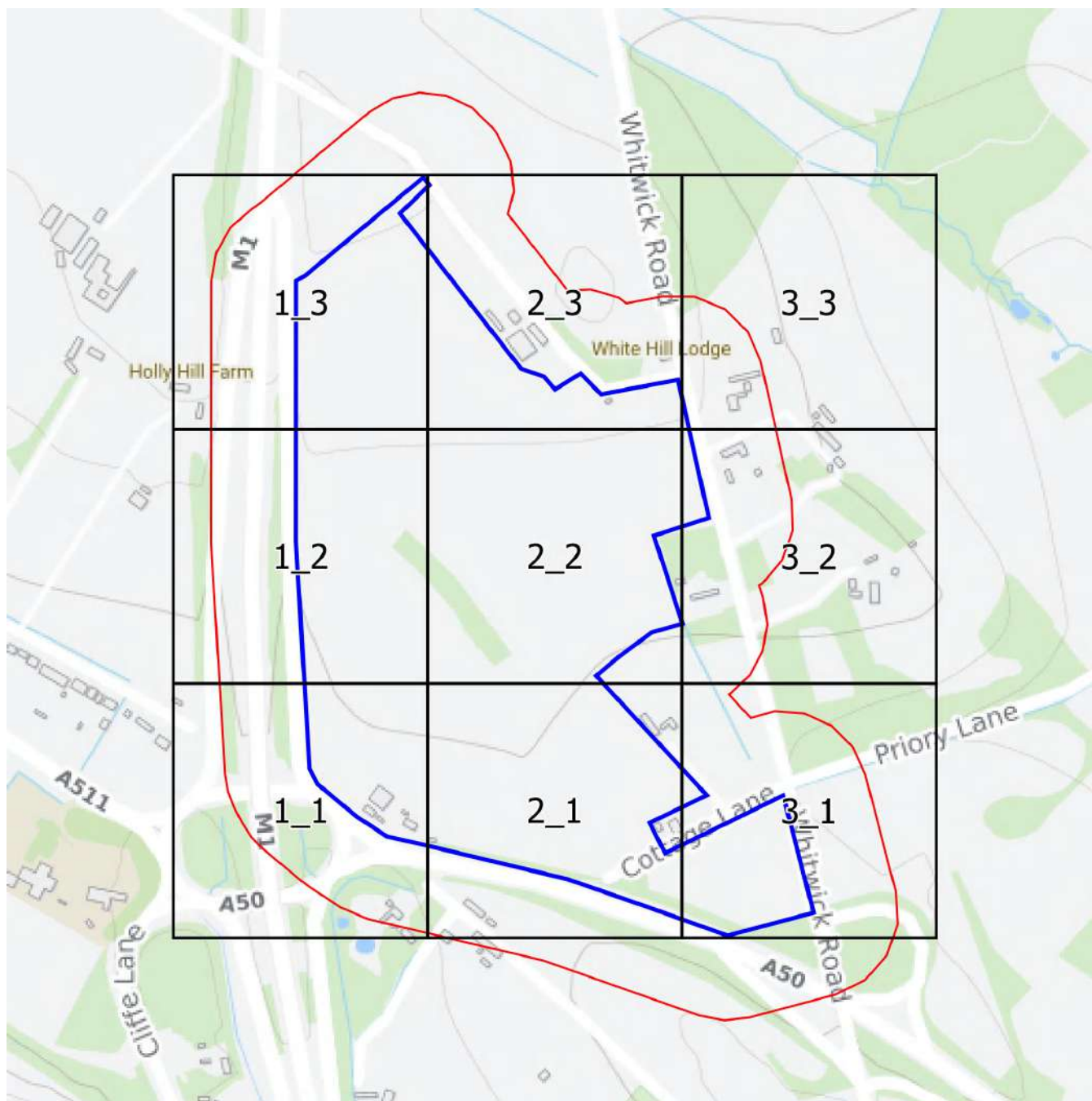
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