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MRS A MORRIS

PROPOSED NEW FARMHOUSE
STAPLETON LANE, DADLINGTON CV13 6HZ

REPORT ON PRELIMINARY INVESTIGATION

Contract: 20778

Date: June 2011

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REPORT ON PRELIMINARY INVESTIGATION

Carried out at

PROPOSED NEW FARMHOUSE

STAPLETON LANE, DADLINGTON CV13 6HZ

Prepared for

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Mulberry Farm
High Street
Stoke Golding
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EXECUTIVE SUMMARY

On the instructions of Hayward Architects, on behalf of Mrs A Jones, a Preliminary Investigation in the form of a desk study and site reconnaissance has been carried out in order to assess the potential hazards on and adjacent to the site and prepare a risk assessment for further consideration.

It is understood that it is proposed to construct a new farmhouse with associated garage and garden area at the site under planning application reference 11/00249/FUL.

The site is situated off Stapleton Lane halfway between the villages of Dadlington and Stapleton, approximately 4.5km to the north of the town centre of Hinckley. At the time of the walkover survey, the site was part of a grassed pasture field, bounded by mature hedgerow to the south and south-west, a stoned track to the west, a farm building to the north, and further pasture to the east.

A review of available historical information indicates that the site was originally incorporated into agricultural land and has not been developed on.

The site is underlain by glacial deposits in the form of Glacial Lake Clay (Unproductive Strata), with possibly Glacial Till and Glacial Sand and Gravel being present at the northern and southern extremities respectively. The superficial deposits are subsequently underlain by the Mercia Mudstone Group, a Secondary B Aquifer.

In reference to radon, the site lies within an area where there is a probability of <1% of present or future homes being above the action level of 200Bq/m^3. As such, the site is not classified as a Radon Affected Area and protective measures are not required for the proposed development.

An assessment of geotechnical data suggests that the Glacial Lake Clay may be of high plasticity, and this should be taken into consideration when determining the founding depths.

The study has not identified a potential source of contamination and as such a pollutant linkage has not been identified. Therefore, these findings suggest the site would not be classified by the Local Authority as ‘Contaminated Land’, under the current contaminated land legislation.

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1.0 INTRODUCTION

1.1 General

1.1.1 On the instructions of Hayward Architects, on behalf of Mrs A Jones, a Preliminary Investigation in the form of a desk study and site reconnaissance has been carried out in order to assess the potential hazards on and adjacent to the site and prepare a risk assessment for further consideration.

1.1.2 It is understood that it is proposed to construct a new farmhouse with associated garage and garden area at the site under planning application reference 11/00249/FUL.

1.1.3 This report has been prepared for the sole use of the Client for the purpose described and no extended duty of care to any third party is implied or offered. Third parties using any information contained within this report do so at their own risk.

1.1.4 It is recommended that a copy of this report be submitted to the relevant authorities to enable them to carry out their own site assessment and provide any comments.

1.1.5 The comments given in this report and the opinions expressed herein are based on the information obtained from the desk study and site reconnaissance. No intrusive investigation has been carried out to confirm the actual ground or environmental conditions.

1.1.6 Any risks identified in this report are perceived risks based on information reviewed. Actual risks can only be assessed following a physical investigation of the site.

1.1.7 This report has been based, in part, on information supplied by others. The report has been prepared on the basis of that information being accurate.

1.1.8 The conclusions presented in this report are based on the guidance available at the time of preparation of the report. No liability can be accepted for the retrospective effects of any changes or amendments to legislation or guidance.

1.1.9 This Preliminary Investigation has been conducted in general accordance with CLR 3, ref. 8.1, CLR 11, ref 8.2, BS 10175, ref 8.3, and GPLC 1, ref 8.4.

2.0 SITE

2.1 Site Location

2.1.1 The site is situated off Stapleton Lane halfway between the villages of Dadlington and Stapleton, approximately 4.5km to the north of the town centre of Hinckley, and may be located by Grid Reference SP418984. A site location plan and aerial photograph are included in Appendix 1, Figures A1.1 and A1.2.

2.2 Site Walkover and Description

2.2.1 A walkover survey of the site was conducted on the 10th June 2011. The walkover was carried out in general accordance with CLR 2, ref. 8.5.

2.2.2 The site is roughly oblong in shape, covering an area of approximately 650m^2.

2.2.3 At the time of the walkover survey, the site was part of a grassed pasture field, bounded by mature hedgerow to the south and south-west, a stoned track to the west, a farm building to the north, and further pasture to the east.

2.2.4 There were no significant differences between the conditions observed on site and the aerial photograph.

2.2.5 The site and its immediate surroundings were generally flat. At a larger scale, the area sloped gently away to the west. No evidence of landslips on or near to the site was observed.

2.2.6 No surface water was observed on the site or its immediate surroundings.

2.2.7 The boundary with the road was hedge lined, and there was a large mature ash tree (a moderate water demand tree) at the south-west corner.

2.2.8 There was no evidence of previous building development or hard standing, apart from at the entrance to the field (in the south-west corner), where a little of the stone from the adjacent track had been laid to create an access.

2.2.9 There was no evidence of previous changes in ground level.

2.2.10 There was no evidence of existing buried services.

2.2.11 The site lies adjacent to the farm buildings. However, no obvious sources of contamination were observed.

2.2.12 The site lies at an approximate altitude of 105mAOD.

2.2.13 A site plan is included in Appendix 1, Figure A1.3. A selection of photographs from the site is given in Appendix 2, Figures A2.1 to A2.2.

2.3 Historical Maps

2.3.1 A review of the history of the site has been conducted based on readily available historical maps. Details of the findings are provided in the table below. All maps are provided in Appendix 4.

Map, Date and Scale	Site Description	Regional Setting
Leicestershire 1885-1887 1:10560	The site lies within an agricultural field, with its southern boundary formed by the east/west running road named Harpers Hill (aligned as per the present day Stapleton Lane). A footpath is marked running north/south through the middle of the site. A Bench Mark immediately south of the site indicates an altitude of 349.1 feet (approx.106.4m).	The surrounding area is also agricultural, with the closest property being Harpers Hill Farm approximately 300m to the south-west.
Leicestershire 1888, 1:2500, through to 1904, 1:2500	No observable change from 1887.	No observable change from 1887.
Leicestershire 1928, 1:2500	No observable change from 1887.	A property is present 200m to the east, and one 200m to the west.
Leicestershire 1930, 1:10560, through to OS Plan 1955, 1:10000	No observable change from 1887.	No observable change from 1928.
OS Plan 1964, 1:2500	No observable change from 1887.	New House Farm has been built immediately adjacent to the site, consisting of what appears to be a house at the front, with two outbuildings to the rear.
OS Plan 1980, 1:10000	No observable change from 1887.	No observable change from 1964.
OS Plan 1993, 1:2500	The footpath is no longer marked.	A tank is present at Bradshaw Farm 200m to the east. It is considered this may be a slurry tank based on the agricultural nature of the farm and the size of the tank.
Additional SIMS 1993, 1:2500	A Benchmark of 104.96m is now marked on the east wall of New House Farm.	No observable change from 1993 OS Plan.
10k Raster Map 2000, 1:10000	No observable change from 1993.	Apart from the footpath that now runs to the east of the site, the historical map appears to be substantially accurate in comparison to the current setting.

2.4 Summary

2.4.1 The review has indicated the site to have had an agricultural history, with no development marked on the site. The surrounding area is predominantly agricultural also, with the only historical development likely to impact upon the site being New House Farm immediately to the west.

3.0 SITE SETTING

3.1 Geological Setting

3.1.1 Details of the geology underlying the site have been obtained from the relevant geological map of the area, ref. 8.6.

3.1.2 The geological map indicates the site to be covered by superficial deposits of Glacial Lake Clay, described as ‘near stoneless, in part laminated, clays and silts’. Glacial Till is marked immediately to the north and so may also be present at the site, described as either a ‘chalky boulder clay’ or ‘red-brown gravelly clay’. Also, Glacial Sand and Gravel is shown off the very south-east edge of the site.

3.1.3 The superficial deposits are underlain by the Mercia Mudstone Group, generally encountered in this region as weathered red brown clays becoming mudstones as the state of weathering decreases. Bands of sandstone or siltstone ‘skerries’ are common, and thin bands of gypsum may also be preent.

3.1.4 Made ground is unlikely to exist on the site based on its history and rural setting.

3.2 Hydrogeological Setting

3.2.1 The hydrogeological records, provided by the Environment Agency, ref. 8.7, indicate that the site is situated on Unproductive superficial Strata relating to the superficial Glacial Lake Clay, and a Secondary B Aquifer bedrock that is the low permeability Mercia Mudstone bedrock.

3.2.2 The Environment Agency defines Secondary B aquifers as 'predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering’.

3.2.3 The Environment Agency defines unproductive strata as 'rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow'. However, groundwater flow through such rocks, although imperceptible, does take place and will need to be considered in assessing the risk associated with persistent pollutants.

3.2.4 The Envirocheck vulnerability map indicates the soil to be a non-aquifer, therefore leaching potential may be ignored.

3.2.5 The site is not located within a groundwater source protection zone.

3.2.6 There are no groundwater abstraction wells within 1km of the site.

3.3 Hydrological Setting

3.3.1 The nearest surface watercourse is a minor stream, located approximately 230m to the north of the site at its closest point. A similar stream, named the Tweed River, is located a similar distance to the south. Both are at a slightly lower altitude than the site.

3.3.2 The site is not situated within an area defined by the Environment Agency, ref. 8.7, as being at risk of flooding from rivers at the extent of extreme flood.

3.3.3 Under the Water Framework Directive, River Basin Management Plans have been established by the Environment Agency for the eleven existing River Basin Districts. Water quality monitoring programmes have been set out for rivers, lakes, coastal waters, estuarine waters and groundwater.

3.3.4 The following information on groundwater quality, taken from the Environment Agency website, is provided below:

Quality Parameters	Quality Determination				
	Good	Good (Deteriorating)	Poor	Poor (Deteriorating)	Not assessed
Quantitative	✓				
Chemical			✓		
Ref. 8.7					

3.3.5 There is no available river quality classification data for the nearest watercourse.

3.3.6 There are no surface water abstractions within 1km of the site.

3.4 Radon

3.4.1 The Radiation Protection Division of the Health Protection Agency, ref. 8.8, indicates the site to lie within an area where there is a probability of <1% of present or future homes being above the action level of 200Bq/m^3. As such, the site is not classified as a Radon Affected Area. This is confirmed by the Building Research Establishment, Report BR211, ref 8.9.

3.4.2 As such, no radon protective measures are deemed necessary for the proposed development.

4.0 GEOLOGICAL CONSIDERATIONS

4.1 Geological Constraints

4.1.1 The following are brief findings relating to factors identified during the research from the Envirocheck and geological data that may have a potential impact upon the engineering of the proposed development.

Potential Hazard	Assessed Risk	Comment
Coal mining	None.	Not in a coal mining area.
Other shallow mine workings	Very low.	No other economic minerals are known to have been worked locally.
Quarrying	Very low.	The location suggests that local extraction of aggregates or rock is unlikely.
Unconsolidated Made Ground	Very low.	There is no evidence for any made ground to be present, and certainly not in any great quantity.
Peat and Organic Soils	Low.	Peat within glacial soils is rare.
Compressible Clays /Silts	Low.	Glacial soils are for the most part over consolidated, and weathered Mercia Mudstone is also unlikely to be of poor consistency.
Bearing Pressure	Low.	Weak soils not anticipated at shallow depth.
Swelling or Shrinking Clays	Moderate to high.	Glacial lake clay may be of high plasticity.
Running Sands	Very Low.	Sand not anticipated.
Landslip potential	None.	The site is relatively level.
Ground dissolution or Natural Cavities	None.	Soluble strata not anticipated.
Aggressive conditions for construction materials	Low to moderate.	Mercia Mudstone may contain the sulphate mineral Gypsum.

4.2 Geotechnical Risk Assessment

- **Soil Conditions**

The presence of highly plastic cohesive soils, in this instance the Glacial Lake Clay, combined with the presence of hedgerow and trees represents a risk to structures. Volume changes brought about by shrinkage and swelling of the cohesive soil could result in structures supported on this stratum experiencing differential settlement. The risk associated is considered to be therefore moderate to high, and may result in either deeper trench fill foundations or at worst case, piled foundations being employed.

The Mercia Mudstone Group may contain significant quantities of sulphates that may cause concrete attack. Should any proposed structure come into contact with that material, then the associated risk is moderate to high. However, should any proposed structures be founded in the Glacial Lake Deposits, then the risk of concrete attack is considered to be low.

- **Previous Use**

Historical mapping tends to suggest the site has had no previous use apart from as part of an agricultural field. Therefore, the presence of any man-made geotechnical hazards is considered unlikely.

5.0 ENVIRONMENTAL SEARCHES

5.1 Potential Sources of Contamination

5.1.1 A search was made of records held by the various regulatory authorities and other statutory bodies to determine the presence or otherwise of past and current activities on or within 500m of the site which have the potential to give rise to the presence on site of contaminants. The findings are given in the table below:

Activity	On Site	Off Site (distance / direction)	Detail
Local Authority Recorded Landfill Sites	None	None within 500m	
Registered Landfill Sites	None	None within 500m	
Waste Transfer Sites	None	None within 500m	
Waste Treatment Sites	None	None within 500m	
Pollution Controls	None	None within 500m	
Pollution Incidents	None	None within 500m	
Prosecutions related to authorised processes	None	None within 500m	
Radioactive Sources	None	None within 500m	
Hazardous Substances	None	None within 500m	
Explosives Sites	None	None within 500m	
Discharge Consents	None	None within 500m	
Contemporary Trade Entries	None	None within 500m	
Fuel Station Entries	None	None within 500m	

5.2 Green Belt Areas

5.2.1 There are no designated areas or as yet un-adopted areas of Green Belt land within 1km of the site.

5.3 Designated Sites

5.3.1 A review was undertaken to assess whether there were any Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) or Local Nature Reserves (LNR) which may be impacted by the development.

5.3.2 The enquiries indicated there are no SSSIs, NNRs or LNRs within 1km of the site.

5.4 Nitrate Vulnerable Zone

5.4.1 The site is located within an area designated as a nitrate vulnerable zone.

5.4.2 The Nitrates Directive defines a nitrate vulnerable zone as:

a) Surface freshwater which contains or could contain, if preventative action is not taken, nitrate concentrations greater than 50mg/l.

b) Groundwater which contains or could contain, if preventative action is not taken, nitrate concentrations greater than 50mg/l.

c) Natural freshwater lakes or other freshwater bodies, estuaries, coastal waters and marine waters, which are eutrophic or may become so in the near future if protective action is not taken.

5.5 Contemporary Trade Entries

5.5.1 There are no contemporary trade entries located within 500m of the site.

5.5.2 The site lies adjacent to New House Farm; however it is unlikely that there will be any significant likelihood of a potential impact on the site.

6.0 ASSESSMENT OF POTENTIAL RISK

6.1 General

6.1.1 The definition of 'contaminated land', along with the relevant details on legislation and guidance is set out in Appendix 3.

6.1.2 The assessment of potential risk has been based on the guidelines given in CIRIA report C552, ref 8.10. These guidelines are summarised in Appendix 3.

6.1.3 The assessment of environmental risk is aimed at identifying the possible risk, if any, arising from substances used or deposited on the site, or from any other sources of land contamination, based on the principles of the pollutant linkage.

6.1.4 The assessment is based on the proposed development end use, taking account of present and previous use. It is based only on a review of historical maps, desk based data and site reconnaissance; therefore it contains some elements of conjecture based on professional judgement. A comprehensive risk assessment can only be made following an intrusive investigation and testing regime.

6.1.5 The proposed development comprises the construction of a new farmhouse with associated detached garage, and garden area.

6.2 Potential Sources of Contamination Identified

6.2.1 The desk based research has not identified any potential sources of contamination on or adjacent to the site.

6.3 Hazard Identification

6.3.1 The research has not identified a potential source of contamination on or near to the site which is considered 'likely' to be present. No pollutant linkage may therefore be determined and no further assessment is deemed necessary.

6.4 Conclusions of Risk Assessment

6.4.1 The research has not identified any potential sources of contamination and as such pollutant linkages have not been suggested. These findings suggest the site would not be classified by the Local Authority as 'Contaminated Land', under the current contaminated land legislation and no further investigation is deemed necessary.

6.5 Consultation

6.5.1 During development, consultation may be required for a number of reasons with a number of regulatory Authorities. The following provides an indication as to the most likely Authorities with which consultation may be required.

- **Local Authority.** There may be a planning condition regarding contamination and consultation will be required with a designated Contaminated Land Officer within the Environmental Health Department. The Local Authority is generally concerned with human health risks.

- **National House Building Council, NHBC.** Section 4.1 of the NHBC Standards, ref 8.11, requires land management to be addressed. For a new housing development to be approved by the NHBC, any contamination will require remediation accompanied by a validation report.

6.5.2 Based on the results of any consultation, there may be specific investigation and/or remediation requirements imposed by one or more of the Authorities.

6.6 Other Considerations

6.6.1 There are several other areas of research which are beyond the scope of this report. The following may be applicable to the site, either on the outcome of consultation with a regulatory body or as a result of the construction activities.

- **Ecology.** The planning condition stipulates that 'Bats, nesting birds, great crested newts and certain other species are protected by law', and that any works must be suspended if any are discovered. Should this be the case, then Natural England must be contacted for advice.

7.0 RECOMMENDATIONS FOR FURTHER WORK

7.1 There are no recommendations for further work, based on the information detailed within Chapter 4.0 and Chapter 6.0.

7.2 However, it may be prudent to assess the bearing soils for plasticity and sulphate content prior to installing the foundations.

8.0 REFERENCES

8.1 CLR 3, '*Documentary research on industrial sites*', Report by RPS Consultants Ltd, DoE, 1994

8.2 CLR 11, '*Model Procedures for the Management of Land Contamination*' Report by Defra and the Environment Agency, 2004

8.3 BS 10175: 2011 '*Investigation of potentially contaminated sites. Code of practice*', British Standards Institute, 2011

8.4 GPLC1, '*Guiding principles for land contamination*', Environment Agency, 2010

8.5 CLR 2, '*Guidance on preliminary site inspection of contaminated land*', Report by Applied Environmental, DoE, 1994

8.6 British Geological Survey, Sheet No. 155, 'Coalville', solid and drift edition, 1:50000 scale, published 1982.

8.7 Environment Agency, '*What's in your backyard?*', available from http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=_e

8.8 HPA-RPD-033, '*Indicative Atlas of Radon in England and Wales*', Health Protection Agency, 2007

8.9 BR211, '*Radon: Protective measures for new dwellings*'. BRE, 2007

8.10 C552, '*Contaminated Land Risk Assessment, A Guide to Good Practice*', CIRIA, 2001

8.11 Standards, *'Land Quality – Managing Ground Conditions'*, Chapter 4, NHBC, 2010

8.12 The Environmental Protection Act, Part IIA, Section 78, 1990

8.13 Environment Act 1995, Section 57, DoE, 1995

8.14 Water Environment and Water Services (Scotland) Act, 2003

8.15 Planning Policy Statement 23: Planning and Pollution Control, ODPM, 2004

8.16 Science Report SC050021/SR2, '*Human health toxicological assessment of contaminants in soil*'. Environment Agency, 2009

8.17 Science Report SC050021/SR3, '*Updated technical background to the CLEA model*'. Environment Agency, 2009

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APPENDIX 1

DRAWINGS

APPENDIX 2

SITE WALKOVER PHOTOGRAPHS

APPENDIX 3

ENVIRONMENTAL RISK

APPENDIX 3

ENVIRONMENTAL RISK ASSESSMENT

A3.1 STATUTORY FRAMEWORK AND DEFINITIONS

A3.1.1 The statutory definition of 'contaminated land' is defined in Part IIA of the Environmental Protection Act 1990, ref 8.12, which was inserted by Section 57 of the Environment Act 1995, ref 8.13, and came into force in England in 2000, as;

'any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

(a) significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) pollution of controlled waters is being, or is likely to be, caused'.

A3.1.2 In Scotland, this has been amended by the Water Environment and Water Services (Scotland) Act 2003, ref 8.14, to '*significant pollution of the water environment is being caused or there is a significant possibility of such pollution being caused'.*

A3.1.3 The purpose of Part IIA was to help address the problems caused by historical contamination, with the voluntary remediation of such land encouraged without the use of the Act. The planning regime assists in this, with Planning Policy Statement 23: Planning and Pollution Control (PPS23), ref 8.15, published in 2004, setting out the minimum requirements for the remediation of land affected by contamination as '*after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990*'.

A3.1.4 The UK guidance on the assessment of contaminated has developed as a direct result of the introduction of these two Acts. The technical guidance supporting the legislation was originally summarised in a number of key documents collectively known as the Contaminated Land Reports (CLRs), a proposed series of twelve documents. Seven were originally published in March 1994, four more were published in April 2002, while the final guidance document, CLR 11 was published in 2004. CLR7 to 10 were withdrawn in 2008, with CLR 9 and 10 effectively replaced by the Environment Agency in the form of Science Reports SR2, ref 8.16 and SR3, ref 8.17.

A3.1.5 CLR11 remains valid and sets out the framework of the investigation process, with the overall approach one of risk management, with risk given the definition of '*a combination of the probability or frequency, of occurrence of a defined hazard and the magnitude of the consequences of the occurrence*'. In establishing whether a site fulfils the statutory definition of 'contaminated land' it is necessary to identify whether the three essential elements of risk exist. These are defined as:

- A contaminant - a substance which is in, on or under the land and has the potential to cause harm or to cause pollution of controlled waters;
- A receptor - something which could be adversely affected by a contaminant, such as people, an ecological system, property or a water body; and

- A pathway – a route or means by which a receptor can be exposed to, or affected by, a contaminant.

A3.1.6 A *'pollutant linkage'* may be defined as the link between a contaminant *'source'* and a *'receptor'* by means of a *'pathway'*. There may be none, one or many pollutant linkages existing on a site, which may utilise the same or different sources, pathways and receptors, which may change over the passage of time.

A3.1.7 Each pollutant linkage that exists in respect of the land in question must fulfil one or more of the following criteria:

- significant harm is being caused to the receptor in the pollutant linkage,
- there is a significant possibility of significant harm being caused to that receptor,
- there is (significant) pollution of controlled waters (the water environment) which constitute the receptor, or
- pollution of controlled waters is likely to be caused
- (there is a significant possibility of such pollution being caused).

A3.1.8 A pollutant linkage indicates that all three elements have been identified. The site can only be defined as 'Contaminated Land' under Part IIA if a pollutant linkage exists and the criteria above are met.

A3.1.9 The main potential receptors include:

1) Humans – current site occupants, construction workers, future site users and neighbouring site users.
2) Controlled Waters – surface water and groundwater resources
3) Property – including buildings, crops, livestock and pets
4) Ecological systems – including current/future site and neighbouring vegetation

A3.1.10 The main potential pathways to be considered include:

a) Ingestion and/or inhalation.
b) Uptake of contaminants via cultivated vegetables.
c) Dermal contact
d) Migration through permeable strata
e) Drains or services
f) Direct contact with building materials and services
g) Fire and explosion

A3.2 ASSESSMENT METHODOLOGY

A3.2.1 The guidance proposes a four-stage assessment process for identifying potential pollutant linkages on a site. These stages are set out in the table below:

No.	Process	Description
1	Hazard Identification	Establishing contaminant sources, pathways and receptors (the conceptual model).
2	Hazard Assessment	Analysing the potential for unacceptable risks (what linkages may be present and what could be the effects?).
3	Risk Estimation	Trying to establish the magnitude and probability of the possible consequences (what degree of harm might result and to what receptors, and how likely is it).
4	Risk Evaluation	Deciding whether the risk is unacceptable.

A3.2.2 Stages 1 and 2 develop a *'conceptual model'* based upon information collated from desk based studies, and reconnaissance of the site (a walkover survey). The walkover survey should be conducted in general accordance with CLR 2. The formation of a conceptual model is an iterative process and as such, it should be updated and refined throughout each stage of the project to reflect any additional information obtained.

A3.2.3 The extent of the desk based research and enquiries to be conducted should be in general accordance with CLR 3. The information from these enquiries is presented in a preliminary investigation report with recommendations, if necessary, for further work based upon the conceptual model. In the absence of specific information on contamination anticipated to be encountered, specific DoE 'Industry Profiles' provide guidance on the nature of contaminants relating to a variety of industrial processes and should be used as the basis for determining which contaminants are more likely to be present on a site.

A3.2.4 If potential pollutant linkages are identified within the conceptual model, an intrusive ground investigation and report will be recommended. The investigation should be planned in general accordance with CLR 4, and BS10175. The number of exploratory holes and samples collected for analysis should be consistent with the size of the site and the level of risk envisaged. This will enable a generic quantitative risk assessment (GQRA) to be conducted, at which point the conceptual model can be updated and relevant pollutant linkages can be identified.

A3.2.5 A two-stage investigation may be more appropriate where time constraints are less of an issue. The first stage investigation may be conducted as an initial assessment for the presence of potential sources, with the second being more refined in order to delineate or further characterise any contamination or the physical properties of the site.