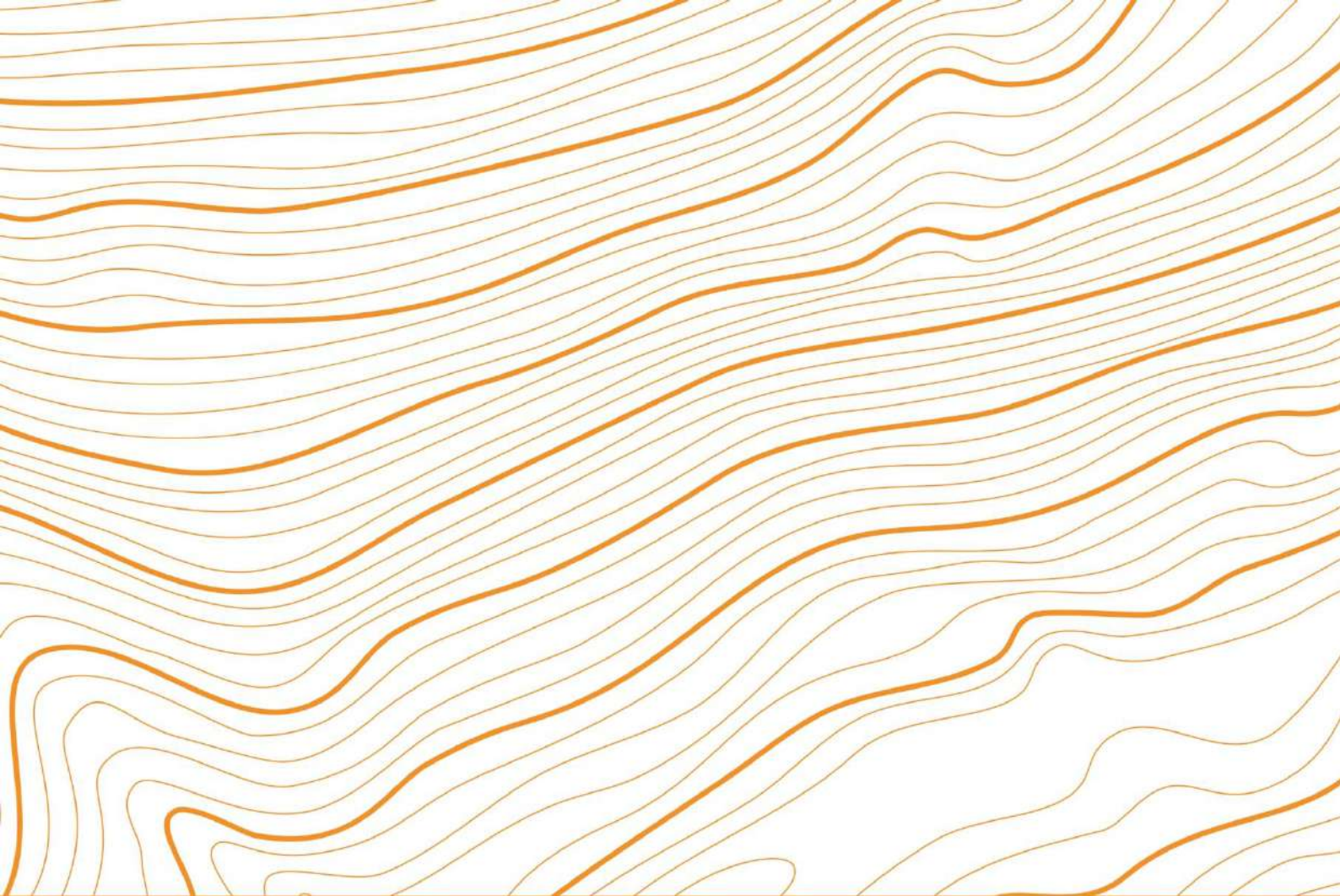
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Landline Scale Grid Index





## **Appendix C – Risk Assessment Terminology**

## Definitions and Classifications of Risk Assessment Terminology.

### Probability

Probability can be defined as the chance of a particular event occurring in a given period of time.

Descriptions of each of the four qualitative terms to be use in this report to describe the perceived probability of any identified pollutant linkage becoming realised are shown below in Table W.

| Term                   | Description                                                                                                                                                                                                                                                        |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High Likelihood</b> | There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.                                                                            |
| <b>Likely</b>          | There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term. |
| <b>Low Likelihood</b>  | There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.                                |
| <b>Unlikely</b>        | There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.                                                                                                                                  |

**Table W.** Description of Probability Classifications

## Severity

Severity (consequence) can be defined as the adverse effects (or harm) arising from a defined hazard, which impairs the quality of human health or the environment in the short or longer term.

Descriptions of each of the four qualitative terms to be use in this report to describe the perceived potential severity of any identified pollutant linkage becoming realised are shown below in Table X.

| Term          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Severe</b> | <p>Highly elevated concentrations <b>likely</b> to result in “significant harm” to human health as defined by the EPA 1990, Part 2A, if exposure occurs.</p> <p>Equivalent to <b>EA Category 1</b> pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce.</p> <p>Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population.</p> <p>Catastrophic damage to crops, buildings or property.</p> |
| <b>Medium</b> | <p>Elevated concentrations which could result in “significant harm” to human health as defined by the EPA 1990, Part 2A if exposure occurs.</p> <p>Equivalent to <b>EA Category 2</b> pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce.</p> <p>Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population.</p> <p>Significant damage to crops, buildings or property.</p>                                          |
| <b>Mild</b>   | <p>Exposure to human health <b>unlikely</b> to lead to “significant harm”. Equivalent to <b>EA Category 3</b> pollution incident including minimal or short-lived effect on water quality; marginal effect on amenity value, agriculture or commerce.</p> <p>Minor or short-lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population.</p> <p>Minor damage to crops, buildings or property.</p>                                                                                                                                               |
| <b>Minor</b>  | <p>No measurable effect on humans.</p> <p>Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems.</p> <p>Repairable effects of damage to buildings, structures and services.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**Table X.** Description of Severity Classifications

Once the severity and probability of a pollutant linkage has been determined the risk can be assessed using the risk matrix shown overleaf on Table Y.

### Risk Matrix

By cross referencing the derived severity and probability in Table Y, below the perceived potential risk can be determined.

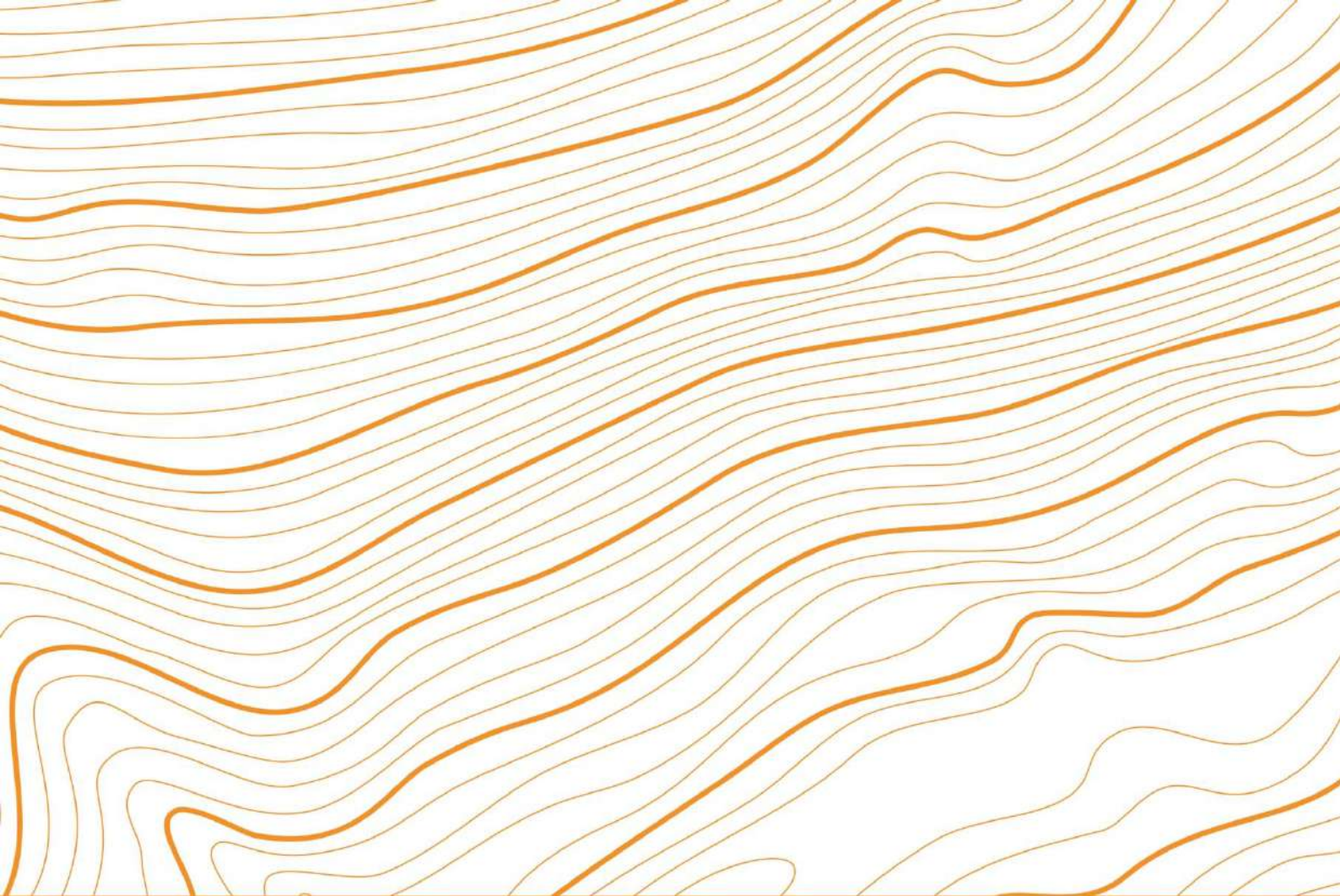
|             |                 | Severity            |                     |                     |                     |
|-------------|-----------------|---------------------|---------------------|---------------------|---------------------|
|             |                 | Severe              | Medium              | Mild                | Minor               |
| Probability | High Likelihood | Very High Risk      | High Risk           | Moderate Risk       | Moderate / Low Risk |
|             | Likely          | High Risk           | Moderate Risk       | Moderate / Low Risk | Low Risk            |
|             | Low Likelihood  | Moderate Risk       | Moderate / Low Risk | Low Risk            | Very Low Risk       |
|             | Unlikely        | Moderate / Low Risk | Low Risk            | Very Low Risk       | Very Low Risk       |