A3.3 RISK EVALUATION

A3.3.1 The risk evaluation is a qualitative method for interpreting the data from the hazard estimation stage. It involves the classification of the:

- magnitude of the potential 'consequence' (severity) of the risk occurring and:
- magnitude of the 'probability' (likelihood) of the risk occurring.

A3.3.2 These are defined in the following sections:

A3.4 CLASSIFICATION OF CONSEQUENCE

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High Concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse can also equate to a short-term human health risk if buildings are occupied.
Medium	Chronic damage to Human Health ('significant harm' as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem, (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentrations of a contaminant from site exceed the generic, or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in the *Draft Circular on Contaminated Land*, DETR 2000). Damage to sensitive buildings/ structures/services or the environment.	Pollution of non-classified ground water. Damage to building rendering it unsafe to occupy (eg foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in landscaping scheme. Discoloration of concrete

A3.4.1 In theory, both severe and medium classification can result in death. The differential is that severe relates to short term risk while medium relates to long-term risk. Therefore, the classification of severe requires urgent action while medium may require urgent action but usually long term action would be sufficient.

A3.5 CLASSIFICATION OF PROBABILITY

Classification	Definition
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution
Likely	There is a pollution 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.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term

A3.5.1 For the purposes of this preliminary investigation, any source of contamination that has been identified by professional judgement as potentially impacting on the site has been classified as being 'likely' to be present, unless proven otherwise by intrusive investigation.

A3.6 COMPARISON OF CONSEQUENCE AGAINST PROBABILITY

A3.6.1 These classifications are compared to indicate the risk presented by each pollutant linkage. Once the consequence and probability have been classified they can be used to produce a risk category as below:

		Consequence			
		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

A3.6.2 The action required for the classified risks are as follows:

Very high risk	There is a high probability that severe harm could a risk to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required
High risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk	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.

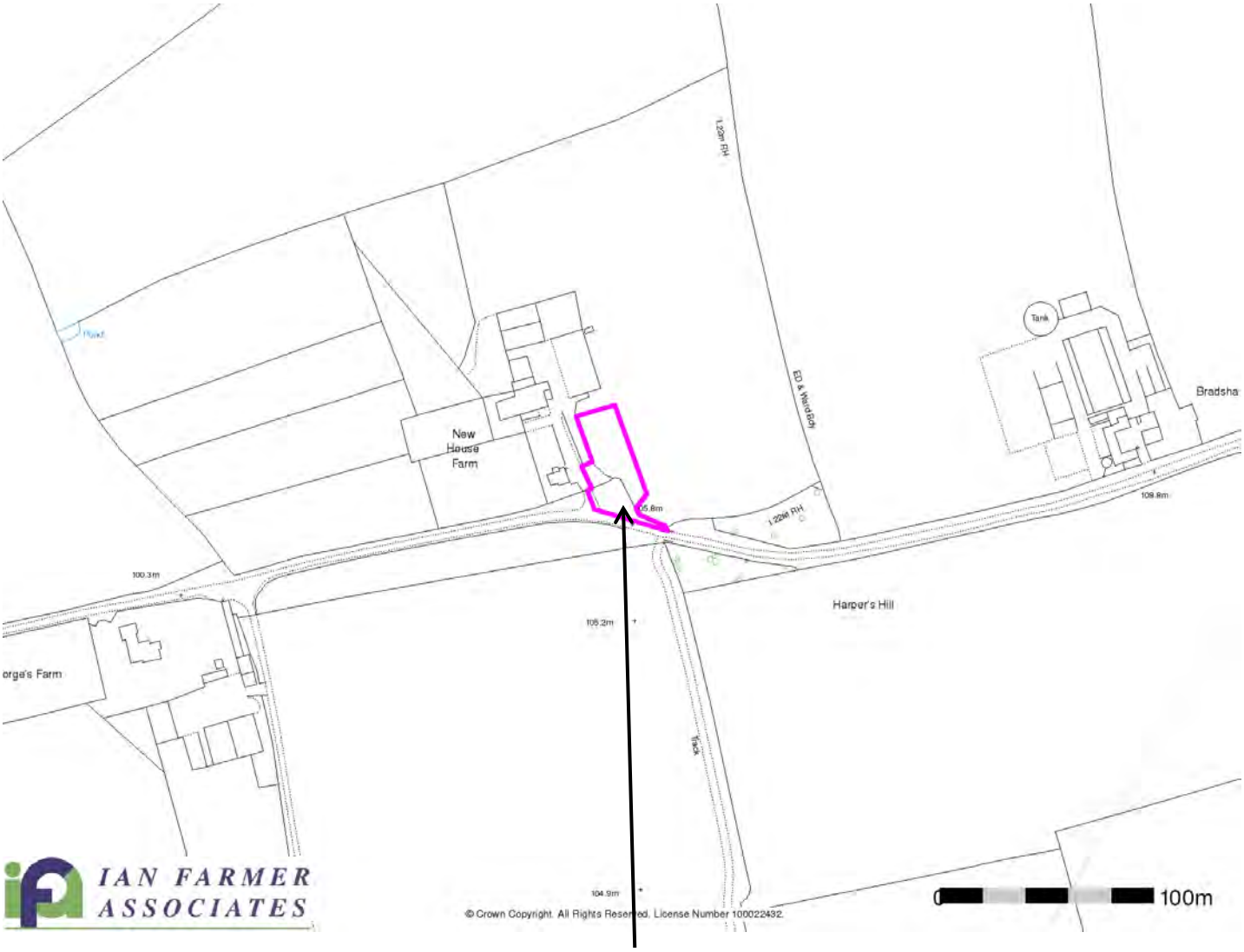
APPENDIX 4

ENVIROCHECK REPORT

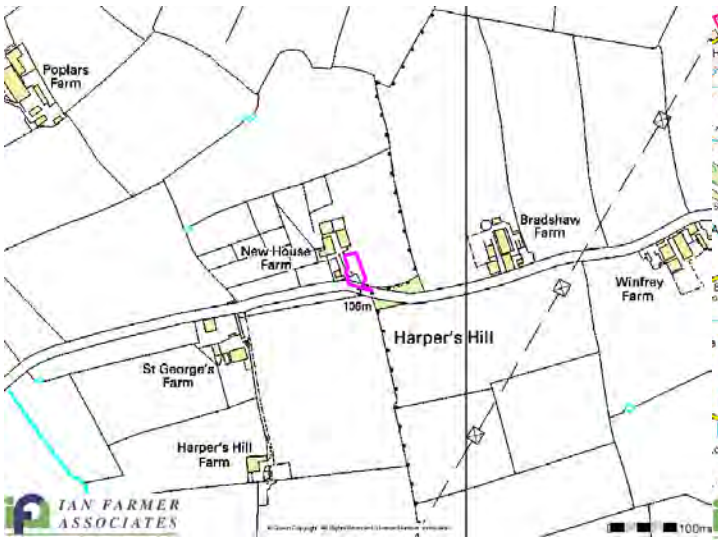
APPENDIX 1

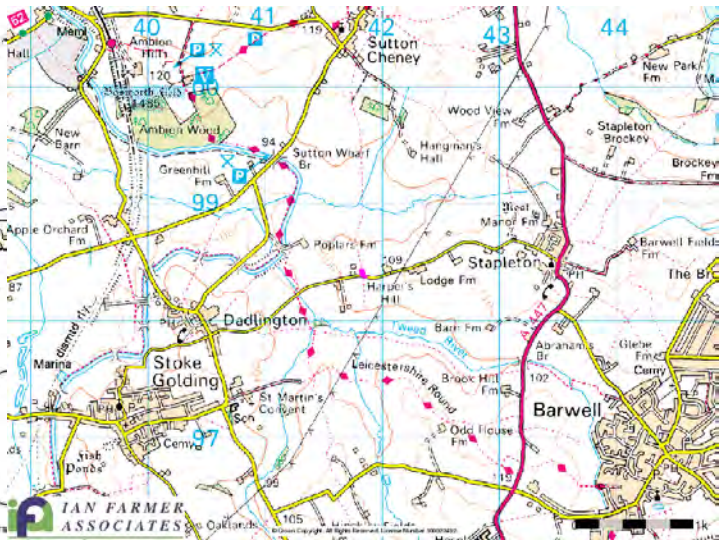
DRAWINGS

20778
Stapleton Lane, Dadlington



SITE





Site Location Plan

Scale: NTS

Figure A1.1

20778
Stapleton Lane, Dadlington

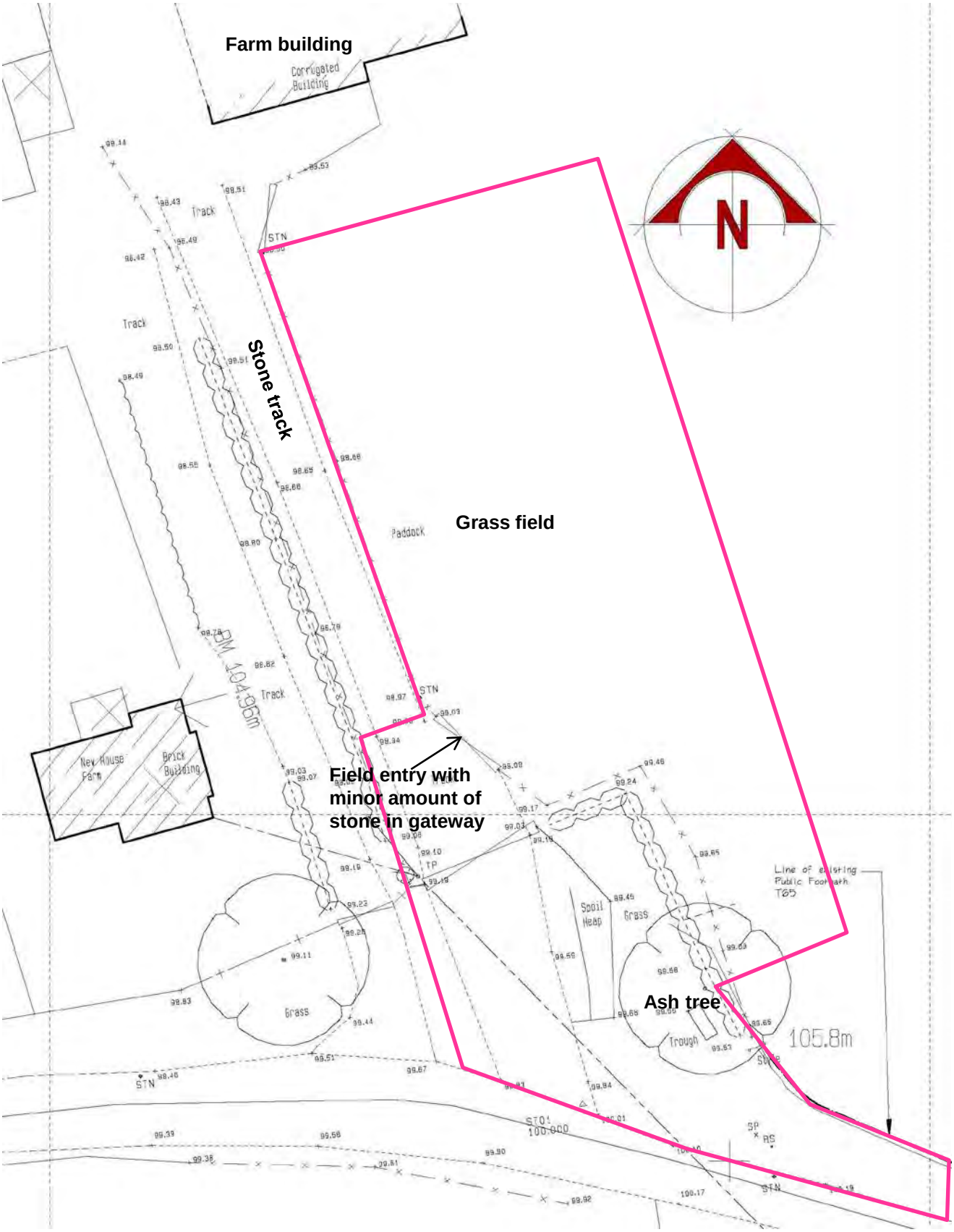


Aerial Photograph

Scale: NTS

Figure A1.2

20778
Stapleton Lane, Dadlington



Site Plan

Scale: NTS

Figure A1.3

APPENDIX 2

SITE WALKOVER PHOTOGRAPHS

20778
Stapleton Lane, Dadlington





Site Photographs

Scale: NTS

Figure
A2.1

20778
Stapleton Lane, Dadlington





Site Photographs

Scale: NTS

Figure
A2.2

APPENDIX 3

ENVIRONMENTAL RISK

APPENDIX 3

ENVIRONMENTAL RISK ASSESSMENT

A3.1 STATUTORY FRAMEWORK AND DEFINITIONS

A3.1.1 The statutory definition of 'contaminated land' is defined in Part IIA of the Environmental Protection Act 1990, ref 8.12, which was inserted by Section 57 of the Environment Act 1995, ref 8.13, and came into force in England in 2000, as;

'any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

(a) significant harm is being caused or there is a significant possibility of such harm being caused; or

(b) pollution of controlled waters is being, or is likely to be, caused'.

A3.1.2 In Scotland, this has been amended by the Water Environment and Water Services (Scotland) Act 2003, ref 8.14, to '*significant pollution of the water environment is being caused or there is a significant possibility of such pollution being caused'.*

A3.1.3 The purpose of Part IIA was to help address the problems caused by historical contamination, with the voluntary remediation of such land encouraged without the use of the Act. The planning regime assists in this, with Planning Policy Statement 23: Planning and Pollution Control (PPS23), ref 8.15, published in 2004, setting out the minimum requirements for the remediation of land affected by contamination as '*after carrying out the development and commencement of its use, the land should not be capable of being determined as contaminated land under Part IIA of the EPA 1990*'.

A3.1.4 The UK guidance on the assessment of contaminated has developed as a direct result of the introduction of these two Acts. The technical guidance supporting the legislation was originally summarised in a number of key documents collectively known as the Contaminated Land Reports (CLRs), a proposed series of twelve documents. Seven were originally published in March 1994, four more were published in April 2002, while the final guidance document, CLR 11 was published in 2004. CLR7 to 10 were withdrawn in 2008, with CLR 9 and 10 effectively replaced by the Environment Agency in the form of Science Reports SR2, ref 8.16 and SR3, ref 8.17.

A3.1.5 CLR11 remains valid and sets out the framework of the investigation process, with the overall approach one of risk management, with risk given the definition of '*a combination of the probability or frequency, of occurrence of a defined hazard and the magnitude of the consequences of the occurrence*'. In establishing whether a site fulfils the statutory definition of 'contaminated land' it is necessary to identify whether the three essential elements of risk exist. These are defined as:

- A contaminant - a substance which is in, on or under the land and has the potential to cause harm or to cause pollution of controlled waters;
- A receptor - something which could be adversely affected by a contaminant, such as people, an ecological system, property or a water body; and

- A pathway – a route or means by which a receptor can be exposed to, or affected by, a contaminant.

A3.1.6 A *'pollutant linkage'* may be defined as the link between a contaminant *'source'* and a *'receptor'* by means of a *'pathway'*. There may be none, one or many pollutant linkages existing on a site, which may utilise the same or different sources, pathways and receptors, which may change over the passage of time.

A3.1.7 Each pollutant linkage that exists in respect of the land in question must fulfil one or more of the following criteria:

- significant harm is being caused to the receptor in the pollutant linkage,
- there is a significant possibility of significant harm being caused to that receptor,
- there is (significant) pollution of controlled waters (the water environment) which constitute the receptor, or
- pollution of controlled waters is likely to be caused
- (there is a significant possibility of such pollution being caused).

A3.1.8 A pollutant linkage indicates that all three elements have been identified. The site can only be defined as 'Contaminated Land' under Part IIA if a pollutant linkage exists and the criteria above are met.

A3.1.9 The main potential receptors include:

1) Humans – current site occupants, construction workers, future site users and neighbouring site users.
2) Controlled Waters – surface water and groundwater resources
3) Property – including buildings, crops, livestock and pets
4) Ecological systems – including current/future site and neighbouring vegetation

A3.1.10 The main potential pathways to be considered include:

a) Ingestion and/or inhalation.
b) Uptake of contaminants via cultivated vegetables.
c) Dermal contact
d) Migration through permeable strata
e) Drains or services
f) Direct contact with building materials and services
g) Fire and explosion

A3.2 ASSESSMENT METHODOLOGY

A3.2.1 The guidance proposes a four-stage assessment process for identifying potential pollutant linkages on a site. These stages are set out in the table below:

No.	Process	Description
1	Hazard Identification	Establishing contaminant sources, pathways and receptors (the conceptual model).
2	Hazard Assessment	Analysing the potential for unacceptable risks (what linkages may be present and what could be the effects?).
3	Risk Estimation	Trying to establish the magnitude and probability of the possible consequences (what degree of harm might result and to what receptors, and how likely is it).
4	Risk Evaluation	Deciding whether the risk is unacceptable.

A3.2.2 Stages 1 and 2 develop a *'conceptual model'* based upon information collated from desk based studies, and reconnaissance of the site (a walkover survey). The walkover survey should be conducted in general accordance with CLR 2. The formation of a conceptual model is an iterative process and as such, it should be updated and refined throughout each stage of the project to reflect any additional information obtained.

A3.2.3 The extent of the desk based research and enquiries to be conducted should be in general accordance with CLR 3. The information from these enquiries is presented in a preliminary investigation report with recommendations, if necessary, for further work based upon the conceptual model. In the absence of specific information on contamination anticipated to be encountered, specific DoE 'Industry Profiles' provide guidance on the nature of contaminants relating to a variety of industrial processes and should be used as the basis for determining which contaminants are more likely to be present on a site.

A3.2.4 If potential pollutant linkages are identified within the conceptual model, an intrusive ground investigation and report will be recommended. The investigation should be planned in general accordance with CLR 4, and BS10175. The number of exploratory holes and samples collected for analysis should be consistent with the size of the site and the level of risk envisaged. This will enable a generic quantitative risk assessment (GQRA) to be conducted, at which point the conceptual model can be updated and relevant pollutant linkages can be identified.

A3.2.5 A two-stage investigation may be more appropriate where time constraints are less of an issue. The first stage investigation may be conducted as an initial assessment for the presence of potential sources, with the second being more refined in order to delineate or further characterise any contamination or the physical properties of the site.

A3.3 RISK EVALUATION

A3.3.1 The risk evaluation is a qualitative method for interpreting the data from the hazard estimation stage. It involves the classification of the:

- magnitude of the potential 'consequence' (severity) of the risk occurring and:
- magnitude of the 'probability' (likelihood) of the risk occurring.

A3.3.2 These are defined in the following sections:

A3.4 CLASSIFICATION OF CONSEQUENCE

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High Concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse can also equate to a short-term human health risk if buildings are occupied.
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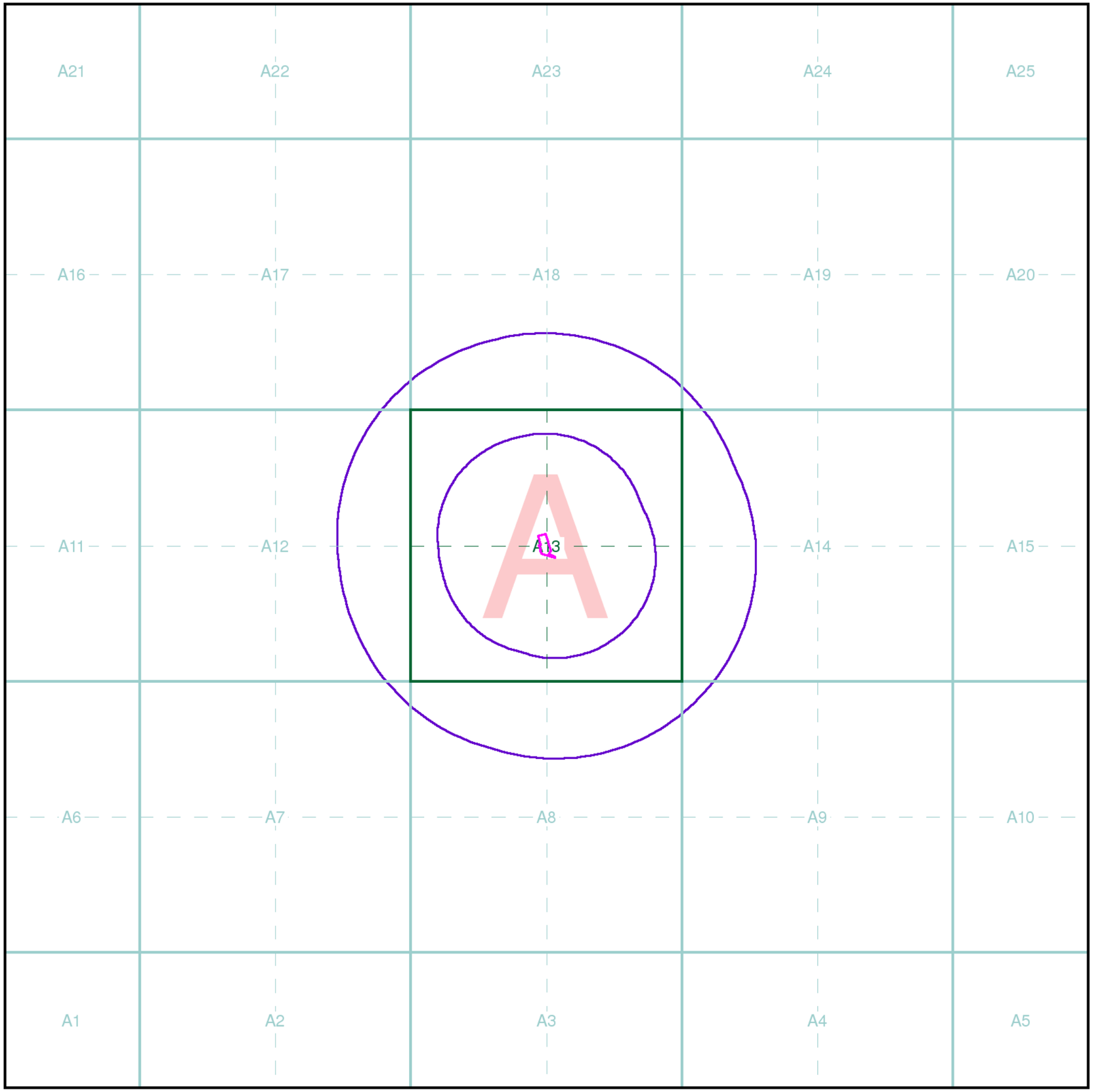
		Consequence			
		Severe	**Medium**	**Mild**	**Minor**
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	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
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Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk	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.

APPENDIX 4

ENVIROCHECK REPORT



IAN FARMER ASSOCIATES

Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:

Ordnance Survey Licensed Partner

British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

NATURAL ENGLAND

Envirocheck reports are compiled from 136 different sources of data.

Client Details

MR P Bailey, Ian Farmer Associates, 1 Fairfield Court, Seven Stars Industrial Estate, Wheler Road, Coventry, CV3 4LJ

Order Details

Order Number:	34883414_1_1
Customer Ref:	20778
National Grid Reference:	441830, 298410
Site Area (Ha):	0.12
Search Buffer (m):	500

Site Details

Land Adjacent to New House Farm, Stapleton Lane, Dadlington, NUNEATON, Warwickshire, CV13 6HZ

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Version 6.04 28 Jul 2007

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   iii. any person who provides funding secured on the whole of the Property Site,
   iv. any person for whom You act in a professional or commercial capacity,
   v. any person who acts for You in a professional or commercial capacity; and
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   iii. remove, alter or in any way change any trademark or proprietary marking in any element of the Services and You shall acknowledge the ownership of the Content, where such Content is incorporated or used into Your own documents, reports, systems or services whether or not these are supplied to any third party.
   iv. create any product which is derived directly or indirectly from the data contained in the Services

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c. We may charge interest on late payment at a rate equal to 3% per annum above the base lending rate of National Westminster Bank plc.

d. Landmark or its Authorised Reseller shall not be obliged to invoice any party other than You for the provision of Services, but where Landmark or its Authorised Reseller does so invoice any third party at Your request, and such invoice is not accepted or remains unpaid, Landmark or its Authorised Reseller shall have the option at any time to cancel such invoice and invoice You direct for such Services. Where Your order comprises a number of Services or severable elements within any one or more Services, any failure by Landmark or its Authorised Reseller to provide an element or elements of the Services shall not prejudice Landmark's or its Authorised Reseller's ability to require payment in respect of the Services delivered to You.

5. Termination

a. Landmark may suspend or terminate Your rights under these Terms without any liability to You with immediate effect if at any time:-
   i. You fail to make any payment due in accordance with clause 4;
   ii. You repeatedly breach or commit or cause to be committed any material breach of these Terms; or
   iii. You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so; additionally, without prejudice to the foregoing, Landmark may remedy the breach and recover the costs thereof from You.

b. If Your rights are terminated under this clause and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us in relation to the value of Services previously purchased.

c. Landmark reserves the right to refuse to supply any or all Services to You without notice or reason.

6. Liability

a. We provide warranties and accept liability only to the extent stated in this clause 6 and clause 7.

b. Nothing in these Terms excludes either party's liability for death or personal injury caused by that party's negligence or wilful default, and the remainder of this clause 6 is subject to this provision and Your statutory rights.

c. As most of the information contained in the Services is provided to Landmark by others, Landmark cannot control its accuracy or completeness, nor is it within the scope of Landmark's Services to check the information on the ground. Accordingly, Landmark will only be liable to You for any loss or damage caused by its negligence or willful default and subject to clause 6.o below neither Landmark nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Landmark have any liability if the Services are used otherwise than in accordance with these Terms.

d. Save as precluded by law, Landmark shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Landmark.

e. In any event, and notwithstanding anything contained in these Terms, Landmark's liability in contract, tort (including negligence or breach of statutory duty) or otherwise howsoever arising by reason or in connection with this Contract (except in relation to death or personal injury) shall be limited to an aggregate amount not exceeding £1 million if the complaint is in relation to a Report on residential property and an aggregate amount not exceeding £10 million in respect of any other Report or Service purchased from Landmark.

f. Landmark will not be liable for any defect, failure or omission relating to Services that is not notified to Landmark within six months of the date of the issue becoming apparent and in any event, within twelve years of the date of the Service.

g. You acknowledge that:-
   i. Subject to clause 6.o below You shall have no claim or recourse against any Third Party Content supplier nor any of our other Suppliers. You will not in any way hold us responsible for any selection or retention of, or the acts of omissions of Third Party Content suppliers or other Suppliers (including those with whom We have contracted to operate various aspects or parts of the Service) in connection with the Services (for the avoidance of doubt Landmark is not a Third Party Content supplier). Landmark does not promise that the supply of the Services will be uninterrupted or error free or provide any particular facilities or functions, or that the Content will always be complete, accurate, precise, free from defects of any other kind, computer viruses, software locks or other similar code although Landmark will use reasonable efforts to correct any inaccuracies within a reasonable period of them becoming known to us;
   ii. Landmark's only obligation is to exercise reasonable skill and care in providing environmental property risk information to persons acting in a professional or commercial capacity who are skilled in the use of property and environmental information and You hereby acknowledge that You are such a person;
   iii. no physical inspection of the Property Site reported on is carried out as part of any Services offered by Landmark and Landmark do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining saleability or value or used as a substitute for any physical investigation or inspection. Landmark recommends that You inspect and take other advice in relation to the Property Site and not rely exclusively on the Services.
   iv. Subject to clause 6.o below, Landmark shall not be responsible for error or corruption in the Services resulting from inaccuracy or omission in primary or secondary information and data, inaccurate processing of information and data by third parties, computer malfunction or corruption of data whilst in the course of conversion, geo-coding, processing by computer or electronic means, or in the course of transmission by telephone or other communication link, or printing.
   v. Landmark will not be held liable in any way if a Report on residential property is used for commercial property or more than the one residential property for which it was ordered.
   vi. the Services have not been prepared to meet Your or anyone else's individual requirements; that You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same; and You confirm You are solely responsible for the selection or omission of any specific part of the Content;
   vii. Landmark offer no warranty for the performance of any linked internet service not operated by Landmark;
   viii. You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify us in writing of such defect within seven days of its discovery;
   ix. Any support or assistance provided to You in connection with these Terms is at Your risk;

h. All liability for any insurance products purchased by You rests solely with the insurer. Landmark does not endorse any particular product or insurer and no information contained within the Services should be deemed to imply otherwise. You acknowledge that if You Order any such insurance Landmark will deem such as Your consent to forward a copy of the Report to the insurers. Where such policy is purchased, all liability remains with the insurers and You are entirely responsible for ensuring that the insurance policy offered is suitable for Your needs and should seek independent advice. Landmark does not guarantee that an insurance policy will be available on a Property Site. All decisions with regard to the offer of insurance policies for any premises will be made solely at the discretion of the insurers and Landmark accepts no liability in this regard. The provision of a Report does not constitute any indication by Landmark that insurance will be available on the property.

i. Professional opinions contained in Reports are provided to Landmark by third parties, and such third parties are solely liable for the opinion provided. For the avoidance of doubt, those parties providing assessments or professional opinions on Landmark products include RPS Plc & Wilbourn Associates Limited, and any issues with regard to the provision of such opinion should be taken up with the relevant third party.
   If Landmark provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 6.o below Landmark will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Landmark will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.

j. In any event no person may rely on a Service more than 12 months after its original date.

k. If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Landmark shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.

l. Time shall not be of the essence with respect to the provision of the Services.

m. Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 6.o below, Landmark and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.

n. Where Landmark provides its own risk assessment in connection with any Report, Landmark shall carry out such assessment with all reasonable skill and care but shall have no liability for any such risk assessment conclusion which is provided for information only, save where Landmark conducted the same negligently, in which case the provisions of clause 6 shall apply. Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment. For the avoidance of doubt, the provisions of this clause 6n apply solely to risk assessments conducted by Landmark, and the provision of any other risk assessment by a third party shall be governed by such third party's terms in accordance with the provisions of clause 6i above.

o. Landmark obtains much of the information contained in its Report from third parties. Landmark will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Landmark, but Landmark's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Landmark.

7. Contribution

a. Save where expressly provided, this clause 7 shall apply solely to Envirosearch Residential Reports (regardless of the result of such Report). Nothing in this clause 7 shall operate to override or vary the provisions of clause 6.

b. Landmark are prepared to offer, at their sole discretion, and without any admission or inference of liability a contribution towards the costs of any remediation works required under a Notice (as defined below) on the terms of this clause 7 ("the Contribution")

c. In the event that a Remediation Notice is served on the First Purchaser or First Purchaser's Lender of a Property Site under Part II(A) of the Environmental Protection Act 1990 ("the Notice") Landmark will contribute to the cost of such works as either the First Purchaser or First Purchaser's Lender (but not both) are required to carry out under the Notice subject to the provisions of this clause 7 and on the following terms:
   i. the Contribution shall only apply to contamination or a pollution incident present or having occurred prior to the date of the Report;
   ii. the Contribution shall only apply where the Property Site is a single residential dwelling house or a single residential flat within a block of flats. For the avoidance of doubt, this obligation does not apply to any commercial property, nor to any Property Site being developed or redeveloped whether for residential purposes or otherwise;
   iii. the Contribution is strictly limited to the cost of works at the Property Site and at no other site.
   iv. the Contribution will not be paid in respect of any of the following:
   Radioactive contamination of whatsoever nature, directly or indirectly caused by or contributed to or arising from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
   Asbestos arising out of or related in any way to asbestos or asbestos-containing materials on or in structures or services serving the structures.
   Naturally occurring materials arising from the presence or required removal of naturally occurring materials except in circumstances where such materials are present in concentrations which are in excess of their natural concentration.
   Intentional non-compliance arising from the intentional disregard of or knowing wilful or deliberate non-compliance by any owner or occupier of the Property Site with any statute, regulation, administrative complaint, notice of violation, or notice letter of any Regulatory Authority.
   Any condition which is known or ought reasonably to have been known to the First Purchaser or the First Purchaser's Lender prior to the purchase of the Report.
   Any condition which is caused by acts of War or an Act of Terrorism.
   Any property belonging to or in the custody or control of the First Purchaser which does not form a fixed part of the Property Site or the structure.
   Any fines liquidated damages punitive or exemplary damages.
   Any bodily injury including without limitation, death, illness or disease, mental injury, anguish or nervous shock.
   Any financial loss in respect of any loss of any rental, profit, revenue, savings or business or any consequential indirect or economic loss damage or expense including the cost of rent of temporary premises or business interruption.
   Any losses incurred following a material change in use of, alteration or development of the Property Site.

d. The maximum sum that shall be contributed by Landmark in respect of any Contribution shall be limited to £60,000. In the event that more than one Report is purchased on the Property Site the Contribution will only be payable under the first Report purchased by or on behalf of any First Purchaser or First Purchaser's Lender and no Contribution will be made in respect of subsequent Reports purchased by or on behalf of such First Purchaser, First Purchaser's Lender or any person connected to them.

e. Landmark shall only pay a Contribution where the Notice is served within 36 months of the date of the Report.

f. Any rights to a Contribution under this Clause 7 are not assignable in the event of a sale of the Property Site and Landmark will not make any Contribution after the date of completion of such sale.

g. In the event the First Purchaser or First Purchaser's Lender wishes to claim any Contribution, it shall notify Landmark in writing within 3 months of the date of the Notice. The First Purchaser or First Purchaser's Lender (as applicable) shall comply with all reasonable requirements of Landmark with regard to the commission and conduct of the remediation works to be carried out under the Notice, and in the event the First Purchaser or First Purchaser's Lender (as applicable) does not do so, including without limitation, obtaining Landmark's prior written consent to any estimates for such works or complying with any other reasonable request by Landmark, Landmark shall not be required to pay any Contribution. Notwithstanding the payment of the Contribution by Landmark the First Purchaser or First Purchaser's Lender as applicable shall take all reasonable steps to mitigate any costs incurred in connection with the conduct of works required under the terms of any Notice.

h. In the event that the First Purchaser or First Purchaser's Lender receives any communication from a statutory authority to the effect that there is an intent to serve a notice received under PartII(A) of the Environmental Protection Act 1990 they will advise Landmark within a maximum period of two months from receipt of such communication. This clause 7h and the service of any notice under it shall not affect the provisions of clauses 7 e and g, and any such communications, even if advised to Landmark will not operate as notice under clause 7e.

i. Landmark reserve the right at any time prior to a claim for Contribution being made in accordance with clause 7 g) above, to withdraw the offer of payment of Contributions without further notice.

8. Events Beyond Our Control

a. You acknowledge that Landmark shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving, loading or checking data, corruption of data whilst in the course of conversion, geo-coding, processing by computer in the course of electronic communication, or printing.

9. Severability

a. If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

10. Governing Law

a. These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts If any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

11. General; Complaints

a. Landmark may assign its rights and obligations under these Terms without prior notice or any limitation.

b. Landmark may authorise or allow our contractors and other third parties to provide to Landmark and/or to You services necessary or related to the Services and to perform Landmark's obligations and exercise Landmark's rights under these Terms, which may include collecting payment on Landmark's behalf.

c. No waiver on Landmark's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.

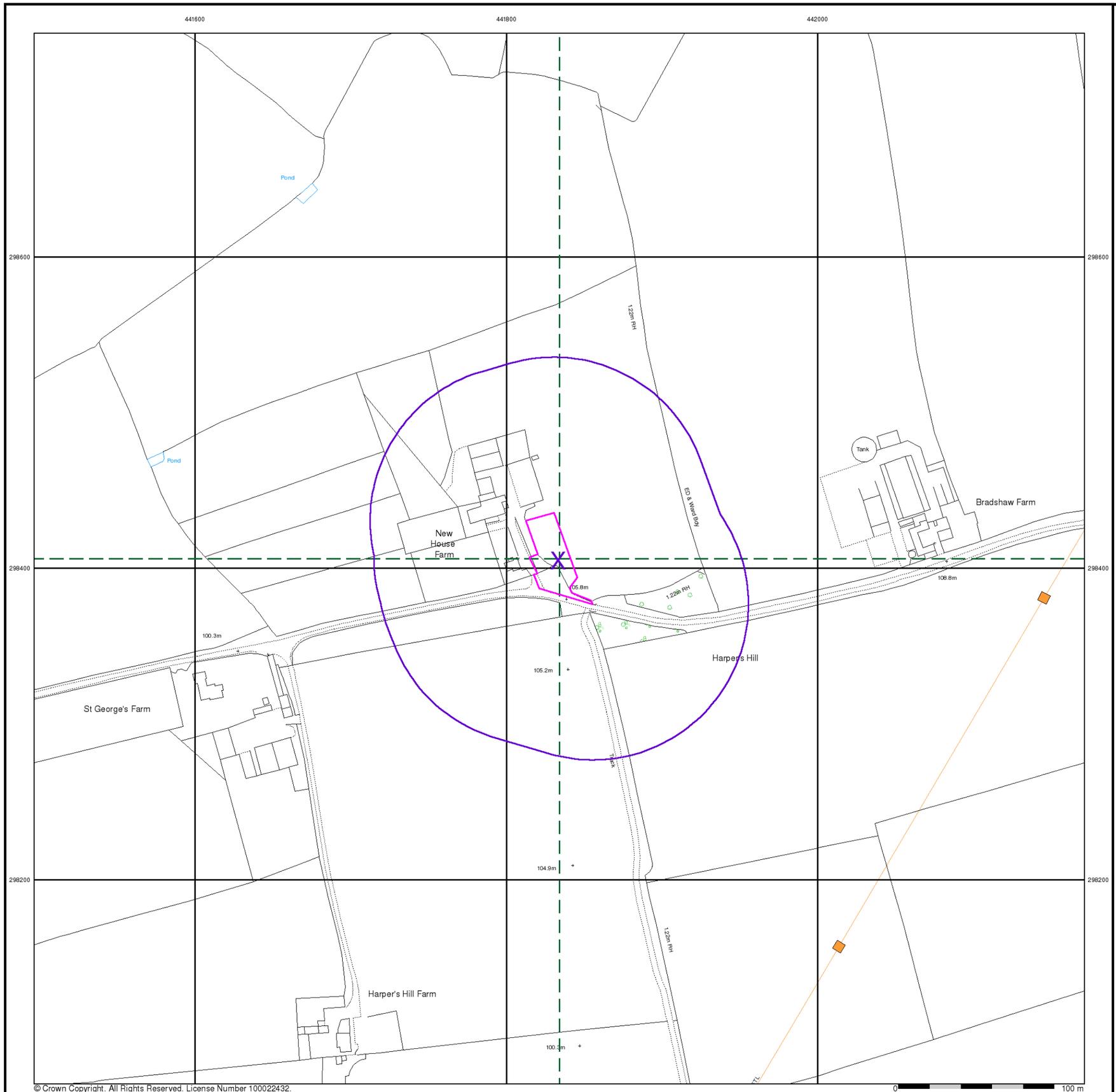
d. Unless otherwise stated in these Terms, all notices from You to Landmark must be in writing and sent to the Landmark registered office (or in the case of an Authorised Reseller, to its registered office address) and subject to paragraph e below all notices from Landmark to You will be displayed on our Websites from time to time.

e. Any complaints in relation to the Services should, in the first instance, be in writing addressed to the Customer Service Support Manager at the Landmark registered office. Landmark or its agents will respond to any such complaints in writing as soon as practicably possible.

f. A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Landmark shall not be liable to any such third party in respect of any Services supplied.

g. Landmark's Privacy Policy as displayed on the Website governs the use made of any information You supply to Landmark.

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

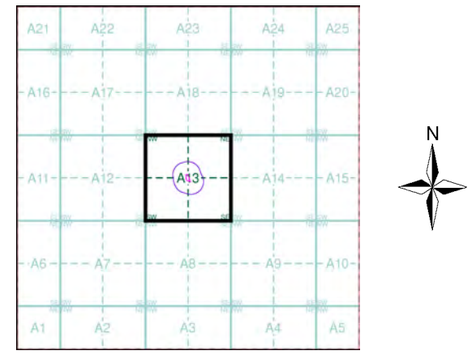
Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Segment A13



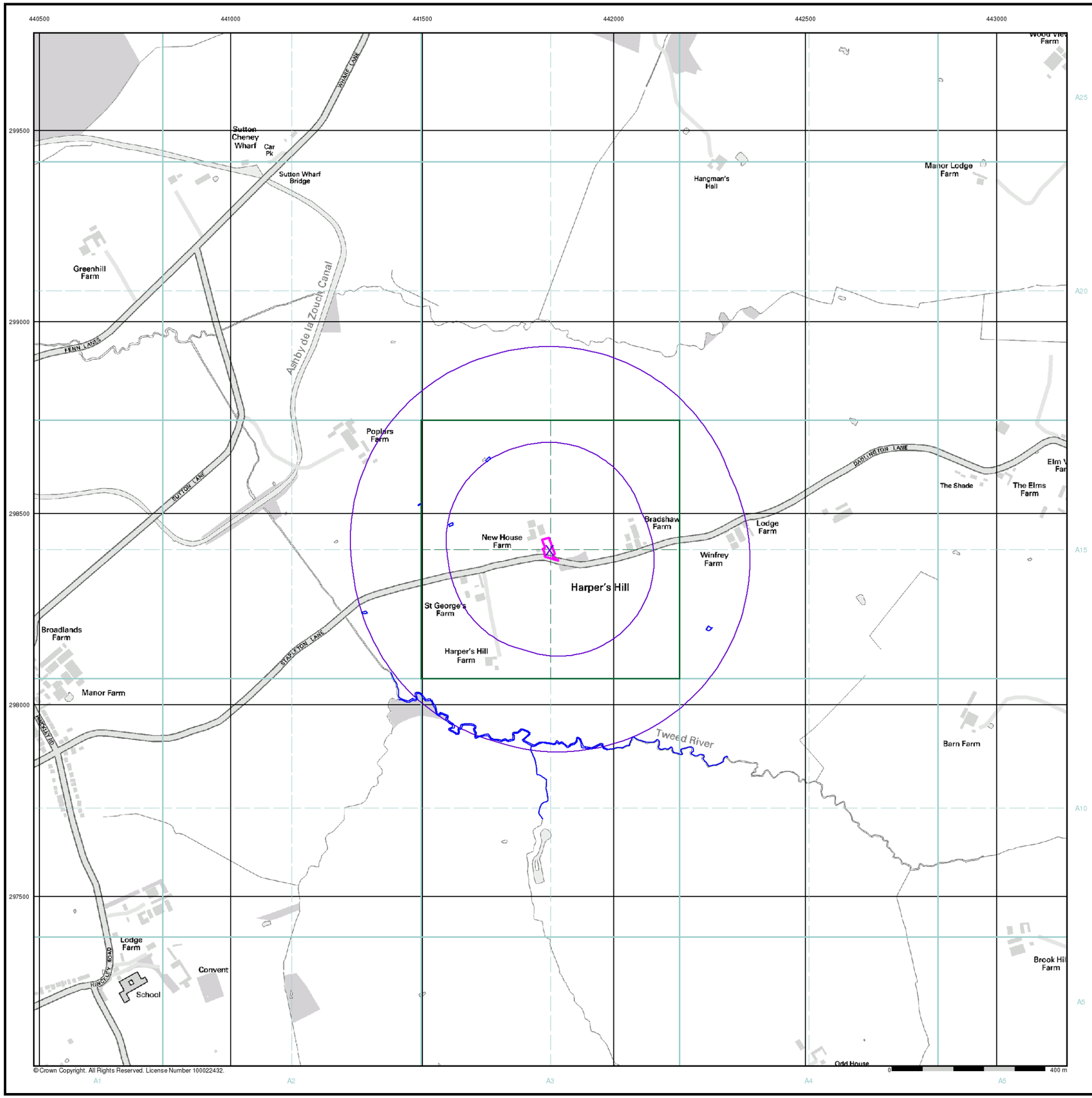
Order Details

Order Number:	34883414_1_1
Customer Ref:	20778
National Grid Reference:	441830, 298400
Slice:	A
Site Area (Ha):	0.12
Plot Buffer (m):	100

Site Details

Land Adjacent to New House Farm, Stapleton Lane, Dadlington, NUNEATON, Warwickshire, CV13 6HZ

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General

Specified Site
Specified Buffer(s)
Bearing Reference Point
Map ID
Several of Type at Location

Agency and Hydrological

Contaminated Land Register Entry or Notice (Location)
Contaminated Land Register Entry or Notice
Discharge Consent
Enforcement or Prohibition Notice
Integrated Pollution Control
Integrated Pollution Prevention Control
Local Authority Integrated Pollution Prevention and Control
Local Authority Pollution Prevention and Control
Local Authority Pollution Prevention and Control Enforcement
Pollution Incident to Controlled Waters
Prosecution Relating to Authorised Processes
Prosecution Relating to Controlled Waters
Registered Radioactive Substance
River Network or Water Feature
River Quality Sampling Point
Substantiated Pollution Incident Register
Water Abstraction
Water Industry Act Referral

Geological

BGS Recorded Mineral Site

Industrial Land Use

Contemporary Trade Directory Entry
Fuel Station Entry

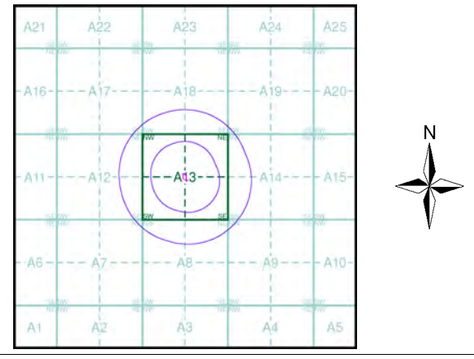
Waste

BGS Recorded Landfill Site (Location)
BGS Recorded Landfill Site
EA Historic Landfill (Buffered Point)
EA Historic Landfill (Polygon)
Integrated Pollution Control Registered Waste Site
Licensed Waste Management Facility (Landfill Boundary)
Licensed Waste Management Facility (Location)
Local Authority Recorded Landfill Site (Location)
Local Authority Recorded Landfill Site
Registered Landfill Site
Registered Landfill Site (Location)
Registered Landfill Site (Point Buffered to 100m)
Registered Landfill Site (Point Buffered to 250m)
Registered Waste Transfer Site (Location)
Registered Waste Transfer Site
Registered Waste Treatment or Disposal Site (Location)
Registered Waste Treatment or Disposal Site

Hazardous Substances

COMAH Site
Explosive Site
NIHHS Site
Planning Hazardous Substance Consent
Planning Hazardous Substance Enforcement

Site Sensitivity Map - Slice A



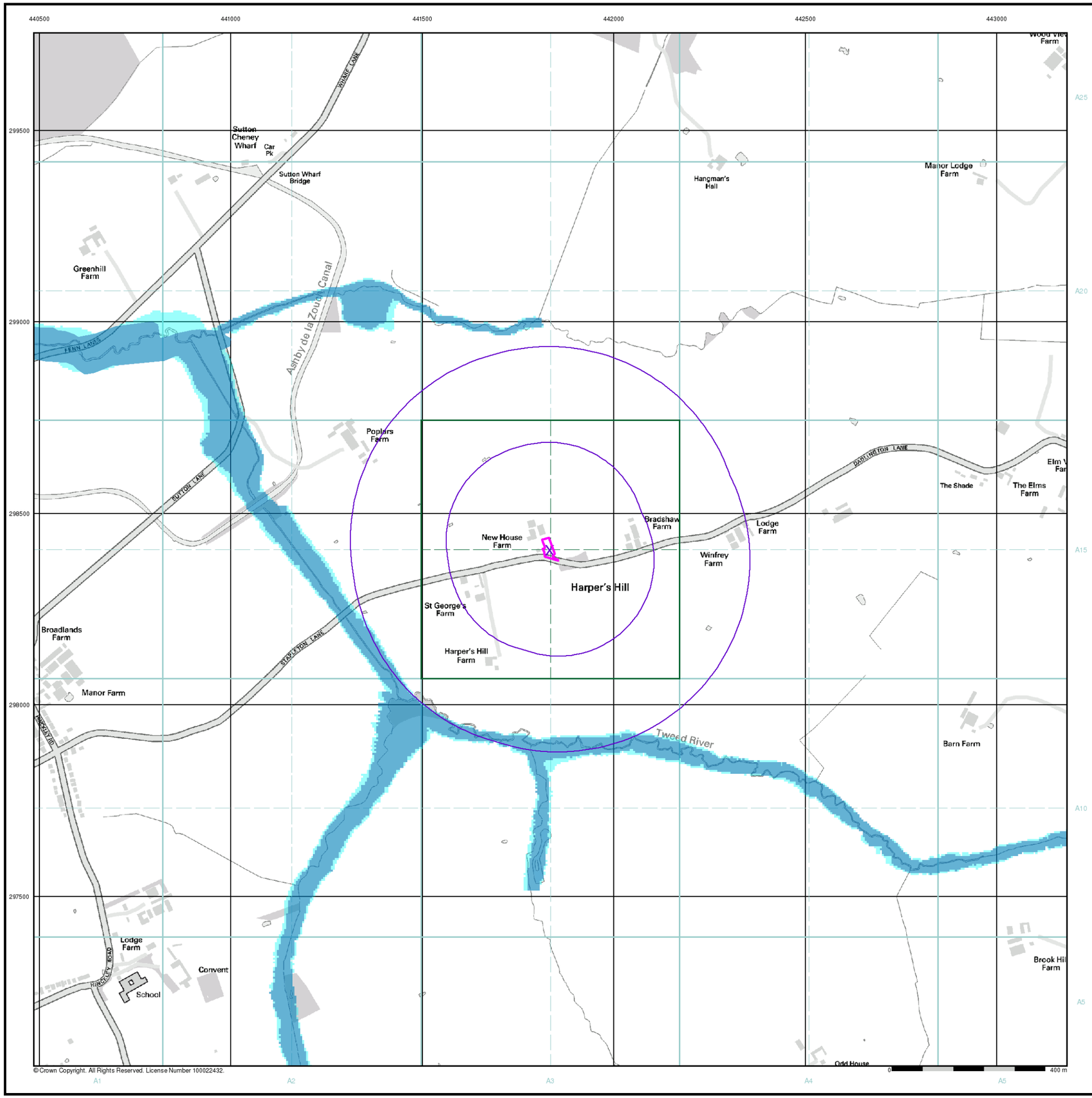
Order Details

Order Number:	34883414_1_1
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National Grid Reference:	441830, 298400
Slice:	A
Site Area (Ha):	0.12
Search Buffer (m):	500