**Table Y.** Risk Assessment Matrix

The risk categories detailed above are defined below in the following Table Z.

| Term                  | Description                                                                                                                                                                                                                                              |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High Risk</b> | There is a high probability that significant harm could arise to a designated receptor from an identified hazard at the site without appropriate remedial action.                                                                                        |
| <b>High Risk</b>      | Significant harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action.                                                                                                                  |
| <b>Moderate Risk</b>  | It is possible that without appropriate remedial action, harm could arise to a designated receptor but it is relatively unlikely that any such harm would be severe and if any harm were to occur, it is likely that such harm would be relatively mild. |
| <b>Low Risk</b>       | It is possible that significant harm could arise to a designated receptor from an identified hazard but it is likely that at worst this harm if realised would normally be mild.                                                                         |
| <b>Very Low Risk</b>  | There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.                                                                                                                 |

**Table Z.** Definition of Risk



## **Appendix D – Drawings**



General Notes

- This document is to be used for the stated purpose only and should not be used for any other.
- Dimensions are all in millimetres, unless stated otherwise.
- It is the recipient's responsibility to print this document to the correct size & scale.
- All relevant drawings and specifications should be read in conjunction with this document.
- Scaling of this document is not recommended.

Schedule of Accommodation

|                           |   |                               |                               |
|---------------------------|---|-------------------------------|-------------------------------|
| <b>Total GIA</b>          | - | <b>689,988 ft<sup>2</sup></b> | <b>(64,101 m<sup>2</sup>)</b> |
| Site Area                 | - | 69.84 acres                   | 28.26 ha                      |
| Net Developable Area      | - | 34.68 acres                   | 14.03 ha                      |
| Green Infrastructure Area | - | 31.25 acres                   | 12.65 ha                      |
| Road Infrastructure Area  | - | 3.94 acres                    | 1.59 ha                       |
| Site Density GIA          | - |                               | 22.68%                        |

|                             |             |                                                      |
|-----------------------------|-------------|------------------------------------------------------|
| <b>Unit 01</b>              | Ridge 18.5m | CHI 15                                               |
| Warehouse Area              | -           | 141,993 ft <sup>2</sup> (13,191 m <sup>2</sup> )     |
| Office Area (incl. GF core) | -           | 12,347 ft <sup>2</sup> (1,147 m <sup>2</sup> )       |
| <b>Unit 01 GIA</b>          | -           | <b>154,340 ft<sup>2</sup> (14,339 m<sup>2</sup>)</b> |
| Plot Area                   | -           | 6.11 acres 2.47 ha                                   |