Site Details

Land Adjacent to New House Farm, Stapleton Lane, Dadlington, NUNEATON, Warwickshire, CV13 6HZ

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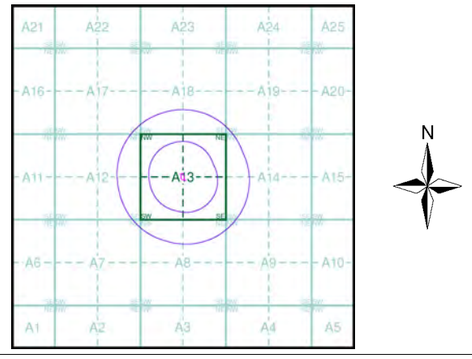
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

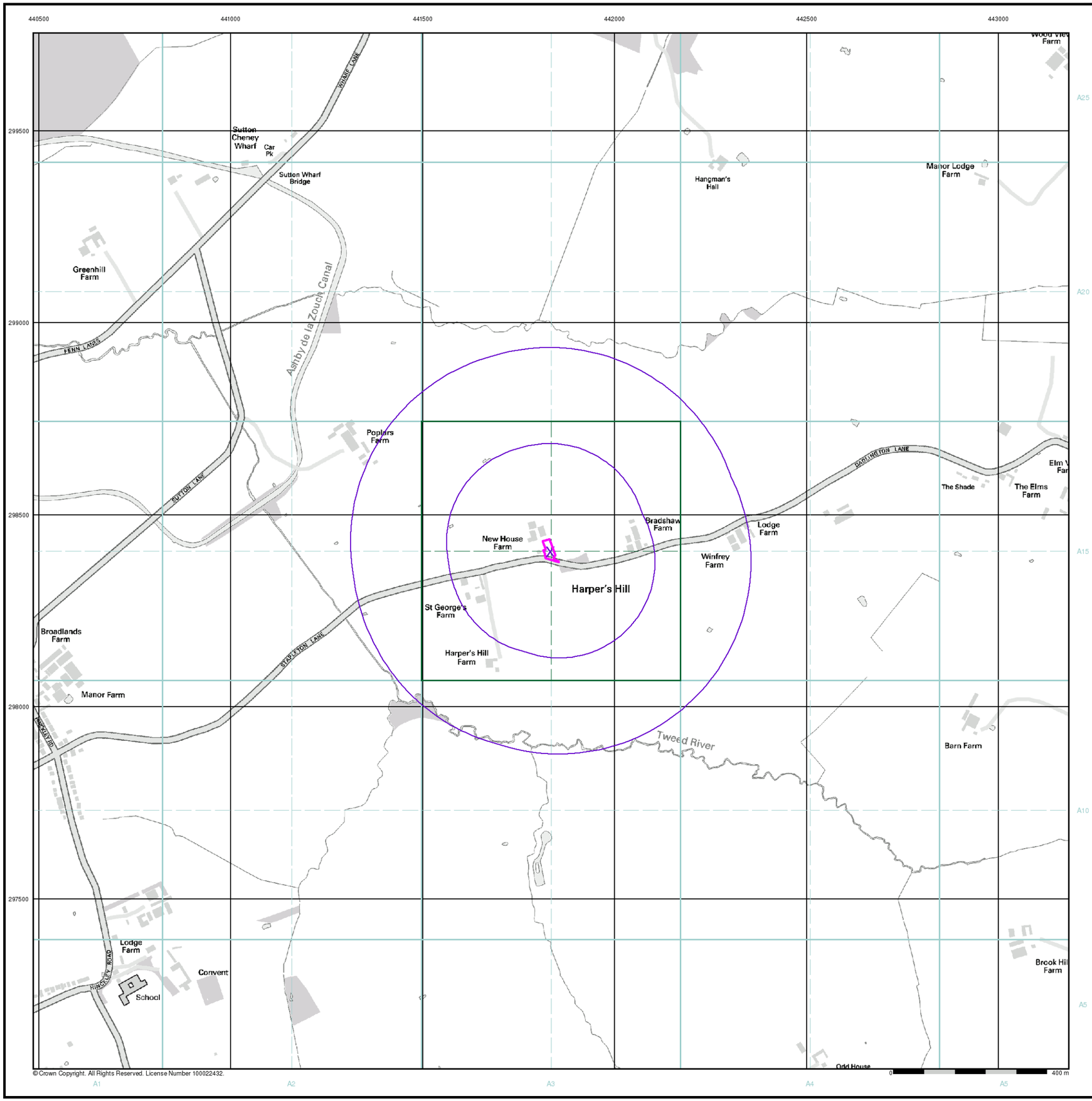
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National Grid Reference:	441830, 298400
Slice:	A
Site Area (Ha):	0.12
Search Buffer (m):	500

Site Details

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

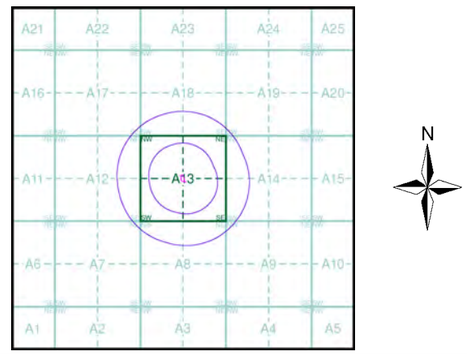
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole datasheet which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



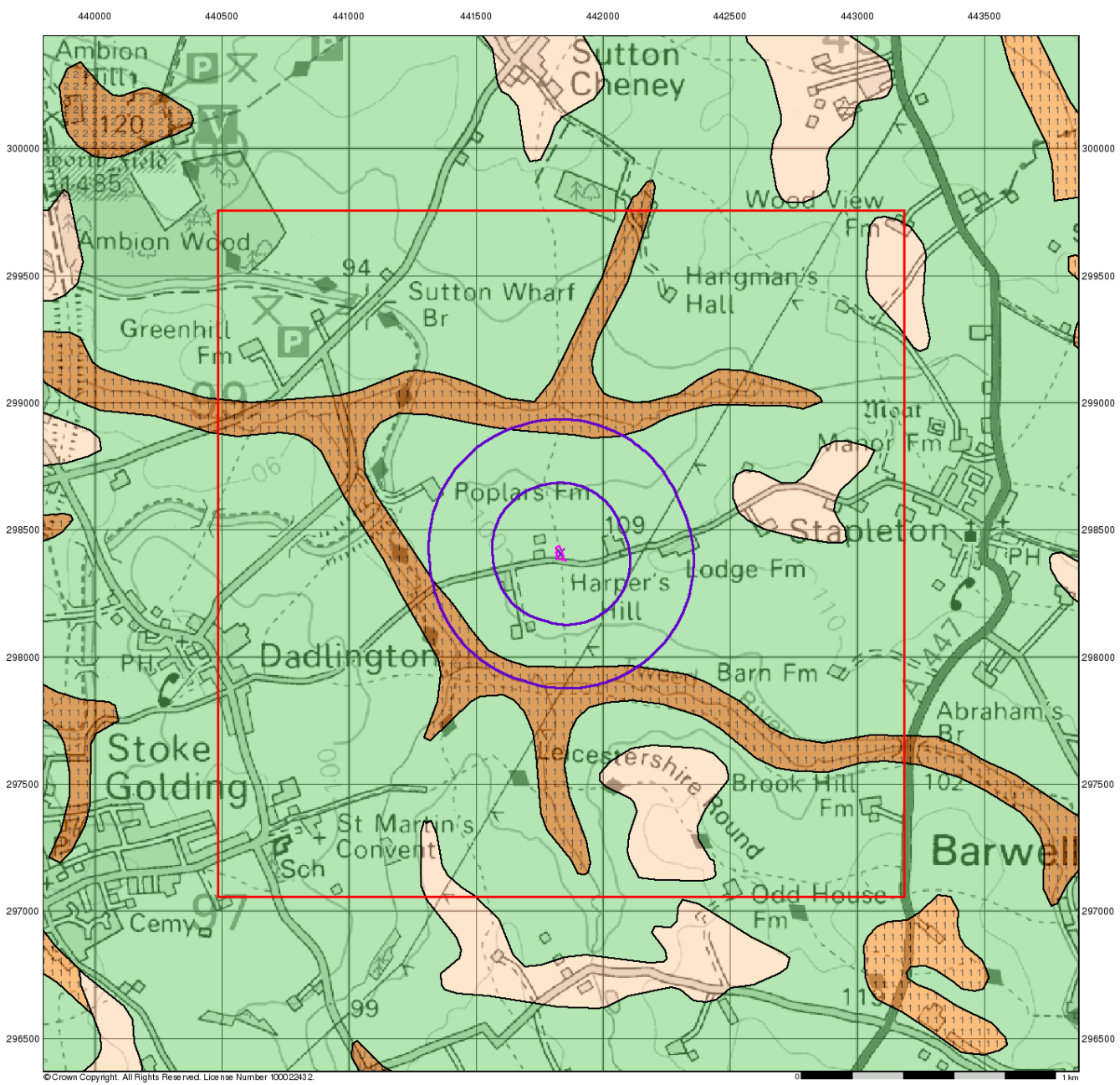
Order Details

Order Number:	34883414_1_1
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Site Area (Ha):	0.12
Search Buffer (m):	500

Site Details

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Groundwater Vulnerability

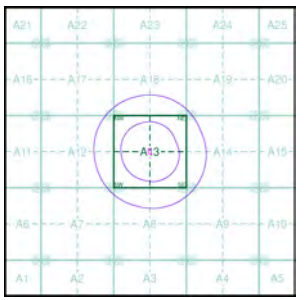
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes	Soil Classes
Major Aquifer (Highly Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Minor Aquifer (Variably Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Non Aquifer (Negligibly Permeable)	
Water or Sea	
Drift Deposit	

Site Sensitivity Context Map - Slice A



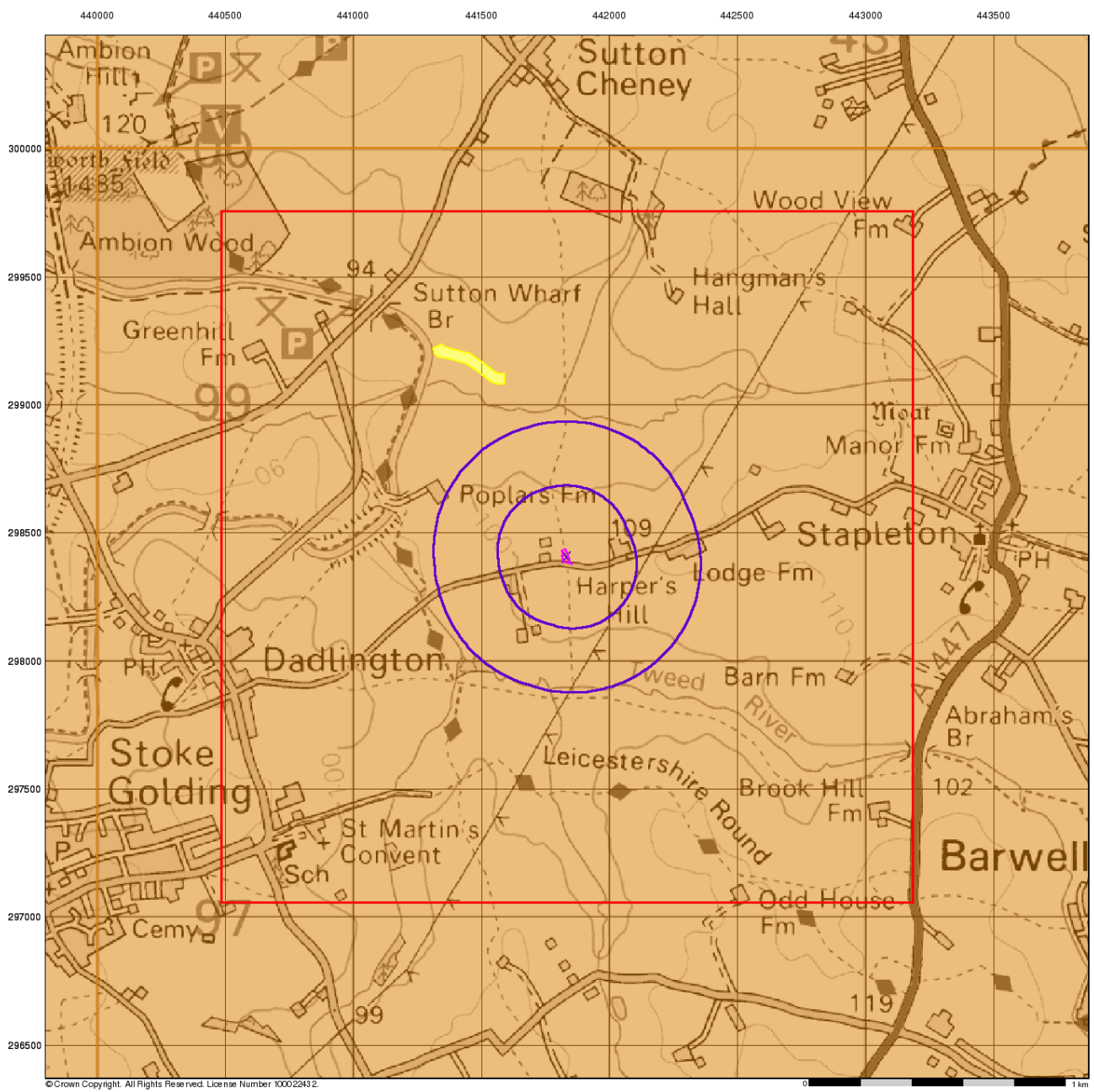
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Bedrock Aquifer Designation

General

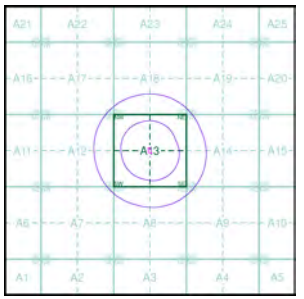
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown

Site Sensitivity Context Map - Slice A



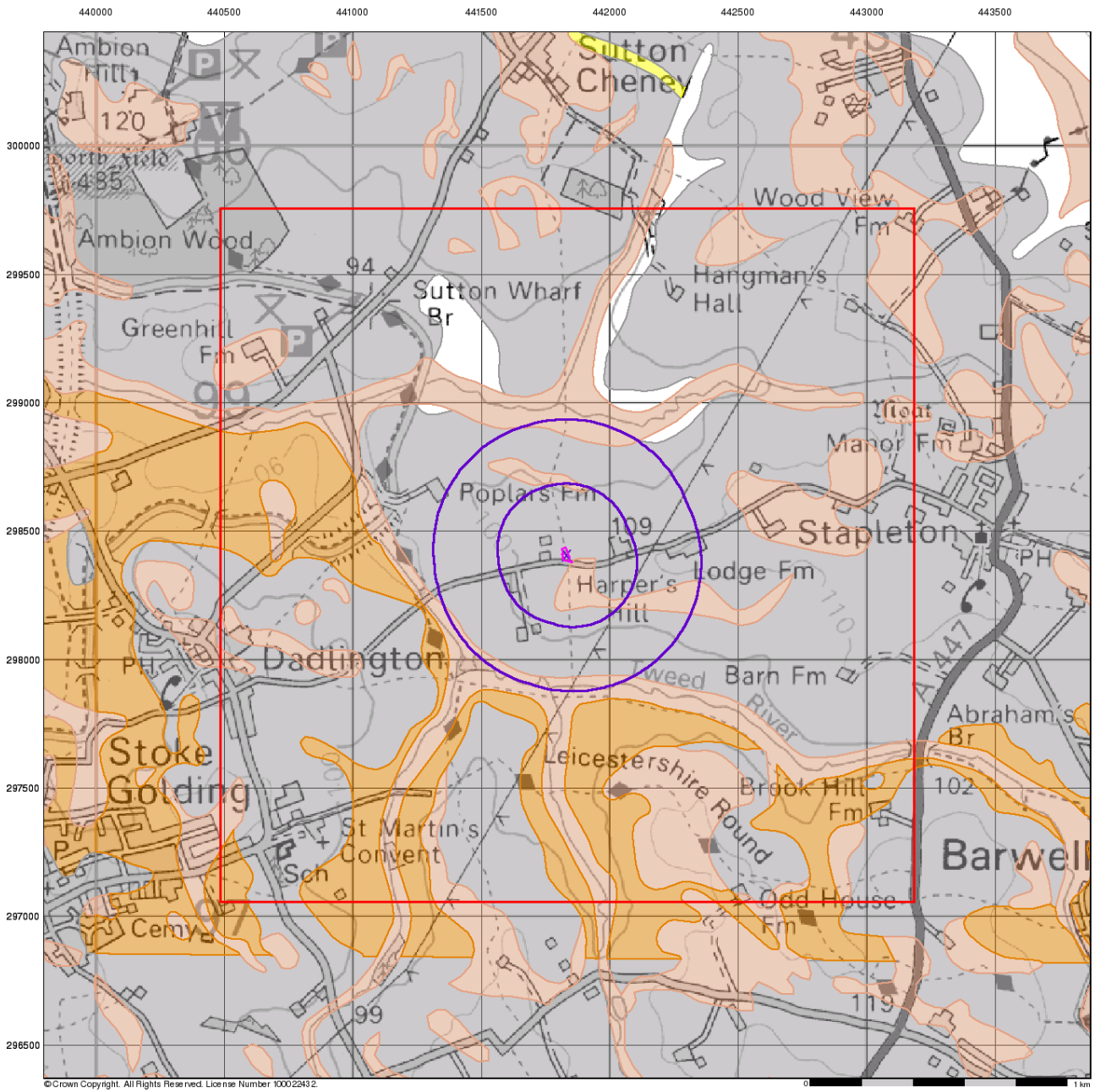
Order Details

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Superficial Aquifer Designation

General

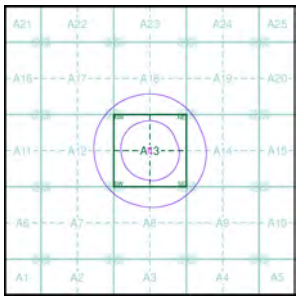
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown

Site Sensitivity Context Map - Slice A



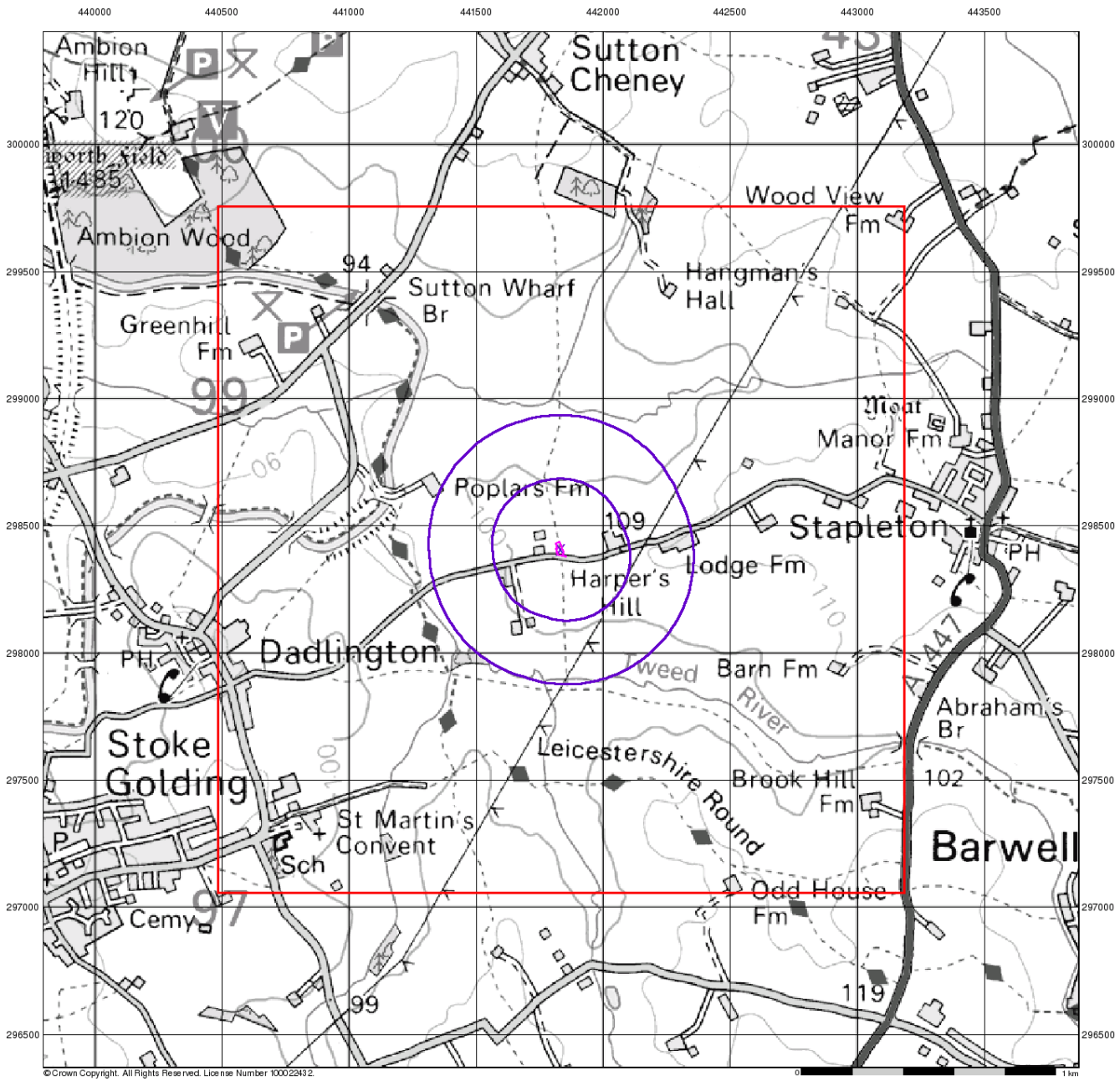
Order Details

Order Number:	34883414_1_1
Customer Ref:	20778
National Grid Reference:	441830, 298400
Slice:	A
Site Area (Ha):	0.12
Search Buffer (m):	500

Site Details

Land Adjacent to New House Farm, Stapleton Lane, Dadlington, NUNEATON, Warwickshire, CV13 6HZ

Landmark Information Group
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Source Protection Zones

General

Specified Site | Specified Buffer(s) | Bearing Reference Point

Slice | Map ID

Agency and Hydrological

Source Protection Zone I

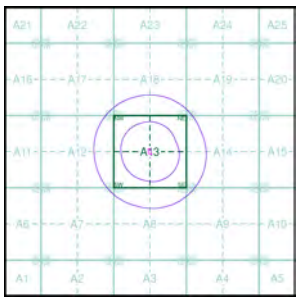
Source Protection Zone II

Source Protection Zone III

Zone of Special Interest

Source Protection Zone Borehole

Site Sensitivity Context Map - Slice A



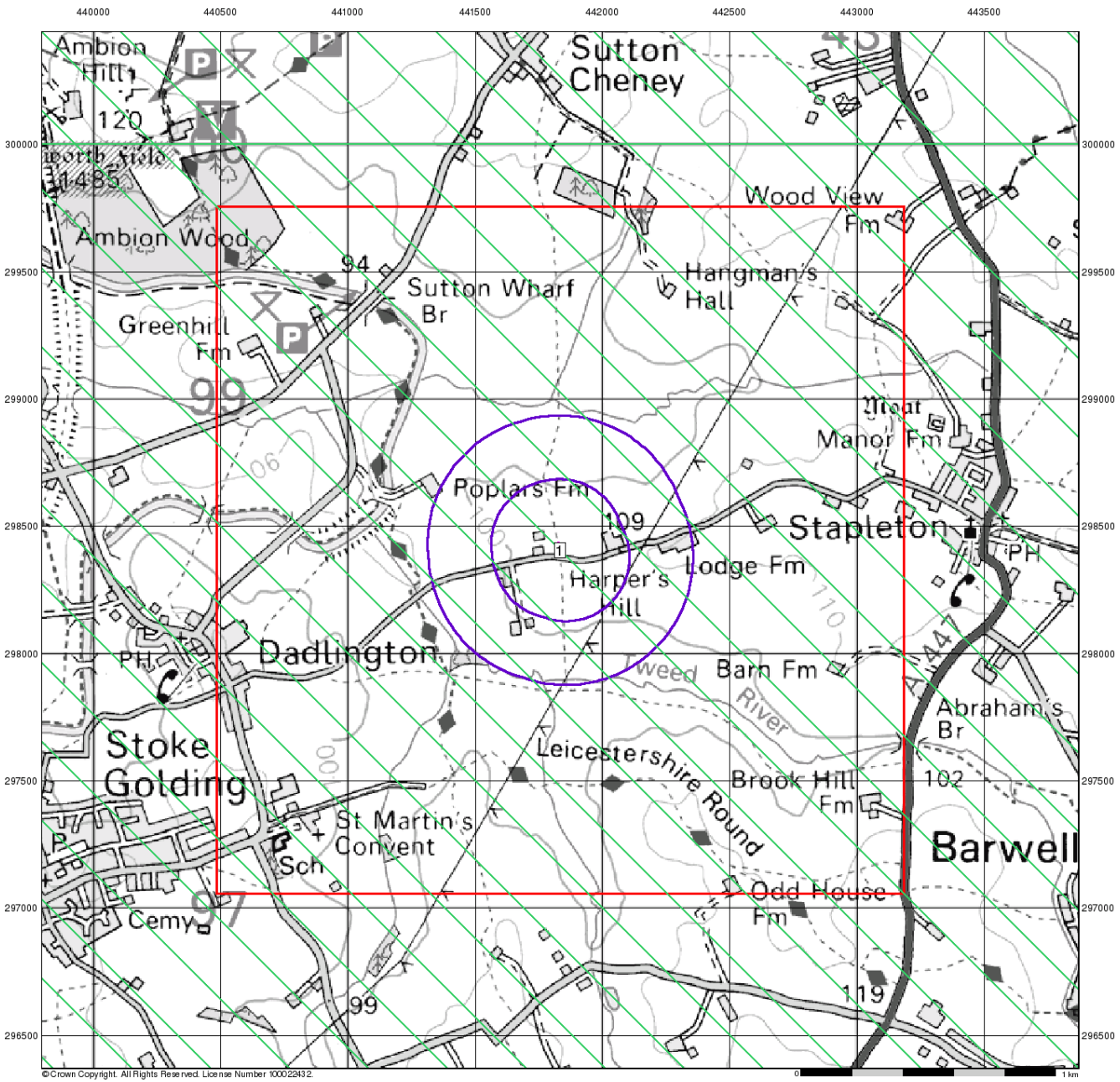
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Sensitive Land Uses

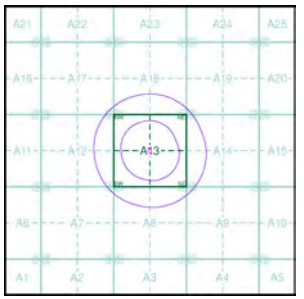
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Sensitive Land Uses

- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area

Site Sensitivity Context Map - Slice A



Order Details

Order Number:	34883414_1_1
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Slice:	A
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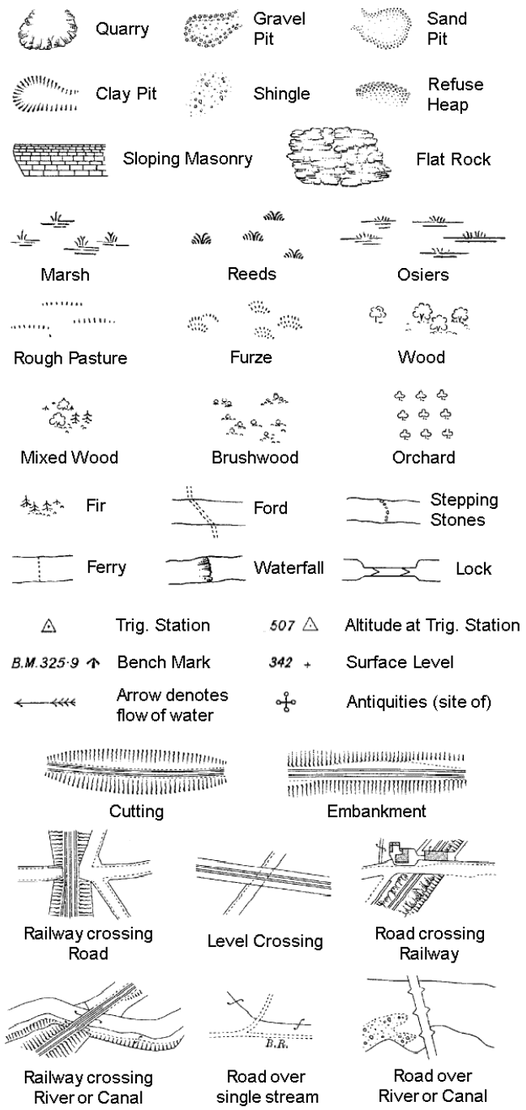
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Historical Mapping Legends

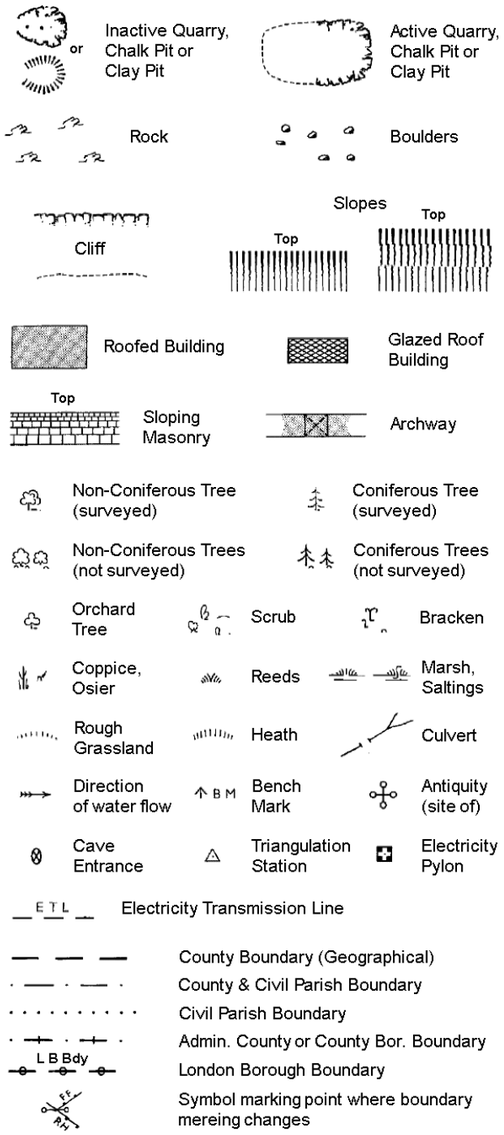
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

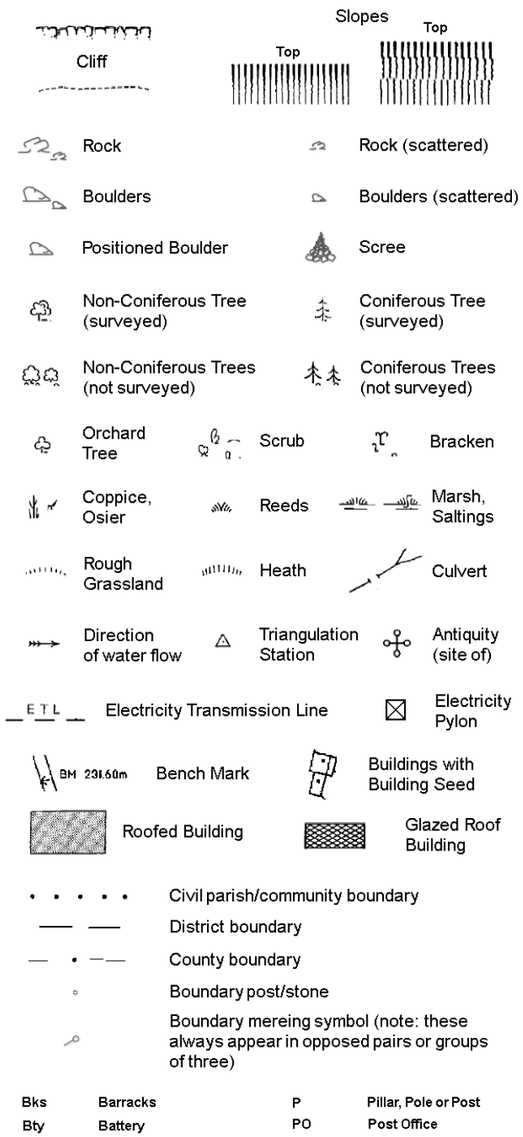
Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
L B Bdy London Borough Boundary
Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Civil parish/community boundary
District boundary
County boundary
Boundary post/stone
Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

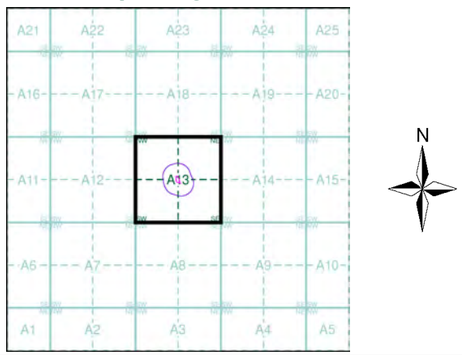
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Leicestershire	1:2,500	1888	2
Leicestershire	1:2,500	1903	3
Leicestershire	1:2,500	1928	4
Ordnance Survey Plan	1:2,500	1964	5
Large-Scale National Grid Data	1:2,500	1993	6
Additional SIMs	1:2,500	1993	7

Historical Map - Segment A13



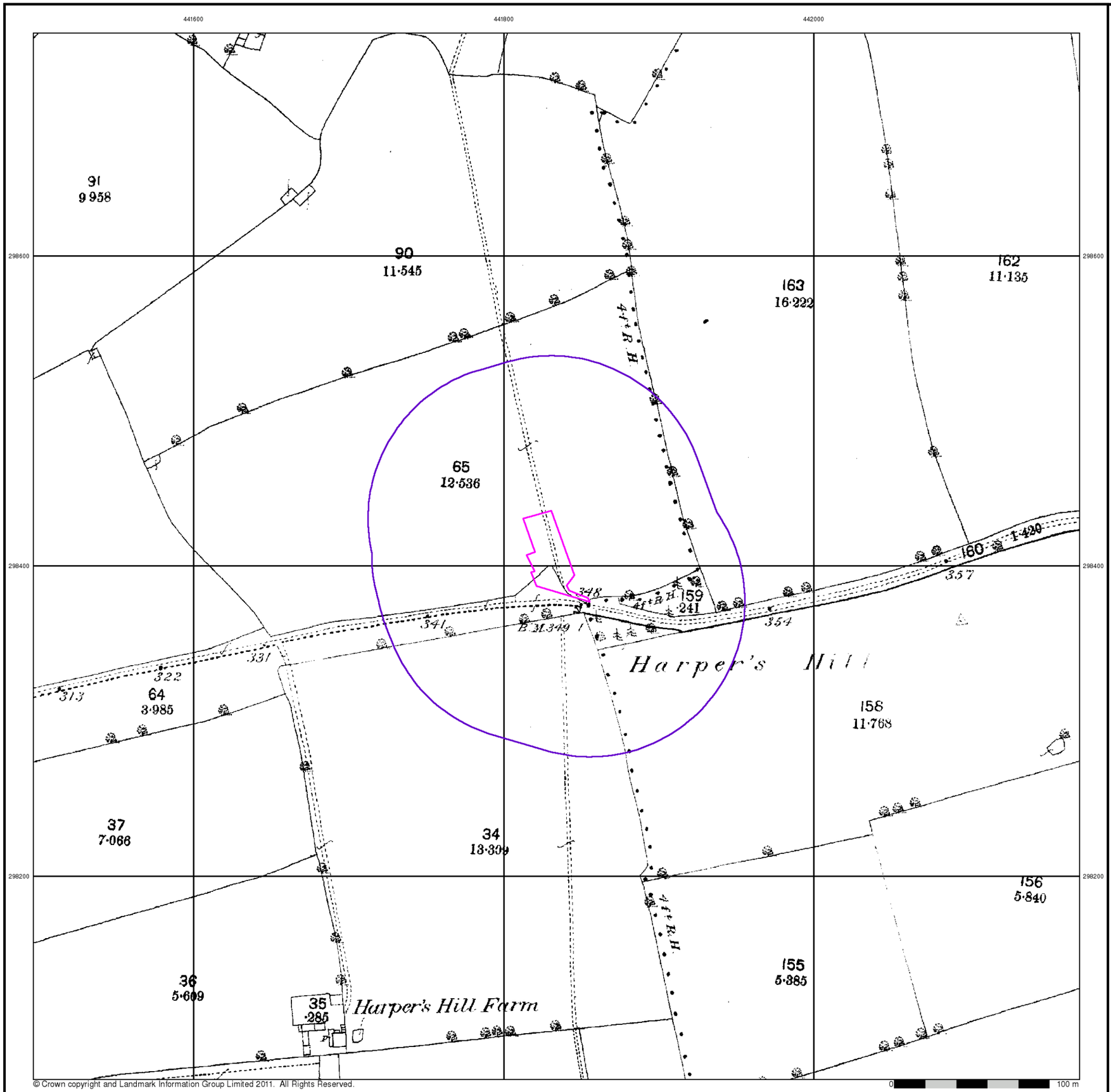
Order Details

Order Number:	34883414_1_1
Customer Ref:	20778
National Grid Reference:	441830, 298400
Slice:	A
Site Area (Ha):	0.12
Search Buffer (m):	100

Site Details

Land Adjacent to New House Farm, Stapleton Lane, Dadlington, NUNEATON, Warwickshire, CV13 6HZ

Landmark Information Group
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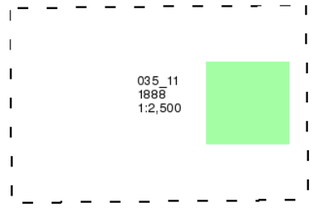
Leicestershire

Published 1888

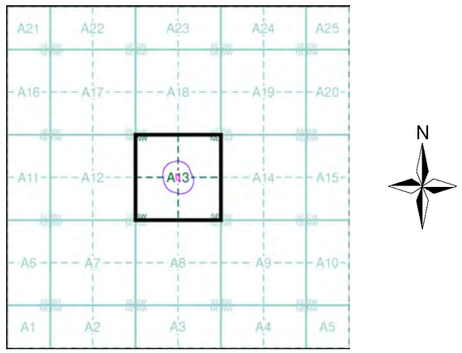
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



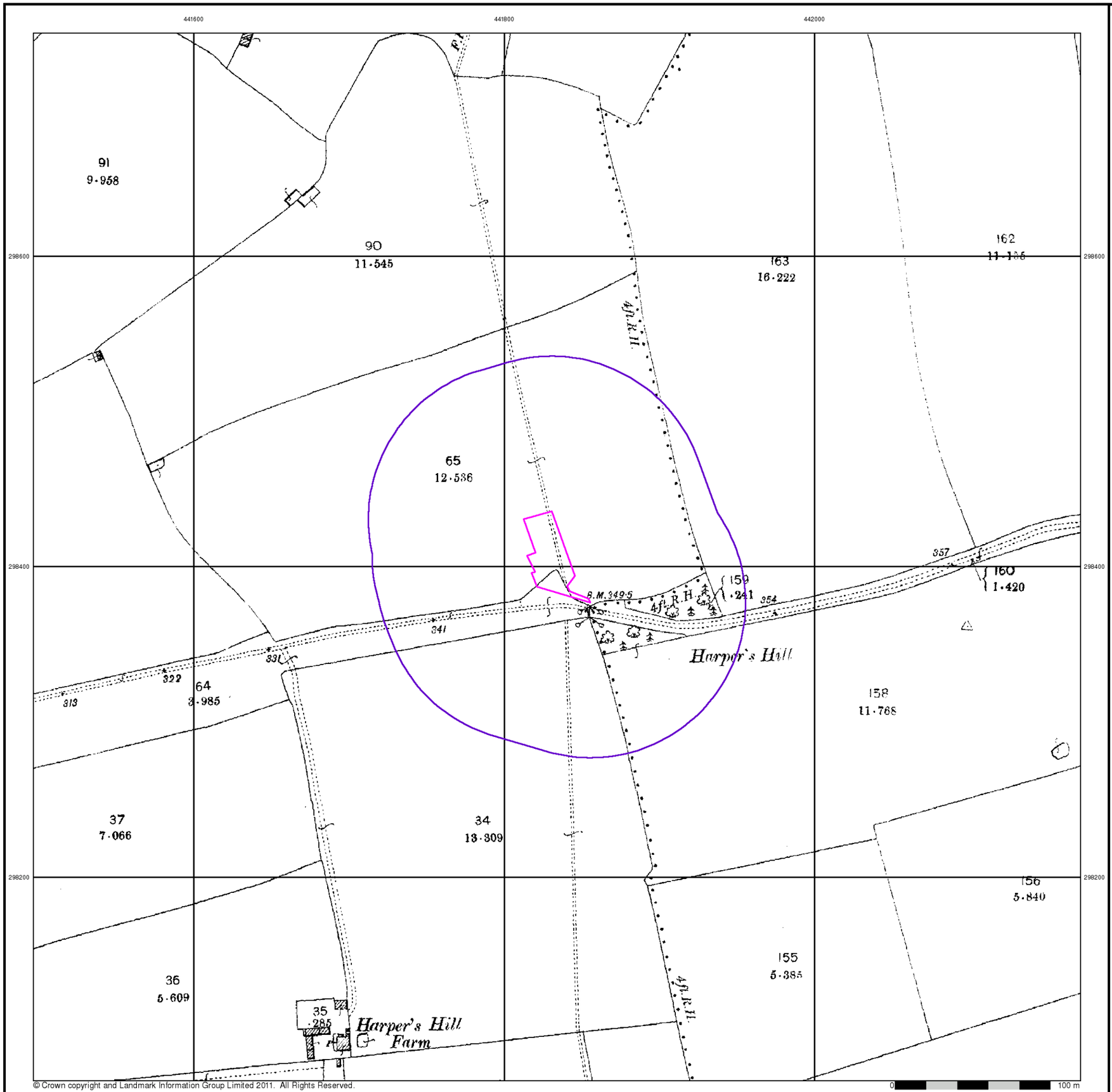
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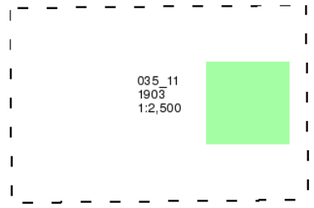
Leicestershire

Published 1903

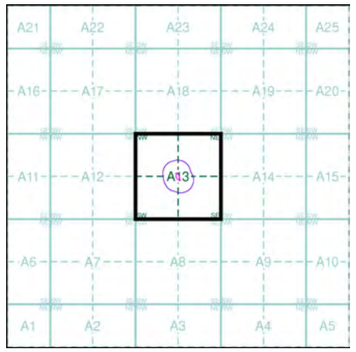
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



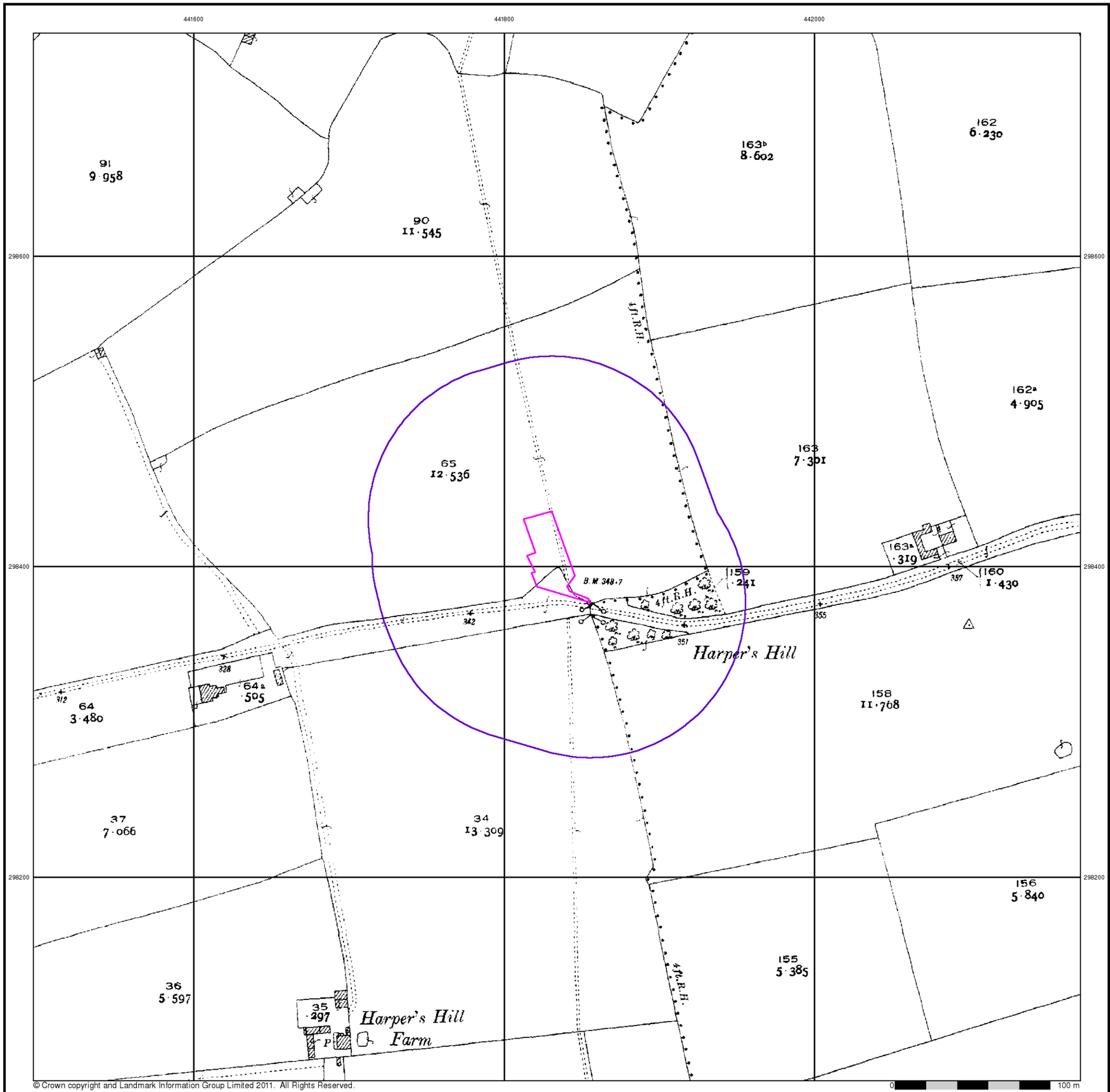
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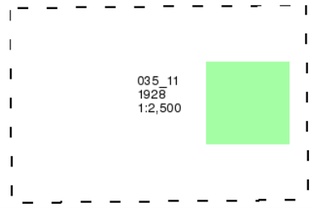
Leicestershire

Published 1928

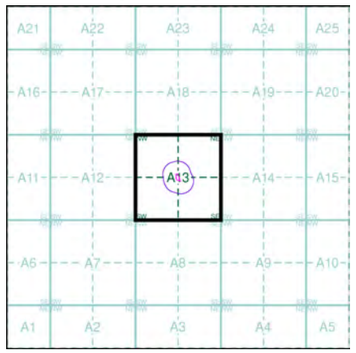
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



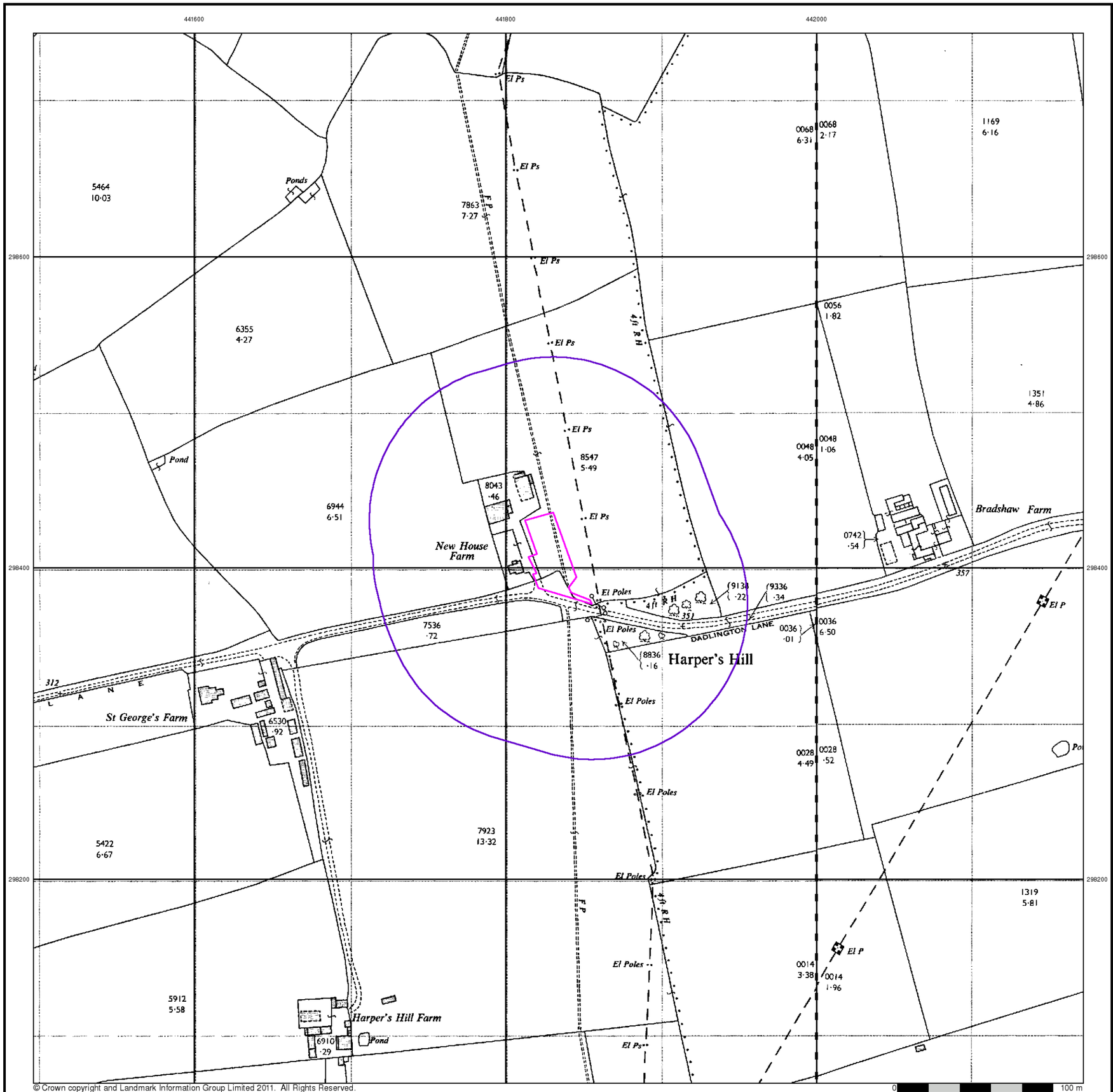
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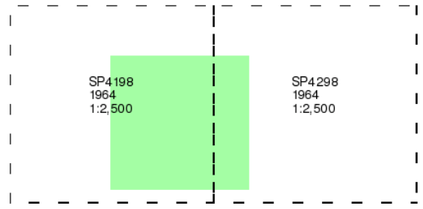
Ordnance Survey Plan