|                             |             |                                                      |
|-----------------------------|-------------|------------------------------------------------------|
| <b>Unit 02</b>              | Ridge 18.5m | CHI 15                                               |
| Warehouse Area              | -           | 213,121 ft <sup>2</sup> (19,799 m <sup>2</sup> )     |
| Office Area (incl. GF core) | -           | 11,216 ft <sup>2</sup> (1,042 m <sup>2</sup> )       |
| Transport Office            | -           | 2,500 ft <sup>2</sup> (232 m <sup>2</sup> )          |
| Gatehouse                   | -           | 300 ft <sup>2</sup> (28 m <sup>2</sup> )             |
| <b>Unit 02 GIA</b>          | -           | <b>227,137 ft<sup>2</sup> (21,102 m<sup>2</sup>)</b> |
| Plot Area                   | -           | 10.02 acres 4.05 ha                                  |

|                             |             |                                                    |
|-----------------------------|-------------|----------------------------------------------------|
| <b>Unit 03</b>              | Ridge 15.5m | CHI 12.5                                           |
| Warehouse Area              | -           | 61,124 ft <sup>2</sup> (5,679 m <sup>2</sup> )     |
| Office Area (incl. GF core) | -           | 5,315 ft <sup>2</sup> (494 m <sup>2</sup> )        |
| <b>Unit 03 GIA</b>          | -           | <b>66,439 ft<sup>2</sup> (6,172 m<sup>2</sup>)</b> |
| Plot Area                   | -           | 3.01 acres 1.22 ha                                 |

|                             |             |                                                      |
|-----------------------------|-------------|------------------------------------------------------|
| <b>Unit 04</b>              | Ridge 15.5m | CHI 12.5                                             |
| Warehouse Area              | -           | 111,730 ft <sup>2</sup> (10,380 m <sup>2</sup> )     |
| Office Area (incl. GF core) | -           | 9,715 ft <sup>2</sup> (903 m <sup>2</sup> )          |
| <b>Unit 04 GIA</b>          | -           | <b>121,445 ft<sup>2</sup> (11,283 m<sup>2</sup>)</b> |
| Plot Area                   | -           | 5.38 acres 2.18 ha                                   |

|                             |             |                                                    |
|-----------------------------|-------------|----------------------------------------------------|
| <b>Unit 05</b>              | Ridge 15.5m | CHI 12.5                                           |
| Warehouse Area              | -           | 85,483 ft <sup>2</sup> (7,942 m <sup>2</sup> )     |
| Office Area (incl. GF core) | -           | 7,433 ft <sup>2</sup> (691 m <sup>2</sup> )        |
| <b>Unit 05 GIA</b>          | -           | <b>92,916 ft<sup>2</sup> (8,632 m<sup>2</sup>)</b> |
| Plot Area                   | -           | 4.25 acres 1.72 ha                                 |

|                             |             |                                                    |
|-----------------------------|-------------|----------------------------------------------------|
| <b>Unit 06</b>              | Ridge 10.5m | CHI 8                                              |
| Warehouse Area              | -           | 25,633 ft <sup>2</sup> (2,381 m <sup>2</sup> )     |
| Office Area (incl. GF core) | -           | 2,078 ft <sup>2</sup> (193 m <sup>2</sup> )        |
| <b>Unit 06 GIA</b>          | -           | <b>27,711 ft<sup>2</sup> (2,574 m<sup>2</sup>)</b> |
| Plot Area                   | -           | 1.29 acres 0.52 ha                                 |

|                                   |           |
|-----------------------------------|-----------|
| --- Wildlife Tunnel               | Indicated |
| --- Public Right of Way: Footpath | Indicated |

10m SCALE 1:2000

Project Name

Land North East of Junction 22 M1,

|                          |                                                              |            |      |
|--------------------------|--------------------------------------------------------------|------------|------|
| Employer                 | Project Address                                              |            |      |
| Caddick Developments     | Land North East of Junction 22 M1, Markfield, Leicestershire |            |      |
| RIBA Workstage           | Suitability                                                  |            |      |
| 0 - Strategic Definition | S2 - Information                                             |            |      |
| Drawn                    | Checked                                                      | Created    | Size |
| SS                       | DB                                                           | 16/06/2025 | A1   |
| UMC Project Reference    | Scale                                                        | LOD        | LOI  |
| 24473                    | 1:2000                                                       | 1          | 1    |
| Document Title           |                                                              |            |      |

Masterplan

Document Reference

24473 - UMC - ZZZZ - SI - DR - A - 0114

Revision Note

Updated in line with comments

|            |        |                  |
|------------|--------|------------------|
| Issue Date | Status | Current Revision |
| 26.06.2025 |        |                  |