Published 1964

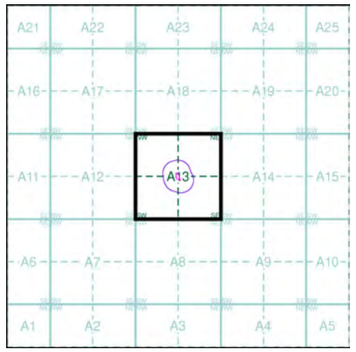
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



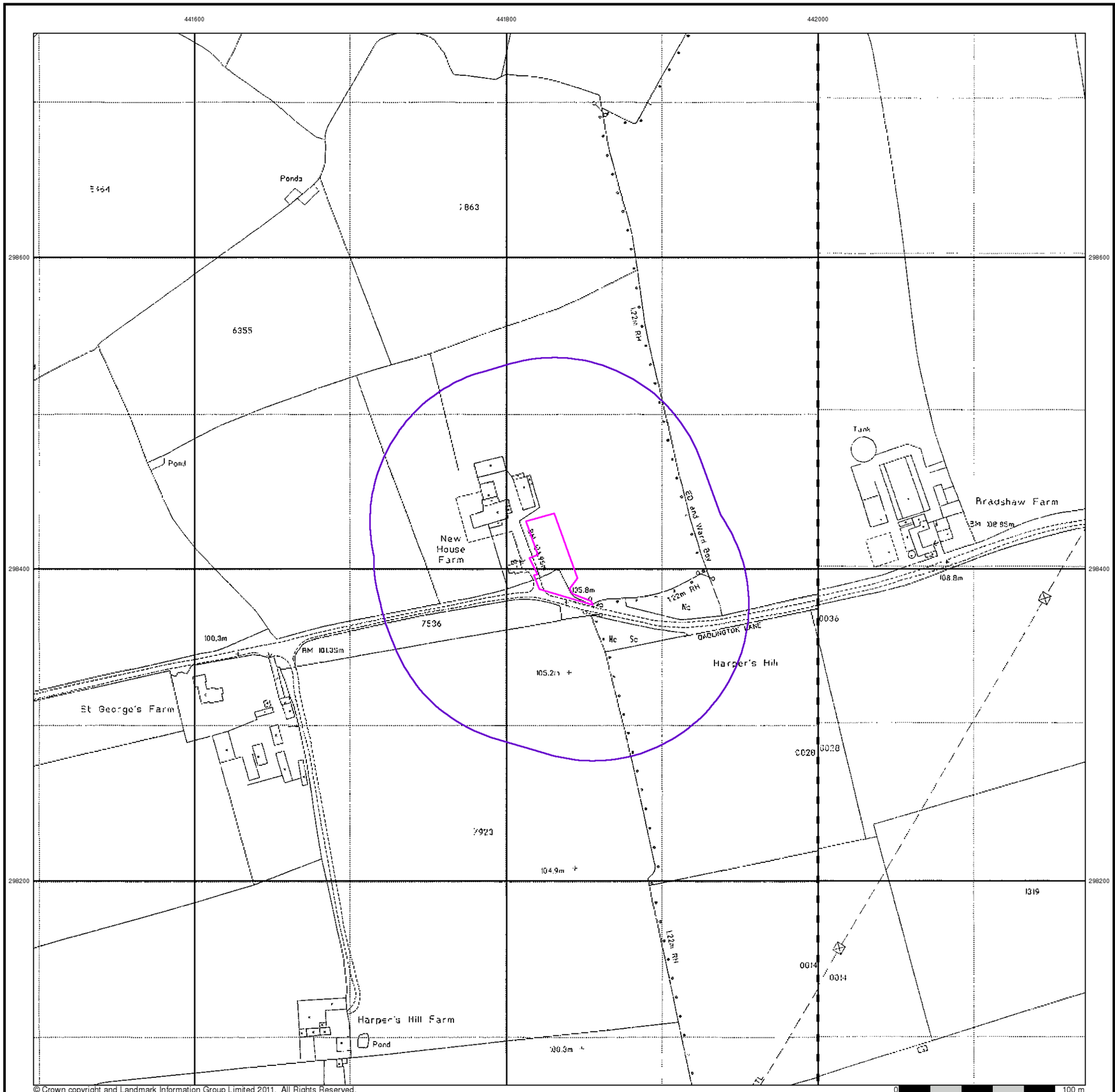
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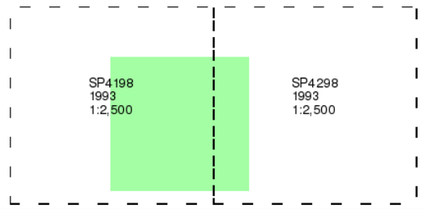
Large-Scale National Grid Data

Published 1993

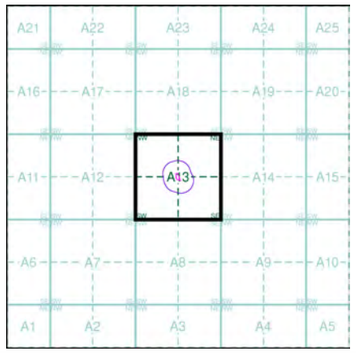
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

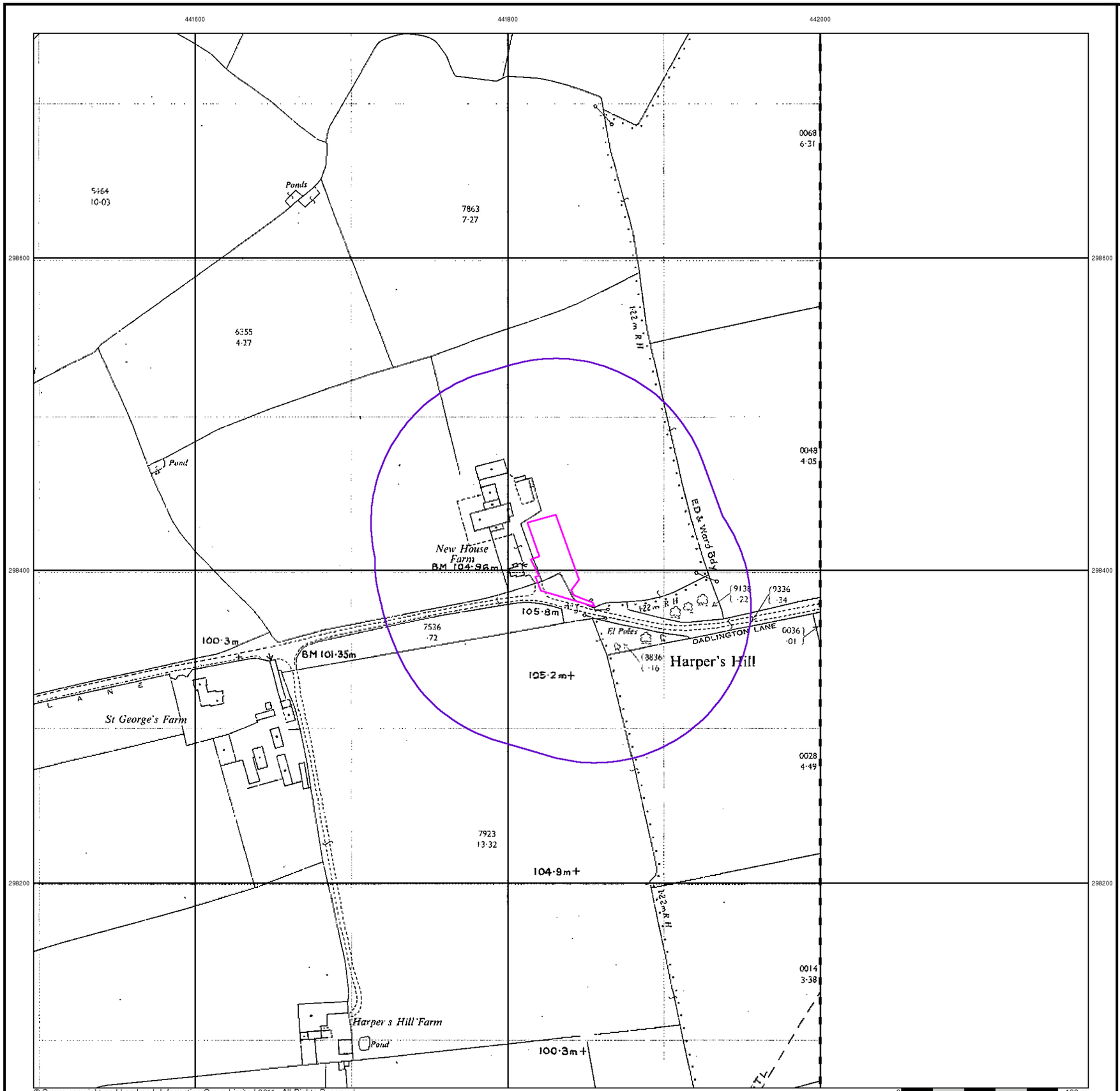


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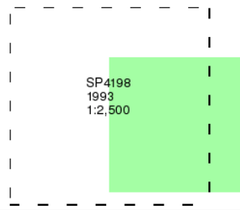
Additional SIMs

Published 1993

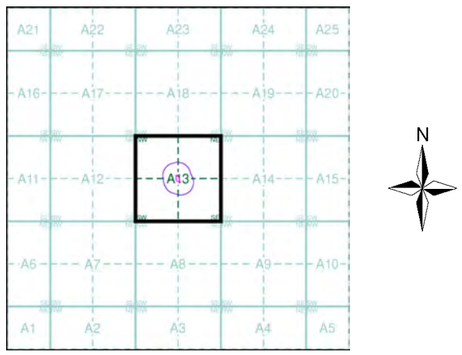
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Electricity Transmission Line
Pole
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

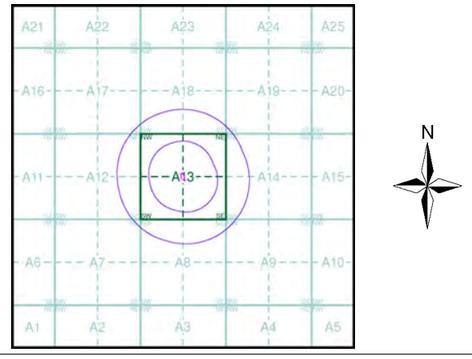
Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Leicestershire	1:10,560	1885 - 1887	2
Leicestershire	1:10,560	1903 - 1904	3
Leicestershire	1:10,560	1930 - 1931	4
Leicestershire	1:10,560	1938	5
Historical Aerial Photography	1:10,560	1950	6
Ordnance Survey Plan	1:10,000	1955	7
Ordnance Survey Plan	1:10,000	1967	8
Ordnance Survey Plan	1:10,000	1980	9
10K Raster Mapping	1:10,000	2000	10
10K Raster Mapping	1:10,000	2006	11
10K Raster Mapping	1:10,000	2011	12

Historical Map - Slice A



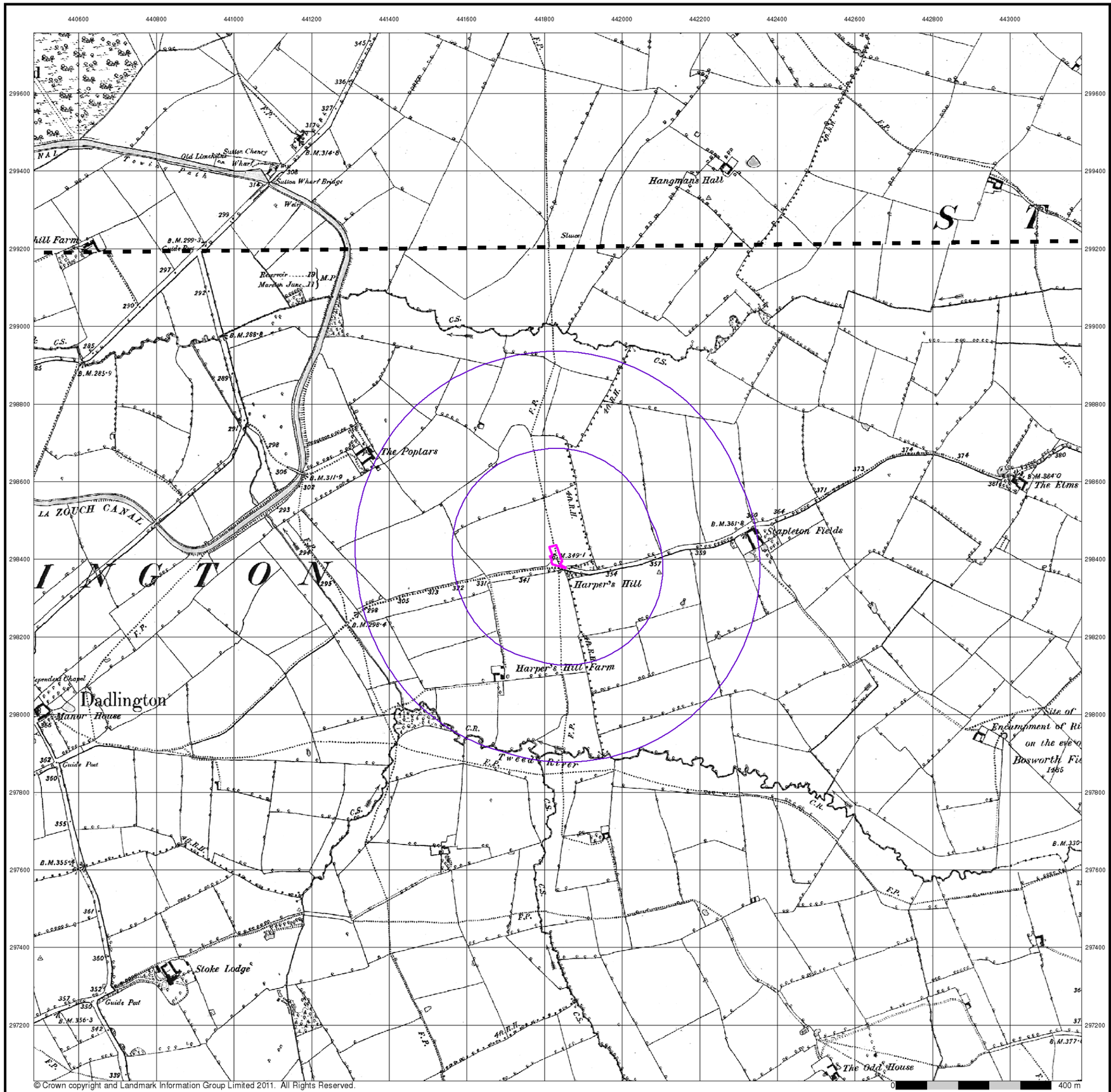
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Customer Ref: 20778
National Grid Reference: 441830, 298400
Slice: A
Site Area (Ha): 0.12
Search Buffer (m): 500

Site Details

Land Adjacent to New House Farm, Stapleton Lane, Dadlington, NUNEATON, Warwickshire, CV13 6HZ

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Leicestershire

Published 1885 - 1887

Source map scale - 1:10,560

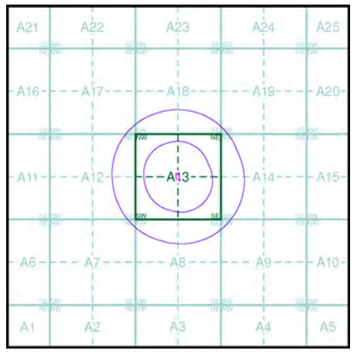
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

035NE
1885
1:10,560

035SE
1887
1:10,560

Historical Map - Slice A



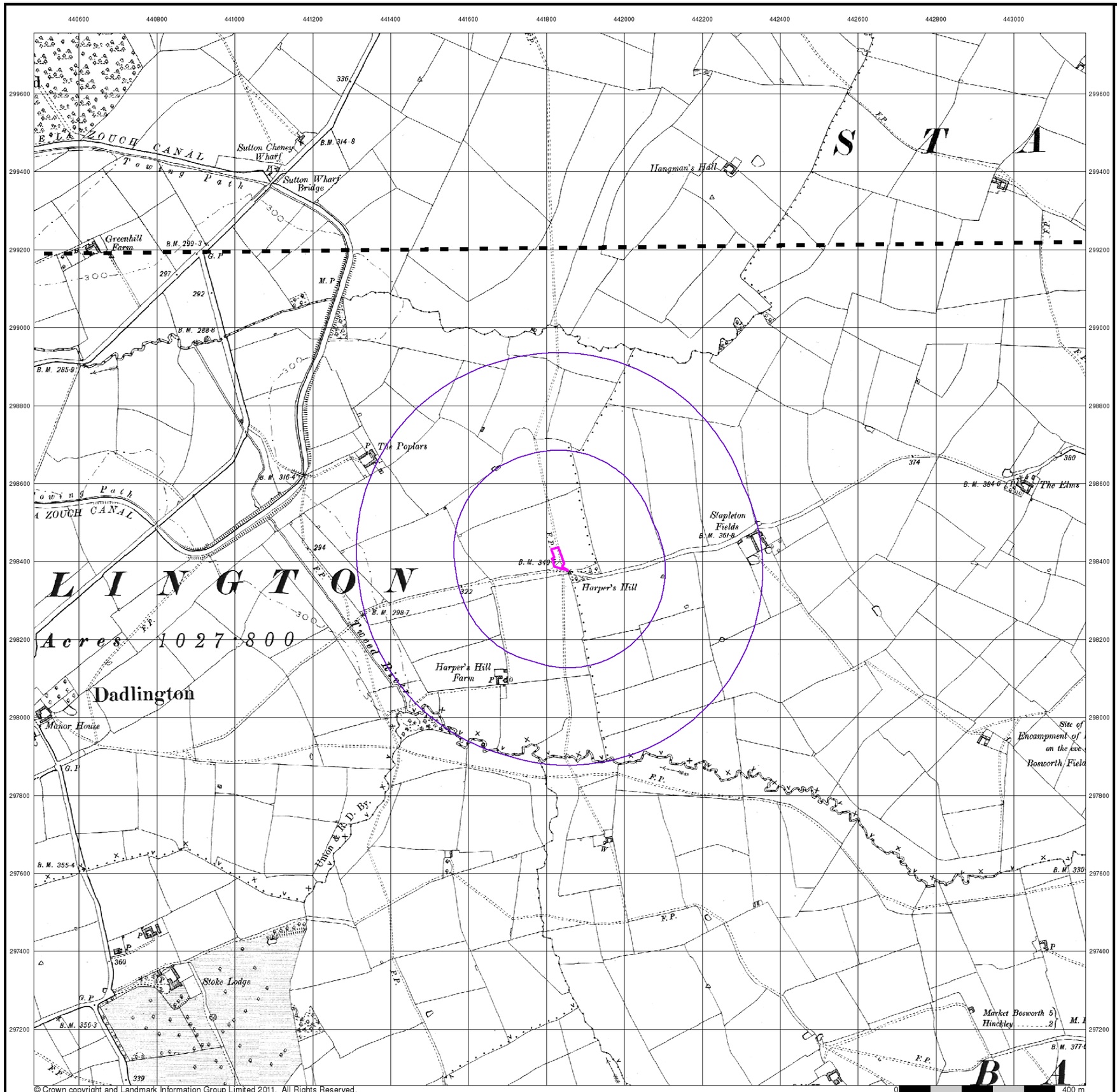
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Leicestershire

Published 1903 - 1904

Source map scale - 1:10,560

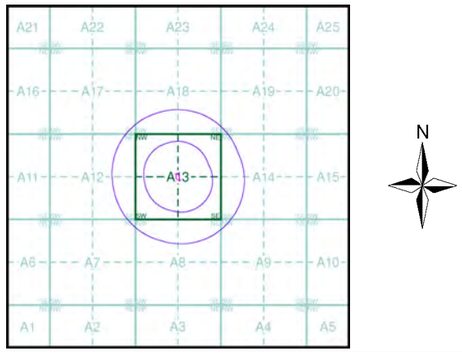
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

035NE
1903
1:10,560

035SE
1904
1:10,560

Historical Map - Slice A



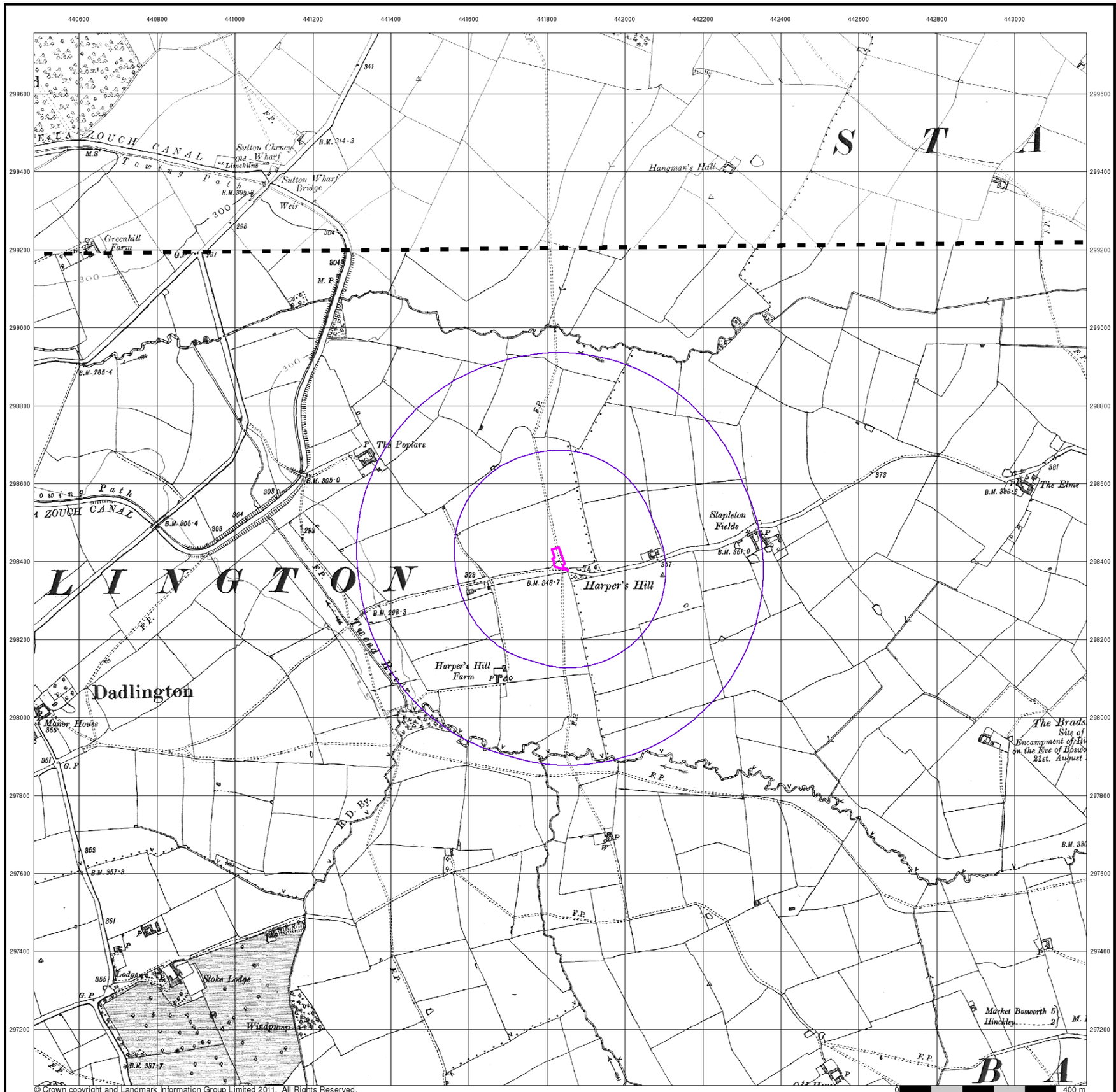
Order Details

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Site Area (Ha):	0.12
Search Buffer (m):	500

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Leicestershire

Published 1930 - 1931

Source map scale - 1:10,560

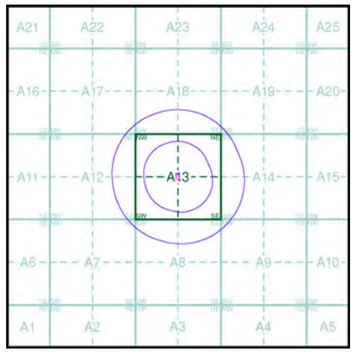
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Map Name(s) and Date(s)

035NE
1930
1:10,560

035SE
1931
1:10,560

Historical Map - Slice A



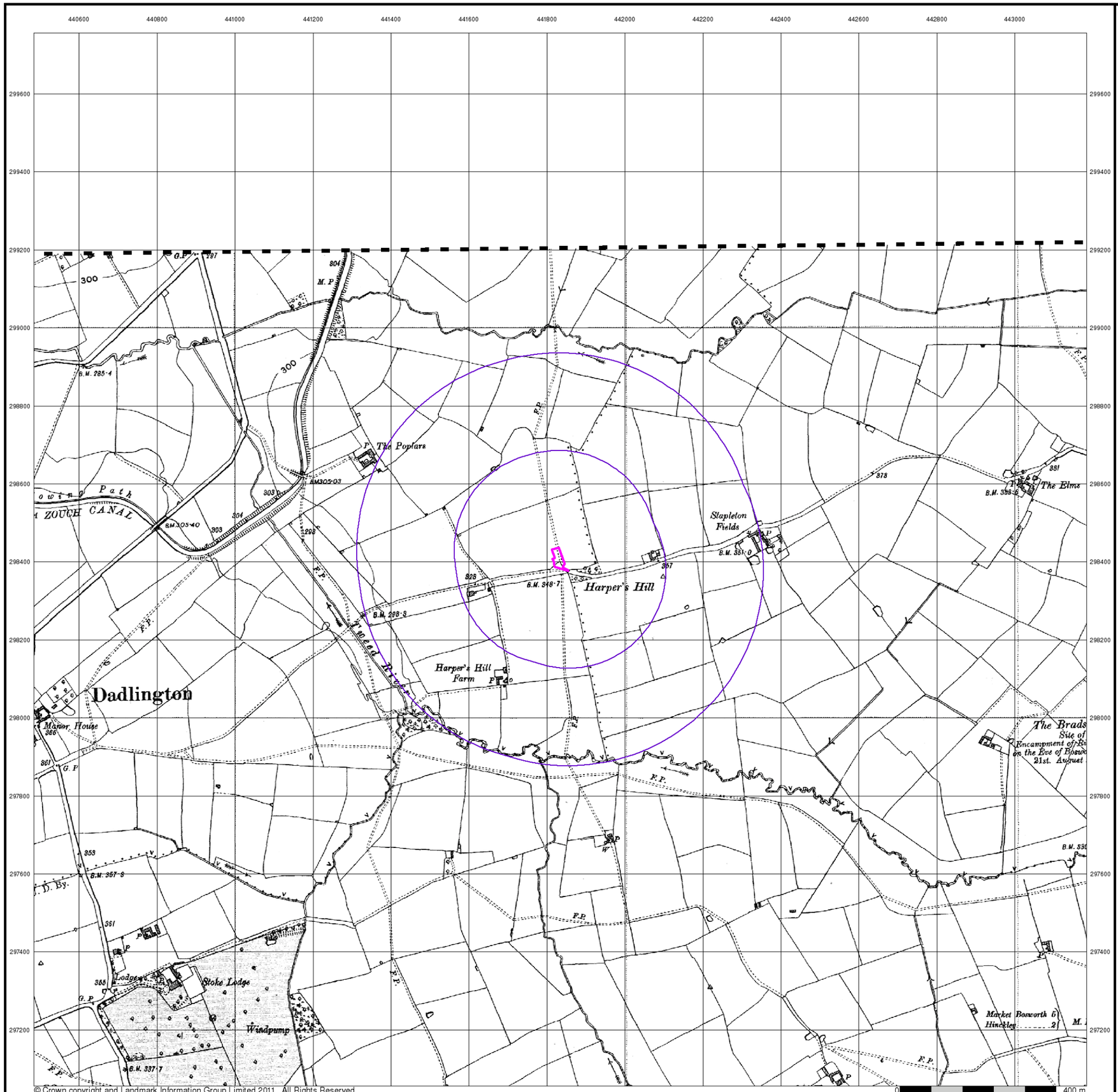
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Site Area (Ha):	0.12
Search Buffer (m):	500

Site Details

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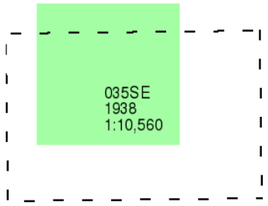
Leicestershire

Published 1938

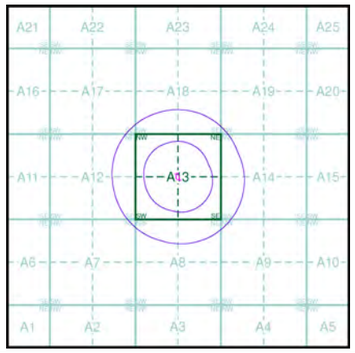
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



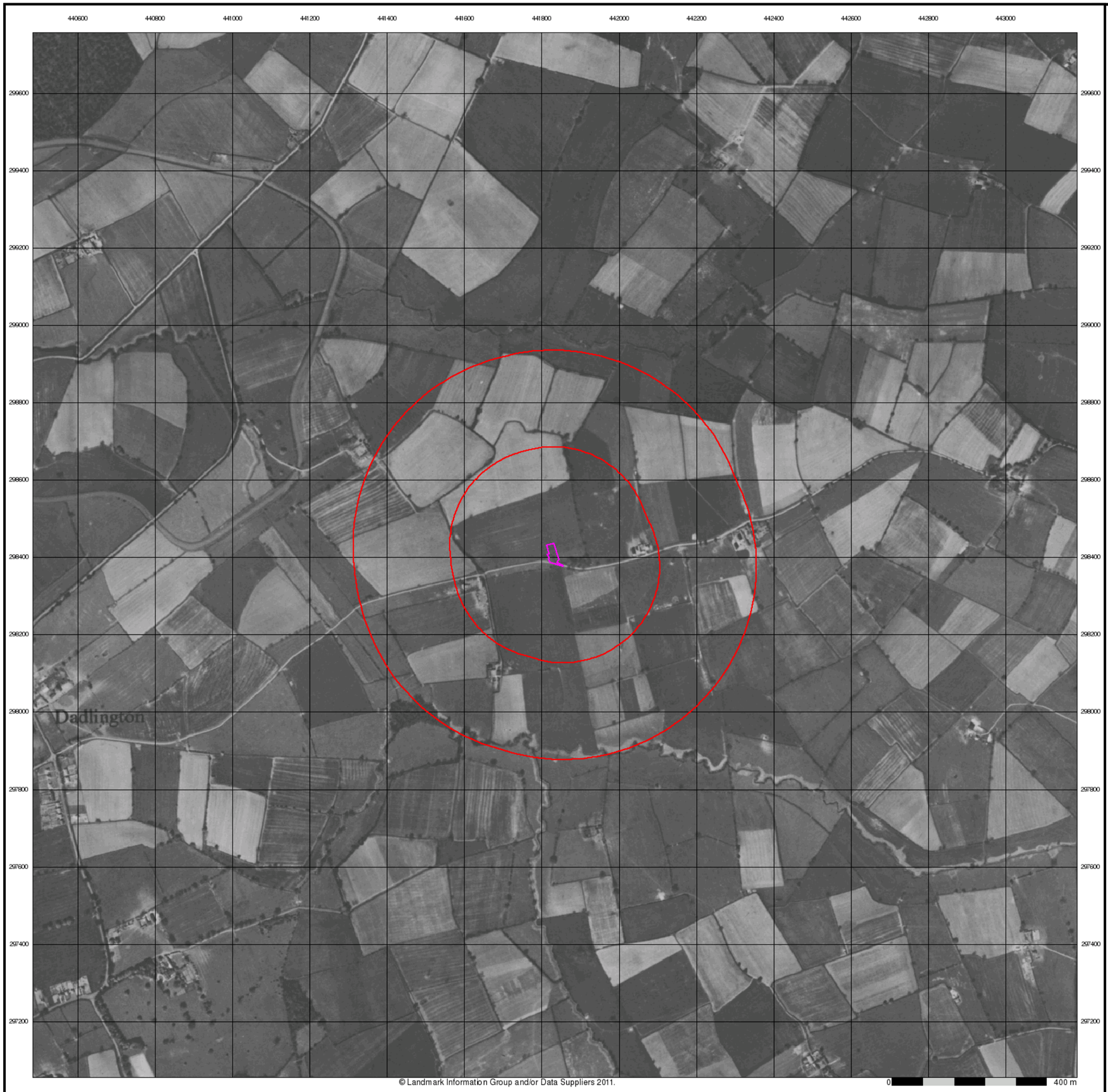
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Slice:	A
Site Area (Ha):	0.12
Search Buffer (m):	500

Site Details

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Historical Aerial Photography

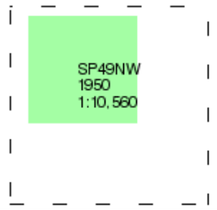
Published 1950

Source map scale - 1:10,560

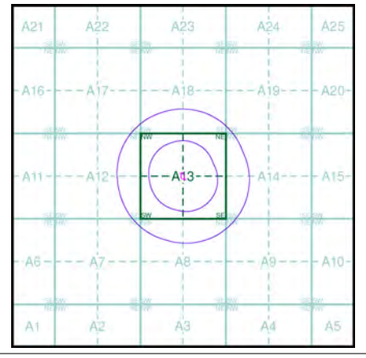
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)



Historical Aerial Photography - Slice A



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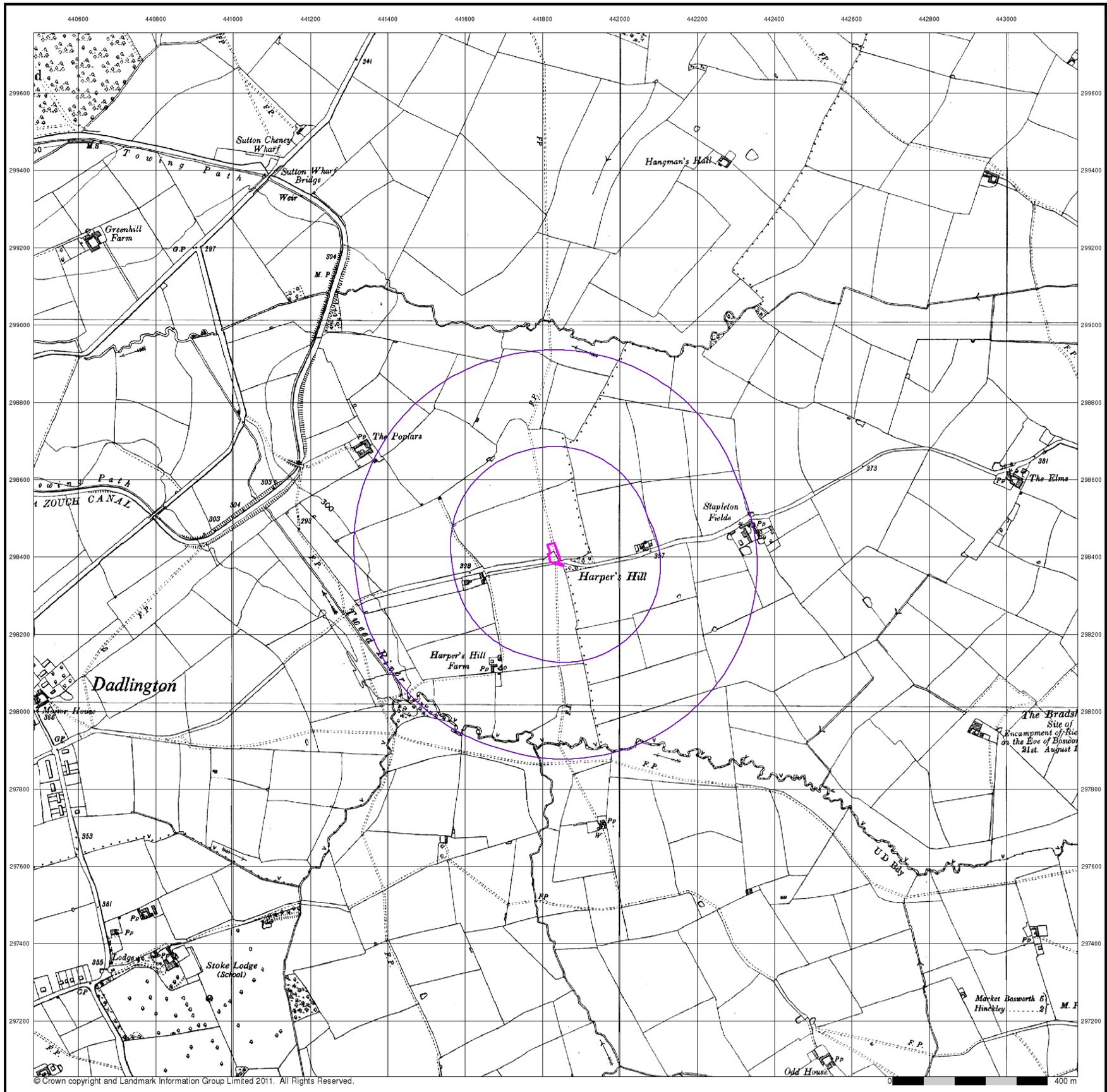
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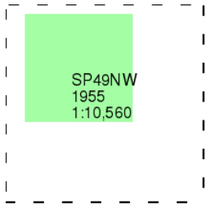
Ordnance Survey Plan

Published 1955

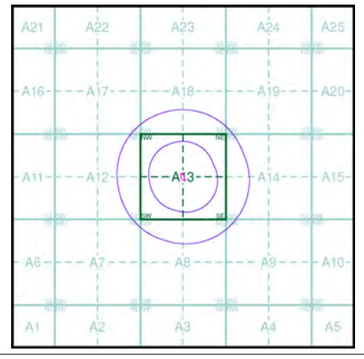
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



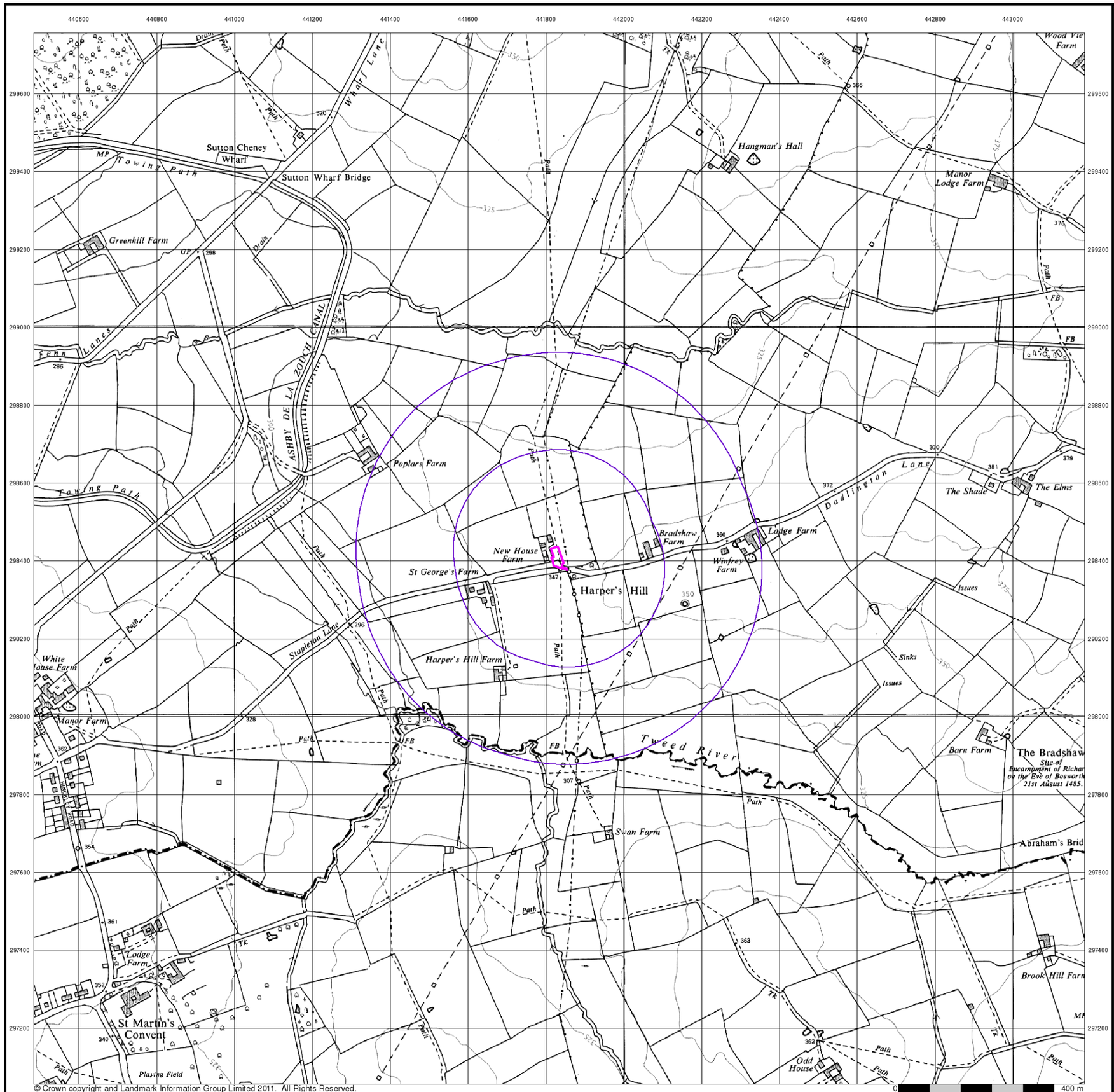
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Site Details

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Ordnance Survey Plan

Published 1967

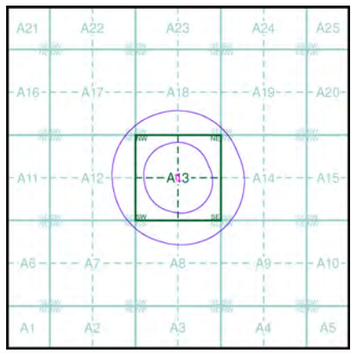
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SP49NW
1967
1:10,560

Historical Map - Slice A



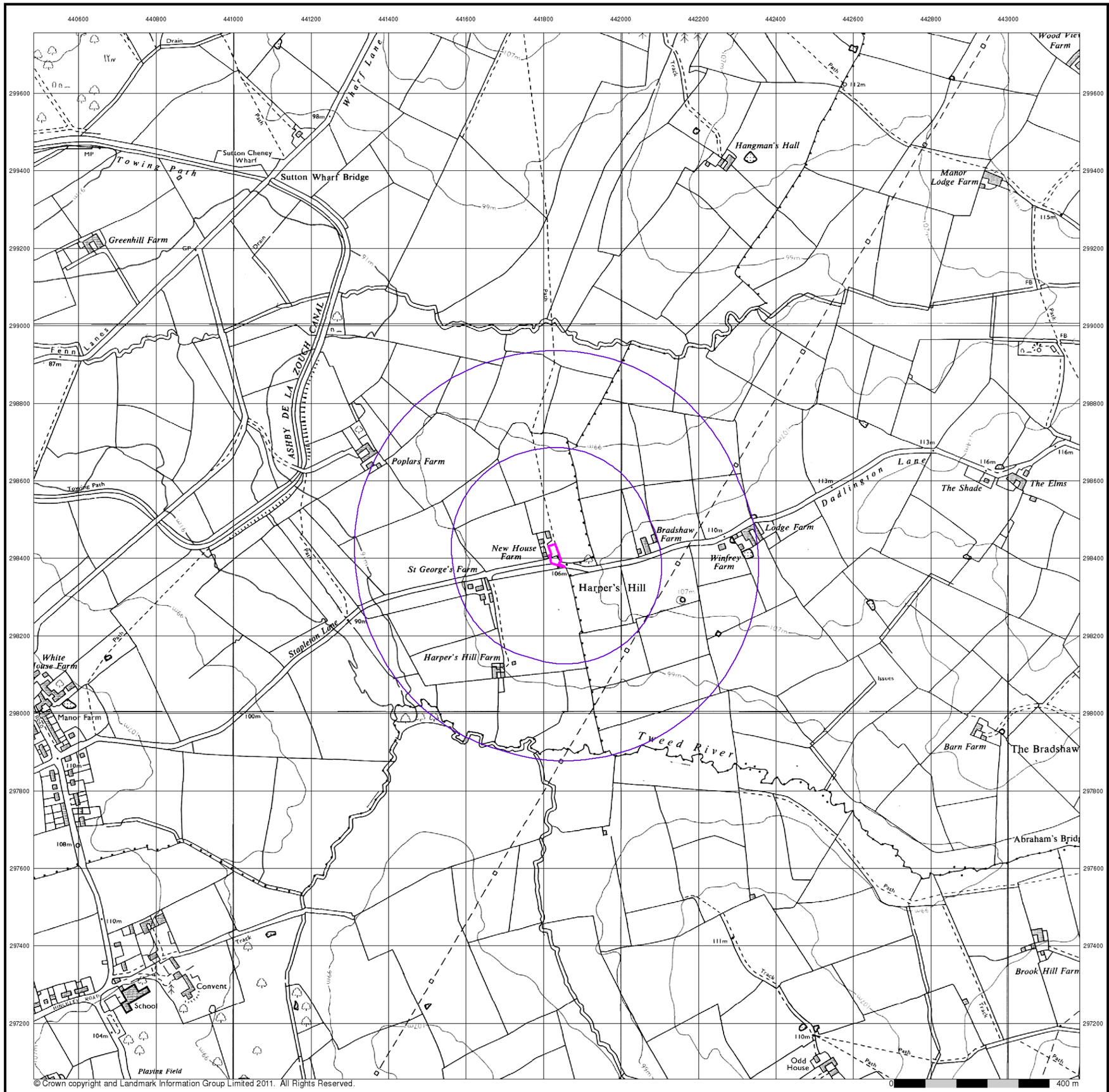
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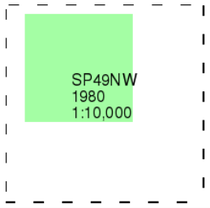
Ordnance Survey Plan

Published 1980

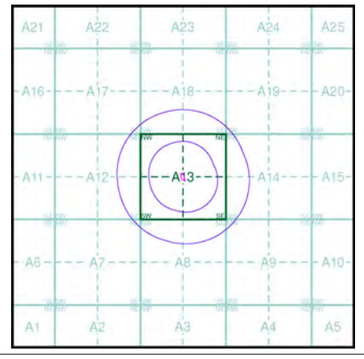
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Map Name(s) and Date(s)



Historical Map - Slice A



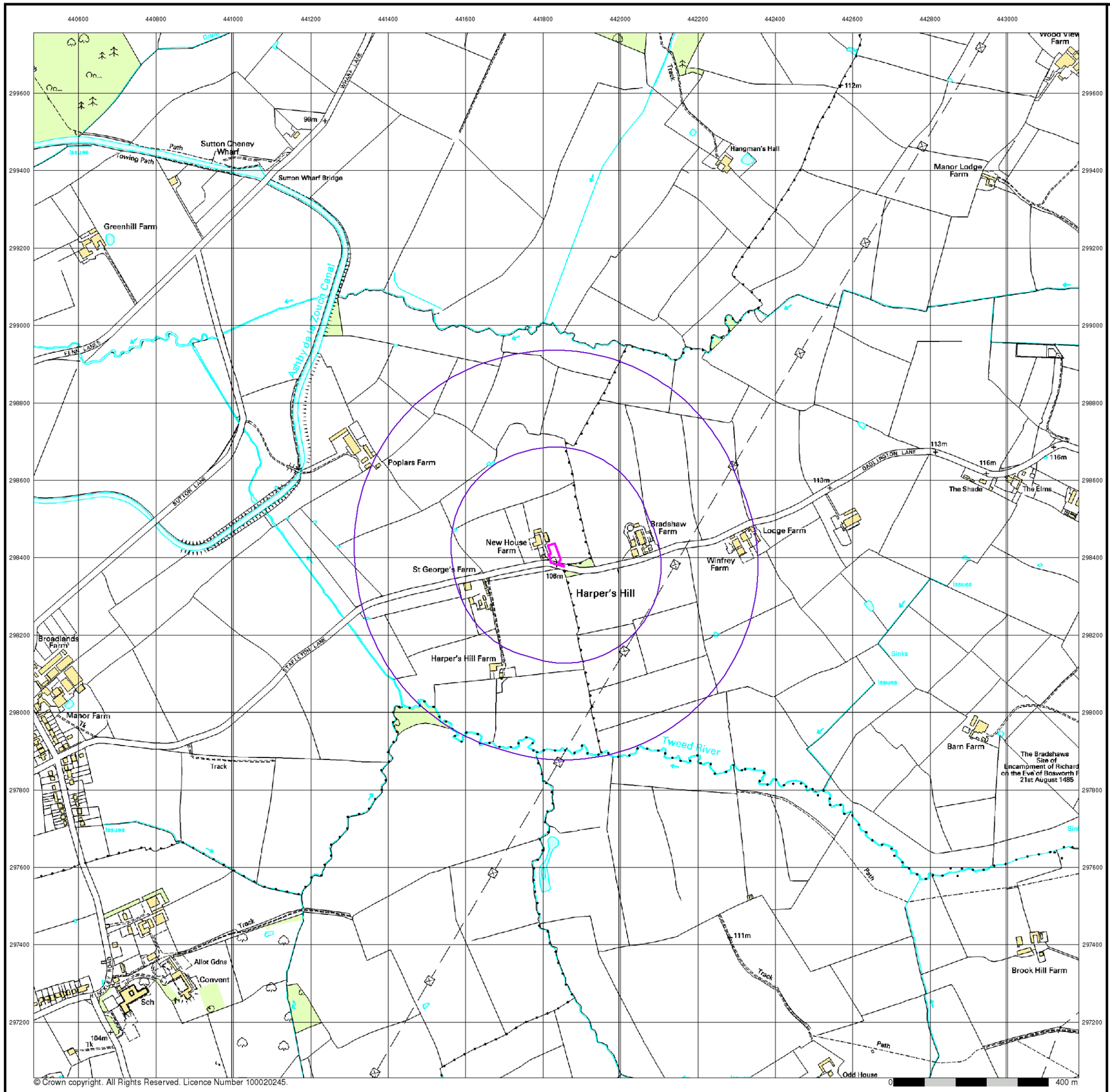
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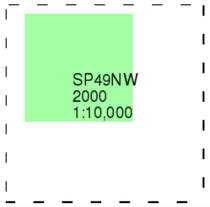
10k Raster Mapping

Published 2000

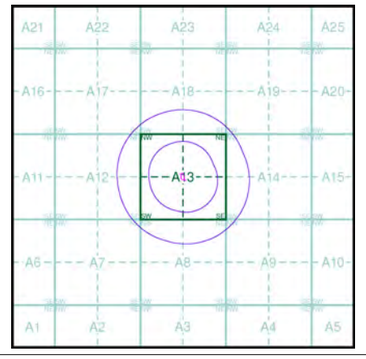
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

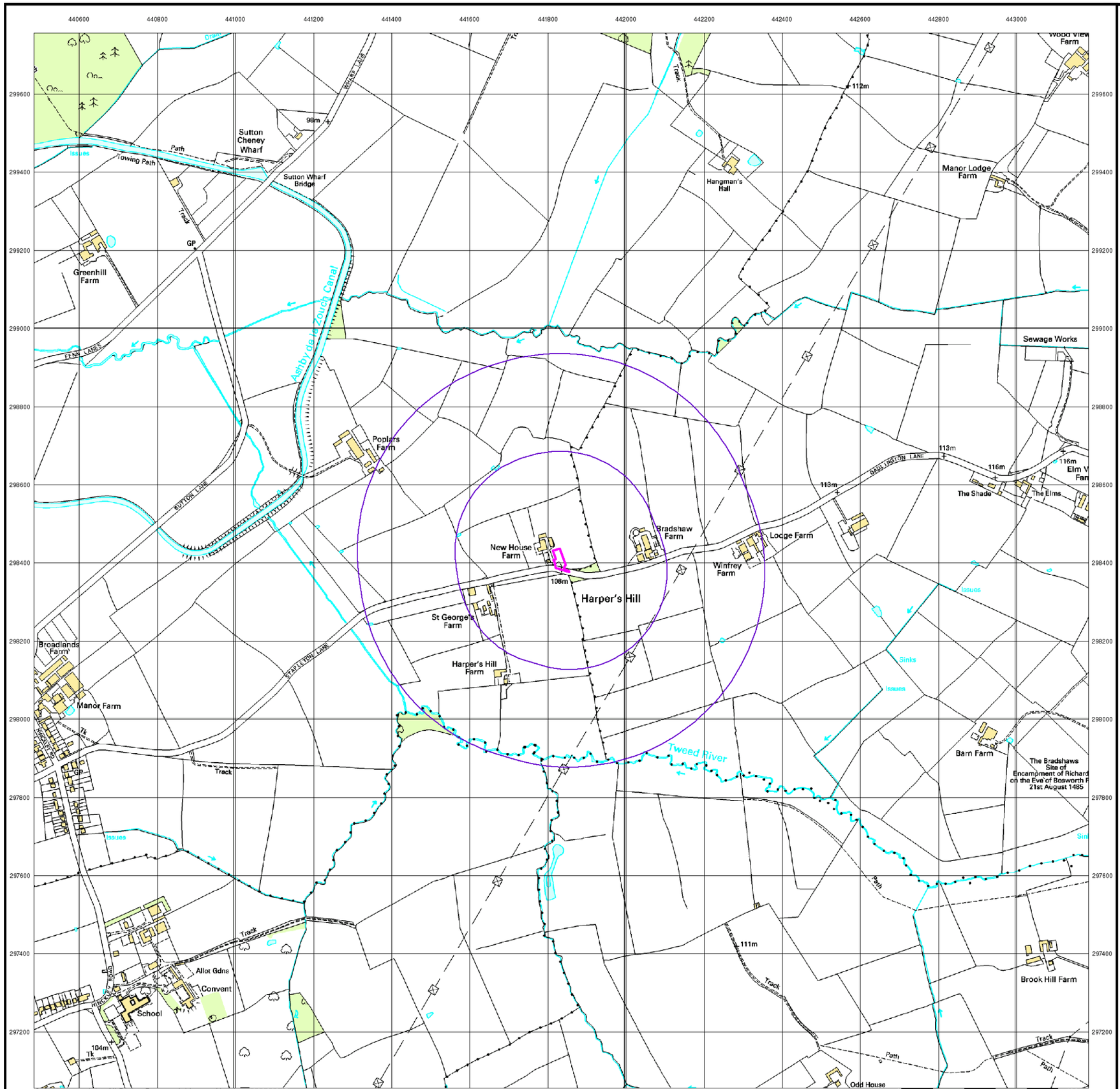
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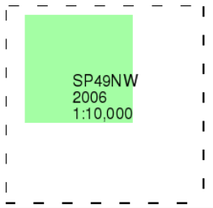
10k Raster Mapping

Published 2006

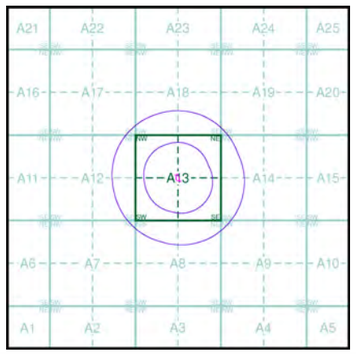
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



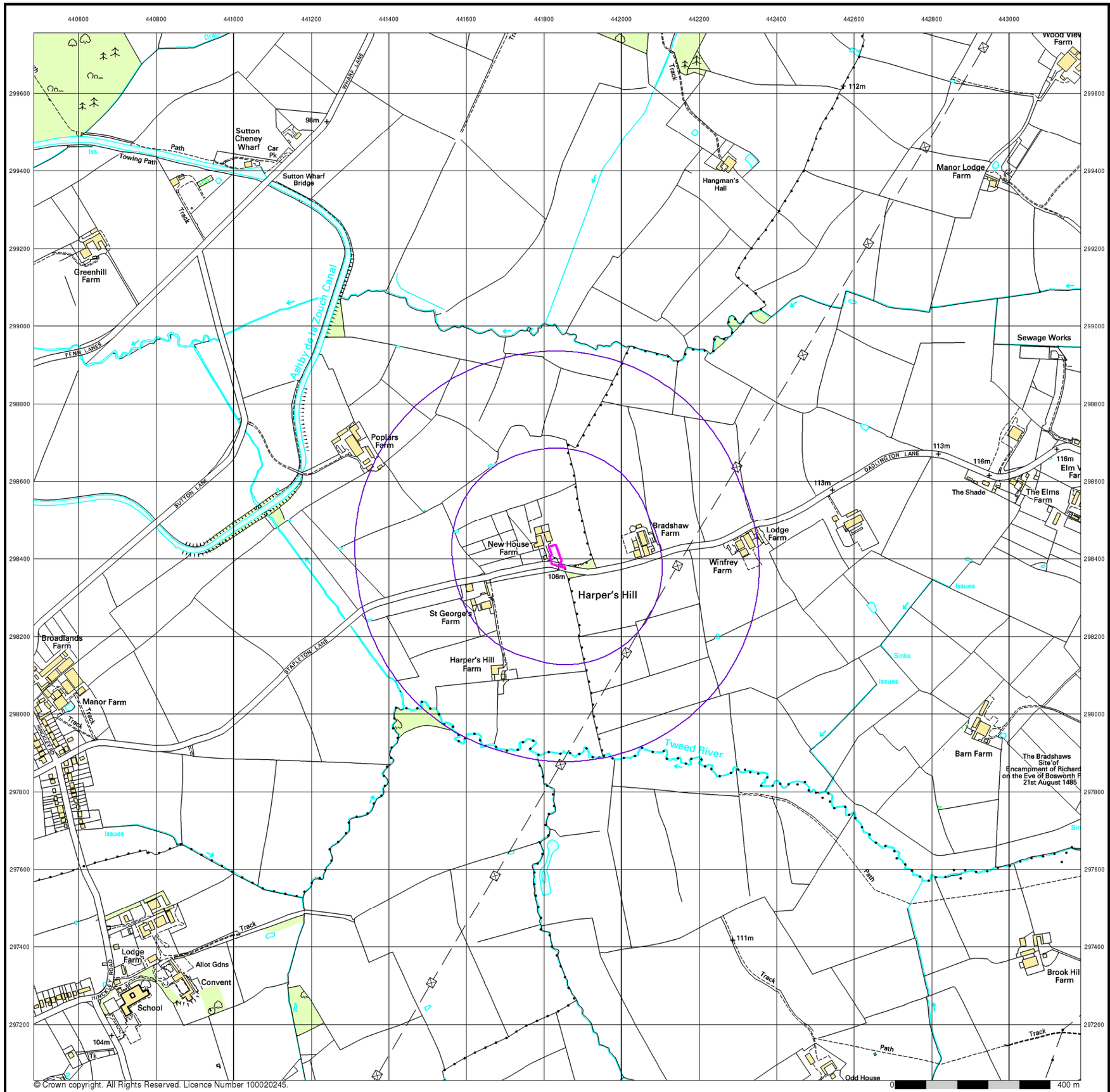
Order Details

Order Number:	34883414_1_1
Customer Ref:	20778
National Grid Reference:	441830, 298400
Slice:	A
Site Area (Ha):	0.12
Search Buffer (m):	500

Site Details

Land Adjacent to New House Farm, Stapleton Lane, Dadlington, NUNEATON, Warwickshire, CV13 6HZ

Landmark Information Group
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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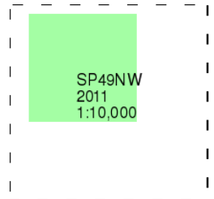
10k Raster Mapping

Published 2011

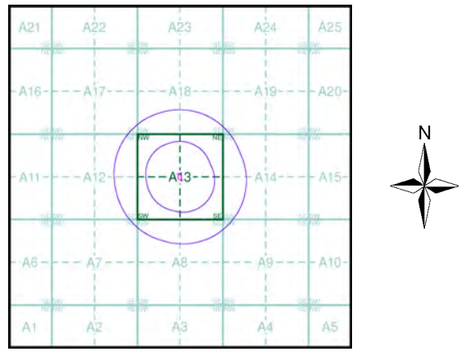
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	34883414_1_1
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Envirocheck® Report:

Datasheet

Order Details:

Order Number:
34883414_1_1

Customer Reference:
20778

National Grid Reference:
441830, 298400

Slice:
A

Site Area (Ha):
0.12

Search Buffer (m):
500

Site Details:

Land Adjacent to New House Farm
Stapleton Lane
Dadlington
NUNEATON
Warwickshire
CV13 6HZ

Client Details:

MR P Bailey
Ian Farmer Associates
1 Fairfield Court
Seven Stars Industrial Estate
Wheler Road
Coventry
CV3 4LJ

IAN FARMER ASSOCIATES

Contents

Report Section	Page Number
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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Peter Brett Associates Copyright Notice

The cavity data presented has been extracted from the PBA enhanced version of the original DEFRA national cavity databases. PBA/DEFRA retain the copyright & intellectual property rights in the data. Whilst all reasonable efforts are made to check that the information contained in the cavity databases is accurate we do not warrant that the data is complete or error free. The information is based upon our own researches and those collated from a number of external sources and is continually being augmented and updated by PBA. In no event shall PBA/DEFRA or Landmark be liable for any loss or damage including, without limitation, indirect or consequential loss or damage arising from the use of this data.

Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and the Health Protection Agency.

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Agency & Hydrological				
Contaminated Land Register Entries and Notices				
Discharge Consents				
Enforcement and Prohibition Notices				
Integrated Pollution Controls				
Integrated Pollution Prevention And Control				
Local Authority Integrated Pollution Prevention And Control				
Local Authority Pollution Prevention and Controls				
Local Authority Pollution Prevention and Control Enforcements				
Nearest Surface Water Feature	pg 1		Yes	
Pollution Incidents to Controlled Waters				
Prosecutions Relating to Authorised Processes				
Prosecutions Relating to Controlled Waters				
Registered Radioactive Substances				
River Quality				
River Quality Biology Sampling Points				
River Quality Chemistry Sampling Points				
Substantiated Pollution Incident Register				
Water Abstractions				
Water Industry Act Referrals				
Groundwater Vulnerability	pg 1	Yes	n/a	n/a
Bedrock Aquifer Designations	pg 1	Yes	n/a	n/a
Superficial Aquifer Designations	pg 1	Yes	n/a	n/a
Source Protection Zones				
Extreme Flooding from Rivers or Sea without Defences				n/a
Flooding from Rivers or Sea without Defences				n/a
Areas Benefiting from Flood Defences				n/a
Flood Water Storage Areas				n/a
Flood Defences				n/a
Waste				
BGS Recorded Landfill Sites				
Historical Landfill Sites				
Integrated Pollution Control Registered Waste Sites				
Licensed Waste Management Facilities (Landfill Boundaries)				
Licensed Waste Management Facilities (Locations)				
Local Authority Recorded Landfill Sites				
Registered Landfill Sites				
Registered Waste Transfer Sites				
Registered Waste Treatment or Disposal Sites				

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Hazardous Substances				
Control of Major Accident Hazards Sites (COMAH)				
Explosive Sites				
Notification of Installations Handling Hazardous Substances (NIHHS)				
Planning Hazardous Substance Consents				
Planning Hazardous Substance Enforcements				
Geological				
BGS Recorded Mineral Sites				
BGS 1:625,000 Solid Geology	pg 3	Yes	n/a	n/a
Brine Compensation Area			n/a	n/a
Coal Mining Affected Areas			n/a	n/a
Mining Instability			n/a	n/a
Man-Made Mining Cavities				
Natural Cavities				
Non Coal Mining Areas of Great Britain				n/a
Potential for Collapsible Ground Stability Hazards				n/a
Potential for Compressible Ground Stability Hazards	pg 3	Yes		n/a
Potential for Ground Dissolution Stability Hazards				n/a
Potential for Landslide Ground Stability Hazards	pg 3	Yes		n/a
Potential for Running Sand Ground Stability Hazards	pg 3	Yes		n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 3	Yes		n/a
Radon Potential - Radon Affected Areas			n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a
Industrial Land Use				
Contemporary Trade Directory Entries				
Fuel Station Entries				

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m (*up to 1000m)
Sensitive Land Use				
Areas of Adopted Green Belt				
Areas of Unadopted Green Belt				
Areas of Outstanding Natural Beauty				
Environmentally Sensitive Areas				
Forest Parks				
Local Nature Reserves				
Marine Nature Reserves				
National Nature Reserves				
National Parks				
Nitrate Sensitive Areas				
Nitrate Vulnerable Zones	pg 4	1		
Ramsar Sites				
Sites of Special Scientific Interest				
Special Areas of Conservation				
Special Protection Areas				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Nearest Surface Water Feature	A13NW (W)	236	-	441580 298470
	Groundwater Vulnerability Soil Classification: Not classified Map Sheet: Sheet 23 Leicestershire Scale: 1:100,000	A13SW (NE)	0	1	441833 298405
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Desination: Secondary Aquifer - B	A13SW (NE)	0	2	441833 298405
	Superficial Aquifer Designations Aquifer Designation: Unproductive Strata	A13SW (NE)	0	2	441833 298405
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SE (SE)	0	2	441856 298380
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Leicestershire County Council - Has supplied landfill data		0	5	441833 298405
	Local Authority Landfill Coverage Name: Hinckley And Bosworth Borough Council - Has no landfill data to supply		0	4	441833 298405

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic mudstones (including Keuper Marl, Dolomitic Conglomerate and Rhaetic)	A13SW (NE)	0	2	441833 298405
	Coal Mining Affected Areas In an area which may not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards No Hazard				
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	2	441833 298405
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	2	2	441850 298375
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	15	2	441833 298450
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	216	2	441850 298650
	Potential for Ground Dissolution Stability Hazards No Hazard				
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	2	441833 298405
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	2	441833 298405
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	2	441833 298405
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	2	2	441850 298375
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	216	2	441850 298650
	Radon Potential - Radon Affected Areas Affected Area: The property is in a lower probability radon area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	2	441833 298405
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SW (NE)	0	2	441833 298405

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Nitrate Vulnerable Zones** Name: Not Supplied Description: NVZ Area Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	A13SW (NE)	0	3	441833 298405

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Hinckley And Bosworth Borough Council - Environmental Health Department	April 2011	Annual Rolling Update
Discharge Consents Environment Agency - Midlands Region	January 2011	Quarterly
Enforcement and Prohibition Notices Environment Agency - Midlands Region	May 2011	Quarterly
Integrated Pollution Controls Environment Agency - Midlands Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - Midlands Region	January 2011	Quarterly
Local Authority Integrated Pollution Prevention And Control Hinckley And Bosworth Borough Council - Environmental Health Department	January 2011	Annual Rolling Update
Local Authority Pollution Prevention and Controls Hinckley And Bosworth Borough Council - Environmental Health Department	January 2011	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Hinckley And Bosworth Borough Council - Environmental Health Department	January 2011	Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	January 2011	Quarterly
Pollution Incidents to Controlled Waters Environment Agency - Midlands Region	December 1999	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - Midlands Region	May 2011	Monthly
Prosecutions Relating to Controlled Waters Environment Agency - Midlands Region	May 2011	Monthly
Registered Radioactive Substances Environment Agency - Midlands Region	January 2011	Quarterly
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	January 2011	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	January 2011	Annually
Substantiated Pollution Incident Register Environment Agency - Midlands Region - East Area Environment Agency - Midlands Region - Lower Trent Area	January 2011 January 2011	Quarterly Quarterly
Water Abstractions Environment Agency - Midlands Region	January 2011	Quarterly
Water Industry Act Referrals Environment Agency - Midlands Region	January 2011	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	January 2011	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	October 2010	Annually
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	October 2010	Annually
Source Protection Zones Environment Agency - Head Office	January 2011	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	April 2011	Quarterly

Agency & Hydrological	Version	Update Cycle
Flooding from Rivers or Sea without Defences		
Environment Agency - Head Office	April 2011	Quarterly
Areas Benefiting from Flood Defences		
Environment Agency - Head Office	April 2011	Quarterly
Flood Water Storage Areas		
Environment Agency - Head Office	April 2011	Quarterly
Flood Defences		
Environment Agency - Head Office	April 2011	Quarterly
Waste	**Version**	**Update Cycle**
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites		
Environment Agency - Midlands Region - East Area	January 2011	Quarterly
Environment Agency - Midlands Region - Lower Trent Area	January 2011	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - Midlands Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - Midlands Region - East Area	January 2011	Quarterly
Environment Agency - Midlands Region - Lower Trent Area	January 2011	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - Midlands Region - East Area	January 2011	Quarterly
Environment Agency - Midlands Region - Lower Trent Area	January 2011	Quarterly
Local Authority Landfill Coverage		
Hinckley And Bosworth Borough Council - Environmental Health Department	May 2000	Not Applicable
Leicestershire County Council	May 2000	Not Applicable
Local Authority Recorded Landfill Sites		
Hinckley And Bosworth Borough Council - Environmental Health Department	May 2000	Not Applicable
Leicestershire County Council	May 2000	Not Applicable
Registered Landfill Sites		
Environment Agency - Midlands Region - Lower Trent Area	March 2003	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - Midlands Region - Lower Trent Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites		
Environment Agency - Midlands Region - Lower Trent Area	March 2003	Not Applicable
Hazardous Substances	**Version**	**Update Cycle**
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	May 2010	Bi-Annually
Explosive Sites		
Health and Safety Executive	July 2010	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements		
Leicestershire County Council	August 2010	Annual Rolling Update
Hinckley And Bosworth Borough Council	January 2011	Annual Rolling Update
Planning Hazardous Substance Consents		
Leicestershire County Council	August 2010	Annual Rolling Update
Hinckley And Bosworth Borough Council	January 2011	Annual Rolling Update

Geological	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2011	Bi-Annually
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	August 1996	Not Applicable
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	November 2002	Not Applicable
Coal Mining Affected Areas The Coal Authority - Mining Report Service	January 2006	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	February 2009	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2010	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2010	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2010	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2010	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2010	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2010	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	May 2007	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	May 2007	As notified
Industrial Land Use	**Version**	**Update Cycle**
Contemporary Trade Directory Entries Thomson Directories	February 2011	Quarterly
Fuel Station Entries Catalist Ltd - Experian	February 2011	Quarterly

Data Currency

Sensitive Land Use	Version	Update Cycle
Areas of Outstanding Natural Beauty Natural England	April 2011	Bi-Annually
Environmentally Sensitive Areas Natural England	October 2010	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	March 2011	Bi-Annually
Marine Nature Reserves Natural England	September 2010	Bi-Annually
National Nature Reserves Natural England	March 2011	Bi-Annually
National Parks Natural England	August 2010	Bi-Annually
Nitrate Sensitive Areas Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	March 2003	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	February 2011	Annually
Ramsar Sites Natural England	March 2011	Bi-Annually
Sites of Special Scientific Interest Natural England	March 2011	Bi-Annually
Special Areas of Conservation Natural England	March 2011	Bi-Annually
Special Protection Areas Natural England	March 2011	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Countryside Council for Wales	
Scottish Natural Heritage	
Natural England	
Health Protection Agency	
Ove Arup	
Peter Brett Associates	

Useful Contacts

Contact	Name and Address	Contact Details
1	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 08708 506 506 Email: enquiries@environment-agency.gov.uk
2	**British Geological Survey - Enquiry Service** British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
3	**Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)** Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
4	**Hinckley And Bosworth Borough Council - Environmental Health Department** First Floor, Florence House, St Marys Road, Hinckley, Leicestershire, LE10 1EQ	Telephone: 01455 238141 Fax: 01455 890228 Website: www.hinckleyandbosworthonline.org.uk
5	**Leicestershire County Council** County Hall, Glenfield, Leicestershire, LE3 8RH	Website: www.leics.gov.uk
-	**Health Protection Agency - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@hpa.org.uk Website: www.hpa.org.uk
-	**Landmark Information Group Limited** The Smith Centre, Henley On Thames, Oxfordshire, RG9 6AB	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries.

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BGS Boreholes Datasheet

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34883414_1_1

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Warwickshire
CV13 6HZ

Client Details:

MR P Bailey
Ian Farmer Associates
1 Fairfield Court
Seven Stars Industrial Estate
Wheler Road
Coventry
CV3 4LJ

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BGS Boreholes Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m
BGS Boreholes		None	None	None

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A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Report Version v47.0

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Data Currency and Contact Details

BGS Boreholes	Version	Update Cycle
BGS Boreholes British Geological Survey - National Geoscience Information Service	April 2011	Quarterly

Contact Details	Contact Logo
- **British Geological Survey - Enquiry Service** British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk	BGS 1835 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
- **Landmark Information Group Limited** The Smith Centre, Henley On Thames, Oxfordshire, RG9 6AB Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk	LANDMARK® Information Group